

Parliamentary Committee – Flooding

VPA Questions Taken on Notice

Hearing Date: 12 October 2023

Question[s] taken on notice

Directed to: Victorian Planning Authority

Received Date: 27 November 2023

1. **The CHAIR, page 32-33**

Question Asked to Stuart MOSELEY:

I have never understood why in Victoria people living in flood plains, for example, do not have their houses on stilts like they do in Queensland – the Queenslander, for example. Do you think that might be something that you might now see in some of these communities that are already there, that might be recognised through structure plans?

Stuart MOSELEY: [...] The committee might want to look at a project in Sydney – the Flour Mill at Summer Hill – which is actually built on the banks of a flood-prone creek.

[...]

That is an example, I think, of a sophisticated approach, and Queensland does similar things; I know because I used to work there. If you go to areas like Teneriffe or the Gasworks precinct, everything on the bottom floor is sacrificial. You do not have lift motors or power transformers where they get wet. But you assume it will get wet.

The CHAIR: And that is an example of climate-resilient assets, right?

[...] Yes, you can. Absolutely. (reply on notice)

Response:

The Committee may wish to inform itself about the following projects:

- The Flour Mill, Summer Hill, NSW – images attached (Attachment 1) illustrating flood management in the development, further information available from: [Summer Hill Flour Mill](#).
- Green Square, Sydney, NSW – further information available from: [City of Sydney.nsw.gov.au/Green Square](#) [Sydney Green Square flood risk](#).
- Waterfront Place, Queensland – further information available from: [Waterfront Place Redevelopment Brisbane](#).

2. **David ETTERSANK, page 34**

Question Asked to Stuart MOSELEY:

Could I ask you then specifically on notice if you could provide us with some background to the Macaulay plan, recognising that there are I think now five or six major multistorey redevelopments, all of which are being built in what was 10 years ago land subject to

inundation but which is not now. And what does that tell us about the proactive approach to managing climate change?

Response:

The Macaulay planning area is outside the remit of the VPA. The VPA and City of Melbourne did collaborate in the preparation of the Arden and Macaulay Developer Contribution Plan (DCP), from the Interim DCPs that were in place.

In essence this was an administrative process to work through the range of issues that resulted from the change from the interim DCP, to the new DCP overlay for Arden and Macaulay which were incorporated into the planning scheme.

The VPA led the planning for Arden in consultation with the City of Melbourne, whereas the City of Melbourne led the planning for Macaulay. The plans supersede the Arden Macaulay 2012 Structure Plan.

Revision of existing planning scheme overlays such as Land Subject to Inundation Overlay (LSIO) and Special Building Overlay (SBO) in the Macaulay area is the responsibility of the relevant drainage and planning authorities, in this case the City of Melbourne and Melbourne Water.

Planning Scheme Amendment C417 was prepared by the City of Melbourne for Macaulay Structure Plan 2021.

City of Melbourne, alongside City of Port Phillip and Melbourne Water, have created the Good Design Guide for Buildings in Flood Affected Areas. The document can be accessed from the following link:

[Good Design Guide for Buildings in Flood Affected Areas Exhibition Final.pdf](#)

It is suggested that the Committee refer its inquiry about the status of planning controls and approvals in Macaulay to the City of Melbourne.

3. **Wendy LOVELL, page 34-35**

Question Asked to VPA:

What level of thought goes into those things when you do a precinct plan? Particularly around Shepparton, I was wondering if you could give me your views on, when you are doing planning there, what thoughts you put into that need for the second river crossing in Shepparton that is above flood level, because our causeway of course was closed in that event last year?

[...] **Bonnie MATHER:** We will probably take on notice the crossing that you (*Stuart MOSELEY*) are specifically mentioning.

Response:

The VPA completed the Shepparton Mooroopna 2050 Plan, June 2020. Further information can be found at [Shepparton- Mooroopna 2050 Plan](#)

The Shepparton-Mooroopna 2050 Plan identifies the need for a second Goulburn River crossing to add capacity and contingency in the regional road network. It identified the opportunity to provide additional east-west connectivity in the network, leveraging off any future investment in the Shepparton Bypass.

Whilst the bypass itself would deliver the second crossing, the 2050 Plan identified the potential to provide connections to the bypass to the north of the CBD via a Ford Road/Wanganui Road east-west road link, and the opportunity to leverage off new development to support delivery of these connections. This is shown in the framework plan overleaf.

