

# Understanding flood risk and flood data



## Flood-resilient design is one of the many ways Queenslanders can build their resilience to floods.

It involves adapting the design, construction and materials incorporated into buildings to reduce damage caused by floodwaters.

Builders with knowledge in flood-resilient building and design may be able to offer valuable assistance to homeowners, not just to rebuild after a flood, but improve their resilience to future flood events.

The benefits of flood-resilient building include:

- » Reducing the chance of future flood damage to a home.
- » Minimising the costs and inconvenience of returning home after flood events.
- » Reducing the likelihood of paying for repetitive repairs to a home following flood events.

- » Preparing homes for changing flood conditions in the future. It is important for both homeowners and builders to understand the types of flood risks that may impact a property. Every flood is different, and flooding varies by location.

The Queensland Government and your local council provide a range of information on flood risk.

The local council may also help you understand the types of flooding a homeowner may face and the relevant planning and development requirements for their property. The minimum habitable floor level recommended for a property varies by location, between council areas and depends on the type of flood risk.

If there is no information available, maybe you can assist by connecting the homeowner with an engineer.



Before undertaking work on a client's property, the list below will help you to consider the best solution to ensure homes are safe and resilient. While this is not an exhaustive list, as a minimum make sure you are aware of:

- » The likelihood of property flooding from river, creek, storm tide or overland flow, including depth and velocity.
- » The current floor levels and how these levels compare to the recommended minimum habitable floor level for the property.
- » What parts of the property are at risk of flooding, potential flood levels and flood depths to help you and the homeowner decide what resilience strategies might be suitable and how high the strategies need to be.
- » How high water has flooded the property previously—noting that a larger flood is always possible. What is the potential impact on the building structure?
- » What building or planning requirements might be triggered, such as flood overlays in local planning schemes and building code requirements.
- » Where are the services (switchboard, air conditioner, hot water system) located and how does this compare with the flood levels provided by council?
- » What are the types of uses of different rooms in the home—how appropriate are these uses when flooding is considered? How do these uses align (or not) to building codes and/or local planning rules?



## More information

To learn more about resilient building materials, visit [qra.qld.gov.au/resilient-homes](https://qra.qld.gov.au/resilient-homes)

Builders can also refer to the guidance on the Queensland Building and Construction Commission at [qbcc.qld.gov.au/resources/guide/contractors-guide-rebuilding-after-flood](https://qbcc.qld.gov.au/resources/guide/contractors-guide-rebuilding-after-flood)



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