

## Flood Affected Areas - Information Sheet

Like many riverside locations, part of the district is subject to the risk of flooding. The Town seeks to ensure any development proposed within a flood affected area is compatible with the environmental capability of the floodplain, and that risks of flood and associated hazards and potential damage to property are minimised.

The following FAQs are provided to assist landowners and residents in understanding the risks and how they are managed by the land use planning system.

### Is my property in a flood affected area?

Mapping is available via the Department of Water and Environmental Regulation's (DWER) website: <https://www.water.wa.gov.au/maps-and-data/maps/flood-maps>

If a property is flood affected, it will be identified as either "Floodway" or "Flood-fringe".

*Note: The maps provided in the tool are intended to be used for general interest and as a land use planning guide. The maps should not be used by the public to make decisions during a flood emergency.*

### What Planning Policy applies to flood affected areas?

[Draft State Planning Policy 2.9 - Planning for Water Policy and Guidelines](#)

The purpose of draft SPP 2.9 and associated guidelines is intended to provide clarity around how water related provisions are implemented and to ensure appropriate management measures are introduced to achieve optimal water resource and development outcomes.

### If my land is flood-affected, can I subdivide it?

The WAPC determines all subdivision applications. In addition to the requirements of draft SPP 2.9, applications need to comply with the minimum and average site area requirements prescribed in State Planning Policy 7.3 – Residential Design Codes.

Floodway	Flood-fringe
<p>There is a general presumption against any subdivision activity that intensifies land use within a defined floodway.</p>	<p>Proposals can be supported so long as they maintain the free passage and temporary storage of floodwaters, enhance the natural ecosystem and hydrological functions of the river system and maintain and enhance public access to and along the rivers and its foreshores, including through the establishment of foreshore reserves.</p> <p>The applicant may need to submit a water management report demonstrating that all water matters within or impacting on the site, will be appropriately managed, including connection to wastewater and drainage systems and details of soil conditions and finished ground levels.</p>

## If my land is flood-affected, can I develop or redevelop it?

Floodway	Flood-fringe
<p>There is a presumption against the intensification of development within the floodway. Applications for land within the floodway will generally not be supported where it could constitute an obstruction to major river flood flows and increase flood levels upstream.</p> <p>Possible exceptions to the above include the provision of critical community facilities and/or the replacement of upgrading of existing structures.</p> <p>Existing structures can be replaced so long as the new structure has the same or lesser width of obstruction and can achieve acceptable vertical separation from the expected 1 per cent Annual Exceedance Probability (AEP) flood event, as prescribed by DWER.</p> <p>Within the floodway, development is required to:</p> <ul style="list-style-type: none"><li>• maintain the free passage and temporary storage of floodwaters;</li><li>• maintain and enhance the natural ecosystem and hydrological functions of the river system; and</li><li>• demonstrate detrimental impacts have been mitigated.</li></ul> <p>Development may need to be supported by modelling of the cumulative impact on upstream and downstream areas.</p>	<p>Proposals on land located in the flood fringe (or floodplain where no flood fringe is defined) may be acceptable subject to achieving a minimum habitable floor level of 0.5 metres above the expected 1 per cent AEP flood event, and appropriate emergency management controls.</p> <p>Similarly, consideration should be given to basement and under-croft areas, to ensure these areas are flood proofed (electrical/structural), and do not present a safety risk in the event of a flood.</p>

## Are there any restrictions relating to fencing?

Solid fencing can impact the overland flow of water in a flood event. Fences in flood affected areas should be un-obstructive, with post and rail fences preferred. For lots with an area equal to or greater than 2,000m<sup>2</sup>, fencing is to be no higher than 1.2m near a common boundary and be constructed of timber posts and strained wire, in accordance with the Town's *Fencing Local Law 2013*.

## What is the implication of the Swan River Trust Development Control Area?

Applications for development on land that is outside the Swan River Trust development control area but abutting land that is in the development control area, or which in the opinion of the Town are likely to affect waters in the development control area, will be referred to the Swan River Trust for comment and recommendation before being determined by the Town. The Town will also seek advice from DWER.

## Further Information

For site-specific flood advice contact [flood@dwer.wa.gov.au](mailto:flood@dwer.wa.gov.au). All other enquiries can be directed to the Town's Planning Services on 9377 8000.