

# POLICY



**Date adopted:** 30/05/2017  
**File no:** 510251-1  
**Minute number:** 148/2017

**Policy title:** **PROPERTY INFORMATION ADVICE - PREMISES AFFECTED BY TEMPORARY INUNDATION OF LAND BY FLOOD OR OVERLAND FLOW**

**Directorate:** ROAD & WATER INFRASTRUCTURE

**Branch:** ROAD INFRASTRUCTURE PLANNING

**Policy objective:** To establish criteria and procedures in respect of a request for property information advice as to whether premises is affected by the temporary inundation of land by flood or overland flow.

**Policy scope:**

1. A written request for a property information advice in respect of whether specified premises is affected by the temporary inundation of land by flood or overland flow is to be determined in accordance with this policy.
2. The property information advice issued by the Council is to state whether the premises is:
  - (a) “flood regulated” - in which case the property information advice is to be in the form specified in the document titled "Flood Regulated Advice" (ID: 3573658)
  - (b) “affected by potential overland flow” – in which case the property information advice is to be in the form specified in document titled "Affected by Potential Overland Flow Advice" (ID: 3573700)
  - (c) “not flood affected” – in which case the property information advice is to be in the form specified in document titled "Not Flood Regulated Advice" (ID: 3573707).
3. Premises will be specified as “flood regulated” in the property information advice issued by the Council where:
  - (a) the premises is situated in the Logan River District, Scrubby Creek District, Slacks Creek District and Native Dog Creek District in the Council’s local planning instruments
  - (b) any part of the premises is located below the level of the defined flood event being a flood with an average recurrence interval of fifty (50) years or the January 1974 flood whichever gives the highest water level as shown on the defined flood maps applicable to the Logan River District, Scrubby Creek District, Slacks Creek District and Native Dog Creek District in the Council’s local planning instruments.
4. Premises will be specified as “affected by potential overland flow” in the property information advice issued by the Council where the premises is situated in the Prescribed Flood District in the Council’s local planning instruments being the area:
  - (a) that the Council has determined may be subject to potential temporary inundation by flood or overland flow in the 50 year statistical storm event

- (b) in respect of which a hydraulic study is required to be prepared in the case of any proposed development of the premises unless the Council has already undertaken the study.
5. Premises will be specified as “not flood regulated” in the property information advice issued by the Council where:
- (a) the premises is:
    - (i) situated within the Logan River District, Scrubby Creek District, Slacks Creek District and Native Dog Creek District in the Council’s local planning instruments
    - (ii) not flood regulated; or
  - (b) the premises is situated outside of the Logan River District, Scrubby Creek District, Slacks Creek District, Native Dog Creek District and the Prescribed Flood District in the Council’s local planning instruments.

**Definitions:**

Not applicable.

**Policy statement:**

1. The Council has adopted local planning instruments and local laws that regulate the development of premises which is subject to the temporary inundation of land by flood and overland flow.
2. The statutory instruments impose standards in respect of the development of premises which is subject to the temporary inundation by flood and overland flow.
3. The statutory instruments are based on technical advice that has been provided to the Council by its officers and advisers.
4. The technical advice is based on technical studies that have been carried out on behalf of the Council to identify the premises that are affected by temporary inundation by flood and overland flow.
5. The technical advice is provided to the Council as and when further technical studies are carried out on behalf of the Council to identify the premises that are affected by temporary inundation by flood and overland flow.
6. The determination for the purposes of a property information advice of whether premises is “flood regulated”, “affected by potential overland flow” or “not flood regulated” is to be based on the technical advice that:
  - (a) has been provided to the Council and is current at the date the property information advice is issued by the Council
  - (b) which is recorded in the Council’s PATHWAYS database at the date the property information advice is issued by the Council.

**Related policies/legislation/other documents:**

<b>DOC ID</b>	<b>DOCUMENT TYPE</b>	<b>DOCUMENT NAME</b>
<a href="#">3573658</a>	Form	Flood Regulated Advice
<a href="#">3573700</a>	Form	Affected by Potential Overland Flow Advice
<a href="#">3573707</a>	Form	Not Flood Regulated Advice