

Carisbrook Flood Study Planning Scheme Amendment



KEY MESSAGES

The Carisbrook Flood and Drainage Management Plan 2013 was a joint project between North Central Catchment Management Authority (NCCMA) and Central Goldfields Shire Council.

The effects of flooding in Central Goldfields are magnified by the proximity of urban development to natural or modified creeks and channels resulting in damage to roads, residential, commercial and industrial properties. Whilst the flow from the local catchment contributed less than 5% of the total flow that impacted upon the township of Carisbrook, the overland flow is significant and causes frequent flooding to a number of properties in Carisbrook.

Carisbrook has a long history of flooding. Until now Council has only had outdated and patchy information to support planning decisions.

A key recommendation of the Flood and Drainage Management Plan was to update new flood information in the Central Goldfields Planning Scheme to ensure future development is designed to manage flooding in a safe way.

Planning Scheme Amendment C031gol proposes applying two Overlays:

The Land Subject to Inundation Overlay (LSIO) The LSIO is applied to land affected by flooding associated with waterways and open drainage systems.

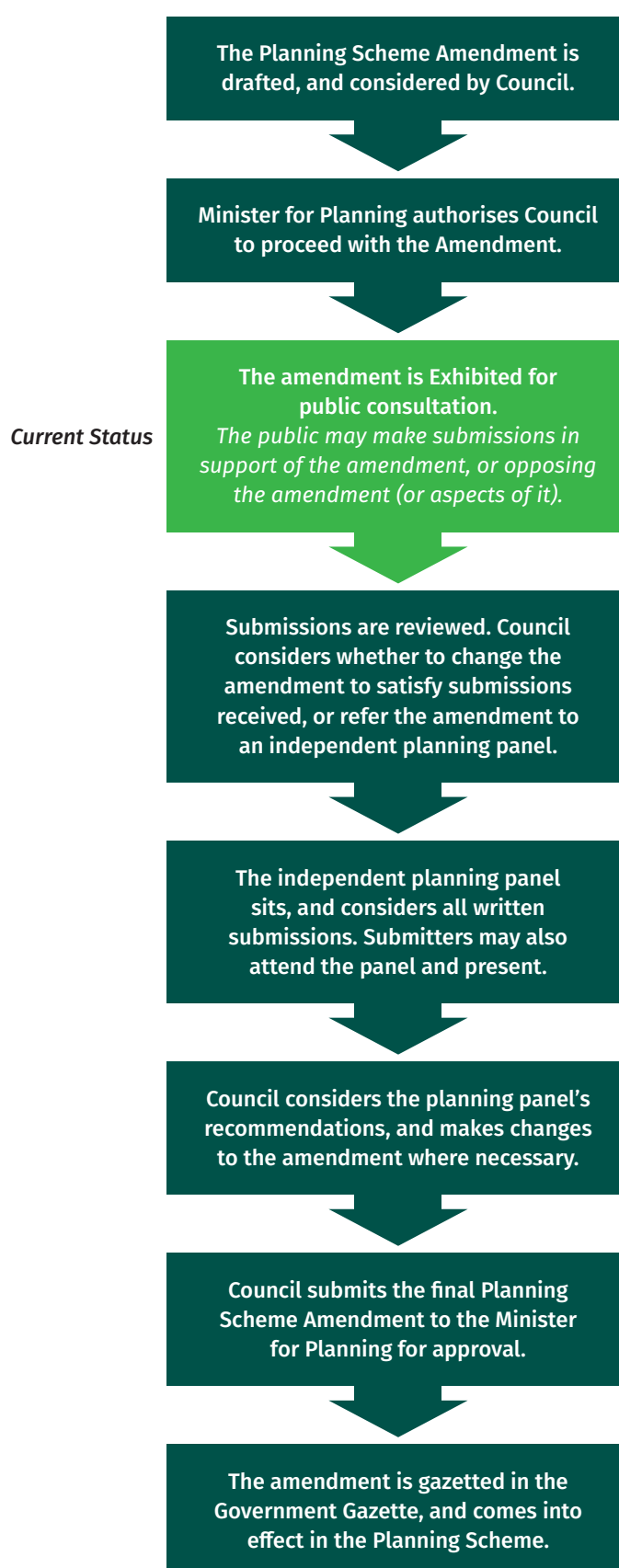
- Schedule 2 (LSIO2) is flooding from creeks up to 500mm depth.
- Schedule 1 (LSIO1) is being applied to the existing LSIO outside the flood study boundary. This is an administrative change only as it simply allocates a number to the existing schedule.

