



Temporary Local Planning Instrument 02/2013 Bowen Flooding and Storm Tide Regulation

This Temporary Local Planning Instrument (TLPI) encompasses:

1. The inclusion of new maps:
 - (a) Natural Hazards Trigger Map – Don River Floodplain and Bowen Storm Tide (Dated: November 2013) (herein referred Natural Hazards Trigger Map)
 - (b) Natural Hazards Extent Map A – Don River Floodplain and Bowen Storm Tide Map Defined Flood and Storm Tide Levels (including climate change projections) (Dated November 2013) (herein referred Natural Hazards Extent Map A)
 - (c) Natural Hazards Extent Map B – Don River Floodplain and Defined Flood Levels (Dated: November 2013) (herein referred Natural Hazards Extent Map B)
2. The replacement of the following maps within the Bowen Shire Council Planning Scheme 2006:
 - (a) Planning Scheme Map PSM2 Don River Flood Plain – Planned Flood Profile
 - (b) Overlay Map 04 – Natural Features & Resources Overlay – Special Management Areas Don River Flood Plain
 - (c) Overlay Map 5E Storm Tide Hazard
 - (d) Overlay Map 5F Storm Tide Hazard
3. The replacement of the following sections of the Bowen Shire Council Planning Scheme 2006:
 - (a) **Division 2 - Rural Zone**
 - i. 3.2 Table of Assessment Categories & Assessment Criteria, Table 3A(3) & Table 3B(1)(2)(3)
 - ii. Rural Zone Code, (2)(a)(x) Flood Immunity – Specific Outcome O14
 - (b) **Division 3 - Park Residential Zone**
 - i. 3.4 Table of Assessment Categories & Assessment Criteria, Table 3A(3) & Table 3B(1)(2)(3)
 - ii. Park Residential Zone Code, (2)(a)(x) Flood Immunity – Specific Outcome O14
 - (c) **Division 4 - Residential Zone**
 - i. 3.6 Table of Assessment Categories & Assessment Criteria, Table 4A(3) & Table 4B(1)(2)(3)
 - ii. Residential Zone Code (2)(a)(x) Flood Immunity – Specific Outcome O14
 - (d) **Division 5 - Business Zone**
 - i. 3.8 Table of Assessment Categories & Assessment Criteria, Table 5A(3) & Table 5B(1)(2)(3)
 - ii. Business Zone Code (2)(a)(x) Flood Immunity – Specific Outcome O16
 - (e) **Division 6 - Industry Zone**
 - i. 3.10 Table of Assessment Categories and Assessment Criteria, Table 6A(1) & Table 6B(1)(2)(3)
 - ii. Industry Zone Code (2)(a)(ix) Flood Immunity – Specific Outcome O14
 - (f) **Division 7 - Open Space Zone**

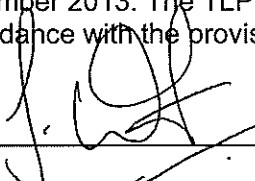
TLPI 02/2013 affecting the Bowen Shire Council Planning Scheme 2006

Adopted date 11 December 2013 Commencement date 13 December 2013

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- i. 3.12 Table of Assessment Categories and Assessment Criteria Table, 7A(3) & Table 7B(1)(2)(3)
 - ii. Open Space Zone Code (2)(a)(ix) Flood Immunity – Specific Outcome O13
- (g) **Division 8 - Special Purposes Zone**
- i. 3.14 Table of Assessment Categories and Assessment Criteria, Table 8A(3) & Table 8B(1)(2)(3)
 - ii. Special Purposes Zone Code (2)(a)(ix) Flood Immunity – Specific Outcome O13
- (h) **Division 9 - Special Management Area Codes**
- i. 3.17 Natural Features Code, (2)(c) Don River Flood Plain Special Management Area – Specific Outcomes O3, O4, O5
 - ii. 3.17 Natural Features Code, (2)(d) Storm Surge Hazard Special Management Area – Specific Outcomes O6, O7
- (i) **Schedule 7 – Flood Immunity for Specific Purposes**

4. The inclusion of a new Natural Hazards (Flooding and Storm Tide) Code

This is to certify this is a true and correct copy of TLPI 02/2013 adopted on and commenced on 13 December 2013. The TLPI will cease to have effect on 18 December 2014 or when it is repealed in accordance with the provisions of the *Sustainable Planning Act 2009*.



Scott Waters
Chief Executive Officer
Whitsunday Regional Council

Date: 11 December 2013



BOWEN SHIRE COUNCIL PLANNING SCHEME 2006

TEMPORARY LOCAL PLANNING INSTRUMENT

02/2013

BOWEN FLOODING AND STORM TIDE REGULATION

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BOWEN SHIRE COUNCIL PLANNING SCHEME 2006
(Herein referred to as 'the Planning Scheme')

TEMPORARY LOCAL PLANNING INSTRUMENT – BOWEN FLOODING AND STORM TIDE REGULATION

1 SHORT TITLE

- 1.1 This Temporary Local Planning Instrument (TLPI) may be cited as TLPI 02/2013 – Bowen Flooding and Storm Tide Regulation.

