

Flood Assessment Report

54 Gomana Street, Slacks Creek

19 August 2026
J13309 v1.0

STORM
WATER CONSULTING

Job No: J13309 v1.0

Job Name: 54 Gomana Street, Slacks Creek

Report Name	Date	Report No.
Flood Assessment Report	19 August 2026	J13309 v1.0

Hydraulic Engineer: Kevin Yuyan
BE Civil (Hons)
E kevin@stormw.com.au

Project Manager: Jack Hu
BE Civil, MIE Aust, CPEng, RPEQ
E jack@stormw.com.au

Reviewed By: Steve Hughes
BE Civil, MIE Aust, CPEng, RPEQ 16468

Storm Water Consulting Pty Ltd
ACN 105 078 377

1/820 Old Cleveland Rd, Carina QLD 4152
07 3398 4992
www.stormw.com.au

Table of Contents

1.0 Introduction....1
2.0 Site Conditions....2
2.1 Existing Site....2
2.2 Developed Site....3
3.0 Flood Assessment....4
3.1 Flood Risk and High Flow Areas....4
3.2 Slacks and Scrubby Creek Flood Study 2023....5
3.3 Access and Low Flood-Free Vehicle Route....6
4.0 Minimum Finished Floor Levels....7
5.0 Dual Occupancy and Dwelling House Code Assessment....8
6.0 Conclusions....9
List of Appendicies....10

1.0 INTRODUCTION

Storm Water Consulting Pty Ltd was commissioned by Mohammad Nazari to prepare a Flood Assessment Report for the proposed building works at 54 Gomana Street, Slacks Creek.

This report has been prepared to demonstrate that the proposed building works meet the requirements of Logan City Council's Dual Occupancy and Dwelling House Code (Items 31-41). Items 31-41 of the Dual Occupancy and Dwelling House Code have been assessed in Appendix B of this report.

2.0 SITE CONDITIONS

2.1 Existing Site

The site is undeveloped and vegetated by grass. Ground levels across the site range between 17.70m AHD at the south-east corner of the property and 13.30m AHD on the western side of the property. The site is located approximately 400m west of Slacks Creek and adjacent a tributary of Slacks Creek. An existing site plan and locality plan are presented in Figures 2.1 and 2.2 below.



Figure 2.1 – Existing Site Plan

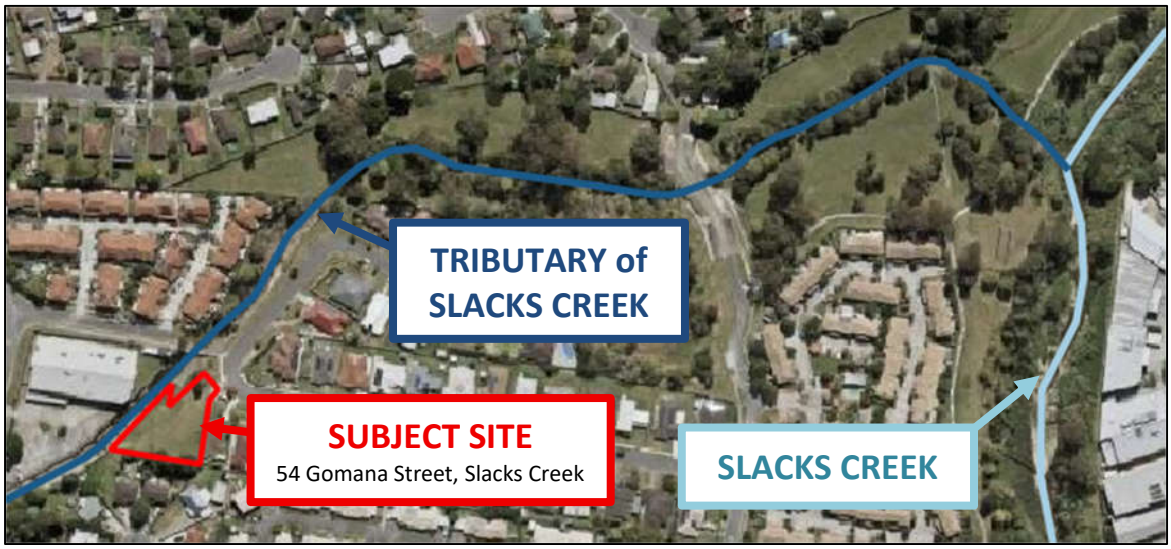


Figure 2.2 – Locality Plan

2.2 Developed Site

It is proposed to construct a primary dwelling, secondary dwelling, carport, driveway and shed on the site. The proposed carport is located underneath the primary dwelling. Figure 2.3 below illustrates the Council's Flood Risk Area Overlay and the locations of the proposed structures.

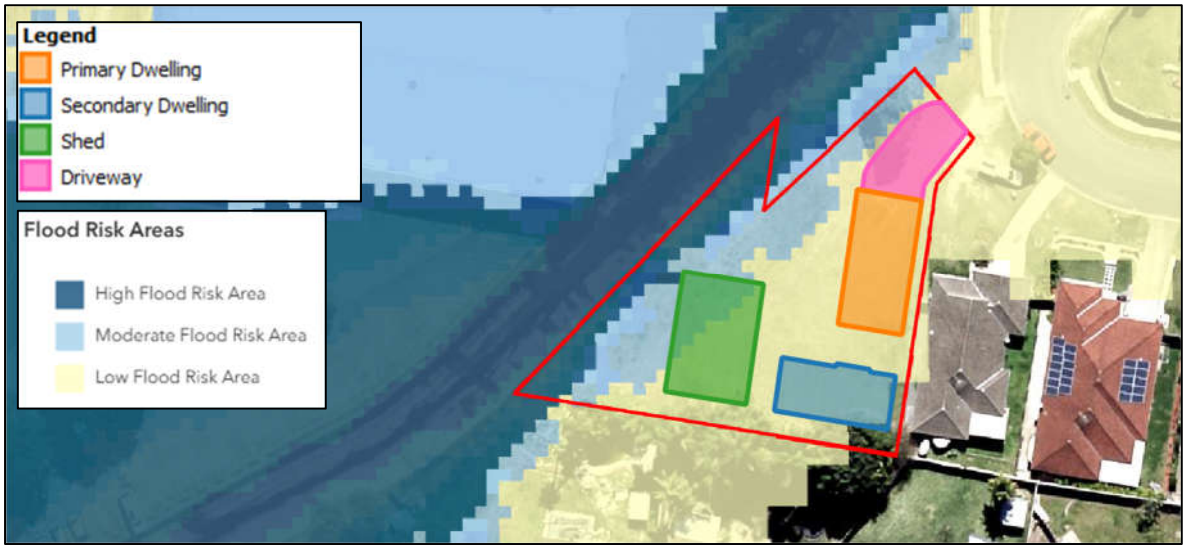


Figure 2.3 – Proposed Site Layout

3.0 FLOOD ASSESSMENT

3.1 Flood Risk and High Flow Areas

Logan City Council's Flood Portal indicates that the site is located within the Low to High Flood Risk Areas, as presented in Figure 3.1 below. The proposed building works are located within the Low and Moderate Flood Risk Areas. The Flood Risk Areas represent flooding from a tributary of Slacks Creek (shown in Figure 2.2). An assessment of flooding from the tributary is presented in Section 3.2 on the following page.



