

# **INTERIM FLOODPLAIN MANAGEMENT PLANS**

## **MOIRA SHIRE COUNCIL PLANNING SCHEME**

**JULY 1997**

## **INTERIM FLOODPLAIN MANAGEMENT PLAN**

### **AREA:**

#### **PRECINCT OF COBRAM**

This Interim Floodplain Management Plan applies to all areas denoted in the Moira Planning Scheme overlay maps as Land Subject to Inundation within the Cobram area defined on the attached plan.

### **PURPOSE:**

To enable reasonable development of high value, intensive irrigated agricultural production industries whilst having regard for flood risk, flood damage, flood conveyance and storage, and environmental values of the floodplain.

### **BACKGROUND:**

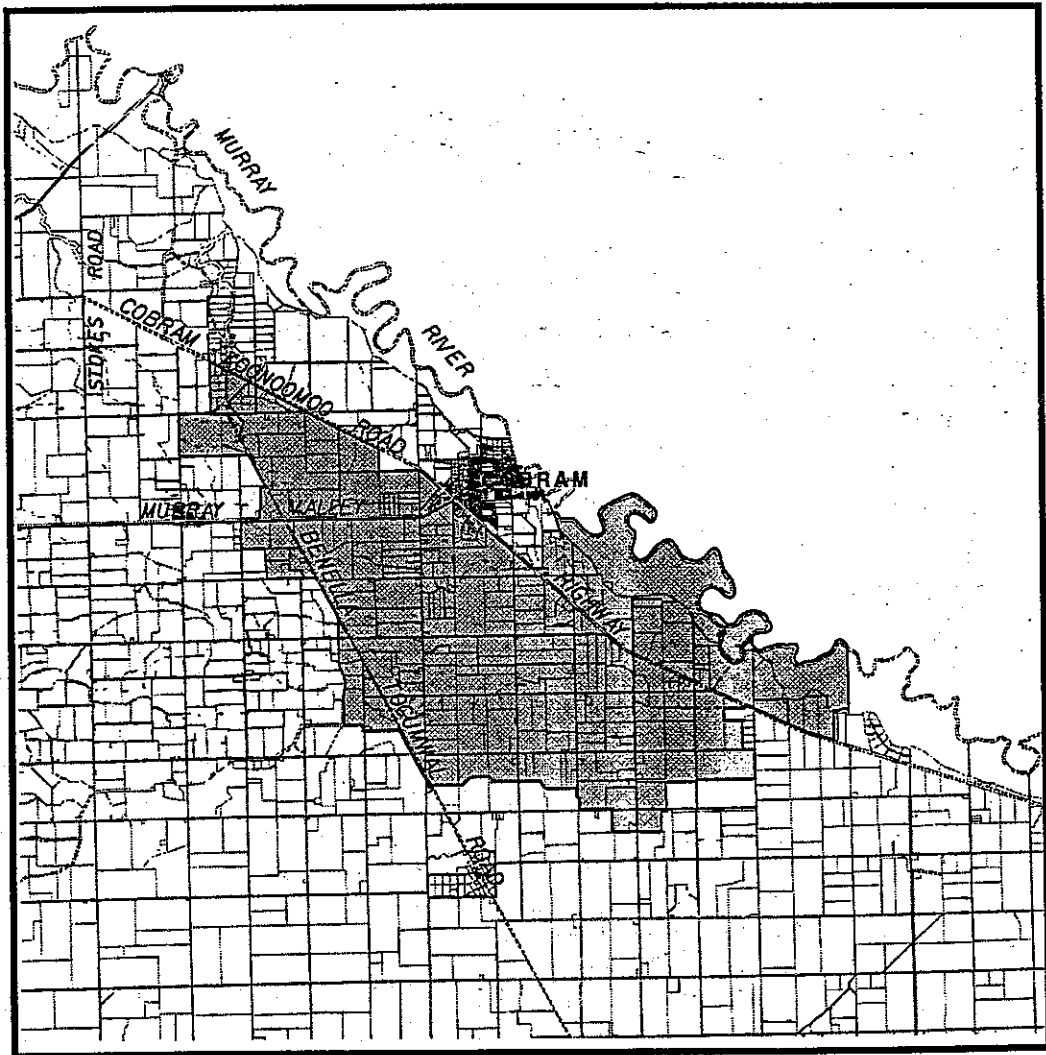
This area is protected by 1 in 30 year levee at Dick's Bend. However the area would be subject to flooding during events exceeding the 1 in 30 year flood and would be subject to significant flooding depths in a 1 in 100 year event by overtopping of the levee .

