

Moreton Bay Regional Council

Planning Scheme Policy for the *PineRiversPlan*

PSP17 Demonstrating Compliance with the Major Flood  
Events Overlay Code

## Planning Scheme Policy for the *PineRiversPlan*

### PSP17 Demonstrating Compliance with the Major Flood Events Overlay Code

#### ADOPTION

Pine Rivers Shire Council adopted this planning scheme policy on 23 October 2006.

#### COMMENCEMENT

This planning scheme policy took effect from 15 December 2006.

#### **Amendment 3/2008**

##### ADOPTION OF AMENDMENT

Moreton Bay Regional Council adopted this amendment to the planning scheme policy on 18 November 2008.

##### COMMENCEMENT OF AMENDMENT

This amendment to the planning scheme policy took effect from 15 December 2008.

I, John Rauber, Chief Executive Officer, of the Moreton Bay Regional Council, hereby certify that this document is a true copy of the original.



John Rauber  
Chief Executive Officer

## **PSP17 - DEMONSTRATING COMPLIANCE WITH THE MAJOR FLOOD EVENTS OVERLAY CODE**

### **HEAD OF POWER**

This policy is a document that supports the *PineRiversPlan* and has been made by Council using the process prescribed in the *Integrated Planning Act 1997*.

The obligation to make this policy is imposed by *State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*.

### **OBJECTIVE**

Any application for development that is assessable against the Major Flood Events Overlay Code will need to demonstrate compliance with the applicable specific outcomes of that code.

The purpose of this policy is to outline the information that would be required in order to properly assess a development application triggered by the Major Flood Events Overlay Code. Where these details are not supplied when the development application is made, they will be the subject of an information request under the Integrated Development Assessment System (IDAS).

### **DEFINITIONS/APPLICATION**

#### **Application**

This policy applies to all development for which an application is required under the Major Flood Events Overlay Code.

#### **Definitions**

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in the *PineRiversPlan*.

### **POLICY STATEMENT**

For development that triggers assessment under the Major Flood Events Overlay Code:-

- (1) a flood hazard assessment determining the nature and extent of the flood hazard across the site; and
  - (2) a flood hazard mitigation report
- must be lodged with the application.

All reports, assessments and plans prepared under this policy must be prepared by a suitably qualified and experienced person.

#### **Flood Hazard Assessment**

A flood hazard assessment should be prepared in accordance with the methodology prescribed in Appendix 2 of the *State Planning Policy Guideline 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*. It will include –

- (1) a hydrologic study; and
- (2) a hydraulic analysis (including size and nature of the population exposed to the hazard, availability of evacuation routes, susceptibility of structures to flood damage).

#### **Flood Hazard Mitigation Report**

The flood hazard mitigation report is to –

- (1) assess the potential impacts of the development on the flood hazard; and
- (2) assess the potential impacts of the flood hazard on the development; and
- (3) recommend strategies to be incorporated into the proposed development to satisfy the outcomes of the Major Flood Events Overlay Code; and
- (4) describe and evaluate the impact of the proposed mitigation strategies on the existing and likely future use of land and buildings in proximity to the proposed development.

The report will also address –

- (a) water quality;
- (b) waterways including bank stability;
- (c) impact on adjacent properties both upstream and downstream;
- (d) preferred areas and non-preferred areas on site for various activities, based on the probability of inundation and the volume and velocity of flows;
- (e) the use of flood resistant materials and construction techniques able to withstand relevant hydraulic and debris loads where appropriate;
- (f) the location and height of means of ingress and egress, including possible flood-free escape routes;
- (g) the location and height of buildings, particularly habitable floor areas;
- (h) structural design, including the design of footings and foundations to take account of static and dynamic loads (including debris loads and any reduced bearing capacity owing to submerged soils);
- (i) the location and design of plant and equipment, including electrical fittings;
- (j) the storage of materials which are likely to cause environmental harm if released as a result of inundation or storm water flows;
- (k) the appropriate treatment of water supply, sanitation systems and other relevant infrastructure;
- (l) relevant management practices, including flood warning and evacuation measures;
- (m) details of any easements or reserves required for the storm water design; and
- (n) details of detention/retention storages.

The level of detail required for a particular development application should be determined in consultation with Council's Development Services Department.

#### Reference List

- (1) State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. 1 September 2003. Qld Dept Local Government and Planning and Qld Dept Emergency Services.
- (2) State Planning Policy 1/03 Guideline. 1 September 2003. Qld Dept Local Government and Planning and Qld Dept Emergency Services.

#### REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;
- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the *Integrated Planning Act 1997*; and
- (4) other circumstances as determined from time to time by a resolution of Council.

#### RESPONSIBILITY

This policy is to be:-

- (1) implemented by the Senior Manager, Development Services; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Senior Manager, Regional and Environmental Planning in consultation with the Senior Manager, Development Services.

## ENDNOTES

Amendment No – 3/2008		Date Adopted – 18 November 2008	Effective Date – 15 December 2008
Planning Scheme Policy Reference	Description of Amendment		
Page 1 Head of Power	Reword statement.		
Page 1 Definitions	Amend to refer to <i>PineRiversPlan</i> rather than individual section.		
Pages 1 & 2 Policy Statement	Delete all references to drainage problem areas.		
Page 2 Responsibility	Amend position names.		