



Amendment C81 - Land Subject to Inundation Overlay

Inundation controls are the focus of a new Planning Scheme Amendment, which will be on public exhibition from 31 August 2015. Amendment C81 'Land Subject to Inundation Overlay (LSIO)' aims to apply practical planning controls to land that is subject to inundation from waterways and the coast.

The Amendment, which is a joint project between Council and the West Gippsland Catchment Management Authority (WGCMA), will potentially remove hundreds of lots from inundation controls. Other landowners will find that under the proposed Amendment, only the land likely to be affected by inundation will have planning controls applied. Presently in many areas, if part of a lot is subject to inundation, controls are applied across the entire property.

"Council and the WGCMA are working together to make sure the South Gippsland Planning Scheme accurately identifies land that is likely to be subject to inland and coastal inundation both now and into the future" said Paul Stampton, Manager Planning. "This is important to protect people and property in times of increasing climatic instability and rising sea levels."

Amendment C81 provides a consistent approach to inundation controls across South Gippsland and ensures they are applied logically and fairly. This means that some coastal townships that have not previously been subject to inundation controls will have some applied under the new Amendment. This includes the towns of Port Welshpool, Sandy Point, Tarwin Lower and Venus Bay. Council hopes that the impacts for landowners in these areas will be minimal.

“The Amendment does not stop anybody from building a house in a coastal township where inundation controls were not previously applied,” explained Mr. Stampton.” If you build the habitable areas of your new house above the flood level, the LSIO won’t even trigger the need for a planning permit. This is a common sense approach to planning for flooding and protects the ability of landowners in township areas to build a dwelling on their land.”

Another benefit of the proposed Amendment is that many more planning exemptions are included meaning that permits may not be required for a range of building works and some farming and residential activities. This should also result in fewer planning permits being lodged at Council. The Amendment considers rising sea levels until the year 2100.

Information regarding Amendment C81 will available on Council’s website and at exhibition points across South Gippsland, next week. Drop in sessions will be held in Tarwin Lower, Sandy Point, Port Welshpool and Leongatha to provide an opportunity for further review. Details can be found on Council’s website. Landowners affected by the proposed LSIO will be provided postal notification of the Amendment at the start of September.

The exhibition period runs from 31 August until 16 October.

20/08/2015