8.2.8 Flood hazard overlay code[5]

8.2.8.1 Application

This code applies to assessable development:-

(a) subject to the flood hazard overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and

(b) identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—the *Building Regulation 2006* contains provisions applying to building work in a natural hazard management area (flood) and the Queensland Development Code (QDC) MP3.5 is triggered by a flood hazard area. "Natural hazard management area (flood)" for the purposes of the *Building Regulation 2006* (Part 2A and Part 3) and "flood hazard area" for the purposes of QDC MP3.5 – Construction of Building in Flood Hazard Areas are identified as the flood hazard area on the flood hazard area overlay maps in **Schedule 2 (Mapping)**.

8.2.8.2 Purpose and overall outcomes

(1) The purpose of the Flood hazard overlay code is to ensure that development protects people and avoids or mitigates the potential adverse impacts of flood on property, economic activity and the environment, taking into account the predicted effects of climate change.

(2) The purpose of the code will be achieved through the following overall outcomes:-

(a) floodplains and the flood conveyance capacity of waterways are protected;

(b) development in areas at risk from flood is compatible with the nature of the flood event;

(c) the safety of people is protected and the risk of harm to property and the natural environment from flood is minimised;

(d) wherever practical, infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a flood event;

(e) development does not result in a material increase in the extent or severity of flood, including consideration of cumulative impacts.

8.2.8.3 Assessment benchmarks

Table 8.2.8.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Development siting and layout			
PO1	For all flood events up to and including the defined flood event (DFE):- (a) the safety of people on the site is protected at all times; (b) potential damage to property on the site is prevented. Editor's note--the defined flood event (DFE) is defined in **Schedule 1 (Definitions)** and takes into account the predicted effects of climate change. Editor's note – minimum lot and building	**AO1.1** **AO1.2** **AO1.3**	Minimum finished surface levels are in accordance with **Planning scheme policy for development works (Table SC6.3.5.4d Lot and building pad immunity and freeboard by use type).** Editor's note—the defined flood level (DFL) is defined in **Schedule 1 (Definitions)**. Finished floor levels for habitable rooms are a minimum of 300mm above the defined flood level (DFL). Non-habitable floor areas are designed and

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[5] Editor's note—to demonstrate compliance with the relevant performance outcomes of this code, a site-based flood study that investigates the impact of the development on the floodplain may be required. The **Planning scheme policy for information that Council may require** provides guidance for preparing a site-based flood study.

Performance outcomes		Acceptable outcomes	
	pad immunity and freeboard requirements are outlined in the **Planning scheme policy for development works (Table SC6.3.5.4d Lot and building pad immunity and freeboard by use type).**	**AO1.4**	constructed to be resilient to the effects of flood, up to and including the DFL.
		AO1.5	For residential buildings and temporary or moveable residential structures (e.g. caravans), a safe evacuation route is available to a gathering point and is able to be traversed by pedestrians in the DFE.
		A01.6	For reconfiguring a lot, any new roads provide safe, clear and direct evacuation routes that are trafficable by both vehicles and pedestrians in the DFE. For reconfiguring a lot including land subject to the Flood hazard overlay or otherwise determined to be at risk of flood, the following signage is provided on-site (regardless of whether land will be in public or private ownership):- (a) indicating the position and path of all safe evacuation routes off the site; (b) 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 floodway crossings or entrances to low-lying reserves.
Building design and built form			
PO2	Building design and built form:- (a) is resilient to flood events by appropriately responding to the potential risks of flooding; and (b) maintains a functional and attractive street front address appropriate to the intended use.		***For material change of use – Residential uses***
		AO2.1	On premises subject to the Flood hazard overlay or otherwise determined to be at risk of flood, residential dwellings are not designed as single-storey slab on ground construction. Note—the highset 'Queenslander' style house is an example of a resilient low-density housing solution in flood prone areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries and the like) are located at the ground storey.
		AO2.2	On premises subject to the Flood hazard overlay or otherwise determined to be at risk of flood, residential buildings:- (a) incorporate appropriate screening to ensure that the under-storey is not visible from the street; (b) are orientated to the street by ensuring that the entry stairs to the dwelling and at least one habitable room overlook the street; (c) have ground storeys that allow for the flow through of flood water.
			For material change of use – Non-residential uses:
		AO2.3	On premises subject to the Flood hazard overlay or otherwise determined to be at risk of flood, non-residential buildings and structures:- (a) are orientated to the street by

Performance outcomes		Acceptable outcomes	
			activating the street frontage through ground storey business activities or urban design treatments such as recess wall treatments, screening and/or landscaping; (b) have ground storeys that allow for the flow through of flood water. Notes— (a) Businesses should ensure that the necessary continuity plans are 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 upper-storey of a building or off-site). (b) Resilient building materials for use within the Flood hazard overlay should be determined in consultation with Council, in accordance with the relevant building assessment provisions.
Flood impacts			
PO3	Development does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.	**AO3.1** **AO3.2**	Development within the flood hazard area does not result in a reduction in flood storage capacity. Development does not change flows, velocities or levels external to the development site for flood events up to the DFE.
Community infrastructure			
PO4	Community infrastructure is able to function effectively during and immediately after flood events.	**AO4**	No acceptable outcome provided.
Hazardous materials			
PO5	Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk during the DFE.	**AO5**	The manufacture or storage in bulk of hazardous materials occurs above the DFL. **OR** Structures used for the manufacture or storage of hazardous materials in bulk are designed and constructed to prevent the intrusion of flood waters up to and including the DFL.