



SPECIAL MEETING OF COUNCIL

AGENDA

17 AUGUST 2017



SPECIAL MEETING OF COUNCIL AGENDA 17 AUGUST 2017

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1. MEETING OPENED

2. LEAVE OF ABSENCE

No Leave Of Absence

3. DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST BY COUNCILLORS AND SENIOR COUNCIL OFFICERS

3.1 Declaration of Material Personal Interest on any Item of Business

Pursuant to Section 172 of the *Local Government Act 2009*, a councillor who has a material personal interest in an issue to be considered at a meeting of the local government, or any of its committees must –

- (a) inform the meeting of the councillor's material personal interest in the matter; and
- (b) leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.

3.2 Declaration of Conflict of Interest on any Item of Business

Pursuant to Section 173 of the *Local Government Act 2009*, a councillor who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government, or any of its committees must inform the meeting about the councillor's personal interest in the matter and if the councillor participates in the meeting in relation to the matter, how the councillor intends to deal with the real or perceived conflict of interest.

4. MAYORAL MINUTE

No Mayoral Minute

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5. ORGANISATIONAL DEVELOPMENT AND PLANNING REPORTS

5.1 Application for Material Change of Use for Development Triggered by Temporary Local Planning Instrument 01/2017: for a Dwelling House on Land described as Lot 12 SP181872 and located at 23 Harm Drive, Glenore Grove

Date: 15 August 2017

Author: Trevor Boheim, Manager Planning and Environment

Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

A further review of the development application that was deferred from the 9 August 2017 meeting is provided together with further information for Council's consideration. The recommendation remains that the application be refused however the wording of the recommendation has been amended to better reflect the reasons for refusal.

Officer's Recommendation:

THAT the application for a Development Permit for Material Change of Use for development triggered by Temporary Local Planning Instrument 01/2017 for a Dwelling House on land described as Lot 12 SP181872 located at 23 Harm Drive, Glenore Grove be refused for the following reason:

The development does not comply with the requirements of the Temporary Local Planning Instrument 01/2017, in particular Specific Outcome PO4 and Acceptable Solution AO4.1 of the Flood Inundation Overlay Code, as it has not been demonstrated by an approved risk assessment process that the risks to life and property that would result from locating the dwelling house in a High Hazard Area can be mitigated to an acceptable community level.

Report

1. Introduction

The report on the development application was put to Council's Ordinary Meeting on 9 August 2017 with a recommendation that the application be refused. Council deferred a decision on the application to a Special Meeting of Council to be held on 17 August 2017. This report provides a further review of the development application against the relevant local planning instrument by the Manager Planning and Development and provides further information for Council's consideration.

2. Background

Information on the lodgement of the application is provided in the report that was held over from the 9 August 2017 Ordinary Meeting of Council.

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3. Subject Land

Information on the subject land is provided in the report that was held over from the 9 August 2017 Ordinary Meeting of Council.

3.1 Proposal

Details of the proposal are provided in the report that was held over from the 9 August 2017 Ordinary Meeting of Council.

4. Report

4.1 Review of development application

The application was assessed and it was concluded that the recommendation to Council should be that the application be refused. A report with this recommendation was considered by Council at the 9 August 2017 Ordinary Meeting. Since that meeting the Manager Planning and Development has undertaken a further review of the application against the provisions of the relevant local planning instrument and this is set out below.

Temporary Local Planning Instrument 01/2017 – Flood Regulation (TLPI) is a local planning instrument that has effect across the Lockyer Valley and for the part that applies to the former Laidley Shire area its purpose is to:

- (a) provide improved flood regulation based on the identification of flood inundation areas in the Laidley Shire Planning Scheme; and*
- (b) ensure development and development activities appropriately respond to, or are avoided in response to, the risk of flood hazard present on a site to protect life and property throughout the flood plain.*

The entire property where the dwelling house is proposed to be built is identified as being within the High Hazard Area. The site of the proposed dwelling house is within the High Hazard Area.

In respect of land that is identified as a High Hazard Area, noting that DFE is the Designed Flood Event, the TLPI provides that:

The purpose of the High hazard area is to identify land which after formal risk assessment may pose unacceptable risks to life and property during the DFE.

Flood behaviour characteristics defining this area are based on combinations of maximum water depth, velocity and velocity-depth over the range of events consider in formulating the DFE. Generally in this area:

- (a) major to extreme life risk is likely;*
- (b) able bodied adults cannot safely walk; and*
- (c) light frame buildings can structurally fail.*

The TLPI includes a Flood Inundation Overlay Code that has the same effect as if it was part of the Laidley Shire Planning Scheme.

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With regard to land that is identified as a High Hazard Area Specific Outcome PO4 of the code provides that:

- (a) residential and other development that provides for Vulnerable persons is avoided; or*
- (b) development demonstrates that the risks to life and property associated with development on land subject to a high hazard level are mitigated to an acceptable community level; and*
- (c) development which cannot mitigate the risk to an acceptable level is avoided.*

The Acceptable Solution is AO4.1 relevant to Specific Outcome PO4 provides that:

Using an approved risk assessment process, development demonstrates that the risks of flood inundation including (but not limited to):

- (a) risk of isolation;*
- (b) risk to road access;*
- (c) risk to life and risk to property are mitigated to an acceptable level.*

Prior to the application being lodged, on the advice of Council officers the owners of the property obtained a Form 19 for the property. The Form 19 that was issued on 6 June 2017 indicated that for the location of the proposed dwelling (i.e. the nominated location):

