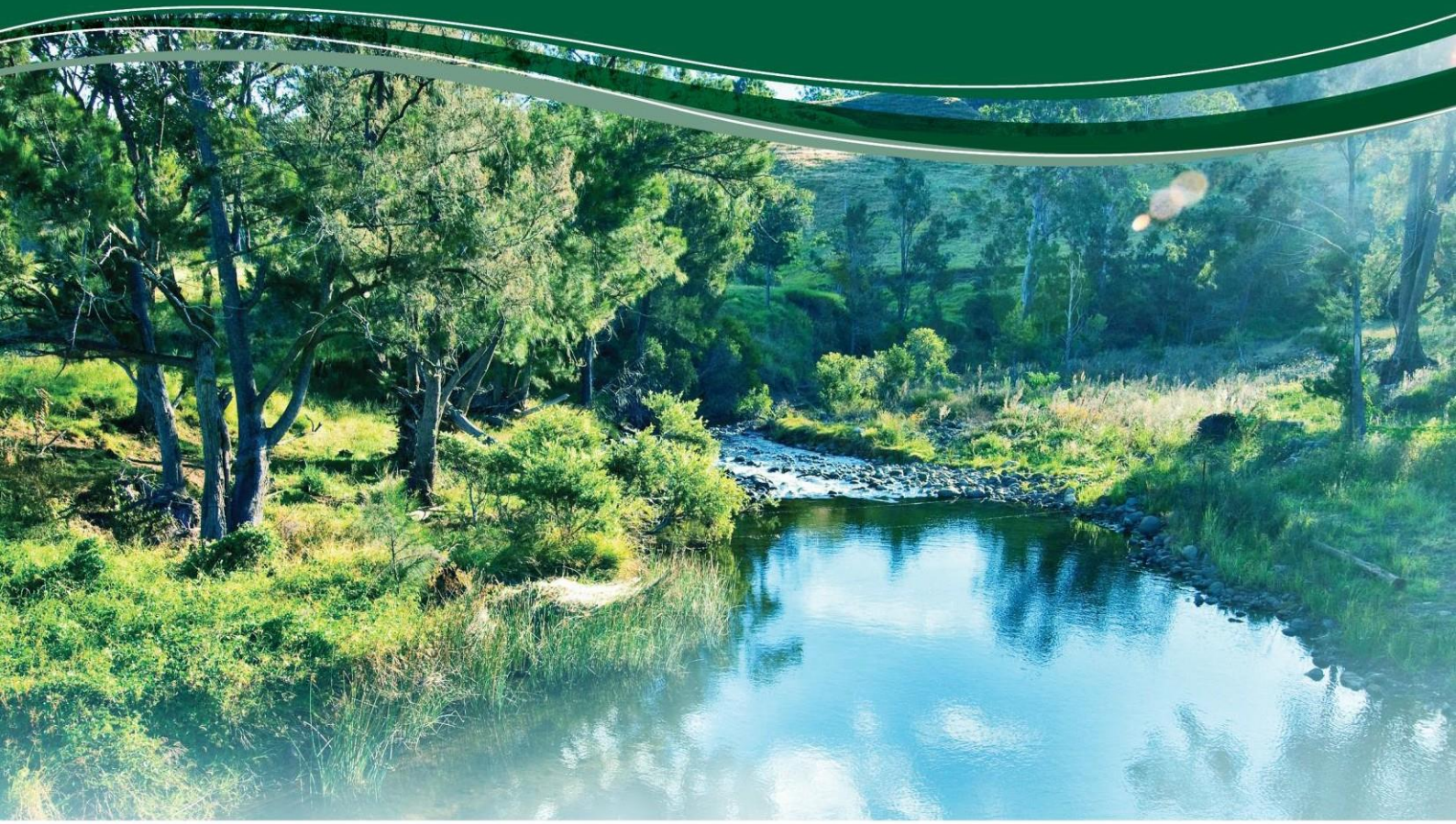
SCENIC RIM
Regional Council



Temporary Local Planning Instrument 01/2015 (Flood Hazard)

Beaudesert Shire Planning Scheme 2007
Boonah Shire Planning Scheme 2006
Ipswich Planning Scheme 2006

VERSION: FOR COUNCIL'S CONSIDERATION FOR ADOPTION

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SCENIC RIM REGIONAL COUNCIL

TEMPORARY LOCAL PLANNING INSTRUMENT 01/2015 (FLOOD HAZARD)

This is to certify that this is a true and correct copy of Temporary Local Planning Instrument 01/2015 (Flood Hazard) adopted on [insert adoption date] and commenced on [insert commencement date].

Craig Barke
CHIEF EXECUTIVE OFFICER

Contents

Preliminary

1. Short Title

1.1 This Temporary Local Planning Instrument may be cited as *Temporary Local Planning Instrument 01/2015 (Flood Hazard).*

2. Purpose of the Temporary Local Planning Instrument

2.1 The purpose of this Temporary Local Planning Instrument is to enhance the community's resilience to flood hazard by:

a) suspending the operation of specific provisions in the planning schemes for the Local Government Area; and

b) applying new provisions affecting the operation of the planning schemes for the Local Government Area that either update or introduce a flood hazard overlay map and code where relevant.

3. Duration of the Temporary Local Planning Instrument

3.1 This Temporary Local Planning Instrument will have effect in accordance with section 104 (relationship with the planning scheme) of the *Sustainable Planning Act 2009* for a period not exceeding 12 months from the commencement date of this Temporary Local Planning Instrument.

3.2 The commencement date of this Temporary Local Planning Instrument is [insert commencement date]

4. Application of the Temporary Local Planning Instrument

4.1 This Temporary Local Planning Instrument applies to the Scenic Rim Local Government Area.

4.2 This Temporary Local Planning Instrument suspends or otherwise affects the operation of the following planning schemes:

a) *Beaudesert Shire Planning Scheme 2007*;

b) *Boonah Shire Planning Scheme 2006;*

c) *Ipswich Planning Scheme 2006.*

5. Relationship with the Planning Schemes

5.1 If a planning scheme to which this Temporary Local Planning Instrument applies under section 4.2 is inconsistent with this Temporary Local Planning Instrument, this Temporary Local Planning Instrument:

a) prevails to the extent of the inconsistency; and

b) has effect in place of the planning scheme, but only to the extent of the inconsistency.

5.2 Tables 1, 2, and 3 identify in:

a) Column 1, provisions of the relevant planning scheme;

b) Column 2, the effect of the Temporary Local Planning Instrument on the provisions of the relevant planning scheme; and

c) Column 3, the reference to the provisions overriding the relevant planning scheme in the Temporary Local Planning Instrument (TLPI), where applicable.

Table 1: Relationship with the *Beaudesert Shire Planning Scheme 2007*

Column 1 **Existing Provision**	**Column 2** **Effect of the Temporary Local Planning Instrument**	**Column 3** **TLPI Reference**
Chapter 4, Part 4, Table 4.4.4 - Assessment Table for the Development Constraints Overlay and associated footnotes	Suspend Table 4.4.4 and substitute with revised Table 4.4.4.	Part 1, Item 1
In Chapter 4, Part 4, Section 4.4.7 - Overall Outcomes for the Development Constraints Code	Suspend Overall Outcomes and substitute with Overall Outcomes for the Development Constraints Code.	Part 1, Item 2
In Chapter 4, Part 4, Table 4.4.8 - Development Constraints Overlay Code for Natural Hazards Management – Flood (SO1 - 5)	Suspend Table 4.4.8 and substitute with revised Table 4.4.8.	Part 1, Item 3
Schedule 1, Part 3 - Defined Terms	Suspend the following terms in Schedule 1, Part 3 – Defined Terms: a) Annual Exceedence Probability (AEP) b) Defined Flood Event (DFE); c) Flood Prone Land; d) High Flood Hazard Category Area; e) Natural Hazard Management Area; and substitute with revised Defined Terms.	Part 1, Item 4
Chapter 3, Part 3, Table 3.3.11 – Specific Outcomes and Prescribed Solutions for the Rural Zone: SO39 and S39.1 and S39.2	Suspend SO40 and S40.1 and S40.2.	Not applicable.
Chapter 3, Part 4, Table 3.4.11 - Specific Outcomes and Prescribed Solutions for the Kooralbyn Zone: SO34 and S34.1 and S34.2	Suspend SO34 and S34.1 and S34.2.	Not applicable.
Chapter 3, Part 5, Table 3.5.8 - Specific Outcomes and Prescribed	Suspend SO27 and S27.1-S27.5.	Not applicable.

Column 1 Existing Provision	Column 2 Effect of the Temporary Local Planning Instrument	Column 3 TLPI Reference
Solutions for the Bromelton State Development Area Zone: SO27 and S27.1-S27.5		
Chapter 3, Part 6, Table 3.6.11 - Specific Outcomes and Prescribed Solutions for the Beaudesert and Canungra Township Zone: SO42 and S42.1 and S42.2	Suspend SO42 and S42.1 and S42.2.	Not applicable.
Chapter 3, Part 7, Table 3.7.11 - Specific Outcomes and Prescribed Solutions for the Tamborine Mountain Zone: SO41 and S41.1 and S41.2	Suspend SO41 and S41.1 and S41.2.	Not applicable.
Chapter 5, Part 3, Table 5.3.8 - Specific Outcomes and Prescribed Solutions for the Construction and Infrastructure Code: SO3 and S3.1 - S3.4; SO14 and S14.1 - S14.2; SO15 and S15.1 - S15.3; SO139 and S139.1; SO140 and S140.1	Suspend: SO3 and S3.1 - S3.4; SO14 and S14.1; SO12 and S12.1 - S12.3; SO139 and S139.1; SO140 and S140.1.	Not applicable.
Schedule 5 - Planning Scheme Maps - Overlay Maps OV3.2a, 3.2b, 3.2.c and 3.2d (Development Constraints Overlay - Flood and Landslide Hazard)	Suspend Overlay Maps OV3.2a, 3.2b, 3.2.c and 3.2d and substitute with Overlay Maps OV3.2a, 3.2b, 3.2.c and 3.2d (Development Constraints Overlay - Flood and Landslide Hazard) and Overlay Maps OV3.4a, 3.4b, 3.4c and 3.4d (Development Constraints Overlay - Flood Hazard Category).	Part 1, Item 5

Table 2: Relationship with the *Boonah Shire Planning Scheme 2006*

Column 1 Existing Provision	Column 2 Effect of the Temporary Local Planning Instrument	Column 3 TLPI Reference
Not applicable.	In Part 5, include Division 14: Assessment Tables for the Flood Hazard Overlay.	Part 2, Item 1
Not applicable.	In Part 5, include Division 15: Assessment Criteria for the Flood Hazard Overlay.	Part 2, Item 2
Not applicable.	In Schedule 1, Part 2, include new terms: a) Afflux; b) Annual Exceedence; Probability (AEP); c) Defined Flood Event (DFE); d) Defined Flood Level (DFL); e) Flood Hazard Area; f) Habitable Room; g) High Flood Hazard Category Area; h) Investigation Area.	Part 2, Item 3
Not applicable.	Include new Overlay Map 6: Flood Hazard Overlay and Overlay Map 6a: Flood Hazard Category Overlay Map in the planning scheme overlay maps.	Part 2, Item 4

Table 3: Relationship with the *Ipswich Planning Scheme 2006*

Column 1 Existing Provision	Column 2 Effect of the Temporary Local Planning Instrument	Column 3 TLPI Reference
Part 11 - Overlays, Division 4 - Development Constraint Overlays, Section 11.4.7 - Flooding and Urban Stormwater Flow Paths	Suspend Section 11.4.7 and replace with revised Section 11.4.7 - Flood Hazard Area including Table 11.4.1a - Specific Outcomes and Probable Solutions for Development in a Flood Hazard Area.	Part 3, Item 1
In Part 11 – Overlays, Division 4 – Development Constraints Overlays, Table 11.4.3 Assessment Categories and Relevant Assessment Criteria for Development Constraints Overlays – Making a Material Change of Use	Suspend Table 11.4.3 and replace with revised Table 11.4.3 Assessment Categories and Relevant Assessment Criteria for Development Constraints Overlays – Making a Material Change of Use.	Part 3, Item 2
In Part 11 – Overlays, Division 4 – Development Constraints Overlays, Table 11.4.4 Assessment Categories and Relevant Assessment Criteria for Development Constraints Overlays – Other Development	Suspend Table 11.4.4 and replace with Table 11.4.4 Assessment Categories and Relevant Assessment Criteria for Development Constraints Overlays – Other Development.	Part 3, Item 2
Schedule 1, Division 2 - Administrative Terms	Suspend the terms 'Average Recurrence Interval (ARI)' and 'Adopted Flood Level' in Schedule 1, Division 2 and include the following terms: a) *Annual Exceedence Probability (AEP)* b) *Defined Flood Event (DFE)* c) *Defined Flood Level* d) *Flood Hazard Area* e) *Habitable Room* f) *High Flood Hazard Category Area*; g) *Investigation Area*	Part 3, Item 3
Part 12, Division 5 - Reconfiguring a Lot Code, Table 12.5.1	Suspend the use of references to the 'Average Recurrence Interval' and replace with a reference to the equivalent 'AEP' in Table 12.5.1.	Not applicable.
Part 12, Division 5 - Reconfiguring a Lot Code, Table 12.5.1	Suspend the use of references to the 'adopted flood level' and replace with the 'defined flood level' in Table 12.5.1.	Not applicable.
Part 12, Division 6 - Residential Code, Specific Outcome 12(d)	Suspend the use of the term 'adopted flood level' and replace with 'defined flood level'.	Not applicable.
Part 12, Division 7 - Commercial and Industrial Code, Section 12.7.4, Specific Outcome (5)(c)(ii)	Suspend the use of the term 'adopted flood level' and replace with 'defined flood level'.	Not applicable.
Part 12, Division 7 - Commercial and Industrial Code, Section 12.7.8, Probable Solution (1)(e)(ii)	Suspend the use of the term 'adopted flood level' and replace with 'defined flood level'.	Not applicable.
Part 12, Division 15 - Earthworks Code, Section 12.15.4, Specific Outcome (8)(a)	Suspend the use of the term 'adopted flood level' and replace with 'defined flood level'.	Not applicable.
Planning Scheme Maps	Suspend the existing Flooding and Urban Stormwater Flow Path Areas Overlay Map and replace with the Flood Hazard Overlay Map (OM5) and Flood Hazard Category Overlay Map (OM5a).	Part 3, Item 4

6. Implementation of the Temporary Local Planning Instrument

6.1 The provisions in Parts 1, 2 and 3 of the Temporary Local Planning Instrument apply to the relevant planning schemes of the Scenic Rim Local Government Area.

