

1 Policy History

Revision No.	Council Meeting Date	Minute No.	Adoption Date
1	Before 24 Apr 1990	-	Before 24 Apr 1990
2	23 Oct 1990	C911	23 Oct 1990
3	27 Jun 1991	C332	27 Jun 1991
4	13 Sep 1994	759	13 Sep 1994
5	19 Mar 1996	192	19 Mar 1996
6	14 Jan 2003	25	14 Jan 2003
7	11 May 2010	0142	11 May 2010
8	13 Aug 2013	0255	13 Aug 2013
9	22 Aug 2017	17/205	22 Aug 2017
10	23 Aug 2022	22/209	23 Aug 2022

2 Policy Objective

The objectives of this policy are to ensure that buildings are constructed to avoid inundation of water or flood damage and to ensure an acceptable level of health and amenity to occupants.

3 Policy Statement

The floor heights for building approvals in the Council area shall be as follows:

3.1 Buildings

(i) Where Hydrological Studies Are Not Available

A minimum floor height above existing ground level of 410 mm is required for habitable rooms. The 410 mm floor height is to be measured from the highest point of the surrounding ground level relative to the building platform. Where alternate floor heights are proposed, the floor heights are to be justified by the submission of hydraulic drainage design and calculations to suit localised flooding and stormwater flows. The design must take into consideration diversion and/or catchment of stormwater to ensure flows are not directed towards the building and/or neighbouring allotments. A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the drainage design. The consultant must sign off all drawings and calculations and provide details of Professional Indemnity insurance.

(ii) Where Hydrological Studies Are Available

Floor levels shall be determined from Council approved flood studies or flood impact assessments specific to the site.

(iii) Sloped Sites

Section 3.1(i) and 3.1(ii) shall apply.

In addition to Section 3.1(i), the 410mm floor height is to be measured from the highest point of the surrounding ground level relative to the building platform.

In addition to Section 3.1(ii), design and documentation is to be submitted justifying that localised flooding does not impact on the residential building.

Where natural surface levels are to be altered, the floor heights are to be justified by the submission of hydraulic drainage design and calculations to suit localised flooding and stormwater flows. The design must take into consideration diversion and/or catchment of stormwater to ensure flows are not directed towards the building and/or neighbouring allotments. A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the drainage design. The consultant must sign off all drawings and calculations and provide details of Professional Indemnity insurance.

(iv) Extensions / Additions

Where an allotment is identified as flood liable, extensions shall be in accordance with the Griffith Flood Liable Lands Policy.

Extensions on allotments which are not identified as flood liable are permitted to be the same floor level as the existing habitable floor level subject to compliance with the Building Code of Australia and shall be treated in the same manner as Section 3.1(i) and 1(iii) within this policy.

3.2 Commercial & Business Lands

Floor heights are to be assessed on the merits of each application (see definition below).

Note: To minimise the likelihood of damage of property from flooding, it is advised that all electrical outlets and perishable items be kept above the stated 1% AEP. The choice of building materials, internal fixtures and floor coverings should also be considered.

3.3 Basements

Engineering designs are to demonstrate that there is no impact from localised flooding on a basement.

3.4 Areas Surrounding Buildings

The existing ground level of the areas surrounding buildings is not to be built up without an engineering and hydrological assessment being submitted and approved by Council. The assessment is to take into consideration the diversion and/or catchment of stormwater to ensure there are no impacts on the building and/or neighbouring allotments.

Areas surrounding buildings include, but are not limited to:

- Concrete or paved footpaths;
- Court yards or patios;
- Landscaping; and
- Lawn areas.

4 Definitions

BCA: Building Code of Australia

Habitable Room: As defined in BCA Volume 2 Part 1.1.

AEP: Annual Exceedance Probability - The chance of flood of a given or larger size occurring in any one year, usually expressed as a percentage, e.g. if a peak flood discharge of 500m³/s has an AEP of 5% it means that there is a 5% chance (that is one-in-20 chance) of a 500m³/s or larger events occurring in any one year.

Merits of Each Case: Where this terminology is used consideration is to be given to collectively assessing the extent of flooding and the likely implications.

Engineering and hydrological assessment documentation is to be submitted to Council demonstrating the likely impact flooding would have on a building.

Unusual features such as banks, adjacent drainage channel, railway lines and the like which may complicate flooding, should be considered.

In all cases the action taken to provide a flood level is to be documented so that Council maintains its indemnification under the current version of the New South Wales Government Flood Plain Development Manual: the management of flood liable land.

5 Exceptions

None

6 Legislation

None

7 Related Documents

Griffith Flood Liable Lands Policy, CS-CP-403

8 Directorate

Sustainable Development