

## STATUTORY PLANNING FACTSHEET

### *Land Subject to Inundation Overlay*

This information sheet provides guidance if your site falls within the Land Subject to Inundation 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 Inundation Overlay, search for your address on the [VicPlan website](#).

#### What is the Land Subject to Inundation Overlay?

The Land Subject to Inundation Overlay is associated with flooding and the overland flow paths from associated with an open watercourse or open drainage system, during a severe storm of 1 in 100 year intensity.

#### What are the main considerations of the Land Subject to Inundation Overlay?

This overlay seeks to identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority. The conditions of the overlay ensure that any development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions, and will not cause any significant rise in flood level or flow velocity. The following factors are considered in the planning application assessment process for sites within the Land Subject to Inundation Overlay:

- Any comments from the relevant floodplain management authority.
- 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 danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay
- The effect 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 a Land Subject to Inundation 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	If a local floodplain development plan has been developed for the area and has been incorporated into this 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](mailto: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  
Level 1, 61 High Street, Wallan  
Monday to Friday, 9.00am – 5pm