

Hazard Overlay

What is the role of a Hazard Overlay?

Hazard overlays show that a property is constrained by a risk that may affect the safety of people, property and infrastructure. The following hazard overlays are used in the Redland City Plan:

- Bushfire Hazard Overlay;
- Flood and Storm Tide Hazard Overlay;
- Landslide Hazard Overlay;
- Coastal Protection (erosion prone areas) Overlay.

What is the purpose of the Bushfire Hazard Overlay?

The **Bushfire Hazard Overlay** shows land at risk from bushfire. The purpose of this overlay is to protect people and property from bushfire risks while maintaining environmental values.

The bushfire hazard mapping reflected in the Bushfire Hazard Overlay reflects the State Planning Policy mapping and was developed using a state-wide mapping methodology.

When will the Bushfire Hazard Overlay apply?

The **Bushfire Hazard Overlay** does not change the categories of assessment for any Material Change of Use (MCU) or Reconfiguration of a Lot (RoL) application. This means that any assessable MCU or RoL will be made assessable against the Bushfire Hazard Overlay code. Conversely, an MCU for development that is accepted development against the relevant zone code will not be made assessable against the overlay.

For assessable development that is proposed to be located on land affected by a bushfire hazard, that development will need to demonstrate compliance with the code by avoiding the identified bushfire hazards or mitigating the bushfire risk through a combination of the following measures:

- Locating where the hazard is the lowest;
- Maximising setbacks from the hazard;
- Evaluating the building use and avoiding the chance of harm to vulnerable sectors of the community;
- Minimising the public cost of mitigating bushfire risks; and
- Minimising impacts on the natural environment.

What happens if development is not made assessable against the Bushfire Hazard Overlay?

Redland City Council designates the hazard area shown on the bushfire hazard overlay map as the 'bushfire prone area' for the purposes of section 12 of the Building Regulation 2006. For certain development (e.g. a dwelling house) proposed in the overlay area, a suitably qualified person may be required to undertake a bushfire site assessment in accordance with the methodology contained in Australian Standard AS3959:2009 (AS3959) before development takes place.

The bushfire site assessment provides factual information on the bushfire hazard and informs property owners of building construction and defensible space requirements. See the Queensland Government [website](#) for more information.

What is the purpose of Flood and Storm Tide Hazard Overlay code?

The **Flood and Storm Tide Hazard Overlay** identifies land subject to flooding, storm tide and drainage constraints. Each of these flood hazard categories are represented on the overlay map as separate layers. The overlay aims to protect people and property from the risk of flooding.

When will the Flood and Storm Tide Hazard Overlay apply?

The **Flood and Storm Tide Hazard Overlay** does not change the categories of assessment for any development proposed in a flood or storm tide hazard area. This means that any assessable material change of use, reconfiguration of a lot or operational works will be made assessable against the Flood and Storm Tide Hazard Overlay.

Only material change of use or building work for a dwelling house or community residence, where proposed on a lot identified as being drainage constrained (SMBI's only), will be elevated to code assessment.

What happens if development is not made assessable against the Flood and Storm Tide Hazard Overlay?

All land shown as flood and storm tide hazard areas on the overlay map are designated as 'flood hazard areas' for the purposes of section 13 of *the Building Regulation 2006*. The defined flood level is the level to which flood waters would reasonably be expected to rise within the flood hazard area during the defined flood event or defined storm tide event.

In accordance with Schedule 9, Part 3, Division 2, Table 12 of the *Planning Regulation 2017*, building work in the flood hazard area, where the floor level is lower than the defined flood level, will trigger a concurrence referral to Council. Accordingly, Council will assess these referrals against the assessment benchmarks in the Flood and Storm Tide Overlay Code.

What is the purpose of the Landslide Hazard Overlay?

The purpose of the **Landslide Hazard Overlay** is to ensure that development does not increase the risk of landslide through poor design, inappropriate excavation and fill or removal of vegetation.

It aims to:

- provide guidance relating to the identification of areas of risk;

- set out guidance regarding the design and site accessibility for emergency management and community support;
- ensure risk mitigation measures do not have significant impact on the environment, or increase the severity of the landslide hazard.

What are the Landslide Hazard Overlay Maps?

The **Landslide Hazard Overlay Map** identifies locations across the City with potential for landslide hazard.

Landslide Hazard Management Areas affecting Redland City are described as Very High, High, Medium or Low. There is a map for the mainland and another for SMBI and North Stradbroke Island.

What happens if development is not made assessable against the Landslide Hazard Overlay?

The **Landslide Hazard Overlay** does not change the category of development (aka. levels of assessment) for any type of development. As an example, for a dwelling house that is accepted development in the relevant zone code, that development will not be made assessable against the landslide hazard overlay. In this hypothetical scenario, the development would be regulated through a development application for building works, which may be assessed and decided by a private building certifier.

In approving a dwelling house within a potential landslide hazard area, the building application must involve assessment of the stability of the structure, considering soil type and landform characteristics, and conversely, the impact of the structure on the stability of the land.

What is the purpose of the Coastal Protection (erosion prone areas) Overlay code?

The **Coastal Protection (erosion prone areas) Overlay** aims to protect the safety of people and

property by regulating the types of development that occur within erosion prone areas.

The overlay identifies land subject to coastal erosion and ensures that development in erosion prone areas is designed, constructed and operated to:

- Mitigate risk to life and property to an acceptable or tolerable level;
- Minimise the need for and the cost of Coastal protection works; and
- Protect coastal resources and allow for the fluctuations of natural coastal processes as far as possible.

When will the Coastal Protection (erosion prone areas) Overlay apply?

The **Coastal Protection (erosion prone areas) Overlay** is one of the few overlays that changes the levels of assessment for certain types of development. All material change of use or building work for a dual occupancy, dwelling house or community residence is made code assessable.

For any other material change of use, reconfiguration of a lot or operational work, the overlay does not change the level of assessment.

Disclaimer This fact sheet is intended to help people gain an understanding of the Redland City Plan and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redland City Plan.

