

We appear as owners of property at 186 Griffiths St, Port Fairy in support of our submission to Moyne Amendment C69. Our property is located within the Griffiths Street precinct and (along with all other properties in the precinct) is reliant on low level access which is subject to flooding. Our property is currently zoned General Residential and is developed with a single dwelling which overlooks East Beach.

In our submission we stated: *“If there is any change to our ability to subdivide and build on our block at 186 Griffiths Street, including the types of subdivision(s) and building/planning regulations applicable, we would not support the proposed plan. We have spent considerable time and money with local third-party planners exploring the possibilities for this block in recent years based on what they/we know as current status and should any change you are proposing impact our ability to act on these possibilities, we would not support.”*

We appreciate this opportunity to present our recommendations on how to solve our concerns.

It is our understanding that there has been a potential flooding access issue identified for Port Fairy at 2 low points, these being at the Golf course and the bridge at the Moyne River.

We refer to the document Local Floodplain Development Plan – It is our understanding that this document will be incorporated within the planning scheme and will be considered by both the CMA and Council as a guide when people submit a subdivision application within areas affected by flooding.

We believe the Local Floodplain Development Plan, and any other relevant document, would benefit from amendments to allow for and provide guidance on minor infill subdivision and development in the Griffiths Street precinct. We acknowledge the flood risk but believe it is manageable and has been managed for the last 100 years or more. Houses have existed in that precinct for a long time and we and others have always been able to manage the risk.

As just one example of the ways in which risk is managed, the panel will be aware of the SES Floodsafe document on the SES website pertaining to floods in Port Fairy and its reference to the Toolong Gauge. The document (<https://www.ses.vic.gov.au/documents/8655930/9320166/Port+Fairy+Local+Flood+Guide.pdf/2abdaf2f-1510-d118-9ee1-0e148ef26721?t=1620813528617>) states that the gauge is an indicator of flood risk to Port Fairy which would allow the SES to provide adequate warning of flood imminent at Port Fairy to residents and Emergency Services with adequate time for them to evacuate safely. It is not noted as a formal warning system but it is adequate. It is an indicator of risk. It alerts and gives hours of time to get out. If we don't or are unable to get out from our property in particular via usual access means, we can get out via the beach side.

In our opinion, it would be unreasonable of council to limit subdivision in this precinct. We have advice from CMA that they support both subdivision and/or additional dwellings on our land, and all documentation should continue to reflect that.

[REDACTED]

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