



## Protection from flood and storm tide inundation

**PDA guideline no. 15**  
***March 2014***



The Department of State Development, Infrastructure and Planning is responsible for driving the economic development of Queensland.

© State of Queensland, Department of State Development, Infrastructure and Planning, July 2013, 100 George Street, Brisbane Qld 4000 (Australia).



**Licence:** This work is licensed under the Creative Commons CC BY 3.0 Australia licence. To view a copy of this licence, visit [www.creativecommons.org/licenses/by/3.0/au/deed.en](http://www.creativecommons.org/licenses/by/3.0/au/deed.en). Enquiries about this licence or any copyright issues can be directed to the Senior Advisor, Governance on telephone (07) 3224 2085 or in writing to PO Box 15009, City East, Queensland 4002.

**Attribution:** The State of Queensland, Department of State Development, Infrastructure and Planning.

The Queensland Government supports and encourages the dissemination and exchange of information. However, copyright protects this publication. The State of Queensland has no objection to this material being reproduced, made available online or electronically but only if it is recognised as the owner of the copyright and this material remains unaltered.

The Queensland Government is committed to providing accessible services to Queenslanders of all cultural and linguistic backgrounds. If you have difficulty understanding this publication and need a translator, please call the Translating and Interpreting Service (TIS National) on telephone 131 450 and ask them to telephone the Queensland Department of State Development, Infrastructure and Planning on telephone (07) 3227 8548.

**Disclaimer:** While every care has been taken in preparing this publication, the State of Queensland accepts no responsibility for decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

Any references to legislation are not an interpretation of the law. They are to be used as a guide only. The information in this publication is general and does not take into account individual circumstances or situations. Where appropriate, independent legal advice should be sought.

An electronic copy of this report is available on the Department of State Development, Infrastructure and Planning's website at [www.dsdp.qld.gov.au](http://www.dsdp.qld.gov.au). To obtain a printed copy of this report, please contact us via the contact details provided at the end of this report.

## Contents

<b>Introduction .....</b>	<b>1</b>
» Purpose of the guideline.....	1
<b>Background .....</b>	<b>2</b>
» Draft State Planning Policy .....	2
» State Development Assessment Provisions .....	3
» Habitable floor levels.....	3
<b>MEDQ position.....</b>	<b>5</b>

# Introduction

## Purpose of the guideline

This guideline outlines the Minister for Economic Development Queensland (MEDQ) standards for protection of development from flooding and storm tide inundation in Priority Development Areas (PDAs) in Queensland.

This guideline should be read in conjunction with the provisions of PDA development schemes and interim land use plans (ILUPs). A development scheme or ILUP may specify a different standard.



# Background

## State Planning Policy

### State interest - natural hazards

The Queensland Government's position in protecting people, property, economic activity, social well being and the environment from the adverse impacts of flooding and coastal hazards is set out in the *State Planning Policy* (SPP) released in December 2013.

Flooding and storm tide inundation are addressed in the draft SPP under *State interests - natural hazards* when making or amending a local planning instrument and local government development assessment provisions. The SPP sets out mandatory requirements for flooding hazard and coastal hazard.

### Habitable floor levels

The *Queensland Urban Drainage Manual* (Table 7.03.1) requires freeboard of not less than 300mm below the finished floor level (FFL) of adjoining properties when designing major drainage infrastructure.



## MEDQ position

The MEDQ adopts the Queensland Government's policy position set out in the SPP and SPP guidance material in relation to flooding and storm tide inundation.

The following tables set out the MEDQ's standards to ensure development is adequately protected from flood and storm tide inundation.

Table 1: MEDQ standards for flood protection

	MEDQ standards	
Defined Flood Event (DFE)	<ol style="list-style-type: none"> <li>1. The DFE adopted<sup>5</sup> by the relevant Council for the area<sup>6</sup>, or</li> <li>2. Where 1 is not available, the DFE adopted by the Council for a similar area, or</li> <li>3. Where 2 is not available, the 1% AEP flood.</li> </ol>	<p>– For options 2 and 3 the DFE will be identified through a flood study undertaken by an appropriately qualified professional engineer in accordance with the preferred methodology set out in the <i>Draft SPP mandatory requirements: flooding hazard</i>.</p>
Habitable floor level (or 'freeboard')	<ol style="list-style-type: none"> <li>1. The habitable floor level or freeboard adopted by the relevant Council for the area, or</li> <li>2. Where 1 is not available, the habitable floor level or freeboard adopted by the Council for a similar area, or</li> <li>3. Where 2 is not available, 300 mm above the DFE adopted for the area.</li> </ol>	
Development assessment criteria	<ol style="list-style-type: none"> <li>1. Where the Minister for State Development, Infrastructure and Planning has endorsed the Council planning scheme as adequately reflecting the SPP, the relevant provisions in the planning scheme, or</li> <li>2. Where the Minister for State Development, Infrastructure and Planning has not endorsed the Council planning scheme as adequately reflecting the SPP, the performance criteria set out in the <i>Draft SPP mandatory requirements: flooding hazard</i> section 4, and, for the specified community infrastructure, the recommended flood levels in Table 1 of the <i>Draft SPP mandatory requirements: flooding hazard</i>.</li> </ol>	

<sup>5</sup> Adopted means adopted by a resolution of Council or by incorporation in a planning scheme.

<sup>6</sup> For the purposes of this guideline 'area' means all or part of a PDA.

Table 2: MEDQ standards for storm tide protection

	MEDQ standards
Storm tide inundation area	<ol style="list-style-type: none"> <li>1. The storm tide inundation area adopted by the relevant Council, or</li> <li>2. Where 1 is not available, the storm tide inundation area identified through a coastal hazard risk assessment undertaken by an appropriately qualified professional engineer in accordance with the preferred methodology set out in the <i>Coastal hazard technical guide</i>, or</li> <li>3. Where 2 is not available the relevant default defined storm tide event level set out in the <i>Coastal hazards technical guide</i>.</li> </ol>
Habitable floor level (or 'freeboard')	<ol style="list-style-type: none"> <li>1. The habitable floor level or freeboard adopted by the relevant Council for the area, or</li> <li>2. Where 1 is not available, 300 mm above the storm tide inundation level.</li> </ol>
Development assessment criteria	<ol style="list-style-type: none"> <li>1. Where the Minister for State Development, Infrastructure and Planning has endorsed the Council planning scheme as adequately reflecting SPP, the relevant provisions in the planning scheme, or</li> <li>2. Where the Minister for State Development, Infrastructure and Planning has not endorsed the Council planning scheme as adequately reflecting SPP (once adopted), the relevant parts of the <i>Draft SPP mandatory requirements: coastal hazard</i>.</li> </ol>



## Contact Us

**Visit our website at:** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)

**Write to us at:**

Economic Development Queensland  
GPO Box 2202  
Brisbane QLD 4001

**Telephone us:** 1300 130 215

**Fax us:** (07) 302 44199