



GOLDEN PLAINS SHIRE

# **ATTACHMENTS**

**Under Separate Cover  
Council Meeting**

---

**6.00pm Monday 21 September 2020**



---

## Table of Contents

---

7.5	Amendment C93gpla - Revised Land Subject to Inundation Overlay - Batesford	
	Attachment 1 Explanatory Report.....	4
	Attachment 2 Proposed LSIO Amendment Maps .....	8

*Planning and Environment Act 1987*  
**GOLDEN PLAINS PLANNING SCHEME**  
**AMENDMENT C93**  
**EXPLANATORY REPORT**

**Who is the planning authority?**

This Amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The Amendment has been made at the request of the Ramsay Property Group and the Golden Plains Shire Council.

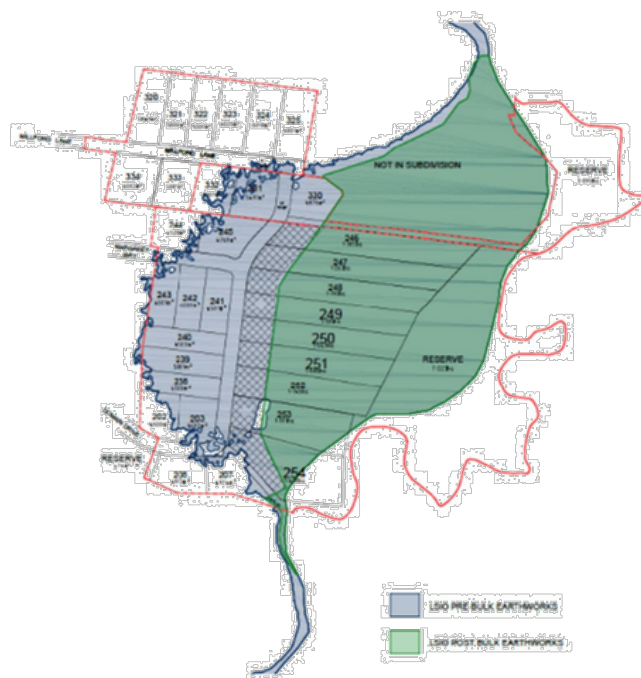
**Land affected by the Amendment**

The Amendment applies to land at:

- 60 Domain Drive, Batesford
- 92 Hills Road, Batesford
- 106 Shepherd Road, Batesford
- 16, 18, 30, 34 & 44 Cobblestone Road, Batesford

The Amendment applies to the land affect by the Land Subject to Inundation Overlay (LSIO), as shown in Figures 1 and 2 below.

Figure 1 – 60 Domain Drive, 92 Hills Road, 106 Shepherd Road including existing and proposed LSIO





Extensive earthworks have been undertaken at the site to reduce the overall flood extent on the site whilst maintaining flood storage capacity. These works have been modelled in the Riverstone Development Flood Impact Assessment (FIA), September 2016, (Reference: R.M20667.001.04). The FIA demonstrated that no adverse hydraulic impacts are expected beyond the property boundaries for all design flood events and the cut and fill balance demonstrated no loss of floodplain storage across all modelled flood events. The CCMA reviewed and supported the FIA and the resulting works.

During the approval process for Planning Permit No. P16-274, the CCMA included a condition requiring a post earthworks survey to confirm cut and fill works, flood level and cut and fill in accordance with the FFIA. A post earthworks survey has been prepared and provides the justification for the removal of the existing LSIO and introduction of an updated LSIO.

The post earthworks survey confirms the works have been carried out in accordance with the FIA and there is a significant reduction in the expected 1% AEP flood extent. The CCMA has confirmed that the current LSIO is no longer appropriate and is supportive of the amendment to the LSIO.

Additionally, this Amendment is proposed to fix a minor anomaly with the mapping of the LSIO at 16, 18, 30, 34 and 44 Cobblestone Road given this was incorrectly mapped at the time the LSIO was introduced. The updated LSIO will correctly map the flood levels and will be in line with the existing tributary.

