



SCENIC RIM REGIONAL COUNCIL
SCENIC RIM PLANNING SCHEME 2020
AMENDMENT NO. 4

SCENIC RIM

REGIONAL COUNCIL

Scenic Rim Planning Scheme 2020

AMENDMENT NO.4

This is to certify that this is a true and correct copy of the *Scenic Rim Planning Scheme 2020* Amendment No. 4 adopted on 7 June 2022 and commenced on 17 June 2022.



Jon Gibbons
CHIEF EXECUTIVE OFFICER

Preliminary

Short title

This amendment may be cited as *Scenic Rim Planning Scheme 2020 Amendment No.4*.

Purpose

This Minor Amendment is made in accordance with Chapter 2, Part 2 of the Minister's Guidelines and Rules (Version 1.1) made under the *Planning Act 2016* and prescribed in the *Planning Regulation 2017*.

The purpose of this Amendment is to incorporate the flood mapping from the Veresdale Flood Study (February 2022); and the updated Canungra Township - Detailed Flood Study (Version 2, July 2021), both by Aurecon Pty Ltd. The two flood studies were adopted by Council on 26 April 2022.

The Veresdale Flood Study and the updated Canungra Township - Detailed Flood Study both meet the criteria outlined in the Minister's Guidelines and Rules for a Minor Amendment because they update flood hazard mapping using localised flood studies that include climate change projections, and have been undertaken by an RE PQ (Registered Professional Engineer, Queensland).

Application

This Amendment applies to the following version of the Scenic Rim Planning Scheme 2020:

Scenic Rim Planning Scheme 2020 (16 April 2021)

Summary

1. Amendment to improve flood hazard information in the Cyrus Creek catchment of Veresdale to update the Flood Hazard Overlay in the Scenic Rim Planning Scheme 2020 (the Planning Scheme) to inform development and building work.
2. Amendment to improve flood hazard information in the Canungra and Biddadaba Creek catchment, updating the existing Canungra Township Food Study (July 2021).
3. Consequential amendments to clarify and consistently apply flood-related terminology within Schedule 1 - Administrative Definitions; and Part 8 - Overlay Code - Flood Hazard Overlay Code.

Explanation

1. The updated flood hazard information incorporates Cyrus Creek and tributaries of the catchment which drain into the Logan River at Veresdale. Approximately 22km² of the catchment is within the Scenic Rim Regional Council boundary with the remainder downstream area of the catchment falling within the Logan City Council jurisdiction. The new mapping updates the Queensland Reconstruction Authority (QRA) Interim Flood Hazard Overlay for this catchment of the Logan River and incorporates a climate change consideration. A predicted increase in rainfall intensities is applied to provide a 1% Annual Exceedance Probability event with climate change, as required under the State Planning Policy 2017.
2. The Canungra Township Detailed Flood Study (July 2021) updates the existing flood model for the Canungra Township area that informs the current Planning Scheme. When identifying 'roughness', different land use types have been assigned different values within the model where dense vegetation and high density residential areas provide the highest degree of roughness, while roads and creek

channels offer the lowest degree of roughness. The application of a more suitable roughness level to reflect the landscape and built environment in the flood study area has resulted in minor changes to the flood inundation map in the Canungra township area. The July 2021 study provides the best available flood data for the Canungra catchment.

3. The new and updated flood studies incorporate climate change projections and enable Council to provide the most up to date flood levels to customers, therefore providing better information to inform changes to land use and new building work.

Note:

The amendment meets the criteria for a Minor Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules, Version 1.1, September 2020 because it:

ensures the planning scheme contains the most up-to-date information about the risks to life and/or property by providing for the inclusion of new or amended natural hazard mapping in the scheme where the mapping is based on a localized flood study that has been undertaken by an RPEQ, includes climate change projections and has been adopted by Council.

Proposed Changes

1. Part 8 - Overlays - Flood Hazard Overlay Code

- a) Amend the Editor's Note following the purpose and overall outcomes in Section 8.2.6.2 to clarify that the defined flood event contains a climate change consideration to read as shown below:

***Editor's Note** - For this overlay, where land is located in the Investigation Area of the **Flood Hazard Overlay Map - Hazard Area OM-06-A**, a defined flood level based on the 1% AEP flood event with a climate change consideration is not available. A flood investigation undertaken by a suitably qualified person is required to determine the defined flood level.*

- b) Amend the Editor's Note under AO1.2 in Table 8.2.6.3.1 — Flood Hazard Overlay Code - for Assessable Development to read as shown below:

***Editor's Note** - The defined flood level may be obtained from Council through a Flood Level Search where the property is located within the Defined Flood Event on **Flood Hazard Overlay Map - Hazard Area OM-06-A**. A site based flood study is required that investigates the impact of the development on the floodplain and demonstrates compliance with the Performance Outcome where a flood level is not available (Investigation Area).*

- c) Italicise all instances of the terms *flood hazard area* and *defined flood level* in the Overlay Code to indicate they are defined in Schedule 1 of the Planning Scheme.

2. Schedule 1 - SC1.2 Administrative Definitions

- a) Amend Table SC1.2.1 - Index of Administrative Definitions to delete the term 'Flood Level'.
- b) Amend Table SC1.2.2–Administrative Definitions to change the following definitions to read as shown below:

| Column 1 | Column 2 |
|----------------------------|---|
| Administrative Term | Definition |
| <i>Defined flood event</i> | <p>A flood event with a 1% AEP, which includes an additional climate change consideration. The <i>defined flood event</i> is shown on the Flood Hazard Overlay Map - Hazard Area OM-06-A.</p> <p>Note - Where land is located in the Investigation Area of the Flood Hazard Overlay Map - Hazard Area OM-06-A, flood information based on the 1%AEP (with climate change consideration) is not available. A flood investigation undertaken by a suitably qualified person is required to determine the defined flood event.</p> |
| <i>Defined flood level</i> | <p>The level on a site based on the <i>defined flood event</i>. The <i>defined flood level</i> is measured in height above mean sea level (AHD). To obtain the <i>defined flood level</i> for land, a request to Council can be made for a Flood Level Search.</p> <p>Note - Where land is located in the Investigation Area of the Flood Hazard Overlay Map - Hazard Area OM-06-A, a defined flood level based on the 1% AEP flood event with a climate change consideration is not available. A flood investigation undertaken by a suitably qualified person may be required to determine the defined flood level to ensure compliance with the relevant building assessment provisions under the Building Act 1975.</p> |
| <i>Flood hazard area</i> | <p>The <i>flood hazard area</i> is shown as the <i>Defined Flood Event</i> or <i>Investigation Area</i> on the Flood Hazard Overlay Map - Hazard Area OM-06-A.</p> <p>Note - Section 13 of the Building Regulation requires a local government to keep a register of the flood hazard area it designates and when the designation was made. The <i>flood hazard area</i> is the designated flood hazard area for the purposes of the Building Regulation, section 13(1)(a).</p> |

