

### 10.5 Table 1: Framework for the Assessment of Proposals

Table Shading Key	
Colour Coding	Description
Clear	Permitted
	Conditionally Permitted
	Not Permitted

Additional Requirement Key	
Code	Requirement
R1	A registered Engineering Professional must be engaged by the developer to satisfactorily demonstrate and certify that: <ul style="list-style-type: none"> <li>▪ The activity / development will not materially increase flood hazards for other property owners or adversely affect flood behavior or the stability of river channels.</li> <li>▪ Any structure can withstand the forces and effects of flowing floodwaters, including scour of foundations, debris forces and buoyancy forces.</li> </ul>
R2	Floors above 1:100 year flood level. Basements (non-habitable purposes) to be flood-proofed to 1:50-year flood level.
R3	Floors above 1:50 year flood level.
R4	A registered Environmental Professional (Aquatic Ecologist) must be engaged by the developer to determine the ecological buffer (if not available) and to satisfactorily demonstrate and certify that: <ul style="list-style-type: none"> <li>• The activity / development will not negatively impact on the present condition of the watercourse or wetland OR</li> <li>• The activity or development will improve the condition of the watercourse or wetland from its present state</li> </ul>

**The land use / development / activity must be set back beyond the *greater* of the applicable floodplain zone / geomorphological or ecological buffer requirements**

Land use / Development / Activity		Requirements and Conditions							
		Floodplain Zone (Flood Recurrence Interval in Years)					Ecological Buffer (Width in meters)		
Category	Typical Examples	< 2	2–20	20–50	50-100	>100 (Note 1)	Explanatory Notes	Up to 75m (Note 2,3)	Explanatory Notes
Industrial Development	Light, General, High Risk								
	Extractive (Mining)		R1	R1	R1				
Business Development	General				R2				
	Commercial (CBD)								
	Service Stations								
Residential Development	Formal				R2				
	Informal								
Community & Public Facilities	Hospitals, Clinics, Nursing Homes, Old Age Home								

Land use / Development / Activity		Requirements and Conditions							
		Floodplain Zone (Flood Recurrence Interval in Years)					Ecological Buffer (Width in meters)		
Category	Typical Examples	< 2	2-20	20-50	50-100	>100 (Note 1)	Explanatory Notes	Up to 75m (Note 2,3)	Explanatory Notes
	Prisons, Military Bases, Police Stations, Fire Stations								
	Cemeteries								
	Educational Facilities								
	Public Halls, Places of Worship								
Utility / Infrastructure Services (incl. Private)	Stormwater Management Facilities	R1	R1					R4	
	Underground Sewers, Services						Manhole cover levels above 1:50 year flood level. Structure to be suitably protected and integrated into surrounds		
	On Site Sewage Treatment								
	Water & Wastewater Works, Pump Stations								
	Solid Waste Disposal Sites								
	Power Generation, Electrical Substations								
	Telecommunication Exchanges & Transmitters.								
Environment, Open Space & Recreation	Nature Reserves and Conservancies						All structures/earthworks to be subject to conditional approval		All structures/earthworks to be subject to conditional approval
	Sports Fields, Golf Courses, Picnic Areas		R1	R3			All club houses and similar structures to be above the 50 year floodline	R4	
	Public & Private Open Space						All structures/earthworks to be subject to conditional approval		All structures/earthworks to be subject to conditional approval
Agriculture	Cultivation, Free-range animal husbandry		R1	R1			Subject to Conservation of Agricultural Resources Act (CARA) Regulations		

Land use / Development / Activity		Requirements and Conditions							
		Floodplain Zone (Flood Recurrence Interval in Years)					Ecological Buffer (Width in meters)		
Category	Typical Examples	< 2	2-20	20-50	50-100	>100 (Note 1)	Explanatory Notes	Up to 75m (Note 2,3)	Explanatory Notes
	Agricultural Processing / Industry				R1,R2				
	Feedlots, Piggeries and Battery Farming			R1	R1		Subject to Conservation of Agricultural Resources Act (CARA) Regulations		
Resorts	Hotels, Holiday Resorts and Bungalows,				R2				
	Caravan and Camping Sites		R1	R3			All ablution facilities to be located above the 20 year floodline	R4	
Transport Systems	Roads and Railways elevated above NGL		R1	R1	R1				
	Modal Interchanges, Bus Depots, Railway Stations								
	Parking Areas			R1					
Bank Protection Works, Flow Diversion Structures, & Earthworks	Revetments, Training Walls, Levees	R1	R1	R1				R4	
	Dams, Weirs, Bridges	R1	R1	R1	R1	R1	Dam-break analysis to be performed where required in terms of National Water Act	R4	
	Filling				R1	R1	In exceptional circumstances <u>minor</u> "smoothing" of the 50 / 100 year floodline may be considered, provided equivalent compensatory stage storage volume is provided within the development precinct		

Note 1: The effects of the 100-year storm event on all developments and infrastructure, including adjacent and downstream properties, must be evaluated to comply with the above requirements.

Note 2: Watercourses: 10 to 40 m; Wetlands: up to 75 m

Note 3: Conditional approval may be granted for certain low impact social needs / activities, appropriate landscaping, indigenous planting, pathways