

Fact Sheet 17: Flood Hazard

Noosa Plan 2020 – As amended 26 September 2025

Flood hazard and Noosa Plan 2020

Flooding and inundation can pose risk to people and property across Noosa Shire. These risks are expected to increase over time due to rising sea levels and more frequent extreme weather events associated with climate change.

While development in flood-prone areas is discouraged, where it cannot be avoided, Noosa Plan 2020 requires that such development be carefully designed and located to avoid placing people, property, and natural ecosystems at risk.

What is the Flood Hazard Overlay?

Flood Hazard Overlay mapping¹ in Noosa Plan 2020 maps areas of potential flooding and inundation and is used to determine where development is assessable².

The mapped flooding and inundation extent is based on the 1% annual exceedance probability for the year 2100. This means there is a 1% or greater chance of this event occurring within any year.

What does the Flood Hazard Overlay mean for development?

Development located within the mapped Flood Hazard Area becomes assessable development against the Flood Hazard Overlay Code, excluding:

- development in an existing building and not involving the expansion of the building or use area;
- a *Dwelling house*³ or *Home-based business*;
- *Rooming accommodation* in the Low Density Residential Zone; or

- *Short-term accommodation*, where within the existing dwelling, which is the principal place of residence.

Requirements of the Flood Hazard Overlay

Any development application within the Flood Hazard Area must clearly demonstrate compliance with the Flood Hazard Overlay Code. Specifically, the proposal must show how it:

- avoids or mitigates risk to people, property, community, economic activity and the environment during flood and storm tide inundation events; and
- does not increase potential for flood damage onsite or to surrounding properties.

What if my property is not mapped as a Flood Hazard Area?

The Flood Hazard Area mapping in Noosa Plan 2020 is indicative only. It does not capture the full extent of potential flooding and storm tide inundation across the Shire. Property outside the mapped area may still be subject to flooding during larger, less frequent events that exceed the modelled scenarios.

Site specific flooding information

Council can provide information on areas of high flow velocity to assist with assessment of building requirements.

Mapping for other flood events based on current day climate (including minor, moderate, major and extreme extents) can be accessed from council's website at the link below.

¹ Refer to Council's interactive mapping to confirm zoning <https://www.mapping.noosa.qld.gov.au/>

² Assessable development requires an application to be lodged with Council for assessment, seeking a Development Permit for the proposal.

³ Provision regarding minimum floor level requirement are included in the Low Density Housing Code

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Council can provide a Flood Search Certificate outlining Council's latest flood information including:

- a flood level for a specific property;
- the minimum building height that new habitable rooms are required to build to;
- modelled flood levels;
- historical flood levels; and
- flood velocity, where available.

For further information on flood searches go to council's webpage at:

www.noosa.qld.gov.au/planning-development/searches/property-searches

This Fact Sheet is intended to assist with interpreting Noosa Plan 2020 and **should not be solely relied on to inform decisions.**

Prior to making decisions or undertaking any development, it is strongly recommended that applicants:

- Review all the requirements of Noosa Plan 2020, and/or
- Seek advice from a qualified planning professional.

Noosa Plan 2020 is available online at:

<https://noosaplan.noosa.qld.gov.au/eplan>

For further information or assistance, contact Council's Development Assessment team:

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