The LSIO already exists on some land in the Shire. This amendment may change the area that the LSIO covers and will change it to either an LSIO1 or an LSIO2.

The Floodway Overlay (FO) is being applied to land that is subject to the highest flood risk and where floods occur most frequently.

- Schedule 1 (FO1) is mainstream flooding in both rural and urban areas.

PROJECT STEPS



WHAT ARE THE PROPOSED PLANNING TOOLS?

Amendment c031gol

Overlay	Definition	Referral Authority	Planning Permit Requirements
LSIO	Land affected by creek flooding up to 500mm depth for 1% Average Exceedance Probability (AEP) flood extend (see FAQs below for more detail). The LSIO is suitable for areas where there is less need for control over land use, and the focus is more on conditions for development.	NCCMA	Permit required for buildings and works and subdivision. Exemption for minor works including upper storey extensions if there is no increase to the ground floor footprint, extensions less than 20m ² , replacement dwellings and fences, agricultural buildings with permanent openings, sheds and rainwater tanks.
FO	Land affected by mainstream flooding in both rural and urban areas. The FO is suitable for areas where there is less need for control over land use, and the focus is more on control of development.	NCCMA	Permit required for buildings and works and subdivision. Exemption for minor works including upper storey extensions if there is no increase to the ground floor footprint, extensions less than 20m ² , a replacement dwelling, non-habitable buildings with floor areas of less than 10m ² , agricultural buildings with permanent openings, sheds and rainwater tanks.

FREQUENTLY ASKED QUESTIONS

What does an overlay mean?

An overlay is a planning control that indicates where special consideration by Council may be required when building or development is proposed. In this case, the overlay is aimed at addressing the impact of flooding. In order to apply the new overlay boundaries, a planning scheme amendment is required – in this case, Central Goldfields Planning Amendment Scheme C031gol. An Overlay controls buildings and works and subdivision and may result in a planning permit being required.

What is a Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO)?

The LSIO is applied to land at risk from flooding associated with waterways and open drainage systems. The FO is applied to land at a higher risk of flooding than LSIO land and is normally where active flooding occurs and flooding occurs most frequently.

What are the flooding Overlays based on?

1% Average Exceedance Probability (AEP) flood extent, which means the flood level each year that has a 1% chance of occurring (this was previously referred to as a 1-in-100 year flood). This is a standard used across the industry for flood planning and management. The 1% AEP has been determined through the Carisbrook Flood and Drainage Management Plan 2013.

What does it mean for me?

The amendment will only affect you if you have land in one of the proposed Overlays. The amendment then only affects you if you want to undertake buildings and works or subdivision on your property. A planning permit and support from the Catchment Management Authority may be required. The intent of the amendment is to avoid putting new buildings and works on land that is the most affected by flooding therefore minimising property damage.

Do all buildings and works need a planning permit?

No, there are a number of exemptions for minor works and where certain conditions are met.

My place hadn't flooded in years, why will it flood in the future?

It cannot be assumed that flooding will not occur simply because there are no recollections of previous flooding at that property. The Overlays are based upon the 1% AEP.

I am already affected by an LSIO on my property, what will the difference be with this amendment?

The current LSIO already requires a planning permit for some buildings, works and subdivision. If an FO is being applied to your land the regulations around subdivision will change.

Are structural mitigation options being developed to address the cause of flooding?