Figure 3.1 – Logan City Council's Flood Risk Areas

The site is partially within Council's High Flow Area, as presented in Figure 3.2 below. The proposed building works are not located within the High Flow Area.

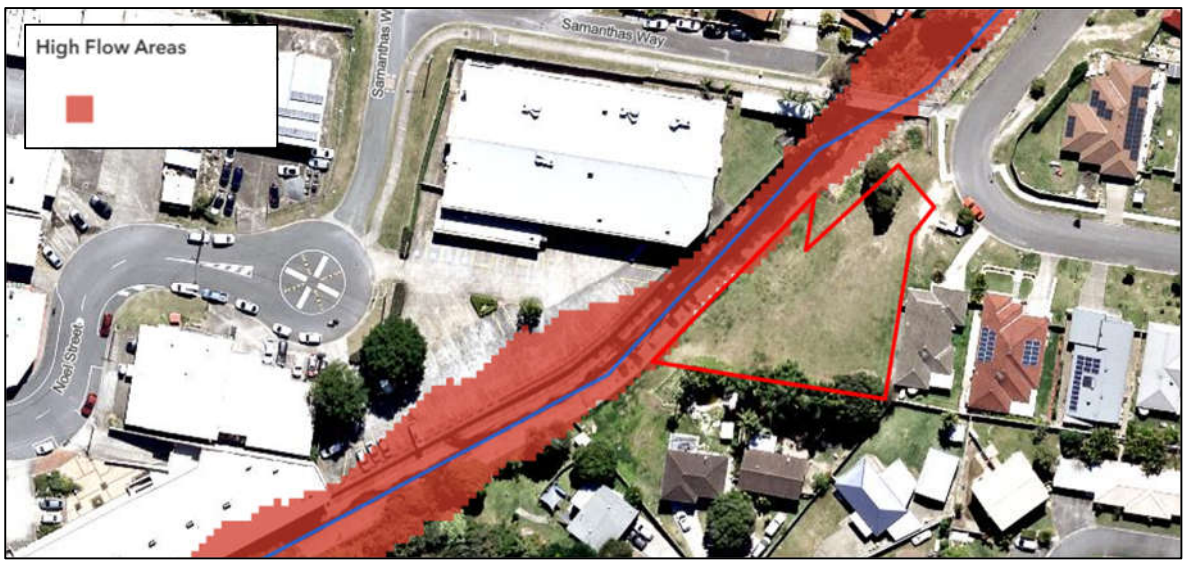


Figure 3.2 – Logan City Council's High Flow Areas

3.2 Slacks and Scrubby Creek Flood Study 2023

The site is partially located within Council's 1% AEP flood extent, as depicted in Figure 3.3 below. The 1% AEP flood level is 14.3m AHD (refer to Property Flood Report in Appendix A). The proposed building works are not located within Council's 1% AEP flood extent and would not cause an adverse impact on neighbouring properties.

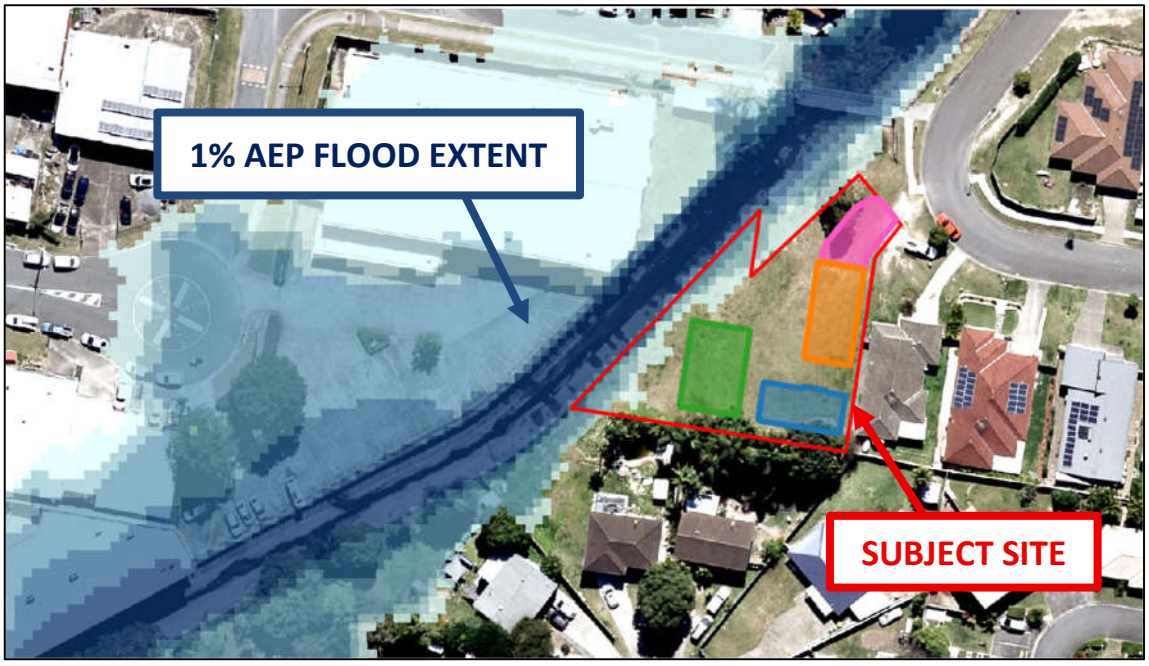


Figure 3.3 – Logan City Council's 1% AEP Flood Extent

3.3 Access and Low Flood-Free Vehicle Route

Flood-free vehicle access to the site above the flood level is available via Gomana Street. A flood-free vehicle route that leads to essential goods is presented in Figure 3.3 below.

