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| **Table 8.2.1.2 Assessable development - Coastal hazard overlay** |

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| **Performance outcomes** | **Examples that achieve aspects of the Performance Outcomes** | **E Compliance*** **Yes**
* **No See PO or**
* **NA**
 | **Justification for compliance** |
| **Material change of use or building work for a dwelling house** ([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) |  |  |
| **PO1**Development in the High risk storm tide inundation area included in the Limited development zone for:1. a material change of use and associated building work for a dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) does not occur;
2. building work not associated with a material change of use for a dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) only occurs for an existing lawful use.
 | No example provided. |  |  |
| **PO2**Development in the Erosion Prone Area is sited to protect people and property from coastal processes and minimise the need for additional coastal protection works to mitigate the erosion risk.   | **E2**Development is located outside the Erosion Prone Area, or otherwise does not extend any further seaward than existing immediately adjacent buildings.  |  |  |
| **PO3**Development is resilient to a coastal hazard event by ensuring the design and built form account for the potential risks of the coastal hazard event (including storm tide inundation, wave action and coastal erosion).

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| Note - New buildings not on land already filled to the flood planning level will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the coastal hazard and the structural approach to be utilised.  Information on the risk of a coastal hazard for premises in the Coastal planning area is available on Council’s Flood Check website via https://www.moretonbay.qld.gov.au/floodcheck/.  |
| Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow. |

 | **E3.1**Development is in accordance with the following:1. a site based coastal engineering report from a suitably qualified Registered Professional Engineer Queensland which identifies the coastal hazard and the structural approach to be utilised for the building work;
2. a structural engineering design which ensures that the building work and any associated earthworks are capable of withstanding the nature of the coastal hazard event to which the building will be subject.

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| Note - New buildings not on land already filled to the flood planning level will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the coastal hazard and the structural approach to be utilised.  Information on the risk of a coastal hazard for premises in the Coastal planning area is available on Council’s Flood Check website via https://www.moretonbay.qld.gov.au/floodcheck/.   |
| Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow. |

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| **E3.2**Development ensures that a habitable floor is located, designed and constructed to at least the flood planning level in Table 8.2.1.3.  |  |  |
| **E3.3**Development ensures that building work for a non-habitable room below the flood planning level in Table 8.2.1.3 has a high water resistance.

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| Note - The Queensland Government Fact Sheet ‘Rebuilding after a flood’ provides information about water resilient products and building techniques.  Available at [http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilient ProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf](http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf) |

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| *Development involving building work in the High risk storm tide inundation area or Medium risk storm tide inundation area* |
| **E3.4**Development ensures that a fence is at least 50% permeable. |  |  |
| **PO4**Development ensures that where earthworks alone cannot ensure the development achieves the flood planning level in Table 8.2.1.3, a building is designed and constructed using pier and pole construction to achieve the required storm tide immunity in the Defined Flood Event.  | No example provided. |  |  |
| **PO5**Development maintains a functional and attractive relationship with the adjacent street frontage.

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| Note - This is particularly relevant for commercial uses in centres with a strong ‘town-centre’ pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.  |

 | **E5**Development for a residential dwelling where pier and pole construction is utilised:1. uses screening around the understorey of the dwelling to ensure the understorey is not visible from the street;
2. allows for the flow of flood water through the understorey.
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| **PO6**Development does not increase the potential for erosion, scour or flood damage either on the premises or on other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain.

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| Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.  |

 | No example provided. |  |  |
| **PO7**Development ensures that an essential electrical service is located to achieve the required storm tide immunity in the Defined Flood Event and maintain public safety at all times.

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| Note - An essential electrical service includes services defined as utilities and customer dedicated substation([80](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449077)) in *Mandatory Part 3.5 – Construction of buildings in flood hazard areas* of the *Queensland Development Code*.  |

 | **E7**Development ensures that an essential electrical service is located above the flood planning level in Table 8.2.1.3.

