ENGAGEMENT REPORT

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

River Murray Flood Resilience Code Amendment

By the Chief Executive, Department for Trade and Investment



PlanSA

Government of South Australia
Department for Trade and Investment

	Name / Title	Date	Signature
Approved by the Designated Entity	**David Reynolds** **Chief Executive, Department for Trade and Investment**	**25/3/2024**	

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Executive Summary

The River Murray Flood Resilience Code Amendment seeks to amend a range of planning policy to provide better guidance for impacted communities to rebuild more flood-resilient development. These amendments aimed to:

- provide transparent and accessible finished floor levels that should be adopted to avoid inundation in future flood events
- provide greater flexibility in building height allowances (this involves reviewing current policy that seeks to restrict building height above ground level for amenity purposes)
- update policy regarding building materials (what is and isn't 'removeable' in the event of flood) and underfloor structures (how these should/should not be designed for flood resilience purposes)
- streamline assessment pathways for sheds, outbuildings and ancillary buildings
- identify established shack settlements to be rezoned to the Rural Shack Settlement Zone.

Community engagement commenced on 29 June 2023 and concluded on 25 August 2023, providing an opportunity for South Australians to have their say and provide feedback on the proposed Code Amendment, particularly impacted communities in the Murraylands and Riverland.

The *Planning, Development and Infrastructure Act 2016* provides the option for a Code Amendment to come into effect upon commencement of community engagement (what the Act terms 'early commencement'). This option was employed to expedite an update to planning policy informed by the lessons learnt from the 2022 flood event and thereby assist community to 'build back better'.

A total of 84 submissions were received in response to community engagement from a range of stakeholders, with feedback in the following themes:

Submissions identifying support for the Code Amendment

- Design solutions for enclosing undercroft areas
- Streamlined assessment pathways for sheds, outbuildings and ancillary development
- Using relocatable or demountable habitable buildings in caravan and tourist parks

Submissions identifying concerns with the Code Amendment and recommending changes

- Removal of finished floor level technical and numeric variations (TNV) for properties above the 1956 flood levels
- Finished floor levels exceeding 3.2 m above ground level
- Exemption of stairwells and lift shaft areas in the 60 m² underfloor area calculation
- Rezoning Ridgeway Estate, Murbko, to Rural Shack Settlement Zone
- Holding tanks being used as an acceptable form of wastewater management
- Using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works

Additional comments and matters were also submitted and have been considered in this Engagement Report.

In response to feedback, this Engagement Report recommends the following changes to the draft Code Amendment released for community engagement:

River Murray Flood Plain Protection Area Overlay

- Increase allowance for overall roof height to 5m above finished floor level and overall building height to 9m above natural ground level
- Identify 4m above natural ground level as an *acceptable* as opposed to a maximum finished floor level for inundation mitigation purposes
- Identify glass doors as an unacceptable means of avoiding floodwater impedance in underfloor areas and in outbuildings and agricultural buildings and
- Exclude areas used for lift facilities in the calculation of maximum underfloor enclosed areas

Rezoning at Ridgeway Estate Murbko

- Revert the zoning of Ridgeway Estate, Murbko, from Rural Shack Settlement Zone to the Rural Zone
- Remove finished floor level technical and numerical variations (TNV) where natural ground level is above modelled 1% annual exceedance probability (AEP) flood level and those parts of Ridgehaven Estate above the 1956 flood level

Rural Shack Settlement Zone and Waterfront Neighbourhood Zone

- Increase building height TNV to 9 m above natural ground level, consistent with the River Murray Flood Plain Protection Area Overlay.

1 Purpose

This Engagement Report has been prepared by the Chief Executive of the Department for Trade and Investment (the Designated Entity) for consideration by the Minister for Planning in determining whether to adopt the River Murray Flood Resilience Code Amendment.

