



**ESTABLISHMENT AND CO-ORDINATION COMMITTEE  
REPORT**

**SPECIAL MEETING HELD ON THURSDAY 10 MARCH 2011  
TO BE PRESENTED TO COUNCIL ON TUESDAY 15 MARCH 2011**

*Dedicated to a better Brisbane*

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**T A B L E   O F   C O N T E N T S**

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SPECIAL REPORT**

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**ATTENDANCE:**

The Right Honourable the Lord Mayor (Councillor C K T Newman) (Chairman); the Deputy Mayor (Councillor G M Quirk) (Deputy Chairman); and Councillors A Cooper, G Knapp, P Matic, D McLachlan, M de Wit and A Schrinner.

**A APPROVAL OF RESPONSE TO THE JOINT FLOOD TASKFORCE REPORT  
OF MARCH 2011  
109/280/265**

1. The Divisional Manager, City Planning and Sustainability, provides the following information.
2. Approval is sought for the response to the Joint Flood Taskforce Report of March 2011.
3. In January 2011, Brisbane experienced one of its highest recorded floods. There was major flooding through most of the Brisbane River catchment, most severely in the Lockyer and Bremer catchments, where numerous flood height records were set. The flooding caused substantial loss of life in the Lockyer Valley and thousands of properties were inundated in metropolitan Brisbane, Ipswich and elsewhere.
4. The flood event raised questions about flood control levels. Given that the flood control levels are theoretical, it was prudent to review them in light of an actual event to assess the reliability of the existing theoretical model. A Joint Flood Taskforce (JFTF) was established to report within 30 days on the following three questions:
  - How does the January 2011 flood event compare to the Q100 as presently defined and Brisbane City Council's Defined Flood Event (DFL)?
  - Does Q100, as it is currently described, remain the best estimate of a one-in-100 year event?
  - Accordingly, what standard should be used to enable new development and redevelopment to proceed with confidence and certainty?
5. The complete findings and recommendations of the JFTF are outlined in Attachment B, Joint Flood Taskforce Report of March 2011, submitted on file. It should be noted that some of the findings of the JFTF are interim, pending further technical investigation. The first recommendation of the JFTF is:

*"That the actual January 2011 flood event, as observed during the event, be used as the **interim** standard, on which Brisbane City Council bases its decisions concerning new development and redevelopment, with the essential condition that, wherever a higher level has been set as the current DFL, the higher level must apply; and that this interim standard apply until conclusion of the Commission of Inquiry and the comprehensive flood study recommended below is completed."*

6. It is considered appropriate to implement this recommendation in order to provide greater certainty for the development industry, residents and community about residential development and building in flood-affected areas.
7. In order for this recommendation to be implemented, Council must make a request to the Minister for Local Government to create a Temporary Local Planning Instrument (TLPI) to give short-term, legislative effect to this recommendation. The TLPI may need to address related planning issues including (but not limited to):
  - the ability to approve houses over 8.5 metres (House Code and Residential Design – Small Lot Code)
  - filling of land for reconfiguration of lots (Subdivision Code and Filling and Excavation Code)
  - provisions relating to subdivision and development (Structure Planning Code and Subdivision and Development Guidelines)
  - minimising potential impacts on neighbouring properties (Stormwater Management Code)
  - other relevant factors.

#### Implications of proposal

8. Implementing all of the recommendations of this proposal will provide greater certainty for the development industry, residents and community about residential development and building in flood-affected areas. Implementing these recommendations will also result in a shift in the approach to managing flood risk in the Brisbane city area.
9. Key implications are:
  - the adoption of an interim standard for Brisbane River flooding, on which Council bases its decisions concerning new residential development
  - technical investigations as recommended need to be actioned. This will require a significant new body of work, some of which must be carried out in partnership with other agencies.
  - flood risk management recommendation to be addressed through a new flood code included in the City Plan.
10. Approval is therefore sought for the response to the Joint Flood Taskforce Report of March 2011. The Divisional Manager makes the following recommendation with which the Committee agrees.
11. **RECOMMENDATION:**

**THAT COUNCIL APPROVE THE DRAFT RESOLUTION AT ATTACHMENT A, HEREUNDER.**

**Attachment A  
Resolution**

**THAT—**

As:

- (a) in January 2011, Brisbane experienced the second-highest flood of the last 100 years, after January 1974
- (b) it was therefore prudent to establish a Joint Flood Taskforce to review the flood control levels and assess the reliability of the existing theoretical model
- (c) the findings of this report indicated that the January 2011 Flood event was larger than the Q100 as presently defined
- (d) the expert taskforce therefore recommended a precautionary approach be adopted to development levels, pending outcomes of further investigation and study

then Council resolves that:

- (i) **THE RECOMMENDATIONS OF THE JOINT FLOOD TASKFORCE**, as set out in Attachment B, submitted on file, **ARE ENDORSED**
- (ii) the actual January 2011 flood event, as observed during the event (4.46 AHD (Australian Height Datum) at the City Gauge, and at the highest observed level elsewhere), be used as the interim standard, on which Brisbane City Council bases its decisions concerning new residential development and redevelopment, with the essential condition that, wherever a higher level has been set as the current DFL (Defined Flood Level), the higher level must apply; and that this interim standard apply until the Commission of Inquiry and relevant comprehensive flood studies are completed
- (iii) a request be made to the Minister for Local Government for a Temporary Local Planning Instrument to give effect to resolution (ii) and address other relevant citywide planning issues including but not limited to:
  - a. the ability to approve houses over 8.5 metres (House Code and Residential Design – Small Lot Code)
  - b. filling of land for reconfiguration of lots (Subdivision Code and Filling and Excavation Code)
  - c. provisions relating to subdivision and development (Structure Planning Code and Subdivision and Development Guidelines)
  - d. minimising potential impacts on neighbouring properties (Stormwater Management Code)
  - e. other relevant factors.

***End***