

22.11 FLOODPLAIN MANAGEMENT

11/06/2009
C40(Part 1)

This policy applies to all land affected by the Floodway Overlay (FO) or the Land Subject to Inundation Overlay (LSIO).

22.11-1 Policy Basis

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The catchments of the various rivers and streams within Golden Plains Shire include areas of flood prone land where flooding has historically caused substantial damage to the natural and built environment. The town of Inverleigh is most affected by flooding due to the confluence of the Leigh and Barwon Rivers. The Woody Yaloak River is another key floodplain affecting the north of the Shire. Floods are naturally occurring events and the inherent functions of the floodplains to convey and store floodwater should be recognised and preserved to minimise the long term flood risk to floodplain production assets and communities. Natural flooding, long term productivity of flood prone land, river and wetland health are all closely linked. Inappropriate development on the floodplain can lead to the deterioration of environmental values and reduced agricultural production.

It is evident that the impact of floods is increasing due to land use and vegetation changes. In particular:

- Urban expansion has occurred in many of the Shire's towns, increasing the speed and quantity of flood runoff while at the same time reducing natural flood storage and obstructing flood flows leading to an increase in the risk to life, health and safety of occupants of the floodplain.
- Raised earthworks (including but not limited to roadworks, levees and farm channels) have reduced natural flood storage, obstructed and/or redistributed flood flows, and increased flow velocities and levels.
- Clearing of land for rural and urban development.

Sound floodplain management in the municipality is the critical means by which the economic, social and environmental risks associated with floodplain use and development can be minimised.

This policy:

- Applies the floodplain management State Planning Policy Framework objective in clause 15.02 to local circumstances;
- Builds on the Municipal Strategic Statement objectives and strategies in clause 21.04 relating to managing residential growth and the natural and built environment; and
- Implements the objectives of the Corangamite Catchment Management Authority's *Regional Floodplain Management Strategy, 2002*.

Objectives

- To minimise flood risk and promote sustainable use and development of the floodplain.
- To ensure land use and development on the floodplain is compatible with flood risk.
- To ensure that where permitted, development in the floodplain:
 - Maintains the free passage and temporary storage of floodwaters;
 - Minimises flood damage;
 - Will not cause any significant rise in flood level or flow velocity; and
 - Will not cause any impact on adjacent property.

- To discourage the intensification of land use and development in the floodplains of watercourses.
- To recognise the natural flood carrying capacity of rivers, streams and wetlands and the flood storage function of floodplains.
- To protect surface and ground water quality, and preserve important wetlands and areas of environmental significance.
- To minimise risk associated with overland flow of storm water.

Policy

It is policy to:

- Discourage any new buildings and works, including land filling, in Floodway Overlay areas along water courses in the Shire.
- Discourage new dwellings in the Land Subject to Inundation Overlay.
- Discourage any new subdivision on land affected by the Floodway Overlay or the Land Subject to Inundation Overlay.
- Discourage landfill in all areas subject to flooding other than for building envelopes in flood fringe areas. Flood fringe areas are usually within the Land Subject to Inundation Overlay towards the limit of inundation extent and depth of flooding is less than 0.5 metres.
- Discourage levees in Floodway Overlay areas, except to protect existing dwellings and their immediate curtilage where this does not enclose an area of more than 200m².
- Discourage earthworks that obstruct natural flow paths or drainage lines.
- Align non habitable buildings so that their longitudinal axis is parallel to the predicted direction of the flood flow.
- Encourage new buildings and extensions to be designed so that flooding will cause minimal damage to the structure and its contents, including raising floor levels, using water resistant materials and raising electrical fittings and wiring above the nominal flood protection level.
- Discourage large building extensions that will be below the nominal flood protection level.
- Replacement dwellings should be sited on the highest available land where it cannot be sited outside the boundary of land affected by the Floodway Overlay or Land Subject to Inundation Overlay, unless the applicant can demonstrate to the satisfaction of the responsible authority that an alternative site is more suitable.
- Encourage replacement fences to be of an open type, eg. Post and wire.
- Require that where a dwelling extension (or multiple extensions) is greater than 20m² and below the nominal flood protection level the owner must:
 - Enter into an agreement with Council under Section 173 of the Planning and Environment Act 1987, stating that the floor level is below nominal flood protection level and the owner takes full responsibility for any damage caused by flooding. This agreement must be registered on title; and
 - Use water resistant materials that are designed for flood proofing and any possible flow velocity impacts.

Reference Documents

“Corangamite Catchment Management Authority Floodplain Management Strategy”
Floodplain Management Team Corangamite Catchment Management Authority, April 2002