

D33 Stormwater Inundation Mitigation

Introduction

The Council has identified the risk of flooding across the entire City of Charles Sturt by preparing Stormwater Inundation maps.

This development information guide is designed to assist the preparation of applications for development on properties that have been identified as being at risk of Stormwater Inundation. Please refer to [Stormwater Flood Plain Mapping](#) on Council's website.

This guide provides suggestions about minimum measures that might assist your development proposal to meet the requirements of the Council's Development Plan. However, the suggestions should be considered to provide broad guidance only. Council cannot provide design advice and you are strongly encouraged to seek professional assistance from a qualified Civil Engineer in preparing your proposal.

Development Policy

In relation to flooding, the Development Plan requires that all new development meets the following requirements:

- It is developed with a public stormwater system capable of catering for a 1 in 100 year Average Return Interval (ARI) flood event.
- Buildings are designed and constructed to prevent the entry of floodwaters in a 1 in 100 year ARI flood event.
- Development should include stormwater management systems to protect it from damage during a minimum of a 1 in 100 year average return interval flood.

The Council assesses each development application in detail and determines whether it meets the criteria, and in doing so requires that all new development complies with appropriate standards for stormwater and flood management.

If your development proposal is for non-habitable, non-storage type structures (eg: open, unenclosed pergolas, garages and carports), or wet areas which do not form part of a larger development application, there may be more flexibility in the way the structure is built as the level of risk may be lower. Please discuss your proposal with Council's Planning and Development staff if you consider this may apply.

Flood Mitigation Checklist

If you are considering lodging a Development Application and your property has been identified as being at risk of flooding, the following process will be of assistance in ensuring your application meets the requirements of the Development Plan and therefore increases the likelihood of a timely approval.

Once completed, this document along with supporting attachments can be submitted as part of your Development Application at the planning stage, to assist Council in the assessment process.

Step 1	<p>Is the site (land) at risk of flooding?</p> <p>Has the property been identified at risk of flooding?</p> <p><i>This information can be located on Council's website</i></p>	<p>If No, these guidelines do not apply. However, you may still wish to consider them as a precaution.</p> <p>If Yes, continue to Step 2.</p>
Step 2	<p>Is the proposed development (building work) at risk of flooding when complete?</p> <p>This can be checked by reviewing the information provided below to owners of properties at risk of flooding on our website. Council can provide limited information, and for properties at risk of flooding Council may need you to provide a survey plan of the site showing contours of the site.</p>	<p>If Yes, refer to the Flood Mitigation Guide in this guide.</p>
Step 3	<p>Prepare and submit your Development Application to Council.</p>	

Flood Mitigation Guide

Preventing Inundation – Finished Floor Levels

- For all proposed development on sites that are not at risk of flooding, all finished floor levels (excluding any under-croft car park) should be a **minimum of 0.30 m** above the adjacent road water table level as measured at the centre of the allotment
- For all proposed development on sites at risk of flooding, all finished floor levels(excluding any under-croft car park) should provide a **minimum 0.15 m** “freeboard” above 100 year ARI flood levels, for all floor levels (refer Figures 1 and 2).
- If the allotment slopes away from the road by a grade of more than 0.25% the site finished floor levels (excluding under-croft car park) should be as high as practical within the site constraints (refer Figure 2).

Managing Water Flows

The proposed development should not increase the flood risk to other properties during a 1 in 100 year ARI flood.

New driveway levels at the road frontage lot boundary should be raised to minimise water entering the property from the roadway.

Note: Any changes to existing finished floor levels will require planning approval.

