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Precis: Flood Prone-Branxton

Responsible Officer: Policy Coordinator

Document:

TITLE: Determination of Building Construction on Flood Prone Lands
- Branxton
AUTHORITY: Council
DATE OF ADOPTION/AMENDMENT: 22 October 1975
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POLICY NO: B30.10
POSITION RESPONSIBLE:
RELEVANT LEGISLATION:
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OBJECTIVE

To establish conditions for building on the Branxton flood plain.

POLICY

1. Council establish a system of reference marks at East Branxton which indicate the high flood level of the February 1955 flood, from recognised sources.
2. Council adopt as policy for buildings in the Branxton flood plain area:
 - a) No residential buildings be permitted on ground over 3 metres below the February 1955 high flood level; and that any residence permitted in an area flooded by the February 1955 flood must have the floors of all living rooms above the February 1955 high flood level.
 - b) Buildings such as workshops and rural sheds may be permitted in flood areas provided damage

occasioned by water flows is not likely.

- c) Commercial buildings may be permitted in flood areas up to 1.5 metres below the 1955 high flood level.
3. The high level mark be determined as at the top of the house foundation piers at No.1 William Street, East Branxton, and reference marks be determined from that mark (RL33 873 AHD).