

Fact Sheet

Amendment C62sgra - Balmoral Flood Amendment

Southern Grampians Shire Council, in collaboration with the Glenelg Hopkins Catchment Management Authority (GHCMA), is updating the flood planning controls for properties in Balmoral affected by flooding from the Glenelg River catchment. The purpose of this fact sheet is to provide information on the proposed flood controls for Balmoral.

What changes are proposed?

Amendment C62sgra proposes to apply two overlays in Balmoral:

Floodway Overlay (FO):

Applied to areas with the highest flood hazard, where the land carries active flood flows and/or has depths exceeding one metre.

Land Subject to Inundation Overlay (LSIO):

Applied to areas with a lower flood hazard to ensure early consideration of flood risks in the planning process.

Both overlays require a planning permit for subdivision, buildings, and works.

Why Include Flood Information in the Planning Scheme?

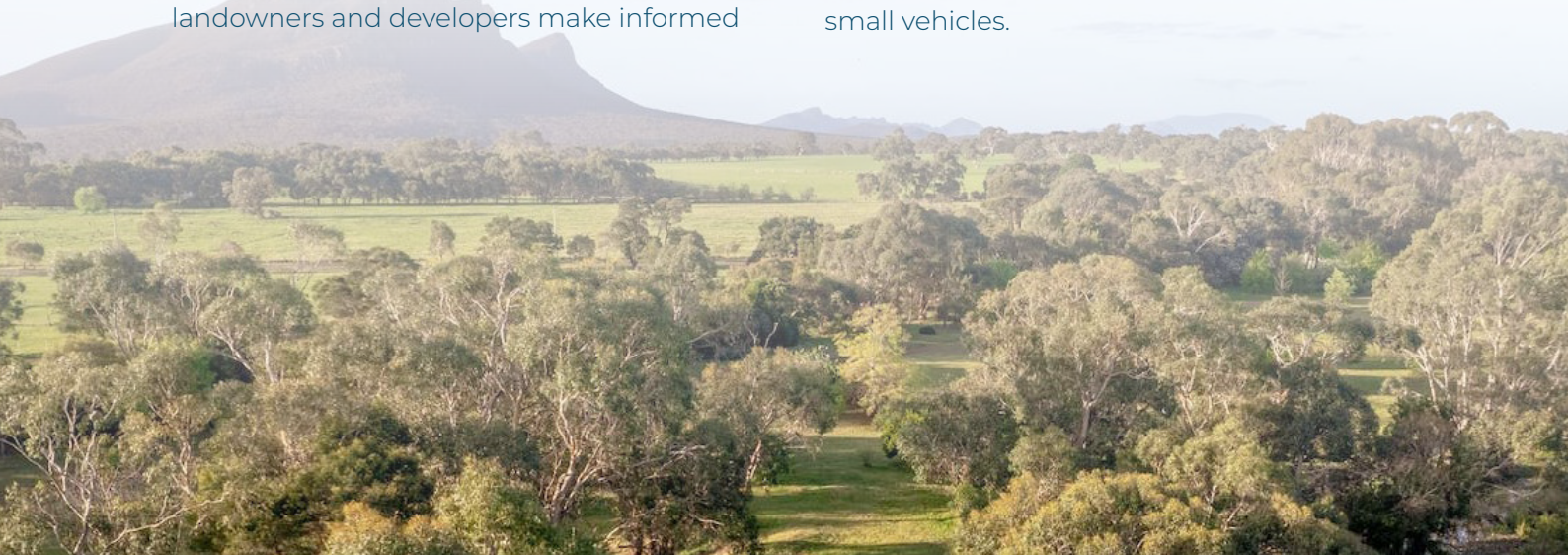
Southern Grampians Shire Council has a duty of care to provide current flood information to the community through the planning scheme. This information helps landowners and developers make informed

decisions about land development. Including flood information in the planning scheme ensures that new development is designed with the flood risk in mind and is reflected on planning and property information certificates.

What is the difference between the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO)?

Floodway Overlay (FO): Applied to areas of active flood flows or floodwater storage, referred to as 'floodways.' These areas are hazardous due to high flood velocities and depths. Key considerations include whether development will obstruct flood flows or increase flood risk.