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| Note - An essential electrical service includes services defined as utilities and customer dedicated substation([80](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e449077)) in *Mandatory Part 3.5 – Construction of buildings in flood hazard areas* of the *Queensland Development Code*.  |

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| **Material change of use or building work for all other land uses (other than a dwelling house(**[22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)**)) in the Balance area** |
| **PO8**Development is resilient to a coastal hazard event by ensuring design and built form account for the potential risks of flooding. | *Development involving building work for a residential use* |
| **E8.1**Development ensures that a habitable floor is located, designed and constructed to at least the flood planning level in Table 8.2.1.3. |  |  |
| **E8.2**Development ensures that building work for a non-habitable room below the flood planning level in Table 8.2.1.3 has a high water resistance.

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| Note - The Queensland Government Fact Sheet ‘Rebuilding after a flood’ provides information about water resilient products and building techniques.  Available at [http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilient ProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf](http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf) |

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| *Development involving building work for a non-residential use* |
| **E8.3**Development ensures that the finished floor level is located, designed and constructed to at least the flood planning level in Table 8.2.1.3.  |  |  |
| **E8.4**Development ensures that a non-habitable room below the flood planning level in Table 8.2.1.3 has a high water resistance.  |  |  |
| **PO9**Development ensures that a use which requires an interface with the public realm (including a commercial and residential use) maintains a functional and attractive relationship with the adjacent street frontage.

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| Note - This is particularly relevant for commercial uses in centres with a strong ‘town-centre’ pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.  |

 | **E9.1**Development for a residential use where pier and pole construction is utilised:1. uses screening around the understorey of the dwelling;
2. allows for the flow of flood water through the understorey.
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| **E9.2**Development for a commercial building or structure maintains an active street frontage through:1. providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity;
2. providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interface with and overlook the street; or
3. urban design treatments which screen the understorey of the building from view from the adjacent street frontage but must not impede storm tide flow.
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| **PO10**Development ensures that public safety and risk to the environment are not adversely affected by a detrimental impact of floodwaters up to the Defined Flood Event on a hazardous chemical located or stored on the premises.  | **E10.1**Development ensures that a hazardous chemical is located or stored at least above the flood planning level in Table 8.2.1.3.

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| Note - Refer to the *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances.   |

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| **Material change of use or building work for all other land uses (other than a Dwelling house(**[22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)**)) in the Erosion Prone Area, High risk storm tide inundation area and Medium risk storm tide inundation area** |
| **PO11**Development is:1. limited in the High risk storm tide inundation area to avoid the intolerable risk of the coastal hazard;
2. managed in the Erosion Prone Area and Medium risk storm tide inundation area to mitigate the tolerable risk of the coastal hazard.

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| Note - The overall outcomes of this code identify the development outcomes which are intended so as to avoid the intolerable or tolerable risk of the coastal hazard applicable to the premises in the relevant sub-categories of the Coastal planning area.  |

 | No example provided. |  |  |
| **PO12**Development maintains personal safety at all times, such that: 1. a vulnerable land use (flood and coastal) is not located in the Erosion Prone Area, High risk storm tide inundation area or the Medium risk storm tide inundation area;
2. new buildings are not located in the High risk storm tide inundation area included in the Limited development zone;
3. evacuation capability from the development or other premises is not hindered or made more complicated and there is no significant additional burden placed on emergency services personnel;
4. the isolation of persons in the Defined Flood Event is avoided.
 | No example provided. |  |  |
| **PO13**Development in the Erosion Prone Area only occurs on a lot zoned for urban purposes in a manner that:1. accommodates natural coastal processes, including climate change and sea level rise;
2. achieves the following:
	1. avoids coastal erosion risks; or
	2. manages coastal erosion risks through a strategy of planned retreat; or
	3. mitigates coastal erosion risks if there are no adverse local drainage impacts, flooding and coastal impacts on other premises, public land, watercourses, roads or infrastructure or impacts on natural riverine and coastal processes or flood warning times.

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| Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.  |

 | **E13**Development:1. constitutes or includes temporary or relocatable structures, and these structures and the ongoing use of the premises are subject to the natural processes affecting the site; or
2. installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion within the premises in a manner which accommodates natural coastal processes without detrimental impacts on other premises; or
3. is located, designed and constructed to withstand the expected coastal erosion impacts.
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| **PO14**Development is resilient to a coastal hazard event by ensuring design and built form account for the potential risks of the coastal event (including storm tide inundation, wave action and coastal erosion).