2 PURPOSE

- 2.1 The purpose of this TLPI, made under Chapter 3 Part 3 of the *Sustainable Planning Act 2009*, is to provide protection from, and regulation of, flooding and storm tide in the township of Bowen, through the use of updated hazard mapping and an associated code.

- 2.2 To achieve this purpose this TLPI will:

(a) Introduce new maps:

- i. Natural Hazards Trigger Map– Don River Flood Plain and Bowen Storm Tide (Dated: November 2013) (herein referred Natural Hazards Trigger Map)
- ii. Natural Hazards Extent Map A – Don River Flood Plain and Bowen Storm Tide Flood Elevation (including climate change projections) (Dated: November 2013) (herein referred Natural Hazards Extent Map A)
- iii. Natural Hazards Extent Map B – Don River Floodplain Defined Flood Levels (herein referred Natural Hazards Extent Map B)

(b) The extent of new maps described under 2.2(a) will replace the following Planning Scheme maps:

- i. Planning Scheme Map PSM2 Don River Flood Plain – Planned Flood Profile
- ii. Overlay Map 04 Natural Feature and Resources Overlay – Special Management Areas Don River Flood Plain
- iii. Overlay Map 5E Storm Tide Hazard
- iv. Overlay Map 5F Storm Tide Hazard

(c) Introduce a new Natural Hazards (Flooding and Storm Tide) Code

(d) Trigger assessment against the new code described under 2(c) by partially replacing the following sections of the Planning Scheme:

- i. Division 2 - Rural Zone
 - a. 3.2 Table of Assessment Categories & Assessment Criteria, Table 3A(3) & Table 3B(1)(2)(3)
 - b. Rural Zone Code, (2)(a)(x) Flood Immunity – Specific Outcome O14
- ii. Division 3 - Park Residential Zone
 - a. 3.4 Table of Assessment Categories & Assessment Criteria, Table 3A(3) & Table 3B(1)(2)(3)
 - b. Park Residential Zone Code, (2)(a)(x) Flood Immunity – Specific Outcome O14
- iii. Division 4 - Residential Zone
 - a. 3.6 Table of Assessment Categories & Assessment Criteria, Table 4A(3) & Table 4B(1)(2)(3)
 - b. Residential Zone Code (2)(a)(x) Flood Immunity – Specific Outcome O14

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- iv. Division 5 - Business Zone
 - a. 3.8 Table of Assessment Categories & Assessment Criteria, Table 5A(3) & Table 5B(1)(2)(3)
 - b. Business Zone Code (2)(a)(x) Flood Immunity – Specific Outcome O16
 - v. Division 6 - Industry Zone
 - a. 3.10 Table of Assessment Categories and Assessment Criteria, Table 6A(1) & Table 6B(1)(2)(3)
 - b. Industry Zone Code (2)(a)(ix) Flood Immunity – Specific Outcome O14
 - vi. Division 7 - Open Space Zone
 - a. 3.12 Table of Assessment Categories and Assessment Criteria Table, 7A(3) & Table 7B(1)(2)(3)
 - b. Open Space Zone Code (2)(a)(ix) Flood Immunity – Specific Outcome O13
 - vii. Division 8 - Special Purposes Zone
 - a. 3.14 Table of Assessment Categories and Assessment Criteria, Table 8A(3) & Table 8B(1)(2)(3)
 - b. Special Purposes Zone Code (2)(a)(ix) Flood Immunity – Specific Outcome O13
 - viii. Division 9 - Special Management Area Codes
 - a. 3.17 Natural Features Code, (2)(c) Don River Flood Plain Special Management Area – Specific Outcomes O3, O4, O5
 - b. 3.17 Natural Features Code, (2)(d) Storm Tide Hazard Special Management Area – Specific Outcomes O6, O7
 - ix. Schedule 7 – Flood Immunity for Specific Purposes

3 APPLICATION OF THIS TEMPORARY LOCAL PLANNING INSTRUMENT

- 3.1 This TLPI affects the operation of the Planning Scheme, particularly where undertaking activity within the mapped extent of the Natural Hazards Trigger Map
- 3.2 To the extent of any inconsistency between this TLPI and the Planning Scheme, this TLPI prevails.
- 3.3 If inconsistencies between the TLPI and the Building Code exist, the Building Code prevails.

4 DURATION

- 4.1 This TLPI will have effect in accordance with the *Sustainable Planning Act 2009* for a period not exceeding 12 months from the date of commencement of the TLPI.

