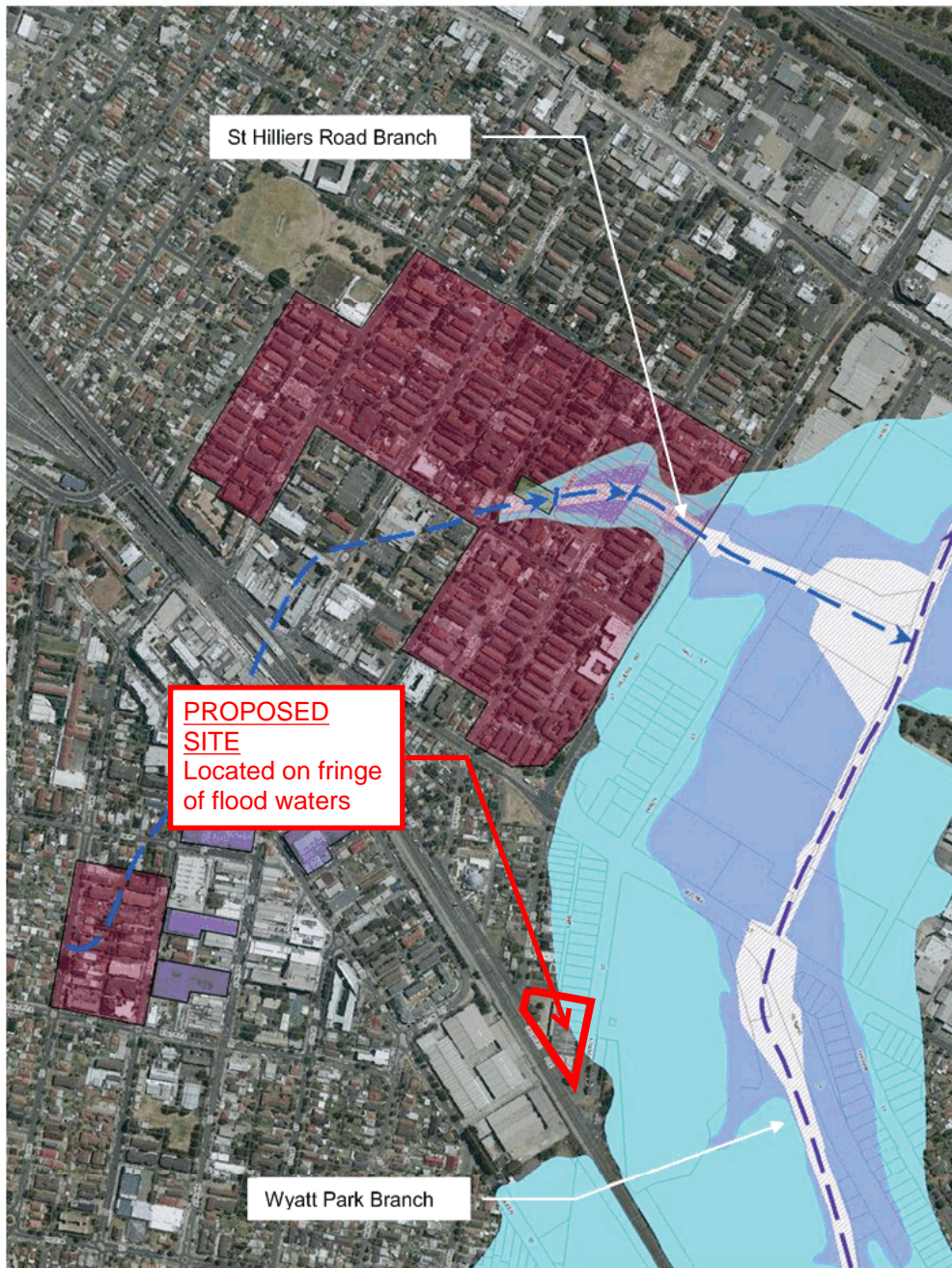













PP-3/2010 FSR PP – Research to demonstrate consistency with S.117 Direction 4.3 Flood Prone Land

Figure 2 – Auburn: Flood Risk Precincts and land to which the planning proposal applies



**Key**

- |                                                                                     |         |                                                                                     |                          |                                                                                     |                         |
|-------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|-------------------------|
|  | R4 Land |  | Low risk flood precinct  |  | St Hilliers Road Branch |
|  | B4 Land |  | Med risk flood precinct  |  | Wyatt Park Branch       |
|                                                                                     |         |  | High risk flood precinct |                                                                                     |                         |

**Table 6 – Floodplain management controls – land use categories.**

<b>Essential community facilities</b>	<b>Critical utilities</b>	<b>Subdivision</b>	<b>Residential</b>	<b>Commercial or industrial</b>	<b>Non-urban activities or open space</b>	<b>Concessional development</b>
Place of public entertainment or public administration buildings which may provide an important contribution to the notification and evacuation of the community during flood events. Hospitals and educational establishments.	Telecommunication facilities; electricity generating works or infrastructure which may cause pollution of waterways during flooding, are essential to evacuation during flood periods or if affected during flood events, would unreasonably affect the ability of the community to return to normal activities after flood events.	Subdivision of land which involves the creation of new allotments for any particular purpose.	Bed & Breakfast accommodation; boarding houses; dwelling houses; home industry; infrastructure land uses (other than critical infrastructure); multi dwelling housing; neighbourhood shops; permanent group homes; residential flat buildings; seniors housing; serviced apartments; transitional group homes.	Amusement centres; bulky goods premises; car parks; child care centres; business premises; community facilities; depots; educational establishments; food and drink premises (excluding pubs); function centre; hazardous industries; hazardous storage establishments; health consulting rooms; health service facilities;	Cemetery; depot; extractive industries; helipad; marinas; mining; recreation areas and recreation facilities (outdoor); stock and sale yard.	(a) In the case of residential development:  (i) an addition to an existing dwelling house of not more than 10% or 35m <sup>2</sup> (whichever is the lesser) of the habitable floor area which existed at the date of commencement of this Plan;  (ii) the construction of an outbuilding with a maximum floor area of 20m <sup>2</sup> or