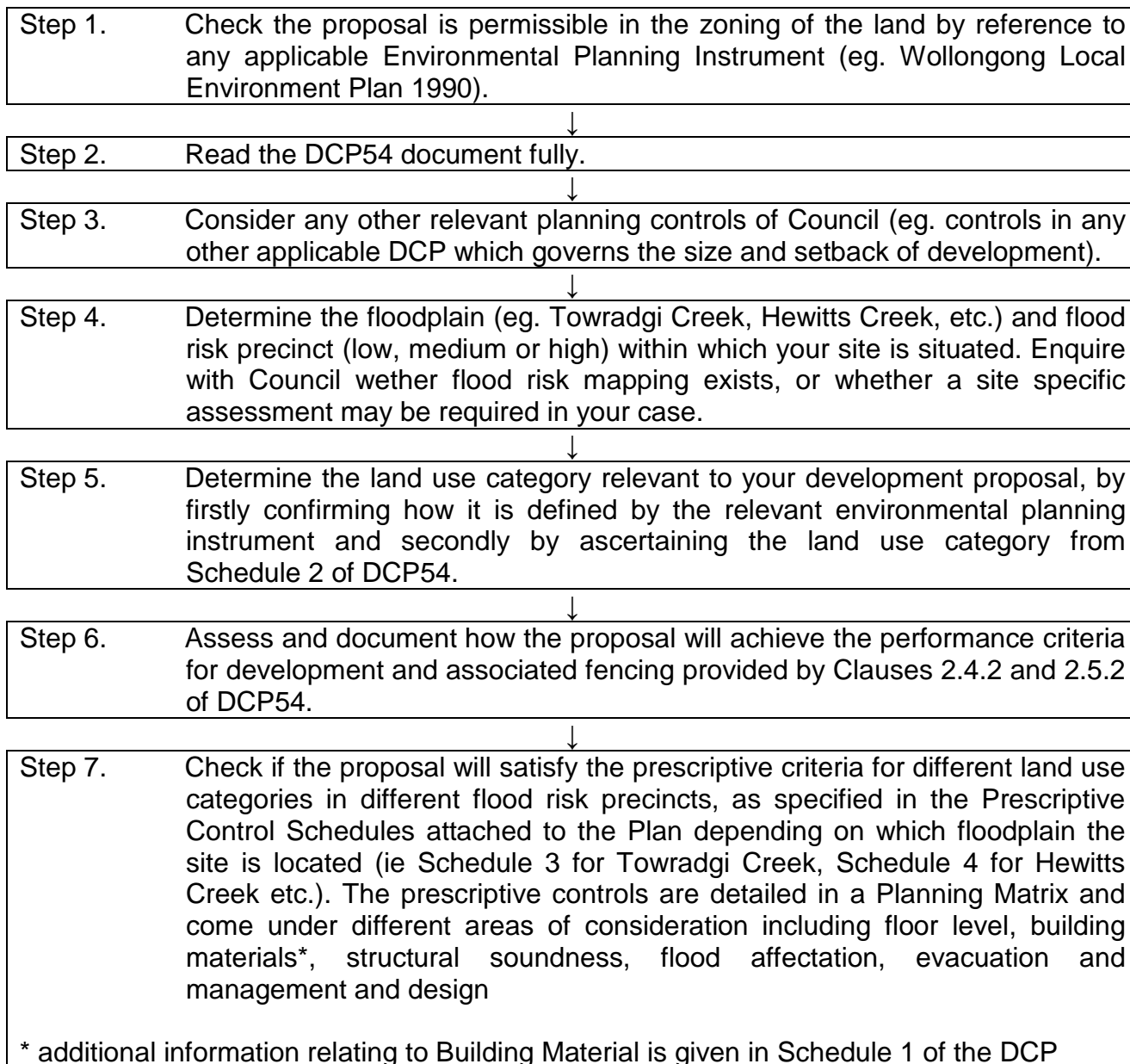


## How to use DCP54

The following is a summary of the major steps that should be addressed;



# How to use the Planning Matrix (Step 7)

1. Identify the type of flood risk that applies to the property (refer to Step 4)

2. Identify the type of the proposed development

3. These are the development controls to be considered

4. These are the specific development controls that will apply under 'Floor Level'. Similarly numbers and conditions apply for the other sub headings including building components etc.

