

## 5. GENERAL MANAGEMENT PRACTICE

### 5.1 *Preamble*

*The North Coast Regional Environmental Plan (1988), North Coast Urban Planning Strategy, Council's LEP (1988), the NSW Floodplain Development Manual and other planning instruments actively discourage further development of flood-prone land.* / *Not true*

*The management practices and controls contained in this management plan have been developed in accordance with the principles contained in the above documents.*

The plan is structured into two levels of management practice. The first level, "General Management Practice", applies throughout the whole study area unless such practice is modified in specific identified localities by "Local Area Practices".

The general structure below is intended to be applied throughout the whole study area.

The bulk of the sub-divided land in the floodplain has been developed. Flood hazard, defined in accordance with the NSW Government "Floodplain Development Manual", (~~varies between "Low" and "High Flood Hazard"~~) *is predominantly "High Hazard - Flood Storage" and "High Hazard - Flood Fringe" with some "Low Hazard - Flood Storage"*.

*Flood hazard and extents are based on the best topographical information available at the time of preparation of the management plan. Actual conditions at any site should be determined with reference to the Marshalls Creek Floodplain Management Plan Report and surveyed ground levels at the site.*

Removal of existing development from the floodplain is not seen as practicable nor socially acceptable.

The large structural works investigated in preparation of this Plan do not create major reductions in flood levels nor do they reduce flood hazard. This result is a function of the low lying nature of the Marshalls Creek floodplain and its proximity to the ocean.

The Plan does not incorporate structural flood mitigation works, as these were found to provide minor benefits for existing development. However, any of the structural works may be undertaken at some time in the future, if it can be proved that such works are required in order to protect a large number of houses from flooding, there is a major change in the flood regime of the catchment, the works can be carried out with minimal impact to the environment, and the cost-effectiveness of the works is acceptable to the community.

The Floodplain Management Plan allows for continued occupation of the floodplain with improvements to public information and flood warning procedures to ensure the community is aware of the flood risks and can act appropriately.