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TITLE:	Natural Watercourses within Subdivisions
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OBJECTIVE

Dedication of natural watercourses within subdivisions.

POLICY

Purpose

To ensure that the dedication and preservation of all major watercourses as drainage reserves occurs within development areas.

Statement

Subject to Council approval, all major watercourses within new subdivisions will be

dedicated to Council as Drainage Reserves.

1. Dedication will be required at the subdivision stage and will occur with the registration of the Surveyor's transparency.
2. Dedication of major watercourses will occur within urban areas generally 2(a) and 2(b) village zones, and rural residential areas generally 1(c) zoned.
3. The area of required dedication shall be determined by the extent of inundation in the 100 year Annual Recurrence Interval Flood Event or the defined banks of creeks, whichever is the greater.
4. The extent of inundation shall be determined at the Subdivision Application stage by a catchment analysis carried out in accordance with Council's Engineering Requirements for Developments. Such analysis shall accompany each Subdivision Application affected by major watercourses.
5. Major watercourses shall be defined as those watercourses and natural flowpaths that have a flood velocity of 1 m/sec and/or a flood discharge of 1 cubic metre per second for the 100 year Average Recurrence Interval Flood.
6. In areas of generally level topography, a building floor height restriction shall be applied to land adjacent to major watercourses which incorporates a 500 mm freeboard above the 100 year Average Recurrence Interval Flood profile.
7. In all cases, a merits based approach to flood investigation, design and building floor heights shall be applied to the requirements of the dedication of major natural watercourses and to this policy.