- The lot is affected by the regional creek flooding. The lot was flooded in the 2011 and 2013 events.
- The site is affected by frequent flooding 10%AEP (1 in 10 year AEP) events and above.
- The Defined Flood Level at the nominated location for this property is RL84.2m AHD.
- The Mapped Hazard Category is that the subject property is affected by red (high) zone hazard.
- The Maximum Depth for the DFE is 2.3 metres at the nominated location.
- The Maximum Depth for the 10% AEP is 0.9 metre at the nominated location.
- The Maximum Velocity is approximately 1 metre per second at the nominated location.
- The Maximum Velocity-Depth is approximately 0.8 metres² per second at the nominated location. Above the 10% AEP event the location becomes extremely hazardous for adults at the nominated location.
- The Hydraulic Behaviour Threshold Category is H4 at the nominated location.
- In terms of Risk Factors:
 - There is a High Risk of vulnerability to frequent flooding.
 - There is a High Risk of long term isolation of the site.
 - There is a High Risk of loss of road access.
 - There is a High Risk to life due to location.
 - There is a High Risk to property.

As indicated above Council's local planning instrument that regulates development in flood hazard areas provides that in areas identified as High Hazard residential development is to be avoided unless it is demonstrated by using an approved risk assessment process that the risks to life and property are mitigated to an acceptable community level.

The material lodged with the application on 22 June 2017 does not by means of an approved risk assessment process demonstrate that the risks to life and property can be mitigated to an acceptable community level. The only references in the application to flood risk are as follows:

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WE understand that the council's main concern is the safety of the residents, but we are able to relocate the house to any position and height council requires. As you can see on the photos attached there are several low set houses and brick houses around Harm Drive.

A total of ten photographs of dwelling houses in the general vicinity of the land were provided as part of the application material.

The material lodged with the application included a letter from King Architectural Engineering that which states that:

The Removal Dwelling shown in Development Plans by King Architectural Engineering will be structurally adequate to withstand flood loadings and be designed as per QDC MP3.5 once all upgrades and structural requirement listed in the building approval plans are completed. These plans will not be drawn and designed until DA approval for the location of the house has been approved.

It is accepted that the proposed dwelling house can be raised to a level that ensures habitable areas will not be inundated in the DFE and that sufficiently robust piers can be provided to ensure the dwelling will be structurally adequate to withstand flood loadings. It does not however follow that this is evidence that the risks to life and property have been mitigated to an acceptable community level

Similarly the reference in the application material to the presence of existing dwelling houses in the local area that would also be affected by flooding does not demonstrate that the risks to life and property that would result from approving the application and allowing a new dwelling house to be constructed in a High Hazard Area can be mitigated to an acceptable community level.

While the applicant has not undertaken a risk assessment process, information about flood risk is however provided in the From 19 and is as follows:

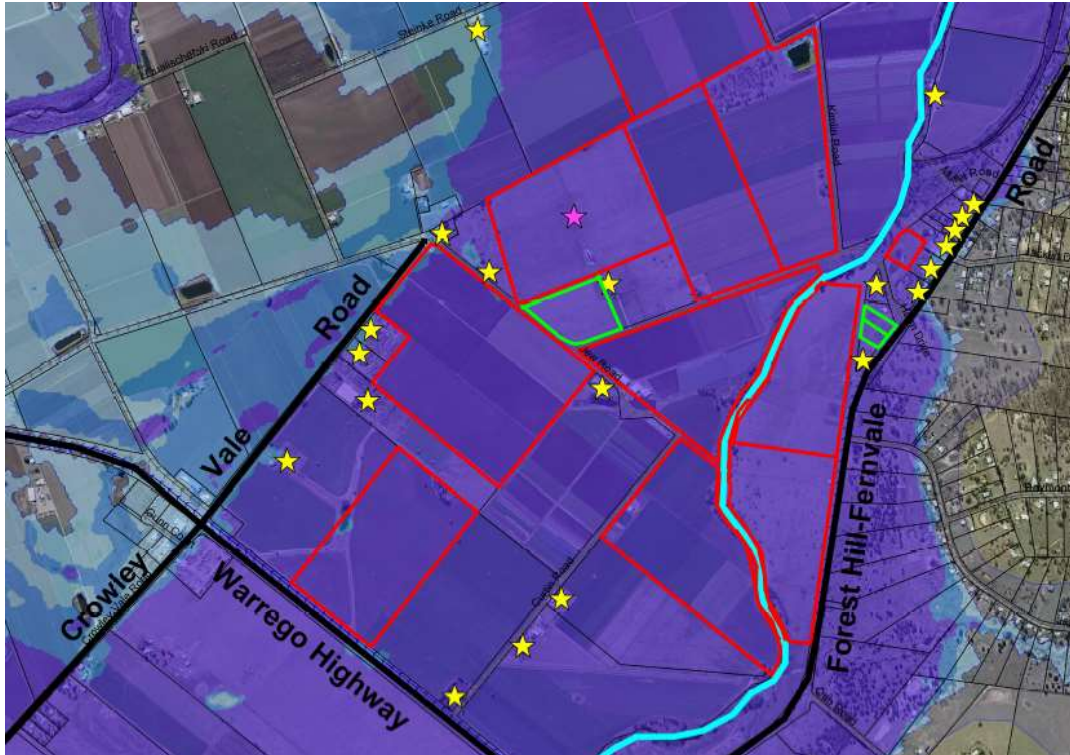
- There is a High Risk of vulnerability to frequent flooding.
- There is a High Risk of long term isolation of the site.
- There is a High Risk of loss of road access.
- There is a High Risk to life due to location.
- There is a High Risk to property.

