



Background

Waterways throughout the district are inter-connected and incorporate catchments from upstream in neighbouring Council areas as well as water that runs off houses into the street, stormwater drains and local creeks.

Floodplain mapping uses computer modeling technology to assess the risks of flooding and estimate the level of flood water expected to be equaled or exceeded once in every 100 years on average.

A 1-in-100 year flood means that in any one year there is a '1 in 100' or 1% chance that a flood of this magnitude or larger, will occur. A 1-in-100 year flood occurs, on average, once every 100 years. The 1-in-100 year flood standard is considered to be an appropriate standard for flood risk for most developments. Due to the random nature of floods however, a 1-in-100 year flood may not occur in every 100 years or alternatively, several floods which exceed the 1-in-100 flood level could occur within any period of 100 years.

Due to the unpredictable nature of floods, the results of floodplain mapping studies are indicative only to provide guidance of the potential effects of a 1-in-100 year flood event. It is important to be aware of what this may mean for your property.

Benefits of floodplain mapping

The results of the floodplain mapping provides Council with broad information to better plan for future development and develop an appropriate action plan to implement remedial works required to reduce the risks of flooding.

What Council is doing to manage creek flooding

Council's annual budget includes an allowance for stormwater system upgrades and maintenance. Examples of works undertaken to date include:

- Upgrade of the Morphett St stormwater drainage system in 2009.
- Upgrade of drainage channels through the township of Mt Barker.
- Channel widening and Levee works at Western Flat creek, including a bridge upgrade.
- Progressive widening of Railway Creek, including related development controls.
- Widening and development controls over Mt Barker Creek.
- Creek widening and detention basins implemented throughout other areas of the District.

What do the results of the study mean to property owners?

Property owners can be proactive and informed about what they can do to minimise the impact of any flooding which may occur in a storm event.

Areas of very shallow flooding

In areas shown as being affected by flood depths of less than 100mm, fences, walls, landscaping and buildings will affect the flow of flood waters. Resolution to this level of detail is beyond the capabilities of the modeling process and consequently the level of certainty in these areas in relation to flood depths is reduced.

Will this impact on property values?

Whilst Council is not in a position to comment on property values, flood plain mapping information has been available since 1986 and is not a new concept to Council. Should you have any concerns regarding individual property values however, it is advisable to contact a property consultant for more information.

Mount Barker Township Floodplain Mapping Study



The District Council of
Mount Barker

Will this impact on the general rates?

Council has an ongoing program of works to continuously upgrade the stormwater network. Any works proposed are considered as part of the budget for each financial year. The Council's budget is contained within its Annual Business Plan which also undergoes a community consultation process before it is adopted.

Visit Council's website at www.dcmtbarker.sa.gov.au for more information about the budget process.

Vegetation and maintenance of waterways

Council periodically clears rubbish from waterways as it can interfere with the ability of a creek to flow adequately. Most vegetation is flattened (eg reeds) by the flow of water; it is only vegetation that poses a flood hazard that may need to be removed and a balancing act is required to ensure the health of the creeks whilst minimizing potential flood hazards.

If you have any questions about the Council's waterway maintenance, please contact Council on 8391 7200.

Development controls

Impact of proposed new residential developments

Development controls are in place to appropriately restrict land being divided for residential development in areas that lie within the 1-in-100 year flood zone. This includes the land which was recently rezoned by the State Government in Mount Barker and Nairne.

Renovating your property

Check with the planning department of Council prior to undertaking any renovations to your property. You may, for example, be required to orientate buildings or driveways to ensure they do not obstruct the flow of stormwater.

What residents can do to minimise the impact of flooding:

It is important that Council works with residents to reduce the risk of flooding. Residents are advised to assess and introduce their own measures to alleviate potential flood hazards. If your property is identified as being flood prone, some steps you can take prior to a flood occurring include:

- Keep your local drains clear of litter and debris to ensure drains do not become blocked.
- Consider grading paved areas such as paths, and verandahs and other surfaces so that the water flows away from your house or shed.
- Report blocked or damaged drains to Council
- Ensuring creeks on private properties do not become too overgrown or become full of litter or debris.

Prepare a Personal Flood Action Plan

Creek flooding is difficult to forecast as flood waters can rise and fall very quickly without warning.

Be Prepared

- Find out how high the water could possibly rise in and around your property;
- Directing questions about your house and contents insurance to your insurer; and
- Preparing an emergency kit with radio, torch, first aid kit, mobile phone, medication, waterproof bag with a change of clothing and essential food items.

Be Aware

- Keep up to date with State Emergency Service (SES) notifications and extreme weather warnings.

Personal safety is the most important consideration during a flood. In areas of shallow flooding, driving or walking from your home could be more hazardous than staying at home.

Areas where water depth is greater or the water is fast flowing, are more hazardous and evacuation to higher ground may be required. Residents should have a plan in the event of rising flood waters.

Important factors to consider in the event of a flood are:

- Turn off electricity, gas and water
- If you have time, move your vehicle and raise valuable personal items, appliance, furniture and personal mementos to higher ground
- Keep your emergency kit with you and remember your pets
- Stay tuned into a local radio for updated advice
- Avoid entering floodwater but if you have to for some reason, wear solid shoes and check depth with a stick
- Don't drive into water of unknown depth and current
- Tell police or the State Emergency Service if you decide to evacuate on your own accord.



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For more information

Floodplain Mapping information (and maps for Mount Barker Township) are available via Council's website www.dcmtbarker.sa.gov.au or for more specific enquiries email council@dcmtbarker.sa.gov.au; phone 8391 7200 or visit Council's Customer Service Centre located at 6 Dutton Rd, Mount Barker. Further information can also be obtained from the State Emergency Service www.ses.sa.gov.au or Emergency Management Australia ema.gov.au.

References used in the preparation of this fact sheet include: City of Holdfast Bay, City of Greater Shepparton and City of Tea Tree Gully Flooding Fact sheets; Melbourne Water 'preparing for floods' website information; Brisbane City Council 'Be Floodwise' Information Sheet; Emergency Management Australia 'What to do before, during and after a flood' and AWE Flood Plain Mapping Study for Mount Barker Township 2010.