### **IMPLEMENTATION:**

This Interim Floodplain Management Plan is valid for 12 months from the date of adoption of the Moira Shire Council Planning Scheme and is to be replaced by an approved floodplain management plan within the 12 month period.

When making decisions about land use and development in the Precinct of Cobram, the achievement of the following Performance Outcomes will be sought.

## Cobram Precinct



Area of Control

PERFORMANCE OUTCOMES	MEASURE
1. Minimise Personal Risk	<ul style="list-style-type: none"> <li>• A single dwelling entitlement <u>only</u> is admissible per allotment</li> <li>• The creation of lots less than 12 hectares are <u>not</u> permissible</li> <li>• Buildings which would house 20 or more people, except for short term recreational or agricultural purposes are <u>not</u> permissible</li> </ul>
2. Limit Property Damage	<ul style="list-style-type: none"> <li>• The <i>Guidelines for Commercial and Industrial Development Buildings on Land Liable to Flooding</i> must be followed</li> <li>• Floor levels for new dwellings to be set 300 millimetres above the 1 in 100 year flood level</li> <li>• Non-habitable buildings greater than 500 square metres must be oriented to allow for the through passage of flood water</li> </ul>
3. Preserve Existing Flood Storage and Minimise Obstruction and Diversion of Flood Flows	<ul style="list-style-type: none"> <li>• Major earthworks, including levee banks and raised roads, which isolate floodplain areas, other than that required to protect the immediate surrounds of existing dwellings, are not permitted</li> <li>• Building pads are restricted, as near as practical to the building envelope</li> <li>• A hydraulic assessment by an appropriate consultant, must be undertaken for earthworks, other than building pads, which would raise ground level topography by more than 300 millimetres</li> <li>• Non-habitable buildings more than 500 square metres must be oriented to allow for the through passage of flood water</li> </ul>
4. Minimise Pollutants and Contaminants	<ul style="list-style-type: none"> <li>• An EPA approved Environmental Impact Statement is required for any development where liquid or solid wastes are generated or stored, and/or which process, store or transport liquid fuel or chemical products</li> <li>• Also refer to clause 15.02-2</li> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
5. Preserve Natural Habitats	<ul style="list-style-type: none"> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
6. Preserve Emergency Resource Capabilities	<ul style="list-style-type: none"> <li>• A single dwelling entitlement <u>only</u> is permitted per allotment</li> <li>• The creation of lots less than 12 hectares are <u>not</u> permissible</li> <li>• Buildings which would house 20 or more people, except for short term recreational or agricultural purposes are <u>not</u> permissible</li> </ul>

## **INTERIM FLOODPLAIN MANAGEMENT PLAN**

### **AREA:**

### **PRECINCT OF LOCH GARY**

This Interim Floodplain Management Plan applies to all areas denoted in the Moira Planning Scheme overlay maps as Floodway within the Loch Gary area defined on the attached plan.

### **PURPOSE:**

To minimise public risk, and property damage, and to ensure consideration is given to flood conveyance and storage, and environmental values of the floodplain.

