

## **Baddaginnie Flood Study: Frequently Asked Questions**

### **What is a flood study?**

The first stage in managing flood risk for a particular catchment or town involves a flood study, which is a comprehensive technical investigation of flood behaviour for that catchment. A flood study will show the distribution, extent, levels and velocity of floodwaters across the floodplain for a range of different flood events.

### **What are the benefits of a flood study?**

The study will generate detailed flood intelligence utilising advanced flood mapping techniques. The study will also be used to improve future land use planning informing development decisions to minimise the risks of flooding to the Baddaginnie community.

The study will also assist Council in understanding existing drainage problems and inform new infrastructure to be planned to mitigate flood risks.

The study assists Goulburn Broken Catchment Management Authority (GBCMA), Benalla Rural City Council and Victorian State Emergency Service (VicSES) prepare for and respond to a flood emergency in Baddaginnie.

### **How is the project funded?**

The Victorian Government is funding the flood study as part of the Flood Reclamation Roadmap Initiative announced in May 2023. The program aims to accelerate actions to undertake flood studies identified within regional floodplain management strategies across Victoria outside Melbourne Water's area of responsibility.

### **Who is involved?**

Goulburn Broken Catchment Management Authority (GBCMA) are project managing the flood study with support from Benalla Rural City Council.

The study is being prepared by expert consultants Water Technology, who will work closely with GBCMA, Council, key stakeholders and the community.

A Project Steering Committee will be established that brings a broad range of stakeholders, knowledge and experts into the project. Representatives from Victorian State Emergency Service (VIC SES), and Council officers from Strategic Planning, Development Engineering, Roads and Drainage Engineering, and Emergency Management teams are likely to be included.

### **What is the process?**

The Baddaginnie Flood Study will run over the course of months and include the following stages:

- Project inception and data collation
- Model development and calibration to replicate past flood events

- Assessment of frequency and severity of potential future flood events and the impacts of climate change.
- Develop flood intelligence to support future emergency management and land use planning
- Investigation of mitigation options to manage flood risk.
- Final deliverables and project close

### **Isn't there already flood mapping for Baddaginnie?**

There is existing flood mapping generated from the Granite Creeks Regional Flood Study; however, this has been completed at a regional scale and does not include detailed mapping information for Baddaginnie.

### **Are there any planning implications?**

The preparation of planning scheme amendment material for public exhibition to introduce flood zone and Overlay controls in the Benalla Planning Schemes is not within the scope of this project.

The Baddaginnie Flood Study results may inform the development of future flood-related planning tools, which may include a planning scheme amendment. If specific properties are identified as likely to be affected by flooding in the future, those properties may be impacted by new flood-related planning controls. Any proposed flood-related planning controls will guide current and future property owners and developers to consider flood risk while developing properties, which may include the need for planning permits.

### **Potential Flood-Related Planning Scheme Overlays**

**What is a Flood Overlay (FO)?**

The FO is a planning tool applied to land that's identified as carrying high energy flood flows associated with waterways and open drainage systems and high hazard areas. This overlay requires a planning permit for buildings and works.

**What is a Land Subject to Inundation Overlay (LSIO)?**

The LSIO is a planning tool applied to land designated as being subject to inundation in the event of a 1% AEP flood. It triggers development proposals which require planning approval to be designed in a manner compatible with the flood risk to the site.

**What is a Special Building Overlay (SBO)?**

During severe storms in urban areas land can be affected by overland flows if the rainfall run-off exceeds the design capacity of the existing drainage system. This is called stormwater flooding and can occur in areas where there is a high density of existing development, and a high potential for flood damage. The Special Building Overlay (SBO) identifies areas affected by stormwater flooding in planning schemes to ensure new development is designed accordingly.

### **Will my property value or insurance be altered if my property is flood affected?**

Property values are determined by many different factors including economic conditions, public economic policies, location, streetscape and amenity. It is difficult to assign what effect the identification of land as flood prone may have on the value of a property, with the property market determining the value of any residential property. Individual owners should seek their own valuation advice if they are concerned that flood classification may influence their property value.

The insurance industry has developed its own database of flood risk Australia wide for individual properties, which has regard for both depth of flooding and frequency of flooding. If you are concerned that a premium is excessive, you may ask for a review by your insurance company or you may consider alternative quotes from other insurance providers.

### **When will the community be consulted?**

There are several opportunities for the community to get involved:

- Data Review: this will introduce the project, seek historical data and take input from the community. Hardcopy and online maps will be available to help discussion. At this stage we are seeking community input and want to hear from you about your experiences with flooding in the Baddaginnie area.
- Completion of flood mapping and early consideration of potential mitigation options. In this meeting we will share the results of the flood mapping, and discuss potential options for mitigation. We are open to hearing community ideas for improvements to flood risk management in the region as well as structural mitigation works to reduce flood risk for Baddaginnie.

### **What information are you looking for in the Data Review stage?**

We are keen to hear your knowledge and recollections of past floods, and we encourage you to share any photos, recordings or materials that will help us understand the **locations, dates, times and depths** of previous flood events.

If you are sharing photos, please let us know when and where the photos were taken, and use landmarks, or building measurements to describe the depths if possible.

For example:

- "The water was up to the bonnet of my car in the driveway at 1 Palmerston Street on Friday 9am in November 2022."
- "The water was at the top of the culvert on Flooded Road on Wednesday at 7pm at the peak of the flood in October 1993."

We will also ask for your contact details in case we need to investigate further.

### **Do you need further information?**

If you would like to discuss this further, please contact GBCMA at (03) 5822 7700.