

MEMORANDUM

To Carl Bond
From Water Technology
Date 1 October 2026
Subject 17 Fox Street, Wynnum – Flood and Coastal Overlay Code Responses
Our ref 26020352_M01_V01



Table 8.2.11.3.A—Performance outcomes and acceptable outcomes (Flood overlay code)

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling Note—Development for a dwelling house does not require assessment against any other sections of this code.		
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: a. minimise the risk to people from flood hazard; b. achieve acceptable flood immunity; c. minimise property impacts from a flood event up to and including the defined flood event; d. minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	AO1.1 Development for a dwelling house including any secondary dwelling: a. is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or b. is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event. AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B. Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B.	Not applicable. The proposal is for a mixed-use development comprising multiple dwellings and non-residential uses and is not development for a dwelling house or secondary dwelling.



	AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. Note—The Flood planning scheme policy provides guidance on undercroft design.	
PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: a. maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; c. will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	AO2 Development: a. is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or b. provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design. Editor's note—An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft. Editor's note—For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. c. a flood study from a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood	Complies. The FloodWise Property Report identifies the site within Creek/Waterway Flood Planning Areas 4 and 5 and confirms that the site is not affected by an Overland Flow Flood Planning Area.



	hazard on upstream, downstream or adjacent properties. Note—Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy and ensure that where an undercroft is required to manage flood impacts it complies with Table 8.2.11.3.E.	
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot Note—If development that is accepted development subject to compliance with identified requirements complies with the acceptable outcomes of this part, no further assessment against this code is required.		
PO3 Development: a. is compatible with flood hazard in a defined flood event; b. minimises the risk to people from flood hazard; c. does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; d. minimises impacts on property from flooding; e. minimises disruption to residents, business or site operations and recovery time due to flooding; f. minimises the need to rebuild structures after a flood event greater than the defined flood event. Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment,	AO3 Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	Complies. The FloodWise Property Report identifies the 1% AEP Wynnum Creek flood level as RL3.0m AHD. Drawing TP.1100 identifies the principal ground-floor parking level at RL3.10m AHD, while residential accommodation commences from Level 01 at RL7.50m AHD. The arrangement therefore provides substantial vertical separation between residential uses and the identified creek/waterway flood level.



which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy. Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.		
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; e. availability of suitable land within the park.	AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D. AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: a. is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or b. is located above the 20% AEP flood level of any creek/waterway or overland flow path.	Not applicable. The proposal does not involve development for a park.
Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) for a park or assessable development other than for a dwelling house		
PO5 Development is located and designed to: a. minimise the risk to people from flood hazard on the site; b. minimise flood damage to the development and contents of buildings up to the defined flood event; c. provide suitable amenity;	AO5.1 Development complies with the flood planning levels specified in Table 8.2.11.3.D. Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning	Complies. The proposed development has been vertically arranged having regard to the identified flood constraint. The DA drawings nominate the principal ground-floor parking level at RL3.10m AHD and the first residential level at RL7.50m AHD. This locates habitable residential accommodation substantially above the adopted 1% AEP creek/waterway flood level of RL3.0m AHD.



d. minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.	scheme policy and the Infrastructure design planning scheme policy. AO5.2 Development is: a. not located in the: i. Brisbane River flood planning area 1, 2a, or 2b sub-categories; ii. Creek/waterway flood planning area 1 or 2 sub-categories; iii. Overland flow flood planning area sub-category; or b. only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: i. the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and ii. the risk to people is managed to an acceptable level.	
PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood.	AO6.1 Development ensures that: a. all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage	Complies. The current DA drawings locate the electrical services at approximately RL3.10m AHD, consistent with the adopted 2100 1% AEP storm-tide level identified in the Water Technology assessment. The services are therefore positioned above the present-day 1% AEP storm-tide level of RL2.50m AHD.



	of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services. AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	AO7.1 Development: a. does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or b. does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. AO7.2 Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows. AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow	Complies. The FloodWise Property Report does not identify an Overland Flow FPA over the site and the site is located within Creek/Waterway FPA4 and FPA5.