5 DEFINITIONS

- 5.1 The terms used in this TLPI have the same meaning as defined in the Planning Scheme and the *Sustainable Planning Act 2009* unless otherwise defined in this TLPI.
- 5.2 The following new definitions are prescribed for this TLPI:

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i. Defined Flood Level (DFL)

The DFL is a water level derived from the Defined Flood Event (DFE) and is represented in the Natural Hazards Trigger Map and Natural Hazards Extent Maps A and B.

ii. Defined Flood Event (DFE)

The DFE is the adopted flood event for the management of development within the floodplain and storm tide hazard area. Whitsunday Regional Council have adopted the 1% AEP as the defined flood and storm tide event

iii. Annual Exceedance Probability (AEP)

The likelihood of occurrence of a flood of a given size or larger in any one year; usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of 5%, it means, that there is a 5% risk (i.e. probability of 0.05 or a likelihood of 1 in 20) of a peak flood discharge of 500 metres per second or larger occupying in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.

6 EFFECT OF THIS TLPI

6.1 Planning Scheme Map Amendments

This TLPI replaces the extent of Planning Scheme maps set out in section 2.2(b) and replaces them with new mapping contained in Attachment 1.

Table 1 specifies how the extents of new TLPI mapping will replace parts of existing Planning Scheme maps:

Table 1 – Effect of TLPI maps on existing Planning Scheme maps

Existing Planning Scheme Map	TLPI Replacement Map
Planning Scheme Map 2 (PSM2) Don River Floodplain – Planned Flood Profile (1 June 2006)	Natural Hazards Extent Map A Natural Hazards Extent Map B
Overlay Map 04 Natural Features and Resources Overlay – Special Management Areas Don River Floodplain (1 June 2006)	Natural Hazards Trigger Map
Overlay Map 5 Map 5E Storm Tide Hazard (1 June 2006) Map 5F Storm Tide Hazard	Natural Hazards Extent Map A
Overlay Map 5F Storm Tide Hazard (1 June 2006)	Natural Hazards Extent Map A

6.2 Planning Scheme Amendments

This TLPI suspends those sections of the Planning Scheme set out in section 2.2(d) and replaces them with updated provisions contained in Attachment 2.

6.3 New Planning Scheme Code

This TLPI introduces the Natural Hazard (Flooding and Storm Tide) Code as the relevant assessment code when undertaking development triggered by the updated TLPI maps. A copy of the Natural Hazard (Flooding and Storm Tide) Code is provided as Attachment 3.

Assessment against the new code is triggered by the Planning Scheme amendments set out in Attachment 2

Attachment 1 TLPI Maps

Natural Hazards Trigger Map – Don River Floodplain and Bowen Storm Tide (Dated: November 2013)

Natural Hazards Extent Map A – Don River Floodplain and Bowen Storm Tide Flood Elevation (including climate change prediction) (Dated: November 2013)

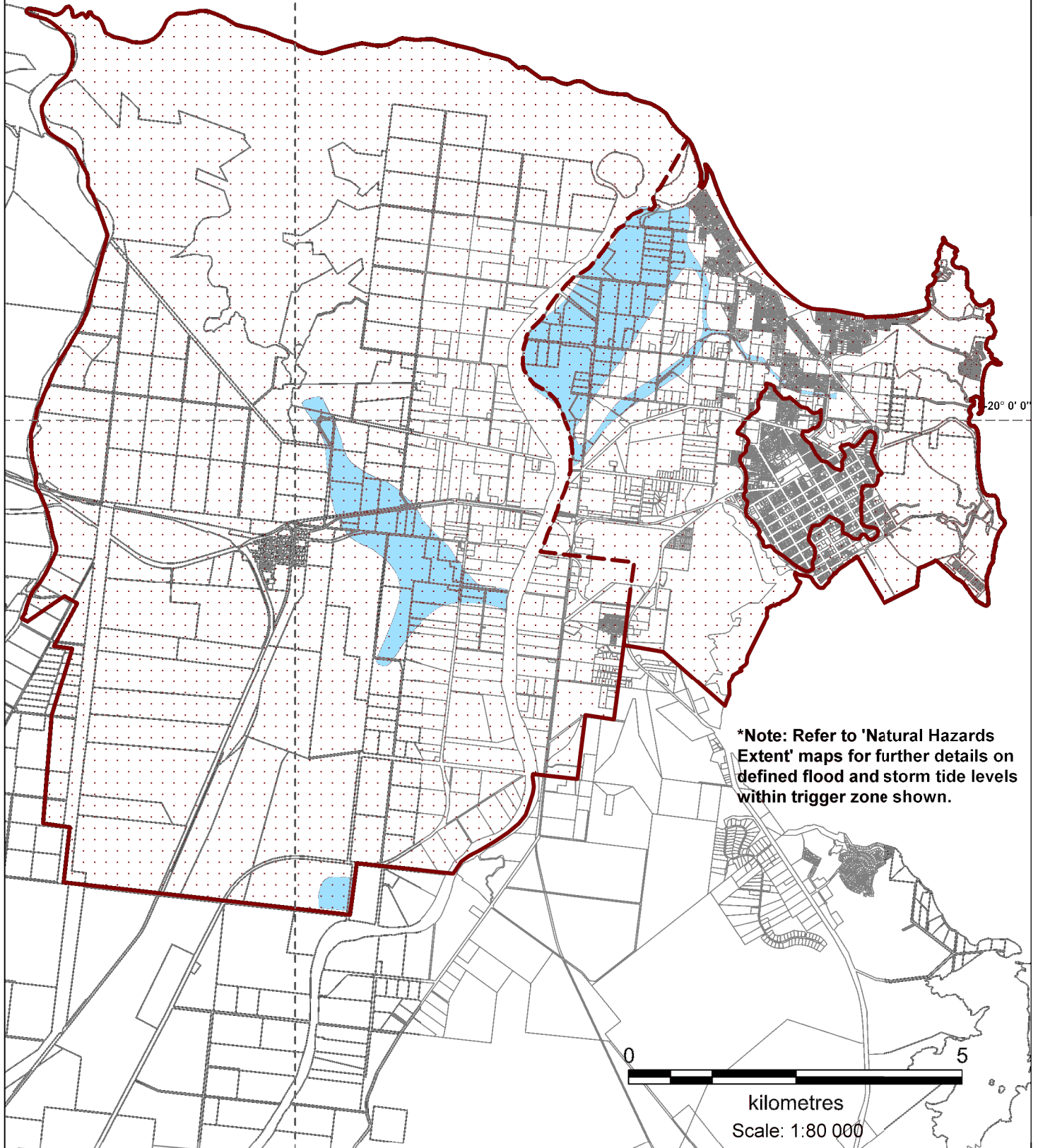
Natural Hazard Extent Map B – Don River Floodplain, Defined Flood Levels (November 2013)