The report has been prepared in accordance with Section 73(7) of the *Planning, Development and Infrastructure Act 2016* and Part 6 of *Practice Direction 2: Preparation and Amendment of a Designated Instrument* and includes:

- details of the engagement process undertaken
- a summary of the feedback received
- a response to the feedback
- an evaluation of the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved.

The report also confirms that engagement has been undertaken in accordance with the Engagement Plan, prepared under part 2(5) of Practice Direction 2.

2 Introduction

The Chief Executive for the Department of Trade and Investment initiated the River Murray Flood Resilience Code Amendment with the approval of the Minister for Planning to amend the Planning and Design Code to provide clearer guidance to build more flood-resilient development along the River Murray in South Australia following widespread flooding through the Murraylands and Riverland in late 2022.

State Government modelling estimates 3,200 dwellings and businesses were inundated during this flooding event, with the majority requiring significant repairs or a complete rebuild. In addition, primary production areas and associated irrigation and agricultural infrastructure were devastated by the flood, as well as public infrastructure such as roads, footpaths, parks and reserves that require construction and re-establishment.

While the South Australian Government has implemented a range of initiatives to assist impacted communities in the flood recovery process, it is critical to ensure that residents can rebuild their houses in a manner that is more resilient to future flood-hazard risk.

A range of planning policy amendments have been identified to provide better guidance for impacted communities to rebuild more flood-resilient development.

The draft Code Amendment prepared to implement these planning policy amendments proposed:

- more transparent and accessible finished floor levels for habiutable structures to mitigate against potential for inundation in future flood events
- greater flexibility in building height allowances
- updated policy regarding design techniques and building materials for underfloor structures
- streamlining assessment pathways for sheds, outbuildings and ancillary development
- rezoning the established shack settlements of Murbko into a more appropriate zone.

The area affected by this Code Amendment extends along the River Murray from the South Australia/Victoria border to where the river meets the South Australian coastline, including the Coorong. This corresponds with spatial application of the River Murray Floodplain Protection Area Overlay

The Affected Area is shown in Figure 1 overleaf.

The *Planning, Development and Infrastructure Act 2016* provides the option for a draft Code Amendment to come into effect upon commencement of community engagement. This option was employed for the draft River Murray Flood Resilience Code Amendment to expedite an update to planning policy informed by the lessons learnt from the 2022 flood event and thereby assist community to ‘build back better’.