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| Note - New buildings not on land already filled to the flood planning level will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject, to be supported a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the coastal hazard and the structural approach to be utilised. Information on the risk of a coastal hazard for premises in the Coastal planning area is available on Council’s Flood Check website via <https://www.moretonbay.qld.gov.au/floodcheck/>.   |
| Note -  Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow. |

 | **E14.1**Development in the Erosion Prone Area, High risk storm tide inundation area and Medium risk storm tide inundation area is in accordance with the following: 1. a site based coastal engineering report from a suitably qualified Registered Professional Engineer Queensland which identifies the coastal hazard and the structural approach to be utilised for the building work;
2. a structural engineering design which ensures that the building work and any associated earthworks are capable of withstanding the nature of the coastal hazard event to which the building will be subject.

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| Note - New buildings not on land already filled to the flood planning level will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject, to be supported a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the coastal hazard and the structural approach to be utilised. Information on the risk of a coastal hazard for premises in the Coastal planning area is available on Council’s Flood Check website via https://www.moretonbay.qld.gov.au/floodcheck/.  |
| Note -  Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow. |

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| *Development involving building work for a residential use*   |
| **E14.2**Development ensures that a habitable floor is located, designed and constructed to at least the flood planning level in Table 8.2.1.3.    |  |  |
| *Development involving building work for a non-residential use* |
| **E14.3**Development ensures that the finished floor level is located, designed and constructed to at least the flood planning level in Table 8.2.1.3.  |  |  |
| *Development involving building work for all uses*   |
| **E14.4**Development ensures that a fence is at least 50% permeable.  |  |  |
| **E14.5**Development ensures that building work for a non-habitable room located below the flood planning level in Table 8.2.1.3 has a high water resistance.

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| Note - The Queensland Government Fact Sheet ‘Rebuilding after a flood’ provides information about water resilient products and building techniques. Available at [http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilient ProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf](http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf) |

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| **PO15**Development ensures that where earthworks alone cannot ensure the development achieves the flood planning level in Table 8.2.1.3, a building is designed and constructed using pier and pole construction to achieve the required storm tide immunity in the Defined Flood Event.  | No example provided.  |  |  |
| **PO16**Development does not:1. directly, indirectly and cumulatively cause any increase in water flow velocity or level;
2. does not increase the potential for erosion, scour or flood damage either on-site or on a surrounding property, public land, watercourse, road or infrastructure or elsewhere in the floodplain.

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| Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person.  Guidance on the matters to be addressed in the report is provided in Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.  |

 | No example provided. |  |  |
| **PO17**Development supports, and does not unduly burden, disaster management responses and recovery capacity and capabilities for a coastal hazard event up to and including the Defined Flood Event. | No example provided. |  |  |
| **PO18**Development has access which, having regard to the hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access.  | No example provided. |  |  |
| **PO19**Development ensures that a use which requires an interface with the public realm (including a commercial and residential use) maintains a functional and attractive relationship with the adjacent street frontage.

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| Note - This is particularly relevant for commercial uses in centres with a strong ‘town-centre’ pedestrian realm that also may be affected by flood, or for residential uses to maintain an attractive presentation to the street.  |

 | **E19.1**Development for a residential dwelling where pier and pole construction is utilised:1. uses screening around the understorey of the dwelling that is a minimum of 50% permeable to ensure the understorey is not visible from the street;
2. allows for the flow of storm tide water through the understorey.
 |  |  |
| **E19.2**Development for a commercial building and structure maintains an active street frontage through:1. providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity;
2. providing a retail or food and beverage use, if consistent with the overall outcomes of the applicable zone and precinct, which interfaces with and overlooks the street; or
3. urban design treatments which screen the understorey of the building from view from the adjacent street frontage but do not impede storm tide flow.
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| **Reconfiguring a lot (boundary realignment)** |  |  |
| **PO20**Development is designed to:1. ensure personal safety at all times;
2. not increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain;
3. not increase the risk to people, property and infrastructure located on the premises and other premises and where applicable the risk for future occupants is mitigated.

