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FLOODING

This policy applies to all land affected by the Land Subject to Inundation Overlay.

Policy basis

This policy builds on the MSS objective in Clause 21.05-4 to protect the floodplain from inappropriate development.

Objectives

To maintain the unobstructed passage of floodwaters.

To recognise appropriate public and community based flood management organisations and their role in maintenance and development of existing flood protection levee banks.

To provide suitable flood plain management which will ensure that any new development is suitably designed to ensure that development is compatible with the identified flood hazard and local drainage characteristics.

To protect and encourage the rural and riverine character of the area.

To recognise the agricultural value of land within levee protected areas and to support the continued use of these areas for agricultural production.

Policy

It is policy to:

- Require that the realignment of existing lots creates no more lots than previously existed, unless there will be no adverse effect upon the function of the floodplain.
- Permit the construction of a dwelling on land designated as liable to flooding where:
 - This will not adversely affect the function of the floodplain.
 - The floor level height of the dwelling is not less than 300mm above the designated 1% flood probability level.
 - The construction standards for all works comply with relevant Building Codes and have regard to soil base and local drainage considerations.
 - An effective disposal system is provided to the satisfaction of the responsible authority, where a septic tank system or similar suitable waste disposal connected to a dwelling is installed below the designated 1% flood probability level.
- Require any existing dwelling on the lot to be demolished within 6 months from the date of issue of Certificate of Occupancy for the new dwelling.
- Discourage the construction of buildings (excluding farm buildings), where the building or works will result in significant change to the existing condition or natural topography of land.
- Discourage the filling of land, except where all fill used:
 - is of material to the satisfaction of the responsible authority;
 - is compacted and consolidated in a manner to the satisfaction of the responsible authority;
 - is not adversely affected by the flood waters in the event of a 1% probability flood level;
 - renders the use of the site as suitable for the construction of a dwelling or other appropriate development; and
 - is suitable in regard to local drainage considerations and other drainage requirements of the responsible authority.

Application requirements

An application for the construction of a building must be accompanied by the following information, as appropriate:

- Flood level information, to assist in determining the appropriate floor level of the building.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in the Land Subject to Inundation Overlay, the responsible authority will consider:

- “A planning guide for land liable to flooding in rural Victoria, 1988”.
- “Swan Hill - Tyntynder Flats Floodplain Management Study 1992”.