



Information Sheet

12. Flood and coastal hazard overlay codes

Council's Planning Scheme commenced on 1 February 2016. Since this time council has been working on the proposed amendment to the scheme to ensure it remains a living document that supports growth and maintains the region's unique characteristics.

Council previously consulted the community on the proposed improvements to the planning scheme and supporting planning scheme policies. Council has now reviewed and considered much of this feedback, using it to inform the development of a new planning scheme amendment.

Council is now seeking community feedback on the new proposed amendment to the planning scheme and planning scheme policies.

The proposed changes generally aim to improve functionality and address implementation issues which have been identified since the planning scheme first came into effect.

The changes summarised in this information sheet may also be made in other areas of the planning scheme where similar outcomes are sought.

The proposed amendment only relates to changes to certain parts and provisions of the planning scheme. For example, whilst the proposed amendment is seeking to change car parking provisions for secondary dwellings, other requirements for secondary dwelling already exist in the planning scheme (design and setbacks etc.) and are proposed to continue. To determine the requirements for any proposed development the planning scheme must be considered in full.

The proposed key changes described in this information sheet relate to Part 8.2.1 Coastal hazard overlay code and Part 8.2.2 Flood hazard overlay code of the planning scheme. Proposed changes in these codes include: clarify existing provisions; introduce some new provisions related to lot reconfigurations (subdivision), filling and services for development; and changes to some drainage investigation areas.

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Key changes include the following

Part 8.2.1 Coastal hazard overlay code

The Coastal hazard overlay code identifies whether an area is subject to coastal hazard and contains provisions for development that aim to minimise risk to life and services. A number of changes are proposed in the code, including to:

- clarify the outcomes sought to manage risk when reconfiguring a lot (subdividing) into residential lots in both the High risk storm tide inundation area outside of the Limited development zone and the Medium risk storm tide inundation area;
- permit filling in the High risk storm tide inundation area outside of the Limited development zone for detention basins, bioretention systems and levees;
- clarify filling requirements for lot reconfigurations (subdivisions) in the Medium risk storm tide inundation area;
- add new considerations for the location of electricity services in areas subject to coastal hazards; and
- clarify that road and associated infrastructure (e.g. stormwater drainage, street lighting etc) in areas subject to coastal hazards do not have the same requirements as other uses.

Part 8.2.2 Flood hazard overlay code

The Flood hazard overlay code identifies whether an area is subject to flood hazard and contains provisions for development that aim to minimise risk to life and services. A number of changes are proposed in the code, including to:

- clarify outcomes sought to manage flood risk when reconfiguring a lot (subdividing) into residential lots in both the High risk area outside of the Limited development zone and the Medium risk area;
- clarify outcomes sought for earthworks in the Medium risk area;
- permit filling in the High risk area outside of the Limited development zone and Medium risk area outside of a Drainage investigation area for detention basins, bioretention systems and levees;
- clarify the filling requirements for land located in the Medium risk area that is also mapped as Balance coastal planning area or Medium risk storm tide inundation area on the Coastal hazard overlay map;
- clarify when a structural engineering design and report is to be submitted for new buildings in the Medium and High risk area;
- clarify that an engineering report (using guidance in Planning scheme policy - Flood hazard, coastal hazard and overland flow) is required to demonstrate that development subject to flood hazard is safe including evacuation capability and avoidance of isolation during an event;
- clarify that road and stormwater drainage infrastructure in areas subject to flood hazard do not have the same requirements as other uses and that a severe storm impact statement may be required for construction in Medium and High risk areas;
- clarify the area requirements for a reserve or easement area for flood conveyance associated with greenfield development; and
- introduce two new definitions - 'Development footprint (flood and coastal)' and 'Flood planning level'.

Drainage Investigation Areas (DIA)

- delete six Drainage investigation areas identified on figures in the code, including: DIA 5 - Woody Point, View Street; DIA 8a - Margate, McCulloch Avenue; DIA 8b - Margate, Robertson Avenue; DIA 9 - Redcliffe, Grant Street; part of DIA 17 - Mary Street and Edward Street, Caboolture; and DIA 19 - Tallon Street, Caboolture.

Note: this change does not relate to a change on Overlay Map - Flood hazard or Overlay map - Coastal hazard.

- amend four Drainage investigation areas identified on figures in the code, including: DIA 2 - Cornelius Street, Clontarf; DIA 10 - Flinders Lane, Prince Edward Parade, Redcliffe-Scarborough; DIA 12 - Thurecht Parade, Jeays Street, Scarborough; and DIA 14 - Webster Road, Deception Bay.

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