



# Flood resistant housing designs released

**REGION** - Housing design for flood affected areas received a boost with the announcement of a winning design of a unique architectural competition aimed at providing new designs for flood resistant homes.

Ian Agnew, Archicentre State Manager Queensland said the LJ Hooker Flood Design Competition co-sponsored by LJ Hooker, The Future Housing Taskforce and Archicentre had been won by the Queensland based Dion Seminara Architecture from twelve new designs by local residential architects.

Mr Agnew said the competition highlighted the important and vital role of architects in solving a major problem of flood prone areas and housing affordability through innovative design.

"All twelve designs from the competition will be promoted to provide people rebuilding after the floods in urban and regional areas a choice of suitable replacement homes of flood resistant design," he said.

Archicentre, which provided the community with information in dealing with homes after the floods, believes the design competition provided valuable opportunities to look at safer and better ways to rebuild homes in flood prone areas.

"Given the number of homes at risk in this country, this is literally a \$63 billion problem," said LJ Hooker CEO, L. Janusz Hooker, who was one of the judges.

"The architects in this compe-

tion have set new standards in flood-safe home design."

Up to \$63 billion of existing residential buildings, including as many as 247,600 individual buildings, are potentially at risk of inundation in Australia this century, according to Climate Change Risks to Australia's Coast, published by the Australian Department of Climate Change.

The winning concept home designed by Dion Seminara Architecture is to be built in a controlled environment, with the home being transported to the site in two parts and connected down the centre. This means the building construction can be controlled and cost limited where possible.

Such an approach also allows for mass construction.

"One of the main aims of the design was to provide for an easy clean up after the flood with a flexible multipurpose use of the ground level for vehicles or storage," Dion Seminara said.

The concept home has a flood clearance level of 4.5 metres to the first floor.

"This zone features materials and finishes which can be hosed down without damage," he said.

The design itself allows the water to flow through the building without placing pressure on the structure.

"The concept home is built on posts making it suitable for any sloping site and has the flexibility to be expanded through interlocking pavilion extensions."

The environmentally friendly design features light weight building materials and the concept home fits into both urban and bush environments.

The winning design will be built as a demonstration project by Ken Mitchell of Queensland Lifestyle Development Group.

Mr Agnew said all entries were of a high quality and fulfilled the entry criteria which required each submission to:

- Successfully integrate flood resistant, energy efficient and sustainable design.
- Meet or provide a well-substantiated challenge to requirements set by Building Code of Australia and local and statutory authorities.
- Provide three bedrooms and not exceed 220 square metres in size.
- Provide under cover accommodation for two cars.
- Be able to be constructed on a site with up to a 1:4 slope.
- Be built from 80 per cent light-weight materials.
- Have a construction budget not exceeding \$200,000, excluding consultants' and authorities' fees and permits, site preparation costs, service connections, site allowances and landscape works.



**The winning concept home designed  
by Dion Seminara Architecture.**