

Appendix 3.26.1: Proposed Policies

Buildings and activities

1. Adopt the 1 per cent AEP flood plain, except for flood-vulnerable infrastructure where the 0.5 per cent AEP flood plain will apply, as the primary scale of flood event when managing development and risk to life and properties.
2. Activities that are vulnerable to the effects of flooding due to their permanent occupation, difficulty of evacuation egress and limited resilience to flood-related damage, (such as residential, educational and community activities) are to locate outside of the 1 per cent AEP flood plains.
3. Redevelopment of existing buildings and sites within the 1 per cent AEP flood plain, accommodating activities vulnerable to the adverse effects of flooding, should not increase the number of people at risk of flooding hazards.

Redevelopment may be appropriate where, based on a flood hazard assessment and mitigation plan, redevelopment can reduce existing adverse effects, including:

- a. not placing more people at risk of flood hazards
- b. not reducing flood storage or increasing flood levels and velocities
- c. raising floor levels above flood levels
- d. keeping areas under raised floors free of obstructions
- e. using water-resistant materials and flood-proof utility connections
- f. providing safer egress from buildings.

4. Activities that are less vulnerable to the effects of flooding, such as commercial and industrial development, may locate in 1 per cent AEP flood plains within existing urban areas only where that activity does not increase risks to people or property of adverse effects from flooding. In assessing whether risks are increased a flood hazard assessment and mitigation plan is required to identify the consequences to people, property and other activities from exposure to a range of flood events and the steps that can be taken to avoid these consequences.

5. Outside urban areas and areas identified for urban expansion, avoid new vulnerable activities, and limit the size of buildings and structures accommodating less vulnerable activities in the 1 per cent AEP flood plain, so that flood hazards are not exacerbated.

6. Avoid locating all forms of vulnerable and less vulnerable activities and buildings in the 1 per cent AEP flood plain, in areas identified for urban expansion; where Structure, Framework and Concept plans have identified flood plains; and major urban redevelopment areas.

7. Passive and active recreational activities and pastoral and horticultural activities may locate in 1% AEP flood plains where these activities do not involve buildings or structures that will block flood flows.

8. Development may locate in flood-sensitive areas only where floor levels have sufficient freeboard above the 1% AEP flood level to reduce risks of flood damage.

9. Manage fences, storage of materials and goods and car parking in 1 per cent AEP floodplains so they do not worsen flood hazards for other activities, upstream or downstream.

10. Store and contain hazardous substances in 1 per cent AEP flood plains so their integrity will not be compromised in a flood event in combination with storm conditions. Determination of whether hazardous substances are adequately stored in the flood plain will consider any potential human health or environmental effects from contamination of water in a flood event and any potential fire and explosion risk if a substance enters flood waters.

Earthworks/vegetation

11. Manage earthworks within the 1 per cent AEP flood plain so:

- a. they do not worsen flooding, either at the site or at any location upstream or downstream of the works
- b. there is no permanent reduction of waterway area or loss of flood plain storage
- c. soil compaction, stream bank erosion and damage to streams and riparian areas is avoided where feasible through appropriate construction methodologies and management or is appropriately remediated.

12. Provide for mitigation measures to reduce flood-related effects including but not limited to riparian planting, retaining walls and other forms of stream bank stabilisation, and the reconstruction of culverts and, bridges where those measures do not have adverse environmental effects

13. Enable retention and planting of vegetation cover to enhance amenity, green linkages and ecological values within the 1 per cent AEP flood plain as long as they do not create or exacerbate flooding upstream or downstream or otherwise increase flood hazards.

Infrastructure

14. Allow for the construction of new infrastructure in the 1 per cent AEP flood plain only where it is functionally required to locate in flood plains or cannot practically be located elsewhere, it does not increase flood risk to people, property and the environment, and it is designed to withstand flood damage.

15. Locate, design and manage infrastructure that must function during a flood event, including arterial and motorway networks, emergency services and power, water and telecommunications systems, so continued operation is not disrupted by up to a 0.5 per cent AEP flood event,

16. Enable the construction and maintenance of flood mitigation works to reduce

flood risk to people, property, infrastructure and the environment, including stream bank and watercourse enhancement works.

17. The maintenance, alteration, replacement and extension of existing infrastructures in flood plains must not increase existing flood risk and should reduce existing flood risk where possible.

Overland flow paths

18. Identify overland flow paths during subdivision, development and redevelopment that can accommodate stormwater flows from 1% AEP storm events.

19. Require overland flow paths to remain unobstructed by development and able to convey surface stormwater runoff safely into the reticulated stormwater network, waterways or to the CMA.

20. Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.

21. Avoid building over and the piping of overland flow paths. Where piping is unavoidable, such as from placement of infrastructure, ensure an alternative overland flow path with capacity to carry 1 per cent AEP flows is provided to accommodate flows in excess of the capacity of the piped overland flow or reductions in capacity due to blockages or failure of the main flow path.