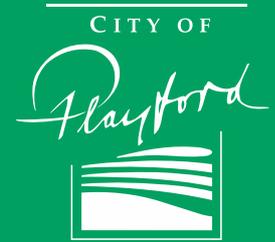


CITY OF PLAYFORD

WIND SPEED – FAQ



SUMMARY:

The City of Playford is spread across varying landscapes, from flat open plains of Angle Vale, to the rolling slopes of Hillbank. The strength of the wind and the way it impacts buildings varies across our council area significantly. The wind blowing against your structure, trying to push it over, will be the most common force applied to it over its lifespan and can have a huge impact on the cost of your project -making it a critical consideration during the design of any structure. The wind speed of an area is taken into consideration by the engineer or building professional who designs the structure. So in theory, this is something you should not have to worry about as a home-owner. When assessing your Development Application, Council will check to make sure the right wind speed has been used for your project. If you would like more information about wind speeds, please don't hesitate to contact us.

DO I NEED TO CONSIDER WIND SPEED?

The person responsible for designing a structure should consider the wind speed applicable to the site. Council or your private Building Certifier will double-check this before an approval is given.

WHY IS WIND SPEED SO IMPORTANT?

Higher wind speeds usually require larger and stronger components and connections for your structure. As an applicant or owner, the main implication of this is cost. As wind speed increases, usually project cost does too.

HOW IS WIND SPEED DETERMINED?

There are four main factors that determine wind speed: region, shielding, topography and terrain.

- Region – all of South Australia falls within the same region – Region A
- Shielding – obstructions surrounding your structure that block the wind.
- Topography – where your structure is in relation to the slope of the land (i.e., top of a hill, bottom of a valley, flat open plains etc.)
- Terrain – wind speed is impacted by the terrain it passes over before it reaches the structure

Using these considerations, a site is given a rating of N1, N2, N3 or N4 when it comes to domestic construction, with N1 being the weakest and N4 being the strongest. N1 and N2 are quite common in dense urban areas and

larger suburban allotments, whilst N3 is usually for structures that are quite exposed on the top of a hill or surrounded by flat open plains. N4 wind speed classification is rarely applied in South Australia.

HOW CAN I FIND OUT WHAT THE WIND SPEED IS FOR MY SITE?

You can search for your property using the SA Government mapping system [Location SA Map Viewer](#).

Some companies like Straco have a free, user-friendly wind-speed PDF guide which has a more in-depth and accurate way to determine the wind speed for a site. Alternatively you can always call us and a Building Officer can assist you with determining a particular site over the phone.

Applications can be lodged online using the Council's [electronic lodgement system](#).

You may also like to view the following resources on our website:

- [Development Approval Process](#)
- [Applications and Assessments](#)

This FAQ is provided as a guide only and is intended to provide our customers with information that will assist Council to make accurate and timely assessments of Development Applications. This information is subject to frequent change and so it is in the best interest of applicants to engage the services of a building professional or speak with Council directly for advice.