**Example Creek Floodplain**

Planning Consideration	Flood Risk Precincts (FRP)																					
	Low Flood Risk						Medium Flood Risk						High Flood Risk									
	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	
Floor Level		5							2,3,4													
Building Components		2																				
Structural Soundness		3							2	2	2	2	2	2	2							
Flood Affection		2							1	2	2	2	2	2	2							
Evacuation		2,4	*	3,4	4				*	3,4	3,4	3,4	3,4	3	3							
Management & Design		1,2,3	1						1	2,3,5	2,3,5	2,3,5	2,3,5	2,3,5	2,3,5							

  Not Relevant    
   Unsuitable Land Use    
 \* Refer to 'Management & Design' planning consideration for subdivision

**Note:** Filling of the site, where acceptable to Council, may change the FRP considered to determine the controls applied in the circumstances of individual applications.

**Floor Level**

1	All Floor Levels to be equal to or greater than the 5 year ARI flood level plus freeboard unless justified by site specific assessment
2	Floor levels of open car parking areas to be equal to or greater than the 20 year ARI flood plus freeboard. This may be achieved with an suspended floor which allows the continued passage of flood waters or filling if justified by a site specific assessm
3	Habitable floor levels to be equal to or greater than the 100 year ARI flood plus freeboard
4	Below ground swimming pools should be free from inundation from storms up to the 5 year ARI. Where required, the private open space of a dwelling should be a useable outdoor recreation area which, during storm events equal to less than the 5 year ARI, is
5	All Floor Levels to be equal to or greater than the PMF flood plus freeboard
6	Floor levels to be as close to the design floor level (the level nominated above that would apply if not "concessional development") as practical & no lower than the existing floor level when undertaking alterations or additions

## Application of the Flood Planning Controls

### Example 1 - Dwelling extensions in a Medium Flood Risk Precinct

- Single existing dwelling house
- *Medium Flood Risk* Precinct
- Extensions less than 30 square metres or 10% of existing floorspace
- Land use category (ie Step 5) – *Concessional Development*

Planning Consideration	Flood Risk Precincts (FRP's)																		
	Low Flood Risk					Medium Flood Risk					High Flood Risk								
	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial Recreation & Non-Urban	Concessional Development	
Floor Level		5							2,3,4	2,3	1	6						1	2,6
Building Components		2							1	1	1	1						1	1
Structural Soundness		3							2	2	2	2						1	1
Flood Affection		2							1	2	2	2						1	1
Evacuation		2,4	*	3,4	4			*	3,4	3,4	1	3						1	3
Management & Design		1,2,3	1					1	2,3,5	2,3,5	2,3,5	2,3,5						2,3,5	2,3,5

This column specifies prescriptive controls for this example

The Prescriptive Controls relevant to this example proposal, detailed from the numbers in the highlighted column above, translate to;

- Floor level at 1% flood level (plus freeboard) if practical but no lower than existing
- Flood compatible materials below 1% flood level (plus freeboard)
- Evacuation to above the Probable Maximum Flood (PMF) reliably available from site
- Structurally sound during floods
- No unacceptable impact on others

## Example 2: Rebuilding an existing dwelling in a High Flood Risk Precinct

- Single existing dwelling house
- High Flood Risk Precinct
- Existing dwelling to be demolished and new dwelling constructed
- Land use category (ie Step 5) – *Concessional Development*