Natural Hazards Trigger Map Don River Floodplain and Bowen Storm Tide

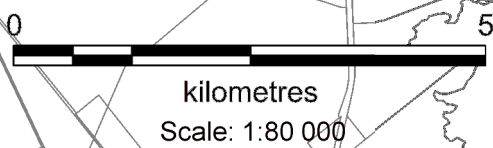


148° 0' 0"

20° 0' 0"





*Note: Refer to 'Natural Hazards Extent' maps for further details on defined flood and storm tide levels within trigger zone shown.



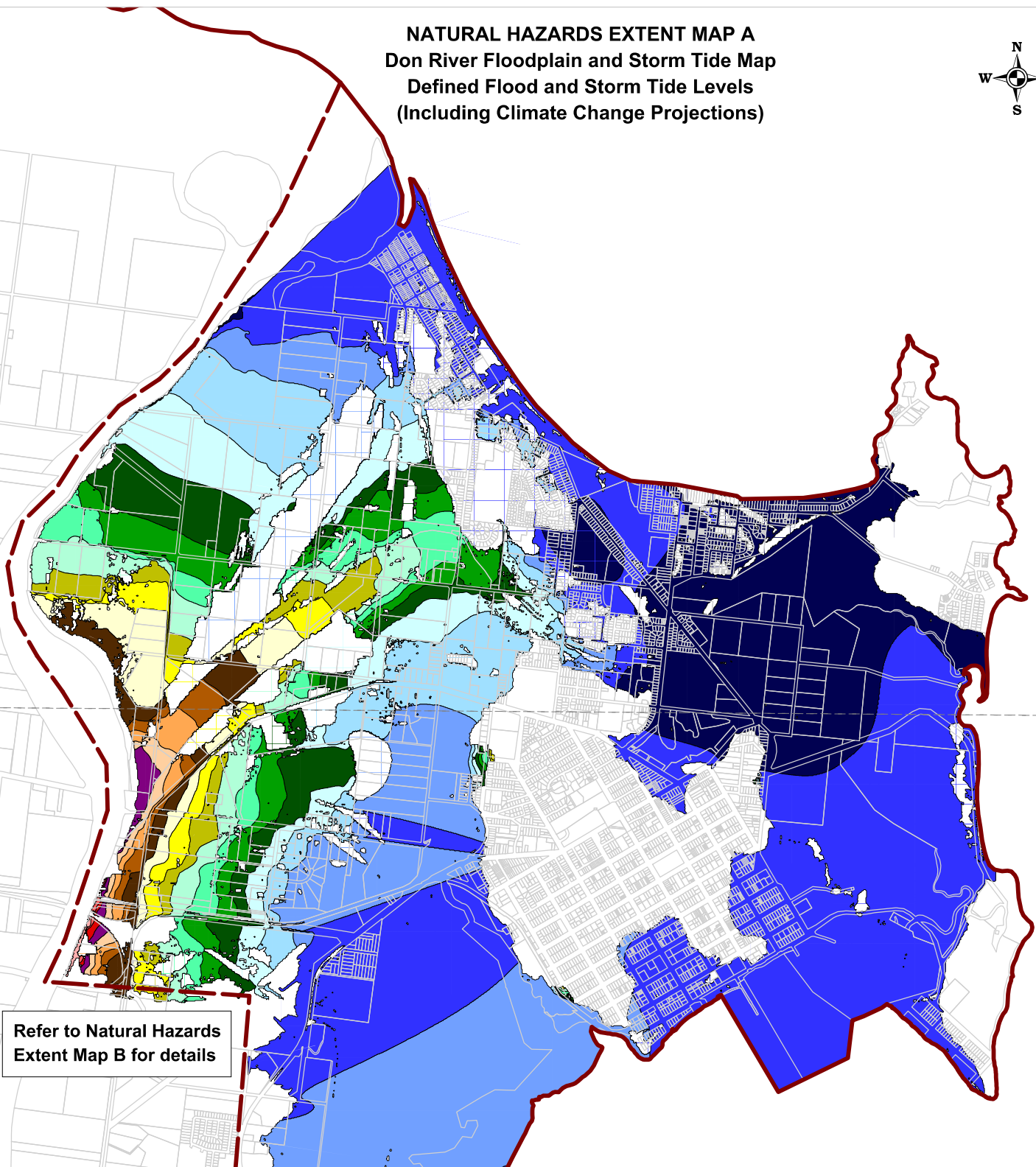
Whitsunday Regional Council
TLPI 02/2013
Flooding and Storm Tide Regulation

