
GLOUCESTER SHIRE COUNCIL

THE GLOUCESTER FLOODPLAIN MANAGEMENT DCP



Adopted by Council as part of the Flood Plain Management Plan on 19 May 2004

1. BACKGROUND

This Development Control aims to:

- reduce the liability of flooding to present and future occupiers of the flood liable areas of Gloucester;
- ensure development is in accordance with the Gloucester Floodplain Management Plan;
- provide detail development requirements against which development proposals can be measured;
- explain and document Council's requirements to encourage understanding of its policies for development.

2. DEVELOPMENT GUIDELINES

2.1 Development of Flood-liable Lands

Issues:

- Development of flood liable land increases the damages and social disruption caused by floods.
- Flood-liable land is a valuable resource and should not be precluded from development unnecessarily.
- All development proposals for flood-liable land should be treated on merit.

Provisions:

1. Development of flood-liable land shall not be encouraged.
2. Development of flood-liable land may be permitted provided that evidence is submitted, in the form of a flood study by a suitably qualified engineer, which will substantiate that the proposed development will not alter flood behaviour to the detriment of any other property.
3. Remedial works shall be provided where the increase in flood level for the Designated Flood event exceeds 0.1 m or as determined by Council.

Controls:

1. All works required to offset the effects of the proposed development shall be completed as part of the development.
2. Where the development is to be carried out in stages, all works required to offset the effects of the proposed development at a particular stage, shall be completed as part of that particular stage.
3. Written acceptance of increased flood levels from all adversely affected owners may be permitted in lieu of remedial works, to the satisfaction of Council.

2.2 Development in "High Hazard - Floodway" Areas

Issues:

- "High Hazard - Floodway" are those areas of the floodplain where the depth and velocity of floodwaters can pose a threat to the safety of residents and would-be rescuers.
- The depth and velocity of floodwaters in "High Hazard - Floodway" areas can cause structural damage to buildings.
- Significant redistribution of flood flow, which may adversely affect other property, may result from partial blocking of floodway areas.

Provisions:

1. No development shall be allowed in "High Hazard - Floodway" areas.

Exceptions:

1. Land zoned as "Special Uses" and Gloucester LEP 2000.
2. Land with building entitlements existing as of December 2002.

Controls:

1. No permanent, temporary or transportable structures shall be erected in a designated "High Hazard - Floodway" area.
2. No caravan or mobile home shall be sited in a designated "High Hazard - Floodway" area.
3. No major landscaping works which will impede the passage of floodwater or redistribute the flow of floodwaters shall be constructed in a designated "High Hazard - Floodway" area.
4. Fencing and minor landscaping works within a designated "High Hazard - Floodway" area shall be constructed so as to provide minimal obstruction to the passage of floodwaters.

2.3 Development in "High Hazard - Floodway" Areas

Issues:

- The general issues of development in "High Hazard - Floodway" areas are outlined above.
- It is recognised that existing uses in Gloucester relate to the Gloucester Caravan Park and three existing but unused building entitlements.

Provisions:

1. Buildings must have floor levels above designated flood levels as outlined later.
2. Caravans, temporary or transportable structures must be anchored to resist flood applied loading.

3. Each development must have an evacuation plan which is incorporated into the overall SES evacuation plan.

Controls:

1. Council shall require confirmation that the individual evacuation plans are incorporated into SES planning.

2.4 Filling of Flood-liable Land

Issues:

- Filling of flood-liable land can increase flood levels elsewhere due to obstruction to flood flows or loss of flood storage.
- Filling of flood-liable land is an appropriate flood mitigation measure for some locations.

Provisions:

1. Filling of flood liable land may be permitted where flood depths in the Designated Flood are less than 0.75 metres, subject to Provisions 2 and 3 below.
2. Filling of flood-liable land may be permitted provided that evidence is submitted, in the form of a flood study by a suitably qualified engineer, which will substantiate that the proposed development will not alter flood behaviour to the detriment of any other property.
3. Remedial works shall be provided where the increase in flood level for the Designated Flood event exceeds 0.1 m or as determined by Council.

Controls:

1. Council approval shall be required prior to placement of any fill on flood-liable land.
2. In consideration of filling, Council shall consider the implications of filling the surrounding land (having the same flood depths) to the same finished level as the works proposal.
3. All proposals for filling on flood-liable land shall include certification by a suitably qualified and experienced Engineer that the proposed filling will not affect flood behaviour to the detriment of any other property.
4. Remedial works to offset the effects of filling on flood-liable land shall be completed as part of the development of the site.
5. The finished surface level of filling shall be above Designated Flood level.
6. Filling for residential buildings shall provide a minimum building platform having a minimum area of 700 m² or the whole lot, whichever is the lesser.

2.5 Flood Levees

Issues:

- Levees can provide a partial solution to existing flood problems.
- Levees have the potential to increase flood levels elsewhere on the floodplain.
- It is generally not economically viable to construct levees to provide protection against the full range of floods.
- Levees can provide a false sense of security for residents.
- Drainage of areas protected by levees can be difficult to achieve.

Provisions:

1. The construction of levees to provide flood protection for proposed development shall not be encouraged.
2. Construction of a flood levee may be approved by Council where it is not feasible to fill the site to Designated Flood Level, subject to conditions.
3. Levees shall not be constructed to protect flood liable land where flood depths exceed 1 metre.

Controls:

1. The crest level of the levee shall have a minimum freeboard of 1 metre above the Designated Flood level at the site.
2. The whole extent of the levee structure, including access for maintenance purposes, shall be located within a Drainage Reserve, dedicated to Council. Vehicular access to the full length of the levee is to be provided from a public road.

2.6 Building on Flood-liable Land - Structural Provisions

Issues:

- Damages caused by flooding can be minimised by building at a higher level.
- Freeboard is a factor of safety designed to compensate for wave action and localised hydraulic effects.

Provisions:

1. Flood levels for all structures shall be a minimum of 0.5 m above Designated Flood level.
2. Additions to existing buildings shall be assessed on merit. In general, additions will be considered for those building works whose floor area is not greater than 20 percent of the existing building floor plan.

Controls:

1. The floor level of any building located on flood-liable land shall be confirmed by Survey Certificate prepared by a Registered Surveyor. The Survey Certificate shall be lodged prior to proceeding with construction above flood level.
2. Where ground level at any building site is below Designated Flood level, the structure below flood level shall be constructed from flood-compatible materials and shall be certified by a suitably qualified and experienced Engineer as being capable of withstanding the floods and conditions likely to occur in the Designated Flood event.
3. All building services shall have outlets, switches, junctions, and any features susceptible to flood damage, sited above the flood planning level.
4. Where a development site has been filled and the finished ground level is less than 0.5 m above Designated Flood level, minimum floor levels shall apply to all structures erected on the filled area.
5. Gully traps on all structures shall be a minimum of 0.3 m above Designated Flood level and at least 0.15 m below floor level.

2.7 Building on Flood Liable Land - Exemptions

These conditions apply to redevelopment of existing buildings within the Gloucester "Commercial Zoning".

Issues:

1. The Commercial zoning of Church Street includes a conservation listing.
2. Existing building floor levels are at footpath level.

Provisions:

1. The gradual siting of all floor levels to be above the flood planning levels is encouraged.
2. Where commercial or access issues prevent floor levels being located above the flood planning level, lower floor levels are permissible provided that:
 - a flood storage area above the flood planning level is available for emergency storage of goods;
 - flood compatible materials shall be used below the flood planning levels; and
 - all services shall have outlets, switches, junctions and features susceptible to flood damage, above the flood planning levels.