

Floodplain Management – Summary & Comparison

Control	Current Gosford DCP Controls	Current Wyong DCP Controls	Proposed Central Coast DCP Controls
General Development Controls	<p>Provides a set of criteria for floodplain development or reference to controls in adopted flood risk management plans.</p> <p>Requires additional information to be submitted for development on flood prone land based on complexity of development.</p>	<p>Currently applies controls for grouped land uses based on flood levels (i.e. - PMF to FPL, FPL to 1:10 year event and 1 in 2 year event).</p> <p>Generally requires structural certification for appropriate uses on low hazard land and the submission and approval of supporting reports on other flood prone land.</p>	<p>Applies controls for grouped land uses based on LGA wide flood hazard mapping.</p> <p>Provides consistency with the provisions of SEPP Exempt and Complying Development for low hazard land and submission and approval of supporting reports on other flood prone land. Identifies areas where approval is unlikely to be granted.</p>
Concessional (at existing floor level) - Residential	40m ² additional floor space	40m ² additional floor space	40m ² additional floor space. One off only at the approved floor level
Concessional– Comm. & Industrial.	10%	100m ² or 20%	100m ² or 20%
Stormwater Quality	Addressed	Addressed in Civil Works Guidelines	Move to new Appendix 4 of the Civil Works Spec.
Onsite Detention, Retention and Drainage	Addressed	Addressed in Civil Works Guidelines	Move to new Appendix 4 of the Civil Works Spec.
Local Overland Drainage	Addressed	Not Addressed	Move to new Appendix 4 of the Civil Works Spec.
Hazardous Goods	Not Addressed	Store above 1% flood + 500mm	1% flood + 500mm
Filling	No permitted below FPL unless supported by a flood report or risk management plan	No permitted below FPL unless supported by a flood report or risk management plan	No permitted below FPL unless supported by a flood report or risk management plan
Car Parking	Not below the 10% flood level	Max 300mm still water flood depth	Max 300mm still water flood depth
Fencing	Controls applied to ensure fencing can withstand and does not divert floodwaters	Controls applied to ensure fencing can withstand and does not divert floodwaters	Controls applied to ensure fencing can withstand and does not divert floodwaters
Sea Level Rise & Climate Change	For low-lying land below RL 4.0m AHD must assess ongoing viability including the viability of access to the land, associated with the adopted sea level rise figure for planning purposes of +0.9m by the year 2100 or as identified in a Flood Risk Management Plan that is relevant to the site and has been adopted by Council	All application to consider “the impacts of climate change”. Currently relies on a previous Wyong Shire Council Resolution that climate change is dealt with within the mandatory 500mm freeboard requirement.	All application to consider “the impacts of climate change”. The positions of the former Councils will be maintained as this stage and updated when an LGA wide climate change policy position is finalised.