



Planning & Development Services

City of Albany Policy

DEVELOPMENT IN FLOOD PRONE AREAS

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Objective:

To ensure development adjacent to water bodies and land prone to flooding is appropriately located and positioned at an established finished floor level to reduce the potential for property damage.

Policy Statement

In areas subject to periodic inundation or flooding, all development shall be undertaken to:

- 1) prevent disruption to the natural drainage system or the modification of the flood levels that would be experienced within the drainage system;
- 2) limit the potential for damage to buildings caused by flooding and/or inundation by ensuring minimum height levels for the building and its immediate environs are achieved; and
- 3) maintain the natural ecological and drainage function of the area to store and convey stormwater and floodwater within the watercourse, drainage system or floodplain.
- 4) in the case of those areas affected by flood plains as identified on the attached map, development shall be located outside of these areas at the recommended finished floor levels specified below.

In the case of land adjacent to the following areas, all habitable buildings to be constructed with a minimum finished floor level height as designated below:

- 1) Princess Royal Harbour and Oyster Harbour – 3.02m AHD
- 2) Lake Seppings - 2.68m AHD;
- 3) Yakamia Creek - 0.5m above the designated flood level shown adjacent to the site in the Water and Rivers Commission/Aquaterra Floodplain Management, Yakamia Creek Flood Study (Plans 15264-3-1 to 15264-3-3) or any replacement study;
- 4) Willyung Creek - 0.5m above the designated flood level shown adjacent to the site in the Department of Water/GHD Willyung Creek Flood Study or any replacement study;
- 5) Lake Powell - 1.88m AHD;
- 6) Lake Manurup – 1.08m AHD;
- 7) Torbay Inlet – 2.28m AHD;
- 8) Wilson Inlet - 2.88m AHD; and
 - a) the subsoil adjacent to the proposed development to be effectively drained; and/or
 - b) the surface of the ground beneath the building to be regraded or filled and provided with adequate drainage outlets to prevent the accumulation of water beneath the building; and/or
 - c) the surface of the ground beneath the building to be covered with an approved damp-resistant material (moisture barrier).

