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31/07/2018
VC148

FLOODPLAINS

13.03-1S04/05/2022
VC210**Floodplain management****Objective**

To assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

Strategies

Identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes.

Avoid intensifying the impact of flooding through inappropriately located use and development.

Plan for the cumulative impacts of use and development on flood behaviour.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters, child care centres and schools) outside the 1 in 100 year (1 per cent Annual Exceedance Probability) floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Ensure land use on floodplains minimises the risk of waterway contamination occurring during floods and floodplains are able to function as temporary storage to moderate peak flows and minimise downstream impacts.

Policy guidelines

Consider as relevant:

- Regional catchment strategies and special area plans approved by the Minister for Energy, Environment and Climate Change or Minister for Water.
- Any floodplain management manual or guideline of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.
- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.

Policy documents

Consider as relevant:

- *Victorian Floodplain Management Strategy* (Department of Environment, Land, Water and Planning, 2016)

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Floodplain management – Horsham

Policy application

This policy applies to all land within the Floodway Overlay, Land Subject to Inundation Overlay and Schedule 9 to the Design and Development Overlay.

Strategies

Discourage the intensification of land use and development in the floodplain of the Wimmera River and other watercourses.

Support inclusion of land within the urban area of Horsham that is at high risk from flooding within the Public Park and Recreation Zone to form part of the city’s open space network.

Encourage a precautionary approach for new development in flood-prone areas where flood modelling data is limited.

Avoid buildings and works, including earthworks and vegetation clearance on land in the Floodway Overlay.

Discourage landfill in all areas subject to inundation.

Discourage buildings and works, except where of low flood risk.

Discourage extensions to buildings at levels below the 100 Year Average Recurrence Interval (ARI).

Avoid the construction of levees in areas important for flood storage or environmental values, except to protect existing dwellings and their immediate curtilage.

Discourage earthworks that obstruct natural flow paths or drainage lines.

Locate buildings and works on land outside the Floodway Overlay and the Land Subject to Inundation Overlay.

Policy guidelines

Consider as relevant:

Buildings and works

- Locating buildings and works on the highest available natural ground.
- Designing buildings and works to have:
 - A 100 year ARI flood depth less than 500 millimetres above the natural ground level at the building site.
 - A minimum floor level at least 300 millimetres above the 100 year ARI.
 - A free board height of 800 millimetres above ground level where flood levels are not known.
- Locating buildings and works to align with their longitudinal axis parallel to the predicted predominant direction of flood flow.
- Including flood-proofing measures that minimise the effects of flooding on the building structure and its contents, e.g. the use of water resistant building materials for foundations, footings and floors.
- Limiting the size of building (fill) pads to as near as practical to the building exterior.
- Designing buildings and works with foundations that are compatible with the flood risk.
- Minimising site coverage and hard surface areas.
- Maximising permeable surfaces to minimise run-off.

Subdivision

- ~~Avoiding subdivision of land that creates lots that are wholly contained within the Floodway Overlay.~~
- ~~Avoiding subdivision of land that creates lots with land wholly in the Land Subject to Inundation Overlay unless:~~
 - ~~There is an adequate building envelope on each lot where the inundation is less than 500 millimetres.~~
 - ~~Access to the building envelope does not traverse land where inundation is greater than 500 millimetres.~~

Fences

- ~~Designing fencing to:~~
 - ~~Enable movement of floodwaters through the fence.~~
- ~~Avoid solid contiguous materials including timber palings, metal sheet, colorbond, concrete, brick or masonry.~~
 - ~~Avoid plinths less than 300 millimetres above the ground.~~
 - ~~Avoid trapping debris in floodwaters.~~

Extensions to buildings

- ~~Designing extensions to buildings to:~~
 - ~~Have a floor level at or above the 100 year ARI flood extent, where a floor level of at least 300 millimetres above the 100 year ARI flood extent is not practical.~~
 - ~~Have a 100 year ARI flood depth less than 500 millimetres above the natural surface level along existing or proposed roads, internal driveways and access tracks to the building from land outside of the defined flood area.~~
 - ~~Align with their longitudinal axis parallel to the predicted predominant direction of flood flow.~~

Other

- ~~Measures to provide for the storage of chemicals at a height of at least 1.5 metres above the 100 year ARI flood extent.~~
- ~~Permitting construction of a dam for stock or domestic water supply purposes provided excavated material is removed off site and away from land within flood extent and there is no increase in the surface level of land surrounding the dam, including embankments.~~
- ~~Whether earthworks, such as for access, avoids impeding the flow of flood waters.~~
- ~~Locating water tanks outside of the inundated area.~~
- ~~If water tanks are located in inundated area:~~
 - ~~Avoiding a continual line of water tanks to allow for the movement of water around them.~~
 - ~~Limiting fill/pads to the footprint of the water tank.~~

Policy document

Consider as relevant:

- ~~*Horsham Flood Study* (Water Technology, February 2003)~~