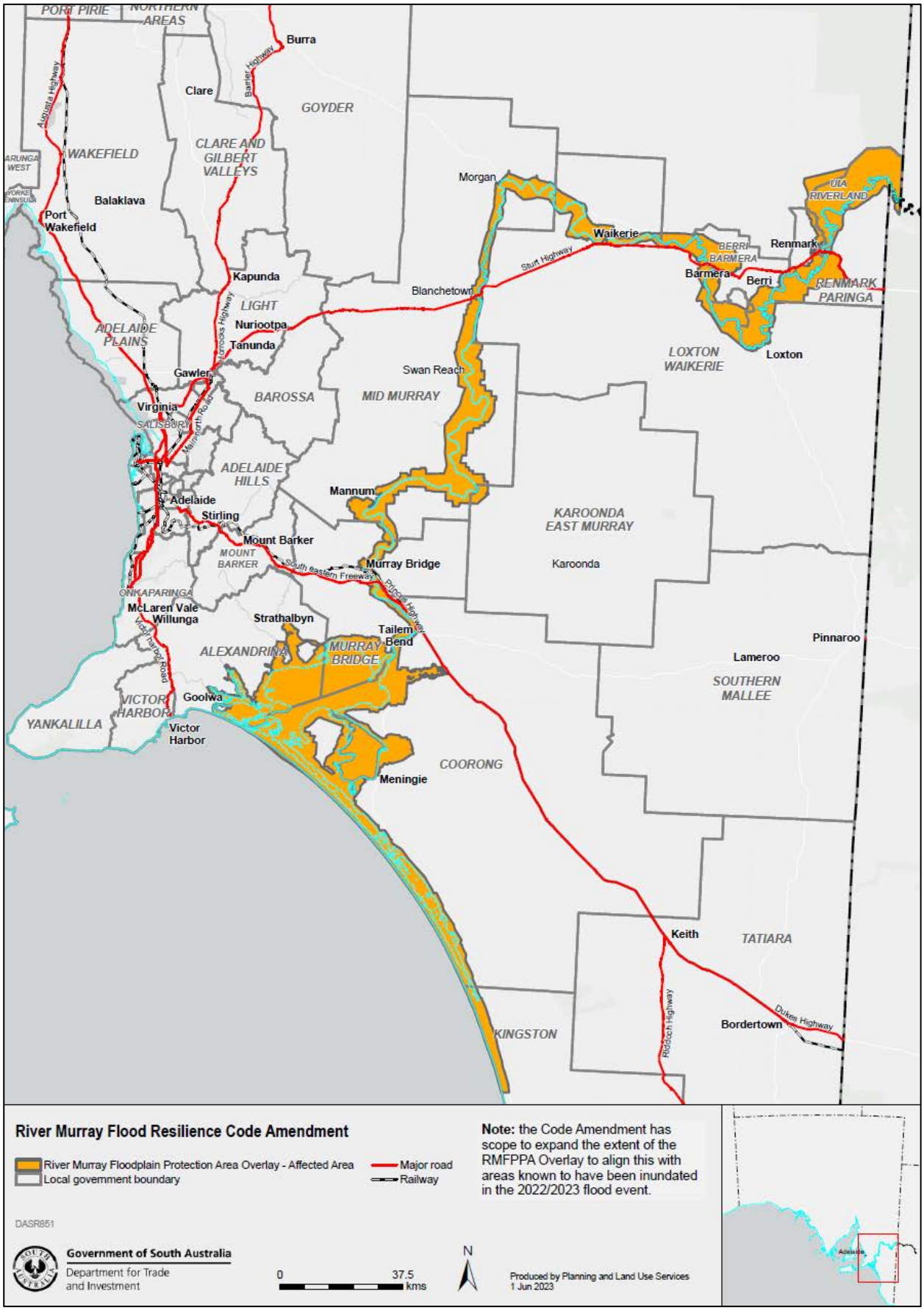


Figure 1: Affected Area for the Code Amendment

2.1 Early engagement and investigations

A range of investigations were undertaken with the construction and building sector to support the Code Amendment, including through the Flood Recovery Housing Roundtable, convened by the Minister for Planning in February 2023, which discussed flood recovery and reconstruction as well as identified planning policy improvements.

A River Murray Planning and Building Working Group was also convened with impacted Councils and relevant State agencies. This group met on multiple occasions between February and June to discuss potential amendments to the Code and ways to minimise the impacts of any future flood events. The Murraylands and Riverland Local Government Association also attended one of this group's meetings.

Staff from Planning and Land Use Services (PLUS) attended and presented at community meetings, led by the Department of Premier and Cabinet (DPC), held in flood affected areas and in Adelaide to provide updates on and answer questions about the Code Amendment.

In addition to working with stakeholders and community to investigate opportunities for improving planning policy and amending the Code, statistics and data on the impacts of the 2022 flood event were reviewed, including spatial mapping and Australian Height Datum (AHD) levels.

