

Section 4 - SPECIALIST REPORTS

Coastal Hazard Technical Memorandum
Prepared by Burchills Engineering



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TECHNICAL MEMORANDUM

Date	1/11/2024
To:	Zone Planning QLD Pty Ltd
From	Burchills Engineering Solutions
Project	222 MacArthur Parade, Hamilton
Subject:	Coastal Hazard Overlay Code Response

1. BACKGROUND

1.1 Overview

Burchills have been engaged by Zone Planning QLD to prepare a response to the Brisbane City Council (BCC) City Plan 2014 Coastal Hazard Overlay Code to support a Development Application for the proposed warehouse and outdoor storage facility over 222 MacArthur Parade, Hamilton, properly described as Lot 848 on SL4269 (the subject site).

The proposed use is temporary in nature, to be replaced by future development as part of the proposed Olympic Games precinct.

1.2 Coastal Hazard Overlay Code

The southern site boundary is situated within the medium storm-tide inundation area, as shown in Figure 1. Therefore, the proposal is subject to the requirements of the City Plan 2014 Coastal Hazard Overlay Code.

As the proposed land use is categorised as 'warehouse' the development is required to demonstrate compliance with Section B PO2 of the Coastal Hazard Overlay Code. Whereby, the minimum level of any building floors and pavement is 3.1m AHD. Since the existing site elevations are above this level, and no change to ground level is proposed, the development is compliant. Refer to the code response attached to this report.



Figure 1.1 Coastal Erosion Hazard Overlay (BCC, 2024)

Yours sincerely,

ROD BARRY
Principal Engineer
RPEQ



Attachment A – Coastal Hazard Overlay Code Response

Performance outcomes	Acceptable outcomes	Comments
Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house		
PO2 Development other than for a park is located and designed to: a. minimise the risk to all persons from coastal hazards; b. minimise flood damages to the development and contents of buildings; c. provide suitable amenity; d. minimise disruption to residents, recovery time, and rebuilding or restoration costs after coastal hazard events.	AO2 Development achieves minimum flood planning levels consistent with Table 8.2.6.3.C. Editor's note—Information about flooding from storm tide is provided in Council's FloodWise Property Report.	COMPLIES The development type is defined as Category C and therefore is required to achieve minimum building floor and pavement levels of 3.1 m AHD (2100, 1% AEP level). Compliance with this outcome is achieved as the existing site levels (to be maintained) are above 3.1m AHD.
PO3 Development for a park ensures that the design of the park and location of structures and facilities responds to coastal hazards and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; e. availability of suitable land within the park. Note—The Infrastructure design planning scheme policy provides more detail on standards and specifications for public assets.	AO3 Development involving a building or structure in a park: a. complies with the minimum flood planning levels in Table 8.2.6.3.C; or b. is not located below the 20% AEP storm-tide level if Table 8.2.6.3.C does not apply to the type of structure.	NA