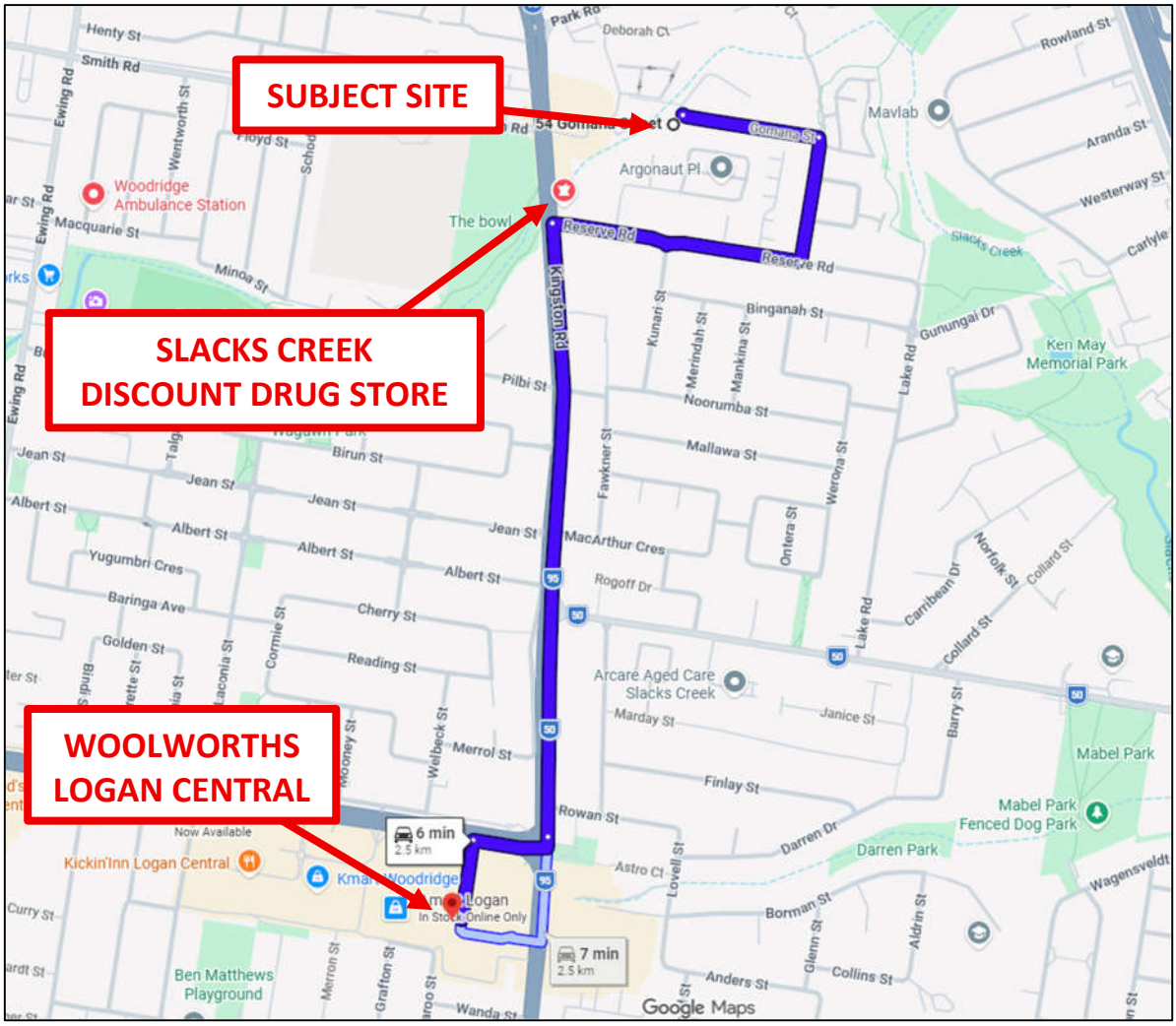


Figure 3.3 – Flood-free vehicle route to Essential Goods

4.0 MINIMUM FINISHED FLOOR LEVELS

Finished floor levels are required to comply with the minimum flood planning levels in Table 9.3.2.3.3 of the Dual Occupancy and Dwelling House Code. Table 4.1 below is an extract from Table 9.3.2.3.3 of the Dual Occupancy and Dwelling House Code.

Table 4.1 – Minimum Flood Planning Requirements

Flood Area	Minimum Flood Immunity Levels (m AHD)	
	Habitable	**Non-habitable**
High or Moderate Flood Risk Area	DFE + 0.5m	Above the DFE

The Defined Flood Event (DFE) is the 1% AEP flood event. The 1% AEP flood level affecting the site is 14.30m AHD. The minimum habitable flood planning level requirement for the proposed structures is 14.80m AHD. The minimum non-habitable flood planning level requirement for the proposed structures is 14.31m AHD.

5.0 DUAL OCCUPANCY AND DWELLING HOUSE CODE ASSESSMENT

Items 31-41 of Logan City Council's Dual Occupancy and Dwelling House Code have been addressed in Appendix B. The recommended finished floor levels comply with the minimum flood immunity requirements from Table 9.3.2.3.3 of the Dual Occupancy and Dwelling House Code. The proposed building works are within the Low and Moderate Flood Risk Areas. The flood results presented in Section 3.2 illustrates that the proposed building works would not be affected by flooding from the tributary of Slacks Creek during the 1% AEP flood event.

The proposed building works would not cause an adverse impact on neighbouring properties. The site would retain flood-free vehicle access to a road above the defined flood level and a flood-free vehicle route that leads to essential goods.

6.0 CONCLUSIONS

This report has been prepared to demonstrate that the proposed building works meet the requirements of Logan City Council's Dual Occupancy and Dwelling House Code (Items 31-41).

It is proposed to construct a primary dwelling, secondary dwelling, carport, driveway and shed on the site.

The flood data was sourced through Logan City Council's Flood Portal. Section 3.2 of this report demonstrates that the proposed building works would not be affected by flooding during the 1% AEP flood event. The proposed building works would therefore not cause an adverse impact on neighbouring properties.

Items 31-41 of Logan City Council's Dual Occupancy and Dwelling House Code have been addressed in Appendix B.



