

PRESCRIPTIVE CONTROLS – MULLET & BROOKS CREEK

		Flood Risk Precincts (FRP's)																									
		Low Flood Risk						Medium Flood Risk						High Flood Risk (& Interim Riverine Corridor)													
Planning Consideration		Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Tourist Related Development	Recreation & Non-Urban	Concessional Development		
	Floor Level		3										2,6 or 7	2 or 5	2	1	2,4 or 6									1	2,4 or 6
Building Components		2										1	1	1	1	1										1	1
Structural Soundness		3	2	2	3	3						2	2	3	2	2										1	1
Flood Affection		2	2		2	2					1	1 or 2	1	1	1	2										1	1
Evacuation		2, 4	5	3, 4	4	3, 4					5	3,4	1,4	3,4	1	1 or 3										1	1 or 3
Management & Design		4, 5	1								1		2,3 or 5	2,3 or 5	2,3 or 5	2,3 or 5										2,3 or 5	2,3 or 5
	Not Relevant	Unsuitable Land Use																									

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.
- Terms in italics are defined in the glossary of this plan and Schedule 2 specifies development types included in each land use category. These development types are generally as defined within Environmental Planning Instruments applying to the local government area.
- Freeboard** equals an additional height of 500mm.

Floor Level

- All Floor Levels to be equal to or greater than the 20 year *flood level* plus *freeboard* unless justified by site specific assessment.
- Habitable floor* levels to be equal to or greater than the 100 year *flood level* plus *freeboard*.
- All Floor Levels to be equal to or greater than the *PMF flood level* plus *freeboard*.
- Floor levels to be as close to the *design floor level* as practical & no lower than the existing floor level when undertaking alterations or additions.
- Floor levels of shops to be as close to the *design floor level* as practical. Where below the *design floor level*, more than 30% of the floor area to be above the *design floor level* or premises to be flood proofed below the *design floor level*.
- Garage floor level to be no lower than 300mm above finished adjacent ground.
- Garage floor level to be no lower than the 100 year flood level minus 300mm or 300mm above finished adjacent ground (whichever is the greater).

Building Components & Method

1. All structures to have *flood compatible building components* below or at the 100 year *flood level plus freeboard*.
2. All structures to have *flood compatible building components* below or at the *PMF level plus freeboard*.

Structural Soundness

1. Engineers report to certify that any structure can withstand the forces of floodwater, debris & buoyancy up to & including a 100 year *flood plus freeboard*.
2. Applicant to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to & including a 100 year *flood plus freeboard, PMF plus freeboard* if required to satisfy evacuation criteria (see below).
3. Applicant to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to & including a *PMF flood plus freeboard*.

Flood Affection

1. Engineers report required to certify that the development will not increase *flood* affection elsewhere, includes medium & high density residential proposals.
2. The impact of the development on flooding elsewhere to be considered, includes low density residential.

Note: When assessing *flood* affection the following must be considered:

1. Loss of storage in the *floodplain*.
2. Changes in *flood* levels & velocities caused by alteration of conveyance of *flood* waters.

Evacuation

1. *Reliable access* for pedestrians required during a 100 year *flood*.
2. *Reliable access* for pedestrians and vehicles required during a *PMF flood*.
3. *Reliable access* for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest *habitable floor level* to an area of refuge above the *PMF level*, or a minimum of 20sqm of the dwelling to be above the *PMF level*.
4. The development is to be consistent with any relevant *flood evacuation strategy* or similar plan.
5. Applicant to demonstrate that evacuation of potential development as a consequence of a subdivision proposal can be undertaken in accord with this Plan.

Management and Design

1. Applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accord with this Plan.
2. *Site Emergency Response Flood plan* required (except for single dwelling-houses) where floor levels are below the *design floor level*.
3. Applicant to demonstrate that area is available to store goods above the 100 year *flood level plus freeboard*.
4. Applicant to demonstrate that area is available to store goods above the *PMF level plus freeboard*.
5. No external storage of materials below the *design floor level* which may cause pollution or be potentially hazardous during any *flood*.