

CMA Reference:	GHCMA-F-2025-00621
Property Address:	55 Gipps Street Port Fairy 3284
Cadastral:	Lot 1 TP217084, Parish of Belfast
Zone(s):	Neighbourhood Residential Zone - Schedule 1
Overlay(s):	Design And Development Overlay - Schedule 6, Heritage Overlay (HO51), Floodway Overlay - Schedule 3

Thank you for your application which we received on 6 August 2025. The CMA understands that you seek advice regarding flooding on the property.

Please note that information in this report must be read in conjunction with the information provided in the Definitions and Disclaimers section on the final page.

The following table summarises flood information relevant to the application. Unless stated otherwise, the 1% AEP flood level, depth and hazard information accounts for the effects of climate change according to the best available information - consistent with local and state planning policy.

Flood Information Summary

Item	Best Available Information
1% AEP flood level	3.30m AHD
Nominal flood protection level (NFPL)	3.60 m AHD
Minimum depth of flooding on site - 1% AEP	0.00m
Maximum depth of flooding on site - 1% AEP	3.19m
Property Hazard category - 1% AEP	Extreme
Minimum depth of flooding on access - 1% AEP	0.00m
Maximum depth of flooding on access - 1% AEP	0.49m
Access Hazard category - 1% AEP	Medium

The CMA's estimate of the 1% AEP flood level for this property is 3.30m AHD. This level comes from the 2021 Moyne Planning Scheme Amendment C69 Flood Risk Mapping and represents the dominant 1% AEP flood mechanism, which in this location is storm tide flooding. During 1% AEP floods a significant portion of the property would be subject to inundation by the Moyne River and in some cases the storm tide events from the Ocean, as indicated by the blue shading in Figure 1 for the extent on the property and Figure 2 for along the road access to the property.

Regarding the risk, it must be noted that the worst flood yet recorded at this location occurred in March 1946. The best available information indicates that this flood reached heights of around 3.54 meters AHD at this location. Up until the recently completed investigations in the region in 2024, this flood



was considered in the order of a 0.1% AEP (1 in 1000yr AEP). Revised hydrology estimates from recently completed investigations in neighbouring catchments indicate that this flood is now considered to have been in the order of a 0.7% AEP (1 in 150 yr AEP) event and will likely be a more frequent event estimated at a 1.7% AEP (1 in 60 yr AEP) event by the year 2100.

Whilst we are unsure of what is proposed for the site, development could be supported subject, but not limited, to the following conditions:

1. New floor level to be at the NFPL
2. All electrical outlets, fittings and switches shall be fixed above the Nominal Flood Protection level unless fully waterproofed.
3. All materials used for construction below the Nominal Flood Protection Level shall be either waterproof or water resistant, and resistant to the corrosion effects of salt water.
4. The entire building shall have an open sub floor (post and bearer style construction) to allow free entry and draining of flood water beneath the building.
5. No fill shall be applied to the land within the extent of the planned for flood event without the consent of the Glenelg Hopkins CMA.
6. Development must meet the requirements of the LFDP for Port Fairy

The above listed conditions should not be considered as final. Variation and / or addition to the above list may occur depending on the details of any application referred to the CMA and on the best available flood risk information available to the CMA at the time any application is received.

In addition to flooding of the property itself, it must be noted that access to the property will be cut by floodwater ranging in depth up to approximately 0.49m. This would pose a medium level of hazard to anyone trying to gain access to or escape from the property during a flood of this magnitude.

The above information relates only to the estimated extent of 1% AEP floods in Moyne River. The CMA holds no information as to potential for flooding of this property because of other factors such as storm water ponding. No assessment of risks beyond riverine flooding was undertaken in the provision of the information in this letter.

Contact me at planning@ghcma.vic.gov.au or on 03 5571 2526 should you have any queries. Please quote **GHCMA-F-2025-00621** to assist the CMA in handling your enquiry.

Yours sincerely,

Waterway Planning Manager



Figure 1: location of property with estimated 1% AEP flood depths, 2021 Moyne Planning Scheme Amendment C69 Flood Risk Mapping