	path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	
PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy. Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.	AO8 Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.	Complies. AO8 applies specifically to filling or excavation greater than 100mm within Creek/Waterway FPA1–FPA3 in the circumstances prescribed by the code. The FloodWise Property Report identifies the subject site within FPA4 and FPA5.
PO9 Development ensures that the building and site design: - maintains the conveyance capacity of existing overland flow paths and creek/waterways; - ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event;	AO9.1 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category: - complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; - not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay.	Complies. The site is not identified within an Overland Flow FPA. The lower level of the development primarily accommodates parking, circulation and ancillary functions.



c. mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site. Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.	AO9.2 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category: a. has a ground level within the undercroft area that is free draining; b. does not involve excavation below ground level of more than 300mm within the undercroft area.	
PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to: a. protect safety of users and emergency services personnel; b. support efficient emergency services access and site evacuation with consideration to the scale of development. Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: a. is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L and Table 8.2.11.3.D; or b. has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or c. can achieve vehicular evacuation to a suitable flood-free location. Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.	Not applicable. The proposal does not involve a vulnerable use, difficult-to-evacuate use or assembly use.
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	AO11.1 Development provides an access or driveway into the site which is: a. trafficable during the defined flood event; b. not located in the Creek/waterway flood planning area 1 sub-category;	Complies. Vehicular access is provided from Fox Street to the ground-floor parking area shown on Drawing TP.1100. The site is not within Creek/Waterway FPA1 or an Overland Flow FPA.



	c. not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; d. the access or driveway is not inundated by a 10% AEP flood. AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.	
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	AO12 Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	Not applicable. The proposal does not involve a new road, bridge or culvert.
PO13 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	AO13.1 Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources. Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply. AO13.2 All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	Not applicable. The proposal does not involve new public pedestrian or cyclist infrastructure of the type contemplated by the code.
PO14 Development which increases the residential population within the Brisbane River flood planning	AO14	Not applicable. The site is not within the Brisbane River flood planning area.



area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	Development in the Brisbane River flood planning area sub-categories in areas where the 1% AEP flood level is greater than 12.8m AHD involving: a. an increase in the number of residential dwellings; or b. additional residential lots is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.	
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO15 Development involving essential community infrastructure: a. remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c. is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event;	AO15 Development involving essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a flood; or b. is located above the flood planning levels in Table 8.2.11.3.G; c. has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; d. is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; e. that services a local area: i. is able to be accessed in times of flood to service local community needs up to the event listed for that	Not applicable. The proposal does not involve essential community infrastructure.



d. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.	development type in Table 8.2.11.3.G; or ii. has a service continuity plan that demonstrates the continued provision of service during the relevant flood event.	
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H		
PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: a. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; b. securing above-ground tanks for hazardous materials against flotation and lateral movement; c. preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; d. preventing damage to or off-site release of packages, drums or containers storing hazardous materials. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	AO16 a. Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.11.3.M. b. Development involving the processes listed in Table 8.2.11.3.H: i. where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or ii. is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a flood event. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in flood planning areas.	Not applicable. The proposal does not involve hazardous material storage.



Additional performance outcomes and acceptable outcomes for reconfiguring a lot		
PO17 Development locates and designs all lots resulting from reconfiguring a lot to: - minimise the risk to people from flood hazard; - minimise damage to property from flood hazard; - facilitate safe and efficient evacuation. Note— - Consideration of all floods up to the probable maximum flood is relevant to minimising the risk to people. - Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category. - Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.	AO17.1 Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area. AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: - provides trafficable vehicular egress for evacuation during a defined flood event; - optimises hazard-free movement away from sources of flood hazard within the development. Note—Further advice on road and lot layout is contained in the Flood planning scheme policy. AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the 1% AEP flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m²/s DV or 0.6m deep in a 0.2% AEP flood. Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.	Not applicable. The proposal does not involve reconfiguring a lot.
PO18 Development involving reconfiguring a lot: - minimises the risk to people from flood hazard; - creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event;	AO18.1 Development involving reconfiguring a lot ensures: - all lots comply with the flood planning levels in Table 8.2.11.3.J; - a new road complies with the flood planning levels in Table 8.2.11.3.F. AO18.2	Not applicable. The proposal does not involve reconfiguring a lot.