As a result of these investigations, the draft Code Amendment released for community engagement proposed the following key amendments to the Code:

1. Changes to the requirements around habitable and other valuable building finished floor levels, with minimum heights based on estimated peak levels in a 1% Annual Exceedance Probability (AEP) flood event (commonly also referred to as a one-in-100-year flood event)
2. Maximum building height increased from 2.5 m to 3 m, or up to 4 m to be above the level of a one-in-100-year flood event
3. Habitable buildings within a caravan or tourist park to be relocatable in the event of a flood.
4. Maximum overall building height increased to 8 m, up from 7.5 m, with a two-storey cap.
5. Updated resilient design and materials for underfloor structures
    a. Installation of roller doors or similar on all four sides of any enclosed area to ensure the free passage of floodwaters.
6. Maintain open space areas around storage areas, with maximum storage area increased to 60 m^2, up from 15 m^2.
7. Streamlined assessment for sheds, carports and garages which are located behind a riverfront dwelling, removing previous red tape.
8. Rezoning flood-affected shack settlements, including Paisley and Murbko, to assist development applications and rebuilding efforts.

Now that the consultation process is completed, this report is required to be submitted to the Minister for Planning on the outcomes of the consultation process, including any recommended changes to the policy amendments proposed in response to feedback. The Minister may then seek the advice of the State Planning Commission before making a determination on whether to adopt the Code Amendment with or without changes or to decline to adopt the Code Amendment.

3 Engagement Approach

PLUS on behalf of the Designated Entity prepared an Engagement Plan to apply the principles of the Community Engagement Charter.

The engagement approach responded to the requirements of the Charter and the needs of stakeholders who may be interested in or impacted by the Code Amendment. The approach focused on providing multiple ways to provide information and a series of convenient ways to provide feedback.

3.1 Purpose of the Engagement

The purpose of the engagement was to ensure that key stakeholders and community members were able to provide feedback and influence elements of the proposed Code Amendment during the preparation stage, and prior to finalising the Code Amendment.

Stakeholders identified included State and Local elected representatives, State Government departments, Councils, the property and construction sector, primary producers and irrigation trusts, environmental organisations, insurance industry, Traditional Owners and property owners within and in proximity to the Affected Area. It also included the broader communities along the River Murray with an interest in and/or affected by the proposed Code Amendment.

The consultation period ran for 8 weeks from Thursday 29 June 2023 to Friday 25 August 2023. The length of the consultation period was maximised to ensure all stakeholders had adequate opportunity to participate.

A total of **85 submissions** were received (excluding duplicates[1]) from organisations and the community during the formal consultation period via written submission (25), online surveys (56) and mapping tool (4) pins/comments.

Specifically, the engagement sought to:

- inform stakeholders and affected and interested community about the Code Amendment to support flood-resilient redevelopment in flood-affected communities and the benefits of the proposed changes
- inform stakeholders and affected and interested community of the Code Amendment process, timeframes and opportunity to provide feedback on the proposed changes
- provide timely and relevant information to support stakeholders and impacted community to understand and prepare to meet the requirements of the Code Amendment
- ensure all stakeholders and affected and interested community had:
  - the opportunity to contribute relevant and meaningful feedback on the Code Amendment
  - the information they needed to provide relevant and meaningful feedback for consideration in finalising the Code Amendment
- inform stakeholders and community of the final Code Amendment, community engagement outcomes, the benefits of the changes and how to meet the requirements
- meet statutory requirements as they relate to engagement on a Code Amendment.

[1] Duplicates comprised of identical submissions sent by email, PlanSA submission form and/or survey by the same person or organisation. In this instance, only one submission was counted.

3.2 Scope of Influence

Aspects of the Code Amendment which stakeholders and the community could influence were:

- changes proposed to the policy content and the spatial application of the River Murray Floodplain Protection Area Overlay
- changes proposed to the spatial application of the Rural Shack Settlement Zone
- changes proposed to the spatial application of TNVs.

Aspects of the project which stakeholders and the community could not influence were:

- the creation or amendment of new policy content within the Overlays, Zones (other than specific changes proposed by the Code Amendment), or general policies contained within the Planning and Design Code that affect other areas of the state
- other planning instruments that are separate to the Code, such as the Act and its associated regulations.

3.3 Engagement Activities

The engagement activities undertaken are summarised in Table 1 below.