Steve Hughes
BE Civil, MIE Aust, CPEng, RPEQ 16468

LIST OF APPENDICIES

APPENDIX A – LCC Property Flood Report

APPENDIX B – LCC Dual Occupancy and Dwelling House Code

APPENDIX A

LCC Property Flood Report

CITY OF LOGAN

PROPERTY FLOOD REPORT

PRINT

Property Details

Address: 54 Gomana Street SLACKS CREEK QLD 4127

Lot/Plan: Lot 9 SP 345905

Size/Area: 1,322 m^2

Property Key: 415263

Catchment(s): Logan River, Slacks Creek

View Logan's catchments and waterways map (PDF)

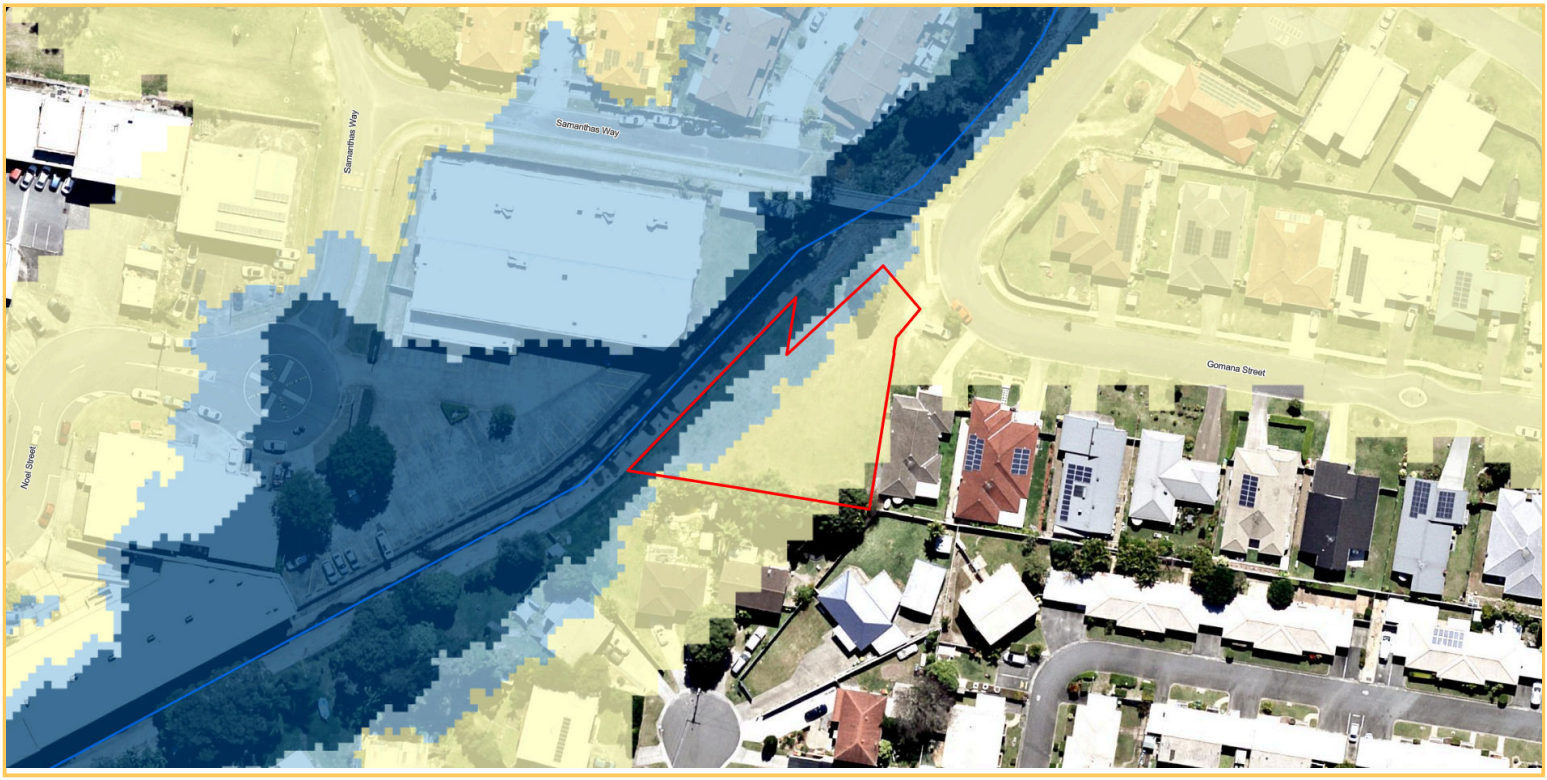
Summary Flood Assessment

The table below presents the flood risks applicable to the selected property. There may be multiple studies and flood scenarios affecting the property, particularly for larger sites.

Assessment	Details
Risk area(s)	High, Moderate, Low
Investigation area	Not applicable
Isolation risk	Not applicable
River flooding	0.05% chance of a flood this size or larger happening in any given year
Creek flooding	20% chance of a flood this size or larger happening in any given year
Overland flow	Applies. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice. Overland flow is water (stormwater run-off) that travels over land during heavy rainfall events. It generally occurs quickly and for short durations.

Latest Flood Risk

The extract below comes from the flood risk map based on the latest (most recent) flood studies accepted by Council applicable for this property.



LEGEND

High	Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.
Moderate	Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.
Low	Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.
Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.

The flood studies this map is based on consider the impacts of climate change, as required by Queensland's planning legislation and policies. The map considers the whole floodplain for Logan and reflects a risk-based approach that takes into account:

- How likely a flood of a given size is in any given year, and
- What the impact or level of danger of that flood is.

Flood Levels

The table below displays flood levels from the most recently accepted flood studies affecting this property. To view the flood study documents please see the Flood page on Council's website.

The levels are measured in Australian Height Datum (AHD), where sea level is approximately zero (0) metres. The level displayed in the table below is the maximum flood level on the property for that event (likelihood). For some properties, particularly large properties or those on a significant slope, flood levels can vary significantly.

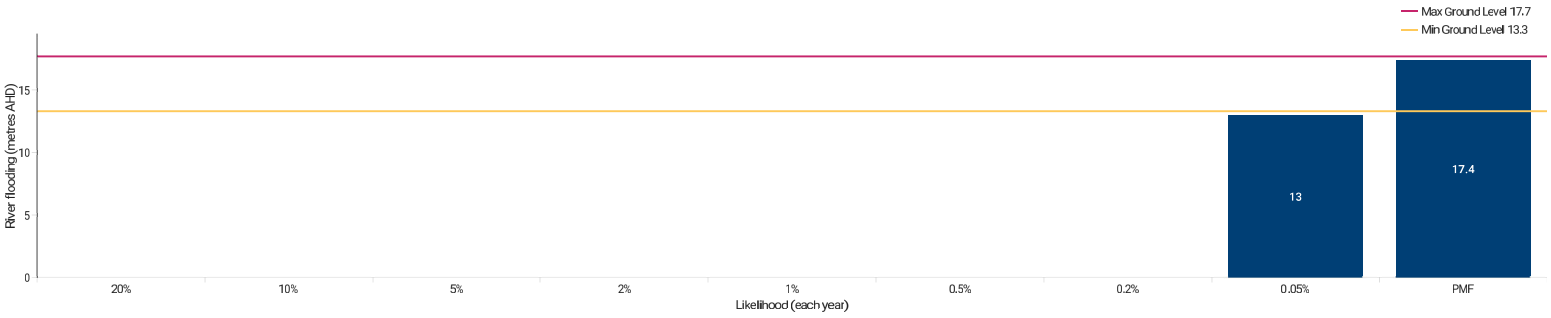
The most likely flood scenarios is shown at the top of the table, with the Probable Maximum Flood (PMF) at the bottom, being the least likely but most serious flood scenario.