3. Flood Hazard Overlay Maps



In Schedule 2, Overlay Maps:






- a) Replace OM-06-A.2; and OM-06-A.4 Overlay Maps with new Overlay Maps OM-06-A.2; and OM-06-A.4 to reflect the updated Defined Flood Event derived from the Veresdale Flood Study, February 2022; and the Updated Canungra Township Detailed Flood Study.
- b) Replace OM-06-B.2; and OM-06-B.4 with new Overlay Maps OM-06-B.2; and OM-06-B.4 to reflect the Flood Hazard Category Area derived from the Veresdale Flood Study, February 2022; and the Updated Canungra Township Detailed Flood Study.
- c) Amend the legend on all Flood Hazard - Hazard Area Overlay Maps: OM-06-A.1; OM-06-A.2; OM-06-A.3; and OM-06-A.4 to replace the existing term 'Defined Flood Area' with 'Defined Flood Event'.

**Scenic Rim Planning Scheme
Overlay Map OM-06-A.1**

**Flood Hazard
Overlay
-Hazard Area-**

Flood Hazard Area

-  Defined Flood Event
-  Investigation Area

-  Cadastral Boundary
-  Waterbody
-  State-controlled Roads
-  Road Reserve
-  Local Government Area Boundary

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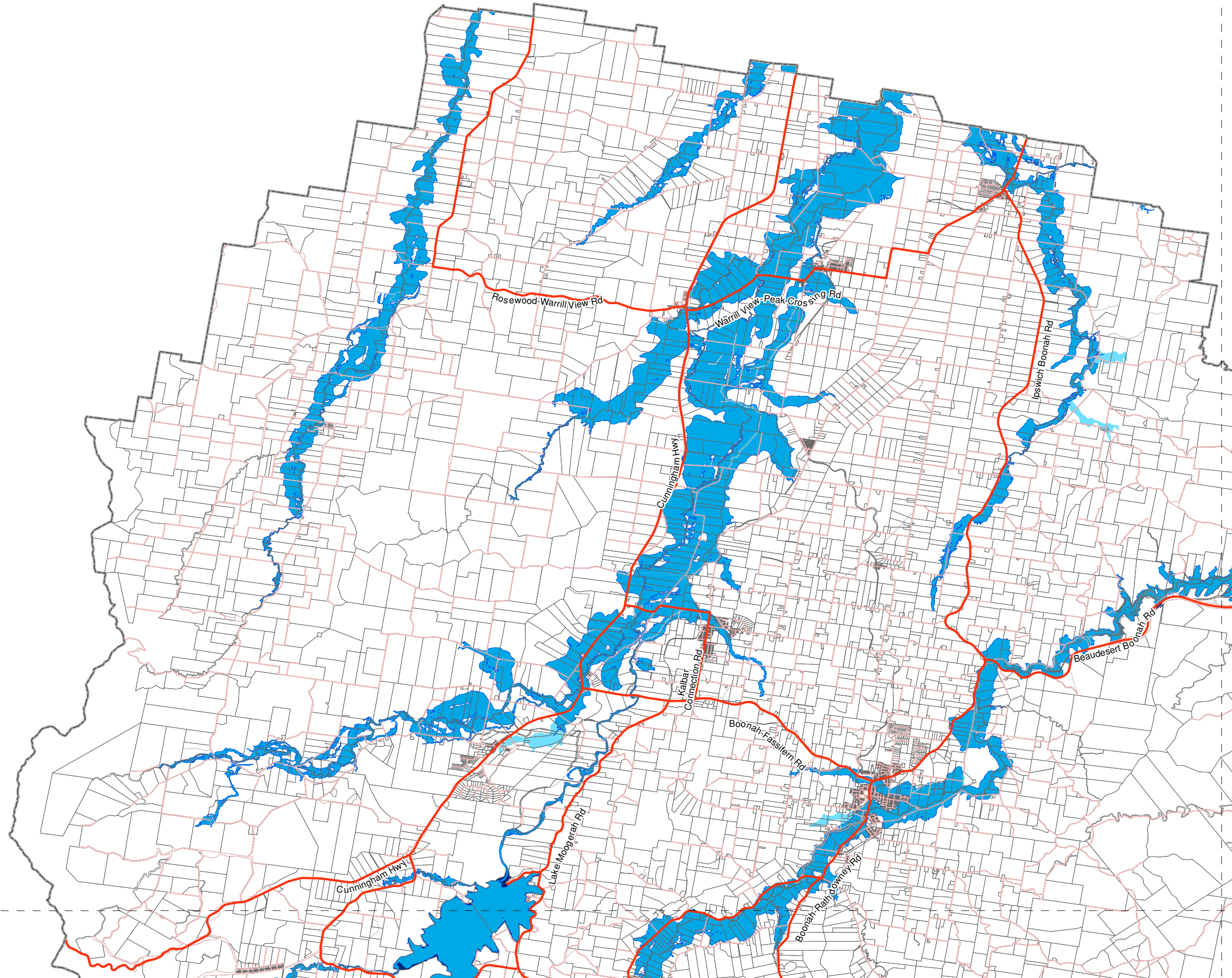
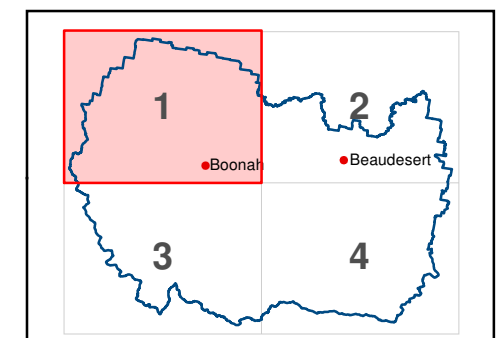
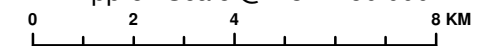
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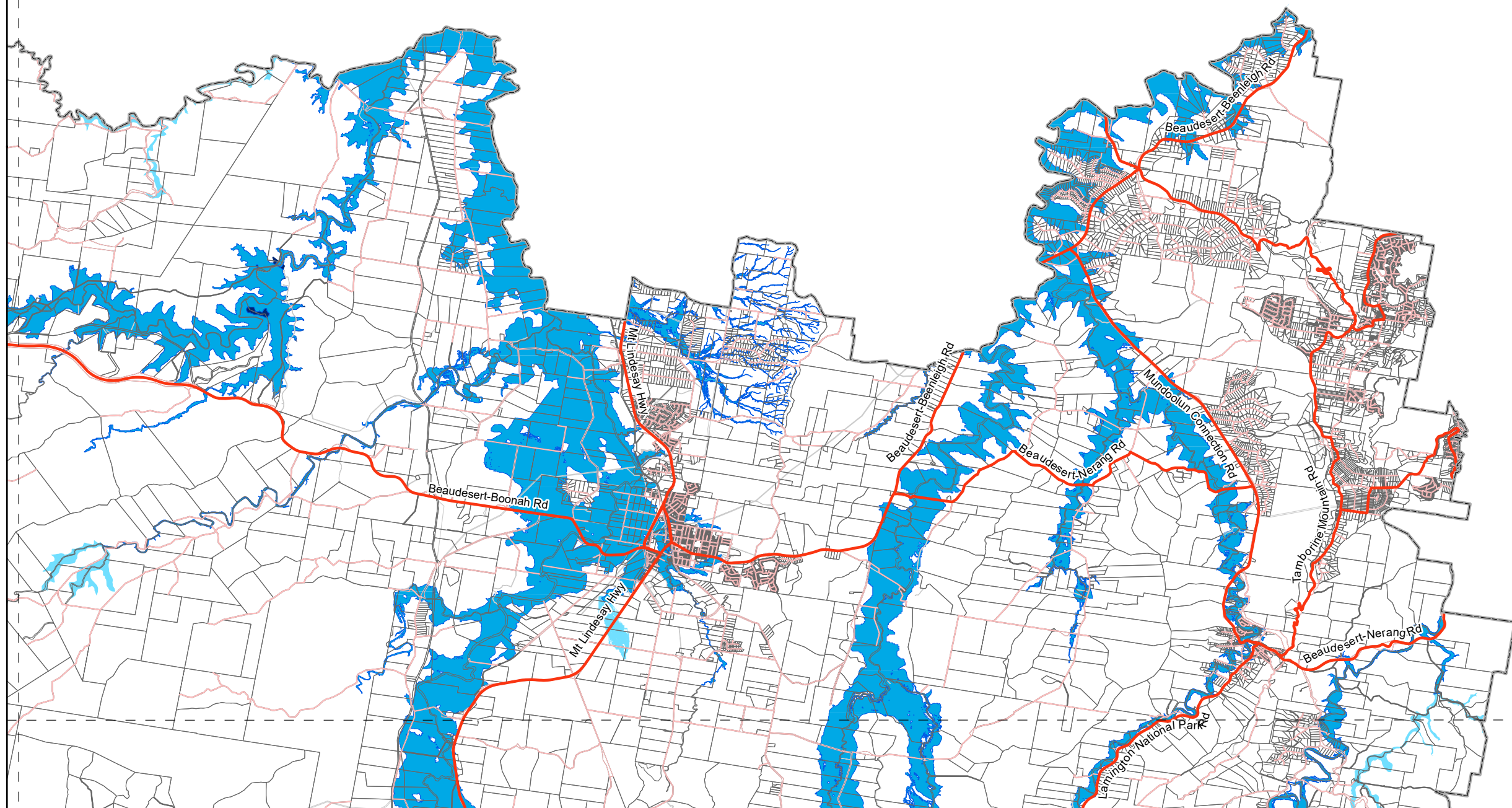


