

**THIS IS NOT AN OFFICIAL GAZETTED COPY
GAZETTED COPIES CAN BE OBTAINED FROM STATE LAW
PUBLISHER
GAZETTAL DATE: TUESDAY 11 APRIL 2006, SPECIAL GAZETTE NO.67**

WESTERN AUSTRALIAN PLANNING COMMISSION

STATE PLANNING POLICY No. 3.4

NATURAL HAZARDS AND DISASTERS

APRIL 2006

**PREPARED UNDER SECTION 26 OF THE PLANNING AND
DEVELOPMENT ACT 2005 BY THE WESTERN AUSTRALIAN
PLANNING COMMISSION AND ISSUED WITH THE APPROVAL OF
THE MINISTER FOR PLANNING AND INFRASTRUCTURE AND HIS
EXCELLENCY THE GOVERNOR**

NATURAL HAZARDS AND DISASTERS**STATE PLANNING POLICY****1. CITATION**

This is a State Planning Policy made under Section 26 of the *Planning and Development Act 2005*. It applies to the planning and development of land that may be affected by natural disasters and hazards. This policy may be cited as State Planning Policy 3.4 Natural Hazards and Disasters.

2. BACKGROUND AND PURPOSE

Natural disasters in the form of rapid on-set events (as opposed to those that occur over longer periods, such as salinity or acid sulfate soils) are a common feature in Australia generally, and in Western Australia specifically.

In June 2001, the Council of Australian Governme

This policy has been prepared under Section 26 of the *Planning and Development Act 2005* and local governments must have regard to this policy in the preparation or amendment of town planning schemes, strategies and policies, and when providing comment and advice that deal with applications that may be affected by natural hazards. The **purpose** of this Policy is to encourage local governments to adopt a systematic approach to the consideration of natural hazards and disasters

Floodplain development strategies generally delineate a floodway that is the part of the floodplain where floodwaters are flowing fast and deep. Development proposed within a floodway that is considered obstructive to major flooding is not acceptable as upstream flood levels may increase.

The 100-year average recurrence interval flood should be used as the defined flood event. The floodplain of a defined flood event should be used as the area over which controls on land use and development need to recognise the impacts of flooding. All habitable, commercial and industrial buildings should have their floor levels above the level of the defined flood event.

Flash floods, by definition, are high intensity but short duration storm events. In areas that may be susceptible to flash flooding, additional drainage infrastructure may be required to deal with these extreme events.

The Department of Water is the state government's lead agency in floodplain mapping and floodplain management strategies.

Severe storms and cyclones

Requirements for structures to be able to withstand cyclonic winds and rain are contained within the Building Code of Australia. This policy confirms those requirements, and incorporates them by reference.

Storm surge

Where storm surge studies have been undertaken and show that inundation may occur, new permanent buildings should be constructed to take account of the effects of storm surge (including wind and wave set-up).

Implementation of the policy primarily will be through the preparation of regional and local strategic plans, statutory planning schemes and management plans, as well as through the day-to-day process of decision-making on zoning, subdivision, strata subdivision and development applications, and the