

Question on Notice

No. 1587

Asked on 29 November 2023

MR S ANDREW asked the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure (HON S MILES) –

QUESTION:

Will the Deputy Premier advise (a) how many areas of Queensland have been rezoned as ‘flood hazard’ areas since 2020 (reported separately by year and region), (b) how many areas are currently the subject of review for potential rezoning as a ‘flood hazard’ areas (reported separately by region) and (c) how many properties have been resumed or are the subject of ‘buy back’ negotiations since 2020 (reported separately by year and region)?

ANSWER [MINISTER FOR HOUSING, LOCAL GOVERNMENT AND PLANNING AND MINISTER FOR PUBLIC WORKS (HON M SCANLON)]:

On 18 December 2023, I was appointed as Minister for Housing, Local Government and Planning and Minister for Public Works and as such, I am now the responsible Minister to answer this Question.

- (a) It is the responsibility of local governments to make or amend their local planning schemes to identify areas affected by natural hazards through appropriate zoning and overlays. The Queensland Government is closely involved in this process to ensure all relevant state interests, including natural hazard such as flooding are adequately addressed when the local government is making or amending their local planning scheme.

Specific aggregated records are not kept at the state level on drivers for why local governments rezone individual parcels of land, as there may often be numerous factors that inform these decisions, including but not limited to natural hazards.

The Department of Housing, Local Government and Planning and Public Works continues to actively work with local governments on addressing relevant state interests, including flood hazards. Appendix 1 provides a summary of recent planning scheme amendments and temporary local planning instruments related to flood hazards.

- (b) As above, Queensland’s planning framework requires local governments to identify natural hazard areas and then manage land use planning in those mapped areas in accordance with the policies contained in the State Planning Policy. The Queensland Government has a clear policy position on avoiding and mitigating the risks associated with natural hazards, including flooding. Local governments are expected to frequently review flood hazard mapping and risks to ensure the

appropriate planning provisions are in place to manage any potential flood risk, including any need to rezone land and refine flood hazard mapping through the making or amendment of their local planning scheme.

Local governments are best placed to provide further information regarding any specific projects or initiatives they are undertaking, including the review of specific areas for potential rezoning to an appropriate zone to reflect the risk of natural hazards such as flooding.

- (c) The Queensland Government's Voluntary Home Buy-Back program was established in May 2022 under the joint State-Commonwealth funded Resilient Homes Fund following the devastating flooding in southern Queensland in 2021-22.

The below table indicates properties identified under this program as at 1 December 2023:

LGA	Active Properties to purchase	Contracts Settled
Brisbane City	297	229
Ipswich City	212	144
Logan City	33	24
Sunshine Coast Regional	3	3
Fraser Coast Regional	22	11
Gympie Regional	37	23
Moreton Bay City	56	44
Lockyer Valley Regional	25	21
Gold Coast City	15	3
Noosa Shire	3	2
Total	703	504

Appendix 1 – Planning scheme amendments and TLPI related to flood hazard areas

Council	Amendments and TLPIs related to flood hazard areas	Brief description of the amendment or TLPI)
Brisbane City Council	Major amendment package E	Adopted 30 October 2020 with changes to mitigate cumulative impacts of development on flood behaviour
	Minor and administrative package J	Adopted 28 May 2021 with changes to update flood overlay mapping
	Eight Mile Plains Gateway neighbourhood plan major amendment	Adopted 2 December 2022 with changes to ensure new development minimises flooding impacts including no adverse impact on the flood immunity of the Gateway and Pacific motorways

	Sandgate District neighbourhood plan major amendment	Adopted 10 March 2023 with changes to ensure new development protects people and property from risks associated with flooding and coastal hazards in the Gas Works precinct
	Bridgeman Downs neighbourhood plan major amendment	Adopted 1 September 2023 with changes to ensure new development sufficiently resolve flooding impacts and does not occur within constraints including flooding
	Minor and administrative package O	Adopted 1 September 2023 with changes to update flood overlay mapping
Logan City Council	Temporary Local Planning Instrument (TLPI) No. 1/2023 – Flooding	<p>Adopted by council on 18 October 2023 and commenced 30 October 2023.</p> <p>The TLPI included updating flood provisions, supported by methodology, flood overlays and flood overlay code.</p> <p>Properties affected by Flood overlay prior to the TLPI: 13,827</p> <p>Properties affected by Flood overlay within the TLPI: 20,221</p> <p>Change in properties: approximately 6,394</p>
	Logan Plan 2025	<p>The Logan Plan 2025 is a new planning scheme currently under assessment for State interest review.</p> <p>The Logan Plan 2025 incorporates the TLPI for flooding.</p>
Gold Coast	Designing for Flood Amendment	<p>Endorsed by council on 4 December 2023 for State interest review. Not yet lodged with Planning Minister.</p> <p>Updating flood methodology, flood overlays and flood code.</p> <p>Properties affected by Flood overlay prior to amendment: 87,000</p> <p>Properties affected by Flood overlay within the amendment: 173,800.</p> <p>Change in properties: 86,800</p>
Council	Amendments and TLPIs related to flood hazard areas	Brief description of the amendment or TLPI)
Burke Shire Council	New Planning Scheme	Commenced 7 February 2020, the Burke Shire Planning Scheme includes provisions to ensure that persons and property are adequately protected from flood hazard.
Mount Isa City Council	New Planning Scheme	<p>Mount Isa City Council Planning Scheme, commenced 9 March 2020</p> <p>Flood related component: The proposed scheme includes provisions to ensure that persons and property are adequately protected from flood hazard.</p>