6.2 For a proposal to be self-assessable, it must meet all the self-assessable outcomes of the relevant code in the Temporary Local Planning Instrument and any other applicable code. Where it does not meet all self-assessable outcomes, the proposal becomes assessable development and a development application is required.

6.3 Where a development application is triggered, only the specific acceptable outcome that the proposal fails to meet needs to be assessed against the corresponding assessable acceptable outcome or performance outcome. Other self-assessable outcomes that are met are not assessed as part of the development application.

7. Relationship with the *Building Regulation 2006*

7.1 For the purposes of Part 3, Section 13 of the *Building Regulation 2006:*

a) the Defined Flood Event on the Flood Hazard Overlay Map constitute a Flood Hazard Area;

b) the Defined Flood Level is a 1 percent Annual Exceedance Probability (AEP) flood event; and

c) this code provides for finished floor levels of habitable rooms to be 500mm above the defined flood level.

8. Structure of Temporary Local Planning Instrument

8.1 This Temporary Local Planning Instrument is separated into a section for each planning scheme in operation in the Local Government Area (Parts 1, 2 and 3). Each Part contains the planning provisions to replace the suspended provisions of the existing planning schemes, including:

a) a Table of Assessment;

b) a Flood Hazard Overlay Code;

c) Overlay Maps; and

d) Explanatory Definitions.

Note: The parts of the planning schemes that are suspended by the Temporary Local Planning Instrument are shown in Section 5 of this Temporary Local Planning Instrument.

PART I: Beaudesert Shire Planning Scheme 2007

Item 1: Assessment Table for the Development Constraints Overlay

This Temporary Local Planning Instrument suspends the operation of Chapter 4, Part 4, Table 4.4.4 - Assessment Table for the Development Constraints Overlay and replaces it with the following:

Table 4.4.4 Assessment Table for the Development Constraints Overlay

Column 1 **Use or Use Class**	**Column 2** **Assessment Category**	**Column 3** **Relevant Assessment Criteria**
Material Change of Use for a House or Dual Occupancy	**Exempt**, if located - (a) in an approved Building Envelope; or (b) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area on a lot less than 2000m² in area; or (c) in an Agricultural Protection Area; or (d) in the Water Cycle Investigation Area. **Self-assessable,** if - (a) not Exempt; and (b) located within a Flood Hazard Area other than a High Hazard Flood Category. **Code-assessable**, if— (a) not Exempt or Self-Assessable; and (b) located— (i) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area on a lot greater than 2000m²; or (ii) in a High Hazard Category Area of the Flood Hazard Area; or (iii) in a Medium Landslide Hazard Area, a High Landslide Hazard Area or a Landslide Hazard Investigation Area; or	If **Exempt**—None applicable. If **Self-assessable** – Solutions S1.1, S1.2, S1.6, S2.1, S3.1, S2.3 and S3.1 of Table 4.4.8 - Development Constraints Overlay Code. If **Code-assessable**— Development Constraints Overlay Code (section 4.4.5).

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	Resource Area, Buffer Area, or Key Resource Area; or (v) adjoining a Haul Route; or (vi) in an Agriculture Protection Area; or (vii) in a View Protection Area; or (viii) in a Water Supply Catchment Area; or (ix) within 500 metres of a Water Supply Source or Buffer; or (x) within 100 metres of a Defence Establishment (the Defences Establish Buffer Area); or (xi) on a lot adjoining a site containing an Airfield; or (xii) in a Buffer Area.	
Material Change of Use for all Defined or Undefined Uses except Road, Dual Occupancy, House and Park.	**Exempt**, if the use is — (a) Agriculture or Animal Husbandry in the Countryside Precinct; or (b) in an approved building envelope. **Self-assessable,** if the use is - (a) Not Exempt; and (b) Caretaker's Residence, Managers/Workers House or Roadside Stall; and (c) located within a Flood Hazard Area other than a High Hazard Flood Category. **Code-assessable**, if— (a) not Exempt or Self-Assessable; and (b) located— (i) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area; or	If **Exempt**—None applicable. If **Self-assessable** – Solutions S1.1, S1.2 and S1.6, S2.1, S2.2 and S2.3 and S3.1 of Table 4.4.8 - Development Constraints Overlay Code. If **Code-assessable**— Development Constraints Overlay Code (section 4.4.5).

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	Area; or (iii) in a Medium Landslide Hazard Area, a High Landslide Hazard Area or a Landslide Hazard Investigation Area; or (v) in a High Hazard Category Area of the Flood Hazard Area; or (iv) in an Extractive/Mineral Resource Area, Buffer Area, or Key Resource Area; or (v) adjoining a Haul Route; or (vi) in an Agriculture Protection Area; or (vii) in a View Protection Area; or (viii) in a Water Supply Catchment Area; or (ix) within 500 metres of a Water Supply Source or Buffer; or (x) within 100 metres of a Defence Establishment (the Defences Establish Buffer Area); or (xi) on a lot adjoining a site containing an Airfield; or	
Operational work being for the clearing of vegetation to which the *Vegetation Management Act 1999* does not apply.	**Exempt**, if Exempted Clearing. **Code-assessable**, if— (a) not Exempt; and (b) located— (i) in a Water Supply Catchment Area; or (ii) within 500 metres of a Water Supply Source or Buffer; or (iii) in a Flood Hazard Area.	If **Exempt**—None applicable. If **Code-assessable**—Development Constraints Overlay Code (section 4.4.5).

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
Operational work being for Filling or Excavation exceeding $10m^3$.	**Exempt,** if not Code-assessable. **Code-assessable**, if— (a) not located in an approved building envelope; and (b) located— (i) in a Flood Hazard Area; or (ii) in a Medium Landslide Hazard Area, a High Landslide Hazard Area or a Landslide Hazard Investigation Area; or (iii) in a View Protection Area; or (iv) in a Water Supply Catchment Area; or (v) within 500 metres of a Water Supply Source or Buffer.	If **Exempt**—None applicable. If **Code-assessable**—Development Constraints Overlay Code (section 4.4.5).
Reconfiguring a Lot.	**Exempt,** if not Code-assessable. **Code-assessable**, if involves land— (a) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area; or (b) in a Flood Hazard Area; or (c) in a Medium Landslide Hazard Area, a High Landslide Hazard Area or a Landslide Hazard Investigation Area; or (d) in a Extractive/ Mineral Resource Area or Key Resource Area; or (e) in an Agriculture Protection Area; or (f) in a Water Supply Catchment Area; or (g) within 500 metres of a Water Supply Source or Buffer; or (h) within 100 metres of a Defence Establishment (the Defence Establishment Buffer Area); or (i) adjacent to an Airfield; or (j) in a Buffer Area.	If **Exempt**—None applicable. If **Code-assessable**—Development Constraints Overlay Code (section 4.4.5).

Item 2: Overall Outcomes for the Development Constraints Overlay Code

This Temporary Local Planning Instrument suspends Chapter 4, Part 4, Section 4.4.7 - Overall Outcomes for the Development Constraints Overlay Code and replaces it with the following:

4.4.7 Overall Outcomes for Development Constraints Code

(1) Development which may be adversely affected by a natural hazard in a substantial manner, is restricted from locating in an area where the likelihood of a natural hazard event occurring is significant.

(2) Development in a natural hazard management area is compatible with the nature of the natural hazard.

(3) Development siting, layout, and access respond to the risk of the natural hazard and minimises risk to personal safety.

(4) Development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property.

(5) Development supports, and does not unduly burden disaster management response or recovery capacity and capabilities.

(6) Development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on the site or to other properties.

(7) Development avoids the release of hazardous materials as a result of a natural hazard event.

(8) Natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas.

(9) Impacts from natural hazards on existing development are minimised.

(10) Development which could be impacted by the effect of other development is provided with adequate buffers.

(11) The exploitation of regionally and local significant extractive/mineral resource deposits is protected from the encroachment of development which may compromise the ability to extract, process and transport the resource material.

(12) Extractive industry operations are managed to ensure that the environmental impacts generated by such operations are within acceptable limits.

(13) Valuable rural land is protected from alienation by incompatible development.

(14) Important view-sheds are protected from the impacts of incompatible development.

(15) Water supply catchment areas are protected to ensure that water quality in the catchment is not contaminated by activities within the catchment.

(16) Development in a Water Cycle Investigation Area is extended only where it can be readily supported by appropriate infrastructure and not adversely impact on the operational capacity of existing or future planned water cycle infrastructure.

(17) Development for the reconfiguration of a lot minimises the adverse effects from natural or other hazards including flooding, bushfire, slope instability, contaminated sites and sites producing significant levels of emissions.

(18) Development for the reconfiguration of a lot does not create lots that increase the risk of natural hazards affecting the potential uses for a lot.

(19) Development in proximity to a Commonwealth defence facility does not constrain activities within the facility's site.

Item 3: Specific Outcomes and Prescribed Solutions for the Development Constraints Overlay

This Temporary Local Planning Instrument suspends Chapter 4, Part 4, Table 4.4.8 - Development Constraints Overlay Code for Natural Hazards Management - Flood (SO1-SO5 and S1.1-1.4; S2.1-2.2; S3.1-3.2; S4.1-4.2; S5.1) and replaces the Specific Outcomes and Prescribed Solutions with the following:

Note: The Development Constraints Overlay Code in the Beaudesert Shire Planning Scheme 2007 continues to apply from the existing SO6 (Natural Hazards Management - Landslide).

Table 4.4.8 Specific Outcomes and Prescribed Solutions for the Development Constraints Overlay

Column 1 **Specific Outcomes**		**Column 2** **Prescribed Solutions**	
Natural Hazards Management – Flood			
Siting and Layout			
SO1	Development siting and layout responds to flooding potential and maintains personal safety at all times.	S1.1	New buildings: (a) are not located on land in a Flood Hazard Area; or (b) are located within an approved Building Envelope where an approved Building Envelope exists; or (c) ensure that all floor levels of Habitable Rooms are elevated a minimum of 500mm above the Defined Flood Level[2] where not located on land in a High Flood Hazard Category Area. **Note:** If part of the site is outside the Flood Hazard Area, this is the preferred location for all buildings. **Note**: Building work in a designated Flood Hazard Area must meet the requirements of the relevant building assessment provisions under the *Building Act 1975.*

[2] The Defined Flood Level may be obtained from a Council property flood search where the property is located within the Defined Flood Event. A site based flood study may be required that investigates the impact of the development on the floodplain and demonstrates compliance with the Specific Outcome where a flood level is not available.

Column 1 Specific Outcomes	Column 2 Prescribed Solutions
	S1.2 Where involving an extension to an existing House or Dual Occupancy that is situated below the Defined Flood Event, the gross floor area of the extension does not exceed 70m². **Note:** If part of the site is outside the Flood Hazard Area, this is the preferred location for all buildings. **Note**: Building work in a designated Flood Hazard Area must meet the requirements of the relevant building assessment provisions under the *Building Act 1975.*
	S1.3 Development involving a reconfiguration of a lot: (a) (i). does not create additional lots that are located in the Flood Hazard Area; or (ii). results in lots that incorporate a building envelope outside the Defined Flood Event; and (a) does not result in an intensification of residential uses on land situated below the Defined Flood Event.
	S1.4 Development provides for a road and/or pathway layout that ensures residents are not physically isolated by the Defined Flood Event and provides a safe and clear evacuation route by: (a) locating entry points into the development above the Defined Flood Event; and (b) ensuring all roads in the development are above the Defined Flood Event; and (c) avoiding cul-de-sacs or other non-permeable layouts; and (d) direct and simple routes to main carriageways.
	S1.5 Where the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.

Column 1 Specific Outcomes		Column 2 Prescribed Solutions	
		S1.6	Development ensures that all buildings have vehicle and/or pedestrian evacuation routes above the Defined Flood Event to facilitate egress from the site.
SO2	Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	S2.1	For a Material Change of Use involving residential uses, the design and layout of buildings used for residential purposes minimise risk from flooding by providing parking and other low-intensive non-habitable uses at ground level. **Editor's Note:** The highset 'Queenslander' style house is a resilient low-density solution in flood hazard areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries), are located on the ground floor.
		S2.2	For a Material Change of Use involving non-residential uses, buildings and structures allow for flow through of flood waters on the ground floor. **Editor's Note:** The relevant building assessment provisions under the *Building Act 1975* apply to all building work within the Flood Hazard Area and need to take account of the flood potential within the area.
		S2.3	Materials stored on site: (a) are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by floodwaters, are contained in order to minimise movement in times of flood. **Note:** Businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). **Note:** Queensland Government Fact Sheet 'Repairing your house after a flood' provides information about water resilient products and building techniques.

Column 1 Specific Outcomes		Column 2 Prescribed Solutions	
Environment			
SO3	Development avoids the release of hazardous materials into floodwaters.	S3.1	Development involving: (a) materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or (b) the manufacture or storage of hazardous materials ensures structures are: (i) located above the Defined Flood Level; or (ii) designed to prevent the intrusion of floodwaters; or (c) where a Defined Flood Level is not available, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. **Editor's 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.

Column 1 Specific Outcomes		Column 2 Prescribed Solutions	
Community Safety			
SO4	Development involving community facilities or infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	S4.1	Development for community facilities or infrastructure is located in an area above the following flood levels and has a freeboard of 300mm: (a) 0.2% Annual Exceedence Probability (AEP) for emergency service facilities; (b) 0.2% AEP for correctional facilities; (c) 0.5% AEP for an emergency shelter; (d) 0.5% AEP for a police station; (e) 0.2% AEP for a hospital; (f) 0.2% AEP for an electricity substation; (g) 0.2% AEP for a water treatment plant; (h) 0.2% AEP for a power station; (i) 0.2% AEP for a major electrical switchyard; (j) 0.5% AEP for a sewerage treatment plant; (k) 0.5% AEP for a store for valuable records, or items of historic or cultural significance (e.g. archives, museums, galleries, libraries); and (l) 0.5% AEP for a residential care facility.
		S4.2	The following uses have direct access to low hazard evacuation routes as defined in **Table 1:** (a) Community care centres; (b) Emergency services; (c) Hospitals; (d) Aged Persons Accommodation; (e) Utility-Major
		S4.3	Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above the Defined Flood Level; and (b) designed and constructed to exclude floodwater infiltration.

Column 1 Specific Outcomes		Column 2 Prescribed Solutions	
		S4.4	Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by flood.
		S4.5	For all other development being a community infrastructure use not listed in S4.1, such development functions effectively during and immediately after flood events.
Off Site Impacts			
SO5	Development in the Flood Hazard Area directly, indirectly and cumulatively avoids any increase in water flow, velocity or flood level and does not increase the potential for damage on site or on other properties.	S5.1	Works (including buildings and earthworks) on land in the Defined Flood Event either: (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth, /duration and/ velocity of floodwaters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; and (ii) loss of/changes to flow paths; and (iii) acceleration or retardation of flows; and or (iv) any reduction in flood warning times elsewhere on the floodplain.