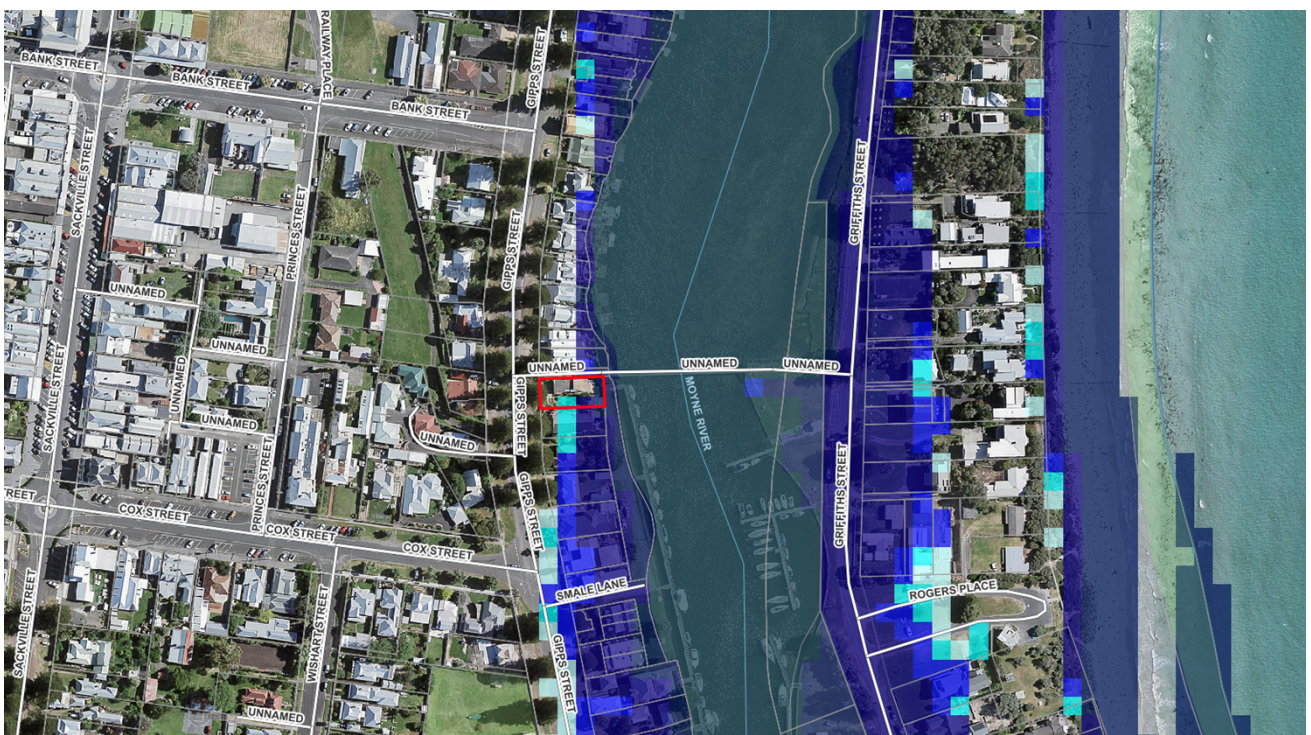


Figure 1: Access to property with estimated 1% AEP flood depths, 2021 Moyne Planning Scheme Amendment C69 Flood Risk Mapping



Definitions and Disclaimers

1. The area referred to in this letter as the 'property' is the land parcel(s) that, according to the CMA's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'property' on the CMA's Geographic Information System (GIS) has been done in good faith and in accordance with the information given to the CMA by the applicant(s) and/or relevant local government authority.
2. While every endeavour has been made by the CMA to identify the proposed development location on its GIS using VicMap Parcel and Address data, the CMA accepts no responsibility for or makes no warranty regarding the accuracy or naming of this proposed development location according to its official land title description.
3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by the law, the CMA disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
4. This letter has been prepared for the sole purpose by the party to whom it is addressed, and no responsibility is accepted by the CMA regarding any third-party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the CMA's written approval of the form and context in which it would appear.
5. The flood information provided represents the best estimates based on current available information at the date of issue. This information is subject to change as latest information becomes available, further studies are carried out, flood events occur, or due to changes in State or Federal Policy.
6. The information contained in this letter is valid for three (3) months from date of issue and should not be relied upon for planning purposes beyond this time.
7. **AEP** refers to the Annual Exceedance Probability, which is a measure of the likelihood of a certain event happening in any given year expressed as a percentage (%) risk.
8. **1% AEP Flood** - A flood of this magnitude has a 1% chance of occurring in any given year. The 1% AEP flood is the minimum standard for land use and development planning decisions in Victoria. The best available information shows that the magnitude of 1% AEP floods is increasing due to climate change.
9. **Planned for flood event** - The flood event to be accounted for in land use and development planning decisions. The planned for flood event accounts for plausible effects of the current trajectory of climate change on flood risk which may include, but is not limited to, changes in rainfall intensity and coastal influences (sea level rise & storm surge) where applicable. The planned for flood event usually accounts for the 1% AEP including increase in flood extent, depth and velocity by the year 2100.
10. **PMF** refers to Probable Maximum Flood, which is the largest flood theoretically possible for a location.
11. **AHD** - Australian Height Datum is the adopted national height datum that relates to height above mean sea level. Elevation is in metres.
12. **Freeboard** - if applied, is a height allowance above a flood level to provide additional protection from flood impacts. In the context of planning for development of flood-prone land, freeboard is applied to ensure floors are finished at a level that provides a margin of safety. Freeboard is applied to account for uncertainties in the planned for flood level. Uncertainties include factors such as the effect of waves caused by wind or the effect of vehicles moving through a flooded area, or the impact of rising mean sea level.
13. **Nominal Flood Protection Level (NFPL)** - is the minimum level (elevation) requirement for building floors and services (e.g., sewer openings & electrical fittings) and is measured in metres AHD. The NFPL affects the height of floors and building services above the ground surface, and accounts for the effects of climate change according to the best available information. It is subject to change according to the latest state of knowledge concerning the effects of climate change on flood risk.