Amendment C116 FAQ

South Gippsland Planning Scheme

# What is Melbourne Water’s role in Planning Schemes?

## Melbourne Water is a referral authority in the planning system under Section 55 of the Planning and Environment Act 1987. This allows Melbourne Water to comment on development and subdivision applications and if necessary, place conditions on town planning permits. Drainage authorities ensure that new developments are adequately designed to protect occupants from flooding and to ensure that the drainage system functions appropriately.

**Who is Responsible for stormwater drainage and flood management in the South Gippsland Shire Council?**

## Melbourne Water is the Flood Plain Management Authority for the greater metropolitan area by delegation from the Minister responsible for the Water Act 1989. Consequently, Melbourne Water is responsible for regional drainage, floodplain and waterway management, and for contributing to the protection and improvement of waterway health across greater Melbourne. Melbourne Water is the drainage authority in South Gippsland for the land west of Korumburra. The drainage authority for the balance of the Shire is the West Gippsland Catchment Management Authority.

# South Gippsland Shire Council is responsible for the provision and maintenance of minor drains and the management of any stormwater overflows from its drainage system.

**What is proposed to improve the current system?**

## Melbourne Water has undertaken detailed flood modelling and mapping and is working with the Council to provide improved floodplain data in the most suitable form to be included in the Council’s Planning Scheme. Drainage survey information is shown as overlays on maps in the Planning Scheme, which in South Gippsland Shire is the Land Subject to Inundation Overlay (LSIO).

## Updating the LSIO boundaries will ensure that inundation and drainage issues are addressed at the outset of the development process and that proposals are designed accordingly based on the best available floodplain data.

**What is an overlay?**

An overlay is a map in a planning scheme that shows the location and extent of a particular development control, such as heritage precincts or land susceptible to flooding. An overlay can trigger the need for a planning permit for those buildings and works identified in the overlay provisions. Amendment C116 does not change the existing provisions of the LSIO Schedule.

**What is the Land Subject to Inundation Overlay (LSIO)?**

The LSIO is a planning control that was introduced by the State Government in October 2001 to all land in Victoria subject to flooding. The LSIO controls form part of the Scheme and aim to ensure that land subject to flooding is developed in a way that reduces the potential for flooding and minimises the risk of damage to properties. The proposed new LSIO application areas are detailed in the exhibition maps on Council’s Amendment C116 webpage.

**How can my property be considered subject to flooding when it has never flooded?**

It cannot be assumed that flooding has not previously or will not occur at any given property simply because there are no recollections of flooding at that property. The LSIO is based upon the extent of flooding that would result from a 1 in 100 year storm event. The 1 in 100 year storm relates to a storm event of such intensity that, based upon historical rainfall data, has a probability of occurring once in every one hundred years, or a 1% chance of occurring in any given year.

**If my property is only partially affected, would I need a permit for buildings or works outside the area covered by the overlay?**

Generally the requirements of the overlay apply to buildings and works proposed within the area covered by the overlay - however the flood extent provided within Council’s planning scheme is indicative only and may be subject to change if new floodplain data becomes available. It is therefore recommended that any proposed buildings and works on land within an LSIO be referred to Melbourne Water for initial comment and advice.

**If the proposed amendment affects my property, can I comment?**

Yes. You will be able to comment while the amendment is on exhibition. The amendment documentation and associated maps can be viewed at the Council office and website. Comments on the amendment must be lodged in writing. The amendment documentation will also be available on the Melbourne Water and Department of Environment Land, Water & Planning websites.

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| **Further information**  If you would like further information on any other aspect of Melbourne Water’s role in the Amendment process please contact the Land Development Team on 131 722.    For further information on the Planning Scheme Amendment process, please contact South Gippsland Shire Council – Planning Department on 5662 9200 or [council@southgippsland.vic.gov.au](mailto:council@southgippsland.vic.gov.au) . | **Visit us**  www.melbournewater.com.au  **Like us**  facebook.com/melbournewater  **Follow us**  @MelbourneWater |