

## INTERIM FLOOD PRONE LANDS POLICY

### AIM

The aim of this policy is to ensure that residential development, which includes ancillary structures, in flood prone areas does not adversely impact on overland flow paths and that the development is designed to minimise the impact of the flooding.

### MANDATORY REQUIREMENTS

1. All applicants must demonstrate that the development will not cause any increased impact on overland flow paths. It may be necessary to provide a report from a suitably qualified hydraulic engineer demonstrating that a particular proposal complies with this requirement.
2. All developments must be designed so that habitable floors are at least 500mm above the 1 in 100 year flood level and non-habitable floors are no lower than the 1 in 100 year flood level. However, the fact that a development is designed to comply with the floor levels does not guarantee approval unless it can be demonstrated that there will be no adverse impact on the overland flow paths.
3. An exception to the heights in 2 above may be granted in each particular case for minor extensions to an existing building having regard to the size, area and type of extension and the floor levels of the existing building.

### GUIDELINES

#### Building work

1. First floor additions to existing buildings shall be confined to the area of the building footprint unless they are suspended by columns. Consideration may be given to other forms of support if it can be demonstrated that there will not be an adverse impact on overland flow paths.
2. (1) Ground floor extensions shall generally not be permitted unless the floors comply with the levels set out in the mandatory requirements.  
  
(2) Where a deck or open verandah or the like is suspended to allow overland flow underneath, consideration may be given to allowing it to be at a lower level than the 1 in 100 year flood level provided the floor height is no lower than that of the existing dwelling and there will be no significant impact on overland flow paths.
3. Where an existing dwelling is demolished and a new dwelling proposed, the following shall apply:
  - (a) where the overland flow path is along the block (from front to rear or rear to front) the building shall be setback at least 3m from the boundary on the low side of the block to allow an overland flow path. The new building should have a footprint no bigger than the building it replaces.

- (b) where the overland flow path is across the block (from side to side) the new building shall be not bigger than the footprint of the existing building.

#### Garages and Carports

1. Garages may be incorporated in the front of the dwelling house where the floor level of the garage is not more than 500mm above ground level measured on the street frontage.
2. (1) Any ramp giving access to the garage must be at a minimum slope of 1 in 5 and be not longer than 50% of the building setback distance.  
(2) No alterations of the ground levels shall be permitted outside the ramp.  
(3) The ramp shall be piped at ground level to facilitate the overland flow path.
3. If the site is not suitable for a garage then a carport may be the only means to protect vehicles in which case the following will apply:
  - a) The top of the concrete slab shall be no higher than the existing natural ground surface level measured at the lowest part of the site of the proposed carport.
  - b) Any side of the carport shall not be enclosed below the flood level.
  - c) The carport should be either a prefabricated type or light weight type (tiled roofs generally not acceptable) where the supports have minimal affect on the overland flow path.
4. Where a first floor extension is suspended over the site, consideration should be given to utilising the area underneath as a carport.

#### Swimming Pools

Swimming pools must be located where possible out of the direct line of the overland flow path and be not more than 200mm above ground level. Swimming pool pumps should be located in an existing outbuilding so that the pump and all electrical connections are above the 1 in 100 year flood level.

#### Tennis Courts

The top of the kerbing around a tennis court shall be no higher than the existing natural ground surface level measured at the lowest part of the site of the proposed tennis court.

#### Fencing

All fencing and gates across driveways shall be designed so as not to impede the overland flow path. As a guide, fences should be of an open type at least from ground level to the flood height. Consideration may be given to fencing being hinged providing the hinge opens in the direction of the water flow and there are no structures, including plants, trees or garden beds, which would impede such opening.

DCP

*part(A)*

Departures from Council's DCP for the Siting and Erection of Dwelling Houses will be considered in the following circumstances and only where that departure is solely attributable to complying with the flood development criteria ie. the development would comply with the DCP had it not been for the design taking into account this interim policy:

- (a) An encroachment of 1m in the building envelope height is allowed providing there is compliance with the side setbacks. It would also have to be demonstrated that the raising of the levels does not unduly increase overshadowing of the adjoining property nor does it cause undue privacy concerns. Highly trafficable areas and balconies shall be positioned and/or screened so as not to cause loss of privacy.
- (b) Any encroachment over 1 metre would be assessed on its merits having regard to the overshadowing and privacy issues.

CONSULTATION

All persons who propose to carry out any development in an area which is suspected of flooding by either inundation or overland flow are strongly urged to contact Council's Customer Service staff on 9748-99<sup>22</sup> to ascertain whether the development site may be affected. If it appears the site is affected, arrangements should be made with the Customer Service staff for an appointment to discuss the proposal with the appropriate staff. It is advisable to carry out these discussions prior to the preparation of any plans.

Compliance with the above guidelines does not imply any guarantee that an application will be approved as there are other factors which may affect the suitability of flood prone land for development eg. the location of other buildings and structures on the site, the location of building and structures on adjoining sites, the type of boundary fencing and the like. It is therefore of paramount importance that discussions be held at an early stage with Council to determine the design guidelines for a particular development.

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Minute No.417/99 *adopted 7.12.99*  
(Council reference: 530CPT4/ 601PT2)  
SMC38402