

2014

NORTH BURNETT REGIONAL Planning Scheme

Flood hazard areas

This info sheet explains flood hazard areas and what you need to consider when developing in flood affected areas.

Council has a duty of care to protect the community and minimise the exposure of people and property to flood hazards. Development should avoid changes to flood characteristics that may result in a loss of flood storage, alteration to flow paths, acceleration or retardation of flows, and reductions in flood warning times elsewhere in the flood plain.

A flood hazard area may apply to all or part of your property. The flood hazard overlay code provides clear guidance for development in flood affected areas by indicating additional design features that need to be considered when developing.

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Is my property in a flood hazard area?

Refer Schedule 2.5—Overlay Mapping of the Planning Scheme

IF YES

Does the flood hazard affect my proposal?

Refer Info Sheet 7—Overlays for more information regarding changes to categories of development and assessment

IF YES

How does the flood hazard affect my proposal?

Refer Part 8.2.2—Flood hazard overlay code of the Planning Scheme.

If involving material change of use or building work, the flood hazard overlay code may affect the design, siting, finished floor level heights and size of renovations. Development must be outside the flooding and inundation area, above the defined flood level or above the flood level of a 1% AEP flood event.

If involving reconfiguring a lot, all lots must contain appropriate building envelopes outside the flooding and inundation area or the defined flood level, or above the flood level of a 1% AEP flood event.

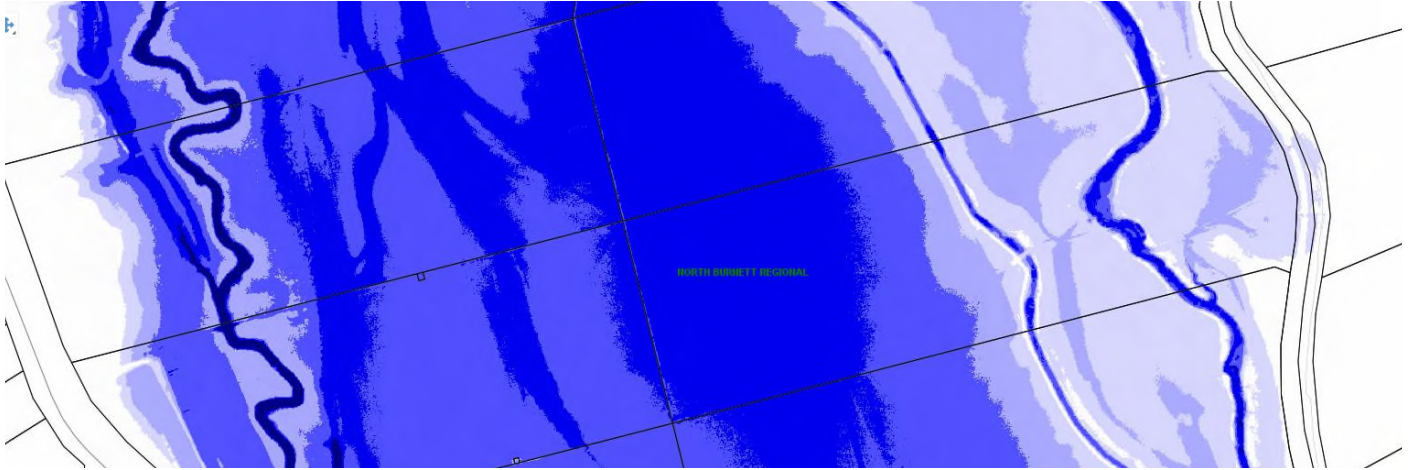
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Encouraging economic development

The North Burnett Regional Council is a small rural local government but it is big on facilitating good economic development. That is why the planning scheme seeks to enable business growth and expansion while simultaneously

creating and protecting the appeal of living in a *naturally beautiful* area. While the Council can encourage or enable good development projects it is up to locals to see opportunities and then to take the initiative.

Make contact with Council's Development Services staff to find out how to streamline your next development project.



Some flood acronyms

AEP—stands for 'Annual Exceedance Probability' indicating the percentage chance of a flood occurring in any year.

DFE—stands for 'Defined flood event' and means the adopted flood level of the purpose of section 13(1)(b) of the *Building Regulation 2006* and *Queensland Development Code MP3.5 Construction of Buildings in Flood Hazard Areas*, and the flood level that represents the defined flood event at any point.

Still need help?

This information sheet recommends making contact with Council's Development Services section early in the project if you are considering carrying out development. The process and legal aspects relating to property and development can be complex and confusing. Council's development services staff may be able to help.

Sometimes however it may be advisable for you to obtain your own professional help from a qualified practitioner such as a Lawyer, Surveyor, Town Planner, Architect, Building Designer, or Engineer.

SCHEDULE
YOUR
APPOINTMENT



Contact Us

Give us a call for more information about the planning scheme and making an application.

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InfoSheet8_FloodHazardAreas Rev2 3 July 2017