November 2013

LEGEND

-  Natural Hazards Trigger Area
-  Likely areas of high velocity >3m/s












NATURAL HAZARDS EXTENT MAP A
Don River Floodplain and Storm Tide Map
Defined Flood and Storm Tide Levels
(Including Climate Change Projections)

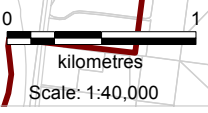


Refer to Natural Hazards
 Extent Map B for details

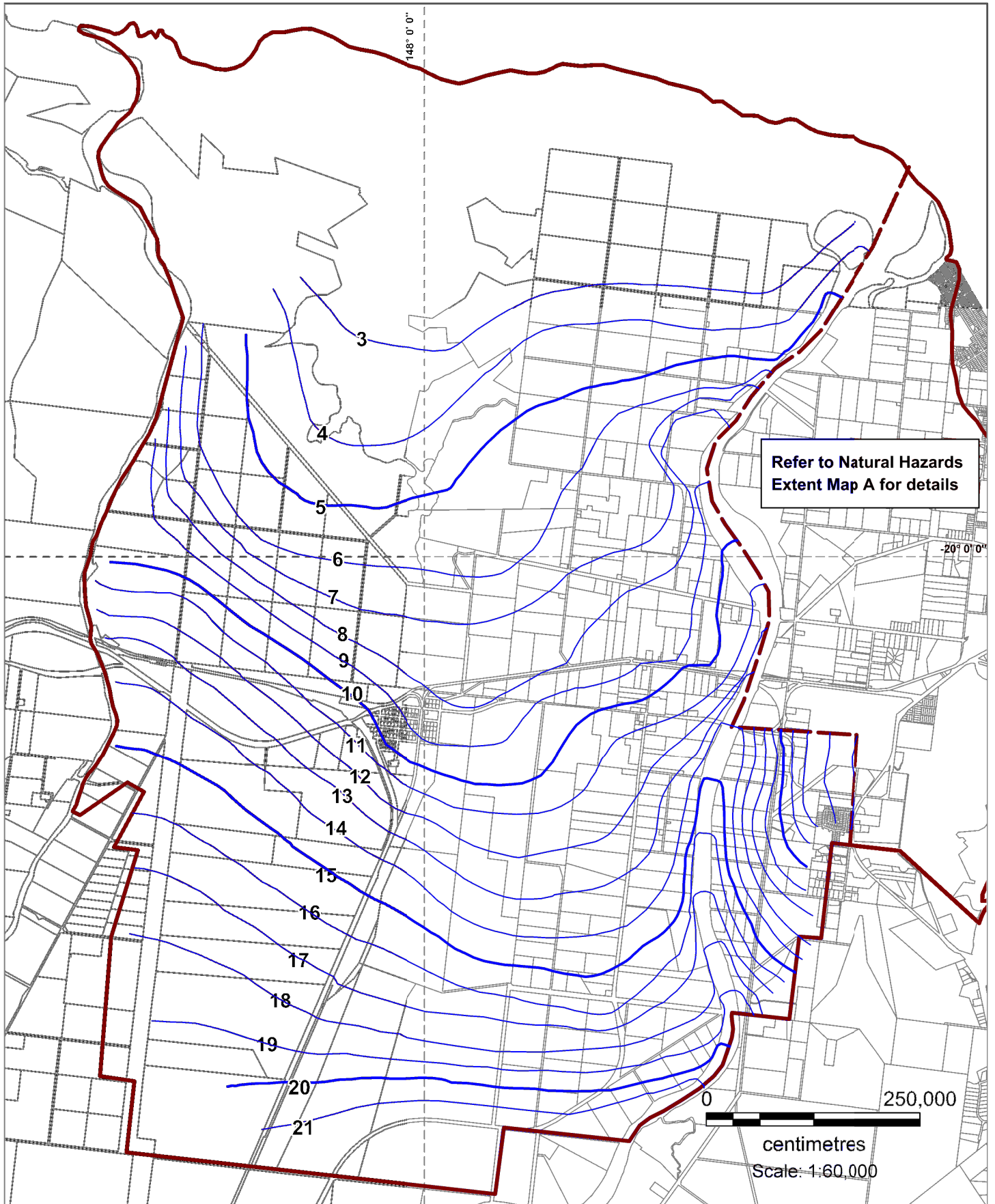
Maximum Flood Elevation Levels based on the planned flood discharge due to the Defined Flood Event