#### **How does the Amendment implement the objectives of planning in Victoria?**

Section 4 of the Planning & Environment Act 1987 sets out the objectives for planning in Victoria, including the following:

- To provide for the fair, orderly, economic and sustainable use, and development of land;
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- To balance the present and future interests of all Victorians.

The Amendment responds to these objectives by accurately identifying flood related hazards within the sites. The updated LSIO will ensure that the flood extent accurately identifies the location of flooding hazards thus ensuring all people are provided with a safe environment, assets are appropriately designed and located, and future development does not compromise natural systems.

The Amendment will assist landowners in understanding the potential flood risks and will guide development on their land and will assist Council and the CCMA in making more informed and effective decisions on development of land affected by flooding.

#### **How does the Amendment address any environmental, social and economic effects?**

- The Amendment will remove unnecessary permit triggers from allotments which are no longer subject to flooding as a result of the earthworks completed on site and will ensure that flood damage is minimised through the updated LSIO which correctly maps flood risk;
- The identification of flood-prone areas will ensure that development is compatible with local environmental conditions including flood hazards and drainage conditions. The Amendment seeks to protect new development from the effects of flooding and minimise the effect of development on flood processes.

#### **Does the Amendment address relevant bushfire risk?**

There is no additional bushfire risk that will be caused as a result of the proposed amendment.

#### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The Amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes under Section 7 (5) of the *Planning and Environment Act 1987*.

The Amendment prepared also complies with Ministerial Direction 11 (Strategic Assessment of Amendments).

#### **How does the Amendment support or implement the Planning Policy Framework?**

The Amendment implements and is supported by the Planning Policy Framework through the following provisions:

- Clause 11 (Settlement) – identifies that planning for settlements must have regard to health and safety. The Amendment supports this principle by documenting the updated extent of flooding on the site with an updated LSIO.
- Clause 11.03-2S (Growth areas) – requires planning to respond to climate change and increase environmental sustainability.
- Clause 13.01-1S (Natural hazards and climate change) – seeks to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- Clause 13.03-1S (Floodplain management) – identifies land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.
- Clause 13.03-1L (Golden Plains floodplain management) – applies to all land affected by the Land Subject to Inundation Overlay and seeks direct buildings and works to land not subject to flooding and to discourage subdivision that would increase risk to life and property from flooding.
- Clause 14.02-1S (Catchment planning and management) – to assist the protection and restoration of catchments, water bodies, ground water and the marine environment.
- Clause 19.03-3S (Integrated water management) – to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

**Does the Amendment make proper use of the Victorian Planning Provisions?**

The Amendment makes changes to existing Planning Scheme maps by introducing a new map, 28LSIO-FO. As such it is considered that the Amendment utilises the most effective controls available from the Victoria Planning Provisions in the form of the gazetted Golden Plains Planning Scheme.

**How does the Amendment address the views of any relevant agency?**

The Amendment has been prepared in consultation with Council and the CCMA. The extent of the LSIO and the updates to mapping included in this amendment have been prepared in consultation with both Council and the CCMA.