		The planning scheme includes a Flood Hazard Overlay Code.
Richmond Shire Council	New Planning Scheme	<p>Richmond Shire Planning Scheme, commenced 1 March 2021</p> <p>The council prepared a 'fit-for-purpose' risk assessment for hazards, including a flood study for the township of Richmond. The detailed data from the study was integrated into the planning scheme flood hazard overlay mapping, which replaces the state-wide flood mapping for the extent of the Richmond township.</p>
Charters Towers Shire Council	New Planning Scheme	<p>Charters Towers Regional Planning Scheme, commenced 10 February 2020</p> <p>The planning scheme establishes appropriate levels of assessment and assessment benchmarks to address flood hazard.</p>
Palm Island Aboriginal Shire Council	New Planning Scheme	<p>Palm Island planning scheme, commenced 6 January 2020.</p> <p>The planning scheme integrates the natural hazard state interest for flood.</p>
Burdekin Shire Council	New Planning Scheme	<p>Burdekin Shire Council Planning Scheme, commenced 1 March 2023.</p> <p>The planning scheme establishes appropriate levels of assessment and assessment benchmarks to address flood hazard.</p>
Townsville City Council	Major Amendment (TP-00122)	<p>Lansdown Major Amendment (Woodstock Industrial Precinct), amendment commenced April 2020.</p> <p>The amendment to Schedule 2 – Overlay map OM-06 Flood hazard sought to reflect the findings of the completed flood study associated with the Lansdown Station site at Calcium.</p>
Carpentaria Shire Council	<p>New Planning Scheme (TP-00140)</p> <p>Public Consultation completed 4 November 2023</p>	<p>Proposed - Carpentaria Planning Scheme 2023</p> <p>No changes to zoning are proposed for land that contains existing development. Risks already exist for this land and new scheme provisions are focused on ensuring any redevelopment reduces, minimises or mitigate risks.</p>
Council	Amendments and TLPIs related to flood hazard areas	Brief description of the amendment or TLPI)
Townsville City Council	<p>Major Amendment (MA-00071)</p> <p>Public Consultation completed 31 October 2023</p>	<p>The proposed amendment includes 39 changes to zoning maps (predominantly the zoning of closed road reserve parcels).</p> <p>The council produced a fit-for-purpose flood hazard risk assessment to determine the proposed zonings are appropriate</p>
Rockhampton Regional Council	Planning scheme major amendment (Business Improvement)	<p>Planning scheme major amendment (Business Improvement), commenced 25 October 2023.</p> <p>Flood hazard overlay mapping was updated to include the North Rockhampton Flood Management</p>

		Area Stage 2 (within the current Fitzroy River flood hazard area).
Rockhampton Regional Council	Major amendments (flood catchment)	Major amendments (flood catchment), amendment commenced 25 October 2023. The planning scheme amendments incorporate the results of updated regional flood modelling and creek catchment studies as a well as new flood studies for previously unmodelled catchments within the region.
Rockhampton Regional Council	Major amendment for reconfiguring a lot in areas impacted by a flood hazard overlay.	The planning scheme amendment including a significant expansion of the flood hazard overlay mapping, particularly within urban expansion areas.
Central Highlands Regional Council	Central Highlands major amendment version 6.	The major amendment incorporates new flood risk categories; updates flood hazard mapping based on revised modelling; revises planning scheme provisions for development in flood hazard areas including changes to levels of assessment and assessment benchmarks
Central Highlands Regional Council	TLPI 01/2020 (Operational work - within a flood hazard area)	Approved on 14 April 2020, the TLPI ensures the excavation of land and importation of fill into the flood hazard area is subject to an appropriate level of assessment in relation to cumulative offsite flood hazard impacts.
Livingstone Planning Scheme 2018	Package 3 Amendments	Approved on 6 Jan 2021, This amendment package included various changes to the scheme including changes to the flood hazard overlay code as well as the coastal Hazard overlay code
Mackay Regional Council	TLPI No. 01 of 2023 - Finch Hatton flood hazard regulation.	Submitted on 22 Nov 2023, the TLPI introduces a flood hazard overlay to the Finch Hatton township, which is not covered by the overlay or mapping in the current planning scheme.
Mackay Regional Council	Minor amendment 5	On April 13 2022, council resolved to adopt Minor amendment 5. The purpose and general effect of Minor amendment 5 is to incorporate flood mapping from the three drainage studies undertaken for the region. This was adopted by council on 27 January 2021 into the Flood and coastal hazard overlay.
Council	Amendments and TLPIs related to flood hazard areas	Brief description of the amendment or TLPI)
Mackay Regional Council	Minor amendment 4	On October 28 2020, council resolved to adopt Minor amendment 4. This Incorporated updated flood hazard mapping from the 'Sandy Creek Catchment Flood Study' and the 'Rocky Dam Creek Catchment Flood Study' into the planning scheme flood hazard overlay maps, replacing the current overlay maps
Isaac Regional Council	The new Isaac Regional Planning Scheme 2021	The new scheme came into effect on 1 April 2021. This included new Flood Hazard Maps for the council area.
Whitsunday Regional Council	Major amendment 1	The major amendment commenced on 3 October 2023. Amendments included changes to the flood hazard overlay mapping.