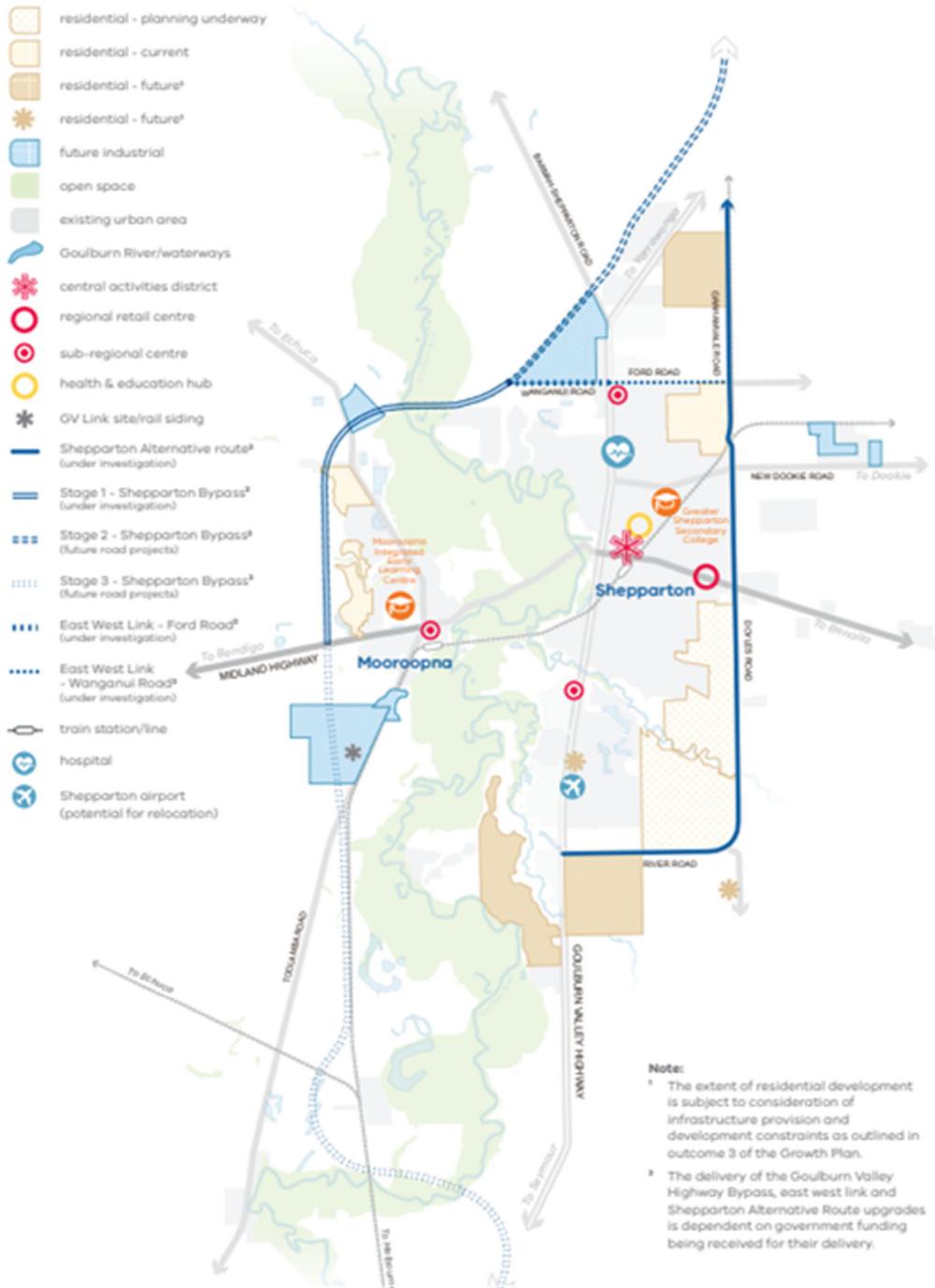
The framework plan is given effect through structure plans and planning controls. Where the VPA prepares these structure plans, it is our practice to include a development contributions component which ensures that the particulars of any shared-cost waterway crossing are identified, and sufficient allocation of funds provided in the plan.

The usual approach is to prepare concept level design plans and cost estimates for a crossing which provides a vertical separation between the 1% AEP flood level of the waterway and the underside of a bridge.

This means that for any VPA project, waterway crossings are not subject to being inundated during a flood event and there is no "isolation" impact for the local community.

Shepparton & Mooroopna framework plan

Plan 2 Framework plan



Source: [Shepparton-and-Mooroopna-2050-Regional-City-Growth-Plan-March-2021](#)

4. **Samantha RATNAM, page 37**

Question Asked to Stuart MOSELEY:

Just picking up on an answer to a previous question talking about areas that had been impacted by the floods in 2022 that had been under your jurisdictional purview in terms of the initial structure plans, do you all have a list of those somewhere in terms of those areas?

Response:

Following the 2022 flood events, the VPA reviewed impacts on VPA-planned areas to ascertain whether and how the flooding event impacted on these areas, in particular whether the impacts were compatible with those modelled or anticipated at the time that the VPA prepared its plan for the area.

A total of two Metropolitan and nine Regional VPA-planned areas were identified as affected, or potentially affected, by the 2022 flood events.

The review did not identify any flood impacts that were beyond those planned for (or in the process of being planned for) in the relevant VPA plan.

The report to the VPA Board on the impacts of the 2022 Victorian Flood event on VPA-planned areas is at Attachment 2.

5. **Gaelle BROAD, page 40**

Question Asked to Bonnie MATHER:

Thank you very much for coming today, really appreciate your insights. You mentioned that you are doing some work in regional areas. Did you mention that you are going to provide a list of those? Yes. Okay.

Response:

The VPA's work program is contained within the annual Business Plan as approved by the Minister for Planning.

The current work program is contained within our 2022/23 Business Plan available at [Victorian-Planning-Authority-VPA-Business-Plan-2022-2023.pdf](#)

The VPA currently has a total of 12 active projects in regional Victoria as listed on pages 12 and 16 of the 2022/23 Business Plan.