Metres (AHD)

	4.00		6.00		8.50		11.00
	4.25		6.50		9.00		11.50
	4.50		7.00		9.50		12.00
	5.00		7.50		10.00		12.50
	5.50		8.00		10.50		12.90
	Natural Hazards Trigger Area						



Natural Hazard Extent Map B Don River Floodplain Defined Flood Levels



LEGEND

— Design Flood Level Contours (m AHD)
Maximum Flood Elevation Level contours based on the planned flood discharge due to the defined flood event

□ Natural Hazards Trigger Area

Attachment 2

Amended Planning Scheme Criteria

This section presents those provisions of the Planning Scheme that are amended. Amendments are presented as **red** and **bold** text.

- i. Division 2 – Rural Zone Assessment Table, Section 3.2 Table of Assessment Categories & Assessment Criteria

Table 3A – Material Change of Use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(3) Self-Assessable and Assessable Development Affected by a Special Management Area:		
All, except for Farming	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code

Table 3B – Development other than material change of use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) Building Work Not Associated with Material Change of Use:		
All, except for Minor building work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(2) Operational Work Not Associated with a Material Change of Use		
Clearing	Code assessable Other than in association with a self assessable use or an approved assessable use.	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
Engineering work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(3) Operational Work Associated with Reconfiguring		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
(4) Reconfiguring a Lot		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code

- ii. Division 2 - Rural Zone, Section 3.3 Rural Zone Code
(2)(a)(x) Specific Outcome 14 – Flood Immunity

Development complies with the requirements of the Natural Hazards (Flooding and Storm Tide) Code

iii. Division 3 - Park Residential Zone, Section 3.4 Table of Assessment Categories and Assessment Criteria

Table 3A – Material Change of Use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(3) Self-Assessable and Assessable Development Affected by a Special Management Area:		
All	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code

Table 3B – Development other than material change of use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) Building Work Not Associated with Material Change of Use:		
All, except for Minor building work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(2) Operational Work Not Associated with a Material Change of Use		
Clearing	Code assessable Other than in association with a self assessable use or an approved assessable use.	If in the Natural Hazards Trigger Map - Don River Floodplain and Bowen Storm Tide (November 2013):Natural Hazards (Flooding and Storm Tide) Code
Engineering work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(3) Operational Work Associated with Reconfiguring		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
(4) Reconfiguring a Lot		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code

iv. Division 3 - Park Residential Zone, Section 3.5 Park Residential Zone

(2)(a)(x) Specific Outcome 14 – Flood Immunity

Development complies with the requirements of the Natural Hazards (Flooding and Storm Tide) Code

v. Division 4 – Residential Zone, Section 3.6 Table of Assessment Categories & Assessment Criteria

Table 4A – Material Change of Use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(3) Self-Assessable and Assessable Development Affected by a Special Management Area:		
All	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code

Table 4B – Development other than material change of use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) Building Work Not Associated with Material Change of Use:		
All, except for Minor building work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(2) Operational Work Not Associated with a Material Change of Use		
Clearing	Code assessable Other than in association with a self assessable use or an approved assessable use.	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
Engineering work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(3) Operational Work Associated with Reconfiguring		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
(4) Reconfiguring a Lot		
All	Code assessable All Circumstances Impact assessable If proposed lot is less than 400m2 and not associated with a Material Change of Use	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code

vi. Division 4 – Residential Zone, Section 3.6 Residential Zone Code

(2)(a)(x) Specific Outcome 14 – Flood Immunity

Development complies with the requirements of the Natural Hazards (Flooding and Storm Tide) Code

vii. Division 5 – Business Zone, Section 3.8 Table of Assessment Categories & Assessment Criteria