The application does not satisfy the requirements of Specific Outcome PO4 and Acceptable Solution AO4.1 of the Flood Inundation Overlay Code. It has not been demonstrated that the risks to life and property can be mitigated to an acceptable community level and so the development should be avoided.

4.2 Precedence and the future application of the Flood Inundation Overlay Code

The approval of an application where it has not been demonstrated (by using an approved risk assessment process) that the risk to life and property from flooding can be effectively mitigated would weaken the future regulation of residential development in flood hazard areas across the Lockyer Valley by Council. As an example it could make it difficult for Council to refuse development future applications for new dwelling houses to be built on other land in the High Hazard Area including on vacant land in the same locality.

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The above map shows the location of existing dwellings (yellow star), the location of the proposed dwelling (pink star), land that does not contain a dwelling house (red border), land owned by Council that was acquired during the land swap program (green border) together with High, Medium and Low Hazard Areas.

4.3 Refusal of similar development application in the same locality in 2015

Council refused a similar development application for a dwelling house at Curtin Road, Crowley Vale (approximately 950 metres south of the location of the dwelling house proposed by the current application) on 22 July 2015. The grounds for refusal were that:

The proposal does not comply with the requirements of the Temporary Local Planning Instrument 01/2015 and the risk to life and property from flooding cannot be effectively mitigated.

An appeal against Council's refusal of the application was filed in the Planning and Environment Court on 27 August 2015. The appellants filed a notice of discontinuance of the appeal with the Court on 9 August 2016. It is understood that the appeal was not pursued further after the proponent received an expert report from a hydrologist.

4.4 Site inspection and discussion

Councillors and Senior Council officers met at the Harm Drive frontage of the subject land on the morning of 15 August 2017 and discussion about the impacts of flooding, flooding behaviour, risk of isolation and emergency responses during flood events occurred.

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5. Policy and Legal Implications

The Flood Inundation Overlay Code contained in the TLPI represents Council's policy position on development in areas of flood hazard across the Lockyer Valley. It provides that new dwelling houses should be avoided in High Hazard Areas unless it has been demonstrated by using an approved risk assessment process that the risk to life and property from flooding can be effectively mitigated.

6. Financial and Resource Implications

There will be no financial or resource implications unless the decision of Council is appealed in the Planning and Environment Court.

7. Delegations/Authorisations

There are no implications for delegations or authorisations.

8. Communication and Engagement

Council's Senior Engineer Water and Projects will undertake consultation with nearby residents to obtain information on the behavior of floodwaters during the flood events, this feedback will be verbally reported to Council at the special meeting 17 August.

The decision of Council will be formally communicated to the applicant in accordance with the requirements of the *Sustainable Planning Act 2009*.

9. Conclusion

The application does not satisfy the requirements of Specific Outcome PO4 and Acceptable Solution AO4.1 of the Flood Inundation Overlay Code. As it has not been demonstrated by using an approved risk assessment process that the risks to life and property can be mitigated to an acceptable community level the development should be avoided and the application be refused. Giving an approval where the requirements of Specific Outcome PO4 and Acceptable Solution AO4.1 of the Flood Inundation Overlay Code have not been demonstrated would weaken the future regulation of residential development in flood hazard areas by Council across the Lockyer Valley.

10. Action/s

That the application be refused in accordance with the recommendation provided.

Attachments

1 [View](#) Report 15 Pages



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11.5 Application for Material Change of Use for Development Triggered by Temporary Local Planning Instrument 01/2017: for a Dwelling House on Land Described as Lot 12 SP181872 situated on Harm Drive, Glenore Grove

Date: 03 August 2017
Author: Kaleece Done, Graduate Planning Officer
Responsible Officer: Dan McPherson, Executive Manager Organisational Development & Planning

Summary:

As the application was lodged prior to 3 July 2017, the application has been assessed in accordance with the requirements of the *Sustainable Planning Act 2009* and is recommended for refusal. The basis for this recommendation is conflict with *Temporary Local Planning Instrument 01/2017* (TLPI).

Officer's Recommendation:

THAT the application for a Development Permit for Material Change of Use for development triggered by *Temporary Local Planning Instrument 01/2017* for a Dwelling House on land described as Lot 12 SP181872 situated on Harm Drive, Glenore Grove be refused for the following reason:

1. The proposal does not comply with the requirements of the *Temporary Local Planning Instrument 01/2017* and the risk to life and property from flooding cannot be effectively mitigated.

RESOLUTION

THAT Council resolve to lay the matter "Application for Material Change of Use for Development Triggered by Temporary Local Planning Instrument 01/2017; for a Dwelling House on Land Described as Lot 12 SP181872 situated on Harm Drive, Glenore Grove" on the table until further investigations are undertaken.

Moved By: Cr McDonald Seconded By: Cr Holstein

Resolution Number: 16-20/0011

CARRIED

6/0

Report

1. Introduction

The report recommends that Council refuse the application for a dwelling house on Lot 12 SP181872, situated on Harm Road, Glenore Grove as the location is identified by the TLPI as a high hazard area with respect to flooding and the risks to life and property cannot be effectively mitigated.



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2. Background

The landowners are seeking a development permit for material change of use which was lodged on 22 June 2017. It seeks approval for a dwelling house to be located on land identified as a high hazard area under the TLPI. The applicant sought advice from Council on two separate occasions prior to the lodgement of the application regarding constructing a dwelling house and was advised as follows:

1. CRM2017/10238 – 18 May 2017. The landowner was advised of high flood risk across property and that it is unlikely Council officers will be able to support a residential purpose on land. The landowner was advised to obtain a Form 19 – Flood Information to gain a better understanding of how the floods impact the property
2. A request for a Form 19 was lodged on 18 May 2017 and the Form 19 issued on 6 June 2017 concluded that the risk to property, life and isolation was all high. The content of the Form 19 will be discussed further in this report.