Scenic Rim Planning Scheme Overlay Map OM-06-A.2

Flood Hazard Overlay -Hazard Area-

Flood Hazard Area

- Defined Flood Event
- Investigation Area
- Cadastral Boundary
- Waterbody
- State-controlled Roads
- Road Reserve
- Local Government Area Boundary



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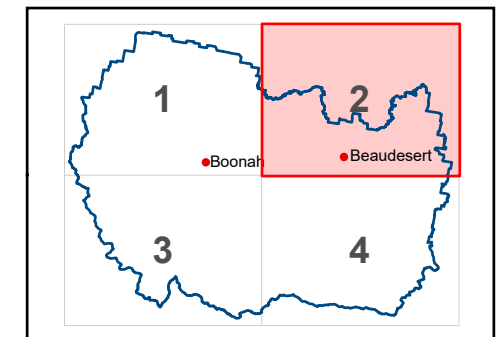
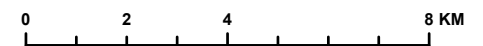
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**Scenic Rim Planning Scheme
Overlay Map OM-06-A.3**

**Flood Hazard
Overlay
-Hazard Area-**

Flood Hazard Area

-  Defined Flood Event
-  Investigation Area
-  Cadastral Boundary
-  Waterbody
-  State-controlled Roads
-  Road Reserve
-  Local Government Area Boundary

