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C41**FLOODPLAIN MANAGEMENT IN BEAUFORT**

This policy applies to all land in Beaufort and its immediate environs that is within the Floodway Overlay, the Land Subject to Inundation Overlay, and the Urban Floodway Zone.

Policy basis

Some land in Pyrenees Shire is subject to flooding. Development in these areas is at risk from flooding, and can also impact on the capacity of the floodplain to contain and convey flood waters. As such development in these areas needs to be managed to minimise risk and damages to property as well as maintain the capacity of the floodplain. This policy applies the floodplain management objective stated in Clause 13.02 of the SPPF. This policy implements the relevant provisions of the Glenelg Hopkins Catchment Management Authority's Regional Floodplain Management Strategy, the Beaufort Flood Study (2008) and the Beaufort Floodplain Management Plan (2011).

This policy addresses the floodplain management objective stated in Clause 13.02 of the State Planning Policy Framework, and the floodplain management issues identified in Clause 21.04-4.

Objectives

- To limit to acceptable levels, the effect of flooding for the well-being, health and safety of flood prone individuals and communities.
- To minimise flood risk and promote sustainable use and development of the floodplain.
- To ensure development and land use on the floodplain is consistent 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;
 - Will not cause any impact on adjacent property.
- To discourage the intensification of land use and development in the floodplains of the Yam Holes, Ding Dong, Cemetery and Cumberland Creeks at Beaufort.
- 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

When a planning permit is required for any development, it is policy to:

- Give effect to the provisions of the Beaufort Local Floodplain Development Plan (March 2013), which has been incorporated at Clause 81 of this Scheme.
- Discourage new buildings and works, including earthworks and vegetation clearance in the Floodway Overlay and the Urban Floodway Zone.

- Discourage landfill in all areas subject to inundation, which is likely to exacerbate flooding impacts on other properties nearby.
- Permit buildings and works on land affected by the Floodway Overlay and Land Subject to Inundation Overlay, only where those buildings and works are demonstrated to be of low flood risk and consistent with the preferred dominant land use outcomes as identified by the stated purposes of the relevant Zone.
- Discourage extensions to buildings at levels below the 100 Year Average Recurrence Interval (ARI) Flood.
- Discourage the construction of levees in areas regarded by the floodplain management authority as important for flood storage and/or environmental values.
- Discourage earthworks that obstruct natural flow paths or drainage lines.
- Encourage the retention of natural drainage corridors with suitable vegetated buffer zones along waterways to maintain the natural drainage function, and stream habitat, to protect the wildlife corridor, and landscape values.
- Encourage new fences to be designed so as to avoid unreasonable obstruction to the orderly flow of flood waters.
- Minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.
- Minimise the quantity of stormwater runoff from developed areas, and retard flow velocities to maintain public safety, and to protect the integrity of existing streams and watercourses.
- Encourage new buildings and works to occur on land which is not subject to flooding threat.

Reference documents

- Floodplain Management in Australia: best practice principles and guidelines (CSIRO Publishing, 2000)
- Beaufort Township Structure Plan (Network Planning Consultants Pty Ltd, October 2005)
- Beaufort Flood Study (Water Technology Pty Ltd, June 2008)
- Beaufort Floodplain Management Plan (Water Technology Pty Ltd, May 2011)
- Glenelg Hopkins Catchment Management Authority, Regional Catchment Strategy
- Beaufort Local Floodplain Development Plan (Pyrenees Shire Council, March 2013)
- Guidelines for cut and fill within the Glenelg Hopkins CMA Region (Glenelg Hopkins Catchment Management Authority, July 2008)
- Guidelines for Fencing in Flood prone Areas (Glenelg Hopkins Catchment Management Authority, September 2012).