Planning Consideration	Flood Risk Precincts (FRP's)																						
	Low Flood Risk						Medium Flood Risk						High Flood Risk										
	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development		
Floor Level		5							2,3,4	2,3	1		6								1	2,6	
Building Components		2							1	1	1		1									1	1
Structural Soundness		3							2	2	2		2									1	1
Flood Affection		2							1	2	2	2	2									1	1
Evacuation		2,4	*	3,4	4				*	3,4	3,4	1	3									1	3
Management & Design		1,2,3	1						1	2,3,5	2,3,5	2,3,5	2,3,5									2,3,5	2,3,5

This column specifies prescriptive controls for this example

The Prescriptive Controls relevant to this example proposal, detailed from the numbers in the highlighted column above, translate to;

- Dwelling floor level at 1% flood level (plus freeboard) if practical – expected as rebuilding
- Flood compatible materials below 1% flood level (plus freeboard)
- Engineers Certification to confirm structurally soundness during floods
- No unacceptable impact on others
- Evacuation strategy required & reliable access to above the probable maximum flood (PMF) available from site.

**Example 3: Construction of new residential flat building in a High Flood Risk Precinct**

- Single existing dwelling
- Property fully in *High Flood Risk* Precinct
- Existing dwelling to be demolished and new residential flat building to be constructed
- Land use category (ie Step 5) – *Residential*

Planning Consideration	Flood Risk Precincts (FRP's)																					
	Low Flood Risk						Medium Flood Risk						High Flood Risk									
	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	
Floor Level		5								2,3,4	2,3	1	6								1	2,6
Building Components		2								1	1	1	1								1	1
Structural Soundness		3								2	2	2	2								1	1
Flood Affectation		2							1	2	2	2	2								1	1
Evacuation		2,4	*	3,4	4				*	3,4	3,4	1	3								1	3
Management & Design		1,2,3	1						1	2,3,5	2,3,5	2,3,5	2,3,5								2,3,5	2,3,5

This column specifies prescriptive controls for this example

The Prescriptive Controls relevant to this example proposal, detailed from the numbers in the highlighted column above, translate to;

- Filling proven to be unacceptable
- Undesirable land use in High Flood Risk Precinct
- Therefore proposal not supported

### Example 4: Construction of new Residential Flat Building in a part Medium part High Flood Risk Precinct

- Single existing small dwelling
- Majority of site in a *Medium Flood Risk* Precinct with small part of site in a *High Flood Risk* Precinct
- Existing dwelling to be demolished and new residential flat building to be constructed
- Car parking proposed to be provided on part fill & part suspended slab in High FRP . All dwellings to be in Medium FRP or above 1% flood level (plus freeboard) where above parking in High FRP.
- Land use category (ie Step 5) – *Residential*

Planning Consideration	Flood Risk Precincts (FRP's)																			
	Low Flood Risk					Medium Flood Risk					High Flood Risk									
	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Commercial & Industrial	Recreation & Non-Urban	Concessional Development
Floor Level		5								2,3,4	2,3	1	6						1	2,6
Building Components		2								1	1	1	1						1	1
Structural Soundness		3								2	2	2	2						1	1
Flood Affection		2							1	2	2	2	2						1	1
Evacuation		2,4	*	3,4	4				*	3,4	3,4	1	3						1	3
Management & Design		1,2,3	1						1	2,3,5	2,3,5	2,3,5	2,3,5						2,3,5	2,3,5

This column specifies prescriptive controls for this example

The Prescriptive Controls relevant to this example proposal, detailed from the numbers in the highlighted column above, translate to;

- Flood study & engineers report & planning assessment demonstrates filling/suspended slab in High FRP is acceptable.
- All dwellings & enclosed car parking above 1% flood level (plus freeboard)
- Evacuation refuge above PMF (probable maximum flood) available in building
- Premises to be flood proofed/flood compatible materials below 1% flood level (plus freeboard)
- Structurally sound during floods
- No unacceptable impact on others