

#### FAQ 4 - What are the building requirements in a flood hazard area?

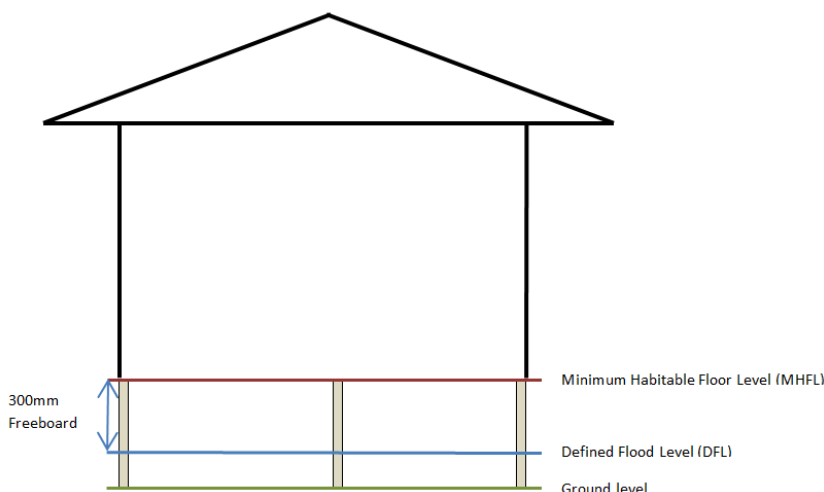
Refer to *FAQ 3* if you have existing buildings on your property and are not developing or building. The information below relates to the Planning Scheme requirements for building in a flood hazard area. For more information regarding building/construction requirements, please contact a Building Certifier.

One of the measures that is used to address flood hazard is to construct new dwellings with a minimum habitable floor level (MHFL) that is above the defined flood level (DFL). The minimum habitable floor level (MHFL) of all new dwellings, including house extensions for a habitable room needs to be a minimum 300mm above the defined flood level (DFL). This added height is called the 'freeboard'.

Non-habitable rooms, (e.g. sheds, garages and carports) can be built in an area that floods, however they are to be constructed to be resilient to the effects of flood. Please check with a Building Certifier for the building requirements in a flood hazard area.

##### Property affected by the flood hazard area

Below is an example of the minimum habitable floor level (MHFL) for a dwelling which is required to be 300mm above the defined floor level (DFL):

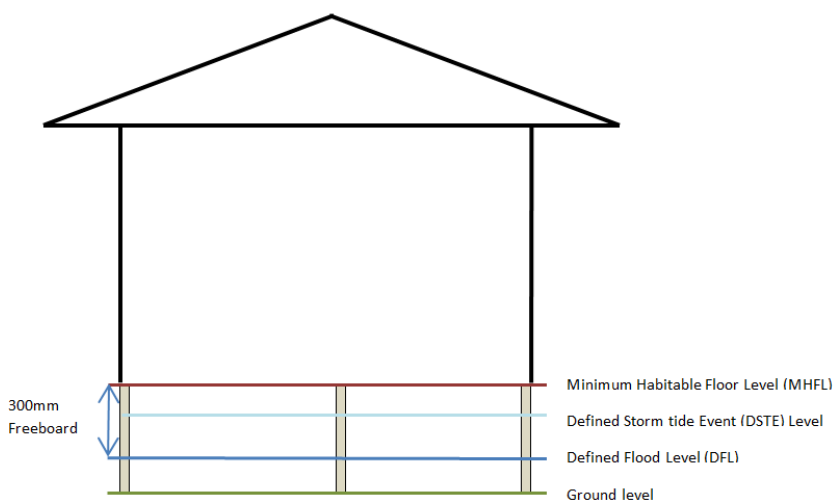


##### Property affected by the flood hazard area and storm tide

Freeboard is not required above the defined storm tide event (DSTE) level. However 300mm freeboard is required for any other flood type (for residential development). The highest of the finished floor levels calculated for each flood type will be the minimum habitable floor level (MHFL).

Example - A flood search report has indicated a defined flood level (DFL) of 1.00m AHD and a defined storm tide event (DSTE) level of 1.10m AHD. 300mm freeboard is required to be added to the defined flood level (DFL) resulting in a floor level of 1.30m AHD. The minimum habitable floor level (MHFL) is the higher level being 1.30m AHD.

\*Australian Height Datum (AHD) is the survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.00 metres AHD approximates to mean sea level.



Below is an example of when the defined storm tide event (DSTE) level is higher than the defined flood level (DFL) and 300mm freeboard. The minimum habitable floor level (MHFL) can be at the same level as the defined storm tide event (DSTE) level.

