



Shire of
Nannup
rest • connect • grow

Guide to Flood Prone Areas

IMPORTANT LINKS

[Local Planning Scheme No. 4](#)

[Local Planning Policy 8 - Development in Flood Prone Land](#)

[Western Australia Floodplain Mapping](#)

[DFES Flood Overview](#)

FLOOD PRONE AREA DEFINITION

"Flood Prone Areas" relates to that land as identified by the Department of Water and Environmental Regulation (DWER) as being within the '1 in 25 (4%) Annual Exceedance Probability (AEP) Floodplain' and the '1 in 100 (1%) Annual Exceedance Probability (AEP) Floodplain' as set out in the Blackwood River Flood Study or other flood prone land as advised by DWER.

SPECIAL CONTROL AREA 3 - SCA3

As per the provisions of the Local Planning Scheme No 4. (Table 11 – Special Control Areas in Scheme Area.), the following objectives apply:

A) To assist in the protection of life, property and community infrastructure from flood hazard.

B) - To assist the natural flood carrying capacity of floodplains by ensuring any use or development maintains the free passage and temporary storage of floodwaters.

C) - To protect water quality and waterways as natural resources with State Planning Policy No. 2 - Environment and Natural Resources Policy.

DEVELOPMENT

The Shire of Nannup shall not grant development approval to any development on land, or portion(s) thereof, which is shown on the Scheme map as being flood prone land, unless it has made an assessment of:

A) the effect on the natural flood carrying capacity of floodplains and ensuring the proposal maintains the free passage and temporary storage of floodwaters so as not to impact surrounding development;

B) How flood risk will be managed to ensure risk to health and safety of people and future development provides an acceptable level of flood protection that meets the objectives of the SCA3;

C) the potential impact on water quality and outline any measures required to maintain and protect water quality and waterways as natural resources.



The local government may require supporting evidence to be undertaken at the proponents cost.

BUILDING IN FLOOD PRONE AREAS

The Shire of Nannup will consult with the Department of Water and environmental Regulation (DWER) as required and have due regard to the advice and recommendations on any application for Development Approval in flood prone land.

All types of developments within a flood prone area require Development Approval .

The finished floor level of any habitable building in a flood prone area will need to be no less than 500 millimeters above the 1% Annual Exceedance Probability (AEP) flood level.

In areas where deep sewer is not available, the base of a septic tank/leach drain system is to be a minimum of 300 millimeters above the 1% AEP flood level. It must also be fitted with appropriate devices to prevent back flow of sewerage or ground water. If an approved alternative treatment unit is installed instead of a conventional septic tank/leach drain on-site sewerage disposal system, this requirement may be removed.

Where the proposed development is for residential purposes an engineering certification is to be submitted. This certification is to ensure that the dwelling has been designed taking into account the potential forces of flood waters.

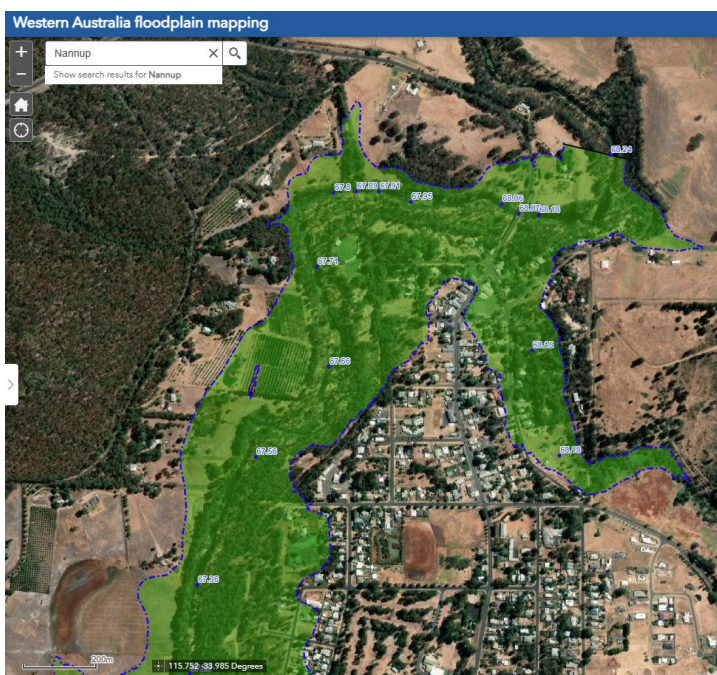
For developments of a residential purpose, a licensed survey shall be submitted confirming the floor level height of the building compared to the identified flood level for the portion of the subject land. This survey is to be done and submitted to the Shire upon completion of the sand pad or stumping network of the proposed building. No further work can be done on the project until the Shire has signed off on this survey.

SUBDIVISION

Where land identified as being flood prone land is proposed to be subdivided, the local government shall recommend to the Western Australian Planning Commission (WAPC) that memorials be placed on newly created titles to ensure prospective purchasers are aware that the land may be prone to flooding.

The local government will only recommend to the WAPC that it approve the creation of additional lots where:

- i) Lots are both suitable and capable for the intended purpose;
- ii) there is a suitable sized building envelope/building area located on each lot with manageable flood risk appropriate for development;
- iii) subdivision wont impact the flooding regime of the surrounding area;
- iv) safe evacuation in a flood emergency is possible;
- v) Lots will be appropriately serviced.



MAPPING

If you are not sure whether or not your property is affected by flooding visit [The Department of Water and Environmental Regulations](#) website, put your property address in and see if you are effected or not.

Alternatively, you can contact DWER and enquire if you have any further enquiries.

HISTORIC INFORMATION

Visit the Shire of Nannup website for mapping of the 25 and 100 year Floodplain Mapping via the link below.



Blackwood River Flood Study » Shire of Nannup

The Shire of Nannup acknowledges the Wardandi and Bibbulmun people as the native title holders o...

wa.gov.au