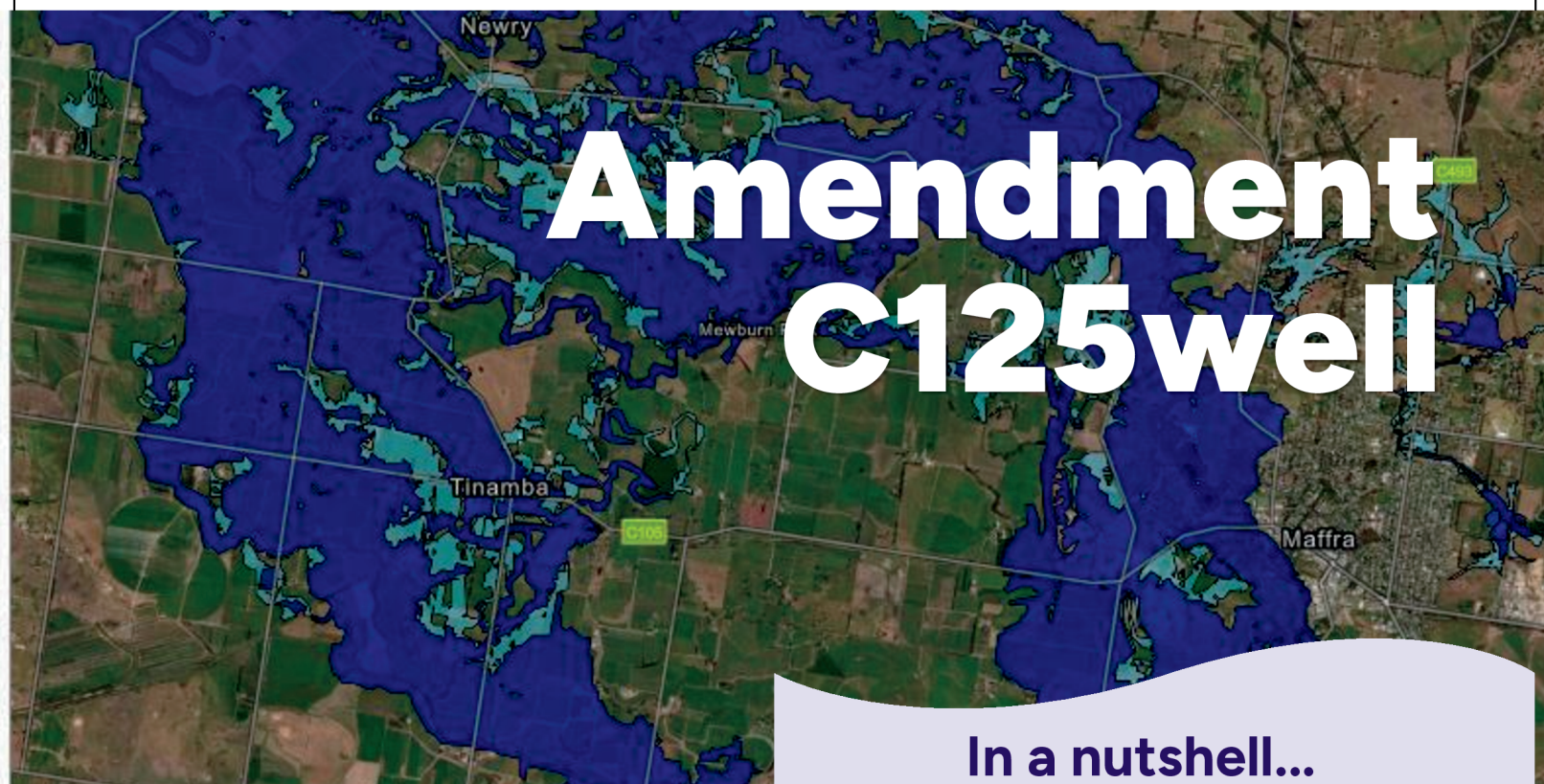




Amendment C125well

In a nutshell...

What is a Planning Scheme Amendment?

A planning scheme amendment is a formal change to the Wellington Planning Scheme. It changes the rules about how land can be used or developed. Planning Scheme Amendment C125well will update flood overlays across Wellington.

There are two main types of changes involved in this amendment:

- Maps that show which properties are affected by the amendment, and
- Written detail of local planning policy, schedules to overlays and any exemptions for planning permits.

What is an overlay?

An overlay shows whether there is something important to consider before land is developed. This could include things like flooding, bushfire risk or heritage protection.

Common flood overlays include the Land Subject to Inundation Overlay and Floodway Overlay.

Each overlay has written rules that explain:

- what is allowed on the land
- whether a planning permit is needed
- and what issues must be considered when development is proposed

The State Government requires councils to identify and map land that may be affected by flooding in their planning schemes. Legally, Council must identify risks to people and property and manage flood-prone land for community safety and to ensure development is carefully managed.

The Wellington Planning Scheme sets the rules for how land can be used and developed in the Shire. From time to time, the planning scheme is updated through a formal amendment process that includes community consultation and approval, often by the Minister for Planning.

Amendment C125well aims to apply flood controls, called **overlays**, to areas identified as flood-prone. This ensures flood risk are properly considered and that only suitable development occurs in these areas.

The amendment will provide the best available flood information, so people can make informed decisions when buying, building on or developing land that may flood. Overall, the amendment ensures:

- known flood risks are shown clearly
- community safety and resilience
- safe and appropriate development in flood-prone areas



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What is this and how will it affect me?

What is happening?

Wellington Shire Council has been tasked by the State Government to update its planning scheme using the most up-to-date flood modelling. Amendment C125well will update the **Floodway Overlay (FO)** and **Land Subject to Inundation Overlay (LSIO)** across the Shire.

Flood mapping is managed by the local floodplain authorities:

- West Gippsland Catchment Management Authority, and
- East Gippsland Catchment Management Authority (for the Dargo area).

The mapping is based on 22 detailed flood and drainage studies carried out across the Shire to help identify where flooding may happen.

What will the amendment do?

Amendment C125well aims to update the flood maps Council uses in its planning scheme so they are based on the best and latest available science and flood studies, including how flooding could change in the future due to climate change.



The amendment will:

- adjust flood overlay boundaries so they more accurately show flood-risk areas
- remove overlays from properties where studies show there is no longer a flood risk
- add overlays to properties that are now identified as flood-prone

What does this mean for property owners?

The changes will affect properties in different ways:

- Some will have flood overlays removed, meaning flood controls will no longer apply
- Some will have updated overlay boundaries, giving clearer and more accurate flood information
- Some will receive a new overlay where flood risk has been identified

Property owners who are affected will be contacted and given access to clear information about:

- which overlays apply to their property
- what this means for future building or development
- how they can provide feedback during the public exhibition period

How will this affect my rates and property value?

Council rates are based on property values, but planning overlays are only one of many factors used to value a property. Property values are influenced by a wide range of factors, including zoning, the condition of the property, building and planning permits, recent sales in the area, nearby services and infrastructure, lot size and overall market conditions. Property impacts are understandably important, however flood overlays are determined based on safety considerations, with protecting lives as the top priority.



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