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| Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.  |

 | **E20.1**Development ensures that the development footprint is located in an area other than a High risk storm tide inundation area or Erosion Prone Area.  |  |  |
| **E20.2**Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path. |  |  |
| **Reconfiguring a lot (other than by boundary realignment)** |  |  |
| **PO21**Development is compatible with the intolerable or tolerable level of risk of the coastal hazard applicable to the premises such that reconfiguring a lot for creating lots by subdividing another lot: 1. in the Erosion Prone Area, is only for the purpose of Park or Permanent plantation unless all resultant lots provide the required minimum lot size outside the Erosion Prone Area;
2. in the High risk storm tide inundation area, is only for the purposes of Park or Permanent plantation unless:
	1. in the Rural residential zone where the minimum lot size for each rural residential lot is provided outside the High risk storm tide inundation area; or
	2. in the Rural zone; or
3. occurs in the Medium risk storm tide inundation area:
	1. in the Centre zone, Industry zone, or Recreation and open space zone,  where not for the purpose of a vulnerable use (flood and coastal); or
	2. if in the Rural residential zone , where the minimum lot size for each rural residential lot is provided outside the Medium risk storm tide inundation area; or
	3. in the Rural zone; or
	4. in any other zone, where:
		1. all resultant lots are located outside the Medium risk storm tide inundation area other than those for the purposes of Park or Permanent plantation; or
		2. for a lot on a building format plan under the *Land Title Act 1994* which is subject to a community titles scheme under the *Body Corporate and Community Management Act 1997* and is associated with a material of use; or
4. in the Balance coastal planning area, where consistent with the overall outcomes of the applicable zone and precinct.

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| Note - The overall outcomes of this code identify the development outcomes which are intended so as to avoid the intolerable or tolerable risk of the coastal hazard applicable to the premises in the relevant sub-categories of the Coastal planning area.  |

 | No example provided.  |  |  |
| **PO22**Development is designed to ensure personal safety at all times such that:1. storm tide immunity up to the Flood planning level is achieved;
2. the road layout avoids isolation in a coastal hazard event and does not impede evacuation;
3. signage is utilised to ensure that community members have a clear understanding of the nature of the risk of storm tide inundation in the area.
 | *If the ground level is to be filled to the Flood planning level as permitted by* [*Table 8.2.1.4 ‘Fill requirements’*](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1414726072426#ID-571941-TABLE-8.2.1.4) |
| **E22.1**Development ensures that finished ground level for all additional lots, excluding a Park,([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382))complies with the requirements of [Table 8.2.1.4 ‘Fill requirements’](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1414726072426#ID-571941-TABLE-8.2.1.4). |  |  |
| **E22.2**Development ensures that the road and pathway layout:1. ensures residents are not physically isolated from an adjacent storm tide inundation free urban area;
2. provides a safe and clear evacuation route path by:
	1. locating entry points into the development above the requirements set out in Appendix C of Planning scheme policy - Integrated design and avoiding cul-de-sac or other non-permeable layouts;
	2. direct and simple routes to a main carriageway.

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| Note - ‘Pathway’ in this instance relates to pedestrian and non-pedestrian routes internal to a development site that are not specifically roads – for example, pedestrian pathways within a hotel([37](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447854)) development or internal roads in a large townhouse development.       |
| Note - It is important to ensure that new reconfigurations are not isolated from other urban areas in the event of a flood. |

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| **E22.3**Development ensures that a new road and development access are provided in accordance with the requirements set out in Appendix C of Planning scheme policy - Integrated design.  |  |  |
| **E22.4**Development ensures that:1. signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises; and
2. if the premises contains or is within 100m of an area subject to the Defined Flood Event, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.

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| Note - ‘Pathway’ in this instance relates to pedestrian and non-pedestrian routes internal to a development site that are not specifically roads – for example, pedestrian pathways within a hotel([37](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447854)) development or internal roads in a large townhouse development.   |

