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C37**FLOODPLAIN MANAGEMENT**

This policy applies to all land affected by the Urban Floodway Zone (UFZ), Flood Overlay (FO) or Land Subject to Inundation Overlay (LSIO) in the Mansfield Shire.

Policy basis

The planning controls ensure that risks associated with the use and development of floodplain land are recognised and responded to appropriately via the planning permit application process.

The UFZ, 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 duration and warning time.

The UFZ and FO within the Mansfield Planning Scheme denote floodway land. Floodway is the component of the floodplain required to provide adequate flood conveyance and storage and should remain free from obstruction during major flood events. Furthermore, floodway land is generally the high hazard portion of the floodplain where deep and fast flowing floodwater can be expected. Placement of buildings on floodway land substantially increases risk to life and community wellbeing and should therefore be avoided.

In general, the UFZ in Mansfield Township applies to the area from Fords Creek at Withers Lane, located at the north of the township, and ending with the flow paths at the corner of Mansfield-Woods Point Road and Mt Buller Road. The UFZ serves to protect the natural values and function of the floodplain through prohibition of most forms of development – including residential, commercial and industrial.

The FO recognises existing use of floodway land that may already be developed. Further development can be considered provided strict criteria are applied to approvals for buildings and works to minimise flood risks.

The LSIO within the Mansfield Planning Scheme generally denotes land where flooding is likely to be relatively shallow and slow moving. The level of hazard in this part of the floodplain is relatively low. This land is often on the fringe of the floodplain and development is possible provided strict criteria is applied to building and works approvals to minimise flood risks.

The catchments of Lake Eildon, Lake Nillahcootie, Fords Creek, Doolam Creek, Glen Creek, Broken River, Delatite River, Goulburn River and Howqua River in the Mansfield Shire include areas of flood prone land where flooding has historically caused damage to the natural and built environment.

Parts of the Mansfield Township and Jamieson Township are known to have been most affected by past flooding events.

Floods are naturally occurring events and the inherent functions of the floodplains to convey and store floodwater should be recognised and preserved to minimise the long term flood risk to floodplain production, assets and communities. Natural flooding, long term productivity of flood prone land, river and wetland health are all closely linked. Inappropriate development on the floodplain can lead to the deterioration of environmental values and reduced agricultural production.

The impact of floods has the potential to increase due to land use and vegetation changes, such as:

- Urban expansion in the shire's towns which can potentially increase the speed and quantity of flood runoff while at the same time reducing natural flood storage and obstructing flood flows leading to an increase in the risk to life, health and safety of occupants of the floodplain.

- Raised earthworks (including, but not limited to roadworks, levees and farm channels) have reduced natural flood storage, obstructed and/or redirected flood flows, and increased flow velocities and levels.
- Clearing of land for rural and urban development.

Sound floodplain management in the municipality is the critical means by which the economic, social and environmental risks associated with floodplain use and development can be minimised.

Objectives

- To minimise flood risk and promote sustainable use and development of the floodplain.
- Require land use and development on the floodplain is compatible with flood risk.
- Require, where permitted, development in the floodplain:
 - Minimises flood damage;
 - Will not cause any significant rise in flood level or flow velocity; and
 - Will not cause any impact on adjacent property.
- To avoid the intensification of land use and development in the floodplains of watercourses.
- To recognise the natural flood carrying capacity of rivers, streams and wetlands and the flood storage function of floodplains.
- To protect surface and ground water quality, and preserve important wetlands and areas of environmental significance.
- To minimise risks associated with the overland flow of stormwater.

Policy

It is policy to:

- Implement the relevant provisions in the *Mansfield Shire Local Floodplain Development Plan*.
- Facilitate new buildings and works to occur on land outside the UFZ, FO and LSIO.
- Avoid any new buildings and works, including earthworks, vegetation clearance and land filling, in Urban Floodway Zone and Floodway Overlay areas along water courses in the shire.
- Avoid landfill in all areas subject to flooding other than for building envelopes in flood fringe areas. Flood fringe areas are usually within the Land Subject to Inundation Overlay towards the limit of inundation extent.
- Discourage the use of levees, except to protect existing dwellings where floor levels are known to be below flood level or to protect areas in accordance with an approved scheme.
- Avoid earthworks that obstruct natural flow paths or drainage lines, such as cut and fill.
- Encourage the retention of natural drainage corridors with indigenous vegetation buffer areas along waterways to maintain the natural drainage function, stream habitat and wildlife corridor and landscape values. This will minimise erosion of stream banks and verges during large floods, reduce polluted surface runoff from adjacent land uses, and maintain the natural drainage function, stream habitat, wildlife corridor and landscape values.

- Facilitate new buildings to be situated in such a way that their longitudinal axis is parallel to the predicted direction of the flood flow.
- Facilitate new buildings and extensions to be designed so that flooding will cause minimal damage to the structure and its contents, including raising floor levels, using water resistant materials and raising electrical fittings and wiring above the nominal flood protection level.
- Avoid large building extensions that will be below the nominal flood protection level.
- Replacement dwellings should be sited on the highest available land unless the applicant can demonstrate to the satisfaction of the Responsible Authority that an alternative site is more suitable.
- Discourage subdivision of parcels that could lead to intensification of development on flood prone land.
- Minimise the quantity and retard the flow of stormwater runoff from developed areas.
- Use water resistant materials that are designed for flood proofing and any possible flow velocity impacts.
- Review flood mapping to inform future planning scheme amendments, to the satisfaction of the Floodplain Management Authority, following significant regional floods, implementation of approved flood mitigations schemes, or completion of new flood studies.

Decision Guidelines

Before deciding on an application, the responsible authority must consider and assess any application against:

- The *Mansfield Shire Local Floodplain Development Plan*, June 2015; and
- The views of the Goulburn Broken Catchment Management Authority.

Reference Documents

Jamieson Flood Scoping Study (SKM 2003)

Mansfield Flood Study (EarthTech 2005 & 2006)

Mansfield 1% AEP Flood Mapping Project (GBCMA, 2014)

Guidelines for the Protection of Water Quality (NEPRC, 2001, as amended)

Urban Stormwater: Best Practice Environmental Management Guidelines (CSIRO, 1999)

Infrastructure Design Manual (IDM Board, 2013)