

FIGURE 3  
100 YEAR ARI HAZARD MAP

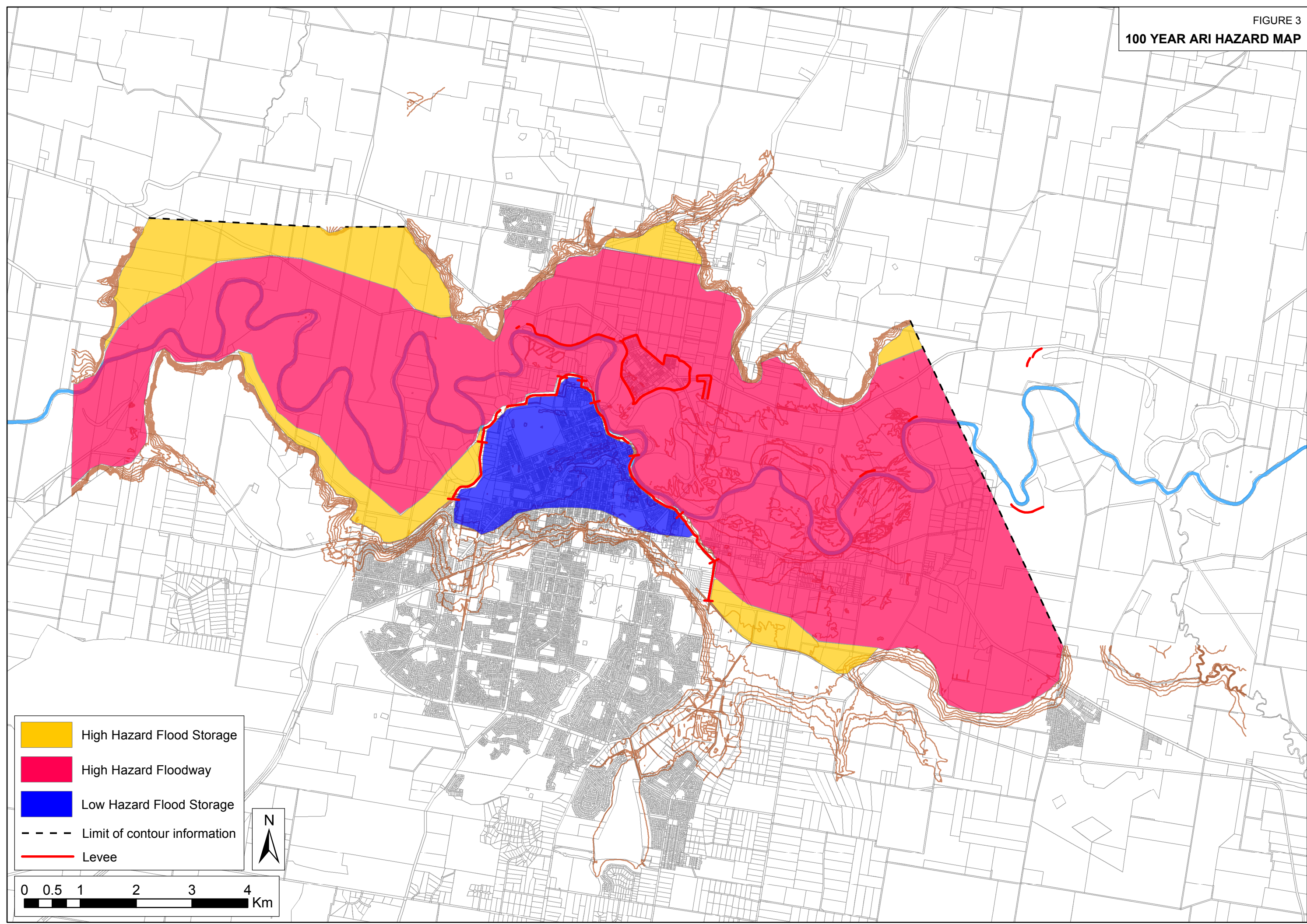




FIGURE 4  
PMF HAZARD MAP

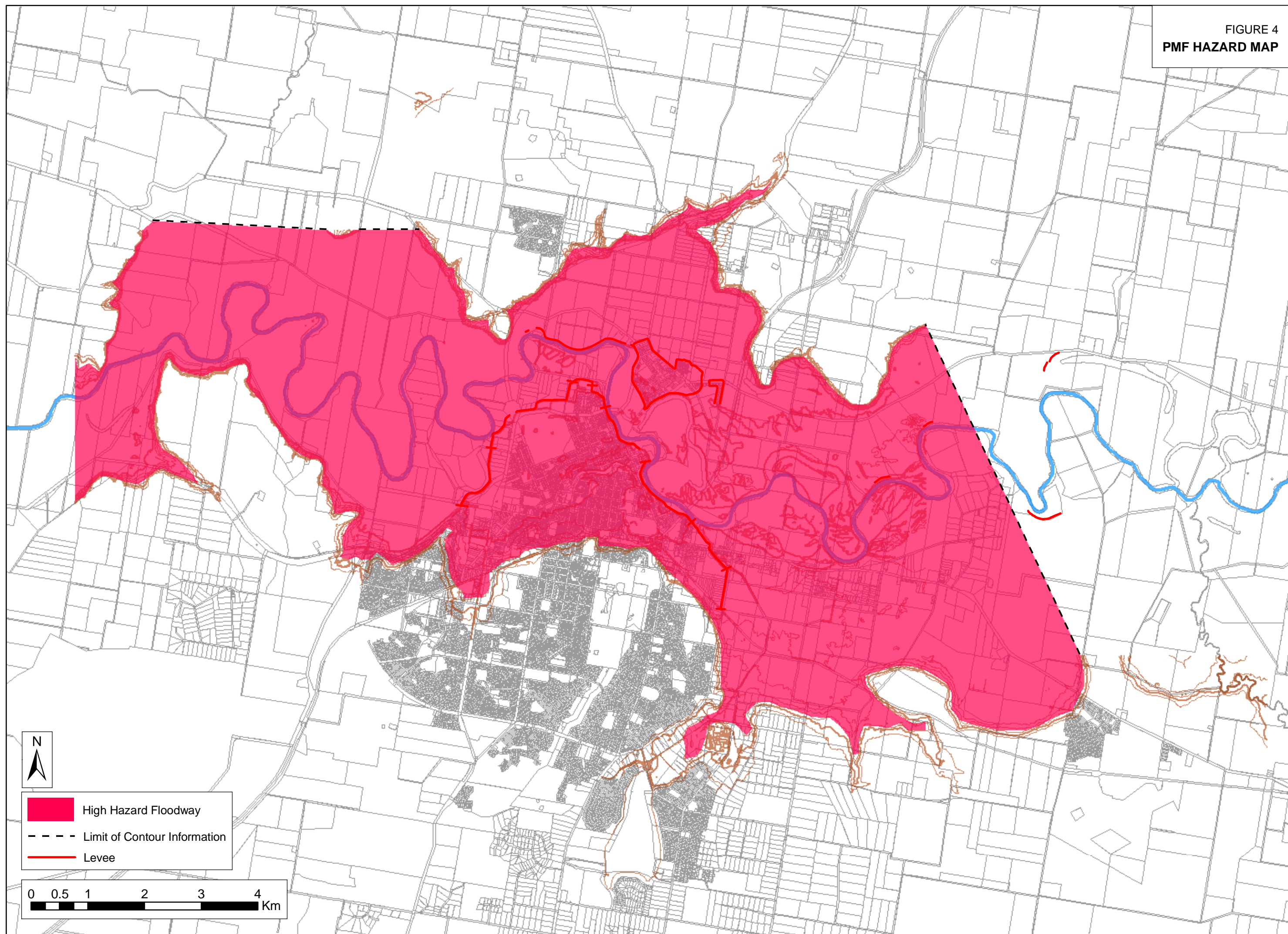




Table A1: Flood Policy Matrix

Planning Consideration	Flood Risk Precincts (FRPs)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	Central Wagga Protected by Levee (Low Flood Risk)							Central Wagga (Outside of Levee) (High Flood Risk)					North Wagga Inside Levee (High Flood Risk)					Gumly/Oura/ Collingullie (High Flood Risk)					Rural Floodplain (High Flood Risk)				Rural Floodplain (Low Flood Risk)					Eastern Industrial Area (Medium Flood Risk)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Appropriate Development	1	1						1	3-5							1	4, 5	6						1	16-18					1	3-5						1	3-5						1	3-5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														</



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Unsuitable Land Use

Appropriate Development

- 1 Existing essential community services and critical utilities to be moved to land above the PMF flood level where possible.
- 2 Extensions, garages and sheds to be allowed where it can be demonstrated they will not significantly impede the flow of floodwaters.
- 3 Habitable developments only on lots greater than 80ha where it can be demonstrated they will not significantly impede the flow of flood waters (< 80ha if viable).
- 4 Housing for aged or disabled persons not permitted.
- 5 No new dwellings to be built - replacement of existing dwellings only, however if dwelling is in “high hazard” area the dwelling must be relocated to a location where the overall flood risk is less, that is of lower hazard and/or better access, if available on the property.