Some properties may be impacted by only river flooding or only creek flooding, and some may be impacted by both. There may also be other sources of inundation that may impact the property and affect flood levels, based on overland flow or local creeks where studies have not yet been completed.

Study: Logan and Albert Rivers Flood Study 2023

Likelihood (each year)	River flooding
20% chance	Not applicable
10% chance	Not applicable
5% chance	Not applicable
2% chance	Not applicable
1% chance	Not applicable
0.5% chance	Not applicable
0.2% chance	Not applicable
0.05% chance	13.0 metres AHD
PMF	17.4 metres AHD

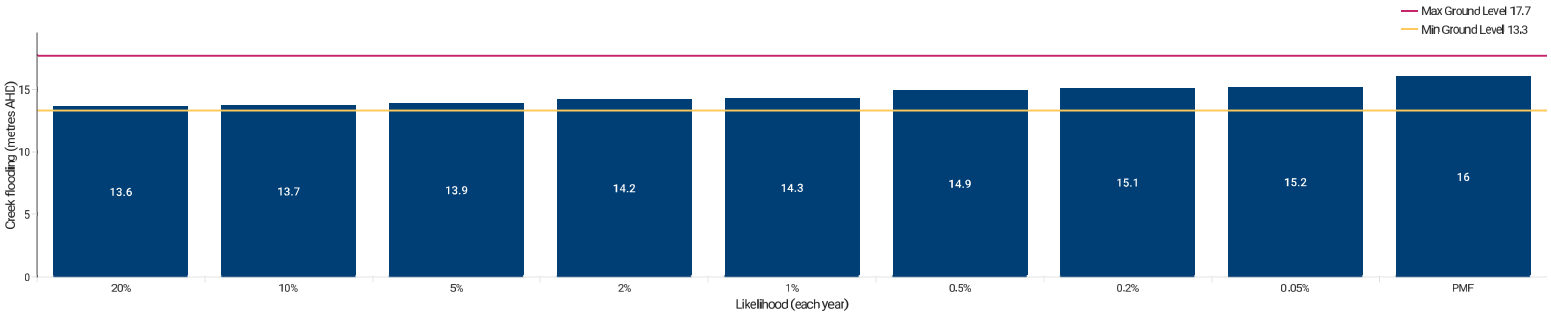
Flood and Ground Levels in metres AHD



Study: Slacks and Scrubby Creek Flood Study 2023

Likelihood (each year)	Creek flooding
20% chance	13.6 metres AHD
10% chance	13.7 metres AHD
5% chance	13.9 metres AHD
2% chance	14.2 metres AHD
1% chance	14.3 metres AHD
0.5% chance	14.9 metres AHD
0.2% chance	15.1 metres AHD
0.05% chance	15.2 metres AHD
PMF	16.0 metres AHD

Flood and Ground Levels in metres AHD



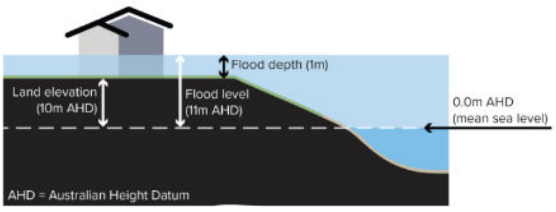
Ground Levels

Ground levels are based on an aerial LiDAR (Light Detection and Ranging) survey, which uses millions of laser point measurements to build a model of the ground surface. The source of the data is displayed in the table below so that you know when the survey was conducted.

Ground level	Details
Minimum ground level	13.3 metres AHD
Maximum ground level	17.7 metres AHD

Source: 2021 Digital elevation model (1 metre grid)

The projected flood depth (how deep the water may be above ground, in metres) is the difference between the flood levels in the section above and the ground levels in this table. The diagram below provides an example (land elevation is ground level).



Overland Flow

Overland flow is water (stormwater/rainfall run-off) that exceeds the capacity of drains, pipes and channels during heavy rainfall events and travels over land towards waterways. It generally occurs quickly and for shorter periods of time. The impact of overland flow is dependent on local conditions, so the mapping is a guide only. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice.

