



TWEED SHIRE COUNCIL

Planning  
Service

# Tweed Valley Floodplain Risk Management Plan 2005

Part 2  
Planning Controls for High  
Flow Areas

September 2006

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**The Study is on the web at:**  
[www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au)



## **Part 2 of the Tweed Valley Floodplain Risk Management Plan 2005 – Planning Controls for High Flow Areas**

### **1. Objectives**

- Adopt development controls for high flow areas of the floodplain that are recommended by Part 2 of the Tweed Valley Floodplain Risk Management Study 2005, to minimise the cumulative impacts of developments that have the potential to restrict flood flows and adversely impact on the flooding of other properties.
- Identify appropriate implementation measures.

### **2. Planning Controls for High Flow Areas**

(a) The following development controls shall be applied to future development in mapped high flow areas of the floodplain:

- (i) 1(a) Rural and 1(b) Agricultural zoned land - Exclude all new residential development from the mapped high flow areas. Other development only permissible within high flows areas if the development will not change ground levels by more than 300mm (for local drainage purposes) or obstruct flood flows. Examples of permissible development include:
  - buildings with footprints less than 80m<sup>2</sup>, and separated from other structures by no less than 30m;
  - levees, bunds, or road formations no more than 300mm above natural ground level;
  - wire strand fencing.
- (ii) 2(a) Low Density Residential zoned land - Permit residential redevelopment within the mapped high flow areas provided total enclosure below design flood level is less than 50m<sup>2</sup>
- (iii) 3(c) & 3(d) Business (Commerce and Trade and Waterfront Enterprise) zoned land - Permit development in mapped high flow areas, subject to maximum 50% site coverage for buildings and other obstructions to flow on each lot. At least 50% of any cross section for each lot, transverse to the direction of flood flow, must be preserved clear of flow obstructions down to natural ground level. Fencing must be permeable to allow the passage of flood flows (minimum 90% void space), or be collapsible under flood flow (eg. timber palings).
- (iv) 4(a) Industrial zoned land - Exclude all development from Lot 4 DP 591604. Permit development in all remaining mapped high flow areas, subject to maximum fill height to ARI 20 year flood level, and maximum 50% site coverage for buildings and other obstructions to flow. At least 50% of any cross section for each lot, transverse to the direction of flood flow, must be preserved clear of flow obstructions above the ARI 20 year flood level. Fencing must be permeable to allow the passage

of flood flows (minimum 90% void space), or be collapsible under flood flow (eg. timber palings).

- (v) 5(a) Special Uses (School) zoned land - Permit development in mapped high flow areas, subject to maximum 50% site coverage for buildings and other obstructions to flow on each lot. At least 50% of any cross section for each lot, transverse to the direction of flood flow, must be preserved clear of flow obstructions down to natural ground level. Fencing must be permeable to allow the passage of flood flows (minimum 90% void space), or be collapsible under flood flow (eg. timber palings).

(b) Undertake, as a separate Part of the Tweed Valley Floodplain Risk Management Study, a review of the Murwillumbah Floodplain Management Plan.

(c) Include local provisions relating to the development of flood liable land, and specifically the objective of protecting the natural hydraulic properties of the floodplain from impacting development, in a future draft LEP amendment, prepared in accordance with the Standard Instrument (Local Environment Plans) Order 2006.

### **3. Implementation**

(a) The development controls should be implemented by an amendment to Development Control Plan No.5 Development of Flood Liable Land. Draft Version 2.4 of DCP5 incorporating these amendments will be publicly exhibited in accordance with Clause 18 of the Environmental Planning and Assessment Regulation 2000.

(b) A review of the Murwillumbah Floodplain Management Plan will be included in forward planning for the Tweed Valley Floodplain Risk Management Study.

(c) The preparation of a draft LEP amendment, in accordance with the Standard Instrument (Local Environment Plans) Order 2006, including local provisions relating to development of flood liable land, will be tasked to Council's Strategic Planning Unit.