Figure 1 –
Properties that slope towards the road

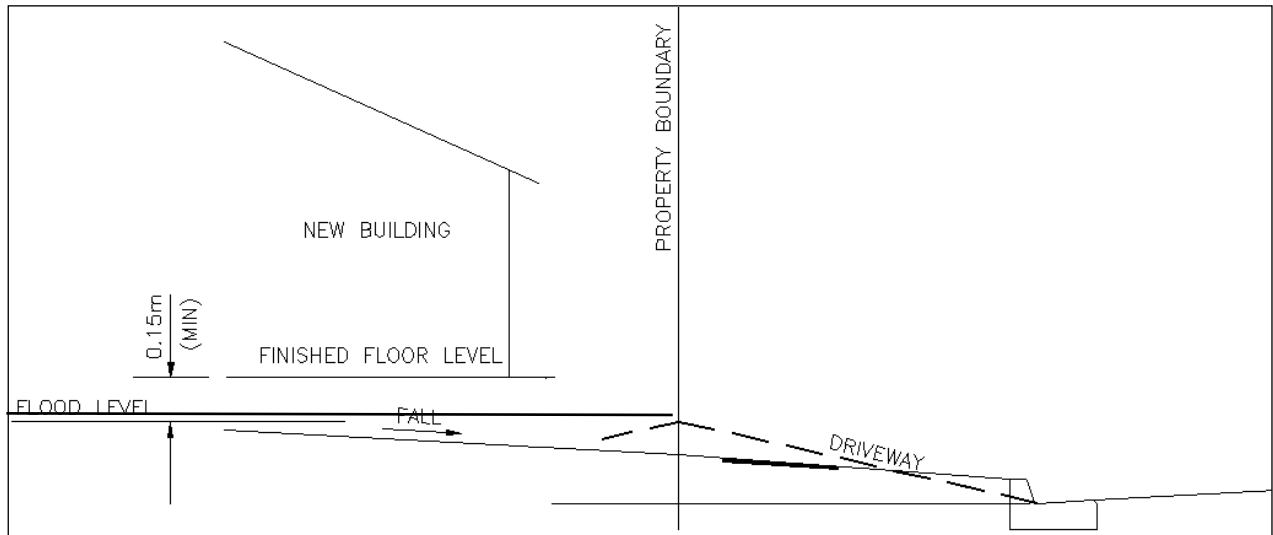
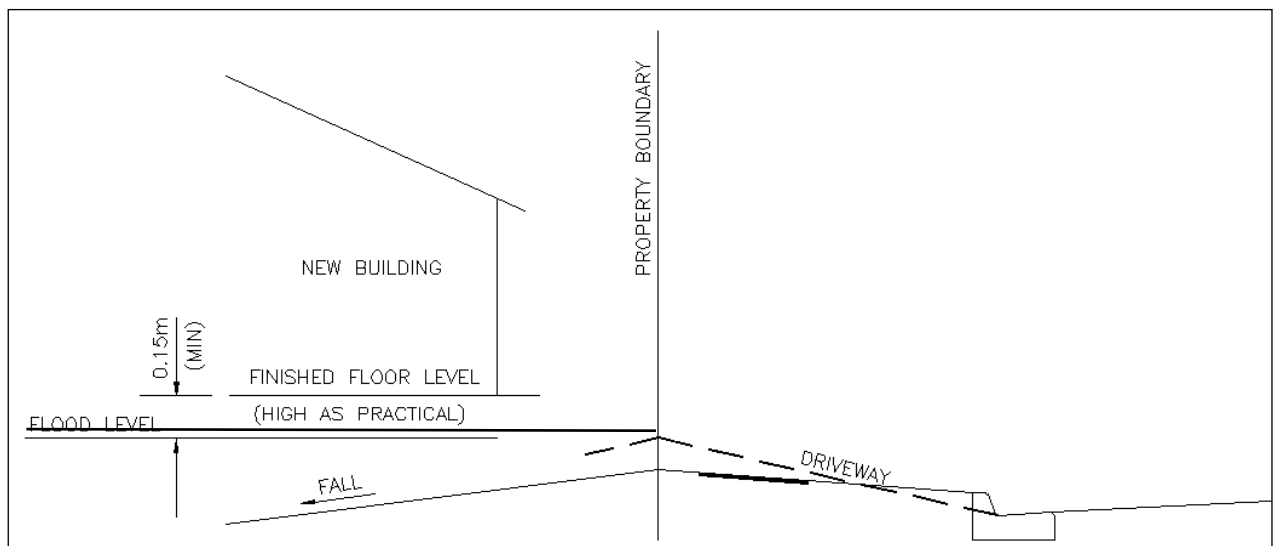


Figure 2 –
Properties that slope away from the road by a grade of more that 0.25%



Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to the City of Charles Sturt Development Plan and to seek professional advice if necessary. This information is subject to frequent updates. This version last updated September 2015. Access the Development Plan and current versions of information guides at www.charlessturt.sa.gov.au.