c. minimises damage to property and services; d. provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; e. ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; f. provides a lot that is not substantially burdened by flood mitigation infrastructure.	Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: a. complies with Table 8.2.11.3.K; or b. has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods. AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: a. 2% AEP flood extent for overland flow flooding; b. 1% AEP flood extent for creek/waterway flooding.	
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Table 8.2.6.3.A—Performance outcomes and acceptable outcomes (Coastal hazard overlay code)

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including a secondary dwelling		
PO1 Development involving any habitable or non-habitable part of the dwelling house, including any secondary dwelling, is: e. located and designed to minimise the risk to people and structures from coastal hazards; f. located to minimise amenity impacts, disruption to residents, recovery time and rebuilding and restoration costs after a coastal hazard event.	AO1 Development for a dwelling house including, any secondary dwelling, complies with the flood planning levels in Table 8.2.6.3.B. <i>Editor's note—Information about flooding from storm tide is provided in Council's FloodWise Property Report.</i>	Not applicable. The proposal is not for a dwelling house or secondary dwelling.
Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house		
PO2 Development other than for a park is located and designed to: c. minimise the risk to all persons from coastal hazards; d. minimise flood damages to the development and contents of buildings; e. provide suitable amenity; f. minimise disruption to residents, recovery time, and rebuilding or restoration costs after coastal hazard events.	AO2 Development achieves minimum flood planning levels consistent with Table 8.2.6.3.C. <i>Editor's note—Information about flooding from storm tide is provided in Council's FloodWise Property Report.</i>	Complies. The Water Technology assessment (reference 26020352_L01_V01) identifies a projected 2100 1% AEP storm-tide level of RL3.10m AHD and supports adoption of this level for the lower non-habitable portions of the development. Drawing TP.1100 and Sections TP.3000/TP.3001 identify the ground-floor parking level at RL3.10m AHD, with residential accommodation commencing at RL7.50m AHD.
PO3	AO3	Not applicable.



Development for a park ensures that the design of the park and location of structures and facilities responds to coastal hazards and balances the safety of intended users with: d. maintaining continuity of operations; e. impacts of flooding on asset life and ongoing maintenance costs; f. efficient recovery after flood events; g. recreational benefits to the city; h. availability of suitable land within the park. Note—The Infrastructure design planning scheme policy provides more detail on standards and specifications for public assets.	Development involving a building or structure in a park: c. complies with the minimum flood planning levels in Table 8.2.6.3.C; or d. is not located below the 20% AEP storm-tide level if Table 8.2.6.3.C does not apply to the type of structure.	The proposal does not involve development for a park.
Section C—If assessable development other than for a dwelling house		
General		
PO4 Development has access which provides for safe vehicular and pedestrian movement in the development, including emergency services access during and after a coastal hazard event.	AO4 Development locates access points and driveways in the flood free area (or the area of the lowest flood risk) of the site.	Complies. Access is provided from Fox Street directly to the ground-floor parking area. Drawing TP.1100 shows the vehicle access, ramp and car park arrangement, while the Water Technology assessment identifies storm tide as the dominant coastal hazard and describes it as having relatively gradual onset and low hydraulic velocities.
PO5 Development for pedestrian and cyclist paths: d. provides a suitable level of trafficability; e. manages the impacts of flooding on asset life and ongoing maintenance costs; f. balances route availability with recreational and transport connectivity benefits to the city.	AO5.1 Development for off-road pedestrian and cyclist paths: g. is not located in the Erosion prone area — coastal erosion subcategory; or h. complies with the minimum flood planning levels in Table 8.2.6.3.H. Note—If the site is subject to more than 1 type of flooding, the requirement that affords the highest flood planning level will apply.	Not applicable. The proposal does not involve new public or off-road pedestrian or cyclist paths.



