MURRINDINDI LOCAL FLOODPLAIN DEVELOPMENT PLAN
PRECINCT OF GOULBURN RIVER, MAY 2008

1.0 Application

This local floodplain development plan applies to the Goulburn River floodplains as shown on the attached plan, and which is within either the Floodway Overlay or Land Subject to Inundation Overlay of the Murrindindi Planning Scheme or any other area known to be subject to inundation by flooding. This local floodplain development plan has been prepared to provide a performance-based approach for decision making that reflects local issues and best practice, including flood risk assessment, in floodplain management.

2.0 Flood History

The Goulburn River has a long history of flooding, with major floods of this century recorded in 1916, 1917, 1921, 1934, and 1993. The 1916 flood is considered to be the largest flood experienced in the 20th century, with floods of this magnitude or greater exceeded on average every 100 years. Floods exceeding the magnitude of the 1974 flood will occur every 30-years or so.

3.0 Flood Information

The extent of flooding has been determined from flood mapping completed in 2000 by the Department of Natural Resources and Environment. The project made use of historic flood levels documented in past floods, aerial flood photography, and surface level information. FO and LSIO areas are based on the relative flood risk assessed for different parts of the floodplain, considering factors such as flood depth, velocity, natural storage, flood frequency and flood duration.

The Goulburn River floodplain downstream of Eildon is well defined and terraced, rising rapidly at the edges. Due to the confined nature of the floodplain along the Goulburn River, flooding can be fairly frequent with depths exceeding one metre in 100-year ARI type flood events.

The duration of flooding varies considerably with each flood. How fast floodwaters rise and fall depends on a number of factors, including the shape of the floodplain, and the magnitude and duration of the flood. Duration of major flooding is typically one to two days and longer in low-lying areas.

4.0 Flood Impacts

Flood impacts in the area are significant, resulting in road closures, loss of access for residents, disruption to schools, property isolation, risks to emergency personnel during sand bagging and evacuation operations and damage to buildings constructed below flood level. During major floods, there are also likely to be substantial rural and infrastructure flood damages. Flood impacts for FO areas are greater than LSIO areas, as the velocities, depths and frequency of flooding are generally greater.

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5.0 Development Requirements

An application to construct a building, construct or carry out works or subdivide land must be accompanied by four sets of plans and supporting documents that demonstrate the following relevant development requirements have been meet.

Where relevant, the supporting documents and plans (drawn to scale) must show the following:

- The boundaries and dimensions of the property.
- A regional locality plan showing the property whereabouts within the region, including roads, streams and other prominent land marks.
- The layout plan of the existing and proposed building, works or subdivision boundaries.
- Floor level of any existing and proposed buildings to Australian Height Datum.
- Natural ground levels of the proposed dwelling site to Australian Height Datum, taken by a licensed surveyor.
- Natural ground levels along access routes to flood free land (as indicated by the planning scheme flood overlays and zone) to Australian Height Datum, taken by a licensed surveyor. The access route includes access along any relevant government road to the property and then to the proposed dwelling location.

6.0 General Development Requirements for FO or LSIO

6.1 Dwellings

- new buildings must not obstruct natural flow paths or drainage lines.
- the construction of a dwelling, including a replacement dwelling, must not be located closer than 50 metres to an existing river levee, unless the purpose of the levee is to protect a dwelling, or the levee is less than 1 metre in height.
- the floor level of any dwelling, is set at least 300 mm above the 100-year ARI flood level or a higher level set by the responsible authority.

6.2 Dwelling Extensions

- where a dwelling extension (or multiple extensions) is greater than 20 m^2 and below the nominal flood protection level the owner must:
    - use water resistant materials up to the nominal flood protection level.
    - within the **FO** areas obtain approval from the responsible authority and the floodplain management authority.
- the construction of the ground floor area of any dwelling extension (single or multiple), which is more than 300 millimetres below the 100-year ARI flood level and greater than 20 m^2 to the existing dwelling at 6th May 1999, must be set at least to the nominal flood protection level as determined by the floodplain management authority or a higher level as determined by the responsible authority.
- the construction of the ground floor area of any dwelling extension (single or multiple) between the 100-year ARI flood level and 300 millimetres below the 100-year ARI flood level must not be more than 40 m^2 greater than the existing dwelling at 6th May 1999. Where a dwelling extension (or multiple extensions) is greater than 20 m^2 and below the nominal flood protection level the owner must:

- enter into an agreement with Council under Section 173 of the *Planning and Environment Act 1987,* stating that combined ground floor area of the constructed extension together with any future extensions, must not be lower than the highest existing ground floor level, and must not exceed 40 m^2. Extensions beyond 40 m^2 must be set at least to the nominal flood protection level.

- the construction of the ground floor area of any dwelling extension (single or multiple) between the 100-year ARI flood level and the nominal flood protection level, must not be more than 80 m^2 to the existing dwelling at 6th May 1999. Where a dwelling extension (or multiple extensions) is greater than 20 m^2 and below the nominal flood protection level the owner must:

    - enter into an agreement with Council under Section 173 of the *Planning and Environment Act 1987,* stating that combined ground floor area of the constructed extension together with any future extensions, must not be lower than the highest existing ground floor level, and must not exceed 80 m^2. Extensions beyond 80 m^2 must be set at least to the nominal flood protection level.