2.1 Subject Land

The application seeks development approval for a dwelling house to be located on an agricultural floodplain. The lot does not currently contain a dwelling. The locality in which it is situated comprises of agricultural properties and a number of existing dwellings and outbuildings. The location of the subject land and the extent of the TLPI high hazard area, which impacts the entire property, are indicated on the plan provided below.

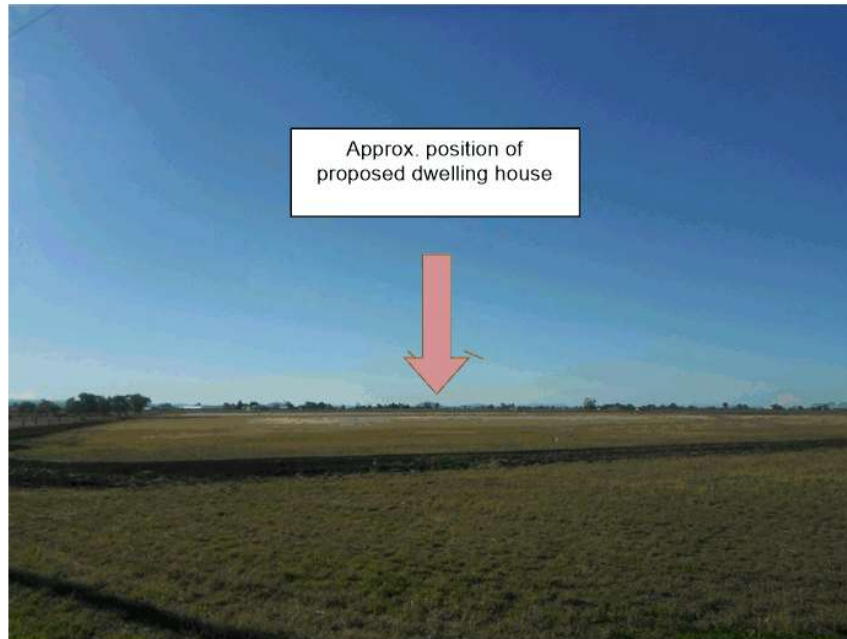


2.2 Site Inspection

Council officers carried out site inspections on 25 July 2017. Photographs of the proposed location of the dwelling and adjacent agricultural land are provided below.



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2.3 Proposal

The landowner intends to farm the land. It is proposed to locate a removal house onto the centre of the property. The dwelling is proposed to be constructed on 2.7m high stumps resulting in a finished habitable floor level of 84.94m AHD. The finished floor level will be 0.74m above the defined flood event level which is 84.2m AHD at the nominated location on the property. This would result in a floor height that would ensure that floodwater did not enter the dwelling in a Q100 flood event.

3. Report

3.1 Planning Scheme

The subject land is included within the Rural Agricultural Area by the *Laidley Shire Planning Scheme 2003* and is identified as being good quality agricultural land. A single dwelling does not require material change of use approval in the Rural Agricultural Area; however in this instance, the fact the land is identified by the TLPI as a high hazard area necessitates a material change of use application to be made so that the impacts of flood hazard can be assessed.

Planning Scheme Codes

The land is subject to the Rural Areas Code which at Section 6.2.2(2) requires that good quality agricultural land is not alienated by the encroachment of residential uses and residential development occurs where there is no adverse impact on Good Quality Agricultural Land. The construction of a single residence on the property does not conflict with these requirements.

3.2 Temporary Local Planning Instrument 01/17

The TLPI requires that residential development in high hazard areas is avoided if the development cannot mitigate the flood risk to an acceptable level. In a Q100 event, flood hazard information provided in Form 19 Response (copy attached) states that in respect of the nominated house location the:

- vulnerability to frequent flooding is high;
- risk of long term isolation of site is high;
- risk to life (due to location) is high;
- risk of destruction to property is high;
- the defined flood event level is 84.2m AHD; and
- the maximum velocity is 1m/s.

More site specific information on the flood hazard at the location of the proposed dwelling indicates that:

- in a Q10 event the depth of floodwater is 0.9m and the velocity x depth ratio is 0.04m/s^2 which equates to H3 which is unsafe for vehicles, children and the elderly; and
- in a Q100 event the depth of floodwater is 2.3m and the velocity x depth ratio is 0.8m/s^2 which equates to H4/H5 which is unsafe for people and vehicles and habitable buildings require special engineering design and construction.



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It is considered that given the level of flood hazard on the property, whilst it would be possible to construct a residence that was sufficiently high and robust to withstand flood events, the risk of having people reside in a location that is so badly impacted in Q10 and Q100 events is unacceptable.

3.3 Engineering Assessment

Context

The property was impacted in both 2011 and 2013 events. The property topography is slightly higher in the northwest corner, but this area is landlocked and there is no identifiable physical all weather routes to move to the higher ground to the north. In the case the occupants were able to reach the high ground to the north-west - it is itself is landlocked. There is evidence that the 2011 floods effectively isolated this area for a week. Figures 1 and 2 below demonstrate the extent of flooding and velocities across the property.