Column 1 Specific Outcomes	Column 2 Prescribed Solutions
	S5.2 Where development is located in an area affected by a Defined Flood event, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development: (a) maintains the flood storage capacity on the subject site; and (b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (c) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.
	S5.3 In non-urban areas, buildings and infrastructure are set back a minimum of 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of flood waters. **Editor's Note:** Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse impacts that they may have on downstream properties in the event of a flood.
	S5.4 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; and or (b) a net increase in filling (including berms / mounds).

Column 1 Specific Outcomes		Column 2 Prescribed Solutions	
Disaster Management			
SO6	Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	S6.1	Development does not: (a) increase the number of people calculated to be at risk from flooding; and (b) increase the number of people likely to need evacuation; and (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.

Table 1

Criteria	Degree of Flood Hazard			
	Low	**Medium**	**High**	**Extreme**
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25).	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4).	Fit adults would have difficulty wading. (Generally, where wading velocity depth product is less than 0.6.)	Wading is not an option.
Evacuation distances	<200 metres	200-400 metres	400-600 metres	>600 metres
Maximum Flood Depths	<0.3 metres	<0.6 metres	<1.2 metres	>1.2 metres
Maximum Flood Velocity	<0.4 metres per second	<0.8 metres per second	<1.5 metres per second	>1.5 metres per second
Typical means of egress		Sedan Sedan early, but 4WD or trucks later.	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters.

Item 4: Schedule 1 – Defined Terms

This Temporary Local Planning Instrument:

1. suspends the following terms in Schedule 1, Part 3 – Defined Terms:

    a) Annual Exceedence Probability (AEP)
    b) Defined Flood Event (DFE);
    c) Flood Prone Land;
    d) Natural Hazard Management Area; and

2. replaces them with the following terms:

Annual Exceedence Probability (AEP) refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage and is determined by undertaking a flood model for a site or area. A Defined Flood Event with a 1% AEP is a flood that is calculated to have a 1% chance of occurring in any one year. The 1% AEP is also known as the 1 in 100 year Average Recurrence Interval (ARI) or Q100 event and is commonly used for urban planning purposes as the line of acceptable risk.

Defined Flood Event (***DFE***) is a flood event with a 1% AEP. The 1% AEP has been determined as being the level of acceptable risk for development to occur. Where flood modelling based on the 1% AEP has been undertaken in the Scenic Rim, the Defined Flood Event is the area shown on the Development Constraints – Flood and Landslide Hazard Overlay Map as being within the Defined Flood Event (DFE).

Defined Flood Level is the level on a site based on a 1% AEP flood event. The Defined Flood Level is measured in height above mean sea level (AHD). The Defined Flood Level is the minimum planning level that development must adhere to in a given location to minimise the risk of potential flooding.

Note: Where land is located in the Investigation Area of the Development Constraints – Flood and Landslide Hazard Overlay Map, a Defined Flood Level based on the 1% AEP flood event may not be available. A flood investigation undertaken by a suitably qualified professional may be required to determine the Defined Flood Level to ensure compliance with the relevant building assessment provisions under the *Building Act 1975.*

Flood Hazard Area means the area that is shown either in the Defined Flood Event or Flood Investigation Area on the Development Constraints – Flood and Landslide Hazard Overlay Map.

Floodway means the area of a floodplain where a significant discharge of stormwater occurs during a flood.

Habitable Room has the same meaning as in the Building Code of Australia.

High Flood Hazard Category Area means the area that is shown in the High Hazard - Flood Hazard Category on the Development Constraints - Flood Hazard Category Overlay Map.

Investigation Area means the area that is shown on the Development Constraints – Flood and Landslide Hazard Overlay Map as being within the Investigation Area. The Investigation Area is based on the Queensland Reconstruction Authority's Interim Floodplain Assessment Overlay (IFAO) maps. The IFAO maps were prepared using a range of existing Statewide datasets to determine floodplain maps where floodplain mapping did not exist. The mapping is based on various landform datasets that represent or indicate previous inundation. The spatial extent of the mapping identifies an area of interest for potential flooding impacts. The mapping is not

based on a particular Annual Exceedence Probability (AEP) event or Defined Flood Event (DFE) such as a 1% AEP, nor does it represent the Probable Maximum Flood (PMF), which is commonly derived through detailed flood studies to identify the extent of the floodplain. The mapping does not include or specify a flood level or flood flow velocity. The 'Investigation Area' may trigger the requirement for a flood investigation to be undertaken on the site to determine the Defined Flood Level.

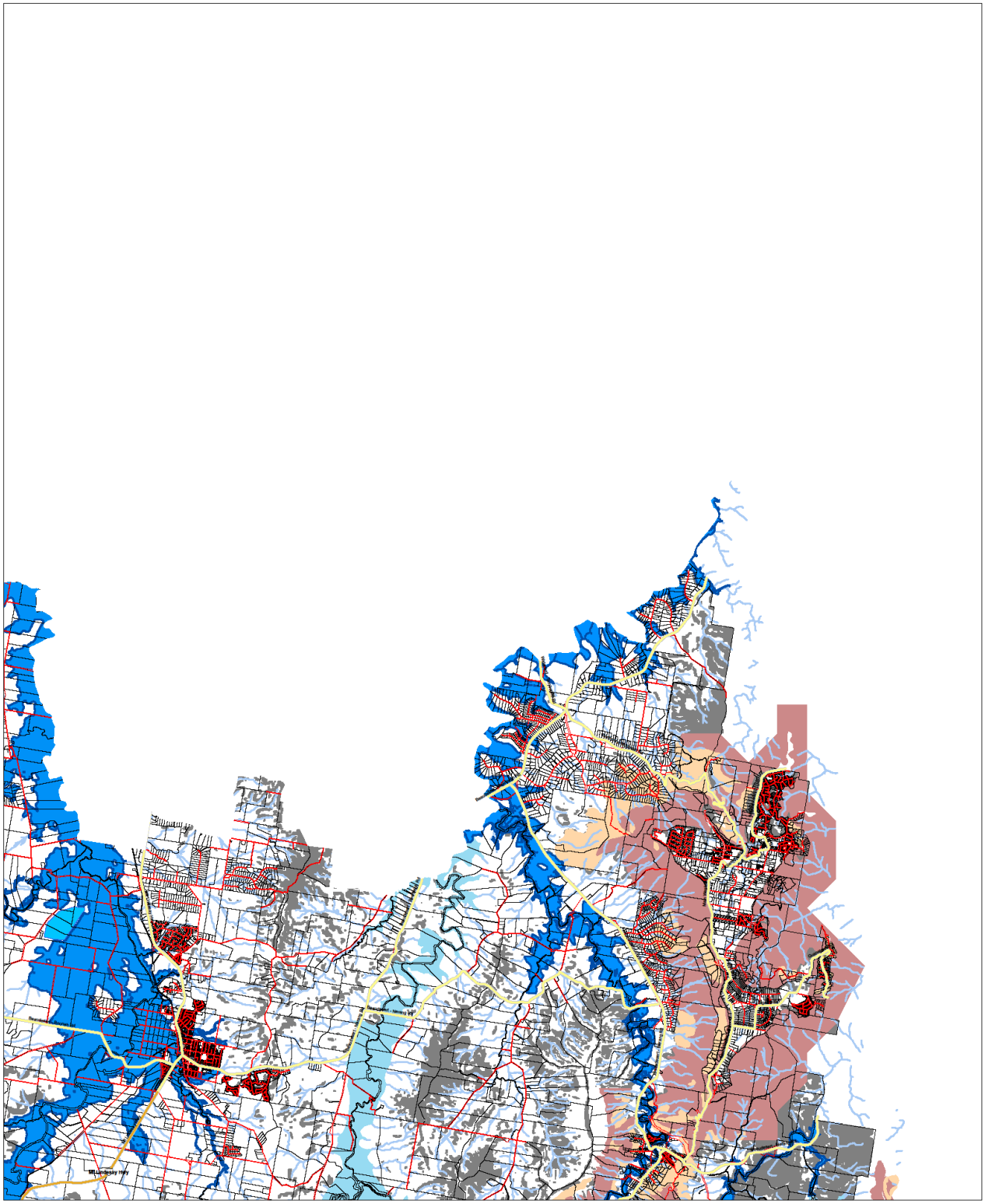
Natural Hazard Management Area means an area that has been defined for the management of a hazard (flood, bushfire or landslide) but may not reflect the full extent of the area that may be affected by the hazard (e.g. land above the 1% AEP may flood during a larger flood event).

Item 5: Flood and Landslide Hazard Overlay Maps

This Temporary Local Planning Instrument suspends Overlay Maps OV3.2a, 3.2b, 3.2c and 3.2d and replaces them with the following maps:

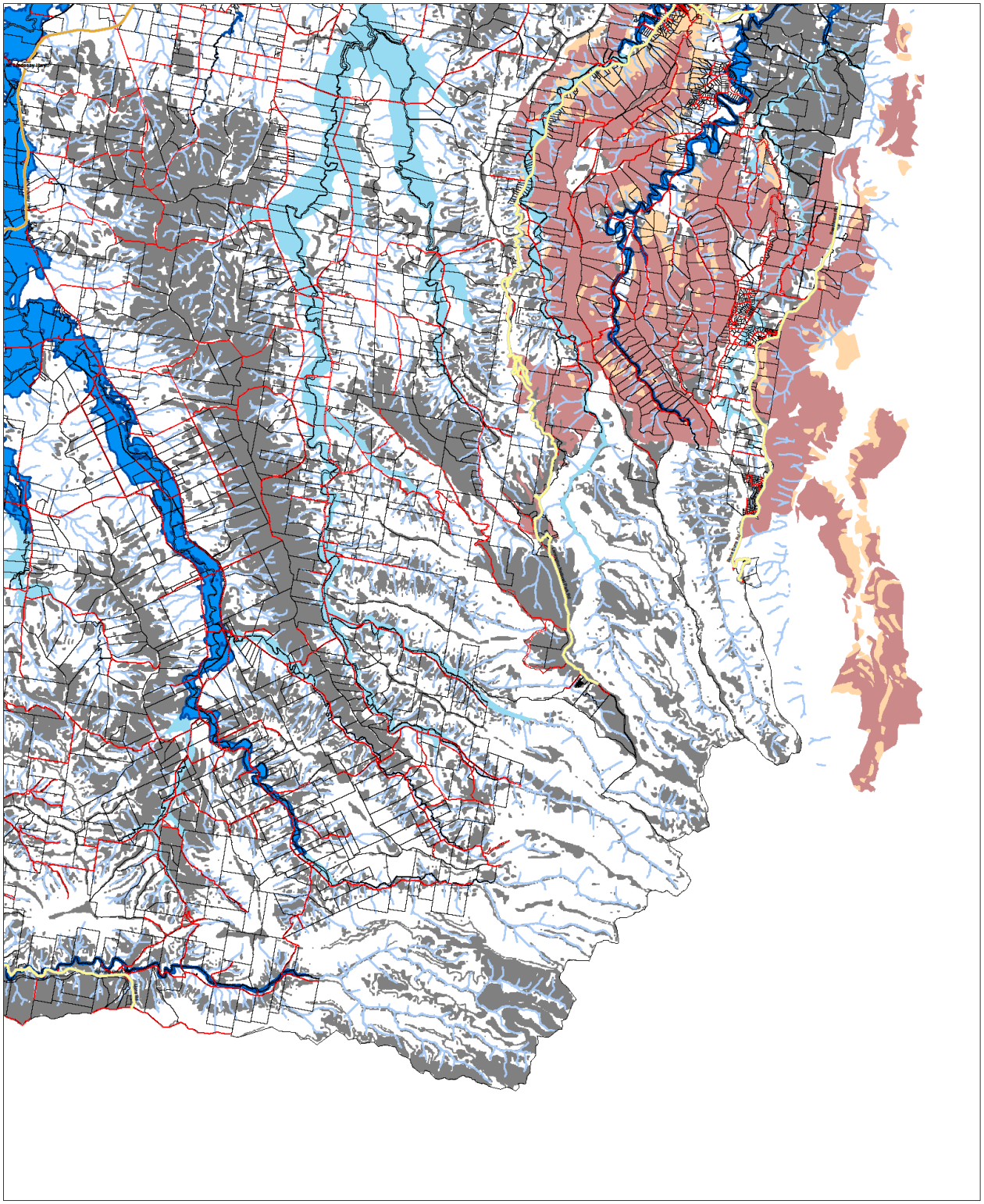
Development Constraints Overlay - Flood and Landslide Hazard

OV 3.2A



Development Constraints Overlay - Flood and Landslide Hazard

OV 3.2B



Beaudesert Planning Scheme
Integrated Planning Act 1997

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COMPILATION by derivative mapping techniques from information provided by:

State of Queensland, Department of Natural Resources and Mines.
State of Queensland, Department of Community Safety.
State of Queensland, Department of Main Roads and Main Roads.
State of Queensland, Powerlink Queensland.
State of Queensland, Department of Environment and Heritage Protection
Federal Government, Department of the Environment and Heritage
Federal Government, Australian Heritage Commission.

Slope Stability and its Constraints on Closer Settlement of Tamborine Mountain, Southeast Queensland by W.F. Willmott, Geological Survey of Queensland Record 1991/14, Department of Mines, May 1991.

Slope Stability and its Constraints on Closer Settlement of Canungra-Beechmont-Numinbah Area, Southeast Queensland by W.F. Willmott, Geological Survey of Queensland Record 1992/04, Department of Mines, May 1992.

