



FLOODING

Flood controls are introduced into a planning scheme for your protection, the protection of your property and the protection of the environment.

These controls ensure that;

- You do not inadvertently build a dwelling where it will be damaged by floodwaters.
- Natural flow paths are maintained, which is important to facilitate the movement of floodwaters and the protection of areas not naturally subject to flooding.
- Waterways are not polluted by noxious uses being located where they may be flooded.



Supporting Documentation

The following information should accompany an application for use or development of land subject to flood controls.

- Application form
- Relevant fees
- Copy of Title
- Flood risk report or report explaining how the proposal is consistent with any local floodplain development plan
- Scaled and dimensioned plans showing:
 - Existing water courses and drainage lines
 - Location of proposed development
 - Details of floor levels, ground levels and flood levels
 - Any existing levees
 - Any details about previous flood events on the property

Referral of Applications

Applications for permits in areas subject to flood controls will be referred to the relevant Floodplain Management Authority, usually the North East Catchment Authority. Council must comply with this advice.

Is my application likely to be approved?

Council is only likely to grant a permit for activity in an area subject to flooding where:

- The proposal will not pose a threat to human safety.
- The proposal will not obstruct or divert flood waters.
- The proposal will not lead to pollution of the waterway.

Further information

For clarification or additional information please contact Planning @ Alpine

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