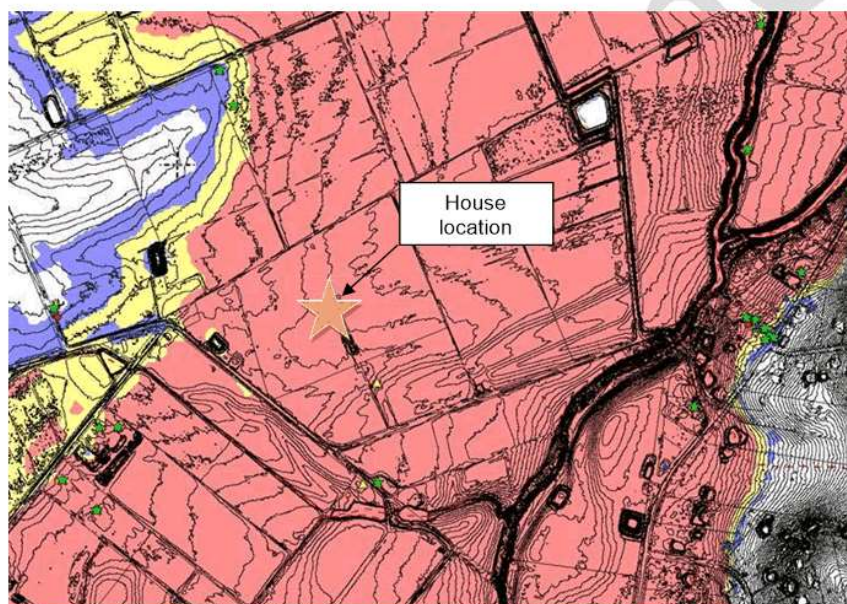


Figure 1 – DFE Hazard Mapping. Green/yellow markers are 2011 flood survey points. 2011 flood appears to be higher than 2013 in this location. (0.25m contours)



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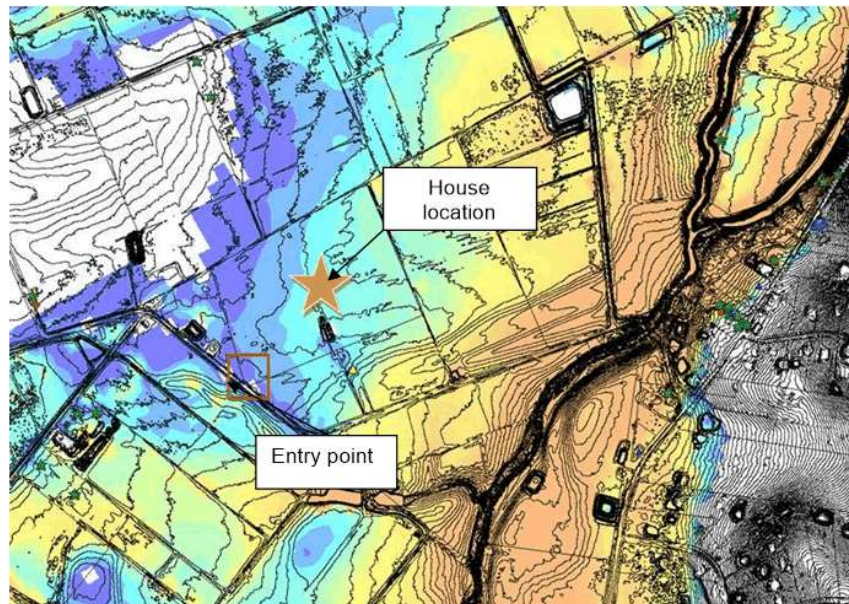


Figure 2 – 10% (1 in 10 year AEP) flood intensity mapping – measure of energy (0.25m contours) – dwelling location shown (star). Entry point shown (red). Warmer colours are increasing energy.

Alternative configurations

Any relocation of the dwelling within the north west of the site (where depth and velocities experienced are less than the current proposed location) does not reduce the “extreme hazard to adults/unsafe for people and vehicles” status in the DFE event (2011 event height 1.6 m, velocity 0.3 m/s, flood intensity 0.45 m²/s) or address the other factors detailed above (refer to Figure 3 and 4 below).

It is considered that given the level of flood hazard on the property, whilst it would be possible to construct a residence that was sufficiently high and robust to withstand flood events, the risk of having people reside in a location that is so badly impacted by flood waters is unacceptable.



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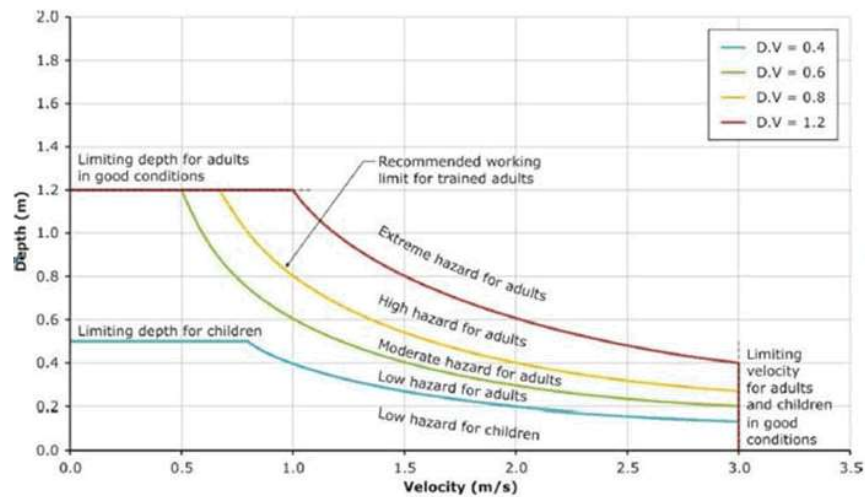


Figure 3 – extract from recent national works relating to the Australian Rainfall and Runoff (2016) and Handbook 7 (2015)

