

## SHIRE OF MOORA LOCAL PLANNING SCHEME NO.4



# INFORMATION SHEET - DEVELOPMENT OF LAND IN THE MOORA TOWNSITE & SURROUNDING AREAS SUBJECT TO FLOODING

The development and/or use of any land in the Moora townsite and its immediate surrounds designated in the Shire of Moora Local Planning Scheme No.4 (LPS4) as being subject to flooding is not permitted without Council's development approval. As such a suitable development application must be prepared and submitted to the Shire for consideration and determination prior to the commencement of any proposed new works or land use/s.

All land within and surrounding the Moora townsite designated as being flood prone is identified and classified on the Scheme Maps of LPS4 as 'Special Control Area 1: Land Subject to Flooding'. To confirm if any given property is located in Special Control Area 1 please visit <https://www.dplh.wa.gov.au/moora> to download a copy the latest version of Scheme Map Nos.2 and 3 of LPS4 or contact the Shire directly via email ([shire@moora.wa.gov.au](mailto:shire@moora.wa.gov.au)) or phone (9651 0000).

The purpose of Special Control Area 1 is to:

- i) avoid inappropriate development or subdivision of land subject to flooding during an event of similar magnitude to the March 1999 event;
- ii) protect the free passage of floodwater in areas subject to flooding by avoiding inappropriate development;
- iii) ensure any proposed development has adequate flood protection; and
- iv) ensure any new development will not detrimentally impact, alter or modify the existing flooding regime as defined in the Moora Flood Management Study 2000 & 2008.

All applications for developmental approval in Special Control Area No.1 received by the Shire are required be referred to the Department of Water and Environmental Regulation for review and comment prior to final determination by Council. As such plans submitted in support of any development application must contain information regarding the land's existing ground levels and the finished floor level of any proposed new structures. This information is required in addition to that prescribed in the Shire's Development Application Checklist. Failure to provide sufficient plans and other supporting information may result in the application being returned or placed on hold.

When considering applications for developmental approval in Special Control Area No.1 Council is required to have due regard to the following matters:

- i) the recommendations of the Moora Flood Management Study 2000 & 2008;
- ii) the hazard category defined in the Moora Flood Management Study 2000 & 2008 (i.e. High Flood Hazard Area or Floodplain Area) and the appropriateness of the land use having regard for the nature of the proposed use, extent of public access and building location;
- iii) the size and location of buildings, structures, fill and use of external areas;
- iv) relationship to existing and nearby development;
- v) flood risk and need to maintain the existing flood regime;

- vi) any relevant local planning policy; and
- vii) any other matter considered relevant by the local government.

Council may refuse an application for any development and/or use of land within the High Flood Hazard Area and Floodplain Area as outlined on the Flood Zone Classifications map contained in Schedule 8 of LPS4 (see copy attached) where, in the opinion of the Department of Water and Environmental Regulation and Council, it has potential to detrimentally impact the existing flooding regime during an event similar in magnitude to the March 1999 event.