SCALE 1:60 000

3,000 1,500 0 3,000 6,000 9,000 12,000 Meters

Version: Submission for TLPI 01/15 Approval

GENERAL INFORMATION
Base Information
Council Boundary
Property Boundary
Interstate/Local Railway
Not Used on Overlay 1.1
Major Road
Minor Road
Other Road
Not Used on Overlay 6.1
Stream

INFRASTRUCTURE OVERLAY
Major Transport Routes
State Controlled
Local Road of Significance
Interstate/Local Railway
Other Transport Routes
State Controlled
Local Road of Significance
Restricted Access
Future Transport Route
Recreation Trail
Recreation Trail

Aviation
Aviation Facility and Buffer
Water Cycle Infrastructure
Water Treatment Plant
Water Reservoir
Waste Water Treatment Plant
Electricity Network
Substation Site
Power Line >275kV
Power Line 133-275kV
Power Line <133kV

NATURE CONSERVATION OVERLAY
Conservation Significance
Ecological Corridor
Irbyana Sensitive Area
World Heritage Area
Conservation Estate Area
Regional Nature Conservation Area
Local Nature Conservation Area
Conservation Significance
Landscape Amenity Area
Conservation Significance
Vegetation Management Area

DEVELOPMENT CONSTRAINTS OVERLAY
Bushfire Hazard Area
Medium Bushfire Hazard
High Bushfire Hazard
Flood and Landslide Hazard
Defined Flood Event
Investigation Area
Medium Landslide Hazard
High Landslide Hazard
Landslide Hazard Investigation Area
Other Constraints
Agriculture Protection Area
View Protection Area
Water Supply Catchment Area

Water Supply Source
Extractive/Mineral Resource
Buffer Area
Haul Route
Key Resource Area
Defence Establishment
Airfield
Water Cycle Investigation Area

CULTURAL HERITAGE OVERLAY
Cultural Heritage Overlay

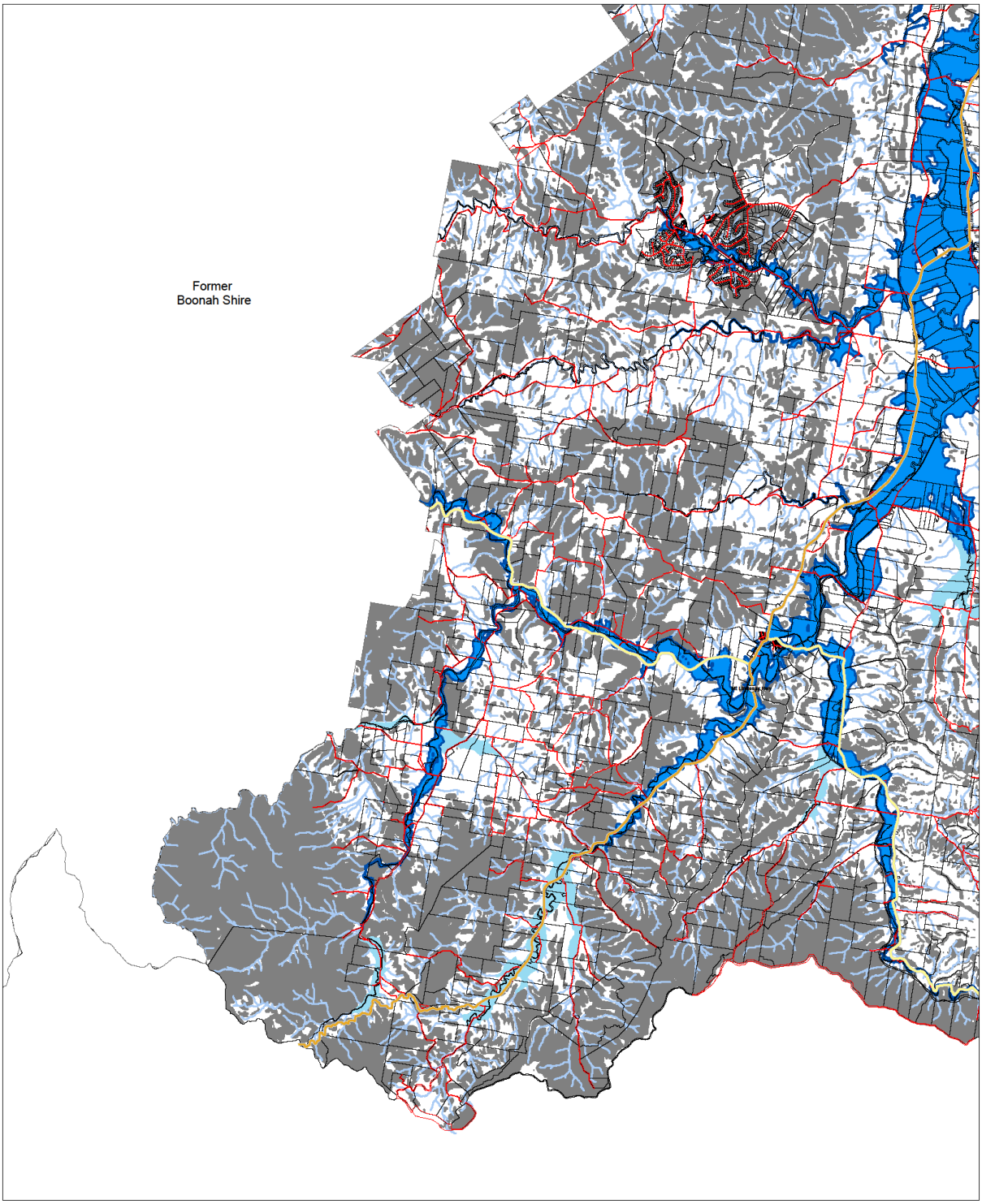
CHARACTER PLACES OVERLAY
Character Places Area
CATCHMENT MANAGEMENT, WATERWAYS and WETLANDS OVERLAY
Stream Order Category 'A'
Stream Order Category 'B'
Stream Order Category 'C'
Tidal Influence Area
Wetlands
Pollutant Load Risk - Low
Pollutant Load Risk - Medium
Pollutant Load Risk - High
Riparian Habitat Presence

D A C B

OV 3.2B

Development Constraints Overlay - Flood and Landslide Hazard

OV 3.2C



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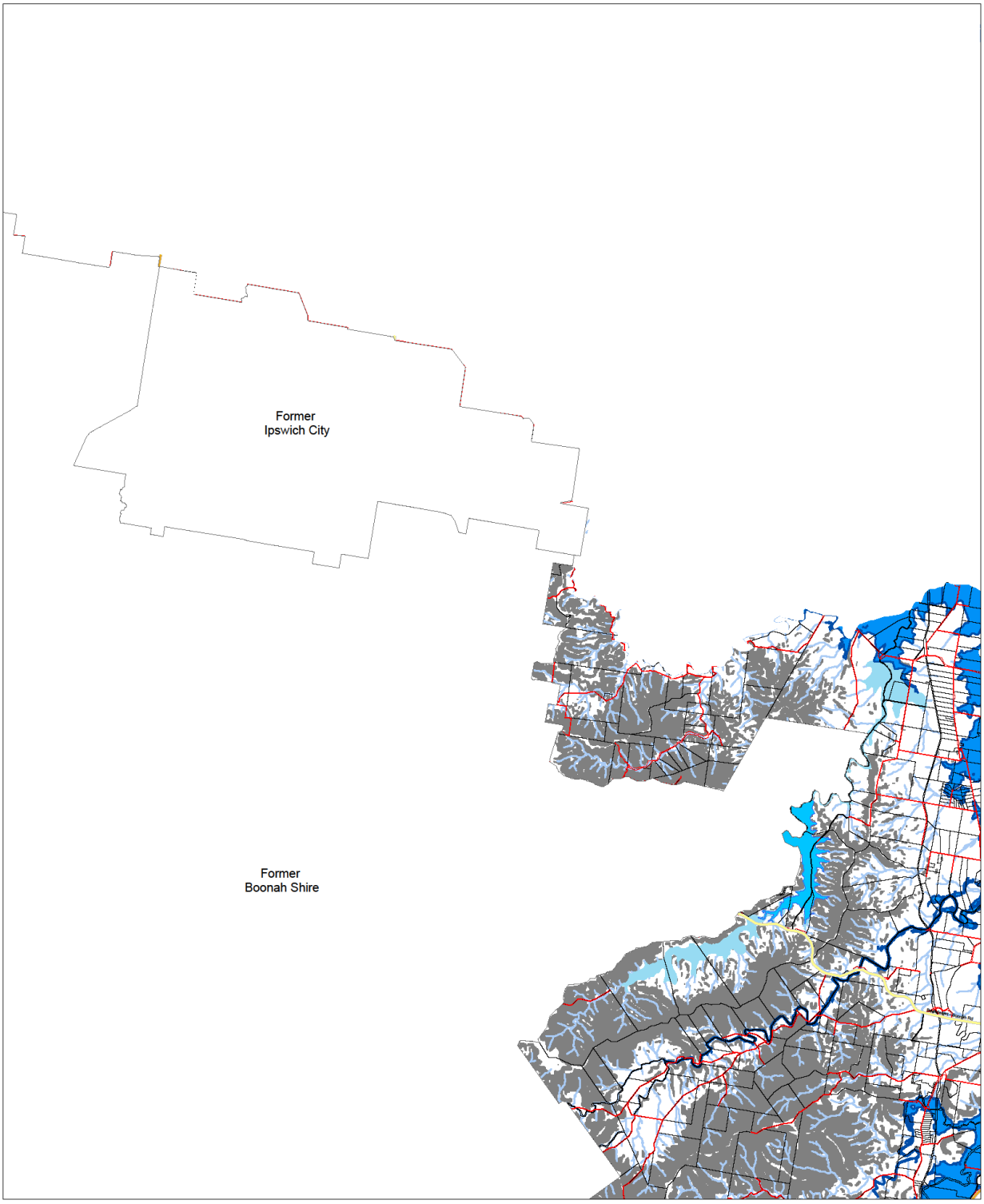
D A C B

OV 3.2C

Development Constraints Overlay - Flood and Landslide Hazard

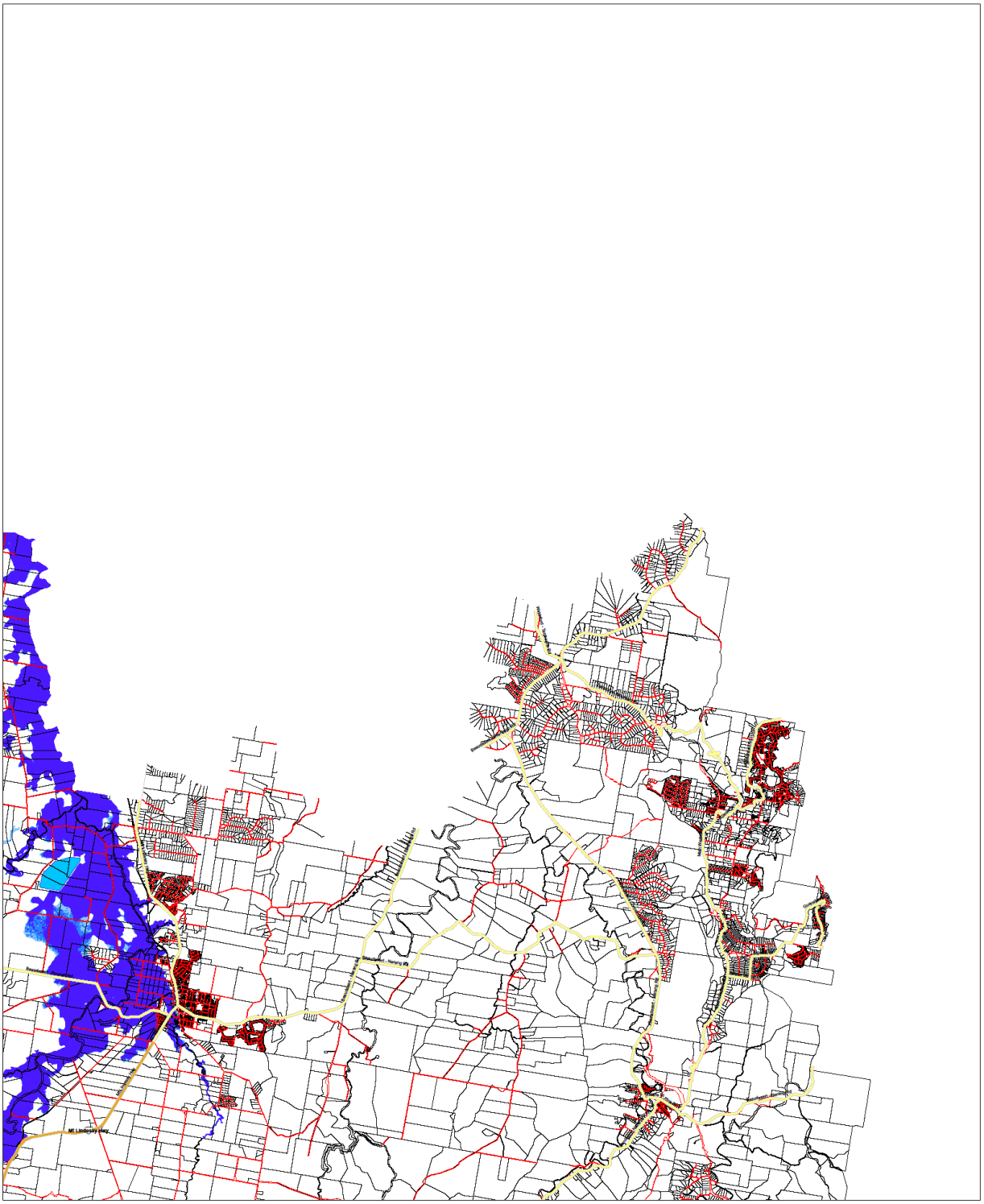
SCENIC RIM Regional Council

OV 3.2D



Development Constraints Overlay - Flood Hazard Category

OV 3.4A



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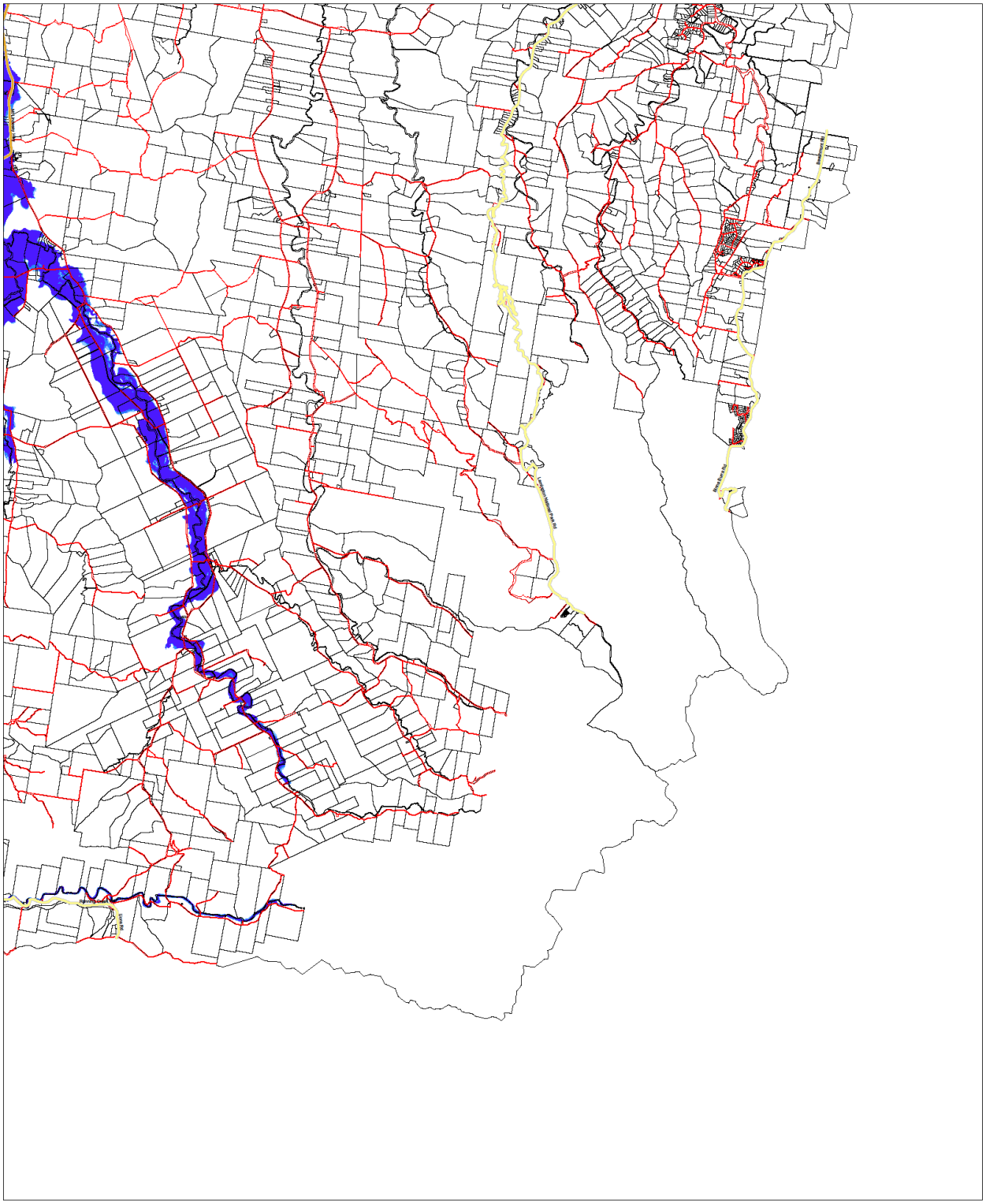
D A C B

