

10. FLOODPLAIN MANAGEMENT

10.01 General Policy

The essential function of land within floodplain management areas, as a floodway and flood pondage, must be ensured.

Floodplain management areas are defined as being land which would be inundated as a result of a flood event which has a probability of occurrence of 1% in any one year, as assessed by the relevant Drainage Authority.

The use or development of land within floodplain management areas must only be allowed where it can be demonstrated that the use or development does not:

- create a situation endangering life, health or safety in the event of a flood, particularly where the development involves the provision of access and services such as water, sewerage, waste disposal, drainage, electricity, gas and communications;
- divert or adversely affect the passage or storage of flood waters or raise flood levels on land within or adjoining the floodway;
- place demands on any disaster or relief organisations or any Drainage Authority, in the event of a flood;
- create a hazard by installation, storage, processing or handling of materials or equipment which in the event of flood may become buoyant, flammable, explosive, toxic or otherwise potentially injurious to life or property;
- cause erosion or siltation of the floodway;
- increase the natural rise, rate of rise or fall of flood waters in the floodway, or
- alter the environment to an extent that is detrimental to the natural ecosystem and to other established land uses within the floodway.

10.02 Floodplain management within Township Policy Areas

The use or development (including landfill) of land a within Township Policy Areas, which is also within a floodplain management area, may only be allowed, subject to a planning permit, for:

- earthworks (including landfill), where they are kept to a minimum;
- an extension to an existing lawfully established building;
- the construction of a building on land designated as a Flood Fringe Area, as designated on Map Series 14, provided that the floor level of that building is at least 300mm above the flood level designated by the Drainage Authority.

Where a building, other than a house or similar residential building, is adjacent to similar existing development and it is necessary to have floors or access ways at similar levels, a floor level may be specified below the level required,

provided that the Drainage Authority gives its agreement and that it is satisfied that alternative flood protection measures will be taken. In no circumstance will a floor level be specified that is below the 1% flood level.

It is to be noted that such restrictions would be altered by the construction of flood mitigation works constructed with the approval of the relevant drainage authority, such as levee banks and retarding basins, which could remove the protected area from being liable to flooding from a 1% flood event.

Additional flood fringe areas within Township Policy Areas may be designated in a planning scheme, with the agreement of the relevant Drainage Authority.

10.03 Floodplain management within Landscape Living and Rural Policy Areas

The essential function of the floodplain management area in Landscape Living and Rural Policy Areas, as floodway and flood pondage area must be ensured. Other values to be protected include agricultural production, highly sensitive landscapes, important wildlife habitat and outdoor recreation.

The construction of a house (other than an extension to an existing, lawfully established, house) on land in a Landscape Living Policy Area or a Rural Policy Area, which is also within a floodplain management area, must be prohibited.

Any other use or development (including landfill) may only be allowed subject to a planning permit and only where the responsible authority is satisfied that:

- earthworks (including landfill) are kept to a minimum;
- all development, including fences, undertaken in association with an allowed use or development is kept to a minimum;
- land uses which are allowed are confined to those uses which do not detract from the flood pondage or create a hazard in the event of a flood and all development and works are undertaken in accordance with State Environmental Protection Policies;
- in the case of landfill, there will be no creation of an island-type situation, requiring access above the flood level in the form of a causeway or isthmus - with the possible need for culverts or pipes to allow stream flows or passage of floodwaters; and
- the comments of the Drainage Authority have been sought and had regard to.