### **BACKGROUND:**

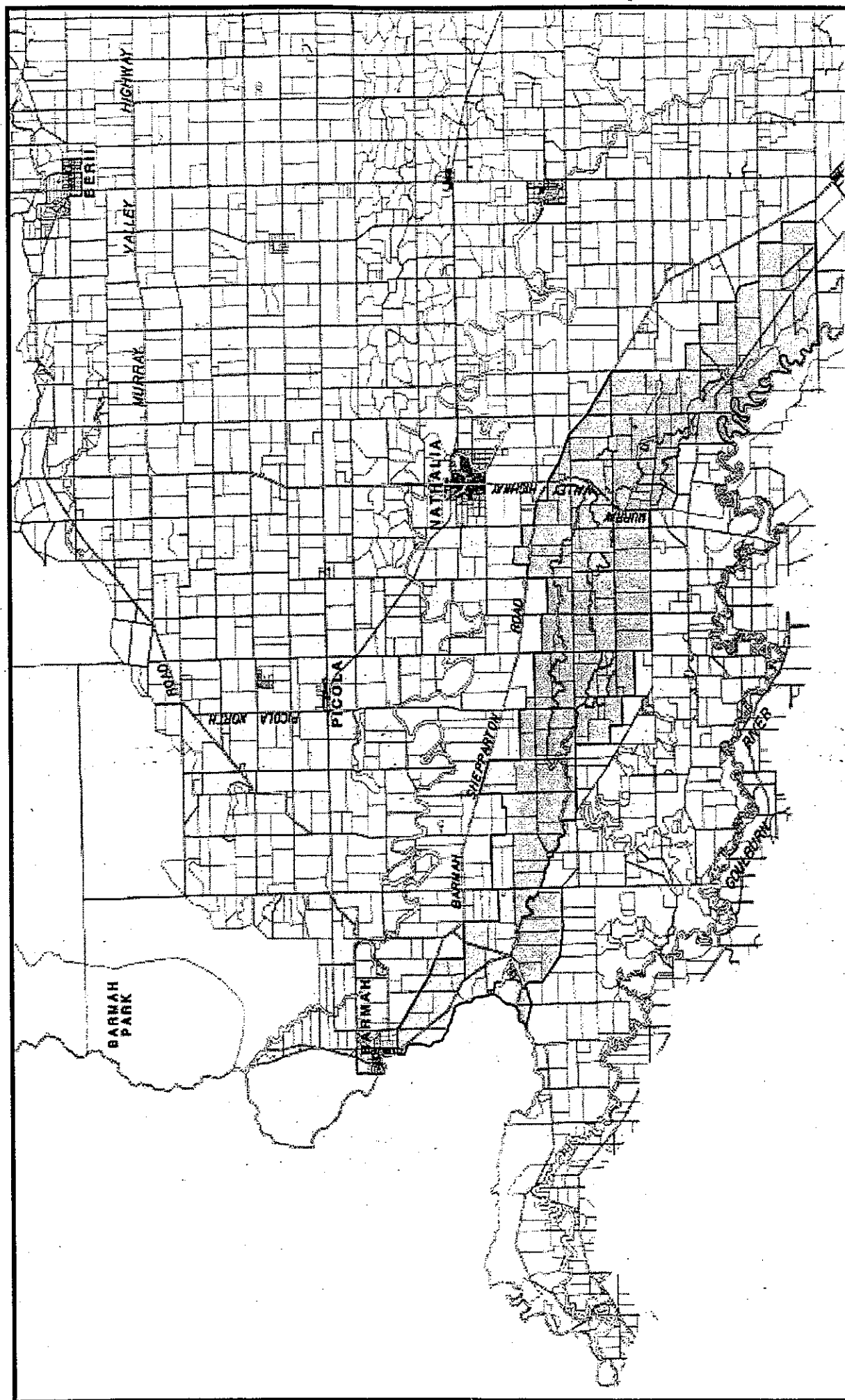
This area is subject to both high frequency and velocities of flooding. Widespread flooding would be experienced for flood events exceeding a 2.5 year ARI (Annual Recurrence Interval).