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

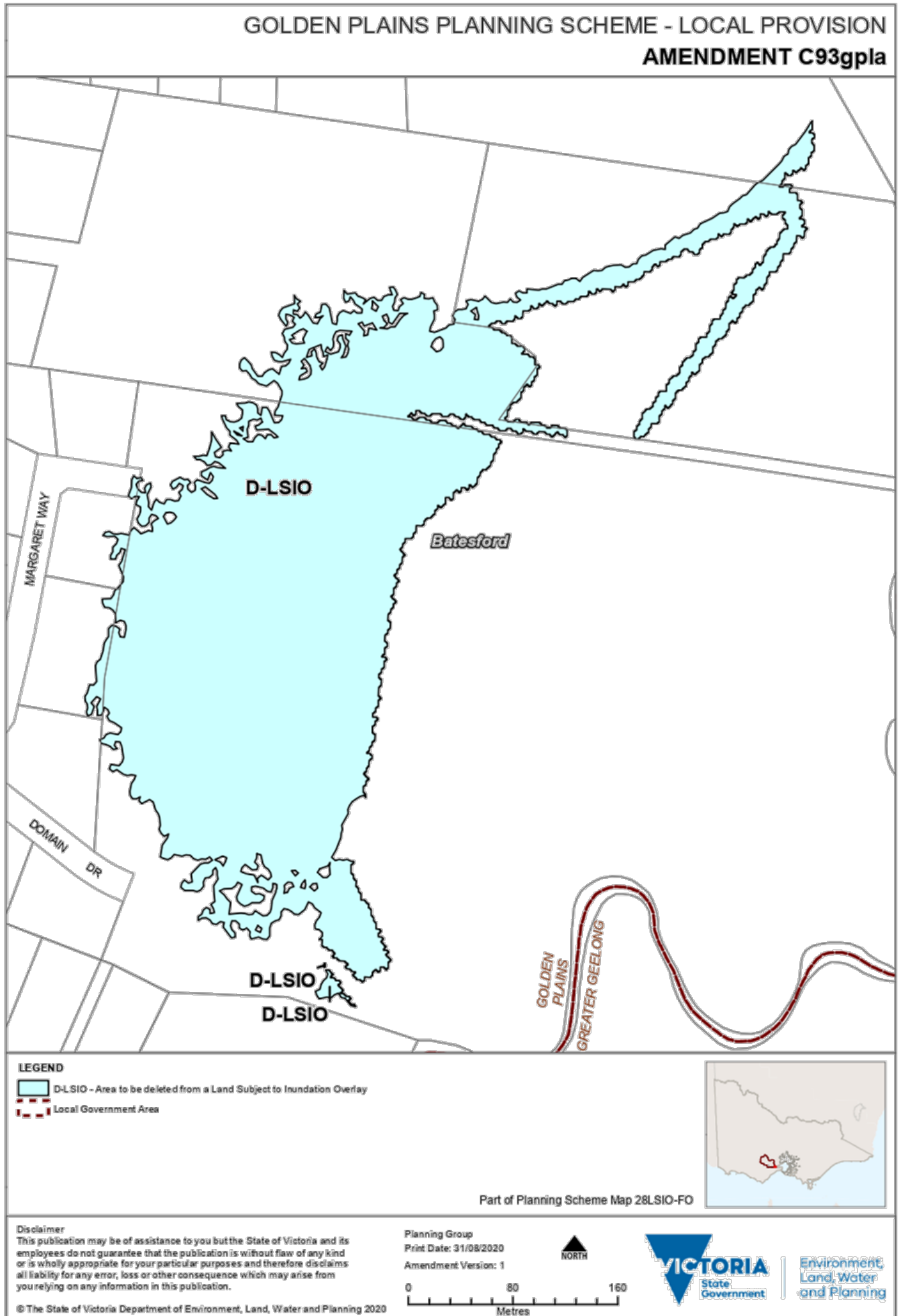
The Amendment will not impact upon the transport system objectives and decision-making principles as set out in the Transport Integration Act 2010.