Table 1: Engagement and promotion activities

Activity	Description/objectives	Stakeholder
Pre-engagement with key stakeholders	PLUS undertook pre-engagement with identified stakeholders including impacted Councils, the construction industry and affected landowners via the Minister's Flood Recovery Housing Roundtable, Minister's Liaison Group, Council working groups and community meetings (online and in-person). In addition, meetings were held with the Insurance Council of Australia and planning professionals. Further feedback was sought during the consultation stage.	Key Stakeholders
Early communications	Broad communications were published to reassure community the Code Amendment was being prepared, including an article in *The Advertiser* on 15 March, River Murray Flood Community Newsletter article on 31 March and PlanSA and sa.gov.au website content. Early information was also provided at SA Government flood recovery meetings.	All audiences, particularly interested and affected community
Letters/emails to key government stakeholders	On initiation of the Code Amendment a letter/email was sent electronically to identified key stakeholders who had an interest in the Code Amendment.	State Government Agencies[2], LGAs and

	Councils, Local Government Associations (LGAs) and state agencies were encouraged to promote the consultation across their networks. *In total **56 key stakeholders** were sent information.*	Councils[3], State and Federal MPs[4]
Letters/emails to peak bodies	Planning, building and construction associations; insurance industry associations, irrigation industry trusts, primary production key bodies, environmental agencies, and business associations were also contacted via letter/email. *In total **71 peak bodies** were sent information.*	Planning/construction industry [5], insurance industry[6], shack owner associations, Traditional Owners, irrigation industry and primary production bodies[7]; environmental agencies[8] and business/tourism associations[9]
Direct letters to impacted property owners	Owners and occupiers of property in the Affected Area who were directly affected by Zone or TNV changes were contacted via direct mail (refer **Appendix A**) to inform them of the Code Amendment and to seek their feedback on the changes proposed. *In total, **3,620** property owners/occupiers were sent a letter.*	Affected property owners and occupiers
Summary and FAQ	A plain-English summary of the Code Amendment and frequently asked questions (refer **Appendix A**) were prepared that clearly outlined the Code Amendment, the changes proposed and how people could provide feedback. The Summary and FAQ were available electronically on the PlanSA Portal, YourSAy website and at community engagement sessions. *The summary was downloaded **258 times** and the FAQ was downloaded **133 times.***	Stakeholders, peak bodies, and community members Occupiers of properties in proximity of the Affected Area
Media release and news items	A media release was distributed on 26 June to raise awareness of the Code Amendment and provide details	All audiences

[2] Government Agencies engaged via letter comprised the Department Premier and Cabinet (DPC) Flood Recovery Program, Department for Infrastructure and Transport (DIT), Department for Environment and Water (DEW), Environment Protection Authority (EPA), SA SES, SAFECOM, SA Water, SA Health, PIRSA, Safework SA, SA Housing Authority, Aboriginal Affairs and Reconciliation, Murraylands and Riverlands Landscape Board.

[3] Councils engaged via letter comprised Renmark-Paringa Council, Berri-Barmera Council, The District Council of Loxton Waikerie, Mid Murray Council, The Rural City of Murray Bridge, District Council of Karoonda East Murray, Alexandrina Council, Coorong District Council plus Local Government Association of SA and Murraylands and Riverlands Local Government Association.

[4] MPs engaged via letter comprised Tim Whetstone, Member for Chaffey; David Basham, Member for Finniss; Adrian Pederick, Member for Hammond, Nick McBride, Member for MacKillop.

[5] Planning and construction industry engaged via letter comprised PIA, MBA, HIA, UDIA, PCA and MPSA.

[6] Insurance industry engaged via letter comprised Insurance Council Australia, National Insurance Brokers Association, Australian Institute of Chartered Loss Adjusters, and the SA Government Financing Authority

[7] Irrigation industry and primary producers engaged via letter comprised Riverland Irrigation Trust, Central Irrigation Trust, SA Murray Irrigators, Lower Murray Private Irrigators Association, Almond Board, SA Wine Industry Association, Riverland Wine, Citrus SA and SA Diary Farmers Association.