OV 3.4A

Development Constraints Overlay - Flood Hazard Category

OV 3.4B



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GENERAL INFORMATION
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Council Boundary
Property Boundary
Interstate/Local Railway
Not Used on Overlay 1.1
Major Road
Minor Road
Other Road
Not Used on Overlay 6.1
Stream
CULTURAL HERITAGE OVERLAY
Cultural Heritage Overlay

INFRASTRUCTURE OVERLAY
Major Transport Routes
State Controlled
Local Road of Significance
Interstate/Local Railway
OtherTransport Routes
State Controlled
Local Road of Significance
Restricted Access
Future Transport Route
Recreation Trail
Recreation Trail
Aviation
Aviation Facility and Buffer
Water Cycle Infrastructure
Water Treatment Plant
Water Reservoir
Waste Water Treatment Plant
Electricity Network
Substation Site
Power Line >275kV
Power Line 133-275kV
Power Line <133kV

NATURE CONSERVATION OVERLAY
Conservation Significance
Ecological Corridor
Irbyana Sensitive Area
World Heritage Area
Conservation Estate Area
Regional Nature Conservation Area
Local Nature Conservation Area
Conservation Significance
Landscape Amenity Area
Conservation Significance
Vegetation Management Area

DEVELOPMENT CONSTRAINTS OVERLAY
Bushfire Hazard Area
Medium Bushfire Hazard
High Bushfire Hazard
Flood and Landslide Hazard
Defined Flood Event
Investigation Area
Medium Landslide Hazard
High Landslide Hazard
Landslide Hazard Investigation Area
Flood Hazard Category
High Hazard
Medium Hazard
Low Hazard

Other Constraints
Agriculture Profection Area
View Profection Area
Water Supply Catchment Area
Water Supply Source
Extractive/Mineral Resource
Buffer Area
Haul Route
Key Resource Area
KRA
Defence Establishment
Airfield
Water Cycle Investigation Area

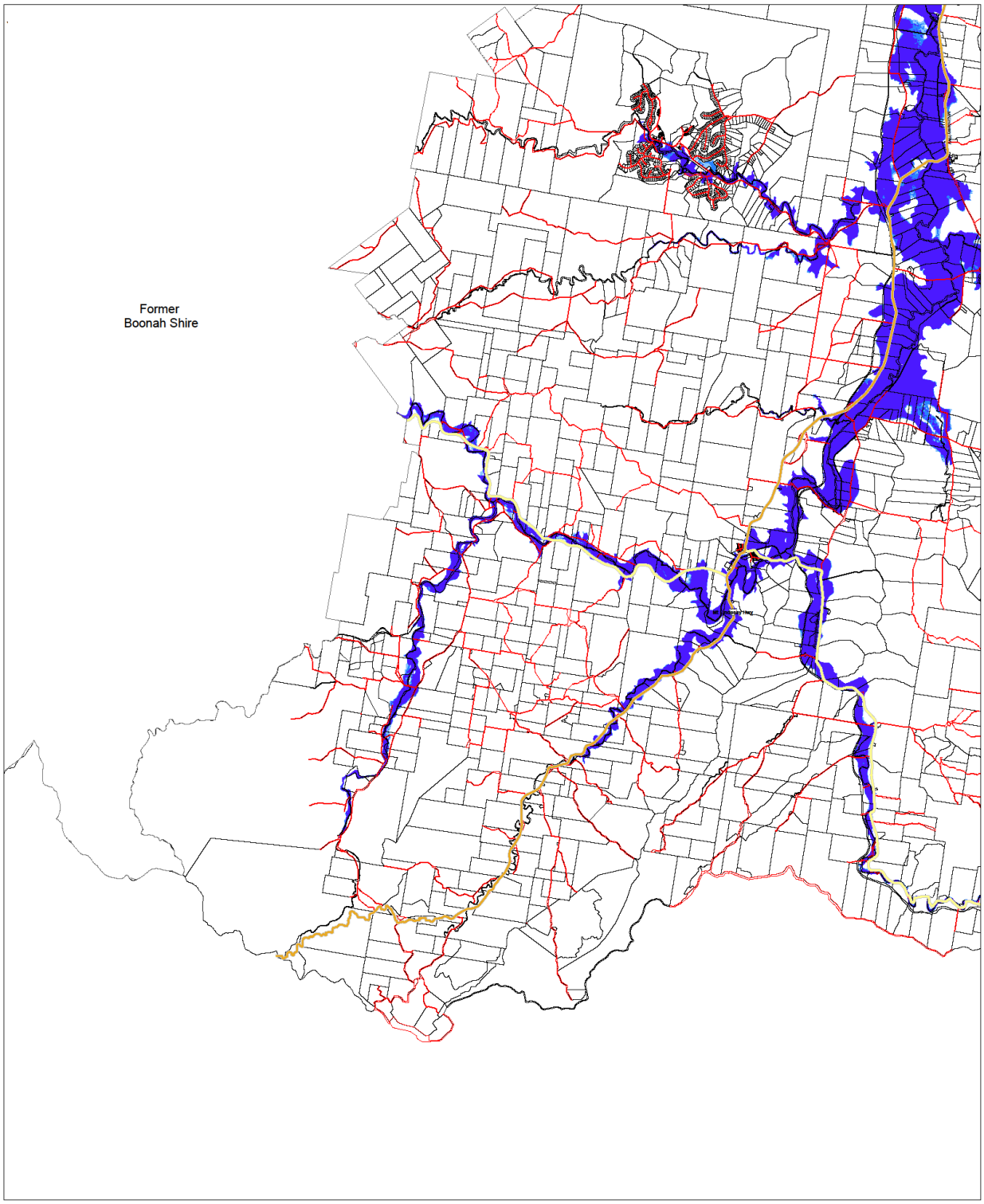
CHARACTER PLACES OVERLAY
Character Places Area
CATCHMENT MANAGEMENT, WATERWAYS and WETLANDS OVERLAY
Stream Order Category 'A'
Stream Order Category 'B'
Stream Order Category 'C'
Tidal Influence Area
Wetlands
Pollutant Load Risk - Low
Pollutant Load Risk - Medium
Pollutant Load Risk - High
Riparian Habitat Presence

D A C B

OV 3.4B

Development Constraints Overlay - Flood Hazard Category

OV 3.4C



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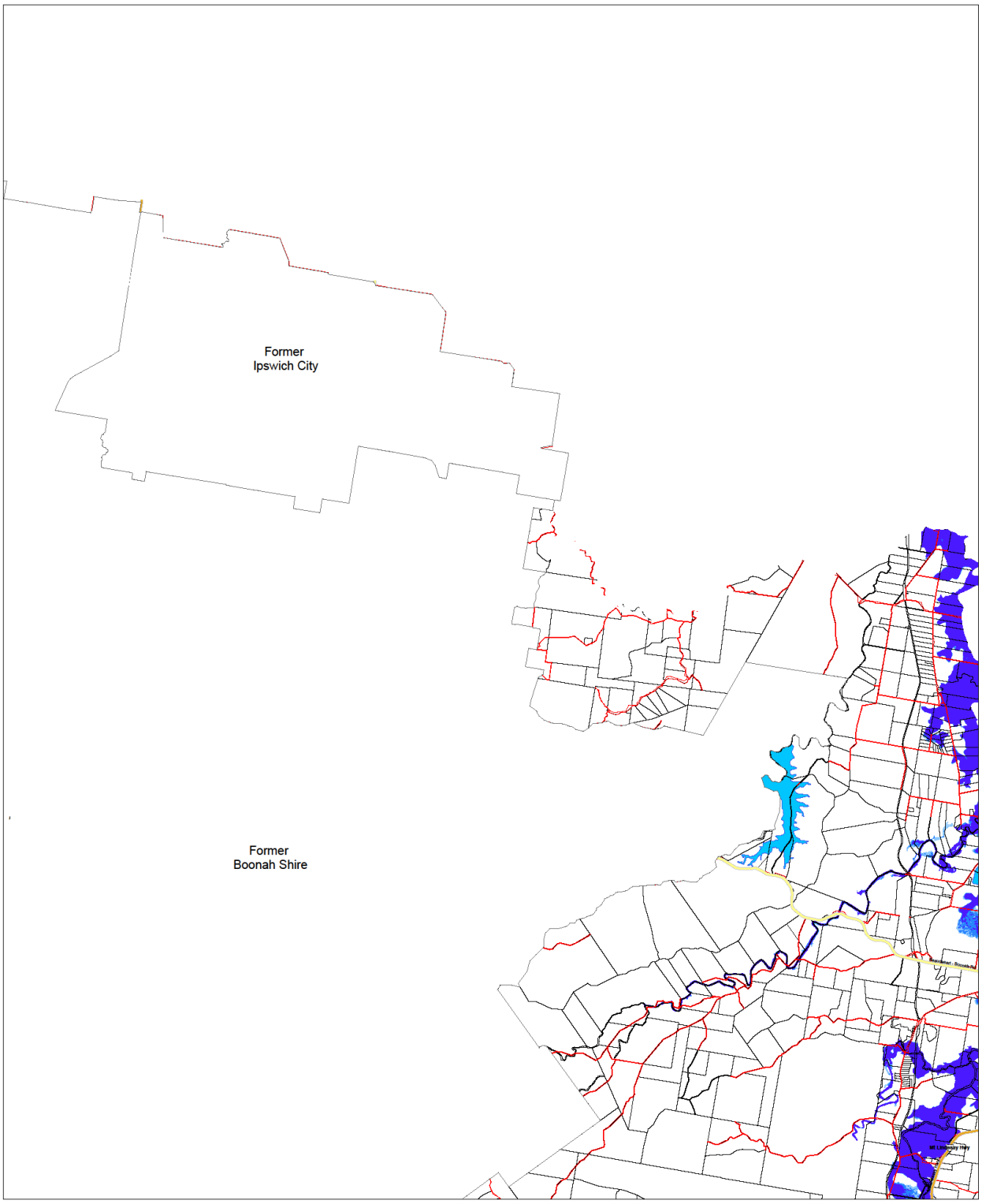
Submission for TLPI 01/15 Approval

D A C B

OV 3.4C

Development Constraints Overlay - Flood Hazard Category

OV 3.4D



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Submission for LPI 01/15 Approval

D A C B

OV 3.4D

PART II: Boonah Shire Planning Scheme 2006

Item 1: Assessment Tables for the Flood Hazard Overlay

This Temporary Local Planning Instrument provides for the following Assessment Tables for the additional Flood Hazard Overlay in Part 5 as Division 14:

Division 14: Assessment Tables for the Flood Hazard Overlay

5.42 Flood Hazard Overlay Description

The Flood Hazard Overlay is a spatial data set that has been developed using the best available information to delineate the Flood Hazard Area in the planning scheme area.

The Flood Hazard Area is shown on Overlay Map 6 and is a combination of both the Defined Flood Event (DFE) and the Investigation Area.

5.43 Assessment Tables and Applicable Codes

Table 1: Assessment Categories and Relevant Assessment Criteria for the Flood Hazard Overlay – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Agriculture Animal Husbandry Domestic Animal Husbandry All uses contained within an approved building envelope	Exempt	
Roadside Stall Stables	Self-Assessable where located within the Flood Hazard Area on Overlay Map 6.	Probable Solutions in Section 5.48(A)
Caretaker's Residence House Relatives Accommodation	Self-Assessable where located within the Flood Hazard Area on Overlay Map 6, other than a High Hazard Flood Category on Overlay Map 6A.	Probable Solutions in Section 5.48(A)
All uses	Code assessable and if not Self-Assessable.	Flood Hazard Overlay Code

Table 2: Assessment Categories and Relevant Assessment Criteria for the Flood Hazard Overlay – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Code
Reconfiguring a Lot	Code Assessable where the site is in an area identified as being in the Flood Hazard Area on Overlay Map 6.	Flood Hazard Overlay Code
Operational Work for filling or excavation of land exceeding 10m^3.	Code Assessable where the site is in an area identified as being in the Flood Hazard Area on Overlay Map 6.	Flood Hazard Overlay Code

Item 2: Inclusion of assessment criteria for the Flood Hazard Overlay

This Temporary Local Planning Instrument provides for the following Assessment Criteria for the Flood Hazard Overlay in Part 5 as Division 15:

Division 15: Assessment Criteria for the Flood Hazard Overlay

5.44 Flood Hazard Overlay Code

The provisions in Sections 5.46 – 5.48 of this division comprise the Flood Hazard Overlay Code.

5.45 Compliance with the Flood Hazard Overlay Code

Development that, in the Council's opinion, is consistent with the specific outcomes in section 5.50 complies with the Flood Hazard Overlay Code.

5.46 Overall Outcomes for the Flood Hazard Overlay Code

(1) The overall outcomes are the purpose of the Flood Hazard Overlay Code.

(2) The overall outcomes sought for the areas subject to the Flood Hazard Overlay Code include:

(a) The development siting, layout, and access responds to the risk of the flood hazard and minimises risk to personal safety;

(b) The development is resilient to flood events by ensuring siting and design accounts for the potential risks of flood hazards;

(c) The development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;

(d) The development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the flood hazard and does not significantly increase the potential for damage on the site or to other properties;

(e) The development avoids the release of hazardous materials as a result of a natural hazard event; and

(f) Natural processes and the protective function if landforms and/or vegetation are maintained in natural hazard areas.

