

CITY OF BUNBURY

LOCAL PLANNING POLICY 'DEVELOPMENT IN FLOOD AFFECTED AREAS'

- PURPOSE:** To provide guidelines to Developers, the Community and Council officials to ensure all new developments shall be free from flood risk as identified in recognised flood studies including the Preston River Flood Study, Bunbury Flood Management Strategy, Five Mile Brook Flood Study and Eedles Gully Flood Study.
- OBJECTIVE:**
- 1.1 To provide owners of property protection from flood risks;
 - 1.2 To ensure Council fulfils its duty of care to property owners and future property purchasers in ensuring developments are free of flood risks;
 - 1.3 To progressively reduce the area prone to flooding within Bunbury; and
 - 1.4 To minimise restrictions on existing property owners developed in the flood risk areas, who wishes to develop extensions.
- GUIDELINES:**
- 2.1 Developers and subdividers shall be required not to develop lower than the Recommended Minimum Finished Floor Level as identified in flood studies carried out from time to time and in accordance with the Bunbury Flood Management Strategy.
 - 2.2 However, where different studies overlap, then the highest Recommended Minimum Finished Floor Level of the various studies will be taken as the Recommended Minimum Finished Floor Level. An example is where the Preston River Floodplain and the Five Mile Brook Flood Plain overlap just south of the Big Swamp
 - 2.3 The Recommended Minimum Finished Floor Levels will be determined as follows using:
 - Bunbury Floodplain Management Strategy – Bunbury Flood Management Strategy Maps (September 2004).
Add 300mm to the 1 in 100 year flood levels as indicated on the map referred to in Section 6.2 of the Bunbury Floodplain Management Strategy.
 - Five Mile Brook:
Add 500mm to the 1 in 100 year flood levels as indicated on the drawings for the Five Mile Brook and Eedles Gully.

Note: There is a set of drawings

- Eedles Gully

Add 300mm to the 1 in 100 year flood levels as indicated on the drawings for Eedles Gully.

- 2.4 In accordance with the Building Code of Australia, Class 7, 8 and 10 buildings as defined within the BCA, may be built lower than the lowest Recommended Minimum Finished Floor Level as indicated on the drawings mentioned above.
- 2.5 To prevent any impact on adjoining properties where filling occurs, normally where the fill will be in excess of 500mm, then the Council may require a subsoil drainage system to be installed and maintained by the property owner to a design approved by the City Engineer to prevent ground water from seeping through onto adjacent properties. Council delegates authority to the City Engineer to determine the need for and approve design of subsoil drainage systems, which shall be connected to the City's drainage system – See policy regarding Connection to the City's Drainage System.
- 2.6 Current flood studies and maps addressing Recommended Minimum Finished Floor Levels are:
 - a) Leschenault Estuary – Collie River – Preston River – Regional Flood Study
Public Works Department (September 1981)
 - b) Leschenault Inlet
PWDWA 51826-2-1/2
PRESTON RIVER
 - c) Leschenault Inlet to Picton Bridge:
WAWA DI99-3-1/2
 - d) Picton Bridge to Riverlands:
WAWA AN59-3-1/2/3
 - e) Glen Iris Area:
WRC 2401-1-1
 - g) Eedles Gully
Preston River to Bunbury Aerodrome:
WAWA BM59-3-1/2/3/4
 - h) Five Mile Brook
Bunbury Townsite:
WAWA DI75-3-1/2/3/4/5/6

Note: 2 sets of drawings – One set with Five Mile Brook remaining as is, and another set indicating levels if the Brook is upgraded.
 - i) Collie River
Collie River Mouth:
PWDWA 52387-14-1
- 2.7 Bunbury Flood Management Strategy

Note: This Strategy is based on flooding, which could be caused by a flood coming down the Preston River, as well as a 1:100 Annual Recurrence Interval localised rainfall event.

- 2.8 The Chief Executive Officer has Council's delegated authority to determine matters relating to flood prone land as shown on the plans and administers Council's policy, accordingly delegates his authority to the Executive Manager City Development, Manager Development Services (i.e. Building and Planning Applications) and City Engineer.
- 2.9 Development within 100m of the toe of the Preston River shall be in accordance with the Local Planning Policy: "DEVELOPMENT WITHIN 100M FROM THE TOE OF THE PRESTON RIVER LEVEE."
- 2.10 The Recommended Minimum Finished Floor Levels for additions or extensions to existing buildings will be to the discretion of the City Engineer in accordance to Regulation 5 of the Building Regulations 1989 (as amended), which reads as follows: "**Building Code adopted**" "5(2) Any alteration, but where the local government is of the opinion that any such work consists only of minor work and does not adversely affect the safety of persons accommodated the local government may determine that the Building Code does not apply" Where, minor work would for example mean the addition of a room.

COUNCIL DECISION NO/DATE: Original: 18/05 – 22 February 2005
Revised: 83/06 - 20 June 2006

SOURCE OF POLICY: Engineering Services

REVIEW RESPONSIBILITY: City Engineer

REVIEW DATE: June annually or as required

Disclaimer

While all care has been taken to portray an accurate depiction of the current Local Planning Policy, no responsibility shall be taken for any omissions or errors in this document.

It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.