

CP26 - FLOOD LIABLE LAND

THE REVIEW OF THIS POLICY WILL BE HELD OVER UNTIL THE ADOPTION OF A FLOOD MANAGEMENT PLAN (15/2/2006)

1.1. Minor Structures, Building and Developments

Aims and Objectives

- (a) To reduce delays to approving development applications for minor developments, buildings and structures on the floodplain.
- (b) To assist in setting down consistent criteria for assessing developments, building and structures on the floodplain.

Policy

- (a) The Council must not consent to a development application required for a development, building or structure on the floodplain unless it is satisfied that the proposed development, building or structure is not likely to:-
 - (i) impede the flow of flood water on the land or adjoining land;
 - (ii) imperil the safety of the persons on that land or on adjoining land in the event of inundation of those lands;
 - (iii) exacerbate the consequences of flood water on that land or adjoining land with regard to erosion, siltation and the destruction of vegetation;
 - (iv) have an adverse impact on the water table or the degree of salinity on that land or adjoining land; or
 - (v) cause a hazard to residents of the land and people assisting them in times of flood.
- (b) If having regard to the clause (a) above the General Manager considers that the proposed development, building or structure the subject of the development application is a minor development, he is authorised to approve that application in relation to the development, building or structure being located on flood liable land on behalf of the Floodplain Development Committee.

1.2. Minor Structures on Floodplain

Aims and Objectives

- (a) To speed up the processing of applications for erection of minor buildings on the floodplain, e.g. jetties, carports, pergolas, swimming pools, gazebos, garden sheds and similar structures.
- (b) To comply with Clause 15 of Local Environmental Plan No.6 (referred to as L.E.P. No.6 hereafter).

Policy

- (a) That small developments proposed on the floodplain be referred to the General Manager for determination of matters associated with the Floodplain.
- (b) That in future planning schemes minor developments as above on the floodplain be not included in the L.E.P.

1.3. Earthworks Landfill for Structures on the Floodplain

Aim

To control the placement of structure support earth fill on the floodplain other than areas protected by a registered levee.

Objective

- (a) To provide a standard by which placement of structure support earth fill may be developed on the floodplain.
- (b) To provide a system to regulate the size, and extension of structure support earth fill on the floodplain before, during and after the structures construction.
- (c) To establish a guideline for residential, commercial and industrial land development on the floodplain with due regard to flood scour damage, restrictions to the floodplain, effect on flood flow to other adjacent developed areas, and other socio-economic factors.

Policy

- (a) Earthworks mound fill placement for purposes of structure support shall be located and distributed in the floodplain in such a manner that the mounds do not collectively inhibit to a significant extent the flow of flood waters.
- (b) The earthworks mounds shall be constructed so as to withstand the anticipated peak flood water velocity expected for a 1% return frequency flood and that the design and installation of such earthworks mounds be certified by a practising chartered professional structural or civil engineer.
- (c) the earthworks mounds shall be so located that in the opinion of Council's Floodplain Management Committee, that for a properly constructed mound will not cause undue affect by way of erosion, siltation, increased water velocity elsewhere, or increased water level afflux for a 1% return frequency calculated flood.
- (d) The top of the mound should be a minimum of 600mm above the 1% calculated flood level, so that the flood level of any structure constructed on the mound is not less than 750mm above a 1% calculated flood level.
- (e) The area of the top surface of the earth mound should only be sufficient in size to allow the structure to be located thereon, together with a minimum of three metres and a maximum clear six metre distance around the walls of the structure.
- (f) That where more than one large structure is proposed that a flood study be required to be implemented in sufficient detail to reflect the affect of the development, and to consider factors such as the density of building and fill, nature of surrounding development, velocity and depth of flood waters.

- (g) That any flood study be provided by the applicant at their cost and to the satisfaction of Council's Floodplain Management Committee.

1.4. Ground Disposal of Effluent and Sullage Wastes on River Banks and Flood Plains

Aim:

- (a) To control the ground disposal of effluent and sullage wastes from developments on river banks and floodplains.
- (b) To ensure that untreated sewage and sullage is not deposited into the river or natural watercourse and that treated effluent is discharged to ground disposal well clear of any river bank.

Method:

- (a) Where any development takes place on a river bank or in a floodplain and sewer is available to any part of the land, then disposal of all wastes to the sewer be required even if this requires pumping. The septic tank and/or pumping chamber is to be designed and installed to prevent the entry of floodwater and all switch gear and electrics being installed above flood level.
- (b) Where a sewer connection is not possible, a septic tank or small package treatment plant is to be installed to treat all effluent and sullage wastes. The invert of the outlet of the tank is to be a minimum of 100mm above the highest known flood level or the 1% calculated flood level whichever is applicable.
- (c) For developments within 60 metres of any river the septic tank absorption trenches or waste disposal area are to be located on the inland side of the dwelling or buildings and all treated effluent and sullage wastes are to be directed away from the river and clear of any natural depressions or water courses whereby wastes could be carried to the river.
- (d) Re-use of treated effluent will be considered provided the effluent is of an acceptable standard for the use proposed and the area or areas in which the treated effluent is to be re-used are well removed from the river.
- (e) All roofwater including the overflows from rainwater tanks is to be directed away from the river or watercourses and to a position which will not interfere with effluent or sullage disposal.
- (f) For developments within 60 metres of any river, measures are to be taken during any excavation, earthworks or construction procedures to prevent surface runoff into the river over disturbed surfaces or placed fill and any removal of native vegetation or trees is only to take place after consultation with the Department of Infrastructure, Planning & Natural Resources of New South Wales and the Shire of Wentworth.

1.5. Development on flood liable land designated "low hazard"

11/11/94

Aims and Objectives

- (a) To speed up the processing of development applications for development of land designated "low hazard" under the Shire of Wentworth Floodplain Management Plan Gol Gol to Abbotsford Bridge.
- (b) To comply with Clause 25 of the Shire of Wentworth Local Environmental Plan 1993 and the Shire of Wentworth Floodplain Management Plan Gol Gol to Abbotsford Bridge.

Policy

That the Floodplain Management Committee delegates the authority to approve on behalf of the Floodplain Management Committee development application on floodliable land designated "low hazard" under the Shire of Wentworth Floodplain Management Plan subject to the following guidelines:-

- (a) That only one dwelling be permitted per lot.
- (b) That the development be constructed or placed on fill to ensure that the habitable floor level of any building be at least 750mm above the 1% A.E.P. flood level.
- (c) That the proposed development in the opinion of the General Manager will cause **negligible** afflux on flood waters.
- (d) That the proposed development is located on a lot which:-
 - (i) the subject lot has direct access to floodfree land as designated by the Floodplain Management Plan, and
 - (ii) the subject development is not further than 400 metres from floodfree land.