### **IMPLEMENTATION:**

This Interim Floodplain Management Plan is valid for 12 months from the date of adoption of the Moira Shire Council Planning Scheme and is to be replaced by an approved floodplain management plan within the 12 month period.

When making decisions about land use and development in the Precinct of Loch Gary, the achievement of the following Performance Outcomes will be sought.

# Loch Gary Precinct



Area of Control

PERFORMANCE OUTCOMES	MEASURE
1. Minimise Personal Risk	<ul style="list-style-type: none"> <li>• No new subdivision is permissible except to realign existing boundaries</li> <li>• Buildings which would house 20 or more people, except for short term recreational or agricultural purposes are <u>not</u> permissible</li> <li>• No new dwellings will be allowed</li> </ul>
2. Limit Property Damage	<ul style="list-style-type: none"> <li>• Non-habitable buildings greater than 200 square metres must be oriented to allow for the through passage of flood water</li> </ul>
3. Preserve Existing Flood Storage and Minimise Obstruction and Diversion of Flood Flows	<ul style="list-style-type: none"> <li>• Major earthworks, including levee banks and raised roads, which isolate floodplain areas, other than that required to protect the immediate surrounds of existing dwellings, are not permitted</li> <li>• A hydraulic assessment by an appropriate consultant, must be undertaken for earthworks which would raise ground level topography by more than 300 millimetres</li> <li>• Non-habitable buildings more than 200 square metres must be oriented to allow for the through passage of flood water</li> </ul>
Minimise Pollutants and Contaminants	<ul style="list-style-type: none"> <li>• An EPA approved Environmental Impact Statement is required for any development where liquid or solid wastes are generated or stored, and/or which process, store or transport liquid fuel or chemical products</li> <li>• Also refer to clause 15.02-2</li> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
5. Preserve Natural Habitats	<ul style="list-style-type: none"> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
6. Preserve Emergency Resource Capabilities	<ul style="list-style-type: none"> <li>• No new dwellings will be allowed</li> <li>• No new subdivision is permissible except to realign existing boundaries</li> <li>• Buildings which would house 20 or more people, except for short term recreational or agricultural purposes are <u>not</u> permissible</li> </ul>

## **INTERIM FLOODPLAIN MANAGEMENT PLAN**

### **AREA:**

#### **PRECINCT OF THE BROKEN CREEK CATCHMENT**

This Interim Floodplain Management Plan applies to the area of Floodway Overlay that directly adjoins the Broken Creek, upstream of Myers Lane, Barmah, as detailed on the Moira Planning Scheme Overlay Maps.

### **PURPOSE:**

To enable reasonable development of agricultural production industries whilst having regard for flood risk, flood damage, flood conveyance and storage, and environmental values of the floodplain.

### **BACKGROUND:**

During major floods, flooding is characterised by widespread overland flows with deeper flooding in drainage lines and depressions.

### **IMPLEMENTATION:**

This Interim Floodplain Management Plan is valid for 12 months from the date of adoption of the Moira Shire Council Planning Scheme and is to be replaced by an approved floodplain management plan within the 12 month period.

When making decisions about land use and development in the Precinct of Broken Creek Catchment, the achievement of the following Performance Outcomes will be sought.



