



Inquiry into DPA-04: Missing Middle Housing reform

Answer to question on notice

Asked by: JO CLAY

Addressed to: Minister for Planning and Sustainable Development

Reference: CED - Planning

Hearing: 12 February 2026

In relation to: INFRASTRUCTURE PROGRAM

Question received: 18 February 2026

Answer Due: 25 February 2026

JO CLAY MLA: asked the Minister for Planning and Sustainable Development -

In a recent article on the ABC website, advice was provided that a rolling program of infrastructure studies, capacity upgrades and targeted interventions were undertaken to manage stormwater impacts across the network.

Can you provide details on infrastructure studies and capacity upgrades that have been undertaken on the stormwater network in the Belconnen, Inner North and Inner South Districts since 2019?

Chris Steel MLA: The answer to the Member's question is as follows -

The City and Environment Directorate (CED) holds a number of flood studies conducted over about two decades and has produced indicative flood mapping from the most recent of these studies for each urban catchment. This flood information is available on the public facing ACTmapi website under the 'Flood Map' tab at <https://www.actmapi.act.gov.au>.

The flood studies used to produce this mapping were conducted over a period of time by different industry expert consultants and for different government clients. They have used different modelling approaches, assumptions and parameters. These were reviewed in 2016-17, with some minor changes, before the mapping of the 1 per cent AEP flood (previously known as the 1 in a 100 year flood) was placed on the ACTmapi website.

Since 2019 CED have undertaken studies in areas including:

- Parkes Way Flood Study
- Dickson Group Centre Flood Study

- Kippax flood study
- Narrabundah Catchment study

CED is currently preparing infrastructure capacity studies for Woden (Southern Gateway), Belconnen and Inner North and City with expected completion by the end of 2026.

ACT's Planning System, including the Planning (Residential Zones) Technical Specifications 2025 (Notifiable instrument NI2025-493) identifies when flood studies are required to support a residential development proposal. Two examples include:

1. Flood risk

24.4

- a) *Residential and commercial buildings are to be excluded from flood liable areas up to the 1% Annual Exceedance Probability (AEP) Flood.*
- b) *Habitable floor levels are to be above the 1% AEP level plus a suitable freeboard (usually 300mm).*
- c) *In flood liable areas up to the 0.2% Annual Exceedance Probability (AEP) Flood, large developments and those with more sensitive uses* are to be referred to ESA, TCCS and EPSDD for endorsement.*

*Note: *Sensitive uses include developments such as hospitals, nursing homes, childcare centres, prisons, archives, libraries and emergency response centres.*

A flood study would generally demonstrate the 1% AEP flood level.

2. Stormwater retention and detention

24.5. For development on sites greater than 2,000m² (other than major roads) involving works that have the potential to alter the stormwater regime of the site, a report from a suitably qualified person is provided demonstrating that the development complies with:

- a) *At least one of the following:*
 - i) *Stormwater retention management measures are provided and achieve all of the following:*
 - A. *Stormwater storage capacity of 1.4kl per 100m² of the total impervious area of the site is provided specifically to retain and reuse stormwater generated on site as a whole.*
 - B. *Retained stormwater is used on site.*
 - ii) *Development captures, stores and uses the first 15mm of rainfall falling on the site; and*

Note: on-site stormwater retention is defined as the storage and use of stormwater on site.

- b) *Stormwater detention measures are provided and achieve all of the following:*
 - i) *Capture and direct runoff from the entire site.*
 - ii) *Stormwater storage capacity of 1kl per 100m² of impervious area is provided to specifically detain stormwater generated on site.*
 - iii) *The detained stormwater is designed to be released over a period of 6 hours after the storm event. For this rule on-site stormwater detention is defined as the short-term storage and release downstream of stormwater runoff.*

Note: Calculating on-site detention can include 50% of the volume of rainwater tanks where stormwater is used on-site.

Examples capacity upgrades undertaken by CED since 2019 include:

Inner North District

- Goliath Court
- Knowles Place
- Odgers Lane
- Sullivans Creek GPT

Belconnen District

- Page and Weetangera

Inner South District

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- Mckinlay Street, Narrabundah
- Canberra Ave
- Yarralumla GPT

Approved for circulation to the Standing Committee on Environment and Planning

Signature:



Date:

25/2/26

By the Minister for Planning and Sustainable Development, Mr Chris Steel MLA