

Case Study 1

Material Change of Use – Residential (Six Townhouses)

Site Location:

Substantially within IFAO Floodplain Mapped Area

Other Planning Considerations:

Within relevant Zone in Planning Scheme that envisages higher density residential development



Proposed Development:

6 x 3 storey townhouses with ground floor car accommodation

Assessment against IFAO Model Code:

This proposed development complies with the Model Code, as:

- Council sought a flood/hydraulic study identifying a flood level for the site, which the applicant provided
- Buildings are elevated above this level and development has a simple direct evacuation route off site
- Dwellings are not single storey slab on ground – habitable rooms are elevated through ground floor used as car accommodation
- Site is in urban area and no alteration to watercourse or filling is proposed
- No hazardous materials to be stored on site
- Not a Community Infrastructure item

Application is supported by Council

Case Study 2

Material Change of Use (Service Station)

Site Location:

Substantially within IFAO Floodplain Mapped Area

Other Planning Considerations:

Within relevant Zone in Planning Scheme that envisages service station development



Proposed Development:

Service Station

Assessment against IFAO Model Code:

This proposed development complies with the Model Code, as:

- Council sought a flood/hydraulic study identifying a flood level for the site, which the applicant provided
- Development located on highest part of site
- Development has simple & direct evacuation route off site
- Site is in urban area and no alteration to watercourse or filling is proposed
- External gas storage (hazardous material) is elevated above flood level and designed in accordance with relevant legislation, while underground tanks are also designed in accordance with relevant legislation
- Service station will have a Business Continuity Plan in place to provide direction on operation during flood events

Application is supported by Council

Case Study 3

Reconfiguring a Lot – Residential (1 into 8)

Site Location:

Part of site within IFAO Floodplain Mapped Area

Other Planning Considerations:

Within relevant Zone in Planning Scheme that envisages residential subdivision



Proposed Development:

Residential Subdivision 1 into 8 lots

Assessment against IFAO Model Code:

This proposed development complies with the Model Code, as:

- Council requested verification of flood level through flood/hydraulic study during application stage, which applicant provided
- All proposed new lots located outside of IFAO Floodplain Mapped Area, with a balance park within the overlay area – while not mandatory, this is the most appropriate design outcome to ensure house lots will not be inundated
- Road layout is direct & simple to allow for evacuation during flood
- Appropriate signage is provided indicating evacuation routes
- Site is in urban area and no alteration to watercourse or filling is proposed

Application is supported by Council

Case Study 4

Building Work (New Residential Dwelling)

Site Location:

Substantially within IFAO Floodplain Mapped Area

Other Planning Considerations:

Within relevant Zone in Planning Scheme that envisages low density residential development



Proposed Development:

New residential dwelling that is not assessable development under the Planning Scheme (e.g. exempt or self-assessable)

Assessment:

- Relevant assessment provisions are those under the Queensland Development Code (QDC) (including those for flood hazard triggered by the Floodplain Maps acting as a Natural Hazard Management Area (Flood).
- Interim Floodplain Assessment Overlay Model Code will not apply in this instance.
- Other self-assessable components of the Planning Scheme may still apply as normal (e.g. a Residential Zone Code).
- Assessment can be undertaken by private certifier, or Council as required.