Table 5A Material Change of Use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(3) Self-Assessable and Assessable Development Affected by a Special Management Area:		
All	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code

Table 5B – Development other than material change of use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) Building Work Not Associated with Material Change of Use:		
All, except for Minor building work	Code assessable, if in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(2) Operational Work Not Associated with a Material Change of Use		
Clearing	Code assessable Other than in association with a self assessable use or an approved assessable use.	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
Engineering work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(3) Operational Work Associated with Reconfiguring		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
(4) Reconfiguring a Lot		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code

viii. Division 5 – Business Zone, Section 3.9 Business Zone Code

(2)(a)(x) Specific Outcome 16 – Flood Immunity

Development complies with the requirements of the Natural Hazards (Flooding and Storm Tide) Code

ix. Division 6 – Industry Zone, Section 3.10 Table of Assessment Categories & Assessment Criteria

Table 6A – Material Change of Use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(3) Self-Assessable and Assessable Development Affected by a Special Management Area:		
All	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code

Table 6B – Development other than material change of use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) Building Work Not Associated with Material Change of Use:		
All, except for Minor building work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(2) Operational Work Not Associated with a Material Change of Use		
Clearing	Code assessable Other than in association with a self assessable use or an approved assessable use.	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
Engineering work	Code assessable, if: If in the Natural Hazards Trigger Map Area	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
(3) Operational Work (All types) Associated with Reconfiguring		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
(4) Reconfiguring a Lot		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code

x. Division 6 – Industry Zone, Section 3.11 Industry Zone Code

(2)(a)(ix) Specific Outcome 14 – Flood Immunity

Development complies with the requirements of the Natural Hazards (Flooding and Storm Tide) Code

xi. Division 7 – Open Space Zone, Section 3.12 Table of Assessment Categories & Assessment Criteria

Table 7A – Material Change of Use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(3) Self-Assessable and Assessable Development Affected by a Special Management Area:		
All	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code

Table 7B – Development other than material change of use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) Building Work Not Associated with Material Change of Use:		
All, except for Minor building work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(2) Operational Work Not Associated with a Material Change of Use		
Clearing	Code assessable Other than in association with a self assessable use or an approved assessable use.	If in the Natural Hazards Trigger Map - Don River Floodplain and Bowen Storm Tide (November 2013): Natural Hazards (Flooding and Storm Tide) Code
Engineering work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(3) Operational Work Associated with Reconfiguring		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
(4) Reconfiguring a Lot		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code

xii. Division 7 – Open Space Zone, Section 3.13 Open Space Zone Code

(2)(a)(i) Specific Outcome' O1 (b)-(i)

(2)(a)(ix) Specific Outcome 13 – Flood Immunity

Development complies with the requirements of the Natural Hazards (Flooding and Storm Tide) Code

xiii. Division 8 – Special Purposes Zone, Section 3.14 Table of Assessment Categories and Assessment Criteria

Table 8A – Material Change of Use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(3) Self-Assessable and Assessable Development Affected by a Special Management Area:		
All	Code assessable, if: in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code

Table 8B – Development other than material change of use		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Assessment Criteria
(1) Building Work Not Associated with Material Change of Use:		
All, except for Minor building work	Code assessable, if: in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(2) Operational Work Not Associated with a Material Change of Use		
Clearing	Code assessable Other than in association with a self assessable use or an approved assessable use.	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
Engineering work	Code assessable, if: If in the Natural Hazards Trigger Map Area	Natural Hazards (Flooding and Storm Tide) Code
(3) Operational Work Associated with Reconfiguring		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code
(4) Reconfiguring a Lot		
All	Code assessable All Circumstances	If in the Natural Hazards Trigger Map Area: Natural Hazards (Flooding and Storm Tide) Code

xiv. Division 8 – Special Purposes Zone, Section 3.13 Special Purposes Zone Code

(2)(a)(ix) Specific Outcome 13 – Flood Immunity

Development complies with the requirements of the Natural Hazards (Flooding and Storm Tide) Code

xv. Division 9 – Special Management Area Codes, Section 3.17 Natural Features Code

(2)(a)(c) Don River Floodplain Special Management Area Specific Outcome O3, O4 and O5

(2)(a)(d) Storm Surge Hazard Special Management Area Specific Outcome O6 and O7

Development complies with the requirements of the Natural Hazards (Flooding and Storm Tide) Code

xvi. Schedule 7 – Flood Immunity for Specific Purposes

The TLPI suspends the provisions of Schedule 7 – Flood Immunity for Specific Purposes.

Attachment 3 Natural Hazards (Flooding and Storm Tide) Code

The following code is applicable to assessable development identified in the TLPI tables of assessment provided in Attachment 2.

