

# PLANNING OUR FUTURE

## *The Gympie Region Planning Scheme*

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### Flood Hazard Fact Sheet

Council's highest priority is to protect people by taking steps to prevent loss of life and serious injury in a flood event, followed closely by the need to protect vital community infrastructure and property. Flooding imposes significant economic costs upon the community.

The planning scheme can guide how new developments are designed, where they are located, and appropriate mitigation measures to ensure flood risk is appropriate for the intended use of the site.

This fact sheet outlines the intended approach to flood hazards, as part of the Planning Scheme Review.




#### 1. Determining flood risk categories

- The flood risk hazard mapping defines the likely flood risk/hazard, with a view to reduce exposure of new development to flood hazard.
- The proposed new risk-based approach will differentiate low-, medium-, high-risk locations and risk-compatible land uses.

#### 2. Existing and future land use flood exposure

- A balanced and measured response to flood hazard in the planning scheme.
- Avoid development in high flood risk areas. Development will be permitted where risk can be mitigated without negatively impacting the performance of the flood plain.

### 3. Land use policy

	High flood risk areas	Medium flood risk areas	Low flood risk areas
	<ul style="list-style-type: none"> <li>Avoid new residential, industrial, commercial, or retail development and intensification of existing uses.</li> <li>No new vulnerable uses<sup>1</sup>.</li> </ul>	<ul style="list-style-type: none"> <li>No new vulnerable uses.</li> </ul>	
	<ul style="list-style-type: none"> <li>Expansion of existing commercial or retail may occur if appropriate hazard mitigation is viable and the use is consistent with the zoning.</li> <li>Expansion or modification of existing facilities involving vulnerable uses, where there is no increase of resident, visitor, or user capacity, or any worsening of exposure of to risk.</li> </ul>	<ul style="list-style-type: none"> <li>New or expanded residential development consistent with zoning, where habitable areas of dwellings are raised above flood level.</li> <li>Industrial, commercial, or retail development, consistent with zoning, where risk can be mitigated without impacting the floodplain.</li> <li>Expansion or modification of existing facilities involving vulnerable uses, where there is no increase of resident, visitor, or user capacity, or any worsening of exposure to risk.</li> </ul>	
	<ul style="list-style-type: none"> <li>Redevelopment should improve flood resilience and not worsen flood hazard.</li> <li>Essential community infrastructure<sup>2</sup>, where there is an overriding need and no flood free alternative location.</li> <li>Recreation, however structures should be avoided.</li> <li>Rural use, but new dwellings and infrastructure should be avoided.</li> </ul>	<ul style="list-style-type: none"> <li>Essential community infrastructure, where there is an overriding need and no flood free alternative location.</li> <li>Suitable for rural development where the flood risk to structures can be mitigated without impacting the floodplain.</li> <li>Suitable for recreation, however structures should be avoided unless the flood risk can be mitigated without impacting the floodplain.</li> </ul>	<ul style="list-style-type: none"> <li>Development restrictions due to flood risk are not proposed, other than vulnerable or essential community infrastructure, on land within this category.</li> </ul>

<sup>1</sup> Vulnerable uses are those that involve people who need assistance with their daily activities or uses that bring infrequent visitors to an area. For example, childcare, aged care, tourist parks, hospitals.

<sup>2</sup> Essential community infrastructure is that which people depend on a daily basis and are critical in recovery from a natural disaster. For example, emergency services, utilities (power, water, telecommunication infrastructure).

## 4. Vulnerable uses and essential community infrastructure

- Vulnerable uses and essential community infrastructure are not exposed to flood hazard; council will seek to ensure these are located outside the Probable Maximum Flood level.

## 5. Managing impacts of overland flow

- Overland flow paths are considered in the design of development to ensure:
  - It does not divert storm water / flood water onto upstream or downstream properties.
  - Overland flow paths are maintained to ensure development does not increase exposure or severity of flood hazard.
  - Where practical, established overland flow paths are retained in a natural condition to maintain ecosystem values.

## 6. Filling in the flood plain

- Filling of land does not adversely impact flood conveyance or flood storage, with filling and excavation thresholds to be imposed.

## 7. Isolation caused by floodwaters

- Development does not result in an increase in the number of people needing to be evacuated from flood islands.
- Development likely to increase resident or visitor numbers should not occur on low flood islands.
- No vulnerable uses development to occur on high flood islands.

## Have your say

Council is currently seeking feedback on the intended approach to heritage provisions, along with a range of other issues, to inform the Planning Scheme Review.

Scan this QR code to complete a quick survey on flood hazards.

Visit [www.gympie.qld.gov.au/planning-our-future](http://www.gympie.qld.gov.au/planning-our-future) to find out more about the Gympie Regional Council Planning Scheme Review Project and provide feedback on a range of important topics until 23 July 2023.

