

Finished Floor Level and Flood Protection Development Fact Sheet

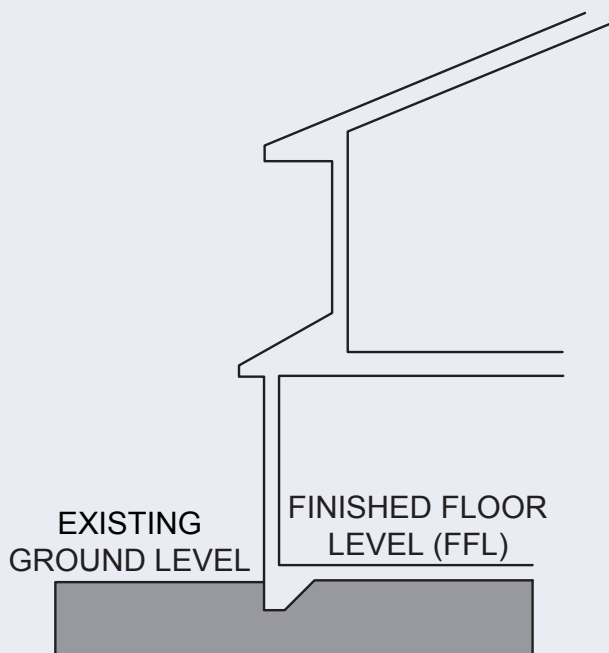


What is a Finished Floor Level (FFL) and why is it important?

The Finished Floor Level (FFL) is the level, or height, at which the floor of a building or structure (including alterations and additions) is proposed to be built. These levels are nominated on a site/civil plan, including accurate survey information for the development site and its surrounds. (Refer to 'Site Works and Drainage Plan' Fact Sheet).

This fact sheet focuses on the determination of a FFL to ensure new development is protected from local and major flooding.

Other planning considerations for a FFL, including how a development will affect adjacent properties, are also important and may influence the final level requirement.



What is the 'standard' FFL requirement in West Torrens?

Local roads play an important role in the safe movement of stormwater flows. During larger storm events, roads are designed to carry wide flows of stormwater.

Protecting new development from the potential impacts of local and major flooding is a planning consideration given high importance and weighting by the City of West Torrens (CWT).

In West Torrens, the FFL of all new development is set as a minimum to be protected from water inundation when considering a 350mm stormwater flow depth in the adjacent street water table.

In the majority of proposed developments across West Torrens, the raising of the FFL is the best option to address this requirement.

There will be rare occasions where raising the FFL may result in planning concerns such as:

- overlooking from elevated ground floor areas
- increased fence heights
- exacerbated bulk and/or scale of buildings.

In these circumstances, the applicant is encouraged to work with CWT's Development and City Assets teams to consider if there are alternative options.

What are FFL requirements in the Flood Hazard Mapping area?

In some nominated areas within West Torrens (refer Development Plan - Overlay MapWeTo/1), Flood Mapping has been generated to outline the known risks of flooding from watercourses and major drainage systems.

The FFL of new dwellings, building and structures to be established should be above the anticipated flood depth by about 200mm.

Continued over

Ref: DF02, Rev 1.0



Once our staff have been provided with an accurate site survey and plan of the development, the City Assets team will compare this information against the flood mapping modelling and provide an appropriate FFL unique to each structure in a development.

Further consideration will also be given in relation to 'flood flow corridors' within the development to manage the potential impact it could have on the depth and movement of flood waters.

The scale of requirements for corridors increases as the anticipated depth of flooding increases.

For further information on flood flow corridors and background on flooding information, refer to the 'Developing in Flood Mapping Hazard areas' fact sheet.

Although comparison against the Flood Mapping information will typically produce a higher FFL requirement, assessment should also be made against the standard FFL consideration and the higher FFL of the two should be utilised for any given development.

Undercroft and cellar structures

If a development proposes to include an undercroft or cellar structure, then it is considered that the building design should also prevent water from entering these structures to a level up to and equivalent to the typical FFL consideration for the location.

Ref: DF02, Rev 1.0

