

Flooding Hazards Mapping Update Code Amendment

This Code Amendment seeks to update the extent of the **Hazard (Flooding – Evidence Required) Overlay** in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping.

This Code Amendment is the first step in a three-stage [Flood Hazard Mapping and Assessment Project](#) which is being undertaken to deliver more consistent and contemporary mapping of riverine and flash flood hazards across South Australia.

This fact sheet outlines what is being proposed in this Code Amendment and how you can provide feedback.



What is a Code Amendment?

The Planning and Design Code (the Code) contains the planning rules and policies that guide development in South Australia. Planning authorities use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules, or mapping within the Code, which can change the way that future developments are assessed.

Code Amendments must be prepared according to certain processes set out by legislation (the *Planning, Development and Infrastructure Act 2016* and associated Regulations).

Code Amendments may be undertaken by a range of entities like the State Planning Commission, councils, State Agencies or people who have an interest in land.

This Code Amendment has been prepared by the Chief Executive of the Department for Trade and Investment.

Background

It is important for the Code to identify areas likely to flood to minimise impacts on people, property, infrastructure, and environment. The Code's policies aim to restrict new development in high-risk flood areas and seek suitable design responses in lower risk areas.

These policies are applied in the Code via 'overlays'. An overlay contains the planning policy relevant to that area.

This Code Amendment is the first step in a three-stage [Flood Hazard Mapping and Assessment Project](#) (the Project). Stage 2 of the Project involves the procurement and review of new flood studies which will inform new flood hazard mapping for the entire State. Stage 3 of the Project will seek to incorporate the new flood mapping into the Code via a second State-wide Flooding Hazards Code Amendment.

What is being proposed and where will it apply?

The Flooding Hazards Mapping Update Code Amendment is focused exclusively on the **Hazards (Flooding – Evidence Required) Overlay**.

This overlay requires development applications meet certain criteria relating to flood mitigation. It was applied as a precautionary measure to areas where flood mapping was not available when the Code was implemented in March 2021.

This Code Amendment proposes to:

- **reduce** the extent of Hazards (Flooding - Evidence Required) Overlay in 12 local government areas and several Outback Areas where more recent flood hazard mapping has demonstrated that there is minimal risk of flooding; and
- **apply** the Hazards (Flooding - Evidence Required) Overlay to a portion of the Port Adelaide Enfield Council area, as a precaution, where the level of flood hazard has not yet been determined and until new flood hazard mapping can be implemented in future stages of the wider flooding project.

The local government areas where the Hazards (Flooding – Evidence Required) Overlay will be reduced are:

- Burnside, Coober Pedy, Clare and Gilbert Valleys, Mitcham, Marion, Mount Gambier, Naracoorte Lucindale, Onkaparinga, Playford, Port Adelaide Enfield, Port Lincoln, Roxby Downs, and Salisbury.

The Outback Areas where the Hazards (Flooding – Evidence Required) Overlay will be reduced are:

- Andamooka, Arkaroola, Beltana, Blinman, Bookabie, Coober Pedy, Copley, Fowlers Bay, Innamincka, Leigh Creek, Lyndhurst, Marree, Nepabunna, Oak Valley, Olympic Dam, Oodnadatta, Parachilna, Roxby Downs, Woomera, Yalata; and nine APY Lands sites - Amata, Fregon, Indulkana, Kalka, Mimili, Mintabie, Pipalyatjara, Pukatja/Ernabella, Watarru.

What is the ‘Hazards (Flooding – Evidence Required) Overlay’ and how do flood overlays affect my property?

If a flood overlay is applied to your property, or a portion of your property, then the policies within that overlay may apply to future development applications. These policies determine how new developments must be designed and where they should be located to avoid or minimise the impacts of flood on people, property, and the environment.

The Code currently contains three flood hazard overlays:

- **Hazards (Flooding – Evidence Required) Overlay**
This overlay is applied as a precautionary measure to mitigate impacts from potential flood risk
- **Hazards (Flooding – General) Overlay** *(not included in this Code Amendment)*
This overlay applies to areas identified as being of low to medium flood hazard.
- **Hazards (Flooding) Overlay** *(not included in this Code Amendment)*
This Overlay applies to areas identified as being of high flood hazard.

No flood hazard overlay mapping applies to areas where evidence shows no risk of flooding.

The **Hazard (Flooding-Evidence Required) Overlay** is applied as a precaution to areas where there is no flood hazard data, making the flood risk unknown. It requires buildings to have a finished floor level at least 300mm above the highest point of the top of kerb of the primary street, or the highest point of natural ground level at the primary street boundary where there is no kerb. It also requires any buildings or structures storing hazardous materials to be designed to prevent spills or leaks leaving the building.

