



Local Planning Policy

GRIBBLE CREEK FLOODPLAIN MANAGEMENT AND DEVELOPMENT POLICY

LPP 06

This policy is adopted as a Local Planning Policy under the provisions of Town Planning Scheme No. 1 1997 (as amended). This policy was adopted on 28 June 2004.

OBJECTIVES

To guide the appropriate location of development in the vicinity of Gribble Creek in order to minimise the adverse effects of flooding.

BACKGROUND

The Gribble Creek Flood Plain Management Study mapped the 'flood way' and 'flood fringe' within the City's urban boundary for Gribble Creek. The Floodplain has been identified as that area which has been determined to be affected by flooding in the event of a 100 year flood.

The purpose of this policy is to provide guidelines regarding the assessment of proposed development on land identified in the Flood Study as being in the flood way or flood fringe of Gribble Creek.

This Policy outlines criteria based on information from the Waters and Rivers Commission (WARC) and the Swan River Trust.

OBJECTIVES

The Objectives of this policy are as follows:

- To reduce risk of injury, loss of life and property due to the impact of flooding;
- To encourage development which maintains or enhances the physical and visual amenity of the floodplain;
- To discourage new development within the floodway and to facilitate development within the flood fringe.

Responsible Officer:	Manager Development Services	Version:	4.0
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DEFINITIONS

100 Year Flood:	<i>a major river flow that has a one per cent average probability of occurring in any one year.</i>
Designated 100 Year Level:	<i>is the 1:100 ear flood level assuming all flood fringe areas have been filled and developed. This flood level is used as a basis for determining minimum finished floor levels (FFLs).</i>
Floodplain:	<i>the river channel and portion of the floodplain which forms the main flow path for flood waters once the main channel has overflowed. Development and land uses should be limited to those which would not affect the flow of floodwater.</i>
Flood Fringe:	<i>that part of the floodplain where development is considered to be hydraulically acceptable subject to appropriate building conditions that will achieve adequate protection (ie, by building above the designated 100 Year Level).</i>
Minimum Finished Floor Levels (FFL):	<i>a minimum FFL of 0.50 metre (half a metre) above the designated 100 year flood level is set to achieve adequate flood protection for new development.</i>
DoW	<i>Department of Water.</i>

ASSESSMENT OF DEVELOPMENT

With regard to proposed development (including subdivision) within the 100 year Floodplain, each application shall be considered on its merits while taking into account the following matters:

Development in Floodway

Generally, the floodway shall only be developed for the purpose of rural and recreational uses that are passive in nature and do not impede flood flow.

Subdivision of land that is wholly within the floodway will generally not be supported. Land that is partially within the floodway may be supported for subdivision subject to satisfying the requirements of this policy.

Boundary realignments, rationalisation of landholdings or lots created for flood management purposes that will not result in the potential for additional development within the floodway may be considered.

Consent shall only be granted for the construction of a dwelling or commercial/industrial building where it is to replace an existing development and the applicant can demonstrate that the new development has protection from a 100 Year Flood. Specifically, the development is to comply with all those requirements as detailed in clause 5.2 of the *City of Kalgoorlie-Boulder Town Planning Scheme No. 1 1997 (as amended)*, in addition to those requirements listed below:

- the physical obstruction to the floodway will result in no greater obstruction than that of the existing building(s);

- a detailed Engineer's report is provided in support of the application;
- concurrence is received from the DoW;
- access to the site will be functional at all times;
- minor additions to existing buildings will be supported subject to confirmation from the DoW that the new development will not adversely affect the free flow of floodwaters with the floodway.

Any alteration to the site including tree clearing, site works, fencing, landfill or any other development which changes the existing topography of the land requires the concurrence of the City and the DoW.

Where the planning approval is granted for a structure or building of any kind the proponent will be required to enter into a flood/erosion indemnity agreement with the City.

Where the subdivision and/or development is approved on land, the City will request that a memorial be placed upon the title indicating that the subject land is subject to inundation.

Development in Flood Fringe

Habitable building floor levels and all electrical installations shall be set at a minimum of 0.5 metre (half a metre) above the relevant 1:100 year Flood Level.

A Licensed Surveyor will be required to check and certify habitable FFLs prior to any approvals being issued for development on flood prone land.

Council may consider the granting of approval to development provided that:

- there are no habitable rooms (as defined by the R-Codes) at ground level (ie, less than 0.5 metres above the 100 year Flood Level);
- appropriate works are undertaken to ensure that the non-habitable development is appropriately protected from flooding (electrically and structurally);
- the non-habitable development is designed to ensure that these areas drain satisfactorily in the event of the flooding;
- the non-habitable development is not to be used for the storage of hazardous chemicals or any other potentially hazardous substance;
- the non-habitable areas are certified by a structural engineer's report indicating that the development is sound in the event of a 100 Year Flood;
- Land filling shall not encroach into the floodway. The height and location of the fill will be determined by Council having regard to the advice of the DoW. The side slope of fill should be at least 1:4 and suitably vegetated/treated to minimise potential erosion during major flooding.

Development Immediately Adjacent to the Flood Fringe and Flood Way

Any proposed development or application for subdivision that is upon land that is adjacent to the flood way or flood fringe, shall have due regard to the impacts and risk from inundation and may require that finished floor levels are set a minimum of 0.5m above the 100 year flood level and or may require memorials to be places upon the title.

Disputes Pertaining to Location of Flood Fringe / Floodway

Persons wishing to undertake further analysis of the flood way or flood fringe so that the impediments for development are reduced or removed may do so at no cost to the City. This further analysis may be in the form of a more detailed survey of the subject site and/or proposed flood mitigation works outside of the scope of works already identified within Gribble Creek Flood Plan Management Study

This analysis or proposed works will need to be to the satisfaction of the DoW and, furthermore, may need to be presented to the City's hydrological consultant (or one as agreed to by the City) to be reviewed in the context of the flooding model. This process shall be at no cost to the City.

The proponent will need to demonstrate to the DoW, the City and the City's hydrological consultant that any development and/or proposed works will not be to the detriment of other land within the rest of the Gribble Creek system. In the event that such works are considered satisfactory, the proponent may be permitted to undertake such works provided that there is no cost to the City