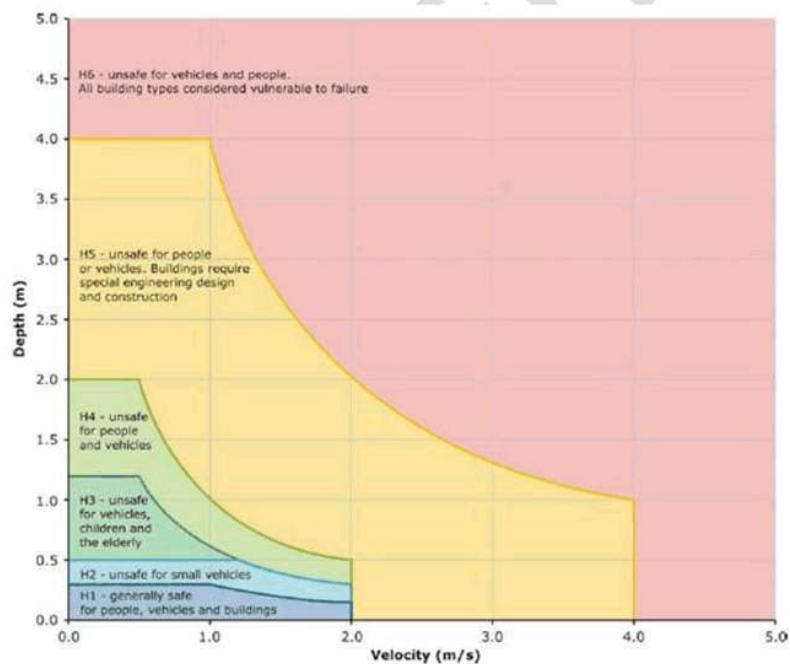


Figure 4 – extract from "Delineating hazardous flood conditions to people and property", G Smith; Floodplain Management Association National Conference 19-22 May 2015



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3.4 Disaster Management Assessment

Council's Disaster Management Unit has commented on the proposal and has provided their concerns relating to the floodwaters across the subject site.

Disaster Management has concluded they cannot support the introduction of an additional dwelling into a known flood-prone area, as even if the dwelling floor level is above flood height the problem of isolation during flooding still remains.

The proposal of building/relocating a dwelling to a flood-prone area with the supporting argument that if the residents are in trouble from a flood event then emergency agencies can perform a rescue is not valid and cannot be supported. Furthermore there is a risk that should a house be approved on the subject site, that any miscommunication to new property owners or tenants could have adverse implications for Council should there be loss of life.

3.5 Conclusion

The current configuration has been assessed in the flood advice above as a high risk over a number of key considerations including availability of evacuation routes (limited/nil), the risk of frequent flooding (high), the risk of isolation for a extend period of time (up to a week - high), the risk to life of the surrounding flood waters (high).

This means that whilst it may be possible to produce a structure and services that would be able to sustain and be resilient in such conditions it still leaves the risk of isolation and risk to life should occupants not evacuate the property in time. Reliance on rescue by emergency services in the case that they are not provisioned, have a personal emergency or stray out into the surrounding flood waters are strategies not supported by current Disaster Management planning principles.

4. Policy and Legal Implications

The recommendation to refuse the application is consistent with Council policy expressed in the TLPI which is to avoid residences being located in areas subject to an unacceptably high risk of flooding. While the decision of Council to refuse the application may be appealed in the Planning and Environment Court it is considered that a decision is sound and is likely to be upheld by the Court.

5. Financial and Resource Implications

There will be no financial or resource implications unless the decision of Council is appealed in the Planning and Environment Court.

6. Delegations/Authorisations

There are no implications for delegations or authorisations.

7. Communication and Engagement

The decision of Council will be formally communicated to the applicant in accordance with the requirements of the *Sustainable Planning Act 2009*.



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8. Conclusion

The application seeks approval to locate a removal house on a property which is entirely within the high hazard area under the TLPI. The intent of the TLPI is to avoid new residences in areas with unacceptably high flood risks. The recommendation to refuse the application is sound and will ensure that a residence will not be located where risks to safety arise.

9. Action/s

That the application be refused in accordance with the recommendation provided.

Attachments

1 Form 19 Response 7 Pages

Application for Material Change of Use for Development
Triggered by Temporary Local Planning Instrument 01/2017:
for a Dwelling House on Land Described as Lot 12 SP181872
situated on Harm Drive, Glenore Grove

Attachment 1
Form 19 Response



Lockyer Valley Regional Council
26 Railway Street, PO Box 82, Gatton Qld 4343
All official correspondence to be addressed to the CEO
Telephone 1300 005 872 | Facsimile (07) 5462 3269
Email mailbox@lvrvc.qld.gov.au | www.lockyervalley.qld.gov.au
ABN 62 872 165 312

Our Reference: CBD2017/0185
Enquiries: Infrastructure Unit.
Contact Number: 1300 005 872

6 June 2017

Dear Sir/Madam

**FORM 19 RESPONSE FOR REQUESTED DEVELOPMENT INFORMATION FOR LAND
SITUATED AT HARM DRIVE GLENORE GROVE QLD 4342 AND DESCRIBED AS LOT
12 SP 181872**

Thank you for your Form 19 request for Development Information about the above property. The following information requested by you has been identified from Councils records:

