

LAKE ILLAWARRA FLOODPLAIN DCP MATRIX

Planning Consideration	Flood Risk Precincts (FRP's)																									
	Low Flood Risk						Medium Flood Risk						High Flood Risk (and Interim Riverine Corridor)													
	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	2or5	2	1	2,4,6								1	2,4,6	
Building Components		2		2		2						2	1	2	1	1									1	1
Structural Soundness		3		3		3						3	2	3	2	2									1	1
Flood Affection		2,3			2,3	2,3						2,3	2,3	2,3	2,3	2,3									1,3	1,3
Evacuation		2,4		3,4	4	3,4						3,4	1,4	3,4	1	1									1	1
Management & Design		4,5											2,3,5	2,3,5	2,3,5	2,3,5									2,3,5	2,3,5
	Not Relevant		Unsuitable Land Use					Concessional development to use the 100 Year including Medium Level Sea Level Rise, all other development to use 100 Year including High Level Sea Level Rise.																		
Floor Level																										
1	All Floor Levels to be equal to or greater than the 20 year ARI flood plus 0.5m (freeboard) unless justified by site specific assessment.																									
2	Habitable floor levels to be equal to or greater than the 100 year ARI flood plus 0.5m (freeboard).																									
3	All Floor Levels to be equal to or greater than the PMF.																									
4	Floor levels to be as close to design floor level as practical & no lower than existing floor level (alterations or additions only).																									
5	Floor levels of shops to be as close to the design floor level as practical (i.e. 100 Year ARI + 0.5m). Where it is 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.																									
6	Garage floor level to be no lower than 300mm above finished adjacent ground.																									
7	Garage floor level to be no lower than the 100 year ARI 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 ARI flood level plus 0.5m (freeboard).																									
2	All structures to have flood compatible building components below or at the PMF level.																									
Structural Soundness																										
1	IEAust NPER Structural Engineers report to certify that any structure can withstand the forces of floodwater, debris & buoyancy up to & including a 100 year ARI flood plus 0.5m (freeboard).																									
2	Applicant to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to & including a 100 year ARI flood plus 0.5m (freeboard).																									
3	IEAust NPER Structural Engineers report to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to & including a PMF event.																									
Flood Affection																										
1	IEAust NPER Hydraulic Engineers report required to certify that the development will not increase flood affection elsewhere.																									
2	The impact of the development on flooding elsewhere to be considered.																									
3	No wholesale filling of sites around the foreshore of the lake is permitted, unless supported by a sensitivity analysis indicating that there is no significant impact on flood levels. Also, filling that impacts on active flow areas in the stream networks feeding Lake Illawarra will not be supported. However, filling within existing building areas is permitted. Filling of depressions outside of existing building areas may only be permitted subject to it being demonstrated that there is no loss of flood storage across the site for all events up to the PMF.																									

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Evacuation	
1	Reliable access for pedestrians required during a 100 year ARI flood.
2	Reliable access for pedestrians and vehicles required during a PMF event.
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, or a minimum of 20m ² of the gross floor area 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 accordance with DCP.
2	Site Emergency Response Flood Plan required (except for single dwelling-houses) where floor levels are below the PMF
3	Applicant to demonstrate that area is available to store goods above the 100 year ARI flood plus 0.5m (freeboard)
4	Applicant to demonstrate that area is available to store goods above the PMF level
5	No external storage of materials below the design floor level which may cause pollution or be hazardous during any flood