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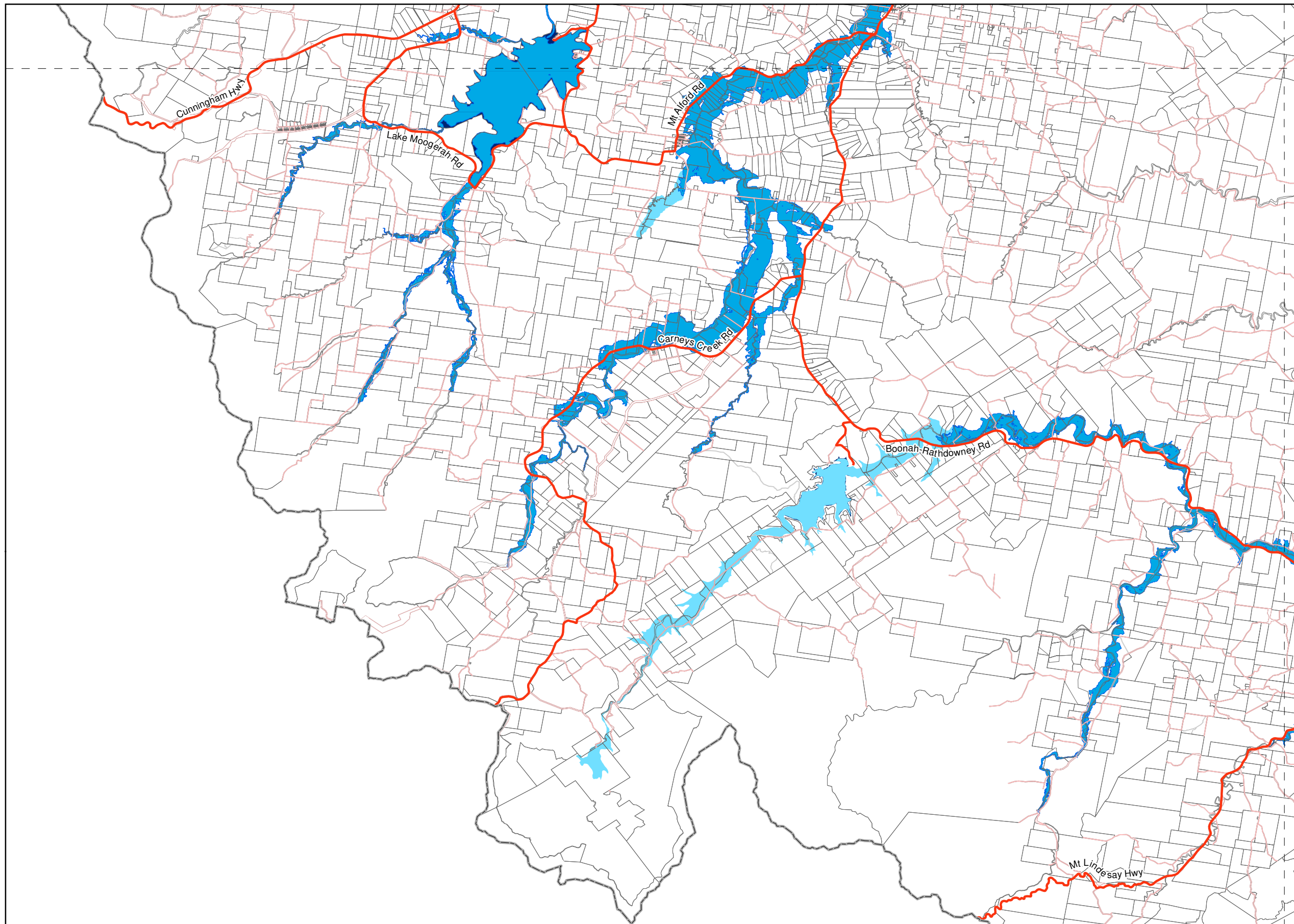
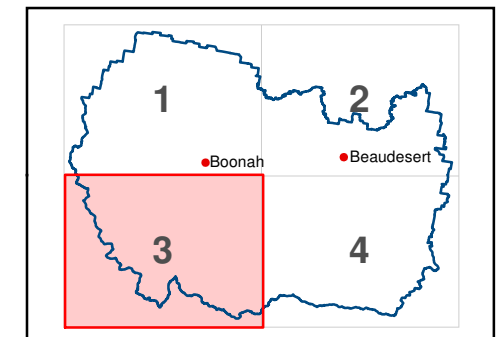
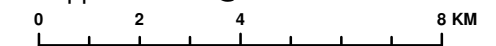
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Scenic Rim Planning Scheme Overlay Map OM-06-A.4

Flood Hazard Overlay -Hazard Area-

Flood Hazard Area

-  Defined Flood Event
-  Investigation Area

-  Cadastral Boundary
-  Waterbody
-  State-controlled Roads
-  Road Reserve
-  Local Government Area Boundary

