

Appendix 10
Policy 5.9 Floor Levels Policy



DENILIKUIN COUNCIL

FLOOR LEVELS POLICY

POLICY NO: Town Planning 5.9
RESPONSIBLE OFFICER: Health & Building Services Officer

OBJECTIVE:

To provide a clear position on the requirements for habitable floor heights in areas of the Deniliquin Council that are outside the levee system until further flood studies can be carried out to assist with the determination of habitable floor heights.

SCOPE:

This policy applies to all properties outside the Flood Levee System with the exclusion of land covered by Development Control Plan 2 Davidson Street (DCP2) and DCP 3 Flood Prone Lands Davidson Street Area.

POLICY:

All habitable floor heights of new residential buildings shall be 100mm above the predicted 1 in 100 year flood level.

Additions to existing residential buildings of less than 30% of the existing habitable floor space may be permitted at a matching floor height to the existing building. All larger additions shall be at the 100mm above the predicted 1 in 100 year flood level.

Predicted 1 in 100 year flood level means that level extrapolated for the location from Rankin & Hill's *Deniliquin Flood Plain Management Study* 1984.

Where it is impractical because of distance to utilise extrapolation from the Rankin & Hill, *Deniliquin Flood Plain Management Study* 1984, it will be the onus of the owner/developer to provide proof that the finished floor height will be 100mm above the predicted 1 in 100 year flood level for that location using equivalent flood 1 in 100 year flood to the Rankin & Hill's *Deniliquin Flood Plain Management Study* 1984.





DENILIQUIN COUNCIL

RELATED POLICIES/DOCUMENTS:

Date Adopted	Revision No	Minute No
13 October 2010		332/10