



# City of Unley

## DEVELOPMENT AND STORMWATER MANAGEMENT FACT SHEET

For more information, please refer to the Development and Stormwater Management Design Guide

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In keeping with its *'Community Plan 2033'* and the *'Environmental Sustainability Strategy'* the City of Unley is committed to a more liveable and sustainable urban area and to providing more greening.

To meet Principles of Development Control 156-159 for On-Site Stormwater Management, all new development with a surface or catchment area greater than 50m<sup>2</sup> will be required to address on-site stormwater management. This ensures projected stormwater flows do not exceed the site's pre-development flows and addresses the impacts of flooding, improves water quality and the sustainability of our local water resources. This is important for development applications that seek to increase the number of dwellings across a site or where there are large areas of newly covered surfaces.

The *'Development and Stormwater Management Design Guide'* outlines minimum requirements for the management of stormwater for new developments, using either:

- Appropriately sized on-site detention/retention tank systems (further information overleaf); OR
- Water Sensitive Urban Design (WSUD) integrated into the landscaping of the site including rain gardens, permeable paving, vegetated swales etc; OR
- An engineered solution which satisfies the objectives, prepared by a suitable qualified stormwater engineer.

It is recommended that the inclusion of these elements into any development is considered early on in the design process as certain tank sizes and engineered solutions may require Development Approval.

For relevant developments, a condition will be applied to the Planning Consent which refers to the two tables provided overleaf. These tables help Applicants ensure that the correct tank size (and tank location on site) is provided for their development, prior to Council issuing the Development Approval. Where a development type is not listed in these tables, stormwater management information may still be necessary. If the measures of the Design Guide do not meet the needs of an application, advice may need to be provided by an independent engineer. If WSUD is being applied to a development, it may be necessary to provide specific engineering details with the development application.

Please feel free to Contact Council's Development Section if you have any further queries on 8372 5111. The documents referenced in this fact sheet are available at our website at [www.unley.sa.gov.au](http://www.unley.sa.gov.au)

The City of Unley thanks you for your contribution towards the continued health and beauty of our urban environment.



Table 3.1: Stormwater Detention and Retention Requirements for developments

Area of Allotment (m <sup>2</sup> )	Storage Method		Total Stormwater Storage Volume for Site, SSV (L)	Maximum Discharge Rate to Kerb* (L/s)	
	Retention Rain Water Harvest Tank, RWH (L)	Detention Storage, DS (L)			
Single Residential Dwellings/Town houses (Total storage requirements per allotment area)					
Up to 400	2000	1000	3000	4	
401-500	2000	1500	3500	4	
501 - 600	2500	1500	4000	4	
601 - 700	2500	2000	4500	4	
701 - 800	3000	2000	5000	4	
800 +	3500	2500	5500	4	
Extensions to residential dwellings (>50m <sup>2</sup> roof area) (Total storage requirement per new roof area created)					
51 - 100	2000	1000	3000	N/A	
101 - 150	2500	1500	4000	N/A	
151 - 200	3000	2000	5000	N/A	
201 - 250+	3000	2500	5500	N/A	
Multi-Unit Developments Comprising of 3-5 Units (Allotment area, number of dwellings, and storages per dwelling)					
Up to 1000	3	2000	1000	3000	4 per outlet
1001 - 1500	3	2500	1500	4000	4 per outlet
	4	2000	1000	3000	4 per outlet
1501 - 2000	3	3000	1500	4500	4 per outlet
	4	2500	1000	4000	4 per outlet
	5	2000	1000	3000	4 per outlet
Apartment Buildings (Total storage requirements for the full site)					
Up to 1000	5000	3500	8500	TBC	
1001 - 1500	8000	4500	12500	TBC	
1501 - 2000	10000	6500	16500	TBC	
2001 - 2500	12000	8000	20000	TBC	
Commercial sites (Total storage requirements for the full site)					
Up to 1000	5000	1500	6500	TBC	
1001 - 1500	8000	2000	10000	TBC	
1501 - 2000	10000	2500	12500	TBC	
2001 - 2500	12000	3000	15000	TBC	

\*Connection to underground Council infrastructure requires Council approval.

Table 4.1: Stormwater Detention and Retention Requirements for developments using WSUD

Area of Allotment (m <sup>2</sup> )	Storage Method		Total Stormwater Storage Volume for Site, SSV (L)	Maximum Discharge Rate to Kerb* (L/s)	
	Retention Rain Water Harvest Tank, RWH (L)	Secondary Retention Storage, SRS (L)			
Single Residential Dwellings / Town houses (Total storage requirements per allotment area)					
Up to 400	2000	500	2500	4	
401- 500	2000	1000	3000	4	
501 - 600	2500	1000	3500	4	
601 - 700	2500	1500	4000	4	
701 - 800	3000	1500	4500	4	
Extensions to residential dwellings (>50m <sup>2</sup> roof area) (Total storage requirement per new roof area created)					
51 - 100	2000	500	2500	N/A	
101 - 150	2500	500	3000	N/A	
151 - 200	3000	1000	4000	N/A	
201 - 250+	3000	1500	4500	N/A	
Multi-Unit Developments Comprising of 3-5 Units (Allotment area and number of dwellings)					
Up to 1000	3	2000	500	2500	4 per outlet
1001 - 1500	3	2500	500	3000	4 per outlet
	4	2000	500	2500	4 per outlet
1501 - 2000	3	3000	1000	4000	4 per outlet
	4	2500	500	3000	4 per outlet
	5	2000	500	2500	4 per outlet
Multi-Unit Developments Comprising of 3-5 Units (Allotment area, number of dwellings, and storages per dwelling)					
Up to 1000	5000	3500	8500	TBC	
1001 - 1500	8000	4500	12500	TBC	
1501 - 2000	10000	6500	16500	TBC	
2001 - 2500	12000	8500	20500	TBC	
Commercial sites (Total storage requirements for the full site)					
Up to 1000	5000	3500	8500	TBC	
1001 - 1500	5000	7500	12500	TBC	
1501 - 2000	6500	10000	16500	TBC	
2001 - 2500	8000	12500	20500	TBC	

\*Connection to underground Council infrastructure requires Council approval.