

8.2.10 Stormwater Overland Flow Path Overlay Code

Table 8.2.10.1 - Stormwater overland flow path overlay code

Performance Outcomes	Acceptable Outcomes	Proposed Solution Explanation of how the development addresses the Acceptable Outcome and/or Performance Outcome.
For accepted development subject to requirements		
<p>PO1 Development does not:</p> <ul style="list-style-type: none"> (a) impede the flow of stormwater through the site; or (b) maintains the integrity of the stormwater overland flow path; or (c) result in adverse impacts on upstream or downstream properties resulting from stormwater flow. 	<p>AO1.1 Buildings and structures ancillary to a Dwelling House must not be enclosed and remain open with a roof only.</p> <p>OR</p> <p>AO1.3 All buildings must be high set (comprising pier and beam construction) and retain the stormwater storage and conveyance capacity of the premises,</p> <p>AND</p> <p>AO1.4 Buildings, including extensions to buildings, are elevated 300mm above the defined 50 year ARI overland flow depth.</p> <p>OR</p> <p>AO1.2 Buildings and structures ancillary to a Dwelling House have a maximum floor area of 45m².</p>	
For assessable development (code, code (fast tracked) and impact)		
<p>PO2 Development provides for the integrated management of stormwater overland flow paths in order to:</p> <ul style="list-style-type: none"> (a) protect stormwater overland flow paths from development that may affect the 	<p>Where for Material Change of Use or Building Work</p> <p>AO2.1 No <i>buildings</i> are located within a Major Flow Path or Minor Flow Path identified on Stormwater overland flow path overlay maps (OM-012).</p>	

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<p>hydraulic capacity of flow paths;</p> <p>(b) minimise localised stormwater flood events;</p> <p>(c) protect and enhance environmental values of receiving waters;</p> <p>(d) maximise the use of water sensitive urban design principles;</p> <p>(e) maximise the use of natural waterway corridors and natural channel design principles;</p> <p>(f) maximise community benefit;</p> <p>(g) minimise safety risk to all persons.</p>	<p>AO2.2 Design levels for <i>buildings</i> must comply with the flood immunity standards specified in Table 8.2.11.2 and Table 8.2.11.3 where within a Major Flow Path or Minor Flow Path or associated buffer areas identified on Stormwater overland flow path overlay maps (OM-012).</p> <p>Note- Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards for definition of development type categories identified in Table 8.2.11.2.</p>	
<p>Note -</p> <p>Major Overland Flow Path Where for a performance based solution, a Hydraulic Impact Assessment is prepared for all Material Change of Use and Reconfiguring a Lot applications.</p> <p>Minor Overland Flow Path Where for a performance based solution, a Hydraulic Impact Assessment is prepared, in consultation with Council, for all works associated with a Material Change of Use or Reconfiguring a Lot application.</p>	<p>Where for Reconfiguring a Lot AO2.3 No new lots are created within a Major Flow Path or associated buffer area identified on Stormwater overland flow path overlay maps (OM-012) except where for the creation of a lot for the purposes of public open space.</p>	
<p>All Flow Paths A hydraulic impact assessment must be prepared and signed by a suitably qualified RPEQ engineer and should include, but is not limited to, the following:</p>	<p>AO2.4 No new lots are created within a Minor Flow Path identified on Stormwater overland flow path overlay maps (OM-012) except where for the creation of a lot for the purposes of public open space.</p>	
<ol style="list-style-type: none"> 1. Pre- and post- development water levels, flow width, velocity, $d \times v$ product and flow discharge. 2. Cross sections with water level and energy grade line. 3. Details on any fill or excavation proposed. 4. Flow calculations, HGL analysis or any 	<p>Where for Material Change of Use or Building Work or Operational Works AO2.5 Filling above <i>ground level</i> is not undertaken in Major Flow Paths or Minor Flow Paths identified on Stormwater overland flow path overlay maps (OM-012).</p>	

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<p>proposed pipe line, modelling results and modelling data files.</p> <p>5. Plan and sections of the development proposal clearly showing habitable and non-habitable levels.</p>		

Table 8.2.10.2 Stormwater overland flow path immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Category A	50y ARI + 0.5 metres
Category B	50y ARI + 0.3 metres
Category C	50y ARI
Category D	50y ARI
Category E	20y ARI

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Table 8.2.10.3 Community infrastructure immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
<i>Emergency services</i>	100y ARI + 0.5m
<i>Hospital</i>	100y ARI + 0.5m
<i>Community use</i> (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	50y ARI
<i>Special industry</i> (where for power station)	200y ARI
<i>Substations</i>	200y ARI
<i>Utility installation</i> (where for a sewage treatment plant)	DFE
<i>Utility installation</i> (where for a water treatment plant)	200y ARI
<i>Utility installation</i> (other)	Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.
Air services	Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.