**Resource and administrative costs**

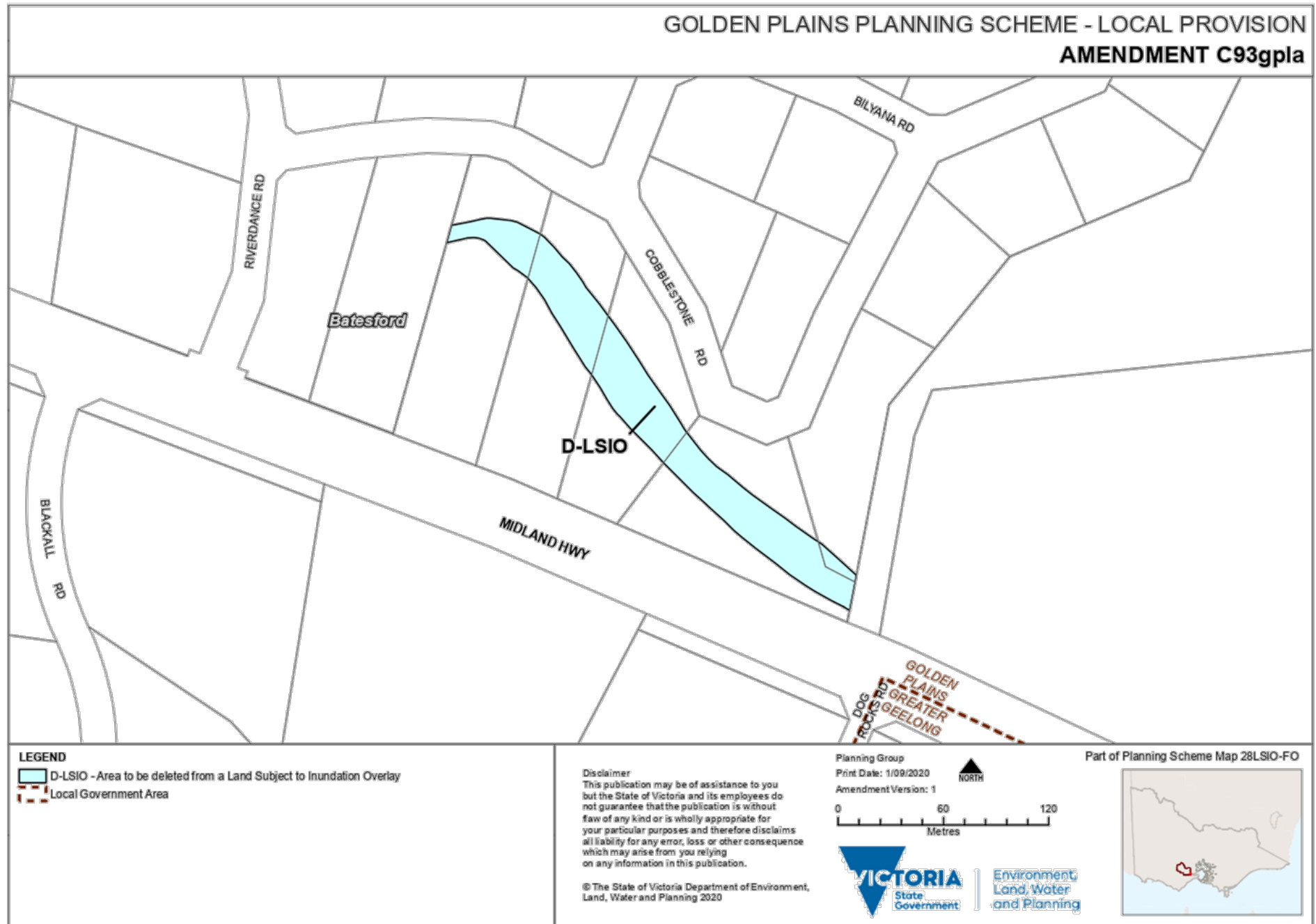
It is not anticipated the Amendment will have a significant administrative impact on the responsible authority.

