8.2.10 Stormwater overland flow path overlay code

8.2.10.1 Application

This code applies to assessing building work, material change of use, reconfiguring a lot or operational works development applications for development identified on the **Stormwater overland flow path overlay maps (OM-012)** contained in Schedule 2 and identified as requiring assessment against the **Stormwater flow path overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.10.2 Purpose

(1) The purpose of the code is to manage development outcomes in stormwater overland flow path areas so that risk to life, property, community and the environment is minimised, including other property.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) prevent or minimise adverse social and environmental impacts on the region's waterways, stormwater overland flow paths, constructed drainage network, from stormwater run–off originating from, or passing through development;

(b) provide an efficient and cost effective integrated stormwater run–off management system, that adequately protects people and the natural and built environments from an unacceptable level of stormwater flood risk.

8.2.10.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.10.1 - Stormwater overland flow path overlay code

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements	
PO1 Development does not: (c) impede the flow of stormwater through the site; or (d) maintains the integrity of the stormwater overland flow path; or (e) result in adverse impacts on upstream or downstream properties resulting from stormwater flow.	**AO1.1** Buildings and structures ancillary to a Dwelling House must not be enclosed and remain open with a roof only. OR **AO1.3** All buildings must be high set (comprising pier and beam construction) and retain the stormwater storage and conveyance capacity of the premises, AND **AO1.4** Buildings, including extensions to buildings, are elevated 300mm above the defined 50 year ARI overland flow depth. OR **AO1.2** Buildings and structures ancillary to a Dwelling House have a maximum floor area of 45m^2.

Performance outcomes	Acceptable outcomes
For assessable development (code, code (fast tracked) and impact)	
PO2 Development provides for the integrated management of stormwater overland flow paths in order to: (a) protect stormwater overland flow paths from development that may affect the hydraulic capacity of flow paths; (b) minimise localised stormwater flood events; (c) protect and enhance environmental values of receiving waters; (d) maximise the use of water sensitive urban design principles; (e) maximise the use of natural waterway corridors and natural channel design principles; (f) maximise community benefit; (g) minimise safety risk to all persons. Note - **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. **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. **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: 1. Pre- and post- development water levels, flow width, velocity, d* 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 proposed pipe line, modelling results and modelling data files. 5. Plan and sections of the development proposal clearly showing habitable and non-habitable levels.	**Where for Material Change of Use or Building Work** **AO2.1** No *buildings* are located within a Major Flow Path or Minor Flow Path identified on **Stormwater overland flow path overlay maps (OM-012)**. **AO2.2** Design levels for *buildings* must comply with the flood immunity standards specified in **Table 8.2.10.2** and **Table 8.2.10.3** where within a Major Flow Path or Minor Flow Path or associated buffer areas identified on **Stormwater overland flow path overlay maps (OM-012)**. 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**. **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. **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. **Where for Material Change of Use or Building Work or Operational Works** **AO2.5** Filling above *ground level* is not undertaken in Major Flow Paths or Minor Flow Paths identified on **Stormwater overland flow path overlay maps (OM-012)**.

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

Table 8.2.10.3 Community infrastructure immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services	100y ARI + 0.5m
Hospital	100y ARI + 0.5m
Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	50y ARI
Special industry (where for power station)	200y ARI
Substations	200y ARI
Utility installation (where for a sewage treatment plant)	DFE
Utility installation (where for a water treatment plant)	200y ARI
Utility installation (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**.