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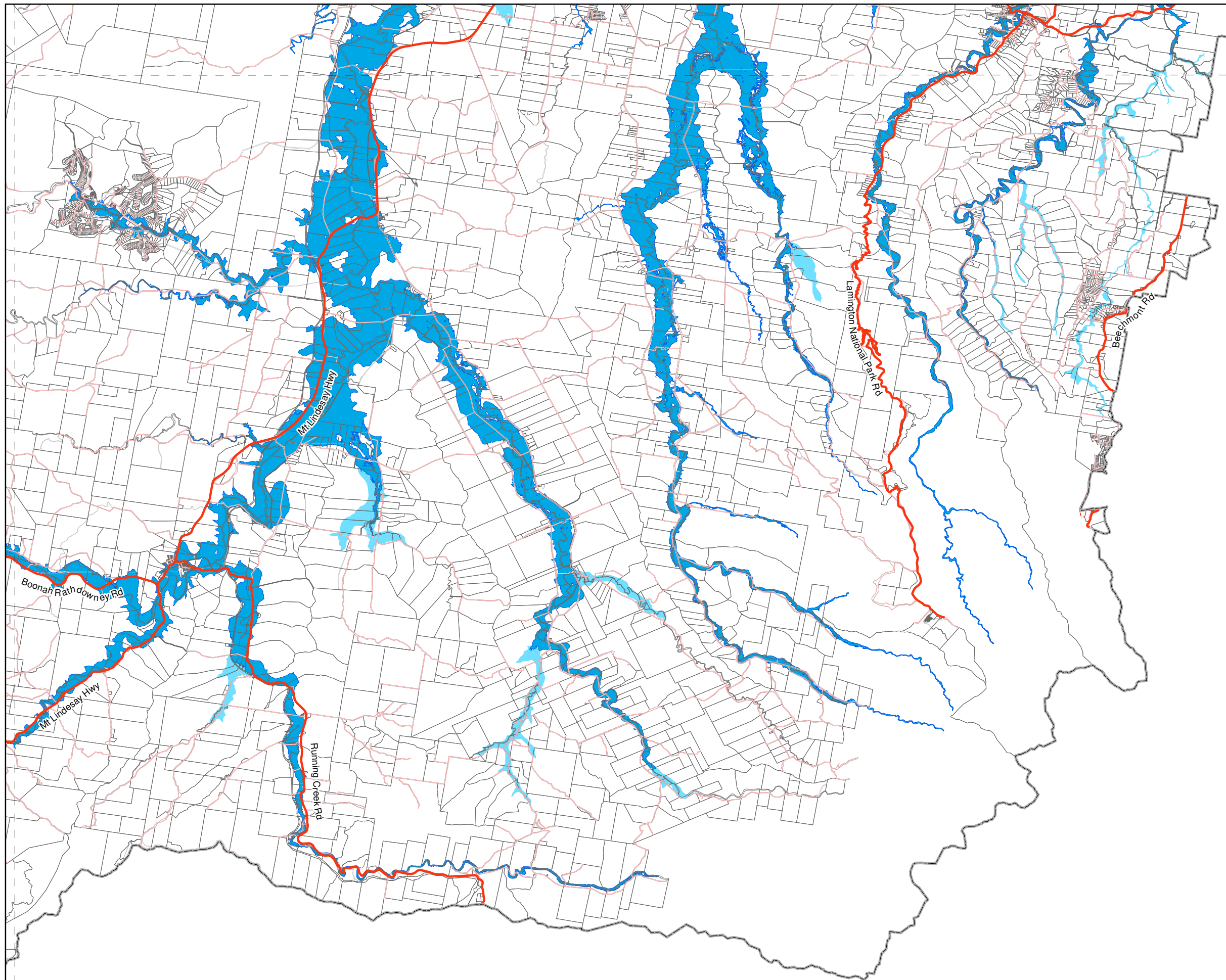
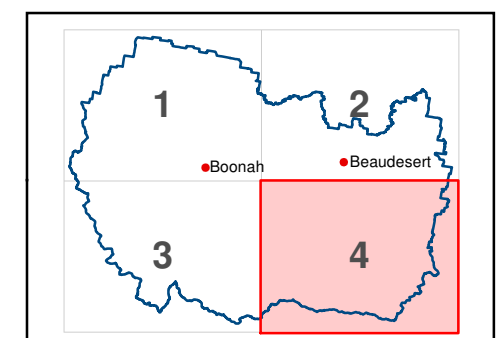
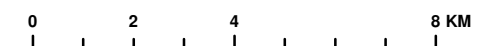
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**Scenic Rim Planning Scheme
Overlay Map OM-06-B.1**

**Flood Hazard
Overlay
-Category Area-**

Flood Hazard Category Area

- Low
- Medium
- High

- Cadastral Boundary
- Waterbody
- State-controlled Roads
- Road Reserve
- Local Government Area Boundary

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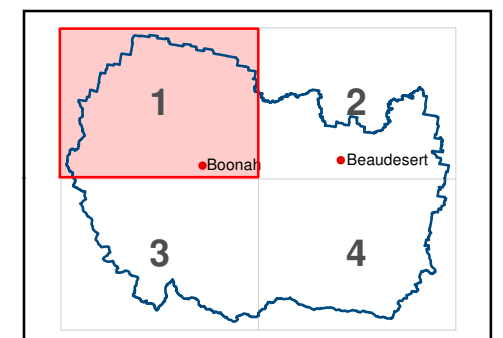
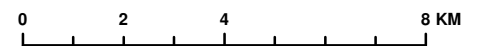
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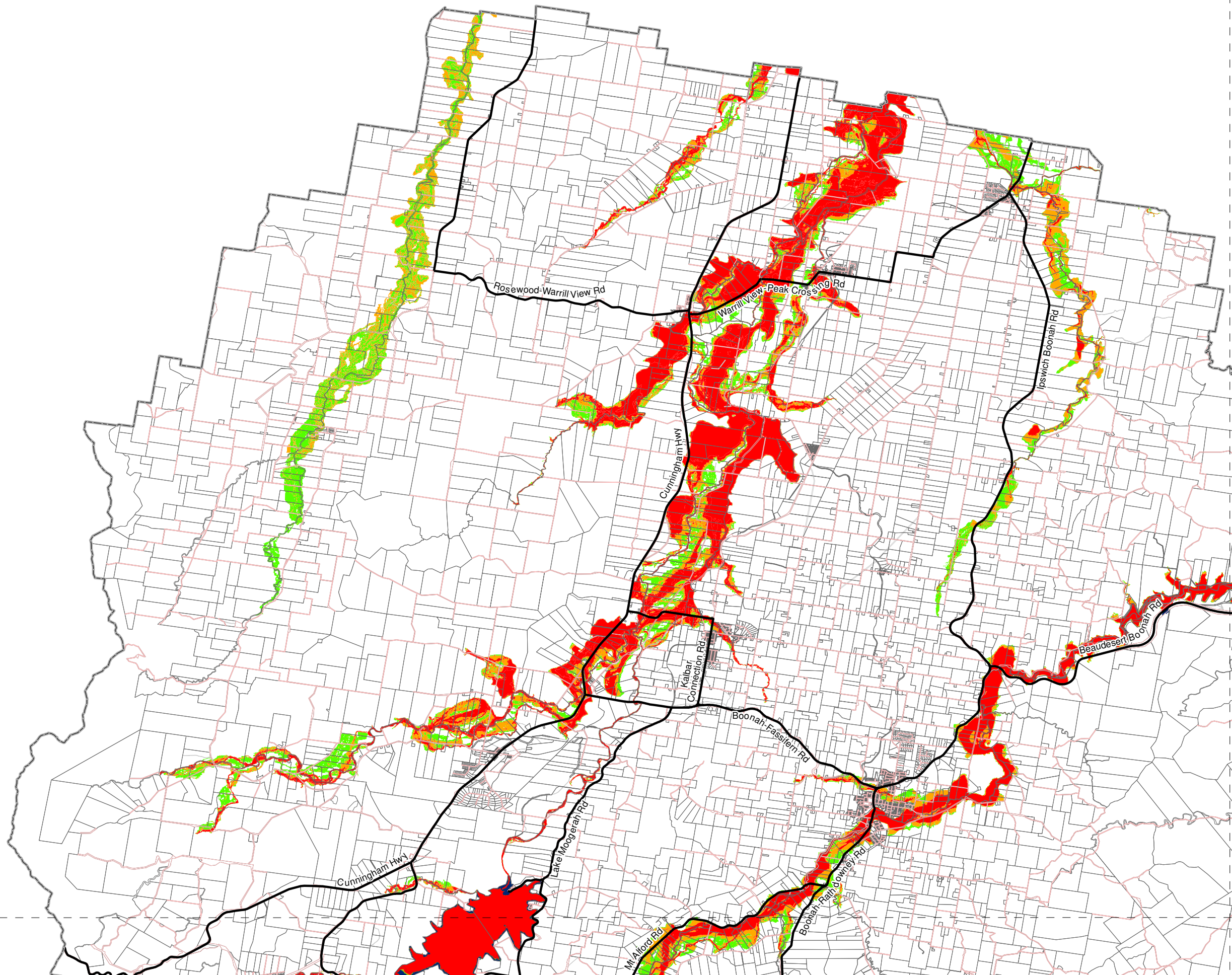
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**Scenic Rim Planning Scheme
Overlay Map OM-06-B.2**

