

22.1012/03/2015
GC20**FLOODPLAIN MANAGEMENT POLICY**

This policy applies to all land within the Floodway Overlay, Land Subject to Inundation Overlay, and Schedule 9 to the Design and Development Overlay.

Policy basis

Some land in Horsham Rural City Council is subject to flooding, especially along the Wimmera River and other waterways. 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 need 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 objected stated in clause 15.02 of the SPPF.

This policy implements the Wimmera Catchment Management Authority's Regional Catchment Strategy 03-08 (2003), the Horsham Flood Study (2003), and the Wimmera Floodplain Management Strategy (2002).

Objectives**To minimise flood risk and promote sustainable use and development of the floodplain.**

- To ensure development and land use 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;
 - Will not cause any impact on adjacent property.
- To discourage the intensification of zonings/land use in the floodplain of the Wimmera River and other 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*Exercising discretion*

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

- Prevent any new buildings and works, including 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 LSIO, 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 30m wide along 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 FO and LSIO.
- Ensure new buildings and works within DDO9 are not a risk from stormwater flooding, and do not exacerbate stormwater flooding of other properties.

Performance Measures and Standards

Buildings and Works

Where permitted, any buildings and works shall be subject to the following measures and standards:-

- Be located on land outside the FO and the LSIO, and 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 500 mm 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, e.g. 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.

Subdivision

It is policy to prevent any new subdivision on land covered by the FO that creates lots that are wholly contained within the FO.

Subdivision applications for land that contains land in the LSIO, should not create lots with land wholly in the LSIO unless it can be demonstrated that:-

- There is an adequate building envelope on each lot where the inundation is < 500 mm.
- Access to the building envelope does not traverse land where inundation is > 500 mm.

Fences

Fencing should be designed in a way that enables movement of floodwaters through the fence and:-

- Should not act as a partial or continuous barrier to floodwaters.
- Should not be constructed of solid contiguous materials including timber palings, metal sheet, colorbond, concrete, brick or masonry.
- Should not contain a plinth less than 300mm above the ground.
- Should not trap debris in floodwaters.

Extensions to buildings

Where permitted, any extension to a building:-

- Should have a floor level of at least 300mm above the 100 year ARI.
- Should 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.
- Should have a 100-year ARI flood depth less than 500 mm 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 is to be at a height of at least 1.5m 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 Uses

Water tanks should ideally be located outside of the inundated area. If located in 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.

Application Requirements

An application must be accompanied by the following information, as appropriate:

A flood risk report prepared by a suitably qualified person that addresses the following matters:

- Details of the proposed development, site conditions, and site context plan;
- The flood extent, flood levels and flow directions relevant to the site;
- The frequency, duration, depth and velocity of flooding and flood warning time applicable to the development site and access way;
- The susceptibility of the development to flood damage;
- The potential flood risk to life health and safety;

- The effect of the development on reducing flood storage and on redirecting or obstructing floodwater, stormwater or drainage water;
- The effect of the development on environmental values, for example flora, fauna and wetlands;
- Whether the proposed development could be located on flood-free land or land with a lesser flood hazard.
- 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.
- A report that responds to the objectives and standards of this schedule and any relevant objectives set out in the State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies.

This information is not required for:

- A single dwellings on a lot,
- minor earthworks, or
- if advised by the responsible authority that the information is not required.

References

Wimmera Catchment Management Authority, Regional Catchment Strategy 03 - 08.

Wimmera Catchment Management Authority, Horsham Flood Study 2003

Wimmera Catchment Management Authority, Floodplain Management Strategy 2002