

Building and Development

Development Application – Flood compatible materials

Building on flood liable land

Use this information to assist with determining acceptable materials capable of withstanding immersion in water for use in ground floor construction below the floor height standard.

The intent is to minimise the damage to the structural components of buildings, which may be expensive to repair or replace and could lead to structural collapse. Ideally, the rehabilitation of a flooded building should only involve cleaning, content replacement and minor repairs. Where floodwater has entered a wall cavity, linings may need to be removed to allow for cleaning and structural members to dry out.

Objective

The objective of these standards is to minimise damage to buildings due to the effects of flood waters. Two aspects of flooding must be considered, the damage due to the force of water and debris; and the deterioration of building materials when wet.

Ground Floor Walls

External walls may be of masonry construction or be framed. The lining of framed walls may be metal, fibre cement planking or timber (minimum 16mm thickness).

When considering the materials of external walls, due regard must be paid to the appearance in consideration of existing or likely future development in the vicinity and in respect to commercial and industrial buildings, whether a fire resistance rating is required.

Internal walls may be of masonry or be framed.

Windows

Metal frames and sashes are preferred. Timber may be used; however allowance must be made with clearances to allow for swelling when wet, so that the sashes will operate.

Doors

Solid core external grade doors only. For garages, roll up or panel lift doors only permitted.

When timber is used, allowance must be made with clearances to allow for swelling when wet so that all doors will operate.

Stairs and Landings

Stairs and landings may be constructed in masonry, steel or timber. All timber used must be seasoned or kiln dried. Plywood to be Type A Bond.

Particle board products are not permitted.

Steelwork

All steel used, including bolts, nuts and other fittings shall be either galvanised or painted with an approved rust inhibiting paint after installation/fitting.

Flashings

Cavity flashing and horizontal DPC shall be provided at ground floor level and a second layer at underside of floor joists/bearers at the Floor Height Standard. This should also incorporate weep vents and vermin shield mesh.



This document contains important information.
If you do not understand it, contact the
Telephone Interpreter Service on 131 450.



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