**Flood Hazard
Overlay
-Category Area-**

Flood Hazard Category Area

- Low
- Medium
- High

- Cadastral Boundary
- Waterbody
- State-controlled Roads
- Road Reserve
- Local Government Area Boundary

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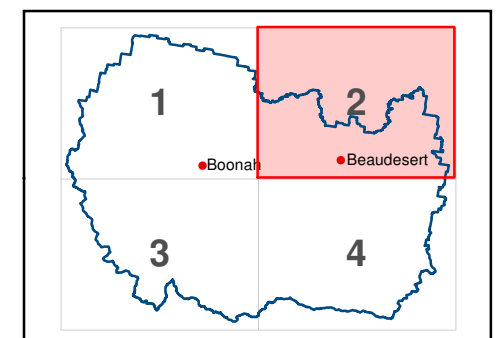
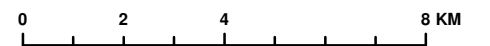
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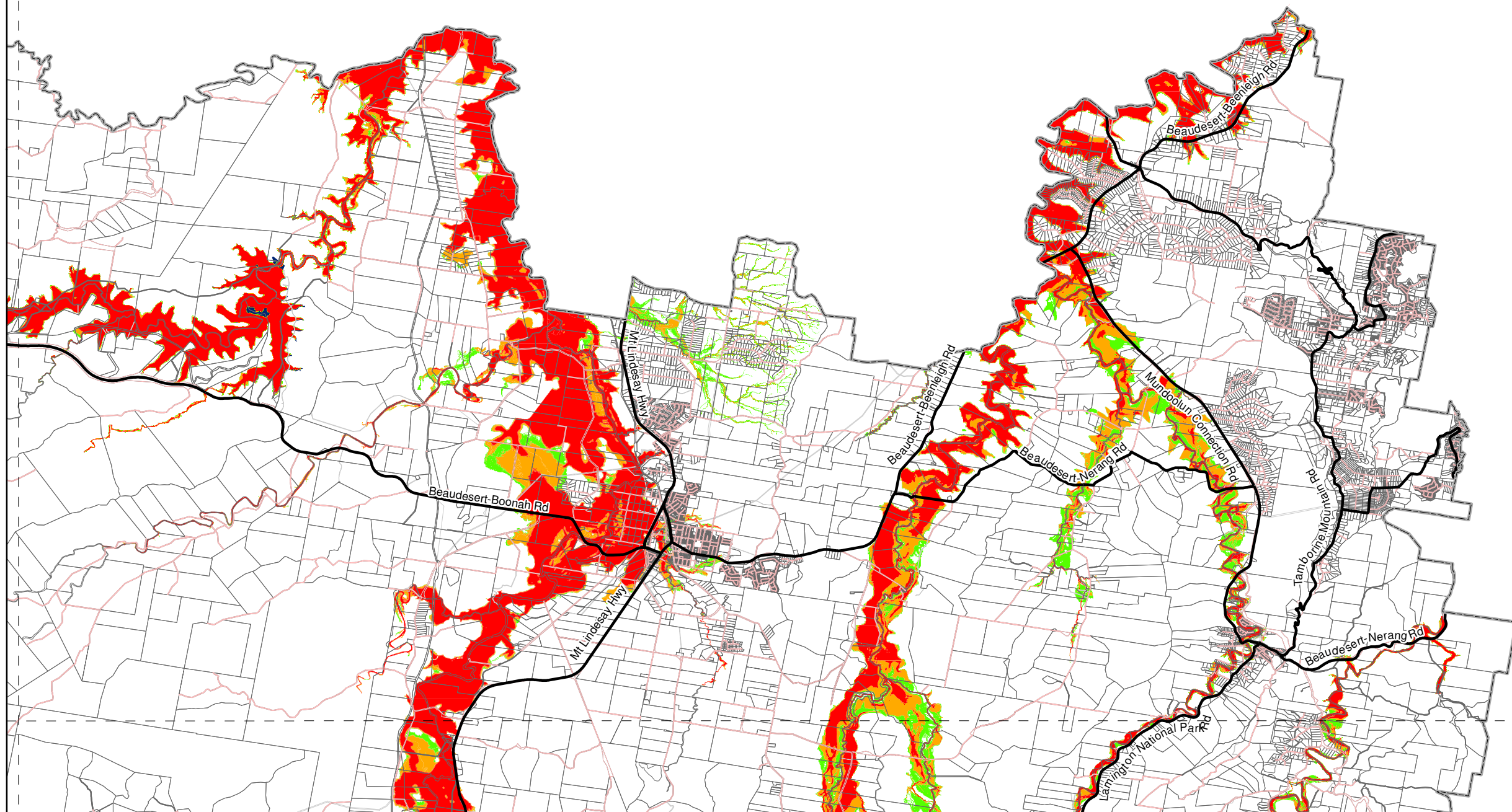
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**Scenic Rim Planning Scheme
Overlay Map OM-06-B.3**

**Flood Hazard
Overlay
-Category Area-**

Flood Hazard Category Area

-  Low
-  Medium
-  High

-  Cadastral Boundary
-  Waterbody
-  State-controlled Roads
-  Road Reserve
-  Local Government Area Boundary

