

STATUTORY PLANNING FACTSHEET

Floodway Overlay

This information sheet provides guidance if your site is subject to a Floodway Overlay in the Mitchell Planning Scheme. A planning permit may be required if your proposed works are located within this overlay area.

To determine if your site is in an Floodway Overlay, search for your address on the [VicPlan website](#).

What is the Floodway Overlay?

This overlay indicates areas that may be subject to significant flooding events. Flooding can be caused by many different things such as nearby water sources, low lying areas within a flow path and drainage issues. Depending on the specific flooding issue there will be different requirements, for some developments it may be raised floor levels or setbacks of boundaries, while for other developments there may be constraints on the extent of development allowed.

What are the main considerations of the Floodway Overlay?

As the overlay seeks to ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage, and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting. The following factors are considered in the assessment process:

- The appropriateness of the proposed use or development having regard to the sensitivity and constraints of the land and the capability of the land to accommodate the use or development.
- The design, siting and servicing of the development and the extent of earthworks.
- Any comments of the relevant floodplain management authority.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.



What information may be required in your planning application?

Council requires certain information to be provided with your application in order to properly assess it. If you are applying for a planning permit and your property is in an Floodway Overlay, it is important that you provide the following documentation with your application:

	Document
1	A complete and valid certificate of title.
2	Metropolitan Planning Levy certificate (if applicable).
3	A flood risk report. This is only required if a local floodplain development plan for the area has not been incorporated into the scheme.
4	A local floodplain development plan. If a local floodplain development plan has been developed for the area and has been incorporated into the scheme, an application must be consistent with the plan.

Other things to consider

In accordance with the referral direction of the overlay. Any development within in the overlay must be referred to the relevant floodplain management authority.

Contact Us

Send us an email mitchell@mitchellshire.vic.gov.au

Give us a call [\(03\) 5734 6200](tel:(03)57346200) (option 3)
Monday to Friday, 9.00am – 5pm

Visit a planner Planning and Building Services Office
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