



D09

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 or <https://sappa.plan.sa.gov.au/> on SA Property and Planning Atlas.

This guide provides suggestions about minimum measures that might assist your development proposal to meet the requirements of the Planning and Design Code (PDI Code) Assessment Provisions. Council cannot provide design advice and you are strongly encouraged to seek professional assistance from a qualified Civil Engineer in preparing your proposal.

To determine what Assessment Provisions apply to a development it must be determined what Zones, Sub-Zones, Overlays and General Development policies apply to a development. This can be achieved by visiting <https://code.plan.sa.gov.au/>.

Development Policy

In relation to flooding, the PDI Code Assessment Provisions requires that all new Performance Assessed development meets the following requirement:

- Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

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 Guide

For all Performance Assessed development the following floor level requirements apply.

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 top of kerb 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 0.30 m** “freeboard” above the 1% AEP 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% AEP flood event.

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

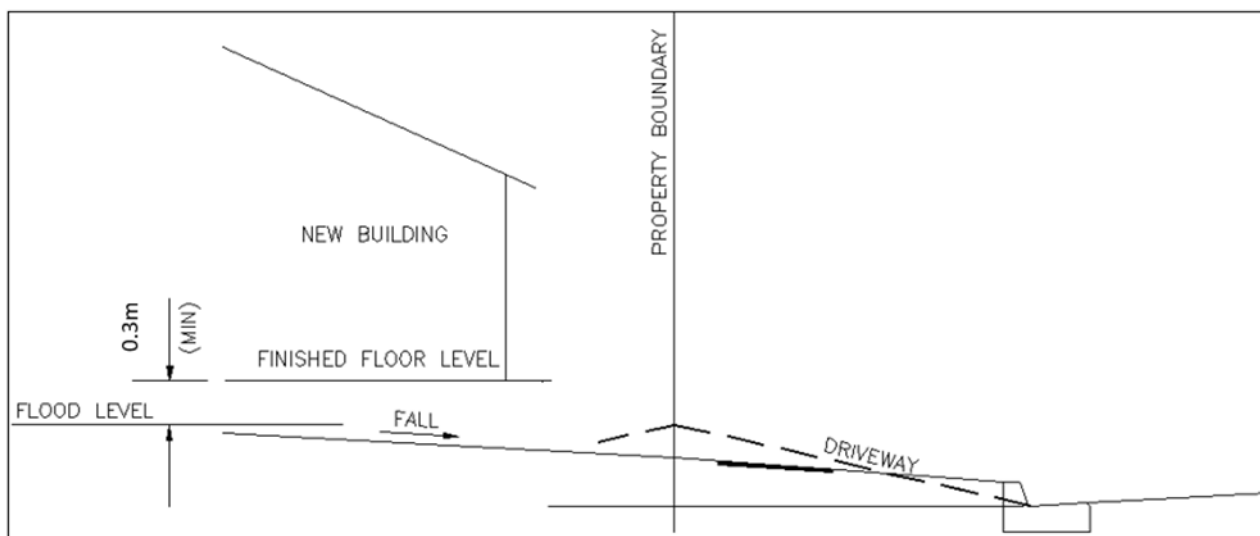


Figure 2 – Properties that slope away from the road by a grade of more than 0.25%

