



## The Hills DCP Part C Section 6 Flood Controlled Land

### 2.5 Residential

(a) No development is to occur in a floodway area, a flowpath or a high hazard area (as defined in the FDM) generated by flooding up to FPL2, unless justified by a site specific assessment.	
(b) Habitable floor levels to be no lower than FPL3.	The 100 year ARI Flood level is 12.8. Plus free board is 13.3. The dwelling proposes a minimum FFL of 13.3 for the Lower Ground Floor.
(c) Non-habitable floor levels to be equal to or greater than FPL3 where possible, or otherwise no lower than FPL1 unless justified by a site specific assessment.	The lowest non-habitable floor has an FFL of 13.300, hence no lower than FPL1.
(d) A restriction is to be placed on the title of the land, pursuant to S.88B of the Conveyancing Act, where the lowest habitable floor area is elevated above finished ground level, confirming that the undercroft area is not to be enclosed, where Council considers this may potentially occur.	The lowest habitable floor area at 13.300 is elevated by 1.5m from NGL. The undercroft area is not to be enclosed except for where drop edge beams are proposed towards the front of the dwelling.
(e) All structures to have flood compatible building components below FPL3.	Noted.
(f) Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including FPL3, or FPL4 if required to satisfy evacuation criteria (i.e. use as a refuge area). An engineer's report may be	Noted.

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required.	
(g) The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to: loss of flood storage; changes in flood levels and velocities caused by alterations to the flood conveyance, including the effects of fencing styles; and , the cumulative impact of multiple potential developments in the floodplain.	Noted.
(h) The minimum surface level of open car parking spaces or carports shall be as high as practical, and not below FPL1.	No open parking spaces proposed.
(i) Garages or enclosed car parking must be protected from inundation by flood waters up to FPL2. Where 20 or more vehicles are potentially at risk, protection shall be provided to FPL3.	The double garage has been provided an FFL of 13.528 which is above FLP2 (12.8m AHD)
(j) Where the level of the driveway providing access between the road and parking space is lower than 0.3m below FPL2, the following condition must be satisfied - when the flood levels reach FPL2, the depth of inundation on the driveway shall not exceed: — the depth at the road; or — the depth at the car parking space. A lesser standard may be accepted for single detached dwelling houses where it can be demonstrated that risk to human life would not be compromised.	Please refer to Driveway Profile on Sheet 1.05. At no point is the Driveway or Crossover below 12.5m AHD.
(k) All service conduits located below FPL3 are to be made fully flood compatible and suitable for continuous underwater immersion. Conduits are to be self-draining if subject to flooding.	Noted.
(l) A Site Flood Emergency Response Plan is required when elements of the development, including vehicular and pedestrian access are below FPL3.	Vehicular access is located above FPL3. In the event of a flood, pedestrian access via driveway is suitable.

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