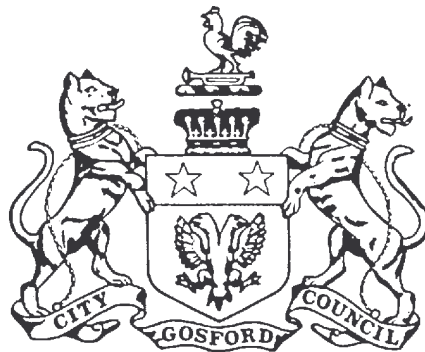




D2.08

FLOOD MANAGEMENT



D2.08 FLOOD MANAGEMENT

ENVIRONMENT AND PLANNING – INTEGRATED PLANNING

POLICY OBJECTIVES

To control development of properties in flood prone areas.

POLICY STATEMENT

GENERAL

- a Council will identify those properties inundated by a 1-in-100 year, ie 1% Annual Exceedance Probability (AEP) flood and Probable Maximum Flood event (PMF) in the following areas:-

- Narara Creek
- Erina Creek
- Cut Rock Creek
- Hawkesbury River
- Coastal Lagoons
- Brisbane Water Foreshores
- Gosford Town Centre
- Other areas found to be necessary

Council will also:

- b Identify and zone areas of inundation such that:-
- i no new areas are developed which are flood prone;
 - ii existing flood prone developed areas are restricted to appropriate uses and controls such that the flooding is not aggravated and damage is minimal;
 - iii implement progressive acquisition of areas which are developed and cannot be economically or satisfactorily mitigated.
- c Publish the flood inundation maps for public view, permanently.
- d Conduct a programme of public education by lecturing to public meetings and by distribution of brochures or other suitable measures.
- e Accurately disseminate flood data to land purchasers and the public generally.
- f Examine the feasibility of, and undertake, where economically justifiable, flood mitigation works where approved by the appropriate authorities.
- g Prevent further building in flood prone areas, except as permitted in (b) (ii).
- h Register areas known to be prone to nuisance flooding and give advice to intending builders and developers to help reduce or eliminate the nuisance.

- i Develop building regulations for use in areas where flood proofing is required as a measure to reduce damage.

NUISANCE FLOODING

Where the knowledge of nuisance flooding is currently recorded, it shall be used for determination of building and development applications. Progressive recording of the classification will be encoded on the Section 149 Certificate by the Director - City Services or Director - Environment and Planning and a confirmation report presented to Council.

- 1 Nuisance flooding occurs when drainage systems or small creeks are unable to carry the flow and the flow surplus enters land, houses or buildings. It may occur due to pipe or creek blockage, system failure or diversion, inadequate pipe sizes, which cannot be easily rectified, or badly constructed buildings.
- 2 The most susceptible properties are those in ultimate low points of catchment areas. Some suffer regular flooding, some occasional flooding.
- 3 The precise extent of nuisance flooding is difficult to determine as minor changes in land shape or fence location can alter the flow.
- 4 In most cases Council will not be able to prevent the likelihood of nuisance flooding occurring. The responsibility for catering for nuisance flooding will remain with the property owner.

Nuisance flooding may be overcome by the following measures:

- 4.1 Diversion walls.
 - 4.2 Development of secondary flow paths.
 - 4.3 Construction buildings in these areas at a raised level.
 - 4.4 Constructing fences and gates which allow the free passage to floodwater.
 - 4.5 Constructing buildings and providing floor coverings which are not affected by the inundation or which may be readily cleaned.
- 5 The extent and degree of nuisance flooding will have to be determined in most cases by seeking information from neighbours who have experienced or seen the floods occur.
 - 6 Council's classification of "may be subject to nuisance flooding" has been recorded because a flood has been known to occur. Attempts will be made to give a brief description of the reason for the flooding. The classification will not be placed on properties, which have been subjected to freak or accidental events which are unlikely to occur again or where the cause of the problem has been removed.

(Min No 83/1982 - 2 February 1982)

(Min No 337/1990 - 13 March 1990)

(Min No 547/1994 - 14 June 1994)

(Min No 239/2000 – 24 October 2000 – Review of Policies – no changes)

(Min No 214/2005 - 8 March 2005 - Review of Policies)

To be reviewed following preparation of Floodplain Risk Treatment Study.

(Min No 311/2009 - 5 May 2009 - Review of Policies)