

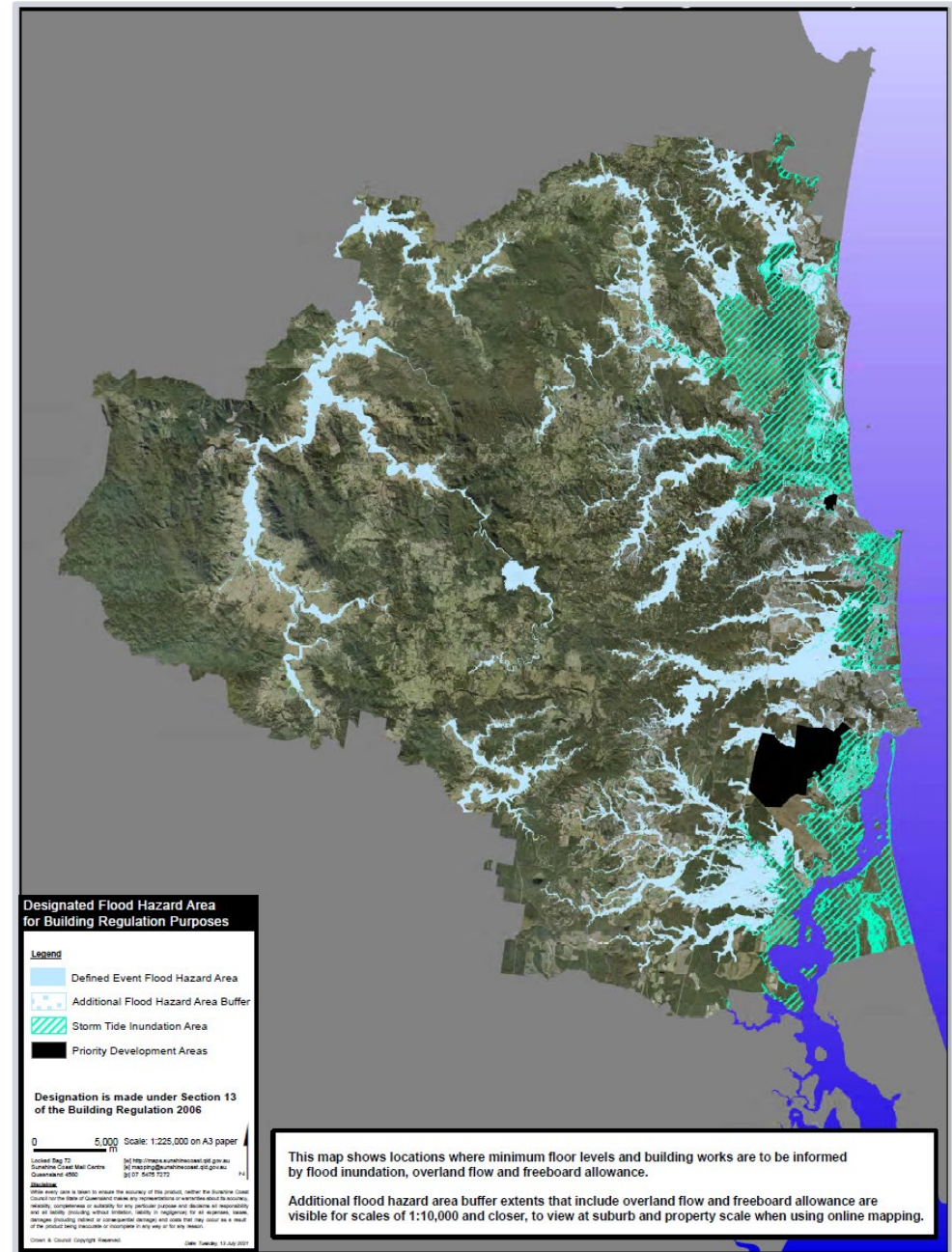
# Item 8.5 Flood Hazard Area for Building Regulation Purposes

# Purpose

The purpose of this report is to seek authorisation for community engagement on the proposal to designate a flood hazard area for building regulation purposes.