- 6 Suitable low impact commercial development (See current North Wagga DCP).

Floor Level

- 7 All new habitable developments to have floor levels greater than the 100y ARI flood level (plus freeboard).
- 8 All new developments (replacements of old dwellings) or extensions, including habitable rooms, in excess of 50 m² to have habitable floor levels greater than the 100y ARI flood level (plus freeboard)
- 9 Additions to existing dwelling should be limited to < 50 m² (See current Local DCP for example).
- 10 All new developments to have floor levels greater than the 20y ARI flood level plus freeboard..
- 11 At ground level (plus 225 mm minimum floor height above the ground).
- 12 Floor levels greater than the PMF level (plus freeboard).
- 13 Developments to consider local drainage and ponding of stormwater within the levee.
- 14 Encourage house raising or flood proofing for existing residential developments below the 100y ARI flood level.
- 15 Farming shedding can be constructed at ground level.
- 16 Garages and sheds to be located on highest practical section of property.
- 17 New developments to be consistent with flood hazard and evacuation needs.
- 18 Storage of all chemicals and materials above the 100y ARI flood level plus freeboard.
- Note: Reference to freeboard refers to an increased height of 0.5 metres.

Structural Soundness

- 19 Engineers report to certify that any new structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100y ARI (excluding sheds <20 m²).
- 20 Engineers report to certify that any new structure can withstand the forces of floodwater, debris and buoyancy up to and including the PMF.
- 21 Fencing to be constructed in a way, and of materials which permit flood waters to equalise on either side.
- 22 Development must be advised of the potential for and consequences of levee failure.

Flood Affection

- 23 Development must be advised of the potential for and consequences of levee failure.
- 24 Engineers report required that the development will not increase flood affection elsewhere.

Evacuation

- 25 Advise that SES has an evacuation plan.
- 26 Site to be evacuated in accordance with the SES Flood Plan.
- 27 Encourage the development of a Flood Plan by owner including evacuation of employees and storage of material above 100y ARI flood level plus freeboard.
- 28 Flood evacuation access should not to be worse than for the old dwelling being replaced.
- 29 Habitable developments to be sited on property to provide best possible evacuation access where access conditions allow.

Management and Design

- 30 A flood free area should be encouraged for all new developments.
- 31 Applicant for new non habitable developments to demonstrate that area is available to store goods above the 100y ARI flood level (plus freeboard).
- 32 No external storage of materials below the 20y ARI flood level which may cause pollution or be potentially hazardous during any flood.
- 33 Parts of building below the 100y flood level (plus freeboard) to be constructed from flood compatible materials.