PERFORMANCE OUTCOMES	MEASURE
1. Minimise Personal Risk	<ul style="list-style-type: none"> <li>• The creation of lots less than 40 hectares are <u>not</u> permissible</li> <li>• Buildings which would house 20 or more people, except for short term recreational or agricultural purposes are <u>not</u> permissible</li> <li>• A single dwelling entitlement <u>only</u> is admissible per allotment</li> </ul>
2. Limit Property Damage	<ul style="list-style-type: none"> <li>• Floor levels for new dwellings to be set 300 millimetres above the 1 in 100 year flood level</li> <li>• Non-habitable buildings greater than 200 square metres must be oriented to allow for the through passage of flood water</li> </ul>
3. Preserve Existing Flood Storage and Minimise Obstruction and Diversion of Flood Flows	<ul style="list-style-type: none"> <li>• Major earthworks, including levee banks and raised roads, which isolate floodplain areas, other than that required to protect the immediate surrounds of existing dwellings, are not permitted</li> <li>• A hydraulic assessment by an appropriate consultant, must be undertaken for earthworks, other than building pads which would raise ground level topography by more than 300 millimetres</li> <li>• Non-habitable buildings more than 200 square metres must be oriented to allow for the through passage of flood</li> </ul>
4. Minimise Pollutants and Contaminants	<ul style="list-style-type: none"> <li>• An EPA approved Environmental Impact Statement is required for any development where liquid or solid wastes are generated or stored, and/or which process, store or transport liquid fuel or chemical products</li> <li>• Also refer to clause 15.02-2</li> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
5. Preserve Natural Habitats	<ul style="list-style-type: none"> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
6. Preserve Emergency Resource Capabilities	<ul style="list-style-type: none"> <li>• A single dwelling entitlement <u>only</u> is admissible per allotment</li> <li>• The creation of lots less than 40 hectares are <u>not</u> permissible</li> <li>• Buildings which would house 20 or more people, except for short term recreational or agricultural purposes are <u>not</u> permissible</li> </ul>

# INTERIM FLOODPLAIN MANAGEMENT PLAN

**AREA:** PRECINCT OF KOONOOMOO.

This Interim Floodplain Management Plan applies to all areas denoted in the Moira Planning Scheme overlay maps as Floodway within the Koonomoo area defined on the attached plan.

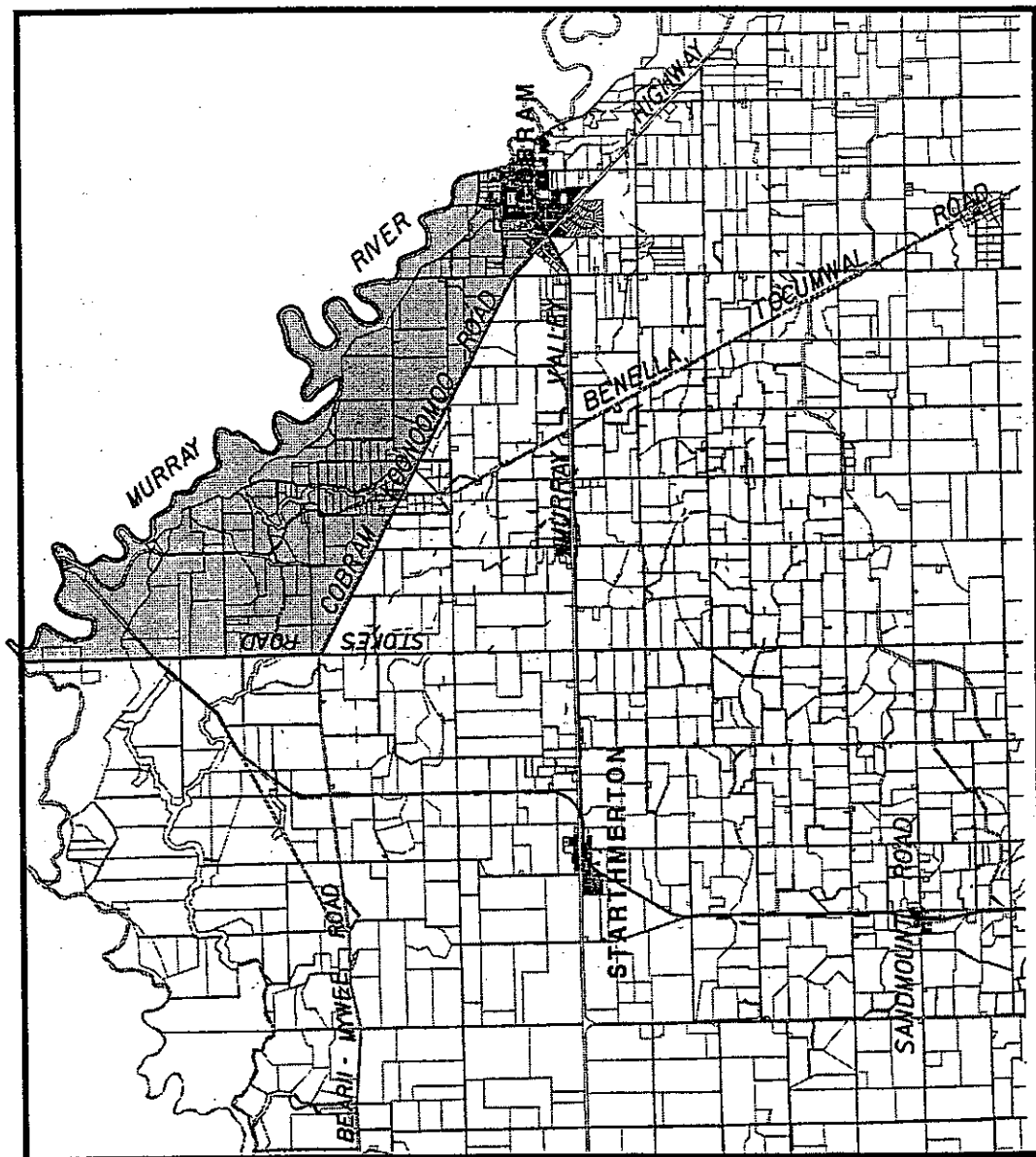
**PURPOSE:** To enable controlled development, minimising both personal and public risk whilst having regard for flood risk, flood damage, flood conveyance and storage, and environmental values of the floodplain.

