

# Flood Prone Land

## 1. Objectives

The objectives of these controls are to:

- provide development standards on land that is identified or is likely to be liable to flooding
- reduce private and public losses resulting from flooding
- minimise the risk to life and property during periods of flooding.

## 2. Flood liable land

Local short-term flooding can occur in two locations in Temora town and in the village of Springdale. In the localities affected, water depths are typically insufficient to cause serious property damage, and flood waters disperse rapidly. Localities affected include

- in the vicinity of Kitchener Road, Trungley Hall Road and Barmedman Road
- in the vicinity of the Eastern Industrial area, Oval on Nixon Park
- in Springdale (village centre)

Historical evidence supports Council's position to the effect that the risk of serious flooding has never been such as to warrant an investment in a comprehensive flood study.

In urban areas, flood planning maps within the Temora LEP identify known areas of flooding. Development on land within these identified areas must address the likely impact of periodic inundation of floodwaters as part of any application.

In rural areas, flood prone areas are not mapped. Where a development is proposed in an area that may be affected by flooding in a severe rainfall event(s), Council may require additional survey information as part of its assessment process.

## 3. Development Guidelines

*Clause 6.6 of the Temora Local Environmental Plan 2010* states that the consent of Council is required for the erection of a building or the carrying out of work on land identified as flood liable land.

A development application must be submitted for the consideration of Council.

*Clause 6.6* specifies the matters that Council must take into account when considering such an application.

#### **4. Relevant Section C - Development Controls**

The following other parts of *Section C – Development Controls* relevant to Flood Prone Land includes:

- *Car Parking*
- *Commercial Development*
- *Contaminated Land*
- *Development Applications*
- *Development in the B6 Enterprise Corridor Zone*
- *Engineering Standards*
- *Industrial Development*
- *Large Lot Residential*
- *Multi Unit Housing*
- *Notification of Development Applications*
- *Sewage Management*
- *Subdivision*
- *Village Development*