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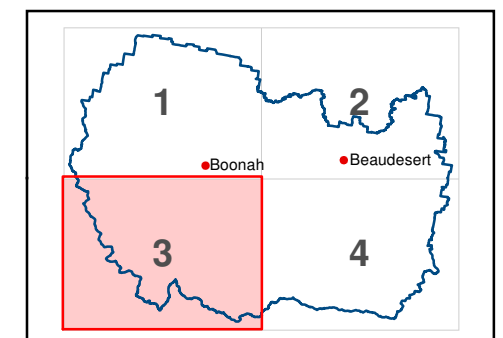
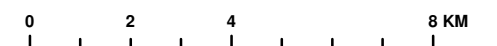
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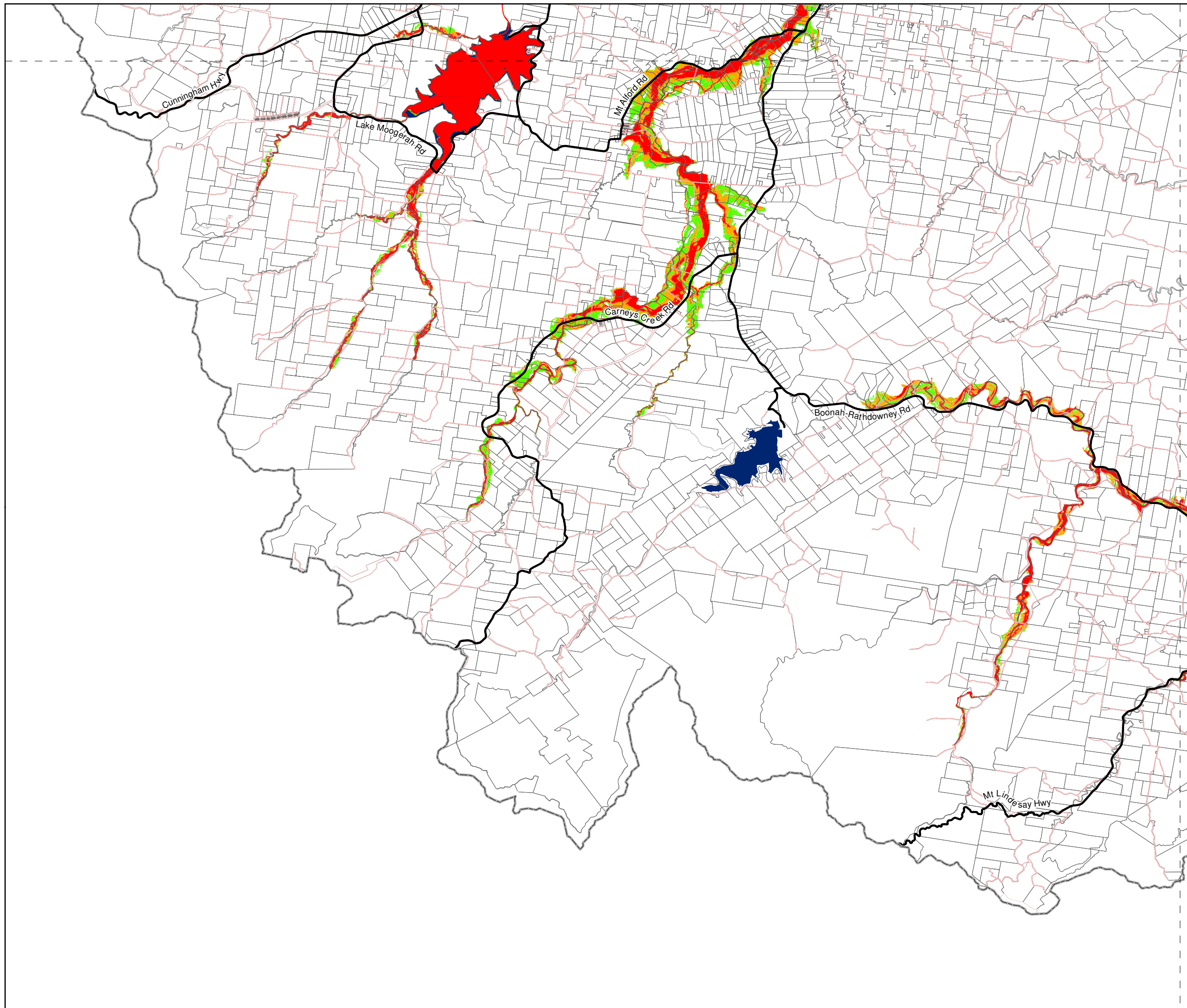
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Scenic Rim Planning Scheme Overlay Map OM-06-B.4

Flood Hazard Overlay -Category Area-

Flood Hazard Category Area

- Low
- Medium
- High

- Cadastral Boundary
- Waterbody
- State-controlled Roads
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- Local Government Area Boundary