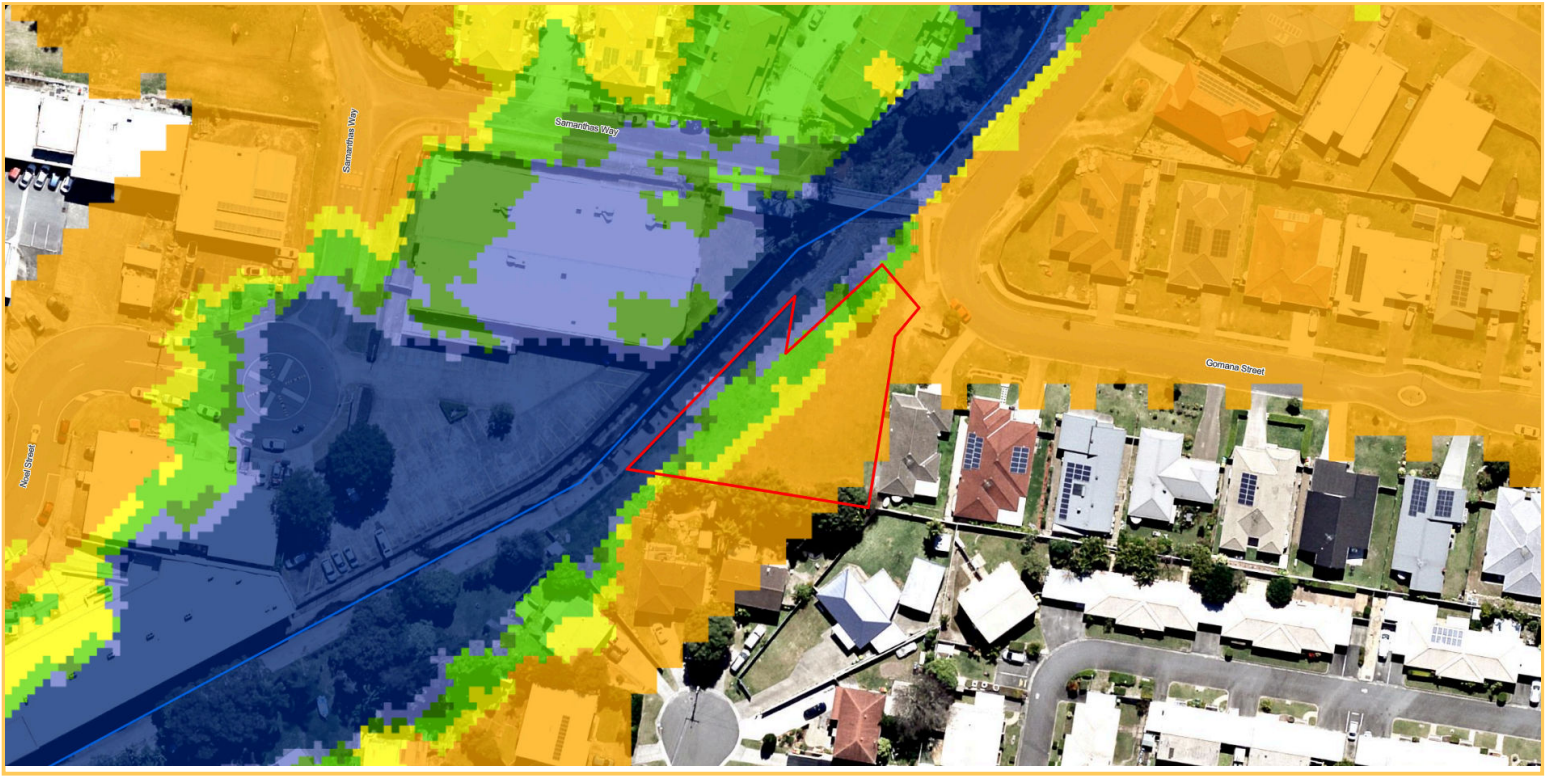


LEGEND

Overland flow extent (areas possibly impacted)

Future Climate Scenarios

This extract comes from the map showing the projected extent of flooding (affected areas) for multiple flood scenarios for all relevant flood studies, **including the projected impacts of climate change**. This map corresponds with the flood levels provided in the table above for the 5%, 2%, 1%, 0.5%, 0.05% and Probable Maximum Flood (PMF) scenarios.

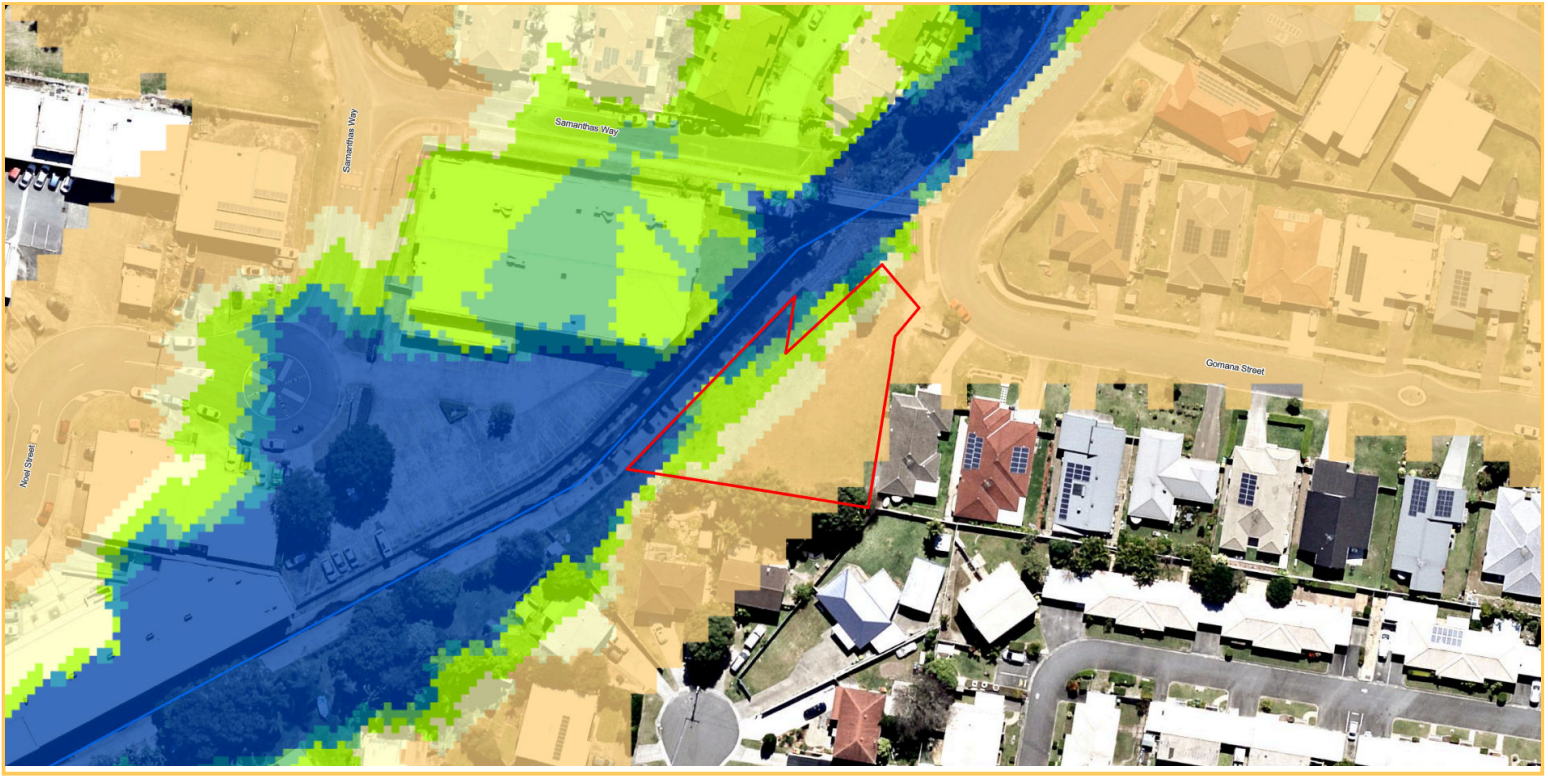


LEGEND

5% chance	The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.
2% chance	The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.
1% chance	The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.
0.5% chance	The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.
0.05% chance	The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.
PMF	The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change.
Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Current Climate Scenarios

This extract comes from the map showing flood affected areas **without** considering the impacts of climate change. This map represents modelled flooding under current conditions, and can be used for insurance purposes.



