

Schedule 1 – Interim Floodplain Assessment Overlay Model Code

1. Application

This Code is an applicable code for assessable development prescribed by a level of assessment table in a zone and/or local plan and involving land wholly or partially within the area identified in the IFAO Floodplain Maps.

This Code is a Queensland Planning Provision (QPP)-compliant Code. For the avoidance of doubt, the following QPP-specific terms in this Code have the following meanings under *Integrated Planning Act 1997* (IPA)-compliant planning schemes:

QPP Compliant Term	Corresponding IPA- compliant Term
Overall Outcome	Overall Outcome
Performance Outcome	Specific Outcome
Acceptable Outcome	Acceptable Solution/Probable Solution
Zone	Area, Precinct, Domain or District or other term commonly understood as a zoning mechanism

Compliance with the Acceptable Outcomes should not be regarded as satisfying all elements of the Performance Outcomes.

The Code must be considered together with other relevant Planning Scheme codes that are applicable to the subject development.

Note: The IFAO Floodplain Maps may also be used to trigger additional design requirements related to flooding for building work assessable under the building assessment provisions, as set out in the Building Act 1975.

2. Purpose

The purpose of the Code is to manage development outcomes in the floodplain so that risk to life, property, community and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.

3. Overall Outcomes

The purpose of the Code will be achieved through the following overall outcomes:

- a) Development maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property.
- b) Development does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain.

4. Performance Outcomes and Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes
PO1. Development siting and layout responds to flooding potential and maintains personal safety at all times.	For Material Change of Use and Building Work AO1.1. New buildings are: <ul style="list-style-type: none"> • located outside the overlay area, or; • located on the highest part of the site to minimise entrance of floodwaters; or • elevated; and • provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p><i>Note: If part of the site is outside the IFAO Floodplain Mapped area, this is the preferred location for all buildings.</i></p>
	For Reconfiguring a Lot AO1.2. New lots are: <ul style="list-style-type: none"> • located outside the overlay area; or • where possible, located on the highest part of the site to minimise entrance of floodwaters. <p><i>Note: If part of the site is outside the IFAO Floodplain Mapped area, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots).</i></p> <p><i>Note: Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the Building Act 1975.</i></p>

Performance Outcomes	Acceptable Outcomes
<p>Cont'd. PO1. Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO1.3. Road and/or pathway layout provides a safe and clear evacuation path:</p> <ul style="list-style-type: none"> • if a flood level is adopted¹, by locating entry points into the reconfiguration above the flood level and avoiding culs-de-sac or other non-permeable layouts; or • by direct and simple routes to main carriageways. <p>AO1.4. Signage is provided on site (regardless of whether land will be public or private ownership):</p> <ul style="list-style-type: none"> • indicating the position and path of all safe evacuation routes off the site; and • if 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.
<p>PO2. Development is resilient to flood events by ensuring design and construction account for the potential risks of flooding.</p>	<p>For Material Change of Use and Building Work (Residential Uses)</p> <p>AO2.1. Residential dwellings are not constructed as single-storey slab on ground.</p> <p><i>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.</i></p> <p>For Material Change of Use and Building Work (Non-Residential Uses)</p> <p>AO2.2. No Acceptable Outcome specified.</p> <p><i>Note: The relevant building assessment provisions under the Building Act 1975 apply to all building work within the IFAO Floodplain Mapped area and must take account of the flood potential within the area.</i></p> <p><i>Note: Resilient building materials for use within the IFAO Floodplain Mapped area should be determined in consultation with Council, in accordance with the relevant building assessment provisions.</i></p>
<p>PO3. Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or on other properties.</p>	<p>For Material Change of Use, Building Work, Reconfiguring a Lot and Operational Works</p> <p>AO3.1. Works in urban areas² associated with the proposed development do not involve:</p> <ul style="list-style-type: none"> • any physical alteration to a watercourse or floodway including vegetation clearing; or • a net increase in filling. <p>AO3.2. Works in areas other than an urban area² either:</p> <ul style="list-style-type: none"> • do not involve a net increase in filling greater than 50m³; or • 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 flood waters; or • do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> o loss of flood storage; o loss of/changes to flow paths; o acceleration or retardation of flows; or o any reduction in flood warning times elsewhere on the floodplain.
<p>PO4. Development avoids the release of hazardous materials into floodwaters.</p>	<p>For Material Change of Use and Building Work</p> <p>AO4.1. Materials manufactured or stored on site are not hazardous in nature; or</p> <p>AO4.2 If a flood level is adopted¹, material manufacturing equipment and containers are located above this level, or</p> <p>AO4.3. If a flood level is not adopted, material manufacturing equipment and containers are located on the highest part of the site to enhance flood immunity.</p> <p><i>Note: Refer to the Dangerous Goods Safety Management Act 2001 and associated Regulation, 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.</i></p>
<p>PO5. Community Infrastructure is able to function effectively during and immediately after flood events.</p>	<p>For Material Change of Use</p> <p>AO5.1. No Acceptable Outcome specified.</p>

¹ Council has adopted a habitable floor level of Xm AHD (Xm AHD flood level + 0.3m freeboard) for the purposes of this Code and the relevant building provisions of the *Building Act 1975*.

²As defined in the *Sustainable Planning Regulation 2009*.