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Ms Alicia te Waierik
Senior Strategic Planner
Golden Plains Shire
PO Box 111
Bannockburn Vic 3331

atewierik@gplains.vic.gov.au

Dear Alicia,

CMA Reference Number: F-2017-0298
Section: S 19
Location Street: Victoria
Cadastral: Parish of Wabdallah

I refer to your referral dated 10 May 2017, received at the Corangamite Catchment Management Authority on 15 May 2017 in accordance with the provisions of *Section 19 of the Planning and Environment Act 1987*.

Corangamite CMA has assessed this application in accordance with its functions as the Floodplain Management Authority for the Corangamite Waterway Management District pursuant to Sections 201 to 212 of the Water Act 1989.

The Floodplain Management functions of the Authority relevant to this matter are described in Section 202 of the Water Act 1989, Clauses (1)(a), (d) and (f):

- a) To find out how far floodwaters are likely to extend and how high they are likely to rise
- b) to control developments that have occurred or that may be proposed for land adjoining waterways
- c) to provide advice about flooding and controls on development to local councils, the Secretary to the Department and the community.

Below is the Authority's understanding of the application:

The applicant(s),	Mr Tim Waller, Development Manager - Golden Plains Shire
Represented by	Alicia te Wierik, Golden Plains Shire
Proposed Development Type:	Other Planning Scheme Amendment
Proposed Development Description:	Strategic Planning Review - Local Planning Policy and Municipal Strategic Statement

Summary and Conditions

The Authority has reviewed amendment documentation pertaining to *Golden Plains Planning Scheme Amendment C76*. The Authority understands the amendment replaces the existing Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement (MSS) and that the amendment implements recommendations from the Golden Plains Shire Local Planning Policy Framework Review (2016).

The changes to the LPPF and MSS which are directly relevant to the Corangamite CMA include update and alterations to Clause 22.03 (Environment and Natural Resources) and Clause 22.11 (Floodplain Management) of the Local Planning Policy Framework. These alterations realign the local policy with the current State Planning Policy Framework. The alterations to the specific clauses propose to:

Clause 21.03 – Environment and Natural Resource

- Strengthens biodiversity policy to make it more specific.
- Strengthens waterways policy to clarify planning priorities.
- Strengthens waterways, flooding and floodplain management policy to make it more specific.
- Rationalises the salinity policy to remove duplication with the Salinity Overlay.
- Deletes the protection of stone resources policy as it duplicates the State Planning Policy Framework.

Clause 21.11 – Floodplain Management

- Deletes reference to Section 173 Agreements.
- Abridged to remove repetition.

The Authority has provided comment to the Golden Plains Shire Council previously as part of the strategic review. Having regard to this, the Corangamite Catchment Management Authority are satisfied with the recommended changes to the Local Planning Policy Framework and support the Council in the updating of their policy in relation to Environment, Natural Resource and Floodplain Management.

In accordance with Section 66 of the *Planning and Environment Act 1987*, please provide an electronic copy of the outcome of this amendment to the Authority for our records.

Should you have any queries, please do not hesitate to contact our office, on (03) 5232 9100 or floodinfo@ccma.vic.gov.au. To assist the CMA in handling any enquiries please quote **F-2017-0298** in your correspondence with us.

Yours sincerely,



Dr Geoff Taylor
Floodplain Statutory Manager

Cc: Mr Tim Waller, Development Manager - Golden Plains Shire, atewierik@gplains.vic.gov.au

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The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

Definitions and Acronyms

Annual Exceedance Probability (AEP)

The likelihood of the occurrence of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For example, if a peak flood flow of 500 m³/s has an AEP of 5%, it means that there is a 5% (one-in-20) chance of a flow of 500 m³/s or larger occurring in any one year (see also average recurrence interval, flood risk, likelihood of occurrence, probability).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

Australian Height Datum (AHD)

The adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.

Average Recurrence Interval (ARI)

A statistical estimate of the average number of years between floods of a given size or larger than a selected event. For example, floods with a flow as great as or greater than the 20-year ARI (5% AEP) flood event will occur, on average, once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event (see also Annual Exceedance Probability).

Catchment

The area of land draining to a particular site. It is related to a specific location and includes the catchment of the main waterway as well as any tributary streams.