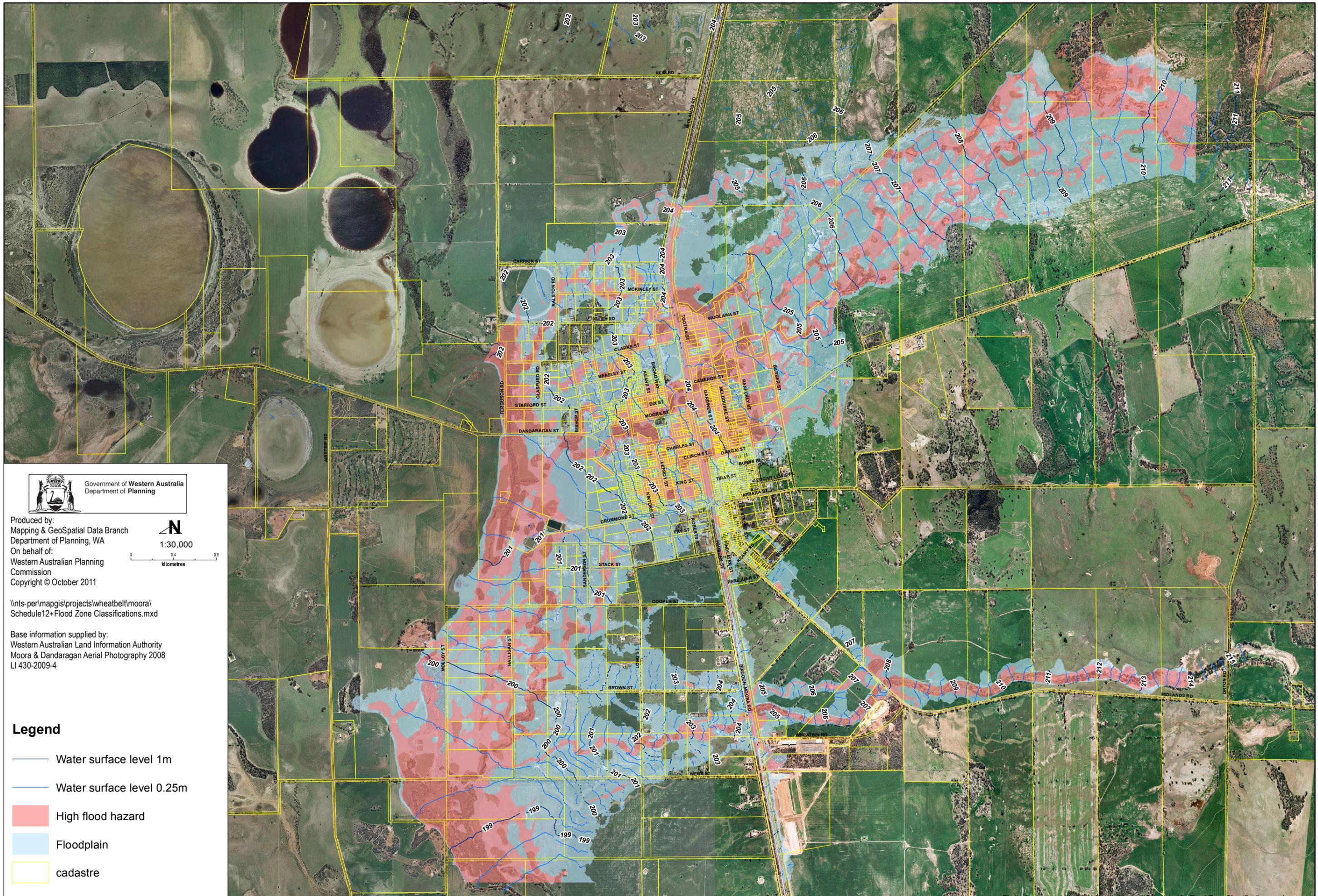
When granting approval to applications for developmental approval in Special Control Area 1 Council may impose conditions relating to:

- a) flood protection measures for new development;
- b) minimum finished floor levels;
- c) best practice agricultural and soil conservation methods to mitigate flood risk;
- d) limitations on fill, external storage, trade display, stockpiling of materials;
- e) limitations on the size and location of buildings and structures;
- f) siting / location of building/s, structure/s and/or development in the lowest hazard category designated in the Moora Flood Management Study 2000 & 2008;
- g) the preparation and registration of a suitable notification on the Certificate/s of Title for the land at the landowner's / applicant's cost to alert prospective purchasers of the land's location in the High Flood Hazard Area and/or Floodplain Area as defined in the Moora Flood Management Study 2000 & 2008; and
- h) any other conditions designed to reduce flood risk or as may be recommended by the Department of Water and Environmental Regulation.

