

SDXX – Rapid Creek Flood Response Zone

This zone does not currently apply to any lots

SDXX

1. The purpose of this zone is to facilitate re-development for residential purposes in a manner that:
 - (a) mitigates the 1% AEP riverine flooding and storm tide risk to proposed and existing development;
 - (b) reduces risk to the community and improves resident safety during a flood event;
 - (c) provides for a range of housing options to a maximum height of two storeys; and
 - (d) the scale, character, and architectural style of infill development should be compatible with the streetscape and surrounding development.
2. Land subject to this zone is to be used with or without consent in accordance with the provisions of Zone MD (Multiple Dwelling Residential), and is also subject to compliance with the flood risk clauses listed in this zone.
3. Notwithstanding paragraph 2 of this zone, a **single dwelling** requires consent.
4. An application to develop land must include documentation prepared by a suitably qualified registered and practicing engineer recognised under the National Engineering Register that:
 - (a) meets the requirement for the minimum finished site level at any point (except required access ramps) to be at least equivalent to the defined flood height for that site; either the 1% AEP riverine flood level (established under Appendix C of the *Rapid Creek Flood Study Update – Flood Modelling Results 2018*) or the primary storm tide level, whichever is the highest;
 - (b) demonstrates via a structural design report that the development will be capable of withstanding hydrostatic and hydrodynamic forces of flood waters impacting on the specific site, and where applicable, is in accordance with the Building Code of Australia requirements for construction of buildings in flood hazard areas;
 - (c) meets the requirement for the minimum floor height of all **habitable rooms** to be 300mm above the defined flood height for that site; either the 1% AEP riverine flood level (established under Appendix C of the *Rapid Creek Flood Study Update– Flood Modelling Results 2018*) or the primary storm tide level whichever is the highest - to avoid doubt, this includes the requirement to adapt any retained existing development to comply with this clause; and
 - (d) presents a stormwater management plan for the subject site and which addresses the conveyance of any pre-existing stormwater flows from an adjoining or adjacent property to the street or a public drainage system.
5. Prior to site preparation or the commencement of works, a design package certified by a suitably qualified registered and practicing engineer recognised under the National Engineering Register that demonstrates compliance with the requirements outlined in clause 4 of this zone must be provided.

Concept C of the Darwin Mid Suburb Area Plan identifies properties that could be included in this zone, subject to Ministerial approval of a rezoning.