

Name of area	Purpose	Additional provisions
Special Control Area 13 — Yakamia Creek Inundation Area	(1) The Yakamia Creek Special Control area seeks to impose design criteria to development, as a means to limit potential flood damage.	(1) All habitable buildings are to be constructed with a minimum finished floor level height of 0.5m above the designated flood level shown adjacent to the site in the water and rivers commission/aquaterria floodplain management, Yakamia Creek flood study (plans 15264-3-1 to 15264-3-3) or any replacement study. (2) The subsoil adjacent to the proposed development is to be effectively drained. (3) The surface of the ground beneath the building is to be regraded or filled and provided with adequate drainage outlets to prevent the accumulation of water beneath the building. (4) The surface of the ground beneath the building to be covered with an approved damp-resistant material (moisture barrier). (5) The local government may grant development approval for development of outbuildings below the specified levels, where it is satisfied the applicant has: (a) Addressed the need to maintain an adequate floodway in all cases; (b) Provided adequate justification for the proposed siting of the building; (c) Established an exceptional need for the proposed building based on an existing activity undertaken on the property; and (d) Provided written acknowledgement that the owner accepts that the building and its contents may be subject to periodic flooding and/or inundation.