# Introduction

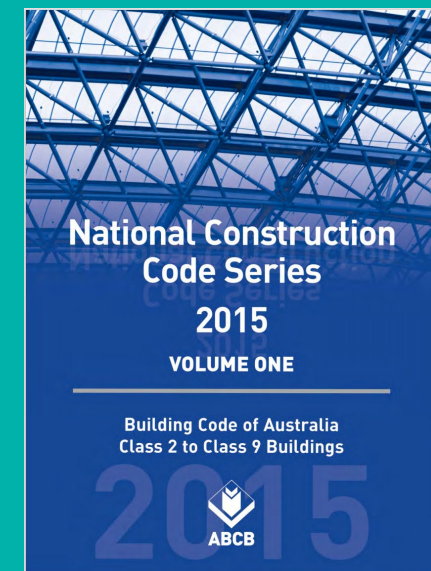
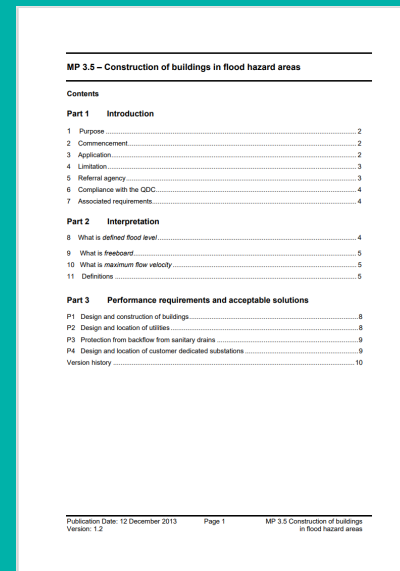
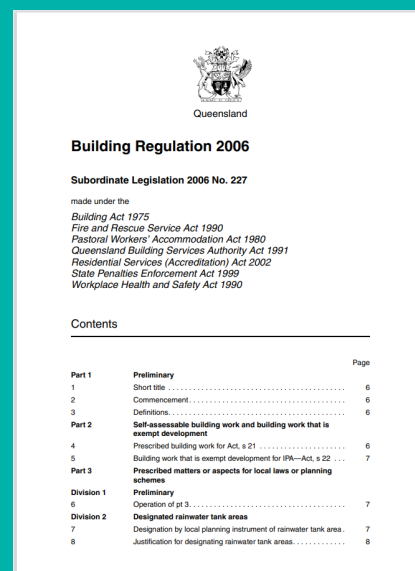
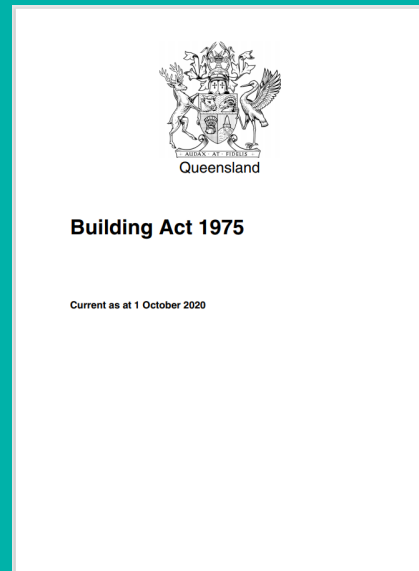
- What is the purpose of the Flood Hazard Area?
- How is it designated?



# Flood Hazard Area

## for Building Regulation Purposes

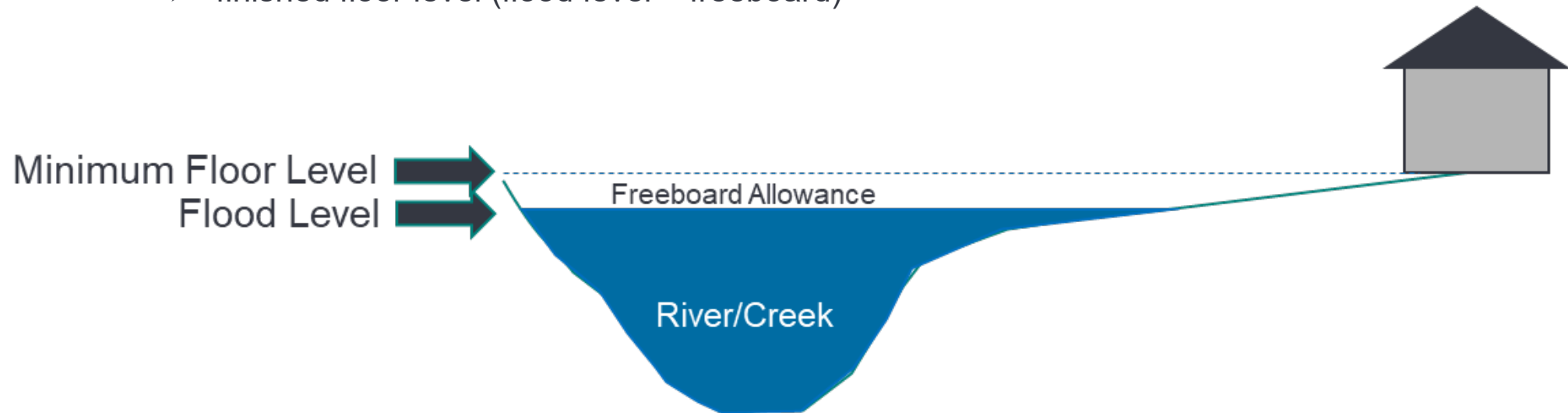
- Statutory: Building Act 1975, Building Regulations 2006
- Relevant Building Assessment Provisions
  - National Construction Code -Vol 1, Part B1 and Vol 2, Part 2.1
  - Queensland Development Code, MP 3.5 Construction of buildings in flood hazard areas.
- Triggers request for Flood Information Search

