

What does flood hazard mean for building and planning controls?

Transcript

Narrator: Thinking about building, renovating or subdividing?

Before drawing up any plans, it's important to know what your flood hazard classification is and what it means for your land.

Even if your property looks safe today, parts of your block may still face future flood risk.

To help Melbourne stay safe from future floods, new flood models look beyond today's conditions and factor in how flooding could change over time.

These flood models include climate projections up to the year 2100, helping us understand future flood risks.

When you plan to build or renovate, the rules and requirements are based on these flood models. This helps protect homes and developments while building safer, more resilient communities.

Here's how different hazard classifications can shape what's possible on your property.

[on-screen text: Here's how different hazard classifications can shape what's possible on your property:]

[button appears with text: Hazard 1]

Narrator: Hazard 1.

[button appears with text: Hazard 2 & 3]

Narrator: Hazard 2 and 3.

[button appears with text: Hazard 4, 5 & 6]

Narrator: Hazard 4, 5 and 6.

Option: Hazard 1

Narrator: Sarah's home is in a H1 hazard area. That means her land can experience shallow, slow-moving flood water.

Most residential development is suitable, but council and Melbourne Water need to confirm it won't affect drainage or flow paths.

It's crucial that new buildings meet key requirements to ensure flood risk isn't increased for Sarah or her neighbours.

Option Hazard 2 & 3

Narrator: Van's property is partly covered within a H3 hazard area, with some areas of the block potentially exposed to deeper or faster-moving flood water.

If they want to build or extend toward those areas, the design may need raised floors or building setbacks, and some areas may be too high-risk to build on at all.

Council and Melbourne Water can confirm what's allowed and what adjustments may be needed.

Option: Hazard 4, 5 & 6

Narrator: Some areas of Jason's property have a higher flood hazard. That means flooding could be deep, fast and dangerous.

Development here is often restricted. Some land must stay open to protect flow paths, and further building is usually unsafe and not permitted.

Planning with future hazards in mind helps protect Jason's home and the wider community.

After all options have been select

Narrator: Check your hazard classification today using our online flood maps. Then you can speak to Council or Melbourne Water as partners in shaping safe, workable development plans.

Starting with this knowledge gives you clarity and confidence before you invest time or money in design.

[End transcript]