5.47 Specific Outcomes for the Flood Hazard Overlay Code

(1) The provisions in Part A apply to self, code and impact assessable development.

(2) The provisions in Part B apply to code and impact assessable development only.

(3) Where self-assessable development is proposed, probable solutions are to be read and applied as if they are acceptable solutions only.

5.48(A) Provisions Applicable to Self-Assessable, Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (i) : SITING AND BUILT FORM	
SO1 Development siting and layout responds to the flooding potential and maintains personal safety at all times.	PS1.1 New buildings: (a) are not located on land in a Flood Hazard Area; or (b) are located within an approved Building Envelope where an approved Building Envelope exists; or (c) ensure that all floor levels of Habitable Rooms are elevated a minimum of 500mm above the Defined Flood Level[3] where not located on land in a High Flood Hazard Category Area. Note: If part of the site is outside the Flood Hazard Area, this is the preferred location for all buildings. Note: Building work in a designated Flood Hazard area must meet the requirements of the relevant building assessment provisions under the Building Act 1975.
	PS1.2 Where involving an extension to an existing House that is situated below the Defined Flood Level, the gross floor area of the extension does not exceed 70m². **Note:** If part of the site is outside the Flood Hazard Area, this is the preferred location for all buildings. **Note**: Building work in a designated Flood Hazard Area must meet the requirements of the relevant building assessment provisions under the *Building Act 1975.*
	PS1.3 Development ensures that all buildings have vehicle and/or pedestrian evacuation routes above the Defined Flood Event to facilitate egress

[3] The Defined Flood Level may be obtained from a Council property flood search where the property is located within the Defined Flood Event. A site based flood study may be required that investigates the impact of the development on the floodplain and demonstrates compliance with the Specific Outcome where a flood level is not available.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	from the site.
SO2 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	PS2.1 For a Material Change of Use involving residential uses, the design and layout of buildings used for residential purposes minimise risk from flooding by providing parking and other low intensive non-habitable uses at ground level. Note: The highset 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries), are located on the ground floor.
	PS2.2 For a Material Change of Use involving non-residential uses, buildings and structures allow for flow through of flood waters on the ground floor. Editor's Note: The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Flood Hazard Area and need to take account of the flood potential within the area.
	PS2.3 Materials stored on site – (a) are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by floodwaters, are contained in order to minimise movement in times of flood. Note: Businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). Note: Queensland Government Fact Sheet 'Repairing your house after a flood' provides information about water resilient products and building techniques.
Element (ii) : ENVIRONMENT	
SO3 Development avoids the release of hazardous materials into floodwaters.	PS3.1 Development involving –

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	(a) materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or (b) the manufacture or storage of hazardous materials ensures structures are: (i) located above the Defined Flood Level; or (ii) designed to prevent the intrusion of floodwaters; or (c) where a Defined Flood Level is not available, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. Editor's 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.

5.48(B) Provisions Applicable only to Code Assessable and Impact Assessable Development

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (ii) : LAYOUT AND ACCESS	
SO4 Development layout and access arrangements respond to the flooding potential and maintain personal safety at all times.	PS4.1 Development involving a reconfiguration of a lot: (a) (i). does not create additional lots that are located in the Flood Hazard Area; or (ii). results in lots that incorporate a building envelope outside the Defined Flood Event; and (b) does not result in an intensification of residential uses on land situated below the Defined Flood Event.
	PS4.2 Development provides for a road and/or pathway layout that ensures residents are not physically isolated by the Defined Flood Event and provides a safe and clear evacuation route by:

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	(a) locating entry points into the development above the Defined Flood Event; and (b) ensuring all roads in the development are above the Defined Flood Event; and (c) avoiding cul-de-sacs or other non-permeable layouts; and (d) direct and simple routes to main carriageways.
	PS4.3 Where the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.
	PS4.4 Development ensures that all buildings have vehicle and/or pedestrian evacuation routes above the Defined Flood Event to facilitate egress from the site.
Element (iv) : OFF SITE IMPACTS	
SO5 Development in the Flood Hazard Area directly, indirectly and cumulatively avoids any increase in water flow, velocity or flood level and does not increase the potential for damage on site or on other properties	PS5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; and (b) a net increase in filling (including berms / mounds).
	PS5.2 Works (including buildings and earthworks) on land in the Defined Flood Event either: (a) do not involve a net increase in filling greater than 50m^3; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth, duration and velocity of floodwaters; or (c) do not change flood characteristics outside the subject site in ways that result in:

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	(i) loss of flood storage; and (ii) loss of/changes to flow paths; and (iii) acceleration or retardation of flows; and (iv) any reduction in flood warning times elsewhere on the floodplain.
	PS5.3 Where development is located in an area affected by a Defined Flood Event, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development: (a) maintains the flood storage capacity on the subject site; and (b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (c) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.
	PS5.4 In non-urban areas, buildings and infrastructure are set back a minimum of 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of flood waters. Editor's Note: Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse impacts that they may have on downstream properties in the event of a flood.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
Element (v) : COMMUNITY INFRASTRUCTURE	
SO6 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	PS6.1 Development for community facilities or infrastructure is located in an area above the following flood levels and has a minimum freeboard of 500mm: (a) 0.2% Annual Exceedence Probability (AEP) for emergency service facilities; (b) 0.2% AEP for correctional facilities; (c) 0.5% AEP for an emergency shelter; (d) 0.5% AEP for a police station; (e) 0.2% AEP for a hospital; (f) 0.2% AEP for an electricity substation; (g) 0.2% AEP for a water treatment plant; (h) 0.5% AEP for a sewerage treatment plant; (i) 0.2% AEP for a power station; (j) 0.2% AEP for a major electrical switchyard; (k) 0.5% AEP for a store for valuable records, or items of historic or cultural significance (e.g. archives, museums, galleries, libraries); and (l) 0.5% AEP for a residential care facility.
	PS6.2 The following uses have direct access to low hazard evacuation routes as defined in Table 1: (a) Community residence; (b) Emergency services; (c) Hospitals; (d) Aged Persons Accommodation; (e) Substations; (a) Utility Installations.
	PS6.3 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above the Defined Flood Event; and (b) designed and constructed to exclude floodwater infiltration.

SPECIFIC OUTCOMES	PROBABLE SOLUTIONS
	PS6.4 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by flood.
	PS6.5 For all other development being a community infrastructure use not listed in PS6.1, such development functions effectively during and immediately after flood events.
Element (vi) : DISASTER MANAGEMENT	
SO7 Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities	PS7.1 Development does not: (a) increase the number of people calculated to be at risk from flooding; and (b) increase the number of people likely to need evacuation; and (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.

Table 1

Criteria	Degree of Flood Hazard			
	Low	Medium	High	Extreme
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25).	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4).	Fit adults would have difficulty wading. (Generally, where wading velocity depth product is less than 0.6.)	Wading is not an option.
Evacuation distances	<200 metres	200-400 metres	400-600 metres	>600 metres
Maximum Flood Depths	<0.3 metres	<0.6 metres	<1.2 metres	>1.2 metres
Maximum Flood Velocity	<0.4 metres per second	<0.8 metres per second	<1.5 metres per second	>1.5 metres per second
Typical means of egress		Sedan Sedan early, but 4WD or trucks later.	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters.

Item 3: Inclusion of new flood-related explanatory terms

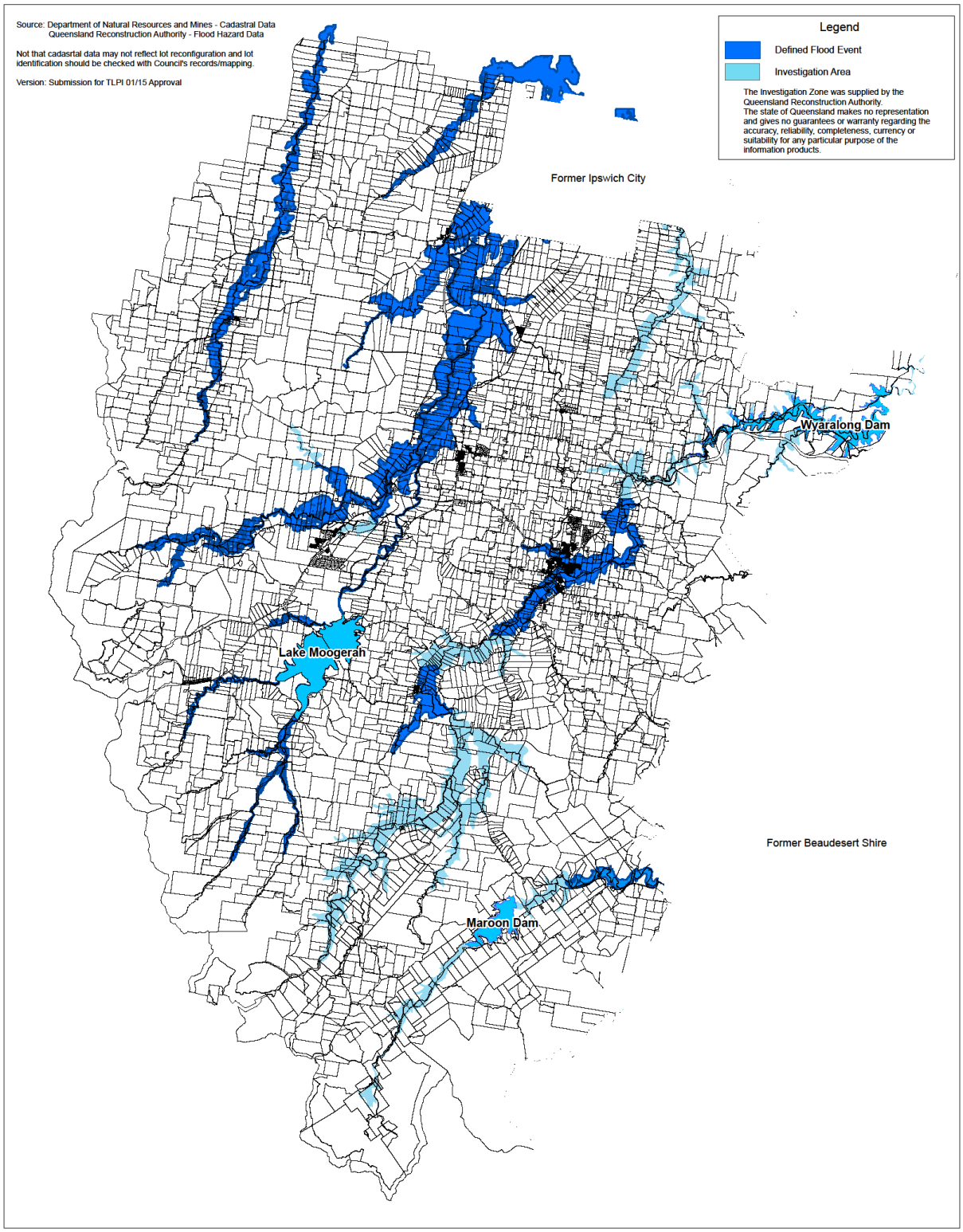
This Temporary Local Planning Instrument provides for the following additional explanatory terms in Schedule 1, Part 2:

Afflux	means the increase in water level upstream and downstream of a natural or artificial feature that obstructs the free flow of water (such as a bridge or a natural construction in a flood plain).
Annual Exceedence Probability	refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage and is determined by undertaking a flood model for a site or area. A Defined Flood Event with a 1% AEP is a flood that is calculated to have a 1% chance of occurring in any one year. The 1% AEP is also known as the 1 in 100 year Average Recurrence Interval (ARI) or Q100 event and is commonly used for urban planning purposes as the line of acceptable risk.
Defined Flood Event (DFE)	is a flood event with a 1% AEP. The 1% AEP has been determined as being the level of acceptable risk for development to occur. Where flood modelling based on the 1% AEP has been undertaken in the Scenic Rim, the Defined Flood Event is the area shown on the Flood Hazard Overlay Map as being within the Defined Flood Event (DFE).
Defined Flood Level	is the level on a site based on a 1% AEP flood event. The Defined Flood Level is measured in height above mean sea level (AHD). The Defined Flood Level is the minimum planning level that development must adhere to in a given location to minimise the risk of potential flooding. Note: Where land is located in the Investigation Area of the Flood Hazard Overlay Map, a Defined Flood Level based on the 1% AEP flood event may not be available. A flood investigation undertaken by a suitably qualified professional may be required to determine the Defined Flood Level to ensure compliance with the relevant building assessment provisions under the Building Act 1975.
Flood Hazard Area	means the area that is shown either in the Defined Flood Event or Flood Investigation Area on Overlay Map 7 – Flood Hazard Overlay.
Habitable Room	has the same meaning as in the Building Code of Australia.
High Flood Hazard Category Area	means the area that is shown in the High Hazard – Flood Hazard Category on the Development Constraints – Flood Hazard Category Overlay Map.

