

22.02

14/02/2019
C031pt1

FLOODPLAIN MANAGEMENT

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

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Policy basis

Much of the shire is subject to frequent and flash and riverine flooding which affects some settlements and farmland. Sheet flooding occurs in parts of the shire, creating overland flow paths. Areas of high hazard are generally confined to the waterway due to the depth and velocity of the water. Areas of broad floodplain are generally low hazard where flooding may be extensive but is generally shallow and slow moving.

Inappropriate development in floodways and floodplains can exacerbate flood impacts, not only at the development site, but elsewhere in the floodplain. Development in floodplains must maintain the capacity of the floodplain.

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Objectives

- To minimise the risks to life, property and community infrastructure from flood waters.
- To maintain the free passage and temporary storage function of floodplains.
- To ensure development minimises the potential for flood risk and damage from flood water.

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Policy

It is policy to:

- Encourage buildings and works that minimises runoff to reduce pollution and minimise erosion of stream banks and verges.
- Encourage building or works that are:
 - Sited on land outside the defined flood prone area, or if not possible on the highest ground level.
 - Sited with their longitudinal axis parallel to the predicted predominant direction of flood flow.
 - Designed to minimise site coverage and hard surface areas and maximise permeable surfaces to minimise run-off.
 - Designed to minimise the impacts of flooding on a building.
 - Constructed with a minimum floor level at least 300 millimetres above the 1% AEP flood level.
 - Constructed on foundations compatible with flood risk.
 - Have a 1% AEP flood level less than 500 millimetres above the ground level at the building site.
 - Where appropriate, constructed on a building (fill) pad sized to match, as near as practical, the exterior of the building.
- Encourage extensions to an existing building to:
 - Be aligned with their longitudinal axis parallel to the predicted predominant direction of flood flow.
 - Have a floor level at or above the 1% AEP flood level; where this is not possible to encourage a floor level at least 300 millimetres above the 1% AEP flood level.

NORTHERN GRAMPIANS PLANNING SCHEME

- Provide access to the building from outside the defined flood prone area on existing and/or proposed roads, driveways or access tracks where the 1% AEP flood depth is less than 500mm above the ground level.
- Discourage large extensions to existing buildings constructed at levels below the 1% AEP flood event.
- Encourage the retention of natural drainage corridors with a minimum 30 metres wide vegetated buffer along each side of the waterway so as to maintain the natural drainage function, stream habitat, wildlife corridor and landscape values.
- Discourage earthworks or the construction of levees in areas that obstruct natural flow paths or drainage lines, unless required to protect existing dwellings and their immediate curtilage.
- Discourage landfill in flood prone areas.
- Encourage fencing that enables the free movement of floodwaters.
- Discourage fencing that:
 - Acts as a partial or continuous barrier to floodwaters.
 - Is constructed of solid contiguous material, including timber palings, metal sheet, concrete, brick or masonry.
 - Has a plinth more than 300mm above the ground.
- Encourage the storage of chemicals at least 300mm above the 1% AEP flood level.
- Encourage the location of water tanks outside of land affected by inundation.
- Where located on land affected by inundation:
 - Discourage the location of the watertanks in a continual line
 - Encourage the tanks to be sited at least 1 metre apart to enable the passage of water and debris around them.
 - Restrict the size of the fill or pad to the footprint of the water tank
- Encourage building envelopes to be identified on new lots.
- Discourage the creation of new lots in areas that are flood prone unless:
 - The lot is used for passive open space or environmental purposes; or
 - A building envelope is provided on the lot where the inundation level is less than 500 millimetres above ground level; and
 - Access to the lot from a public road does not traverse land subject to inundation depths greater than 500 millimetres above ground level.