



# INFORMATION BULLETIN

## Minimum Development Levels & Minimum Building Floor Levels

**Issue Date** 14 May 2013  
**Department** Development Services  
**Program** Strategic Planning

**NUMBER**  
**SP001**

### 1 Purpose of this Information Bulletin

To specify the minimum development levels for urban subdivisions and minimum building floor levels.

### 2 Details

The minimum building floor levels for the Mackay region have been amended following changes to the Queensland Coastal Plan.

On 5 December 2012, Council resolved to return to the minimum development and minimum floor levels stipulated in the current Mackay City and Sarina Shire Planning Schemes. These levels are currently in place and will be reviewed upon completion of future studies.

#### Building Floor Level

The current required minimum floor level is the **higher** of:

- 300 mm above the 100 year ARI flood level.
- 300 mm above the top of kerb.
- 300 mm above the crown of the road.
- 225 mm above ground level.
- A level which allows the connection of all sanitary fixtures to the designated connection point by means of sanitary drainage which complies with AS3500.
- RL 5.40 m AHD (formerly 5.95 m AHD) for Mackay and environs.
- RL 5.30 m AHD (formerly 5.80 m AHD) for Ball Bay/ Halliday Bay/ Seaforth.
- RL 5.00 m AHD (formerly 5.80 m AHD) for Midge Point.
- RL 5.30 m AHD (formerly 6.10 m AHD) for Sarina Beaches.

Note: The minimum level is to be raised a further 0.60m when the site is located within 100m of the foreshore.

Hospitals, schools and emergency services buildings are to be constructed to higher levels (200 year ARI and 500 year ARI's) pending on the specific development type.

Contact Council's Customer Service Centre on [council@mackay.qld.gov.au](mailto:council@mackay.qld.gov.au) to obtain the required flood level for a chosen location.

**Issuer:** Jaco Ackerman

**Issuer Position:** Manager - Strategic Planning

## **Development Level**

The minimum ground level shall be the higher of:

- RL 5.00 m AHD for Mackay and environs.
- RL 4.90 m AHD for Ball Bay/ Halliday Bay/ Seaforth.
- RL 4.60 m AHD for Midge Point.
- RL 4.90 m AHD for Sarina Beaches.

Note: The minimum level is to be raised a further 0.60m when the site is located within 100m of the foreshore.

These levels are as per the current Mackay City and Sarina Shire Planning Schemes and will be active until the completion of future studies.

Mackay Regional Council has recently adopted 3 flood studies:

- Pioneer River Flood Study (October, 2011)
- Goosepond Creek/Vines Creek Flood Study (February, 2012)
- Goosepond Creek (including Pioneer River) Flood Study (October, 2012)

These studies can be viewed at

[http://www.mackay.qld.gov.au/business/planning\\_and\\_development/strategic\\_planning](http://www.mackay.qld.gov.au/business/planning_and_development/strategic_planning)

## **3 Date of Effect**

5 December 2012

## **4 Enquiries**

Please direct enquiries concerning this information bulletin to [strategic.planning@mackay.qld.gov.au](mailto:strategic.planning@mackay.qld.gov.au)