Development Information		Part A
Infrastructure/Services Information		
B2 Flood Level Information		Refer to requirements below.
Information specific to property ¹		
Minimum Habitable Floor Level ⁵	<p>Council currently has adopted a defined flood level based on the Council report <i>Lockyer Creek Flood Study and Flood Risk Management Study – Interim Report, June 2012</i>. The subject property is affected by the Defined Flood Event Flood Level as identified on Overlay Map F1 of the <i>Temporary Local Planning Instrument – 01/2017 – Gatton Planning Scheme 2007 – Flood Regulation and Laidley Scheme – Flood Regulation</i> and Section 13 of the <i>Building Regulation 2006 (Figure 3)</i>.</p> <p>Based on available records and Councils assessment and the nominated location (Figure 4):</p> <ul style="list-style-type: none">(a) The lot is affected by the regional creek flooding. The lot was flooded in the 2011 and 2013 events.(Figure 2 & 3).(b) The site is affected by frequent flooding 10%AEP (1 in 10 year AEP) events and above (Figure 1).(c) The Defined Flood Level at the nominated location (Figure 3) for this property is as follows: <p>RL84.2m AHD</p> <p>The minimum habitable floor level is the Defined Flood Level plus 300mm. The floor level nominated is based on remote survey assessment techniques. Levels should be verified on site.</p>	

	A planning application is required to asset the proposed dwelling within the amber or red zones.
Additional relevant Information ²	
Mapped Hazard Category ⁴	The subject property is affected by red (high) zone hazard.
Maximum Depth ⁵ (m)	DFE 2.3m at nominated location 10% AEP 0.9m at nominated location
Maximum Velocity ⁵ (m/s)	Approximately 1m/s at nominated location
Maximum Velocity – Depth ⁵ (m ² /s)	Approximately 0.8 m ² /s at nominated location
Hydraulic Behaviour Threshold Category ³	Above the 10%AEP event the location becomes extremely hazardous for adults at nominated location
	H4 at nominated location
Risk Factors ⁶	
Vulnerability to frequent flooding ^{4,5}	High risk
Risk of long term Isolation of site	High Risk
Loss of Road access	High Risk
Risk to Life (due to location)	High Risk
Risk to property	High Risk

Notes:	
1	The information in this form is provided for building requirements for the site and may need to be assessed by an experienced suitability qualified practitioner. The flood information and mapping is determined from information available to Council at the specified date. The information and mapping is provided for general information only. Council makes no warranty or representation about the accuracy or completeness of this information. Any use or reliance on this flood information is therefore entirely at the risk of the user.
2	Information has been extracted for the subject site relevant to building requirements from outcomes of the adopted Council report <i>Lockyer Creek Flood Study and Flood Risk Management Study – Interim Report, June 2012</i> . Further details available on request.
3	Reference is made to the <i>Lockyer Valley Regional Council Hazard Advisory Notes</i> . Part A. Mapped Hazard Categories - Management of development Part B. Hydraulic Behaviour Thresholds



Application for Material Change of Use for Development
Triggered by Temporary Local Planning Instrument 01/2017:
for a Dwelling House on Land Described as Lot 12 SP181872
situated on Harm Drive, Glenore Grove

Attachment 1
Form 19 Response

4	<p>The mapping extract detailing <i>Mapped Hazard Category</i> relate to creek flooding for the subject site namely: low, medium and high hazard areas (blue, amber and red respectively).</p> <p>(i) This is based on an interim criteria relating to depth, velocity and velocity-depth.</p> <p>(ii) This does not necessary capture the effects of local flooding – these are site specific and may need to be assessed separately by an experienced suitability qualified practitioner</p> <p>(iii) Refer to Note 3 (Part A) for any location affected by low, medium or high hazards</p>
5	<p>Nominated values are related to the whole allotment unless noted otherwise.</p>
6	<p>There are a number of other risk factors that may also need be considered for the site including the risk of isolation, risk to road assess, risk to life and risk to property (after Molino, Roso, Hadzilacos, 2012).</p>

Should you require any further information, please do not hesitate to contact Councils
Infrastructure Unit on 1300 005 872.

Yours faithfully



Trevor Boheim
MANAGER PLANNING & ENVIRONMENT

Please find attached the following supporting documentation:

Part A – Mapped Hazard Categories – Management of development
Part B – Hydraulic Behaviour Thresholds
Flood Maps of the Property.



Application for Material Change of Use for Development
Triggered by Temporary Local Planning Instrument
01/2017: for a Dwelling House on Land Described as Lot 12
SP181872 situated on Harm Drive, Glenore Grove

Attachment 1
Form 19 Response

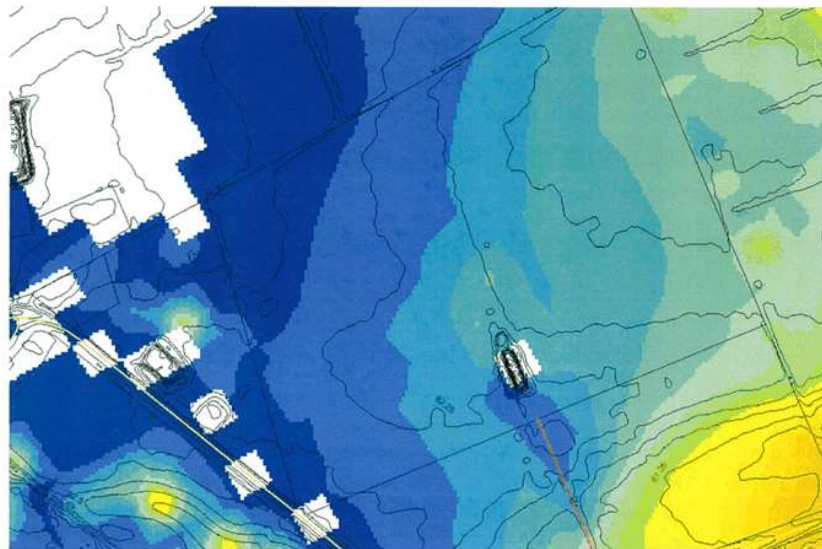


Figure 1 – 23 Harm Road – 10%AEP (1 in 10 year AEP) Flood intensity mapping (velocity x depth)
(0.25m contours) – warmer colour indicate increasing intensity