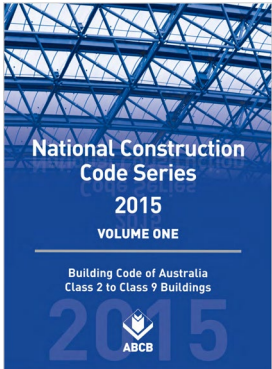


# Flood Information Search

Council Issued. Fee for Service (Currently)

- Provides
  - defined flood level
  - maximum flow velocity
  - freeboard (uncertainty allowance)
  - finished floor level (flood level + freeboard)





# Definitions

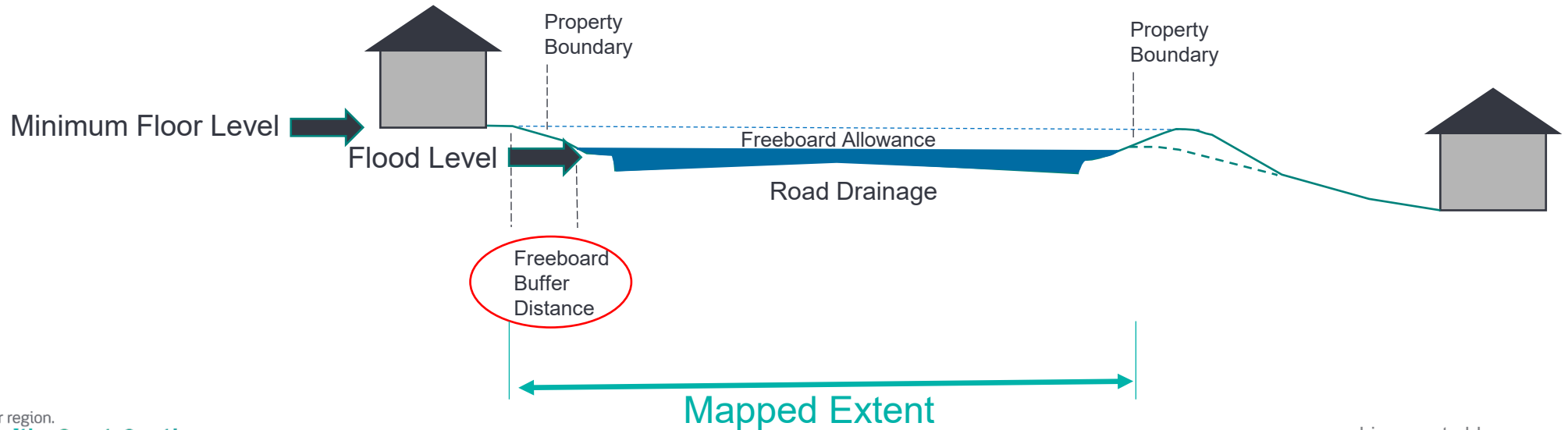
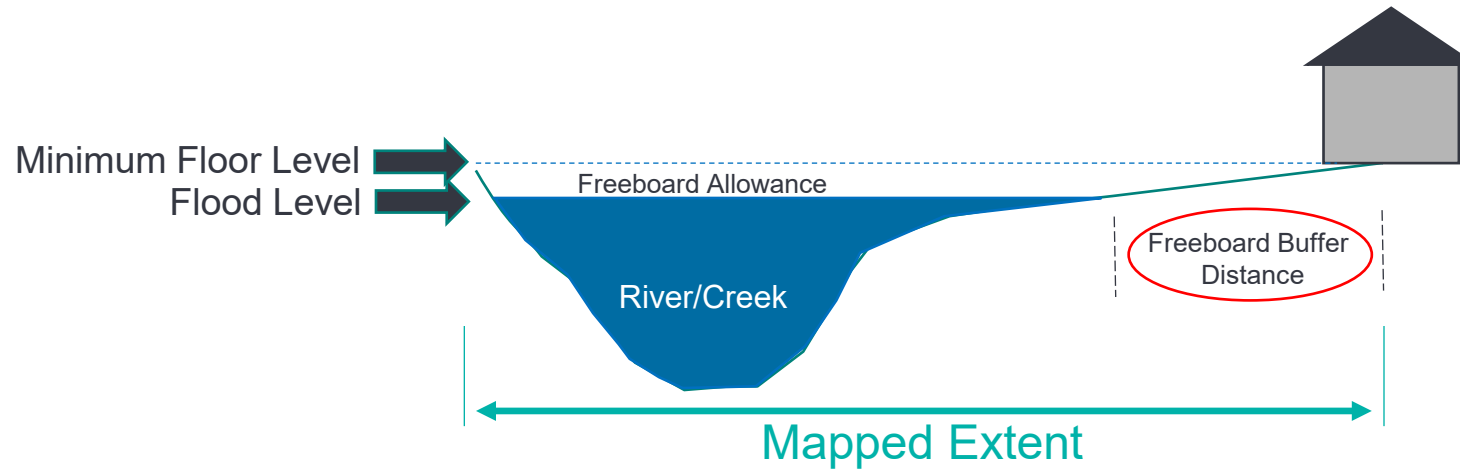
National Construction Code Series (2015) Volume 1