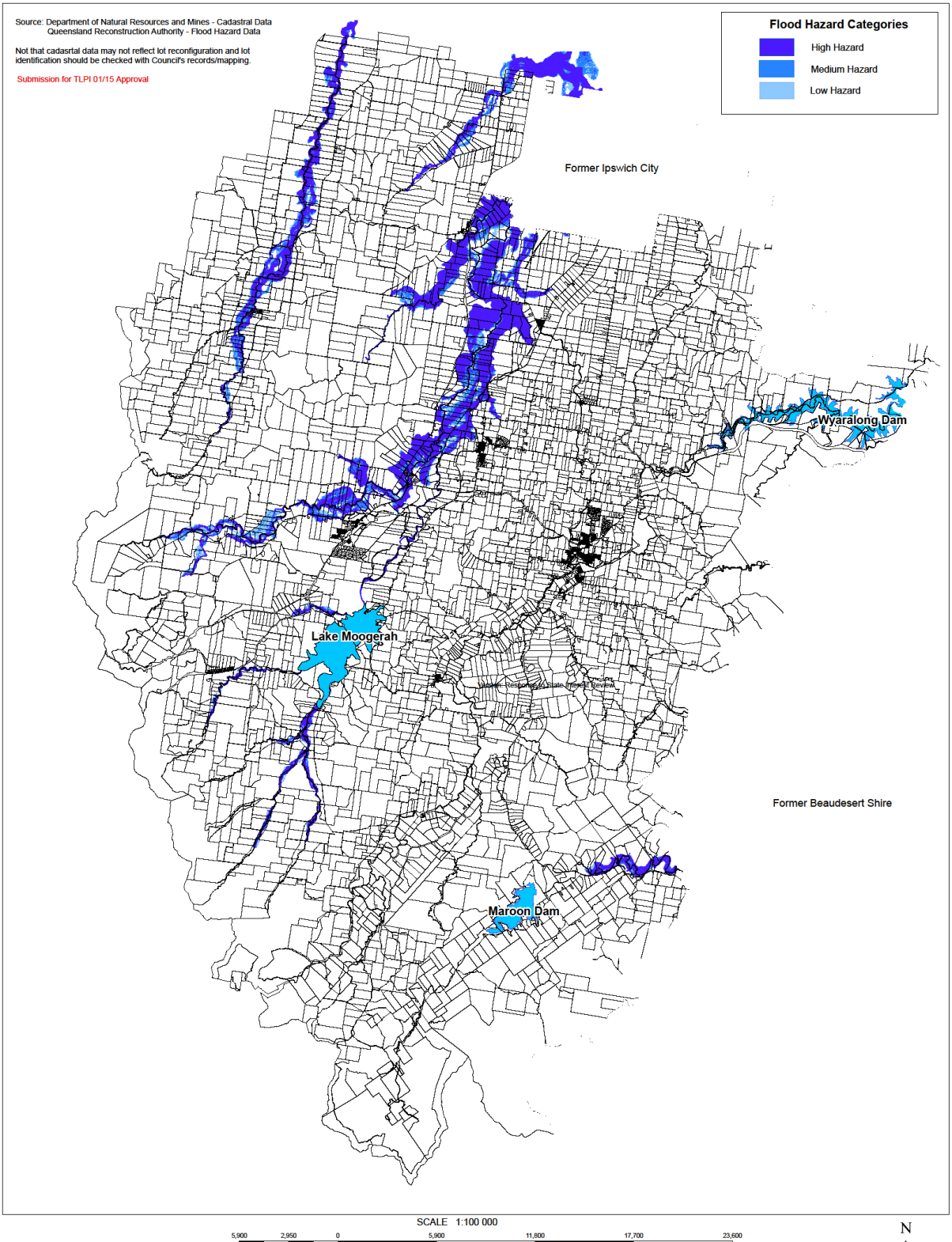
Investigation Area	means the area that is shown on the Flood Hazard Overlay Map as being within the Investigation Area. The Investigation Area is based on the Queensland Reconstruction Authority's Interim Floodplain Assessment Overlay (IFAO) maps. The IFAO maps were prepared using a range of existing Statewide datasets to determine floodplain maps where floodplain mapping did not exist. The mapping is based on various landform datasets that represent or indicate previous inundation. The spatial extent of the mapping identifies an area of interest for potential flooding impacts. The mapping is not based on a particular Annual Exceedence Probability (AEP) event or Defined Flood Event (DFE) such as a 1% AEP, nor does it represent the Probable Maximum Flood (PMF), which is commonly derived through detailed flood studies to identify the extent of the floodplain. The mapping does not include or specify a flood level or flood flow velocity. The 'Investigation Area' may trigger the requirement for a flood investigation to be undertaken on the site to determine the Defined Flood Level.

Item 4: Flood Hazard Overlay Map

This Temporary Local Planning Instrument provides for the addition of Overlay Map 6: Flood Hazard Overlay and Overlay Map 6A: Flood Hazard Category Overlay in the planning scheme overlay maps.



OVERLAY MAP 6: FLOOD HAZARD OVERLAY



OVERLAY MAP 6A : FLOOD HAZARD CATEGORY OVERLAY

PART III: Ipswich Planning Scheme 2006

Item 1: Flooding and Urban Stormwater Flow Path Area Overlay

This Temporary Local Planning Instrument suspends the operation of Part 11, Section 11.4.7 - Flood and Urban Stormwater Flow Path Areas and replaces it with the following:

11.4.7 Flood Hazard Area

NOTE 11.4.7 A
(1) The provisions of this section apply to land identified on Map OV5 as being within the Flood Hazard Area, being either the Investigation Area or the Defined Flood Event.

(2) Self-Assessable development must comply with Probable Solutions 1(a), (b) and (g); 2(a), (b) and (c); and 3 (a), (b) and (c) in Column 2 of **Table 11.4.1a** to remain Self-Assessable. These are the acceptable solutions for Self-Assessable development.

Table 11.4.1a: Specific Outcomes and Probable Solutions for Development in a Flood Hazard Area

Column 1 Specific Outcomes	Column 2 Probable Solutions
Siting and Layout (1) Development siting and layout responds to flooding potential and maintains personal safety at all times.	**Siting and Layout** (1) (a) New buildings - (i) are not located on land in a Flood Hazard Area; or (ii) are located within an approved Building Envelope where an approved Building Envelope exists; or (iii) ensure that all floor levels of Habitable Rooms are elevated a minimum of 500mm above the Defined Flood Level4 where not located on land in a High Flood Hazard Category Area. (b) Where involving an extension to an existing Dwelling House or Dual Occupancy that is situated below the Defined Flood Level, the gross floor area of the extension does not exceed 70m². **Note:** If part of the site is outside the Flood Hazard Area, this is the preferred location for all buildings. **Note:** Building work in a designated Flood Hazard area must meet the requirements of the relevant building assessment provisions under the Building Act 1975. (c) Development involving a reconfiguration of a lot: (i). does not create additional lots that are located in the Flood Hazard Area; or (ii). results in lots that incorporate a building envelope outside the Defined Flood Event. (d) Development involving a reconfiguration of a lot does not result in an intensification of residential uses on land situated below the Defined Flood Event. (e) Development provides for a road and/or pathway layout that ensures residents are not physically isolated by the Defined Flood Event and provides a safe and clear evacuation route by: (i) locating entry points into the development above the Defined Flood Event; and (ii) ensuring all roads in the development are above the Defined Flood Event; and (iii) avoiding cul-de-sacs or other non-permeable layouts; and (iv) direct and simple routes to main carriageways. (f) Where the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. (g) Development ensures that all buildings have vehicle and/or pedestrian evacuation routes above the Defined Flood Event to facilitate egress from the site.

[4] The Defined Flood Level may be obtained from a Council property flood search where the property is located within the Defined Flood Event. A site based flood study may be required that investigates the impact of the development on the floodplain and demonstrates compliance with the Specific Outcome where a flood level is not available.

(2) Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	(2) (a) For a Material Change of Use involving residential uses, the design and layout of buildings used for residential purposes minimise risk from flooding by providing parking and other low intensive non-habitable uses at ground level. **Note:** The highset 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries), are located on the ground floor. (b) For Material Change of Use involving non-residential uses buildings and structures allow for flow through of flood waters on the ground floor. **Note:** The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Flood Hazard area and need to take account of the flood potential within the area. (c) Materials stored on site - (i) are readily able to be moved in a flood event; and (ii) where capable of creating a safety hazard by being shifted by floodwaters, are contained in order to minimise movement in times of flood. **Note:** Businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). **Note:** Queensland Government Fact Sheet 'Repairing your house after a flood' provides information about water resilient products and building techniques.
Environment (3) Development avoids the release of hazardous materials into floodwaters.	**Environment** (3) Development involving - (a) materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or (b) the manufacture or storage of hazardous materials ensures structures are: (i) located above the Defined Flood Level; or (ii) designed to prevent the intrusion of floodwaters; or (c) where a Defined Flood Level is not available, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. **Editor's 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.

Off Site Impacts (4) Development in the Flood Hazard Area directly, indirectly and cumulatively avoids any increase in water flow, velocity or flood level and does not increase the potential for damage on site or on other properties.	**Off Site Impacts** (4) (a) Works in urban areas associated with the proposed development do not involve: (i) any physical alteration to a watercourse or floodway including vegetation clearing; or (ii) a net increase in filling (including berms / mounds). (b) Works (including buildings and earthworks) on land in the Defined Flood Event either: (i) do not involve a net increase in filling greater than 50m³; or (ii) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of floodwaters; or (iii) do not change flood characteristics outside the subject site in ways that result in: a. loss of flood storage; and b. loss of/changes to flow paths; and c. acceleration or retardation of flows; and d. any reduction in flood warning times elsewhere on the floodplain. (c) Where development is located in an area affected by a Defined Flood event, a hydraulic and hydrology report, prepared by a suitably qualified professional, demonstrates that the development: (i) maintains the flood storage capacity on the subject site; and (ii) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (iii) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site. (d) In non-urban areas, buildings and infrastructure are set back a minimum of 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of flood waters. **Editor's Note:** Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse impacts that they may have on downstream properties in the event of a flood.

Community Infrastructure (5) Development involving community facilities or infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	**Community Infrastructure** (5) (a) Development for community facilities or infrastructure is located in an area above the following flood levels and has a minimum freeboard of 500mm: (i) 0.2% Annual Exceedence Probability (AEP) for emergency service facilities; (ii) 0.2% AEP for correctional facilities; (iii) 0.5% AEP for an emergency shelter; (iv) 0.5% AEP for a police station; (v) 0.2% AEP for a hospital; (vi) 0.2% AEP for an electricity substation; (vii) 0.2% AEP for a water treatment plant; (viii) 0.2% AEP for a power station; and (ix) 0.2% AEP for a major electrical switchyard; (x) 0.5% AEP for a sewerage treatment plant; (xi) 0.5% AEP for a store for valuable records, or items of historic or cultural significance (e.g. archives, museums, galleries, libraries); and (xii) 0.5% AEP for a residential care facility. (b) The following uses have direct access to low hazard evacuation routes as defined in **Table 1**: (i) Institutional residential (ii) Emergency Service Depot; (iii) Hospitals; (iv) Substations; (v) Utility Installations. (c) Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (i) located above the DFE; and (ii) designed and constructed to exclude floodwater intrusion/infiltration. (d) Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by flood. (e) For all other development being a community infrastructure use not listed in 5(a), such development functions effectively during and immediately after flood events.
Disaster Management (6) Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities	**Disaster Management** (6) Development does not: (a) increase the number of people calculated to be at risk from flooding; and (b) increase the number of people likely to need evacuation; and (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.

Table 1

Criteria	Degree of Flood Hazard			
	Low	**Medium**	**High**	**Extreme**
Wading ability	If necessary children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25).	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4).	Fit adults would have difficulty wading. (Generally, where wading velocity depth product is less than 0.6.)	Wading is not an option.
Evacuation distances	<200 metres	200-400 metres	400-600 metres	>600 metres
Maximum Flood Depths	<0.3 metres	<0.6 metres	<1.2 metres	>1.2 metres
Maximum Flood Velocity	<0.4 metres per second	<0.8 metres per second	<1.5 metres per second	>1.5 metres per second
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later.	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters.

Item 2: Assessment Categories and Relevant Assessment Criteria

This Temporary Local Planning Instrument suspends the operation of Part 11, Table 11.4.3 - Assessment Categories and Relevant Assessment Criteria for Development Constraints Overlays - Making a Material Change of Use and Table 11.4.4 - Assessment Categories and Relevant Assessment Criteria for Development Constraints Overlays - Other Development and replaces it with the following:

Table 11.4.3: Assessment Categories and Relevant Assessment Criteria for Development Constraints Overlays—Making a Material Change of Use

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria—applicable code if development is self-assessable or requires code assessment
Agriculture	Code Assessable if the land is located within the defence facilities development constraint overlay— (a) and within an unexploded ordnance area (refer Map OV7E); or (b) the use involves turf farming, a vineyard or fruit farming within 8km of the air base runway (refer Map OV7B). Exempt otherwise.	Development Constraints Overlays Code (Part 11, division 4)
Animal Husbandry	Exempt	
Caretaker Residential	Self-Assessable, where located in the Flood Hazard Area, other than land in a High Flood Hazard Category Area (refer Map OV5 and OV5a respectively). Code Assessable otherwise.	If Self-Assessable, acceptable solutions 1 (a), (b) and (g), 2(a), (b) and (c), 3 (a), (b) and (c) in Table 11.4.1a of Development Constraints Overlay Code (Part 11, division 4). If Code Assessable – Development Constraints Overlay Code (Part 11, division 4)
Carpark	Code Assessable, where land affected by the— (a) difficult topography development constraint overlay (refer Map OV4); or (b) flood hazard area (refer Map OV5); or (c) buffers to highways and regional transport corridors development constraint overlay (refer Map OV6); or (d) unexploded ordinance development constraint overlay (refer Map OV7E). Exempt, otherwise.	Development Constraints Overlays Code (Part 11, division 4) Parking Code (Part 12, division 9)
Forestry	Exempt, where land affected by the— (a) key resource areas; (b) haul routes and existing mines development constraint overlay (refer Map OV2); or (c) bushfire risk areas development constraint overlay (refer Map OV1); or (d) high pressure oil and pipelines development constraint overlay (refer Map OV11)	Development Constraints Overlays Code (Part 11, division 4)
Home Based Activity	Exempt	
Minor Utility	Exempt	
Night Court	Code Assessable where the land is located within the defence facilities development	Development Constraints Overlays Code (Part 11, division 4)

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria—applicable code if development is self-assessable or requires code assessment
	constraint overlay and within the operational airspace, explosive storage safety area or public safety area of the Amberley Air Base (refer Maps OV7A, OV7B and OV7D). Exempt otherwise.	
Park	Code Assessable where the land is located within the defence facilities development constraint overlay and within the— (a) operational airspace, explosive storage safety area or public safety area of the Amberley Air Base (refer Maps OV7A, OV7B and OV7D); or (b) unexploded ordnance area (refer Map OV7E). Exempt otherwise.	Development Constraints Overlays Code (Part 11, division 4) Recreation and Entertainment Code (Part 12, division 11)
Plant Nursery (wholesale)	Code Assessable where land affected by— (a) difficult topography development constraint overlay (refer Map OV4); or (b) flood hazard area overlay (refer Map OV5); or (c) unexploded ordinance development constraint overlay (refer Map OV7E); or (d) operational airspace development constraint overlay (refer Map OV7A and OV7B). Exempt otherwise.	Development Constraints Overlays Code (Part 11, division 4)
Single Residential	Self-Assessable, where— (a) in the Flood Hazard Area, other than land in a High Flood Hazard Category Area (refer Map OV5 and OV5a respectively).; or (b) within the rail corridor overlay (refer Map OV14); or (c) within the High Pressure Pipelines Overlay (refer Map OV11). Code Assessable otherwise.	If Self-Assessable—acceptable solutions for Single Residential in section 12.6.5(8) in the Residential Code (Part 12, division 6) and if in the flood hazard area, acceptable solutions 1 (a), (b) and (g), 2(a), (b) and (c), 3 (a), (b) and (c) in Table 11.4.1a of Development Constraints Overlay Code (Part 11, division 4); If Code Assessable—Development Constraints Overlays Code (Part 11, division 4).
Other (defined use or use class)	**Assessment category**	**Relevant assessment criteria—applicable code if development is self-assessable or requires code assessment**
All, except uses otherwise identified in this Table.	Code Assessable.	Development Constraints Overlays Code (Part 11, division 4)

Table 11.4.4: Assessment Categories and Relevant Assessment Criteria for Development Constraints Overlays— Other Development

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria—applicable code if development is self-assessable or requires code assessment
Carrying out building work not associated with	Self-Assessable, if— (a) building work on an existing building on site; and	If Self-Assessable—Planning Scheme Building Matters Code (Part 12, division 16).