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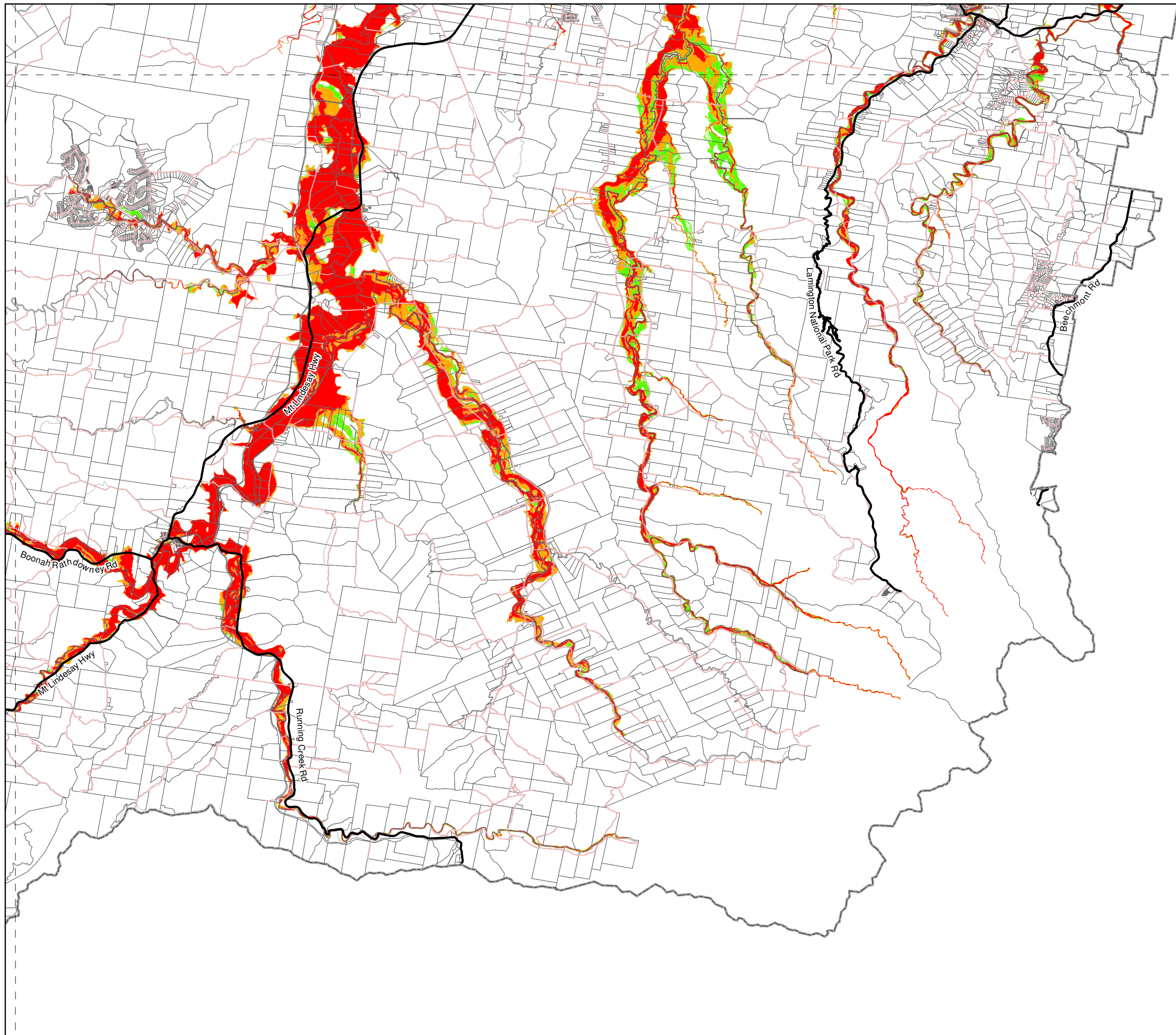
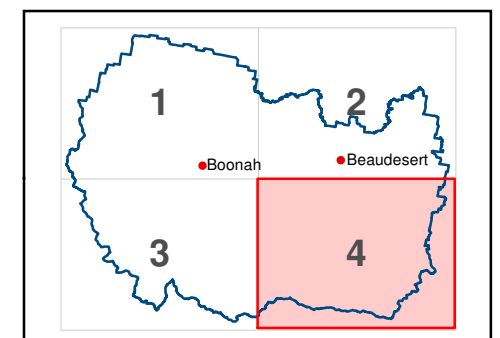
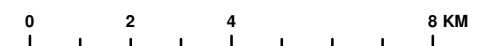
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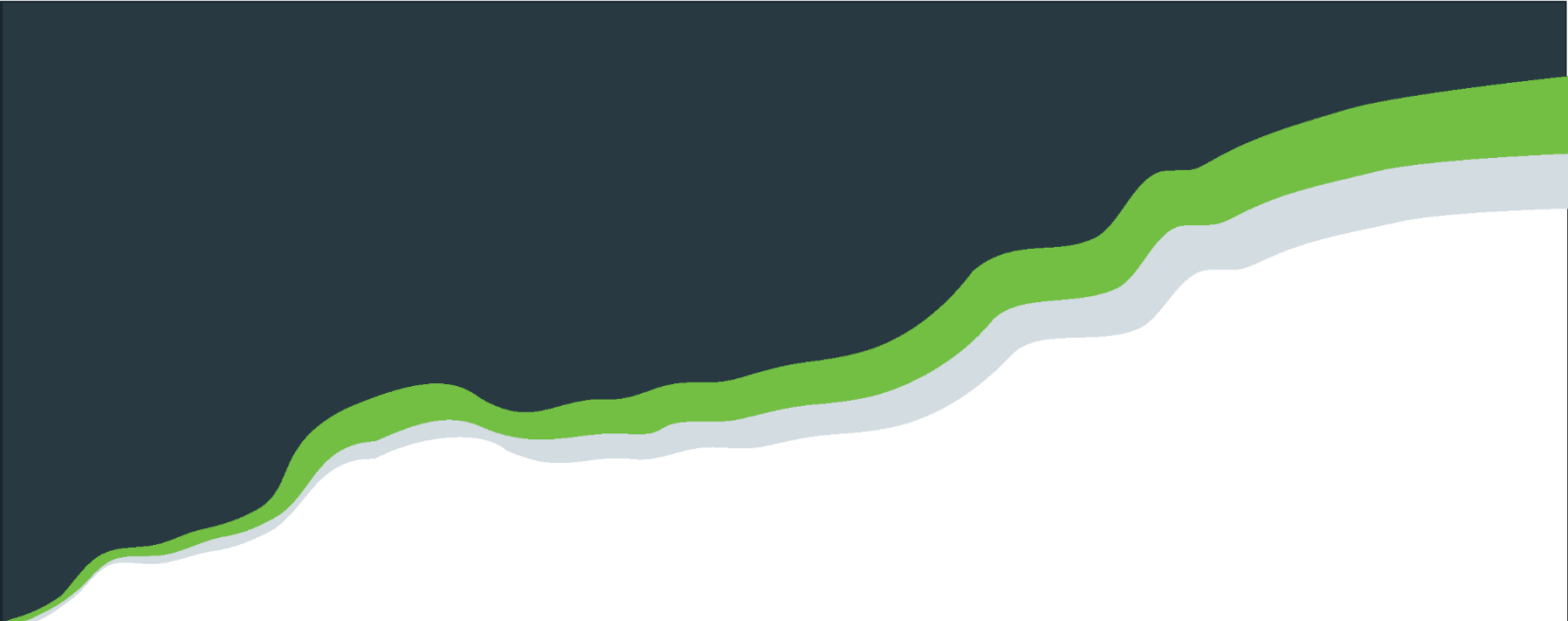
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