LEGEND

5% chance	The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.
2% chance	The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.
1% chance	The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.
0.5% chance	The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.
0.05% chance	The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.
PMF	The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change
Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Historic Flood Events

Based on the best information available to Council, the table below indicates whether or not the selected property may have been impacted by significant historic flood events. It is possible that other creek flooding or overland flow, which is not included in Council's mapping of these events, may have impacted the property.

Flood event	Property impacted
1974	No
2017 (after ex Tropical Cyclone Debbie)	Yes
2022 (late February / early March)	Yes



1974



2017



2022

Planning Scheme Maps

The selected property is shown below on an extract of the Flood Overlay Maps from the Logan Planning Scheme 2015 V9.2 with TLPI No. 1/2024. Various provisions of the planning scheme which refer to properties affected by the Flood Overlay Maps will apply to the flood affected areas for the purposes of planning and development. This may include, for example, raised building floor levels and achieving safe vehicle access to the road network.

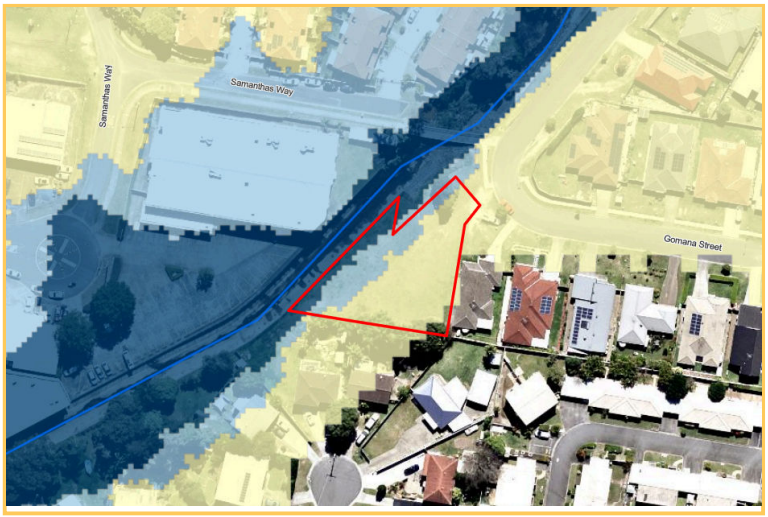
OM-05.01 Isolated islands



OM-05.02 High flow area



OM-05.04 Flood risk areas



MAP LEGEND

High	Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.
Moderate	Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.
Low	Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.
Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.

CITY OF LOGAN

MAP LEGEND

High flow area	High hazard areas of flooding where significant (deeper, faster) flow of water occurs and in which a building is vulnerable to structural damage or failure from floodwater. Classified as H5 or H6 in the Australian Institute of Disaster Resilience (AIDR) Guideline 7-3 'Flood Hazard'.
High flood island	Areas which are isolated from flood-free land (surrounded by floodwater) but retain a portion of the area as flood free in a probable maximum flood (PMF).
Low flood island	Areas which are surrounded by floodwater and at first isolated from flood-free land, then completely inundated by floodwater (submerged) as the flood continues to rise.
Meadowbrook flood assessment area	Area where the function of important community infrastructure needs to be maintained. Flood mitigation measures and comprehensive emergency management planning is required to adequately manage the risk for flood events.

If more recent flood studies have been completed and accepted by Council, the Latest Flood Risk Map shown at the top of this report may be different from the planning scheme map. The latest flood information should be used to inform development decisions and will be incorporated into the planning scheme in a future amendment.

Further Information

1. Floods are highly unpredictable and variable, and properties may be affected by other sources of potential flooding. Each flood and its impact is different. Areas that were not flooded previously may be affected by future events. Areas that have been previously flooded may be impacted in different ways. This online report cannot take all of this into account.
2. The flood mapping and levels in this report are based on data from flood studies undertaken at a particular time and are subject to change. For example, if the method for calculating flood levels is updated, industry guidelines are updated or more recent information becomes available, this may result in changes to the information in this report. In areas where development is ongoing, the flood mapping and levels may not reflect developed conditions.
3. Flood studies do not create risk. They help us to understand the risk, based on relevant legislation and Queensland Government policies and guidelines. Flood studies also consider a range of other factors such as rainfall and river level information from recent events, climate change and trends, the impacts of development, changes to catchment conditions, new technologies and industry best practice (which help to improve accuracy).
4. Flood studies and models are developed from the best information available at the time. They do not tell you how the flood waters might behave, how quickly they may rise, or how dangerous the flooding will be. The models also cannot represent changes that have occurred since they were developed which may impact flood behaviour, such as earthworks, new developments or road infrastructure.
5. This report is not a substitute for independent professional advice. You should engage the services of a Registered Professional Engineer of Queensland (RPEQ) to get site specific information regarding the flood risk to your property, and how that might affect any proposed building or development work.
6. While Logan City Council takes reasonable care in producing this report, it does not guarantee that the information is accurate, complete or current. Logan City Council does not accept any responsibility for any loss or damage (however it was caused) in connection with the use of or reliance on the information in this report.

Contact Information

Where to go for further information depends on the type of information you need. Please refer to the Flood Risk Fact Sheet or contact Council using the details below.

Topic	Contact Details
Flood studies and modelling information, and the flood risk on your property	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au. Further information about flooding and flood studies is available on the Flood page on Council's website.
Planning and development enquiries or proposals	Contact Council on 07 3412 3412 or email development@logan.qld.gov.au. Before lodging a development application, pre-lodgement advice is recommended.
Building information	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au. You can also contact a private building certifier.
Properties in Priority Development Areas	Contact Economic Development Queensland. Council is not the planning authority for these properties.
Independent advice about flooding on your property	Contact a registered engineer through the Board of Professional Engineers of Queensland: Phone: 07 3210 3100 Email: admin@bpeq.qld.gov.au Web: Home - Board of Professional Engineers Queensland (bpeq.qld.gov.au)

APPENDIX B

LCC Dual Occupancy and Dwelling House Code

9.3.2 Dual occupancy and Dwelling house code

Table 9.3.2.3.1 - Dual occupancy and Dwelling house code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	SWC Response
For accepted development (subject to requirements) and assessable development		
Dual occupancy (auxiliary unit) or Dwelling house (including secondary dwellings and domestic outbuildings): **a. involving a material change of use in a:** **i. High flood risk area identified on Flood hazard overlay map OM-05.04; or** **ii. Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or** **iii. Flood investigation area identified on Flood hazard overlay map OM-05.04; or** **iv. Low flood island identified on Flood hazard overlay map OM-05.01; or** **b. involving building work exceeding 25m² in a:** **i. High flood risk area identified on Flood hazard overlay map OM-05.04; or** **ii. Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or** **iii. Flood investigation area identified on Flood hazard overlay map OM-05.04; or** **c. involving building work:** **i. located in a High flow area on Flood hazard overlay map OM-05.02; or** **ii. enclosing an undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04.**		
Risk compatibility		
PO31 Development, other than fences, is located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	**AO31.1** Buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. **AO31.2** Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	**AO31.1 addressed.** **The proposed building works are located outside of the High flow area (OM-05.02).** **N/A**

