

Planning and building with flood information

Keeping communities safe now and into the future.



Why flood planning matters

Floods can be dangerous and unpredictable. As our climate changes – with heavier rainfall and rising sea levels – more homes and properties in Melbourne will be at risk of flooding. Planning ahead helps protect people, homes and communities from future flood impacts.



Looking ahead to 2100

To prepare for future conditions, Melbourne Water uses flood models that look ahead to the year 2100. These models help us understand where flooding might happen and how severe it could be in the future. This information guides decisions about where and how we build today to be better prepared for the future.



What is a flood hazard?

Flood hazard describes how dangerous floodwaters can be – ranging from shallow and slow-moving floods to deep and fast-moving floods. The classification of flood hazard affects how safe it is to live, build or travel through an area during a flood.



How it affects building and development

When you apply to build or develop in a flood-prone area, councils work with Melbourne Water as the relevant floodplain management agency to assess the flood risk. We provide advice on things like:

- Safe building locations
- Minimum floor levels
- How floodwaters might affect access to and from your property

Flood hazard can vary across a single property, so each development is carefully reviewed to ensure flood criteria is met.



Planning controls to manage flood risk

Flood planning controls are rules that help manage development in flood prone areas. They guide where homes and buildings can be safely built.

- Areas with higher flood hazard have stricter controls to prevent unsafe development.
- Areas with lower hazard may have more flexible rules.

Melbourne Water is working with government to make the development approval process quicker in low-risk areas.

What's next?

Once the new flood maps are finalised, updated planning controls will be shared with the community. These controls play a key role in ensuring that future development is safe and resilient to flooding.