

## Fact Sheet 17: Flood Hazard Overlay

*This information sheet explains the requirements for development within the Flood Hazard Overlay.*

Flooding and storm-tide inundation can cause risks to people and property across many parts of Noosa Shire. The extent and severity of flooding and inundation is likely to increase over time as a result of sea level rise and more extreme weather due to a changing climate.

Noosa Plan 2020 requires development to be compatible with the flooding hazard overlay code and must be designed and sited to not place people, property and natural ecosystems at risk.

### What's the relevance of the Flood Hazard Overlay Maps?

Areas of flooding and inundation are identified on the Flood Hazard Overlay Maps in Schedule 2 at Table SC2.5.1 of the Noosa Plan 2020. The mapping is used to trigger development assessment against the Flood Hazard Overlay Code located at part 8.2.6 of the Noosa Plan 2020.

### What does the overlay mean for development?

Development is assessable against the Overlay Code where located on land within the Flooding and Inundation Extent, except for:

- a new dwelling house on an existing lot<sup>1</sup>;
- building work in an existing building; or

- building work to an existing dwelling house.

The purpose of the Flood Hazard overlay code is to:

- provide for the assessment of the compatibility of development in the flood hazard overlay to flood and storm tide inundation risk, taking into account the predicted effects of climate change;
- ensure that risk to life, property, community, economic activity and the environment during flood and storm tide inundation events is avoided or mitigated; and
- ensure that development does not increase potential for flood damage on-site or to other property.

The flooding and inundation extent is based on the 1% annual exceedance probability for the year 2100. This means there is a 1% or greater chance of this event occurring within any year. This is the equivalent of the 1 in 100 year event in old terminology.

However, the probability of a 1% AEP scale event occurring increases when considering a period encapsulating multiple years. For example, the probability of a 1% AEP scale event occurring within a given 30 year period is around 25%. Using the modelled extent for year 2100 allows for climate change factors to be incorporated, including sea level rise and projected increases in extreme weather. A sea level rise increase of 0.8 metres

<sup>1</sup> Covered in the Low Density Housing Code.

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(relative to 1990 levels) is used, along with a 10% increase in storminess.

The mapping does not represent complete flooding and inundation potential and other areas may also be subject to flooding and stormtide inundation.

Mapping for other flood events based on current day climate (including minor, moderate, major and extreme extents) can be accessed from council's website at the link below.

[www.noosa.qld.gov.au/planning-development/the-noosa-plan/flood-mapping](http://www.noosa.qld.gov.au/planning-development/the-noosa-plan/flood-mapping)

Council can provide mapping information showing areas of high flow velocity to assist with assessment of building requirements.

Flood search certificates can also be made available outlining council's latest flood information including a flood level for a specific property, the minimum building height that new habitable rooms are required to build to, and flood velocity.

For further information on flood searches go to council's webpage at:

[www.noosa.qld.gov.au/planning-development/searches/property-searches](http://www.noosa.qld.gov.au/planning-development/searches/property-searches)

**Information sheets are designed to assist in interpretation of the Noosa Plan 2020. Before proceeding with development proponents should review the planning scheme and/or engage professional advice.**

Noosa Plan 2020 can be accessed online at [www.noosa.qld.gov.au/noosa-plan-2020](http://www.noosa.qld.gov.au/noosa-plan-2020).

For further information on development under Noosa Plan 2020 contact Council's Development Services on (07) 5329 6500 or email [planning@noosa.qld.gov.au](mailto:planning@noosa.qld.gov.au).

View the Noosa Plan 2020 online at [www.noosa.qld.gov.au/noosa-plan-2020](http://www.noosa.qld.gov.au/noosa-plan-2020)