**BACKGROUND:** This area is protected by existing rural levees which have a 1 in 10 year ARI level of protection. The area could be subject to flooding during events exceeding the 1 in 10 year flood. Significant flooding would be experienced in a 1 in 100 year ARI event.

**IMPLEMENTATION:** This Interim Floodplain Management Plan is valid for 12 months from the date of adoption of the Moira Shire Council Planning Scheme and is to be replaced by an approved floodplain management plan within the 12 month period.

When making decisions about land use and development in the Precinct of Koonoomoo, the achievement of the following Performance Outcomes will be sought.

PERFORMANCE OUTCOMES	MEASURE
1. Minimise Personal Risk	<ul style="list-style-type: none"> <li>• A single dwelling entitlement <u>only</u> is admissible per allotment</li> <li>• The creation of lots less than 40 hectares are <u>not</u> permissible</li> <li>• Buildings which would house 20 or more people, except for short term recreational or agricultural purposes are <u>not</u> permissible</li> </ul>
2. Limit Property Damage	<ul style="list-style-type: none"> <li>• The <i>Guidelines for Commercial and Industrial Development Buildings on Land Liable to Flooding</i> must be followed</li> <li>• Floor levels for new dwellings to be set 300 millimetres above the 1 in 100 year flood level</li> <li>• Non-habitable buildings greater than 200 square metres must be oriented to allow for the through passage of flood water</li> </ul>
3. Preserve Existing Flood Storage and Minimise Obstruction and Diversion of Flood Flows	<ul style="list-style-type: none"> <li>• Major earthworks, including levee banks and raised roads, which isolate floodplain areas, other than that required to protect the immediate surrounds of existing dwellings, are not permitted</li> <li>• Building pads are restricted, as near as practical to the building envelope</li> <li>• A hydraulic assessment by an appropriate consultant, must be undertaken for earthworks, other than building pads, which would raise ground level topography by more than 300 millimetres</li> <li>• Non-habitable buildings more than 200 square metres must be oriented to allow for the through passage of flood water</li> </ul>
4. Minimise Pollutants and Contaminants	<ul style="list-style-type: none"> <li>• An EPA approved Environmental Impact Statement is required for any development where liquid or solid wastes are generated or stored, and/or which process, store or transport liquid fuel or chemical products</li> <li>• Also refer to clause 15.02-2</li> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
5. Preserve Natural Habitats	<ul style="list-style-type: none"> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
6. Preserve Emergency Resource Capabilities	<ul style="list-style-type: none"> <li>• A single dwelling entitlement <u>only</u> is permitted per allotment</li> <li>• The creation of lots less than 40 hectares are <u>not</u> permissible</li> </ul> <p>Buildings which would house 20 or more people, except for short term recreational or agricultural purposes are <u>not</u> permissible</p>