PO32 An undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04: a. does not involve works that would obstruct, alter or worsen water flow characteristics during flood events up to and including the defined flood event; b. may involve works where limited to a gate or screening for security purposes where it is demonstrated that the screen or gate: i. will not impede flows; ii. will not rely on manual intervention to allow for the passage of floodwater. Note - Guidance on undercroft design is provided in Planning scheme policy 10 - Flood.	**AO32** An undercroft is not walled and remains open in a High flood risk area identified on Flood hazard overlay map OM-05.04.	**N/A**
PO33 Development in a High flood risk area identified on Flood hazard overlay map OM-05.04: a. does not increase the existing number of bedrooms or dwellings in a High risk area; b. complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels; c. provides RPEQ certification demonstrating the Dual occupancy (auxiliary unit) or Dwelling house is structurally designed to withstand the hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event.	**AO33** Development, other than a domestic outbuilding, is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	**AO33 addressed.** **The proposed building works are located outside of the High flood risk area.**

PO34 A domestic outbuilding in a High flood risk area identified on Flood hazard overlay map OM-05.04 complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	**AO34** A domestic outbuilding is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	**AO34 addressed.** **The proposed building works are located outside of the high flood risk area.**
PO35 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 is located and designed to avoid: a. habitable rooms below the specified flood planning level; b. the exposure of non-habitable rooms to potential inundation during the defined flood event; c. risk to people and minimise damage to property during the defined flood event.	**AO35** Development, including a secondary dwelling and domestic outbuildings, in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 complies with the flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	**AO35 addressed.** **The recommended minimum finished floor levels comply with the minimum flood planning levels in Table 9.3.2.3.3 – Minimum flood planning levels.**
PO36 Development for a new dwelling in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is demonstrated to be compatible with the level of flood risk and achieves the outcomes as relevant for a High flood risk area and Moderate flood risk area. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	**AO36** A new dwelling is located outside a Flood investigation area identified on Flood hazard overlay map OM-05.04.	**AO36 addressed.** **The proposed building works are located outside of the Flood investigation area.**

PO37 Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: a. does not result in an increase in the existing number of bedrooms on the premises; b. incorporates increased freeboard to provide resilience to potential flood risk, including taking into account the effects of climate change; or c. demonstrates buildings will not be exposed to potential inundation during the defined flood event, and where applicable, any increase in bedroom numbers is compatible with the level of flood risk. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the relevant defined flood event and demonstrate compliance with performance outcome 37(c). Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this outcome.	**AO37** Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: a. does not involve an increase to the existing number of bedrooms on the premises; b. complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	**N/A**
Access and evacuation requirements where development involves: • **a new Dual occupancy (auxiliary unit); or** • **a new Dwelling house (including a secondary dwelling); or** • **an increase in the number of bedrooms.**		
PO38 During the defined flood event, development other than a domestic outbuilding: a. is not located in a Low flood island identified on Flood hazard overlay map OM-05.01; b. has a vehicle access and a vehicle evacuation route that is:	**AO38.1** During the defined flood event, development other than a domestic outbuilding has: a. flood-free vehicle access to a road above the flood level; b. a flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	**AO38.1 addressed.** **The proposed building works would provide:** **a) Flood-free vehicle access to a road above the flood level;** **b) Flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.**

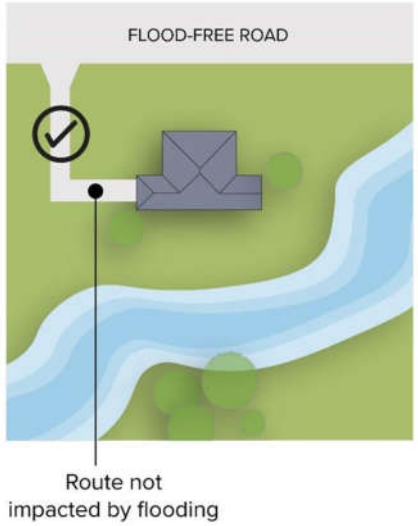
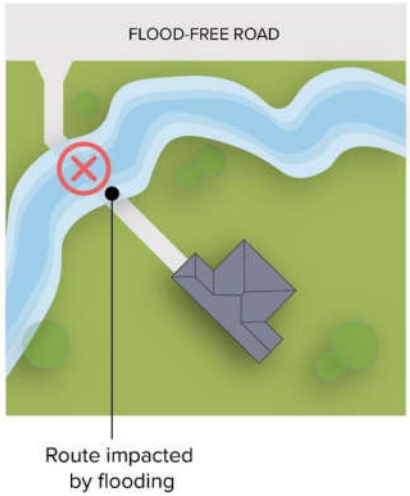
i. low flood hazard and leads to a suitable flood-free area that contains essential goods; or ii. flooded for less than 36 hours and provides shelter on-site that is located outside an area of flash flooding and above the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance to achieving this performance outcome.	**AO38.2** During the defined flood event, development has a flood-free vehicle or pedestrian route from dwellings to the flood-free road. Editor's note - Figure 9.3.2.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Editor's note - Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.	**AO38.2 addressed.** **During a defined flood event, the proposed building works would provide a flood-free vehicle and pedestrian route from the dwelling to a flood-free road.**
Figure 9.3.2.3.1 - Compliant dwelling with flood-free vehicle route  		

Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free vehicle route  		
Preservation of floodplain function		
PO39 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	**AO39** Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation does not exceed: a. a total volume of 20m^3; b. a total area of 2,000m^2.	**N/A** **Filling or excavation is not proposed within the High flood risk area.**
PO40 Development does not involve earthworks that would either directly or indirectly adversely impact floodplain function below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	**AO40** The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	**N/A** **Filling is not proposed below the level of the defined flood event.**

PO41 Development does not involve works that would either directly or indirectly: a. concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. adversely impact the role and function of the floodplain, waterways and areas of ecological significance; d. adversely affect adjoining premises, infrastructure or the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO41** Development below the defined flood event does not concentrate, obstruct or divert floodwaters onto adjoining premises, infrastructure or the environment.	**AO41 addressed.** **The proposed building works are not within Council's 1% AEP flood extent. Building works would not concentrate, obstruct or divert floodwaters onto adjoining premises, infrastructure or the environment.**