**Flood hazard area** means the site (whether or not mapped) encompassing land lower than the flood hazard level which has been determined by the appropriate authority.

**Flood hazard level (FHL)** means the flood level used to determine the height of floors in a building and represents the defined flood level plus the freeboard.

**Surface water** means all naturally occurring water, other than sub-surface water, which results from rainfall on or around the site or water flowing onto the site.

# Mapping the Flood Hazard Area



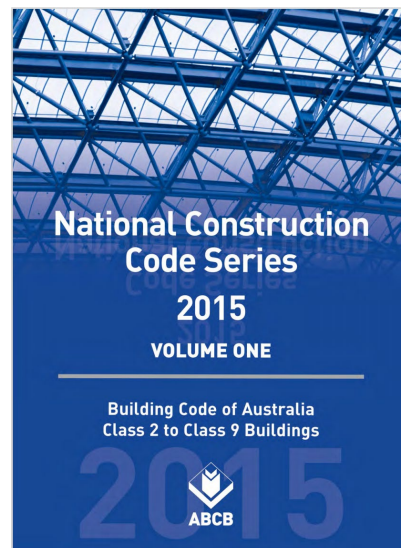
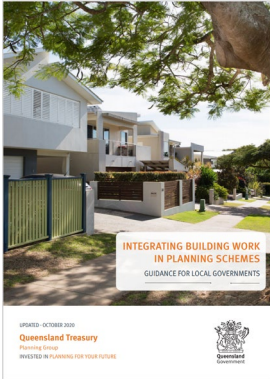
# Overland Flow and Stormwater Management

Integrating Building Work in Planning Schemes, Guidance for Local Governments

Queensland Treasury – Planning Group

Local Governments can incorporate consideration of overland flow in the assessment and identification of a designated flood hazard area in accordance with the State Planning Policy

- Sub category of a designated flood hazard area
- Relevant Building Assessment Provisions
  - National Construction Code -Vol 1, Part F1 and Vol 2, Part 2.2



## OBJECTIVE





### F01

The *Objective* of this Part is to—

- (a) safeguard occupants from illness or injury and protect the building from damage caused by—
  - (i) **surface water**; and
  - (ii) external moisture entering a building; and
  - (iii) the accumulation of internal moisture in a building; and
- (b) protect *other property* from damage caused by redirected **surface water**.



**Designated Flood Hazard Area  
for Building Regulation Purposes**

- Legend**
-  Defined Event Flood Hazard Area
  -  Additional Flood Hazard Area Buffer
  -  Storm Tide Inundation Area
  -  Priority Development Areas

Designation is made under Section 13  
of the Building Regulation 2006

0 5,000m Scale: 1:225,000 on A3 paper

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Suncbeach Coast Mail Centre (e) [maping@suncbeach.qld.gov.au](mailto:maping@suncbeach.qld.gov.au)  
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This map shows locations where minimum floor levels and building works are to be informed by flood inundation, overland flow and freeboard allowance.

Additional flood hazard area buffer extents that include overland flow and freeboard allowance are visible for scales of 1:10,000 and closer, to view at suburb and property scale when using online mapping.

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# Changes from Current Approach

	Current	Proposed
Designation Method	Planning Scheme	Resolution
Preparation Date	2010	2021
Composition	Defined Flood Event	Defined Flood Event Overland Flow, Stormwater Freeboard
Properties informed	42%	70%
Flood Information Search	Fee for Service \$110	Develop, Test and Publish a Free Flood Information Report for all properties

# Recommendations

That Council:

- a) receive and note the report titled “Designated Flood Hazard Area for Building Regulation Purposes”
- b) authorise the Chief Executive Officer to commence community engagement on the proposal to designate a flood hazard area in accordance with section 32(b) of the *Building Act 1975* and section 13 of the *Building Regulation 2006* (Appendix A – Flood Hazard Area Map for Building Regulation Purposes) and
- c) request that the outcomes of the community engagement be presented to Council as part of any future recommendation to make the designation of a flood hazard area.

# Thank you Questions and Comments.



See council's website for further details  
[www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)