Area of Control



## **INTERIM FLOODPLAIN MANAGEMENT PLAN**

### **AREA:**

#### **PRECINCT OF MURRAY**

This Interim Floodplain Management Plan applies to all areas denoted in the Moira Planning Scheme overlay maps as Floodway within the Murray River Floodplain area defined on the attached plan.

### **PURPOSE:**

To minimise public risk, and property damage, and to ensure consideration is given to flood conveyance and storage, and environmental values of the floodplain.

### **BACKGROUND:**

This area is subject to both high frequency and velocities of flooding.

### **IMPLEMENTATION:**

This Interim Floodplain Management Plan is valid for 12 months from the date of adoption of the Moira Shire Council Planning Scheme and is to be replaced by an approved floodplain management plan within the 12 month period.

When making decisions about land use and development in the Precinct of Murray, the achievement of the following Performance Outcomes will be sought.

This map illustrates the Barmah area, featuring the Murrumbidgee River and Barmah Park. Key locations and infrastructure include:

- Towns and Settlements:** Barmah, Natolia, Sturt, and Barmah Park.
- Roads:** Barmah Road, Natolia Road, Sturt Road, and various local roads.
- Landmarks:** Barmah Park, Murrumbidgee River, and various smaller parks and reserves.
- Grid System:** A coordinate grid is overlaid on the map, with letters A through Z along the top and numbers 1 through 10 along the right side.

## Area of Control

PERFORMANCE OUTCOMES	MEASURE
1. Minimise Personal Risk	<ul style="list-style-type: none"> <li>• The creation of lots less than 40 hectares are <u>not</u> permissible</li> <li>• Buildings which would house 10 or more people, except for short term recreational or agricultural purposes are not permissible</li> <li>• No new dwellings will be allowed</li> </ul>
2. Limit Property Damage	<ul style="list-style-type: none"> <li>• Non-habitable buildings greater than 200 square metres must be oriented to allow for the through passage of flood water</li> </ul>
3. Preserve Existing Flood Storage and Minimise Obstruction and Diversion of Flood Flows	<ul style="list-style-type: none"> <li>• Major earthworks, including levee banks and raised roads, which isolate floodplain areas, other than that required to protect the immediate surrounds of existing dwellings, are not permitted</li> <li>• A hydraulic assessment by an appropriate consultant, must be undertaken for earthworks which would raise ground level topography by more than 300 millimetres</li> <li>• Non-habitable buildings more than 200 square metres must be oriented to allow for the through passage of flood water</li> </ul>
4. Minimise Pollutants and Contaminants	<ul style="list-style-type: none"> <li>• An EPA approved Environmental Impact Statement is required for any development where liquid or solid wastes are generated or stored, and/or which process, store or transport liquid fuel or chemical products</li> <li>• Also refer to clause 15.02-2</li> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
5. Preserve Natural Habitats	<ul style="list-style-type: none"> <li>• Development must comply with clauses 33 and 35 of the State Environmental Protection Policy</li> </ul>
6. Preserve Emergency Resource Capabilities	<ul style="list-style-type: none"> <li>• No new dwellings will be allowed</li> <li>• The creation of lots less than 40 hectares are <u>not</u> permissible</li> <li>• Buildings which would house 10 or more people, except for short term recreational or agricultural purposes are <u>not</u> permissible</li> </ul>