This Code Amendment proposes to reduce the extent of the Hazard (Flooding – Evidence Required) Overlay in 12 local government areas and several Outback Areas within the State. Reducing this overlay where evidence shows it is not required will mean that flood hazard policies will not be unnecessarily applied to properties or allotments which have a minimal risk of flooding. This will help to reduce application costs and assessment timeframes by providing a more streamlined assessment pathway for a larger number of development types.

More information on flood overlays and the policies contained within them, can be found in the [online Planning and Design Code](#) and also by visiting the Flooding Hazards Mapping Update Code Amendment webpage: plan.sa.gov.au/en/ca/floodmappingstageone

How do I know if my property is affected by this Code Amendment?

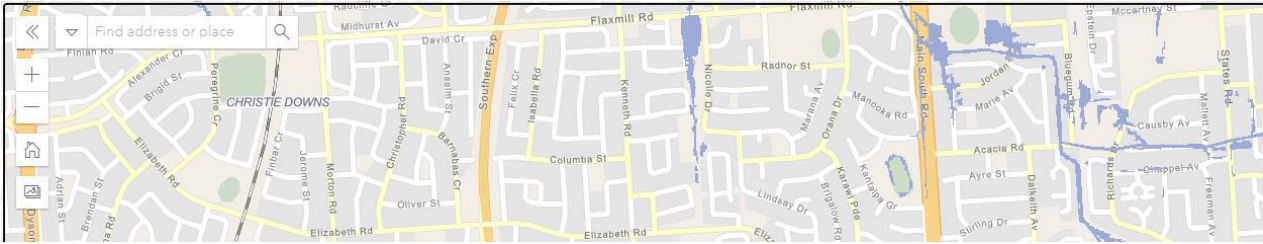
An ‘online map viewer’ showing the extent of the proposed changes to flood mapping in the relevant areas can be accessed via the Code Amendment webpage: plan.sa.gov.au/en/ca/floodmappingstageone

The map viewer has an ‘address search’ on the top left side of the screen which you can use to find out whether your property is affected by the proposed changes:

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SWIPE LEFT to view the current Flood Hazard Overlays in the Code and **SWIPE RIGHT** to view the proposed update to the 'Hazard (Flooding - Evidence Required) Overlay'.
Code Amendment.

Use the legend at the top right to differentiate Overlays. Use the search tool at the top left to search for your property.



Where can I get more information?

More information about the Flooding Hazards Mapping Update Code Amendment, the wider Flood Hazard Mapping and Assessment Project, and how flood mapping is used in the Planning and Design Code, can be found on the PlanSA Portal via the following url or QR code:

plan.sa.gov.au/en/ca/floodmappingstageone



During public consultation, the Department's Planning and Land Use Services team will also be hosting a series of 'drop-in' public information sessions about the Code Amendment. These sessions are your opportunity to meet the Code Amendment team and ask questions.

Visit the PlanSA Eventbrite page for session times and to register your attendance. There are options to attend an online session or a face-to-face session in your area. The sessions will be free, but registration is required: planSAevents.eventbrite.com

Have your say

The Flooding Hazards Mapping Update Code Amendment will be on public consultation for 8 weeks from 22 February 2023, until 5pm 21 April 2023.

We invite the community – especially those in affected areas – to view the proposed changes and provide feedback. Feedback can help shape how this Code Amendment is finalised and implemented, if approved.

Written feedback can be submitted until 5:00 pm on Friday, 21 April 2023, via:

- the online submission form: plan.sa.gov.au/en/ca/floodmappingstageone
- Email: plansasubmissions@sa.gov.au (subject: Submission – Flooding Hazards Mapping Update Code Amendment)
- Post:
Attention: Code Amendment Team, Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815, Adelaide SA 5001

All written public submissions received will be made publicly available on the PlanSA portal when the Engagement Report is released following the conclusion of the consultation period. Names and organisations will be included with published submissions but addresses, email addresses and phone numbers will be redacted.

The Code Amendment process

- Minister for Planning initiates the Code Amendment following advice from the State Planning Commission: **28 October 2021**
- Public consultation on the Code Amendment: **22 February to 21 April 2023**
- Chief Executive reviews submissions and prepares an Engagement Report
- Minister consults with the State Planning Commission following receipt of the Engagement Report
- Minister makes a determination on the proposed Code Amendment
- Should approval be granted, the final Engagement Report and Code Amendment Report will be published on the PlanSA website within 5 business days of the Minister's approval of the Code Amendment
- The Code Amendment is referred to the Environment Resources & Development Committee of Parliament for scrutiny

Code Amendment enquiries

- Contact: PlanSA
- Telephone: 1800 752 664
- Email: plansa@sa.gov.au
- Visit: plan.sa.gov.au/en/ca/floodmappingstageone