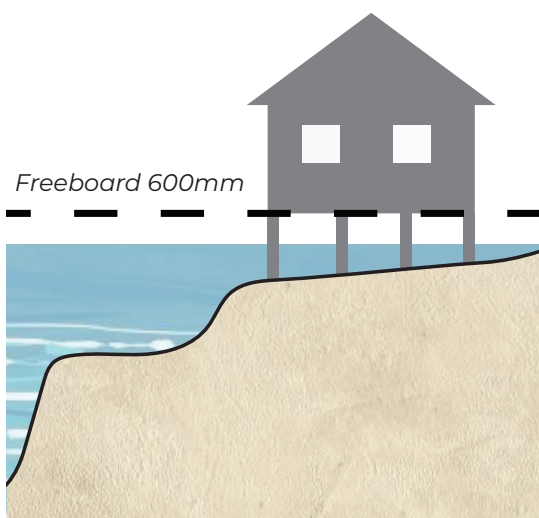
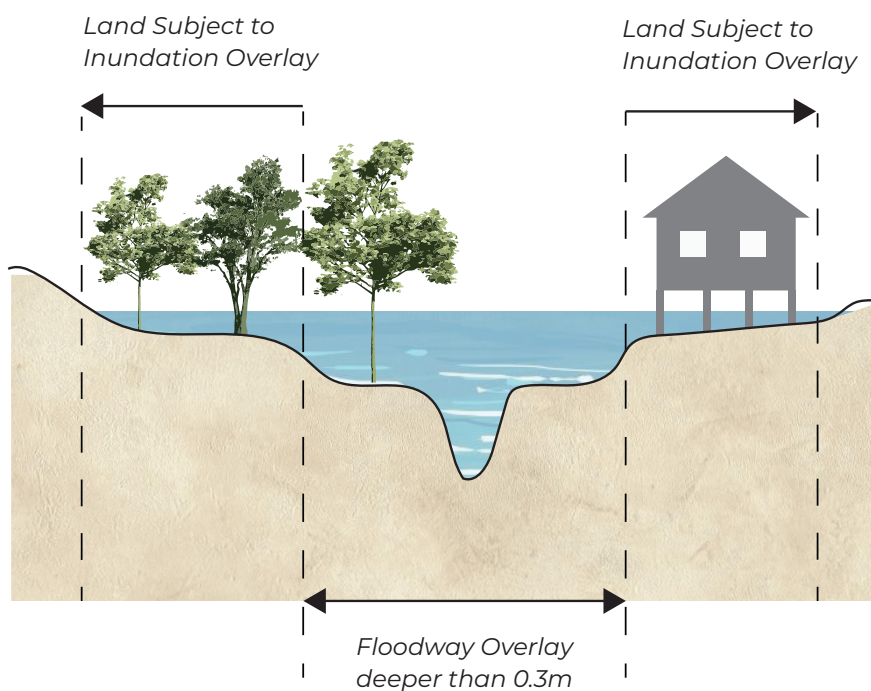
Land Subject to Inundation Overlay (LSIO): Applied to areas with a lower flood risk, referred to as 'land subject to inundation.' The LSIO maps flood depths between 0.05m and 0.3m, while the FO maps depths greater than 0.3m, as 0.3 metres is the depth of flooding unsafe for small vehicles.



Where did the flood mapping come from?

The proposed flood controls are based on the 2014 Glenelg River Regional Flood Mapping project.

The study is based on Australian Rainfall and Runoff (ARR) guidelines. At this point in time, the study does not account for climate change. Until the flood mapping is updated to be fully 'climate ready', the Glenelg Hopkins Catchment Management Authority will implement a 600mm freeboard policy to ensure development is protected from future flooding events.



Flood mapping is anticipated to be reviewed in the coming decade, budget permitting, to account for the predicted impacts of climate change. Balmoral can expect flood controls to be updated periodically over the coming decades. As more is learned about the impacts of climate change, flood controls will be reviewed to ensure they reflect current understanding and best practices.

Will the overlays prohibit development on my property?

The FO and LSIO do not prohibit development except for subdivision within the FO, which is permitted under limited circumstances. Buildings and works require a planning permit and must be referred to the Glenelg Hopkins Catchment Management Authority to ensure new development is protected from flooding and does not adversely affect other properties. Development would generally not be supported if flood depth exceeds 0.5 metres.

Will the flood mapping impact my insurance premiums?

Insurance premiums are based on the most up-to-date flood studies rather than planning scheme controls. The insurance industry has its own National Flood database where this information is kept. For specific advice, contact your insurance provider or visit the Insurance Council of Australia at www.insurancecouncil.com.au/resource/flood-insurance-explained

Where to Find More Information

For detailed information on the proposed planning controls, including maps and supporting documentation, please visit the Southern Grampians Shire Council's website <https://www.sthgrampians.vic.gov.au/Have-Your-Say>. Additionally, you can contact the Council's Planning team using the contact details provided on the website.

How to Provide Your Feedback

Comments on the proposed changes are welcome and should be submitted to the Council by 10 October 2024. You can send your feedback to:

Andrew Nield

Planning Coordinator
Southern Grampians Shire Council
Locked Bag 685, 11 Brown Street
HAMILTON VIC 3300

Or by email:

council@sthgrampians.vic.gov.au

Planning Scheme Amendment Process

- Authorisation to proceed to an amendment*
Authorisation granted on 5 August 2024
- Exhibition of the Amendment* **(CURRENT STAGE)**
- Consideration of submissions*
December 2024
- Independent Planning Panel Hearing*
(If required) February 2025
- Consideration of Planning Panel Report*
- Council's Decision on the Amendment*
- Minister's Decision on the Amendment*





Southern Grampians
SHIRE COUNCIL

Southern Grampians Shire Council

Address:

Southern Grampians Shire Council
Locked Bag 685, 111 Brown Street,
Hamilton, Victoria 3300
[View on Map](#)

Phone: 03 5573 0444

Email: council@sthgrampians.vic.gov.au

Website: www.sthgrampians.vic.gov.au/Home