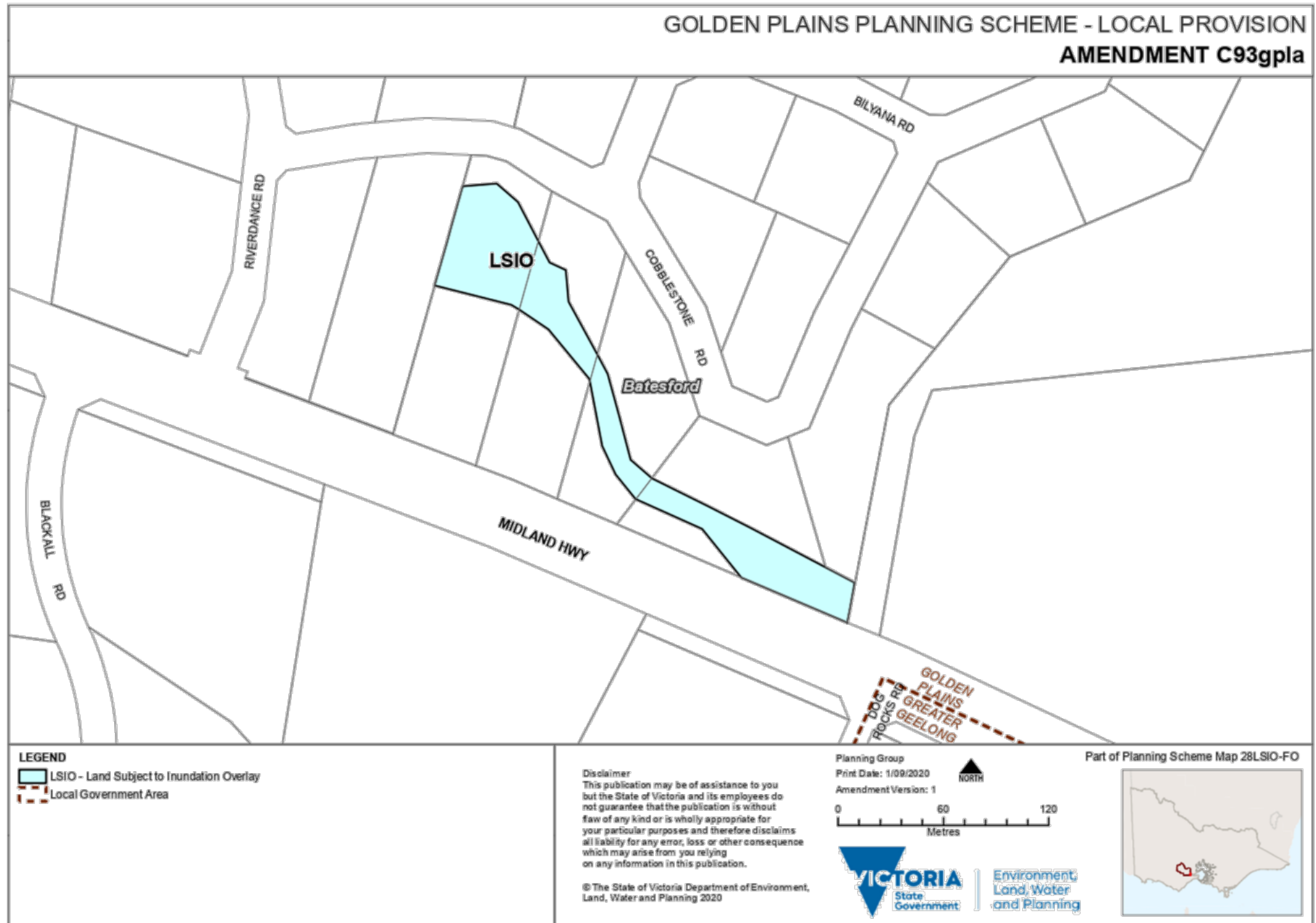
**Where you may inspect this Amendment**

The Amendment is available for public inspection, free of charge on the Department of Environment, Land, Water and Planning website [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection) or at the Golden Plains Shire Strategic Planning website <https://www.goldenplains.vic.gov.au/residents/my-home/planning/strategic-planning>.