	AO5.2 All new on-road cyclist and pedestrian facilities comply with the road flood immunity and trafficability standards for the applicable category of road in Table 8.2.6.3.H or Table 8.2.6.3.I	
PO6 Development does not: f. impact adversely on the safety or amenity of an adjoining site; g. impact adversely on the ability of others to implement future coastal hazard adaptation actions.	AO6 Development does not concentrate, intensify or divert floodwater, erosion impacts or cause nuisance ponding onto other premises.	Complies. The proposal does not rely on a coastal protection structure or other flood-control infrastructure to achieve the nominated development levels.
PO7 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise the need for flood recovery and economic consequences of damage during a flood.	AO7.1 Development ensures that: c. all essential electrical services comply with the flood planning levels in Table 8.2.6.3.C; or d. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water and all entry points and services are located at or above the relevant flood immunity level in Table 8.2.6.3.C. Note—A basement storage area is a basement-level area for private storage, other than a bike storage room, change room, building maintenance storage and non-critical electrical services. AO7.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood, provides an appropriately flood protected backup power source for those pumps.	Complies. The current DA drawings locate the electrical services at approximately RL3.10m AHD, consistent with the adopted 2100 1% AEP storm-tide level identified in the Water Technology assessment. The services are therefore positioned above the present-day 1% AEP storm-tide level of RL2.50m AHD.



PO8 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: e. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; f. securing above-ground tanks against flotation and lateral movement; g. preventing damage to pipework or entry of floodwater into pipework; h. preventing damage to or off-site release of packages, drums or containers. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	AO8.1 Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.6.3.J. AO8.2 Development involving the processes listed in Table 8.2.6.3.F is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a coastal hazard. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in coastal hazard areas.	Not applicable. The proposal does not involve hazardous material storage.
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO9 Development involving essential community infrastructure: c. maintains function during and immediately after a coastal hazard event or is part of a network that is able to maintain the function of the essential community infrastructure without parts of the development which are unable to function during a coastal hazard event; d. is designed and sited to avoid adverse impacts on the community or the	AO9 Development involving essential community infrastructure: c. is ancillary and is not relied upon for the provision of the essential service during a coastal hazard event; or d. is located above the flood immunity levels set out in Table 8.2.6.3.E; e. has access to, or provides, the necessary backup emergency electricity and communications supply in times of flood;	Not applicable. The proposal does not involve essential community infrastructure.



environment due to the impacts of coastal hazard on infrastructure, facilities or access and egress routes; e. retains site access necessary to maintain function of the development during a coastal hazard event; f. maintains function or is part of a network which is able to remain functional even when other infrastructure may be compromised in a flood event; g. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event.	f. if the essential community infrastructure has a city-wide emergency function, that part of the development is not located in an area that becomes isolated by a flood up to the event listed for that development type in Table 8.2.6.3.E.	
Additional performance outcomes and acceptable outcomes for vulnerable uses, difficult to evacuate uses or assembly uses		
PO10 Development for vulnerable or difficult to evacuate uses and assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by coastal hazard. Note—A coastal hazard risk assessment may be required to address the performance outcome or acceptable outcome that deals with evacuation and isolation arrangements, and the ability to take refuge in place. Editor's note—Further guidance for risk assessment is contained in the Coastal hazard planning scheme policy and the Flood planning scheme policy.	AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses: c. is not isolated in any event up to the relevant flood planning level as specified in Table 8.2.6.3.D; or d. is supported by a critical route or interim critical route identified in the Critical infrastructure and movement network overlay; or e. can achieve vehicular evacuation to a suitable coastal hazard-free location. Note—A suitable coastal hazard-free location is of a size and nature appropriate to provide for the size and characteristics of the population likely to need evacuation to that area.	Not applicable. The proposal does not involve a vulnerable use, difficult-to-evacuate use or assembly use.
Section D—If for reconfiguring a lot		