7.0 Particular Development Requirements for Residential, Industrial, Township and Business Zone areas

None specified.

8.0 Particular Development Requirements for FO or LSIO within rural areas

8.1 Dwellings

- the construction of a dwelling must be sited on land where the 100-year ARI flood depth is less than 0.5 metres above the natural surface level, and is less than 0.8 metres above the natural surface level along the defined access route to the dwelling site, unless a lot is greater than 80 hectares.

- the construction of any new dwelling, including a replacement dwelling must be sited on the highest available ground unless the applicant can demonstrate to the satisfaction of the responsible authority and floodplain management authority that an alternative site is more suitable.

8.2 Buildings (other than dwelling, Industrial, Shop, and Retail Buildings)

- the construction of any new non-habitable building must be sited on the highest available ground, unless the applicant can demonstrate to the satisfaction of the responsible authority and floodplain management authority that an alternative site is more suitable.

- any non-habitable building must be aligned so that its longitudinal axis is parallel to the predicted direction of flood flow.

8.3 Works

- any earthworks do not obstruct natural flow paths or drainage lines on land located within the overlay.

- any earthen landfill at the site of a new building or a building extension should be no more than 2 metres from the building footprint.

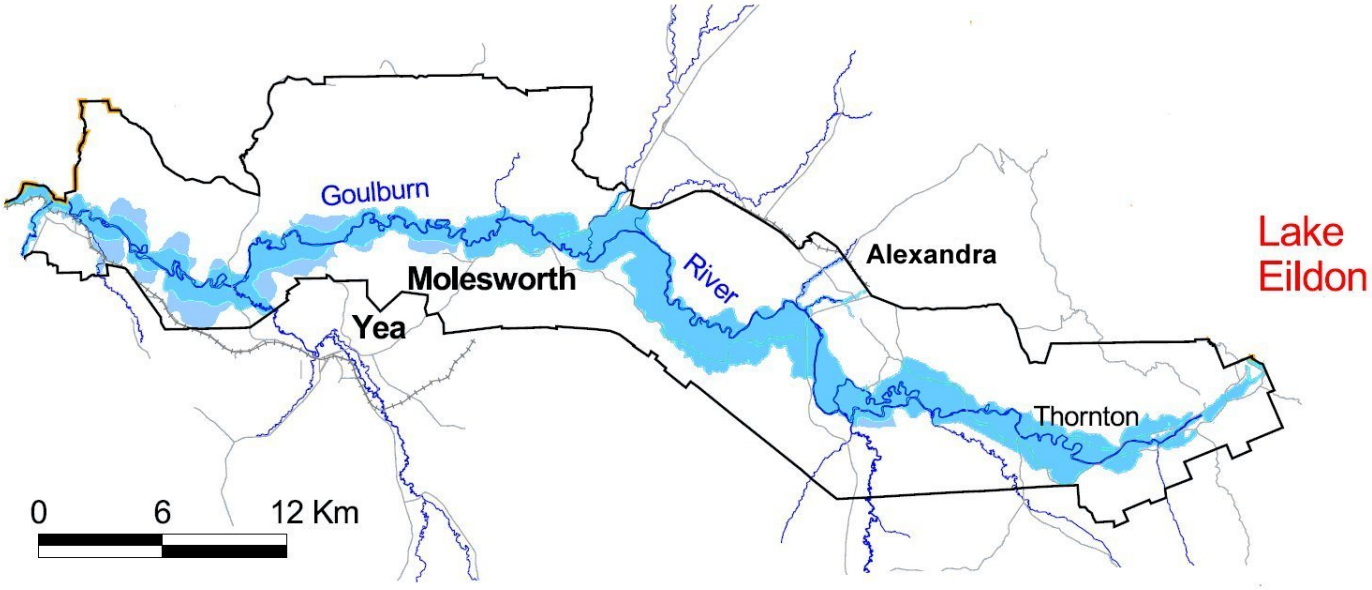
- any works that are designed to protect the immediate surrounds of existing habitable dwellings, where the floor level is below the 100-year ARI flood level, and do not enclose an area of more than 1,000 m^2 including the footprint area of works.

8.4 Subdivision

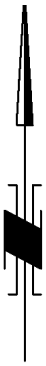
- any subdivision does not increase the number of lots, except for the purposes of a lot excision agreed to by the responsible authority and the floodplain management authority, or any subdivision located partly within FO or LSIO is structured so that:

  - new lot boundaries (other than existing and/or realignment of lot boundaries) are sited on land where the 100-year ARI flood depths are less than 0.5 metres; and
  - each lot is accessible via a defined access route where the 100-year ARI flood depths are less than 0.8 metres.

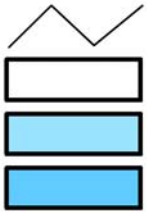
MURRINDINDI LOCAL FLOODPLAIN DEVELOPMENT PLAN



PRECINCT OF GOULBURN RIVER



LEGEND



Roads

Precinct Boundary

LSIO Region

FO Region

The above Murrindindi Local Floodplain Development Plan is an incorporated document at Clause 81 of the Murrindindi Planning Scheme which contains flood information and specific development requirements. This map showing FO & LSIO areas is indicative only and not to be used as a substitute over the planning scheme maps.