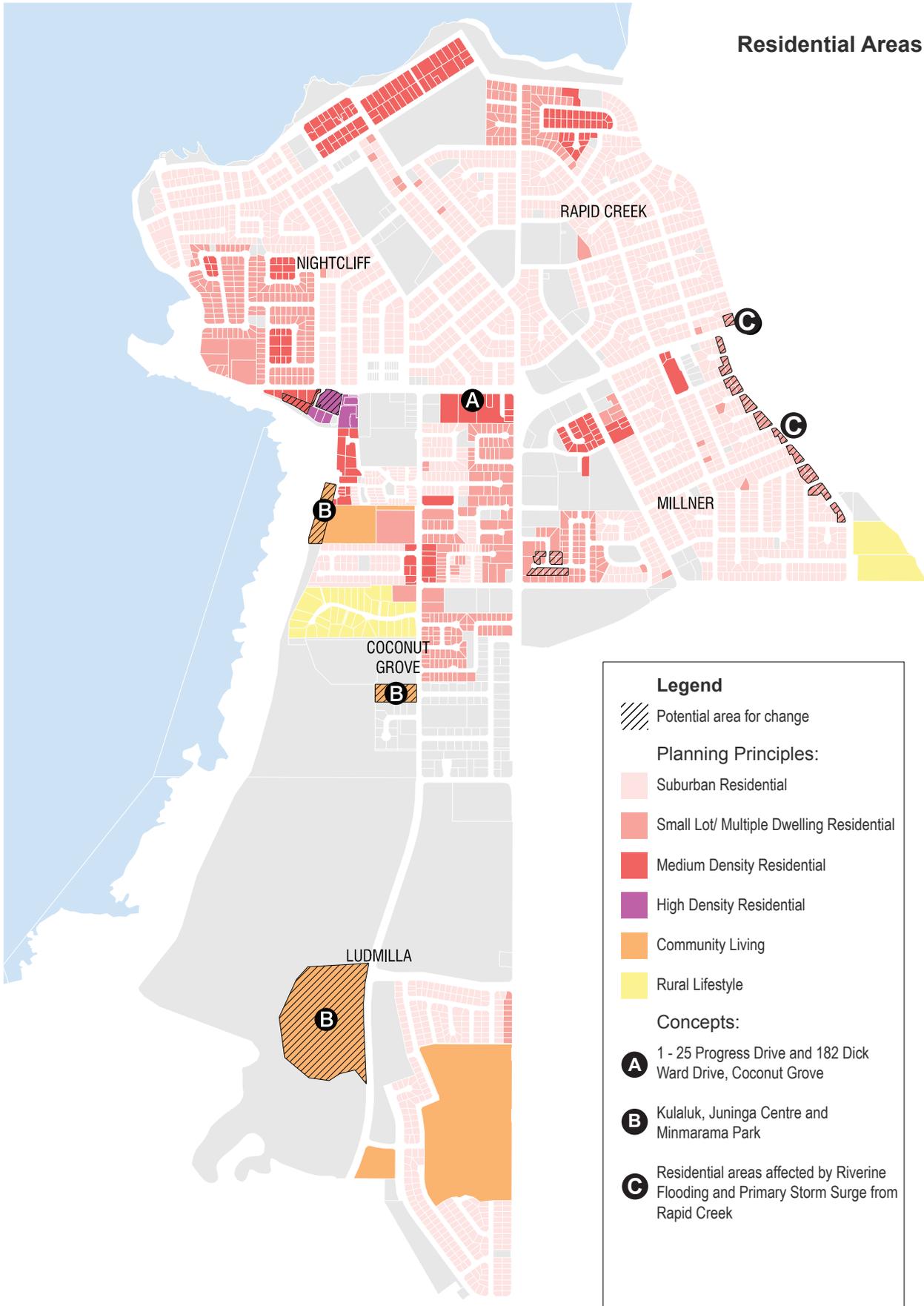


Residential Areas



C. Residential areas affected by Riverine Flooding and Primary Storm Surge from Rapid Creek

(Lots 1086, 1087, 1214, 1218, 1225, 1226, 1227, 1234, 1235, 1236, 1237, 1245, 1246, 1247, 1257, 1258, 1259, 1272, 1273, 1525, 1526, 1609, 1610, 1611, 1612, 1668, 1669, 1670, 1674, 1675 Town of Nightcliff)

Objectives	Acceptable Responses
<p>1. <i>A built environment that mitigates against flood water inundation of private property.</i></p> <p>2. <i>Consistent streetscape and built form along Rapid Creek Road, Millner.</i></p>	<p>Support the rezoning of lots to facilitate development consistent with the height, density and other performance criteria that apply to development within Zone MD (Multiple Dwelling Residential), and only if consistent with Objectives 3 – 7 of this concept.</p>
<p>3. <i>Any use or development is not to exacerbate the effects of inundation in the locality.</i></p>	<p>Development proposals (excluding open structures) are to demonstrate that the development will not:</p> <ul style="list-style-type: none"> • increase flood hazard or flood damage to other properties or adversely affect flood behaviour associated with pre-development flows; and • obstruct or otherwise cause localised stormwater flooding on adjacent lots.
<p>4. <i>Maintain the safety of residents during flood and storm surge events and minimise potential damage from inundation to property.</i></p>	<p>Redevelopment of subject sites in areas affected by 1% AEP flooding and storm surge risk must demonstrate the following:</p> <ul style="list-style-type: none"> • development will not provide for habitable uses where floor level of that part of the development is below the flood level specified for that site, by building the habitable flood level 300mm above the flood height (be it the 1% AEP flood level or Primary Storm Surge); • proposed construction materials, external treatment of the development, stabilisation of elevated building (such as structural bracing) and provision of servicing infrastructure are suitable to the location of the development and any potential for flooding or erosion; and • where fill is to be utilised to achieve the required floor levels, providing a stable hard edge to any part of that lot exposed to either flooding or storm surge to limit the potential for floodwater to erode the building pads.

<p>5. <i>Provide a safe and clear evacuation path for all residents in the event of inundation.</i></p>	<p>Safe egress from the property to a local road that has immunity to a 1% AEP flood event (i.e. less than 300mm of flood water) must be available to all residents in the time of flood.</p> <p>Where safe access is not directly available from the property to a road not affected by flooding, a mechanism to achieve safe access to a road network not affected by flooding must be established, including:</p> <ul style="list-style-type: none"> • integrated subdivision with adjoining lots; and/or • reciprocal rights of access over a rear easement involving adjoining lots to achieve acceptable flood proof access.
<p>6. <i>Avoid accommodation for vulnerable groups or storage of hazardous materials which could pose a risk during a time of flood.</i></p>	<p>Uses such as home based childcare centres, group homes, supporting accommodation, medical consulting rooms are not encouraged in areas affected by Riverine Flooding and Primary Storm Surge.</p>
<p>7. <i>Redevelopment that integrates with surrounding development.</i></p>	<p>This can be achieved by the appropriate use of:</p> <ul style="list-style-type: none"> • building setbacks and separation distances; • landscaped screening on the boundary; • screening of balconies or major openings above the ground floor; • placing living areas to the front of the development facing Rapid Creek; and • retention of existing view corridors along streets to Rapid Creek.