The Carisbrook Flood and Drainage Management Plan 2013 recommended a levee to be constructed in Carisbrook to divert the overland flows from the local catchment that frequently inundate parts of Carisbrook. Council is currently undertaking the planning and budget requirements to complete these works.

If I am in a Flood Overlay will my insurance premiums increase?

Insurance premiums are based on the most up to date available flood studies rather than Planning Scheme controls. The insurance industry has its own National Flood database where this information is kept. In many cases insurances premiums will go down due to the availability of more reliable and accurate information, but of course in some cases where deep flooding is identified, premiums may go up. For further information go to the Insurance Council of Australia at www.ica.com.au

If I am in a Flood Overlay will my construction costs increase?

It is likely there may be an increase in construction costs to meet any planning permit conditions where a permit is required under the overlay. However, it is also likely the negative costs associated with flooding will be reduced as the impact of flooding will be reduced.

If I am in a Flood Overlay will this impact the value of my property?

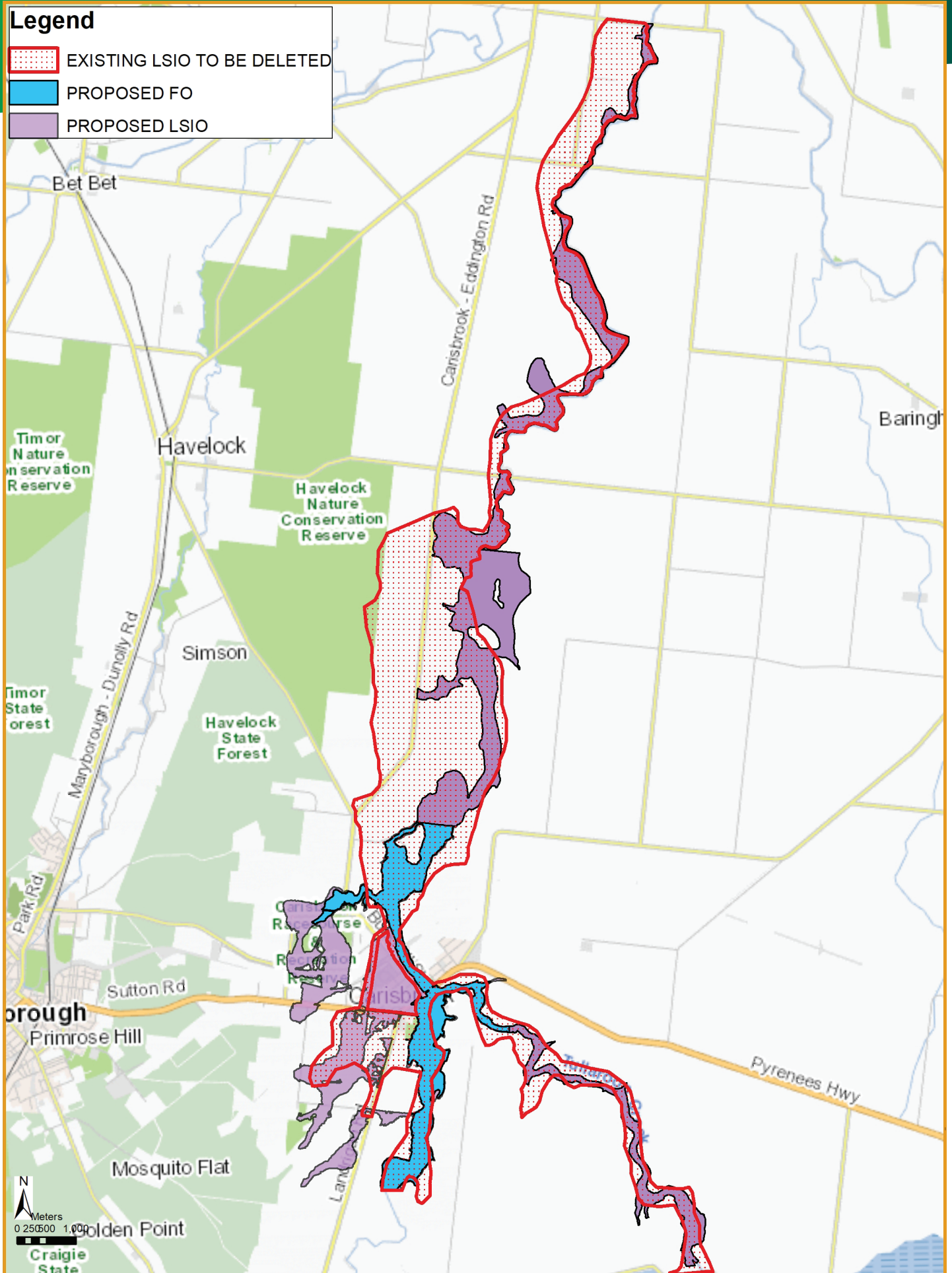
The Flood Overlay does not cause or change the likelihood of flooding, but recognises the existing condition of land. If your property has been identified as having a flood risk, the real flood risks on your property have not changed; it's only that flood information is now more transparent through planning scheme flood overlays and planning certificates contained in Section 32 (Vendor's) statements when selling a property.