Barcaldine Regional Council	The new Barcaldine Region Planning Scheme 2023	The new scheme came into effect on 14 August 2023. This includes new flood hazard overlay mapping. The new strategic outcome mapping introduces a 'Limited development area' over the majority of the established township area of Alpha.
Winton Shire Planning Scheme	The new Winton Planning Scheme 2020	The commencement date for the planning scheme was 2 March 2020. The planning scheme includes new flood hazard overlay mapping. The scheme refers out to the SPP mapping for identification of flood hazard areas and also includes Level 2 flood mapping for the Winton township.
Diamantina Shire Council	Diamantina Shire Council Planning Scheme	The commencement date for the planning scheme was 9 July 2021. This planning scheme includes new flood hazard overlay mapping. The scheme refers out to the SPP mapping for identification of flood hazard areas and includes Level 2 flood mapping for the Betoota, Birdsville and Bedourie townships.
Boulia Shire Council	Boulia Shire Planning Scheme	The commencement date for the planning scheme was 3 August 2020. This planning scheme includes flood hazard overlay mapping. The planning scheme refers out to the SPP mapping for identification of flood hazard areas and also includes Level 2 flood mapping for both the Boulia and Urandangi townships.
Ipswich City Council	Ipswich Plan 2024	Draft new planning scheme under consideration by council following public consultation. Commencement proposed 2024. The new draft planning scheme includes a flood hazard overlay and is supported by detailed flood study that informs Limited Development Zoning.
Lockyer Valley Regional Council	Lockyer Planning Scheme 2024	Draft scheme under consideration by council following public consultation. Commencement proposed 2024. The new draft planning scheme includes a flood hazard overlay. Also supported by a flood study that informs Limited Development Zoning.
Lockyer Valley Regional Council	TLPI 2022 – flood regulation	The commencement date for the TLPI was 21 July 2022. This TLPI addressed flood hazard as an interim measure until a new planning scheme is completed. Includes identification of a flood hazard overlay to ensure development avoids risk of flood hazard.
Council	Amendments and TLPIs related to flood hazard areas	Brief description of the amendment or TLPI)
Scenic Rim Regional Council	Scenic Rim Planning Scheme 2020	The commencement date for the planning scheme was 20 March 2020. The planning scheme includes flood hazard provisions.
Scenic Rim Regional Council	Scenic Rim Planning Scheme 2020 Amendment No. 1	The commencement date for the minor amendment was 16 April 2021. The minor amendment incorporated the flood hazard mapping from the Refined Flood Study for the Canungra Township.
Scenic Rim Regional Council	Scenic Rim Planning Scheme 2020 Amendment No. 4	The commencement date for the minor amendment was 17 June 2022. The minor amendment incorporated the flood hazard mapping from the Veresdale Flood Study and updated Canungra Township – Detailed Flood Study.

Scenic Rim Regional Council	Scenic Rim Planning Scheme 2020 Amendment No. 7	The commencement date for the administrative amendment was 30 June 2023. The administrative amendment included changes to the flood hazard overlay
Maranoa Regional Council	Maranoa Planning Scheme	The commencement date for the minor amendment was 19 February 2021. The minor amendment incorporated an updated flood hazard overlay map for Roma, updated references to state interactive mapping system in Flood hazard overlay code and TLPI No. 1 of 2019.
Balonne Shire Council	Balonne Planning Scheme	The commencement date for the planning scheme was 10 January 2020. The planning scheme includes a flood hazard overlay.
Toowoomba Regional Council	Toowoomba Regional Planning Scheme major amendment 17	The commencement date for the major amendment was 21 August 2020. The major amendment included changes to flood hazard provisions.