Overall Outcomes

The overall outcomes sought for the Natural Hazards (Flooding and Storm Tide) Code are as follows:

- (a) Only development which is compatible with the nature of flood and storm tide, is located within the natural hazard management area; and
- (b) Development is designed and located to minimise adverse impacts from flood and storm tide; and
- (c) The safety of people and property is protected from unacceptable risk from, flood and storm tide; and
- (d) Infrastructure necessary for the mitigation of flood and storm tide is provided as a part of development; and
- (e) Where practicable, community infrastructure is located and designed to function effectively during and immediately after, flood, and storm tide events; and
- (f) Development for urban purposes does not have an adverse impact on natural coastal or floodplain processes.

Table 1 – Development Requirement for the Natural Hazards (Flooding and Storm Tide) Overlay Code

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development Self Assessable Solutions
Flooding and Storm Tide	
S1. Development does not result in adverse impacts on people's safety or the capacity to use land within the floodplain or coastal area that is potentially subject to storm tide.	P1.1 Works do not involve: <ul style="list-style-type: none"> a) any physical alteration to a waterway or floodway including vegetation clearing; or b) net filling exceeding 500 cubic metres in a rural zone or 50 cubic metres in any other zone. OR P1.2 Development either: <ul style="list-style-type: none"> a) avoids any reductions of on-site flood storage capacity and contains within the subject site any changes to depth/duration/velocity of flood waters of all floods up to and including the DFE; or b) does not change the flood characteristics of the DFE outside the subject site in ways that result in:

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development Self Assessable Solutions
	<ul style="list-style-type: none"> • loss of flood storage; • loss of/changes to flow paths; • acceleration or retardation of flows; or • any reduction in flood warning times elsewhere on the floodplain; or • does not create an environment that deflects or is likely to intensify either the velocity or height of flood or storm tide waters within the immediate area or in relation to adjacent structures.
<p>S2. Development minimises the potential damage from flooding or storm tides to property on the development site.</p>	<p>For Material Change of Use</p> <p>P2.1 Dwellings are sited so that the finished floor level is a minimum of 300mm about the DFL.</p> <p>P2.2 The design and layout of buildings minimises risks from flooding by providing:</p> <ol style="list-style-type: none"> a) Parking and other low intensive, non-habitable uses at ground level (e.g. temporary storage or readily removable items; and b) Have ground floors that allow for the flow through of flood water; and c) Habitable rooms above, or d) For commercial buildings, work areas above the parking areas. <p>P2.3 Buildings incorporate screening to ensure that the under-storey is not visible from the street, where such screening does not impede flows.</p> <p>P2.4 The building material and surface treatments used below the DFL are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment.</p> <p>For Reconfiguring a Lot:</p> <p>P2.5 Additional lots:</p> <ol style="list-style-type: none"> a) Are not located in the Natural Hazards Management Area, or b) Are demonstrated to be above the DFL identified for the site.
<p>S3. Public safety and the environment are not adversely affected by the</p>	<p>P3.1 The manufacture or storage in bulk of hazardous materials does not occur below the DFL.</p>

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development Self Assessable Solutions	
detrimental impacts of floodwater or storm tide waters on hazardous materials manufactured or stored in bulk.		
S4. Essential services infrastructure (e.g. on-site electricity, gas, water supply, sewerage and telecommunication) maintains its function during a Defined flood or storm tide event.	<p>P4.1 Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood or storm tide water (e.g. electrical switchgear and motors, water supply pipeline, air valves) are:</p> <p>(a) located above the Defined flood or storm tide level; or</p> <p>(b) designed and constructed to exclude and withstand the force of flood or storm tide inundation.</p> <p>P4.2 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the Defined flood or storm tide event.</p>	
S5. Community infrastructure is able to function effectively during and immediately after flood events.	<p>P5.1 Community infrastructure, including Local Utilities, Major Utilities and Special Purpose activities are not located on land in a mapped flood or storm tide;</p> <p>OR</p> <p>P5.2 Community infrastructure, including Local Utilities, Major Utilities and Special Purpose activities are designed to prevent the intrusion of flood or storm tide waters based upon the Recommended Flood Level (RFL) specified for that community infrastructure in the following table:</p>	
	Emergency services	0.2% AEP
	Emergency shelters	0.5% AEP
	Police facilities	0.5% AEP
	Hospitals and associated facilities	0.2% AEP
	Stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP
	State-controlled roads; Works of an electricity entity not otherwise listed in this table; Railway lines, stations and associated facilities; Aeronautical facilities; Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Specific Outcomes	Probable Solutions (P) for Code and Impact Assessable Development; and Acceptable Solutions (A) for Self Assessable Development Self Assessable Solutions	
	Power stations	0.2% AEP
	Major switch yards	0.2% AEP
	Substations	0.5% AEP
	Sewage treatment plants	0.5% AEP
	Water treatment plants	0.5% AEP