More information available at:

<https://www.centralgoldfields.vic.gov.au/Planning-and-Building/Strategic-Planning/Planning-Scheme-Amendments>

FLOOD RISK MAPPING

Carisbrook – Proposed Flood Related Overlays



DISCLAIMER
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FIND OUT HOW YOUR PROPERTY IS AFFECTED

The Council has developed an online interactive map showing the proposed flood changes. You can type in your address and find out whether your property is affected.

Access the map via: <https://centralgoldfields.pozi.com>

(Once in POZI, click on the layers icon, then go into planning, and click on the 'Planning Scheme Amendment C031' box)

INFORMATION SESSIONS

Central Goldfields Shire Council and North Central Catchment Management Authority staff will be available to provide more details on the proposed changes and amendment process in general. You do not need to RSVP and can drop in anytime between the sessions below.

Dunolly online via Zoom on the 17th June 2020

Carisbrook online via Zoom on the 18th June 2020

For information on how to attend or if you cannot attend the information sessions and would like more information, please contact Central Goldfields Shire Council customer service via (03) 5461 0610 or email mail@cgoldshire.vic.gov.au.

SUBMISSION

Any person who may be affected by the amendment may make a submission. Submissions must be made in writing and should:

- Provide the submitter's name and contact address;
- Identify how the amendment affects you;
- Clearly state the grounds on which the amendment is supported or opposed; and
- Indicate what changes (if any) the submitter wishes to make.

Submissions are public documents and can be circulated to other parties. Your name and contact address cannot be kept private.

Submissions must be received by **Thursday 23rd July, 2020** and can be submitted by:

- **Post:** Amendment C031gol, Strategic Planning
Central Goldfields Shire Council
22 Nolan Street Maryborough 3465
- **Email:** mail@cgoldshire.vic.gov.au
Include Amendment C031gol in the subject field
- **In person:** Central Goldfields Shire Council Civic Centre,
22 Nolan Street Maryborough

Help with accessing a copy of the amendment can be arranged.

If you would like to speak to a staff member about the amendment, we encourage you to contact Council via customer service on (03) 5461 0610 or email mail@cgoldshire.vic.gov.au. Customer service will provide connect you with a Council officer who can help.

The full amendment documents are available online at:

www.delwp.vic.gov.au/public-exhibition

Documents are available via Council's website:

<https://www.centralgoldfields.vic.gov.au/Planning-and-Building/Strategic-Planning/Planning-Scheme-Amendments>

WILL COUNCIL HOLD A FUTURE PLANNING PANEL HEARING?

If Council receives submissions that it cannot resolve, Council will need to refer the amendment to a Planning Panel.

If a Planning Panel is required, the Directions hearing may be held on the week of the 26th of October and Panel Hearing may be held on the week of the 23rd of November 2020.



Customer Service Centre

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