

Performance outcomes	Acceptable outcomes
Disaster management response or recovery	
PO11 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	AO11 Development does not: <ul style="list-style-type: none"> (a) increase the number of people calculated to be at risk from storm tide inundation; (b) increase the number of people likely to need evacuation; (c) shorten warning times; or (d) impact the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.
Coastal access	
PO12 Development maintains pedestrian access to the foreshore to the general public, while at the same time manages such access to ensure that erosion potential of the foreshore is not increased.	AO12.1 Development incorporates appropriately managed pedestrian access for the general public to the coast and coastal waters where: <ul style="list-style-type: none"> (a) adjacent to a reserve; or (b) has direct frontage to the coastline, with such management minimises any increase in damage to the foreshore, dunes, coastal vegetation or habitats.
	AO12.2 Where appropriate, development improves the standard of public access points to the coast.
Coastal protection works (generally)	
PO13 Development allows for the natural fluctuations of the coast to occur, including appropriate allowance for climate change and sea level rise, and avoids the need for additional coastal protection works.	AO13 No acceptable outcomes are prescribed.
PO14 Coastal protection works are only undertaken as a last resort where erosion poses an imminent threat to public safety and property.	AO14 No acceptable outcomes are prescribed.

8.2.6 Flood hazard overlay code

8.2.6.1 Application

- (1) This code applies to assessing a material change of use, reconfiguring a lot or operational work in the Flood hazard overlay, if:
 - (a) self assessable or assessable development where this code is an assessable code identified in the assessment criteria column of the table of assessment for an overlay (section 5.10);
 - (b) impact assessable development.
- (2) Land in the Flood hazard overlay is identified on the Flood hazard map and is included in the Flood hazard sub-category.
- (3) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.6.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 1: Settlement Pattern, Element 3.4.5 Natural hazards.
 - (ii) Theme 2: Infrastructure, Element 3.5.2 Urban infrastructure.
 - (b) enable an assessment of whether development is suitable on land within the Flood hazard overlay.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The development siting, layout, and access responds to identified risk and minimises risk to personal safety;
 - (b) All new development is compatible with the level of flood risk to which it may be subject.
 - (c) Development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of the natural hazard to property;
 - (d) Development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
 - (e) Development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the natural hazards and does not significantly increase the potential for damage on the site or to other properties;
 - (f) Development avoids the release of hazardous materials as a result of a natural hazard event;
 - (g) Natural processes and the protective function of landforms and/or vegetation are maintained in natural hazard areas.

Editor's note – Building work in a designated Flood Hazard overlay area must meet the requirements of the relevant building assessment provisions under the *Building Act 1975*.

Table 8.2.6.2.a Criteria for self assessable and assessable development

Performance outcomes	Acceptable outcomes
All development	
PO1 Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO1 For material change of use and building work, new buildings are: <ol style="list-style-type: none"> (a) located outside the Flood hazard overlay area; or (b) located on the highest part of the site to minimise entrance of floodwaters; or (c) elevated; and (d) provided with clear and direct pedestrian and vehicular evacuation routes off site. Note - If part of the site is outside the flood hazard sub-category, this is the preferred location for all buildings.
	AO1.2 For reconfiguring a lot, new lots are located outside the Flood hazard sub-category, except where a lot created is formalising tenure over established development. Note - If part of the site is outside the flood hazard sub-category, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots).

Performance outcomes	Acceptable outcomes
<p>PO2</p> <p>Development is resilient to flood events by ensuring design and construction account for the potential risks of flooding.</p>	<p>AO2.1</p> <p>For material change of use (residential uses), residential dwellings are not constructed as single storey-slab on ground.</p> <p>Note: The highset traditional 'Queenslander'-style house is a resilient low-density solution in floodplain areas. Higher-density residential development should ensure that only non-habitable rooms (e.g. garages and laundries) are located on ground floor.</p> <p>AO2.2</p> <p>For material change of use (non-residential uses), no acceptable outcome is prescribed.</p>
<p>PO3</p> <p>Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for damage either on-site or on other properties.</p>	<p>AO3.1</p> <p>Works for lot reconfiguration, material change of use, building work and operational work in urban areas do not involve:</p> <p>(a) any physical alteration to a watercourse or floodway including native vegetation clearing; or</p> <p>(b) a net increase in filling.</p> <p>AO3.2</p> <p>Works for lot reconfiguration, material change of use, building work and operational work in non-urban areas either:</p> <p>(a) do not involve a net increase in filling greater than 50m³; or</p> <p>(b) 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</p> <p>(c) do not change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p> <p>(iv) any reduction of flood warning times elsewhere in the floodplain.</p>
<p>PO4</p> <p>Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO4</p> <p>For material change of use and building work:</p> <p>(a) materials manufactured or stored on site are not hazardous in nature; or</p> <p>(b) materials, manufacturing equipment and containers are located on the highest part of the site to provide for flood immunity.</p> <p>Note – Refer to <i>Work Health and Safety Act 2011</i> and associated Regulation, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.</p>
<p>PO5</p> <p>Essential community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO5</p> <p>No acceptable outcome is prescribed.</p>

8.2.7 Landscape heritage overlay code

8.2.7.1 Application

- (1) This code applies to assessing all development in the Landscape heritage overlay.
- (2) Land in the Landscape heritage overlay is identified on the Landscape heritage map and is included in the following sub-categories:
 - (a) Gunggandji Special Interest Area sub-category; and
 - (b) Gunggandji Cultural Heritage Protection Area sub-category
- (3) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

8.2.7.2 Purpose

- (1) The purpose of the Landscape heritage overlay code is to:
 - (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 4: Strong communities, Element 3.7.7 Cultural heritage and traditional knowledge.
 - (b) enable an assessment of whether development is suitable on land within the Landscape heritage overlay sub-categories.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development matters, processes and procedures outlined in Local Government Indigenous Land Use Agreements' are taken into consideration in relation to land use matters in addition to any other matters, processes and procedures contained within this planning scheme.

Note – The Landscape Heritage Overlay Code does not change the level of assessment for any activity.

Note – Not all 'significant sites' are able to be mapped on the overlay for cultural sensitivity reasons. A duty of care to preserve cultural values remains. Refer to the provisions of the *Aboriginal Cultural Heritage Act 2003* duty of care guidelines and the *Queensland Cultural Heritage Act 1992* for responsibilities associated with accidental discoveries and requirements for Cultural Heritage Plan (if required).