


6.4.6 Flood Hazard Overlay

Note – Unless otherwise specified, these Standard Outcomes apply to all land identified in a mapped area of the Flood Hazard Overlay shown on **Map OM-600 to Map OM-605**.

Table 6.4.6a – Standard Outcomes for the Flood Hazard Overlay

 13. Natural Hazards including Climate Change	
<p>Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.</p>	
SO1	<p>Buildings:</p> <p>(a) are not located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605; or</p> <p>(b) are located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 and achieve a minimum floor level that is in accordance with Table 6.4.6b.</p>
SO2	<p>Lots:</p> <p>(a) are not located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605; or</p> <p>(b) are located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 and are intended to be solely used for drainage or parkland purposes; or</p> <p>(c) where created as a result of a boundary realignment, do not result in a greater extent of the lot being located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605.</p>
SO3	<p>New roads are not created within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> unless they:</p> <p>(a) achieve immunity in accordance with the levels nominated in Table 6.4.6b; and</p> <p>(b) provide access to land that is not within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605.</p> <p>Note – An example of a road that complies with SO3 is a bridge that crosses the <i>Flood Hazard Area</i> shown on Map OM-600 to Map OM-605.</p>
SO4	<p>Development on land in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 does not result in:</p> <p>(a) a reduction in available flood storage; or</p> <p>(b) an increase in flood levels on adjoining land; or</p> <p>(c) an alteration to flood hydrology.</p> <p>Note – To demonstrate compliance with SO4 it is recommended that a Hydraulic Impact Assessment certified by a Registered Professional Engineer of Queensland (RPEQ) be prepared.</p>
SO5	<p>Development does not involve the manufacturing or storage of hazardous materials within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605.</p>
SO6	<p><u>Vital community infrastructure</u> and <u>hard to evacuate uses</u> are not located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605, irrespective of their floor level or level of immunity.</p>

13. Natural Hazards including Climate Change (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO13.1 to MO13.8 (13. Natural Hazards including Climate Change theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO7	<p>Any building located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 is used in accordance with a Flood Hazard Management Plan approved by Council that identifies:</p> <ul style="list-style-type: none"> (a) management controls for the monitoring of potential flooding, particularly during rainfall events; (b) management controls for the determination of the timing of, and procedure for, evacuation of the building; (c) an evacuation route that nominates a mustering point outside the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> that is accessible by road; (d) protocols for liaison with local emergency services; and (e) induction and training processes for people using the building (where appropriate). <p>Note – In considering whether to approve a Flood Hazard Management Plan, Council is to have regard to the Merit Outcomes for Natural Hazards including Climate Change contained in Part 5 of the planning scheme.</p>
SO8	<p>Any infrastructure associated with a building located in the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 that is likely to fail in the event of exposure to flood water is wholly elevated above the <u>defined flood level</u>.</p>
SO9	<p>Signage is erected at the entrance to any building, other than a Class 1, Class 2 or Class 10 building, located within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 identifying that the building is within an identified <i>Flood Hazard Area</i>.</p>
SO10	<p>Signage is erected at the entrance to any car parking area including greater than five (5) car parking spaces located within the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605 identifying that the car parking area is within an identified <i>Flood Hazard Area</i>.</p>
SO11	<p>Development within a <i>Streamline 5m buffer</i> shown on Map OM-600 to Map OM-605 is supported by:</p> <ul style="list-style-type: none"> (a) a Hydraulic Impact Assessment in accordance with Australian Rainfall and Runoff (AR&R) 2019 certified by a Registered Professional Engineer of Queensland (RPEQ) where: <ul style="list-style-type: none"> (i) the <i>Streamline 5m buffer</i> intersects with the <i>Flood Hazard Area</i> or the <i>Flood Hazard Area Buffer</i> shown on Map OM-600 to Map OM-605; and (ii) the land is located in a zone other than the <i>Environmental Management and Conservation Zone</i> or the <i>Rural Zone</i>; or (b) a Drainage Assessment establishing flow widths and sizes of drainage elements over the <u>site</u>, in accordance with the Queensland Urban Drainage Manual (QUDM), certified by a Registered Professional Engineer of Queensland (RPEQ). <p>Note – SO11 is not applicable to the determination of whether development is Accepted Development.</p>

Table 6.4.6b – Minimum Floor Level for Buildings in the Flood Hazard Area

Type	Minimum Floor Level
<u>Habitable Room</u>	<u>Defined flood level</u> + 500mm freeboard
<u>Non-Habitable Room</u>, other than a room used solely for the storage of motor vehicles	<u>Defined flood level</u> + 300mm freeboard
<u>Non-Habitable Room</u>, where a room used solely for the storage of motor vehicles	<u>Defined flood level</u>
A room comprising <u>essential building services</u>	<u>Defined flood level</u> + 500mm freeboard
Road surface	10% AEP flood level

Note – A part of a building is subject to the highest applicable minimum floor level specified in **Table 6.4.6b**.