

Policy Number:	LPP 011
Policy Type:	Local Planning Policy
Policy Name:	Development in Flood Risk Areas
Policy Owner:	Chief Executive Officer

Authority: Shire of Nannup Local Planning Scheme No.3

OBJECTIVES

To restrict the subdivision of land within flood risk areas.

To limit more intensive development within flood risk areas.

DEFINITIONS

Flood Risk Areas:

Relates to that land as identified by the Department of Water as being within the '1 in 25 Average Recurrence Interval (ARI) Floodplain' and the '1 in 100 ARI Floodplain' as set out in the *Blackwood River Flood Study* or other flood risk land as advised by the Department of Water.

POLICY

This policy applies to individual flood risk land within the district.

The local government will take a precautionary approach to flood risk.

The local government recognises there is a significant difference in allowing a house and an outbuilding (shed) on a historically created lot, which is completely in flood risk areas, compared to now creating additional new lots in the flood risk areas.

The local government does not support subdivision that will create further flood risk lots unless a suitable sized building envelope/suitable building area are located outside of the 1 in 100 ARI floodplain.

The local government seeks to ensure that new lots are both suitable and capable for the intended purpose.

The local government requires that applicants suitably demonstrate a site's suitability and capability for subdivision and associated development which includes addressing flood risk. This includes addressing matters set out in clause 6.2.1 of the Scheme.

The local government will have regard to the Scheme, relevant State Planning Policies, the *Blackwood River Flood Study*, information provided by the applicant and as appropriate advice from the Department of Water to determine applications.

Related Policies:	
Related Procedures/ Documents:	
Delegation Level:	CEO, Building Surveyor, Development Services Officer
Adopted:	OM 09 June 1994
Reviewed:	OM 25 January 2018