General		
PO11 Development locates and designs all lots and roads resulting from reconfiguring a lot to: d. ensure the safety of people; e. minimise damage to property and services; f. facilitate safe and efficient evacuation; g. avoid isolation during a coastal hazard event; h. provide suitable amenity in that it is not frequently flooded or subject to tidal inundation, or nuisance ponding. Note— c. Consideration of the 0.2% AEP flood is relevant to determining an acceptable level of safety for development. d. Flood warning time is available for storm-tide flooding. e. Filling for flood immunity cannot be assumed to mitigate the flood hazard for a flood event greater than the defined flood event.	AO11.1 Development ensures that the road and lot layout does not create new lots isolated by storm-tide flooding at the defined flood event. AO11.2 Development involving reconfiguring a lot ensures flood immunity for all lots is provided in compliance with Table 8.2.6.3.G.	Not applicable. The application does not involve reconfiguring a lot.
PO12 Development that results in 6 lots or less and no new road provides: c. land with sufficient flood immunity to construct a dwelling house; d. an open space area that is safe and has suitable amenity in that it is not frequently flooded or subject to tidal inundation, nuisance ponding or seepage; e. a lot that is not substantially burdened by a stormwater easement or flood mitigation infrastructure; f. appropriate amenity for any adjoining residential area.	AO12 Development for reconfiguring a lot that results in 6 lots or less and no new road in the High storm-tide inundation area sub-category or the Medium storm-tide inundation area sub-category provides at least 80% of each new lot at or above the flood planning levels in Table 8.2.6.3.G. Note—This is to ensure that each new lot will not be affected by tidal influences up to the highest astronomical tide event with an allowance for 800mm of sea level increase through climate change. The development will still need to meet the relevant flood immunity standards.	Not applicable. The application does not involve reconfiguring a lot.
PO13	AO13	Not applicable.



Development provides acceptable flood immunity for its purpose that minimises the risk to people from coastal hazard, creates safe access and evacuation routes, minimises damage to property and services, and provides suitable amenity.	Development involving reconfiguring a lot that results in more than 6 lots or a new road provides flood immunity for: c. all lots in compliance with Table 8.2.6.3.G; d. a new road in compliance with Table 8.2.6.3.H; e. an existing road fronting the development, or providing primary access within 200m of the development, in compliance with Table 8.2.6.3.I. Note—The Flood planning scheme policy contains supporting information about existing roads and serviceability during floods.	The application does not involve reconfiguring a lot or the creation of a new road.
PO14 Development involving a new road, bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during storm-tide inundation and allow for emergency access and evacuation.	AO14 Development for a new road provides flood immunity in compliance with Table 8.2.6.3.H.	Not applicable. The proposal does not involve a new road, bridge or culvert.
PO15 Development for pedestrian and cyclist paths: d. provides a suitable level of trafficability; e. manages the impacts of flooding on asset life and ongoing maintenance costs; f. balances route availability with recreational and transport connectivity benefits to the city.	AO15.1 Development for off-road pedestrian and cyclist paths: e. are not located in the Erosion prone area — coastal erosion subcategory; or f. complies with the minimum flood planning levels in Table 8.2.6.3.H. Note—If the site is subject to more than 1 type of flooding, the requirement that affords the highest flood planning level will apply. AO15.2 All new on-road cyclist and pedestrian facilities comply with the road flood immunity and trafficability standards for the applicable category of road in Table 8.2.6.3.H or Table 8.2.6.3.I.	Not applicable. The proposal does not involve new pedestrian or cyclist infrastructure of the type addressed by this provision.



Section E—If for a material change of use, reconfiguration of a lot or operational works on a premises in an erosion prone area in a coastal management district where the chief executive is not identified as a referral agency under the Regulation Editor's note—Examples of development where the chief executive is not identified as a referral agency under the Regulation include operational work for: d. interfering with quarry material, as defined under the Coastal Act, on State coastal land above high-water mark; or e. disposing of dredge spoil, or other solid waste material, in tidal water; or f. constructing an artificial waterway; or g. removing or interfering with coastal dunes on land other than State coastal land, where that operational work only involves: c. prescribed tidal works in a canal; or d. tidal works that is for the installation, maintenance or repair of overhead cables or lines that extend over tidal water; or e. for tidal works that is boring or tunnelling under the bed of tidal water, works that do not disturb the bed of the tidal water.		
PO16 Development does not occur in an erosion prone area within a coastal management district unless the development cannot be feasible located elsewhere and is: e. coastal dependant development; or f. temporary, readily relocatable or able to be abandoned development; or g. essential community infrastructure; or h. minor redevelopment (as defined in the SPP) of an existing permanent building or structure that cannot be relocated or abandoned. The development mitigates the risks to people and property to an acceptable or tolerable level.	AO16 No acceptable outcome is prescribed.	Not applicable. While the FloodWise Property Report identifies the site within mapped erosion prone areas, the site is not located within a Coastal Management District.

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