

CMA Reference No: CCMA-F-2025-00422  
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Council No: C107GPLA  
Date: 12 May 2025

Victorian Planning Authority

Dear [REDACTED],

CMA Reference Number:

CCMA-F-2025-00422

Re:

**PSA - Planning Scheme Amendment - Bannockburn South-East Precinct Structure Plan**

Thank you for providing the opportunity for Corangamite CMA to make a submission on the Bannockburn South-East Precinct Structure Plan, Development Contributions Plan and Draft Amendment C107 GPLA to the Golden Plains Planning Scheme.

Corangamite CMA have reviewed the Precinct Structure Plan and relevant supporting documents and are satisfied that the plan generally provides for the protection and enhancement of Bruce Creek and tributaries and suitably manages the flood risk.

Corangamite CMA therefore support the draft planning scheme amendment to implement the Bannockburn South-East Precinct Structure Plan and Development Contributions Plan into the Golden Plains Planning Scheme.

Corangamite CMA wish to make the following specific comments regarding the implementation of the PSA:

1. In reviewing the *Stormwater Drainage Design Concept Design Report* by Alluvium (March 2025), The CMA notes that protection of Bruce Creek and sensitive downstream environments from the adverse impacts of increased stormwater volumes will depend not only on re-use of treated stormwater from the treatment wetlands, but on a suite of harvesting opportunities and maximising demand for water. The **Integrated Water Management Plan** will therefore be a critical component of the protection of Bruce Creek and associated sensitive downstream environments.
2. The Stormwater Drainage Design Concept Design Plan did not incorporate climate change considerations, noting that they will be considered in the functional design phase. It needs to be kept in mind that climate change considerations may increase the capacity requirements of the drainage infrastructure and therefore the land required to be set aside.

Corangamite CMA recommend planning for flood risk using a climate scenario which is not less than the SSP3-7.0 climate scenario. This means considering climate change impacts on planning decisions by using either the high (SSP3-7.0) and/or very high (SSP5-8.5) climate scenarios when determining flood risk. If the lower is used the sensitivity analysis should be carried out on the very high (SSP5-8.5) climate scenario.

Should you have any queries, please do not hesitate to contact our office at [floodinfo@ccma.vic.gov.au](mailto:floodinfo@ccma.vic.gov.au). To assist the CMA in handling any enquiries please quote **CCMA-F-2025-00422** in your correspondence with us.

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Yours sincerely,

[Redacted Signature]

[Redacted Title]

[Redacted Address]

## Definitions and Disclaimers

1. Corangamite CMA has assessed this application in accordance with its functions as the Floodplain Management Authority for Corangamite Waterway Management District in accordance with Sections 201 to 212 of the *Water Act 1989*.
2. Applications are assessed on their merits considering the flooding characteristics of each site. Applications are not assessed in comparison with other development applications within the area and existing precedence should not be used as an argument to allow new development to occur.
3. The Guidelines for development in flood affected areas (DELWP, February 2019) and Floodplain Development Guidelines, guidelines for development in flood prone areas (Corangamite CMA, 2022) outline the key principles used to assess development in floodplains.
4. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to Corangamite CMA's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on Corangamite CMA's GIS has been done in good faith and in accordance with the information given to Corangamite CMA by the applicant(s) and/or Council.
5. While every endeavour has been made by Corangamite CMA to identify the proposed development location on its GIS using VicMap Parcel and Address data, Corangamite 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.
6. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).  
  
Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.
7. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
8. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
9. **LIDAR** (Light Detection And Ranging) is an optical remote sensing technology which measures the height of the ground surface using pulses from a laser. LIDAR can be used to create a topographical map of the land and highly detailed and accurate models of the land surface.
10. **Finished Floor Level (FFL)** - the uppermost surface of the finished floor, not including any floor covering such as carpet, tiles and the like (source: Australian Building Codes Board Standard for buildings in flood hazard areas).
11. 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 law, Corangamite 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.
12. This letter has been prepared for the sole use by the party to whom it is addressed, and no responsibility is accepted by Corangamite CMA regarding any third-party use of the whole or of any part of its contents.

13. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without Corangamite CMA's written approval of the form and context in which it would appear.
14. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

## References

- [Guidelines for Development in Flood Affected Areas, Department of Environment, Land, Water and Planning, 2019.](#)
- [Floodplain Development Guidelines, Guidelines for Development in Flood prone areas, Corangamite CMA 2022.](#)
- [Construction of buildings in flood hazard areas | NCC](#)
- [Australian Rainfall and Runoff Revision Project 10 – Appropriate Safety Criteria for People April 2010.](#)
- [Australian Rainfall and Runoff Revision Project 10 – Appropriate Safety Criteria for Vehicles February 2011.](#)
- [Victorian Floodplain Management Strategy 2016](#)
- [Corangamite Regional Floodplain Management Strategy 2018-2028](#)
- [Ministerial-Direction-13-Managing-Coastal-Hazards.](#)
- [Guidelines for Coastal Catchment Management Authorities: Assessing Development in relation to Sea Level Rise](#)
- [Victorian planning schemes](#)