



Where you can view Amendment C81hors

- Council's webpage via the QR code
- www.hrcc.vic.gov.au/c81-Flood-Amendment
- Hard copies will be available at the Council Offices at 18 Roberts Avenue Horsham
- Three drop in sessions:

**Horsham Rural City
Council Civic Centre**
Thursday 1
December 2022
5:30pm – 7.30pm

**Dadswells Bridge
Community Hall**
Tuesday 6
December 2022
5:30pm – 7.30pm

**NC2 Former
Natimuk Shire Office**
Wednesday 7
December 2022
5:30pm – 7.30pm

Council officers and representatives of the Wimmera CMA will attend drop in sessions to answer any questions you may have.

Submissions must be received by Tuesday 20 December 2022

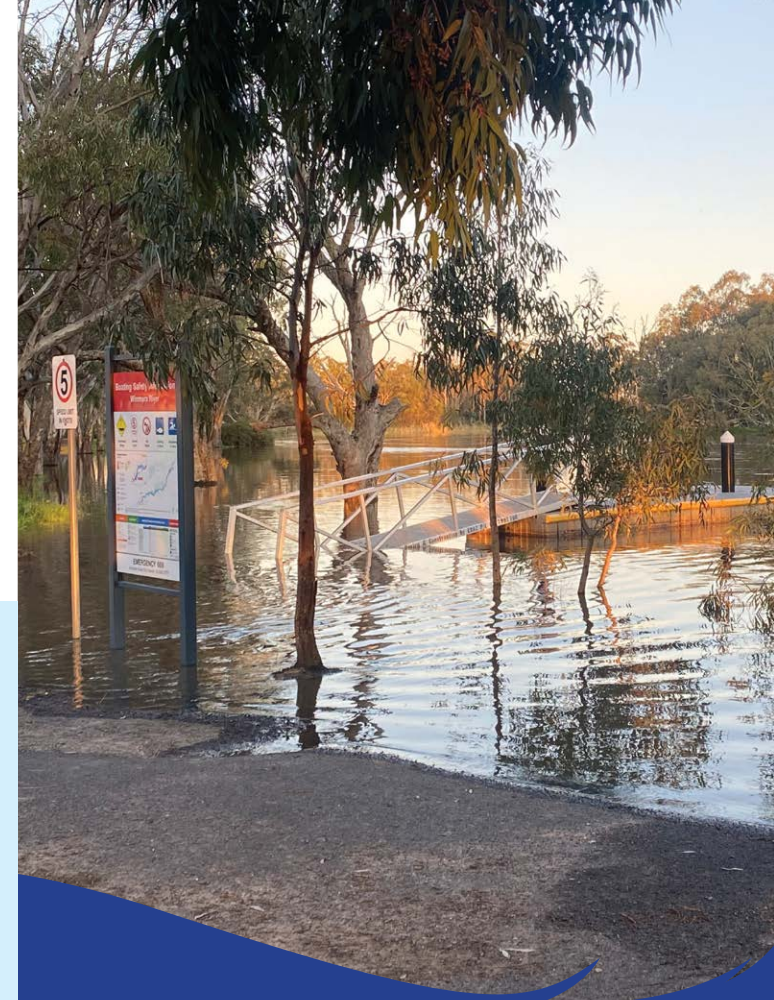
- **Submissions can be made via Council's webpage**
www.hrcc.vic.gov.au/c81-Flood-Amendment
Or using the QR code



Scan here

- **Submissions can also be sent via email or post:**
 - Strategic.planning@hrcc.vic.gov.au
 - Horsham Rural City Council
Strategic Planning Team
PO Box 511, HORSHAM VIC 3402
- **For more information about the Planning Scheme Amendment process** visit the Department of Environment, Land, Water and Planning
<https://www.planning.vic.gov.au/schemes-and-amendments/amending-a-planning-scheme>

If you have any questions or concerns, please get in touch
– our Planning Officers are ready to help.



C81hors Flood Amendment





What does Amendment C81hors propose?

An overlay is a planning control that allows Council to regulate the type of development that can occur. Its purpose is to manage or protect a specific land or built form feature such as vegetation, heritage or land subject to flood risk. The overlay maps the location extent to which the feature exists. A property may be fully or partially affected by an overlay. The overlay information is kept within a schedule which details when a planning permit is required for the construction of a building or changes to the land as well as when Council needs to refer a permit application to other bodies such as the Wimmera CMA.

Amendment C81hors specifically sees the application of the Floodway Overlay (FO1), the Land Subject Inundation Overlay (LSIO) and the Special Building Overlay (SBO). These overlays are based on the extent of flooding resulting from a 1 in 100 year storm. This relates to a storm event of such intensity, based on historical rainfall data, which has a one per cent chance of occurring in any given year.

Having this information means flooding and drainage issues can be addressed at the start of the development process and proposals are properly designed.

Schedule 1 to the Floodway Overlay (FO1)

FO1 covers those areas where land regularly floods and water will be deep (over 500mm) and/or fast moving. This land should remain free from obstruction by buildings and structures. Most development will be discouraged from occurring on land subject to the FO1 due to the high hazard of future flooding, whilst low impact uses can still be considered such as some building extensions, replacement buildings, fences and the like subject to conditions.

Schedule 1 to the Land Subject to Inundation Overlay (LSIO1)

LSIO1 is generally applied to the fringe of a floodplain where flooding is more shallow (less than 500mm) and does not have high flow velocity. This means flood water will be generally shallower and slower moving than the FO1. Development will be permitted where it does not expose people and property to risk or would make flooding worse elsewhere. This might include, for example, constructing the floor of a building above the established flood level.

Schedule 1 to the Special Building Overlay (SBO1)

SBO1 applies to land in urban areas liable to inundation by overland flows from the urban drainage system. SBO1 will trigger a planning permit for most buildings, works and subdivisions and assessment of floor levels will be required. There will be exemptions for certain works or structures with floor levels at specified heights above the established flood level.

Why is Amendment C81hors important?

This amendment is an important update to the Horsham Planning Scheme to ensure that the risk of flooding is clearly identified and is effectively managed. It uses up-to-date data from the Wimmera CMA to make sure the maps used for the appropriate planning overlay controls are accurate and up to date.

This is about surety - so everyone knows where they stand. Amendment C81hors affects properties across many parts of Horsham.

What areas are affected by Amendment C81hors?

The areas affected by Amendment C81hors are shown on the proposed Horsham Planning Scheme Maps. Scan the QR code to be redirected to Council's Flood Amendment webpage. The interactive map (Horsham Community Map) on our website will allow you search your property to see how the proposed changes will impact you.

Can I still farm on my land?

You can continue to farm you land. This Amendment C81hors will have no effect on grazing or cropping. However, the amendment will affect built structures (e.g. sheds and fences), and works (e.g. earthworks, and mounds).

Planning Scheme Amendment Process