Coastal flooding (inundation)

Flooding of low-lying areas by ocean waters, caused by higher than normal sea level, due to tidal or storm-driven coastal events, including storm surges in lower coastal waterways.

Design flood event (DFE)

In order to identify the areas that the planning and building systems should protect new development from the risk of flood, it is necessary to decide which level of flood risk should be used. This risk is known as the design flood event.

Flash flooding

Flooding that is sudden and unexpected, often caused by sudden local or nearby heavy rainfall. It is generally not possible to issue detailed flood warnings for flash flooding. However, generalised warnings may be possible. It is often defined as flooding that peaks within six hours of the causative rain.

Flood

A natural phenomenon that occurs when water covers land that is normally dry. It may result from coastal or catchment flooding, or a combination of both (see also catchment flooding and coastal flooding).

Flood hazard

Potential loss of life, injury and economic loss caused by future flood events. The degree of hazard varies with the severity of flooding and is affected by flood behaviour (extent, depth, velocity, isolation, rate of rise of floodwaters, duration), topography and emergency management.

Flood level

Height of flood water in metres Australian Height Datum (AHD). Can be considered synonymous with flood height and flood water surface elevation.

Flood-prone land

Land susceptible to flooding by the largest probable flood event. Flood-prone land is synonymous with the floodplain. Floodplain management plans should encompass all flood-prone land rather than being restricted to areas affected by defined flood events.

Flood risk

The potential risk of flooding to people, their social setting, and their built and natural environment. The degree of risk varies with circumstances across the full range of floods. Flood risk is divided into three types – existing, future and residual. Existing flood risk refers to the risk a community is exposed to as a result of its location on the floodplain. Future flood risk refers to the risk that new development within a community is exposed to as a result of developing on the floodplain. Residual flood risk refers to the risk a community is exposed to after treatment measures have been implemented. For example: a town protected by a levee, the residual flood risk is the consequences of the levee being overtopped by floods larger than the design flood; for an area where flood risk is managed by land-use planning controls, the residual flood risk is the risk associated with the consequences of floods larger than the DFE on the community.

Freeboard

The height above the DFE or design flood used, in consideration of local and design factors, to provide reasonable certainty that the risk exposure selected in deciding on a particular DFE or design flood is actually provided. It is a factor of safety typically used in relation to the setting of floor levels, levee crest heights and so on. Freeboard compensates for a range of factors, including wave action, localised hydraulic behaviour and levee settlement, all of which increase water levels or reduce the level of protection provided by levees. Freeboard should not be relied upon to provide protection for flood events larger than the relevant design flood event. Freeboard is included in the flood planning controls applied to developments by LGAs.

LiDAR (Light Detection And Ranging)

An optical remote sensing technology which measures the height of the ground surface using pulses from a [laser](#). LiDAR can be used to create a topographical map of the land and highly detailed and accurate models of the land surface.

Local Government Authority (LGA)

Synonymous with Council or Shire

Local overland flooding

Inundation by local runoff on its way to a waterway, rather than overbank flow from a stream, river, estuary, lake or dam. Can be considered synonymous with stormwater flooding.

Planning Scheme zones and overlays

Planning Schemes set out the planning rules – the state and local policies, zones, overlays and provisions about specific land uses that inform planning decisions. Land use zones specify what type of development is allowed in an area (e.g. urban (residential, commercial, industrial), rural, environmental protection). Overlays specify extra conditions for developments that are allowed in a zone. For example, flooding overlays specify that developments must not affect flood flow and storage capacity of a site, must adhere to freeboard requirements, and not compromise site safety and access.

Riverine flooding

Inundation of normally dry land when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam. Riverine flooding generally excludes watercourses constructed with pipes or artificial channels considered as stormwater channels.

Runoff

The amount of rainfall that drains into the surface drainage network to become stream flow; also known as rainfall excess.

Storm surge

The increases in coastal water levels above the predicted tide level resulting from a range of location dependent factors such as wind and waves, together with any other factors that increase tidal water level.

Stormwater flooding

The inundation by local runoff caused by heavier than usual rainfall. It can be caused by local runoff exceeding the capacity of an urban stormwater drainage systems, flow overland on the way to waterways or by the backwater effects of mainstream flooding causing urban stormwater drainage systems to overflow (see also local overland flooding).