When preparing plans for development in Special Control Area No.1 landowners should have due regard for the following guidance, standards and requirements:

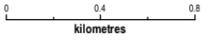
- i) Any proposal should seek to maximise the use of those areas available on a lot that are located outside the High Flood Hazard Area and/or Floodplain Area as outlined on the Flood Zone Classifications map contained in Schedule 8 of LPS4.
- ii) In those circumstances where a lot has no available area outside of or is traversed by both the High Flood Hazard area and Floodplain area as outlined on the Flood Zone Classifications map, the proposal should seek to maximise the use of the lowest flood hazard area on that lot.
- iii) Any building and/or structure on a lot in Special Control Area 1, inclusive of any new development located outside of the High Flood Hazard Area and/or Floodplain Area, shall have a finished floor level not less than 300mm above the March 1999 flood level as shown on the Flood Zone Classifications map.
- iv) Council does have discretion to consider and grant approval to a minimum finished floor level less than 300mm above the March 1999 flood level as shown on the Flood Zone Classifications map where it determines that:
  - a) Any proposed new building is a non-habitable structure comprising infill development in the 'Town Centre' zone with a minimum finished floor level of 150mm above the March 1999 flood level; or
  - b) The proposed development is a minor extension to an existing building or structure already approved and constructed; or
  - c) Any proposed new non-habitable building or structure is ancillary development to a dwelling on the same lot inclusive of a carport, garage, patio, pergola, gazebo, and outbuilding; and

- d) Council considers fill is impractical and/or will have a negative impact on an established streetscape.
- v) When granting development approval for a minimum finished floor level less than 300mm above the March 1999 flood level Council may impose conditions in respect of the following requirements:
- The installation of power points, electrical or data connection outlets a minimum of one (1) metre above the final finished floor level;
  - The installation of windows no lower than 500mm above the March 1999 flood level;
  - Connection to reticulated sewerage disposal infrastructure in lieu of the use of septic tanks and leach drains or alternative on-site treatment units;
  - The installation of chemical storage areas with a minimum finished floor level of 500mm above the March 1999 flood level; and/or
  - The installation of breather inlets to underground storage tanks no lower than 500mm above the March 1999 flood level.
- vi) On-site effluent disposal treatment or disposal will not be permitted on any land within the High Flood Hazard area and/or Floodplain area as outlined on the Flood Zone Classifications map unless the development cannot be connected to reticulated sewer and:
- a) it is a replacement of an approved on-site effluent treatment or disposal system; and/or
  - b) It has been approved in liaison with the Department of Health WA; or
  - c) The flooding, environmental and health risks are not detrimentally increased.
- vii) All new development on lots smaller than 2,000m<sup>2</sup> must be constructed using a high base foundation structure and not on earth pads unless otherwise approved by Council.
- viii) For any new development on lots equal to or greater than 2,000m<sup>2</sup> in area, an earth pad foundation may be permitted provided less than one quarter of the lot (i.e. 25% of its total area) is being filled.
- ix) All sand pads for all habitable buildings must be extended and compacted to an area at least two (2) metres beyond the overall building floor area. The fill must slope from the established sand pad height away from the habitable building at a gradient of approximately 1 in 6.
- x) All stormwater runoff must also retained on-site or directed into the Shire's local drainage system.
- xi) The installation of new solid boundary or internal fencing for any existing developments will be discouraged and not approved for any new developments.




 Government of Western Australia  
 Department of Planning

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 Mapping & GeoSpatial Data Branch  
 Department of Planning, WA  
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 Western Australian Planning  
 Commission  
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Base information supplied by:  
 Western Australian Land Information Authority  
 Moora & Dandaragan Aerial Photography 2008  
 LI 430-2009-4

- Legend**
-  Water surface level 1m
  -  Water surface level 0.25m
  -  High flood hazard
  -  Floodplain
  -  cadastre

**Schedule 12 - Flood Zone Classifications map**

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