



Interim approach for small scale developments at risk of isolation due to flood

An interim approach has been developed to assist small scale developments in relation to a practical approach to managing flood free access.

This interim approach can be utilised as guidance material to provide one option for an applicant to propose, in order to achieve compliance with City Plan Flood overlay code P011, where a development does not supply flood free access, until the Flood overlay code is reviewed and takes effect in the City Plan.

The following guidance is relevant for small scale residential developments in areas of low, medium and high residential density zones identified in the Flood overlay map as being at risk of isolation due to flood (i.e. flood free access).

Where the proposed development cannot provide or demonstrate flood free access (P011 of Flood overlay code), the proposed development will need to address the risk of isolation that may arise during a flood emergency event.

Isolation risks that are not effectively mitigated can result in harm to people and add additional burden to emergency services personnel during a flood emergency event.

A shelter-in-place approach provides an opportunity to address the risks of isolation and subsequent risk to life and potential burden to emergency services and has been commonly used in development assessment for larger developments. However, it has been identified that an interim approach is also needed for small scale developments.

Small scale developments in this instance include:

- Reconfiguring a lot (ROL) up to three lots that provide for a new future additional dwelling or dual occupancy development
- a dual occupancy on existing or new residential lot
- Material changes of use (MCU) for single dwellings and/or applications involving a partial third storey or for multiple dwellings up to three dwellings.

For more information

For planning related matters, please contact our Planning Enquiries Centre on:

City of Gold Coast

P 07 5582 8708

E mail@goldcoast.qld.gov.au

Shelter-in-place

Shelter-in-place is defined as finding a safe location indoors, seeking immediate shelter and staying there during a flood emergency event until the threat is removed; rather than evacuating the area to an alternative safe refuge.

Interim framework

As a minimum, the shelter-in-place component of the development must:

- be located above Probable Maximum Flood (PMF) and provide a safe habitable space during an event
- be a minimum of 9m² based on a single bedroom occupancy, with an addition of 4m² for each additional bedroom
- contain toilet and shower facilities
- have unobstructed egress options for emergency evacuation (balcony or deck evacuation options)
- have a dedicated storage cupboard to store the necessary items as advised by emergency services goldcoast.qld.gov.au/council/be-prepared-462.html
- comply with the automatic fire detection and warning requirements of the Building Code of Australia for its normal use
- be engineered to withstand the flood actions (forces) generated by the PMF event.

Small-scale developments proposing Reconfiguring a lot only, must:

- propose appropriate wording to establish a covenant over the land that requires any future built form, to incorporate a shelter area above PMF, in accordance with the shelter-in-place requirements
- have the covenant registered on the property's rates notice.

Probable maximum flood levels

Applicants who wish to know the PMF level for their property can forward an email request to naturalhazards@goldcoast.qld.gov.au

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