

14.3. C108GELG - FITZROY DARLOT REGIONAL FLOOD INVESTIGATION IMPLEMENTATION

Director: David Hol, Director Corporate Services

Executive Summary

Amendment C108gelg (the amendment) has been prepared ready to seek authorisation from the Minister for Planning to prepare and exhibit the amendment. The amendment seeks to implement the findings of the Fitzroy River, Darlot Creek and Heywood Regional Floodplain Mapping Study, completed in 2017, into the Glenelg Planning Scheme (the planning scheme).

Recommendation

That Council seek authorisation from the Minister for Planning under Section 8A (3) of the *Planning and Environment Act 1987* to prepare and exhibit Glenelg Planning Scheme Amendment C108gelg.

MOTION

MOVED Cr Smith

That Council seek authorisation from the Minister for Planning under Section 8A (3) of the *Planning and Environment Act 1987* to prepare and exhibit Glenelg Planning Scheme Amendment C108gelg.

SECONDED Cr Wilson

CARRIED

FOR: Mayor Cr Rank, Deputy Mayor Cr Martin, Cr Hawker, Cr Stephens, Cr Carr, Cr Smith and Cr Wilson

AGAINST: Nil

Background/Key Information:

The *Fitzroy River, Darlot Creek and Heywood Regional Floodplain Mapping Study 2017* was prepared for the State Government (refer to Attachment). The investigation was completed in 2017 with a subsequent action for Council to complete the implementation into the planning scheme.

Council has received funding through the Risk and Resilience Grants Program 2021 to assist with the potential costs involved in undertaking the planning scheme amendment.

The summary report from the study is proposed to be inserted as a Background Document into the planning scheme.

Delineation of the flood plain mapping has been completed with support from the Glenelg Hopkins Catchment Management Authority to inform the Floodway Overlay and Land Subject to Inundation Overlay mapping proposed to be inserted into the planning scheme. Refer to the Fitzroy Darlot Flood Overlay Methodology report in the attachments.

The amendment documents and maps have been prepared, including an updated version of the incorporated document *Glenelg Shire Local Floodplain Development Plan*, and are attached to this report.

a. Council Plan and Policy Linkage

The amendment is consistent with the Council Plan objectives to implement the actions from the Regional Catchment Strategy.

b. Legislative, Legal and Risk Management Considerations

A planning scheme amendment is required to amend the Floodway and Land Subject to Inundation Overlays in the planning scheme. The amendment is in support of the Planning Policy Framework and the Municipal Planning Strategy for floodplains.

For the study to have statutory effect it is required to be included in the planning scheme as a Background document by way of a planning scheme amendment. This process is set out in the *Planning and Environment Act 1987*.

c. Consultation and/or communication processes implemented or proposed

The amendment will require formal exhibition under the *Planning and Environment Act 1987*. This will be done in the prescribed manner by the Act.

Notification of individual landowners and occupiers will occur to notify of the proposed changes to affected properties. Newspaper and website advertising will also occur. The complete amendment package will be available for viewing at the Portland and Heywood customer service centres.

If objections are received with issues that cannot be resolved an independent planning panel will be required to consider the submissions received.

d. Financial Implications and Collaboration

The project has been undertaken within the operational budget of the planning unit. Funding under the Risk and Resilience Grants Program 2021 (\$40,000) to complete necessary mapping work (\$1600+GST) and costs associated with the amendment.

Should a Planning Panel be required it is estimated that \$40,000 may be required, which would be covered by the operational budget and funding received.

e. Governance Principles

Local, Regional, State and National plans and policies are to be considered in strategic planning and decision making.

Attachment List

1. Summary report - Fitzroy River, Darlot Creek and Heywood Regional Floodplain - 2017 [**14.3.1** - 45 pages]
2. Fitzroy Darlot Overlays Methodology C108gelg [**14.3.2** - 2 pages]
3. Amendment Documents C108gelg [**14.3.3** - 24 pages]
4. Amendment Maps C108gelg [**14.3.4** - 5 pages]