

22.03 FLOODPLAIN MANAGEMENT21/04/2016
C7

This policy applies to all applications under the Floodway Overlay and the Land Subject to Inundation Overlay.

Policy Basis

The catchments of the various waterways within the municipality include areas of flood prone land, where flooding may cause damage to the natural and built environment. Floods are naturally occurring events and the inherent function of floodplains to convey and store floodwater should be recognised and protected to ensure risk to agricultural production, the built and natural environment, and the community is minimised.

Natural flooding, long term productivity of flood prone land, and river and wetland health are all interconnected. Development within floodplains has the ability to adversely affect this inter-relationship, and as such needs to be managed.

Objective

To protect and manage floodplains to ensure the long term sustainability of the Shire.

22.03-121/04/2016
C7**Policy****Excercising discretion**

Where a planning permit is required, it is policy to:

- Discourage new buildings, works, earthworks and vegetation clearance in the Floodway Overlay.
- Discourage landfill in all areas subject to inundation, other than for approved buildings, and other than in the General Residential Zone.
- Discourage buildings and works in the Floodway Overlay and the Land Subject to Inundation Overlay, except where those buildings and works are demonstrated to be of low flood risk and where the buildings and works support the preferred dominant land use as identified by the objective and purpose of the relevant zone.
- Discourage large extensions to buildings at levels below the 100 Year Average Recurrence Interval (ARI) Flood.
- Prevent the construction of levees in areas regarded by the floodplain management authority as important for flood storage and/or environmental values, except to protect existing dwellings and their immediate curtilage.
- Discourage earthworks that obstruct natural flow paths or drainage lines.
- Encourage the retention of natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of waterways to maintain the natural drainage function, stream habitat and wildlife corridor and landscape values.
- Minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.
- Minimise the quantity and retard the flow of stormwater runoff from developed areas.
- Encourage new buildings and works to occur on land outside the Floodway Overlay and the Land Subject to Inundation Overlay.

22.03-221/04/2016
C7**Performance standards and measures**

It is policy to assess proposals against the following standards and measures:

Buildings and Works

Buildings and works should:

- Be located on land outside the Floodway Overlay and Land Subject to Inundation Overlay, or where this can be demonstrated to not be practical, be on the highest available natural ground;
- Have a 100-year Average Recurrence Interval (ARI) flood depth less than 500mm above the natural ground level at the building site;
- Have a minimum floor level at least 300mm above the 100 year ARI;
- Be aligned with their longitudinal axis parallel to the predicted predominant direction of flood flow. This requirement may override other alignment requirements;
- Include flood-proofing measures that minimise the effects of flooding on the building structure and its contents, for example, the use of water resistant building materials for foundations, footings and floors;
- Limit the size of building (fill) pads to as near as practical to the building exterior;
- Construct foundations compatible with the flood risk;
- Minimise site coverage and hard surface areas;
- Maximise permeable surfaces to minimise run-off;
- Where flood levels are not known, free board height is to be 800mm above ground level.

Fences

Fencing should:

- be designed in a way that enables movement of floodwaters through the fence.
- not act as a partial or continuous barrier to floodwaters.
- not be constructed of solid contiguous materials including timber palings, metal sheet, colorbond, concrete, brick or masonry.
- not trap debris in floodwaters.

Extensions to buildings

An extension to a building should:

- have a floor level of at least 300mm above the 100 year ARI;
- have a floor level at or above the 100 year ARI, where a floor level of at least 300mm above the 100 year ARI is not practical;
- have a 100-year ARI flood depth less than 500mm above the natural surface level along the existing and/or proposed roads, internal driveways and access tracks to the building from land outside of the defined flood area;
- be aligned with their longitudinal axis parallel to the predicted predominant direction of flood flow. This requirement may override other alignment requirements.

Chemical Storage

The storage of chemicals should be at a height of at least 1.5 metres above the 100 year ARI.

Earthworks

Construction of a dam for stock or domestic water supply purposes may be permitted provided excavated material is removed off site and away from land within flood extent and there is no increase in the surface level of land surrounding the dam, including embankments.

Any approved earthworks, such as for access, must not impede the flow of flood waters.

Other

Water tanks should be located outside of the inundated area.

If located in an inundated area:

- Water tanks should not be located in a continual line – i.e. water tanks should allow for the movement of water around them;
- Fill/pads should be restricted to the footprint of the water tank.

22.03-3
21/04/2016
C7

Application requirements

It is policy that an application be accompanied by the following information, as appropriate:

- A site description, which may use a site plan (drawn to scale), photographs or any other relevant technique, that accurately describes:
 - The boundaries, dimensions, shape, size, orientation, slope and elevation of the site;
 - Relevant existing and proposed ground levels of the site, to Australian Height Datum taken by or under the direct supervision of a licensed land surveyor, and the difference in levels between the site and surrounding properties.
 - Location, layout, size and use of existing and proposed buildings and works on the site and on surrounding properties.
 - Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by or under the direct supervision of a licensed surveyor.
 - The use of surrounding properties and buildings.
 - Location of significant environmental values including flora, fauna and wetlands on the site and surrounding properties.
 - Adjoining roads, internal driveways, and access tracks.
 - Any other notable features or characteristics of the site.
- Elevations of all proposed buildings, drawn to scale.
- Construction details of all buildings, fences, works and driveways.
- In the case of fences, a report that demonstrates that the fence does not significantly obstruct flood flows.

This information is not required for:

- A single dwelling on a lot,

- minor earthworks.

if advised by the responsible authority that the information is not required.

22.03-4

21/04/2016
C7

Reference documents

Floodplain Management Strategy, 2002 (Wimmera Catchment Management Authority).

Dimboola Flood Study, February 2003.

Jeparit Flood Study, June 2008.