



# Flood mapping and information

Helping you understand flooding

## Land Use Planning Flood Maps

Council has prepared updated flood mapping and information for the Sunshine Coast. It will be used to inform future development and land use planning, including the preparation of the new Sunshine Coast Planning Scheme Project.

### What is the updated flood mapping and information?

Updated flood mapping and information is enabling the Sunshine Coast community and industry professionals to make informed decisions with the best available, most up to date, data.

The updated Land Use Planning Flood Maps provide information for residents including:

- new user-friendly maps and information
- new data made available for the public to inform building and development applications.

Up to date flood information is important to inform property development, including new building works or renovations.

Considering how a property is affected by flooding and overland flow early in the planning phase helps ensure design solutions are identified to avoid or work around flooding and overland flow challenges. This helps build strong and resilient communities.

The new or updated flood mapping includes the following specific land use planning flood maps:

- Defined Flood Event Map
- Flood Risk Map
- Flood Storage Preservation Area Map
- Proposed Flood Hazard Area for Building Regulation Purposes Map.

New General Information Mapping Layers have also been provided.

### Defined Flood Event Map

The Defined Flood Event Map represents a flooding and storm tide event with one per cent chance of occurring each year. The map is based on planning horizons set at the year 2100. As such, the mapping makes allowances for climate change which includes 0.8m sea level rise and a 20 per cent increase in rainfall intensity.

The Defined Flood Event historically has been the basis for land use planning, however in 2012 the Queensland Floods Commission of Inquiry recommended a fundamental shift in the approach to planning for floods, the focus on just one flood should be abandoned as floods come in all sizes. A proper approach to flood risk should consider a range.

The Defined Flood Event Map remains a useful map for comparative purposes when mapping updates occur.





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The map also remains relevant, despite the transition to a risk-based approach to land use planning, because flood levels from the Defined Flood Event Map are used to inform building floor levels and flood immunity requirements for development and infrastructure.

## Flood Risk Map

Council has prepared a new Flood Risk Map to inform the preparation of the new Sunshine Coast Planning Scheme Project.

The map considers flood events of lesser and greater magnitude than the Defined Flood Event and flood behaviour information such as depth, velocity and hazard.

The Flood Risk mapping has been prepared in a manner consistent with *State Planning Policy (July 2017)* and *Integrating state interests in a planning scheme – Guidance for local governments (May 2021)*.

As the Flood Risk Map considers flood events that are larger than the Defined Flood Event, the extent of the Flood Risk Map is greater than the Defined Flood Event.

However, areas of the Flood Risk Map that sit outside the Defined Flood Event are generally identified as low risk or as other areas of the floodplain (very low risk).

From a flooding perspective, areas that have low flood risk are generally acceptable for development.

This map can be used by the community to learn more about the flood risk that exists on their property, or by prospective property buyers seeking to do their due diligence.

The Flood Risk Maps are a centralised resource that represents a property's risk for floods of different sizes.

This mapping complements Council's Emergency Preparedness Flood Maps.

Residents and landowners are encouraged to familiarise themselves with our Emergency Preparedness Flood Mapping to be wholly informed of how flooding may affect their property.

## Flood Storage Preservation Area Map

The Flood Storage Preservation Area Map is a new map. It has been prepared in response to actions in Council's Environment and Liveability Strategy (ELS) and will inform the preparation of the new Sunshine Coast Planning Scheme Project.

The term Flood Storage Preservation Area is referenced in the ELS Flooding and Stormwater Policy Positions.

The Flood Storage Preservation Area Map shows where flood storage preservation is intended to occur and also differentiates regional flood storage areas. Regional flood storage areas are large flood storage areas located upstream from existing core urban areas. The Flood Storage Preservation Area Map is based on the Defined Flood Event with existing flood affected properties in urban coastal communities removed.

## Flood Hazard Area for Building Regulation Purposes Map

Council is proposing a new Flood Hazard Area for Building Regulation Purposes Map.

Section 13 of the Building Regulation 2006 allows a local government to designate part





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of its region as a flood hazard area in the following ways:

- in a planning scheme
- by a temporary local planning instrument
- as a resolution.

Designating a Flood Hazard Area for Building Regulation Purposes Map aims to provide the most up to date flood information to help industry professionals delivering and planning development or building works. It helps us to understand how flooding and overland flow may challenge development or building works and design solutions to avoid or work around these challenges.

Currently, the designation occurs within the Sunshine Coast Planning Scheme Flood Hazard Overlay Map.

It is proposed to designate the new Flood Hazard Area for Building Regulation Purposes Map through a Council resolution.

If endorsed, this would be the first time the building regulation layer has its own map.

This would allow for the mapping to be updated as new data and information becomes available.

The Flood Hazard Area for Building Regulation Purposes Map would be used by industry professionals for building regulation purposes, specifically those who are required to comply with *MP3.5 Construction of Buildings in Flood Hazard Areas*.

The Flood Hazard Area for Building Regulation Purposes Map is based on the Defined Flood Event, but also includes additional buffer flood hazard areas, that appear within the online mapping at a suburb

and property scale. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage.

For building regulation purposes, it is important that building certifiers are aware of these elements to avoid any issues relating to overland flow or drainage and ensure that building floor levels include appropriate freeboard allowances.

The Flood Hazard Area for Building Regulation Purposes Map is intended to trigger the request for a Flood Information Search from Council, to obtain the flood level, floor level and velocity information relevant to the property.

Understanding and acting on this information helps us all build strong and resilient communities.

## Flood Information Search

The Flood Information Search is a paid service that produces a customised flood report for a specific property. The report is created manually by Council staff using best available information, some of which may have been obtained after the last update of public mapping.

Currently, if you are undertaking building works subject to the Flood Hazard Overlay map in the Sunshine Coast Planning Scheme, you will need to get a Flood Information Search.

However, if the proposed Flood Hazard Area for Building Regulation Purposes Map is endorsed this will change. You would then need to get a Flood Information Search if the works were within the Flood Hazard Area for Building Regulation Purposes Map, as it will supersede the Flood Hazard Overlay in the





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Sunshine Coast Planning Scheme, specifically in relation to Building Regulation purposes.

The Flood Information Search provides the relevant flood level, building floor level and velocity information required by *MP 3.5 Construction of Buildings in Flood Hazard Areas*.

## General Information Mapping Layers

Council's Emergency Preparedness and Land Use Planning Flood Mapping products are created using information from numerous Flood Study and Master Drainage Study reports. These reports are available on Council's website.

Council's General Information Mapping Layers provide access to the original mapping within these Flood Study reports. The mapping is presented as flood extent and flood hazard mapping for a range of flood likelihoods.

These layers are often of interest to consultants who are involved in the preparation of development applications.

## What can I do?

Council encourages the community and industry professionals to familiarise themselves with the updated flood mapping and information.

If you are making changes to your property such as major building or renovations, ask your planning professional to check your property using our Land Use Planning Flood Maps.

Think about how your property, or your client's property, may be affected by different flood mapping products or requirements and

any changes you may need to make to avoid or work around flooding and overland flow challenges.

As storm season approaches, it's also a good time to go online and check your property using our Emergency Preparedness Flood Maps.

## More information

To find out more and explore the new flood mapping and information, visit our website:

[sunshinecoast.qld.gov.au/floodmapping](http://sunshinecoast.qld.gov.au/floodmapping)



Information contained within this document is correct as of August 2021.

