



Limited Development (Constrained Land)

Planning Scheme Zone Fact Sheet

This fact sheet provides information about building work for dwelling houses or domestic outbuildings on land affected by the Limited Development (Constrained Land) Zone and/or a Natural Hazard Management Area (Flood).



The Queensland Flood Commission of Inquiry was established in January 2011 to examine the 2010/2011 flood disaster that affected 70 per cent of Queensland. The final report including recommendations was released to the public in March 2012.

Gympie Regional Council commissioned a flood study in October 2010 to inform preparation of the Gympie Regional Council Planning Scheme. Council adopted the flood lines and minimum floor levels presented in the final report in June 2012. Where areas were not covered by the flood study, Council has relied on flood mapping data provided by the Queensland Reconstruction Authority.

The Gympie Regional Council Planning Scheme (adopted 1 June 2013) has introduced a Limited Development (Constrained Land) zone, as well as designating the Flood Hazard Overlay Mapping as a Natural Hazard Management Area (Flood) under section 13 of the Building Regulation 2006.

POWER RD, SOUTHSIDE, JANUARY 2013
(SOURCE: GYMPIE TIMES)

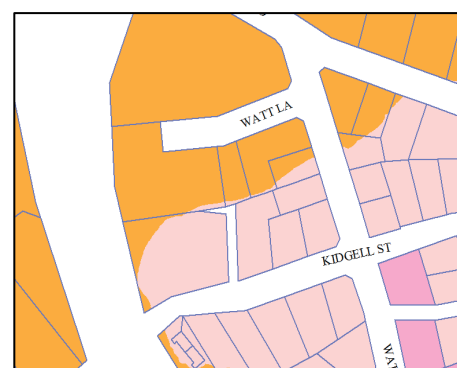


FIGURE 1: EXAMPLE ZONING PLAN

The zone and overlay have been introduced to continue the historical practice of minimising development within the floodplain, or where it is unavoidable, ensuring that the risk to people and property is minimised.

Where it is proposed to undertake a material change of use (e.g. constructing a new dwelling or outbuilding on vacant land) in the Limited Development (Constrained Land) zone, a formal impact assessable development application for material change of use must be submitted to Council who will undertake a detailed assessment of the proposal.

An increased level of rigour will also be given to development on properties identified as a Natural Hazard Management Area (Flood). This will apply to properties that are not included in a Residential Zone Category (e.g. zoned Rural or Township), as well as construction requiring building approval only (e.g. dwelling additions). The assessment of development not regulated by the planning scheme will be undertaken by Council's Building Section or a private building certifier.

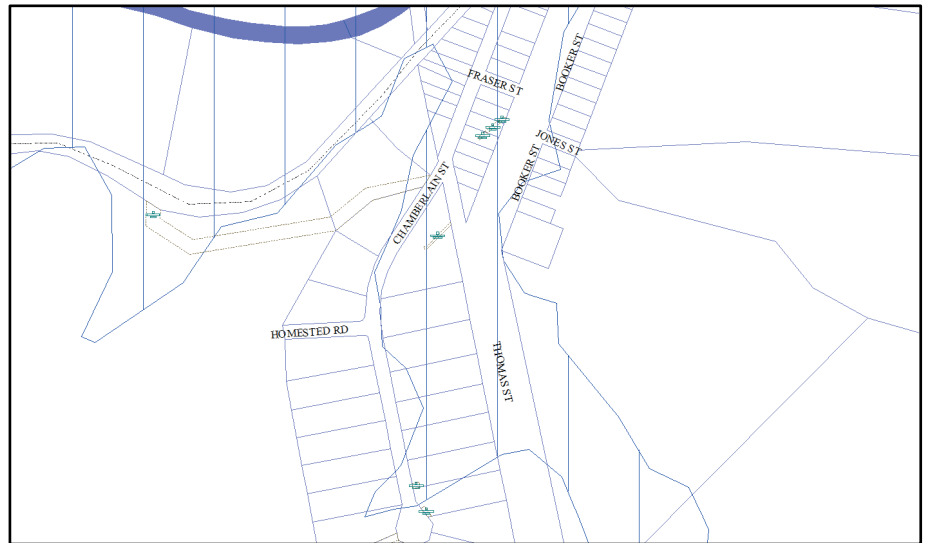


FIGURE 2: EXAMPLE NATURAL HAZARD MANAGEMENT AREA (FLOOD)

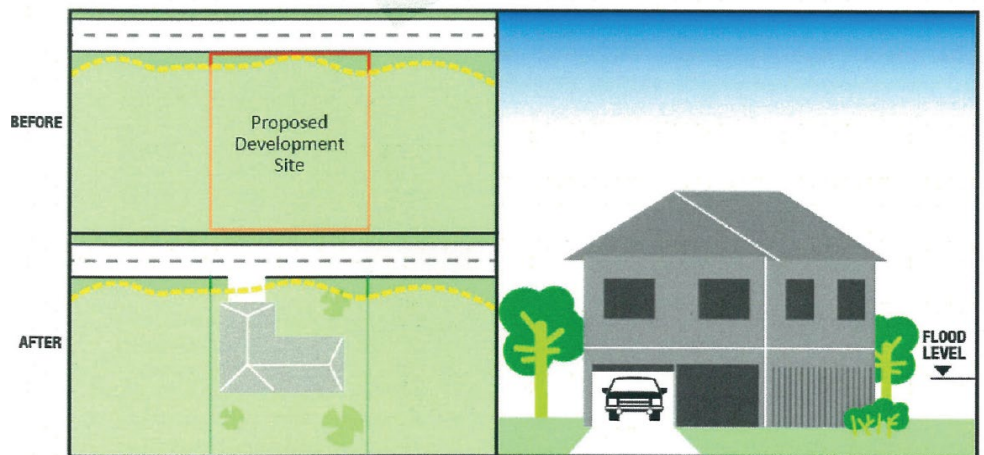


FIGURE 3: POSSIBLE DEVELOPMENT OUTCOME (SOURCE: QUEENSLAND GOVERNMENT)

Note:

As a result of the Limited Development (Constrained Land) zone following an adopted flood line, it is possible that properties may contain 'split' zones. Where this is the case it is preferable that development occurs on the part of the lot that is not zoned Limited Development (Constrained Land).