Key: Dark blue=approaching Nil; yellow/green <0.2m/s



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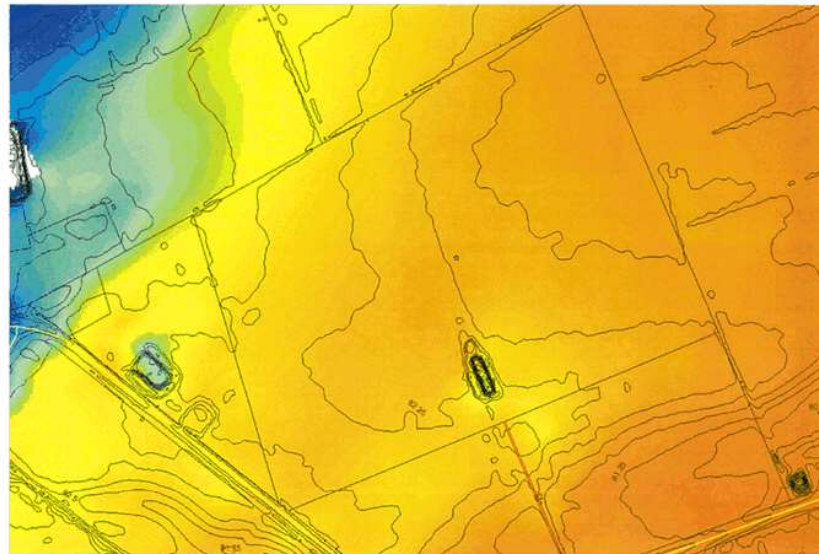


Figure 2 – 23 Harm Road – 2011 flood event - Flood intensity mapping (velocity x depth) (0.25m contours) – warmer colour indicate increasing intensity

Key: Dark blue=approaching Nil; yellow=approx. 0.4m²/s; mid orange=approx. 0.8m²/s



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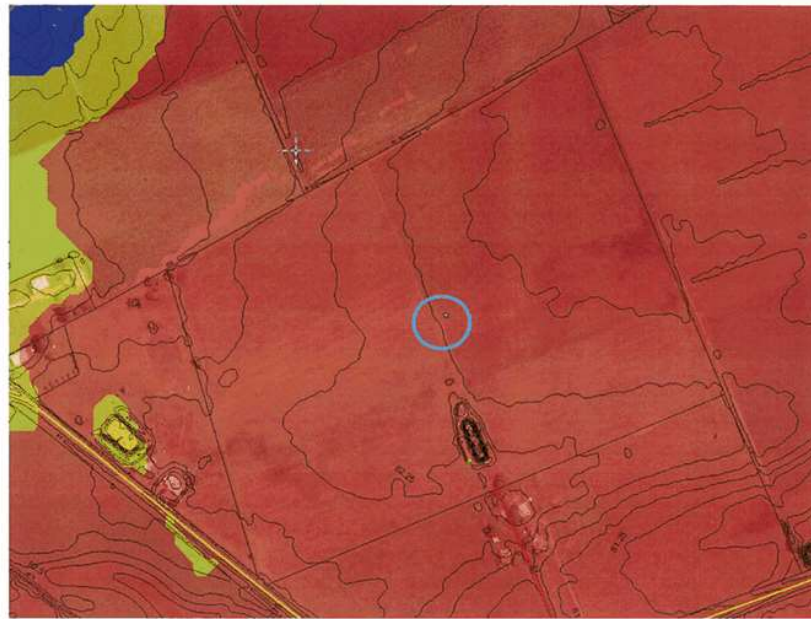


Figure 3 – 23 Harm Road – DFE Hazard Mapping (0.25m contours) – proposed location for dwelling shown.
Key: Red (high) hazard



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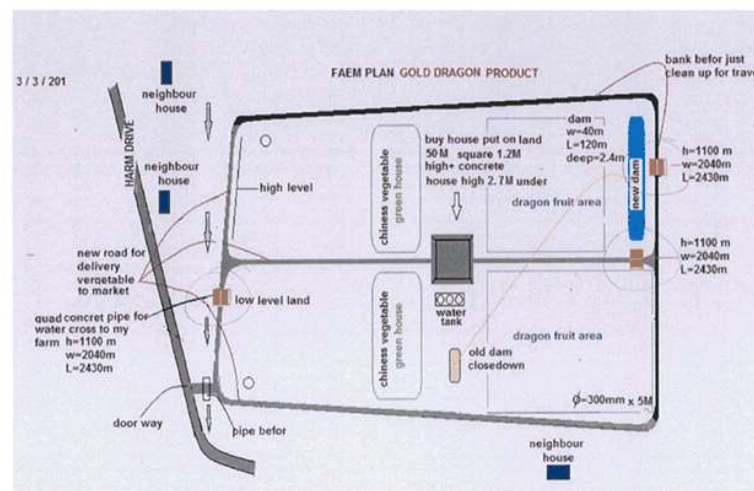


Figure 4 – 23 Harm Road – proposed dwelling location





**SPECIAL MEETING OF
COUNCIL AGENDA
17 AUGUST 2017**

6. MEETING CLOSED