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria—applicable code if development is self-assessable or requires code assessment
a material change of use[5]	(b) the land is situated outside the defence facilities, operational airspace development constraint overlay (refer Map OV7A and OV7B); and (c) the acceptable solutions of the applicable code for self-assessable development are complied with. Code Assessable otherwise.	If Code Assessable— (a) Development Constraints Overlays Code (Part 11, division 4); (b) Planning Scheme Building Matters Code (Part 12, division 16).
Clearing of Vegetation—not associated with a material change of use	Exempt, if land affected by the— (a) bushfire risk areas development constraint overlay (refer Map OV1); or (b) key resource areas, haul routes and existing mines development constraint overlay and comprising a Primary Buffer Area (refer Map OV2); or (c) high pressure oil and gas pipelines development constraints overlay (refer Map OV11); or (d) high voltage electricity transmission lines development constraints overlay (refer Map OV13); or (e) defence facilities development constraint overlay (refer Maps OV7A to OV7E). Self-Assessable, if— (a) the acceptable solutions of the applicable code for Self-Assessable development are complied with; and (b) involving clearing of less than 100m² in area in any one year; and (c) situated within— (i) key resource areas, haul routes and existing mines development constraint overlay and comprising a Secondary Buffer Area; or (ii) difficult topography development constraint overlay (refer Map OV4); or (iii) flood hazard area (refer Map OV5); or (iv) buffers to highway and regional transport corridors development constraint overlay (refer Map OV6); or (v) motorsports buffers development constraint overlay (refer Map OV8); or (vi) wastewater treatment buffers development constraint overlay (refer Map OV9); or (vii) Swanbank Power Station buffer development constraint overlay (refer Map OV10); or (viii) Warrill Creek Water Catchment development constraint overlay (refer Map OV12). Code Assessable otherwise.	If Self-Assessable—acceptable solutions applicable to clauses (1) to (4) in column 2 of Table 12.4.1 in the Vegetation Management Code (Part 12, division 4). If Code Assessable— (a) Development Constraints Overlays Code (Part 11, division 4); (b) Vegetation Management Code (Part 12, division 4).
Earthworks—not associated with a material change of use	Code Assessable, if land affected by the— (a) difficult topography development constraint overlay (refer Map OV4); or (b) flood hazard area (refer Map OV5). Exempt, otherwise.	Development Constraints Overlays Code (Part 11, division 4) Earthworks Code (Part 12, division 15)
Minor Building Work	Exempt	
Placing advertising device on premises	Code Assessable, if situated within the buffers to highways and regional transport corridors development constraints	Development Constraints Overlays Code (Part 11, division 4)

[5] See Ipswich Planning Scheme Users Guide 2 for examples that explain the type of development involved in different proposals.

Column 1 Type of development	Column 2 Assessment category	Column 3 Relevant assessment criteria—applicable code if development is self-assessable or requires code assessment
	overlay (refer Map OV6). Exempt, otherwise.	Advertising Devices Code (Part 12, division 14)
Reconfiguring a lot[6]	Code Assessable	Development Constraints Overlays Code (Part 11, division 4) Reconfiguring a Lot Code (Part 12, division 5)
Carrying out operational work for reconfiguring a lot[14]	Code Assessable	Development Constraints Overlays Code (Part 1, division 4) Reconfiguring a Lot Code (Part 12, division 5)
Other	Exempt	

[6] Under IPA, Schedule 9, the reconfiguring of a lot is exempt and cannot be made self-assessable or assessable by a planning scheme if the proposal is for amalgamating 2 or more lots, for a building format plan that does not subdivide the land, in relation to the Acquisition of Land Act 1967, or on Strategic Port Land.

Item 3 Assessment Categories and Relevant Assessment Criteria

This Temporary Local Planning Instrument suspends the administrative terms 'Adopted Flood Level' and 'Average Recurrence Interval ARI' in Schedule 1, Division 2 and includes the following new administrative terms:

"Annual Exceedence Probability" refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage and is determined by undertaking a flood model for a site or area. A Defined Flood Event with a 1% AEP is a flood that is calculated to have a 1% chance of occurring in any one year. The 1% AEP is also known as the 1 in 100 year Average Recurrence Interval (ARI) or Q100 event and is commonly used for urban planning purposes as the line of acceptable risk.

"Afflux" means the increase in water level upstream and downstream of a natural or artificial feature that obstructs the free flow of water (such as a bridge or a natural construction in a flood plain).

"Defined Flood Event (DFE)" is a flood event with a 1% AEP. The 1% AEP has been determined as being the level of acceptable risk for development to occur. Where flood modelling based on the 1% AEP has been undertaken in the Scenic Rim, the Defined Flood Event is the area shown on the Flood Hazard Overlay Map as being within the Defined Flood Event (DFE).

"Defined Flood Level" is the level on a site based on a 1% AEP flood event. The Defined Flood Level is measured in height above mean sea level (AHD). The Defined Flood Level is the minimum planning level that development must adhere to in a given location to minimise the risk of potential flooding.

Note: Where land is located in the Investigation Area of the Flood Hazard Overlay Map, a Defined Flood Level based on the 1% AEP flood event may not be available. A flood investigation undertaken by a suitably qualified professional may be required to determine the Defined Flood Level to ensure compliance with the relevant building assessment provisions under the Building Act 1975.

"Flood Hazard Area" means the area that is shown either in the Defined Flood Event or Flood Investigation Area on the Flood Hazard Overlay Map.

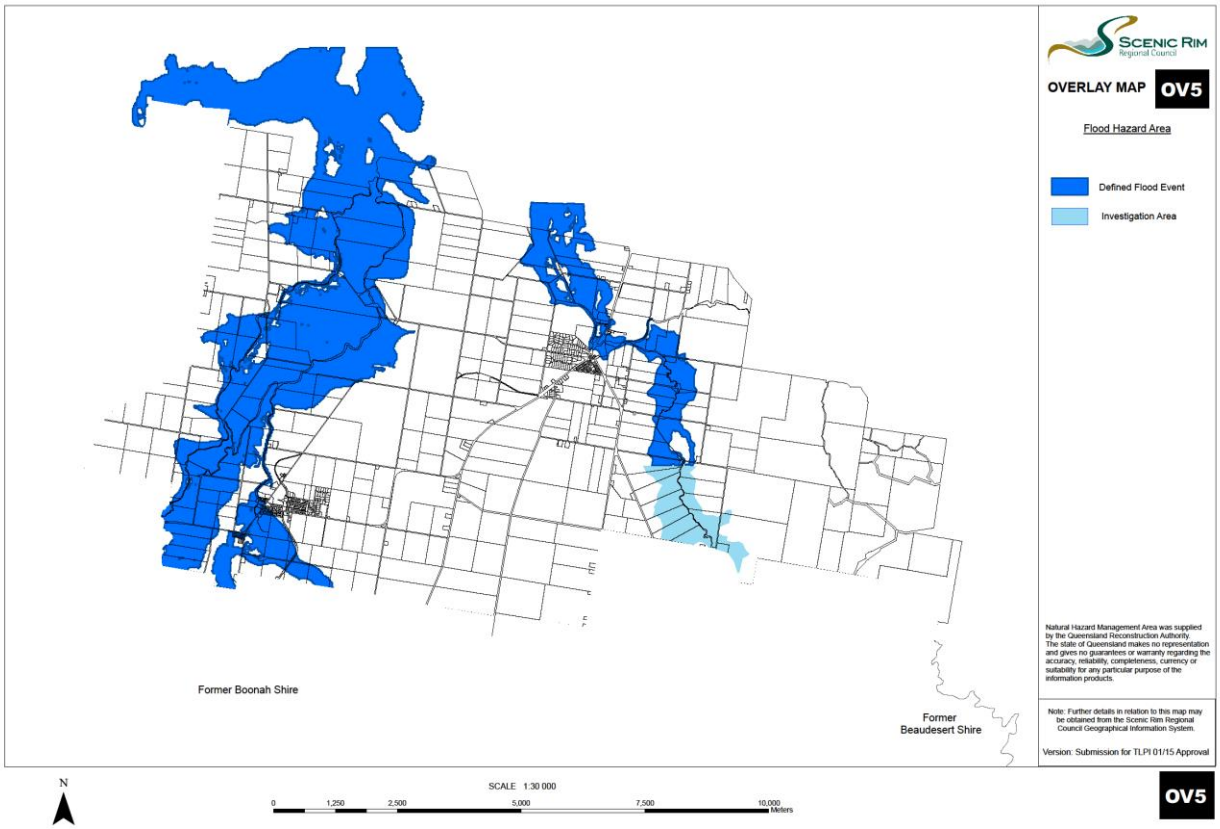
"Habitable Room" has the same meaning as in the Building Code of Australia.

"High Flood Hazard Category Area" means the area that is shown in the High Hazard - Flood Hazard Category on the Development Constraints - Flood Hazard Category Overlay Map.

"Investigation Area" means the area that is shown on the Flood Hazard Overlay Map as being within the Investigation Area. The Investigation Area is based on the Queensland Reconstruction Authority's Interim Floodplain Assessment Overlay (IFAO) maps. The IFAO maps were prepared using a range of existing Statewide datasets to determine floodplain maps where floodplain mapping did not exist. The mapping is based on various landform datasets that represent or indicate previous inundation. The spatial extent of the mapping identifies an area of interest for potential flooding impacts. The mapping is not based on a particular Annual Exceedence Probability (AEP) event or Defined Flood Event (DFE) such as a 1% AEP, nor does it represent the Probable Maximum Flood (PMF), which is commonly derived through detailed flood studies to identify the extent of the floodplain. The mapping does not include or specify a flood level or flood flow velocity. The 'Investigation Area' may trigger the requirement for a flood investigation to be undertaken on the site to determine the Defined Flood Level.

Item 4: Flood Hazard Overlay Map

This Temporary Local Planning Instrument suspends the operation of the Flooding and Urban Stormwater Flow Path Areas Overlay Map (OV5) and replaces it with the following Flood Hazard Overlay Map (OV5) and Flood Hazard Category Overlay Map (OV5a):


SCENIC RIM
Regional Council
OVERLAY MAP
OV5
Flood Hazard Area
Defined Flood Event
Investigation Area
Natural Hazard Management Area was supplied by the Queensland Reconstruction Authority. The state of Queensland makes no representation and gives no guarantees or warranty regarding the accuracy, reliability, completeness, currency or suitability for any particular purpose of the information products.
Note: Further details in relation to this map may be obtained from the Scenic Rim Regional Council Geographical Information System.
Version: Submission for TLPI 01/15 Approval
Former Boonah Shire
Former Beaudesert Shire
N
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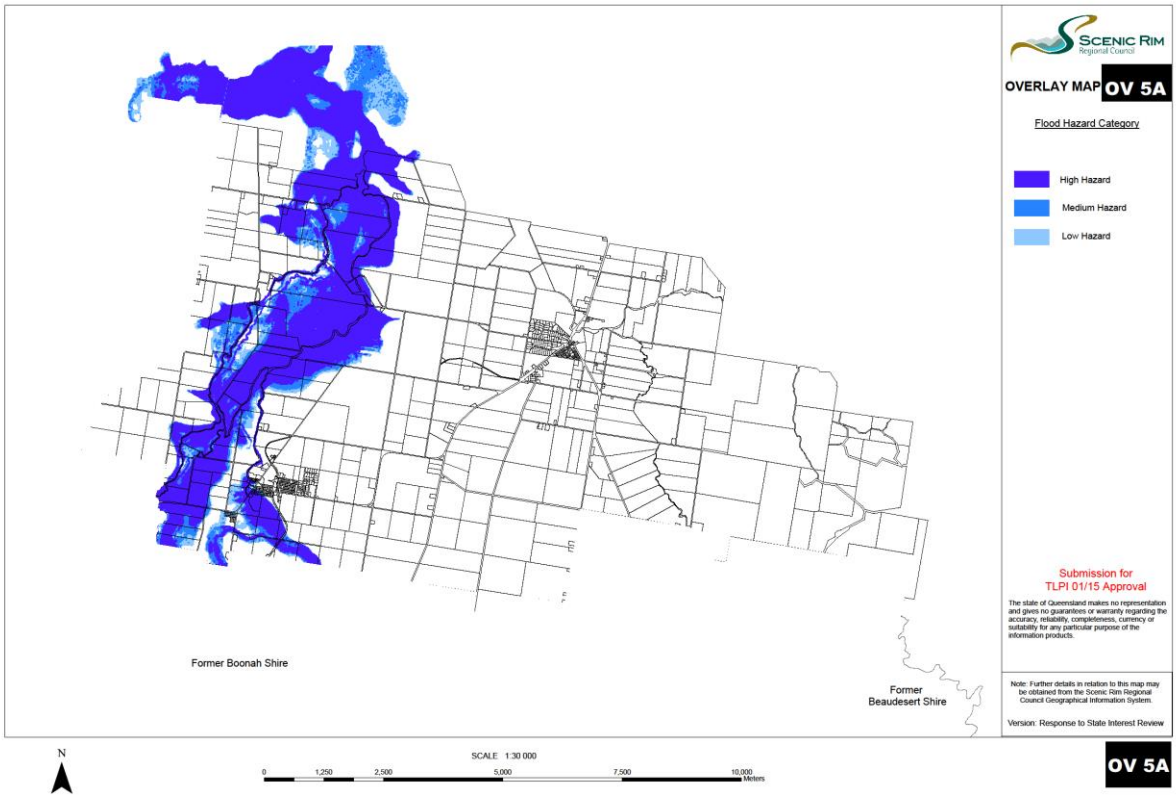
0
1,250
2,500
5,000
7,500
10,000
Meters
OV5


SCENIC RIM
Regional Council
OVERLAY MAP OV 5A
Flood Hazard Category
High Hazard
Medium Hazard
Low Hazard
Former Boonah Shire
Former
Beaudesert Shire
Submission for
TLPI 01/15 Approval
The state of Queensland makes no representation and gives no guarantees or warranty regarding the accuracy, reliability, completeness, currency or suitability for any particular purpose of the information products.
Note: Further details in relation to this map may be obtained from the Scenic Rim Regional Council Geographical Information System.
Version: Response to State Interest Review
OV 5A
N
SCALE 1:30 000
0
1,250
2,500
5,000
7,500
10,000
Meters

End of Temporary Local Planning Instrument