



Building Finished Floor Levels Policy

Application	Building & Regulatory Services Staff
Responsible Officer	Building & Regulatory Services Manager
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Purpose

This policy provides for the setting of finished floor levels in all new dwellings at a level to endeavour to avoid the entry of stormwater to habitable areas within new dwellings so as to protect property from damage.

Definitions

Finished floor level	the lowest level of the uppermost component of the floor.
Habitable area	refers to rooms used for human occupation such as living rooms, kitchens, bathrooms, rumpus rooms but excludes areas such as garages, store-rooms.
Natural ground level	the finished level of natural ground surface

Reference

This policy complements other legislation and where it is silent on matters referred to in the following legislation such matters must be followed in accordance with the legislation.

- Floodplain Management Manual, Department of Planning (2005)

Policy Statements

The Policy sets an arbitrary level of 400 mm above surrounding natural ground level considered prudent as a protection measure

1. That the finished floor level of all new dwellings be set 400 mm above the surrounding natural ground level.
2. That the following condition be applied to all development consents or other approvals relating to new dwellings:

“The finished floor level of all habitable rooms within the dwelling are to set a minimum of 400mm above the surrounding natural ground level.”

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Revision Table

Minute/Date	Amendment Summary	Reason or Reference
0522/16.02.2010	New policy to formalise past practice in Hillston on Shire wide basis	Inclusion of standard condition for all new building development consents
0631 / 18.03.2014		Reaffirmed
1131/ 22.10.2019	Minor amendments	Reviewed

Associated Documents

Development Consents and Approvals

Review

This policy will be reviewed as required and may be amended from time to time with reference to any relevant legislation, best practice guides, changes to water availability, or other factor.