



## (TPG1) TOWN PLANNING GUIDELINE MINIMUM FLOOR LEVEL FOR NEW BUILDINGS FITZROY CROSSING AND CAMBALLIN

### 1. GUIDELINE OBJECTIVE

To minimise the potential for flood damage to new buildings within Fitzroy Crossing and Camballin.

### 2. GUIDELINE STATEMENT

This guideline applies to all new buildings within Fitzroy Crossing and Camballin.

### 3. GUIDELINE DEFINITIONS

**AHD** – The Australian Height Datum (AHD) is the official national vertical datum for Australia and refers to Australian Height Datum 1971 (AHD71; Australian mainland) and Australian Height Datum (Tasmania) 1983 (AHD-TAS83).

**AEP** – Annual Exceedance Probability (measured as a percentage) is a term used to describe how likely a flood is to occur in a given year.

**Habitable Building** means any structure or portion thereof used or designed for human habitation/occupancy.

**Non-Habitable Building** means any structure or portion thereof not used or designed for human habitation/occupancy.

### 4. FINISHED FLOOR LEVEL (FFL) FOR NEW HABITABLE BUILDINGS ABOVE JANUARY 2023 FLOOD LEVELS. (noting Camballin as an exception)

4.1 The finished floor level for all habitable buildings shall be a minimum of 1 metre above the 1 in 100 AEP for Fitzroy Crossing and Camballin - Flood levels shown in the following table for January 2023 event:

Location	Jan 23 flood level (m) AHD	Height (m) of Jan 23 flood above 1 in 100 AEP	1 in 100 AEP	Draft FFL
Loambun / Parukupan	110.6	0.5	110.2	111.2
Fitzroy Lodge	111.0	0.65	110.35	111.35
Fitzroy Crossing town	111.7	0.95	110.75	111.75
Yurabi Road	111.7	0.6	111.1	112.1
Emmanuel Way	111.3	0.9	110.4	111.4
Skuthorpe Road (Crossing Inn)	111.8	0.9	110.9	111.9
Junjuwa	112.0	1.05	110.95	111.95
Burawa	112.1	1.0	111.1	112.1
Darlyngunaya	112.3	1.05	111.25	112.3
West of Crossing	112.0	0.9	111.1	112.1
Bungardi	112.5	1.1	111.4	112.5
Camballin	46.6	1.9	44.7	45.7



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## **5. FINISHED FLOOR LEVEL FOR NEW NON-HABITABLE BUILDINGS AND EXISTING APPROVED HABITABLE AND NON-HABITABLE BUILDINGS**

5.1 The local government has discretion to consider a minimum finished floor level less than 1 metre above the 1 in 100 AEP as per attached mapping from Department of Water Environment and Regulation under the following circumstances:

- a) The proposed development is a minor extension to an existing building or structure already approved and constructed; or
- b) The 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; or
- c) The local government considers fill is impractical and/or will have a negative impact on an established streetscape.

## **6. REFERRALS TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION**

6.1 It is strongly recommended all landowners/applicants undertake pre-consultation with the Department of Water and Environmental Regulation to determine and confirm the final finished floor levels required to mitigate any future potential flood risk and prepare and submit plans in support of their development applications that reflect the advice and recommendations received from the Department. A copy of advice received from the Department should accompany the development application submitted to the local government as this may save considerable time processing the application.

6.2 Where a landowner/applicant does not undertake pre-consultation with the Department of Water and Environmental Regulation or provide evidence of pre-consultation, the local government will refer the application to the Department for review and comment.

6.3 The local government will have due regard to the advice and recommendations received from the Department when determining development applications.



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Guideline Details			
<b>Original Adoption Date:</b>	25 May 2023, (Item 14.1, Res. 60/23)	<b>Review Frequency (Annual/Bi-ennial):</b>	Bi-ennial
		<b>Next Review Due:</b>	April 2025
<b>Guideline Implementing Officer or Team:</b>	Manager Development Services	<b>Guideline Reviewer:</b>	Manager Development Services
<b>Legislative Head of Power (Act, Regulation, or Local Law):</b>	Local Government Act 1995		
<b>Related Documents (other Policies, Operational Procedures, Delegations, etc.):</b>	Department of Water and Environmental Regulation – Fitzroy Crossing Flood Management Strategy – Flood Level Maps January 2023		
Version Control Council Meeting Review Details:			
<b>Review #:</b>	<b>Council Meeting Date:</b>	<b>Item/Resolution#:</b>	
1.	29 June 2023	Item 14.1 Res. 73/23	
2.	13 October 2023	Director Strategic Business used AUTHO33 (Acting Through) and Delegation 1.1.34 Minor Amendments to Policies and Delegations to change reference of “policy” to “guideline”. Synergy Record No. N20591	