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| *If the ground level is to be filled other than as permitted by* [*Table 8.2.1.4 ‘Fill requirements’*](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1414726072426#ID-571941-TABLE-8.2.1.4) |
| No example provided.  |  |  |
| **PO23**Development ensures that infrastructure (excluding a road):1. is located outside of the Erosion Prone Area, High risk storm tide inundation area and Medium risk storm tide inundation area; or
2. is otherwise located in the Erosion Prone Area, High risk storm tide inundation area or Medium risk storm tide inundation area to function during and after all coastal hazard events up to and including the Defined Flood Event.
 | *If in the Balance coastal planning area* |
| **E23**Development ensures that:1. any component of infrastructure which is likely to fail to function or may result in contamination when inundated by storm tide is located above the Flood planning level; or
2. infrastructure is designed, located and constructed to resist the hydrostatic and hydrodynamic forces as a result of inundation by the Defined Flood Event.
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| *If in the Erosion Prone Area, High risk storm tide inundation area or Medium risk storm tide inundation area* |
| No example provided.  |  |  |
| **Additional criteria for works whether or not associated with a material change of use, building work or reconfiguring a lot** |
| **PO24**Development ensures that filling complies with the requirements of [Table 8.2.1.4 ‘Fill requirements’](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1414726072426#ID-571941-TABLE-8.2.1.4).  | No example provided. |  |  |
| **PO25**Development does not:1. directly, indirectly and cumulatively cause any increase in water flow velocity or level;
2. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain;
3. change the timing of the flood wave or impact on flood warning times.

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| Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person.  Guidance on the matters to be addressed in the report is provided in the Planning scheme policy - Flood Hazard, Coastal Hazard and Overland Flow.  |

 | No example provided. |  |  |
| **Additional criteria for development involving hazardous chemicals** |  |  |
| **PO26**Development ensures that hazardous chemicals are not located or stored in the Erosion Prone Area or High risk storm tide inundation area.  | No example provided. |  |  |
| **PO27**Development in the Medium risk storm tide  inundation area and Balance coastal planning area ensures that public safety and risk to the environment are not adversely affected by a detrimental impact of a coastal hazard event on a hazardous chemical located or stored on the premises.  | **E27**Development ensures that a hazardous chemical is located or stored at least above the flood planning level in Table 8.2.1.3.

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| Note - Refer to the *Work Health and Safety Act 2011* and associated Regulation and Guidelines, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances.   |

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| **Additional criteria for development for community infrastructure** |  |  |
| **PO28**Development involving community infrastructure is not located in the Erosion Prone Area or High risk storm tide inundation area.  | No example provided. |  |  |
| **PO29**Development for community infrastructure in the Medium risk storm tide  inundation area or the Balance coastal planning area:1. remains functional to serve community needs during and immediately after the Defined Flood Event;
2. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of storm tide inundation on infrastructure, facilities or access and egress routes;
3. retains essential site access during the Defined Flood Event;
4. is able to remain functional even when other infrastructure or services may be compromised in the Defined Flood Event.
 | No example provided. |  |  |
| **Additional criteria for development for a Park(**[57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)**)** |  |  |
| **PO30**Development for a Park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)) ensures that the design and layout responds to the nature of the coastal hazard affecting the premises in order to: 1. maximise public benefit and enjoyment;
2. minimise impacts on the asset life and integrity of park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)) structures;
3. minimise maintenance and replacement costs.
 | **E30**Development for a Park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)) ensures works are provided in accordance with the requirements set out in Appendix B of Planning scheme policy - Integrated design.  |  |  |

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| **Table 8.2.1.3 Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals** |
| **Coastal planning area** | **Defined freeboard** | **Flood planning level** |
| Land in the Coastal planning area which is outside the Erosion Prone Area. | 300mm | Defined Flood Event + 300mm |
| Land in the Coastal planning area which is in the Erosion Prone Area. | 500mm | Defined Flood Event + 500mm |

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| Note - If the premises is subject to another overlay which states a flood planning level, the flood planning level that provides the highest level of immunity applies.  |

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| **Table 8.2.1.4 Fill requirements** |
| **Coastal planning area** | **Fill level** |
| Land in the Erosion Prone Area. | No filling permitted. |
| Land in the High risk storm tide inundation area included in the Limited development zone. | No filling permitted. |
| Land in the High risk storm tide inundation area not included in the Limited development zone. | No filling permitted.

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| Note - In isolated areas of High risk storm tide inundation and storm tide maximum flow velocity is less than 0.5 metres per second, filling may be permitted.  |

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| Land in the Medium risk storm tide inundation area. | Filling permitted - Development Footprint as a minimum to the Year 2100 Highest Astronomical Tide level. |
| Land in the Balance area of the Coastal planning area. | Filling required - Development Footprint as a minimum to the Defined Flood Event. |

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| Note - The Year 2100 Highest Astronomical Tide level is available on Council's Flood Check website via https://www.moretonbay.qld.gov.au/floodcheck/. |