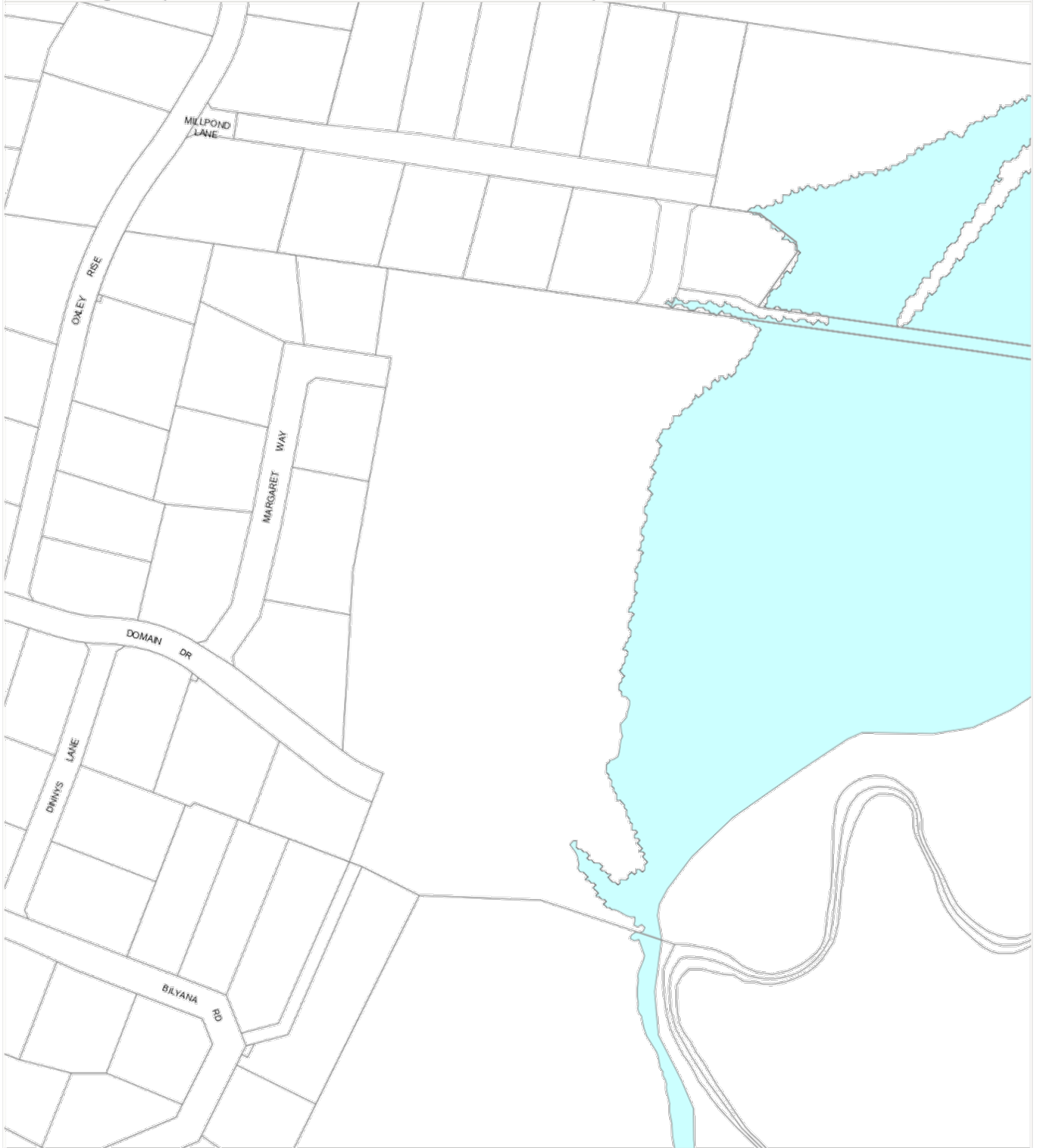






# Golden Plains Amendment C93gpla

## Showing Proposed Amendment of NEW LSIO shape



 Proposed New LSIO Shape



**Disclaimer**  
 The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

© The State of Victoria Department of Environment, Land, Water and Planning 2020

Planning Information Services  
 Job ID: Golden Plains C93gpla\_Special Map  
 Print Date: 4/09/2020  
 Author: [planning.mappingservices@delwp.vic.gov.au](mailto:planning.mappingservices@delwp.vic.gov.au)



Environment,  
 Land, Water  
 and Planning