[8] Environmental agencies engaged via letter comprised Conservation Council, Nature Foundation, Wilderness Society.

[9] Business associations engaged via letter comprised Business SA, Regional Development Australia, Destination Riverland, SA Tourism Commission and SA Parks.

	on how feedback from interested and impacted community members could be provided. A radio interview with ABC radio on 7 July promoted the community drop-in sessions in news bulletins and ABC Riverland Facebook, and a further interview on 10 August encouraged submissions ahead of consultation closing. ABC Riverland also interviewed the Minister for Planning on 14 August. A copy of the media release and items are at **Appendix A** ***8 news items*** *(3 print and 5 radio) were published.* .	
Community drop-in sessions/online meetings	Community drop-in sessions/meetings were convened to share information about the proposed changes, address questions and discuss feedback in more detail. A0 posters and additional fact sheets based on the poster content were produced for the events (refer **Appendix A**). **5 community engagement sessions** were held during the consultation period – 2 in Morgan, 2 in Mannum and 1 online. Details are in Section 5.6. *A total of **77 people attended**.*	Councils, landowners and occupiers within the Affected Area, interested and affected community
Video	A video recording of the online community presentation was published on the YourSAy website and can be accessed via: https://yoursay.sa.gov.au/river-murray-flood-resilience/widgets/412399/videos/26788 *The video was viewed/downloaded **20 times.***	All audiences
YourSAy website	An engagement page was published on the YourSay website to raise awareness of the Code Amendment and gather feedback. A summary report on the YourSAy website is at **Appendix C.** *A total of **2,503 visits** were made to the YourSAy website consisting of 1,894 aware participants, 552 informed participants and 57 engaged participants.*	All audiences
Online survey	An online survey was linked to the YourSAy website to obtain specific feedback about elements of the Code Amendment. An analysis of survey responses is in Section 5.3. A report containing the online survey and responses is at **Appendix C.** *A total of **56 surveys** were completed.*	All audiences
PlanSA and sa.gov.au website information	Information relevant to the Code Amendment, including the engagement plan, submission form and how to provide feedback were available on the PlanSA Portal. Information was also available on the sa.gov.au website. *The 'Rebuilding after the River Murray Flood' PlanSA webpage received **2,191 views** and was visited by 1,191 people.* *The Plan SA website news story 'New planning rules to support River Murray rebuild' received **777 views** and was visited by 466 people.*	All audiences

Newsletter articles	Information about the Code Amendment was published in Planning Ahead, River Murray SA, River Murray Flood Community Newsletter, River Murray Weekly Flow Report, YourSAy and Climate Action SA newsletters to September 2023. Copies of the newsletter articles are contained in **Appendix A.** ***17 newsletter articles*** *were published in total.* *The July and August YourSAy articles achieved more than 70,000 deliveries, more than 28,000 opens and 123 link clicks.*	All audiences
Hard copies of the Code Amendment	Printed hard copies of the Code Amendment were made available at local council customer service centres and community engagement sessions.	Local councils in the Affected Area Affected and interested community
Social Media posts	PlanSA, State Planning Commission, River Murray SA and YourSAy social media channels (Facebook, Twitter and LinkedIn) were used to promote the Code Amendment consultation and encourage community feedback. A summary and examples of published posts are contained at **Appendix A**. *A total of **17 posts** (including 3xPlanSA and 1xYourSAy Facebook boosted posts) with combined **impressions of 46,014** were published via these SA Government channels.* *Councils, UDIA SA, RDA Murraylands and Riverland, Punyelroo Area Community and Blanchetown District Hall and Community Committee Facebook pages also promoted events and the consultation, posting **15 posts**.*	All audiences
Phone and email contacts	The PlanSA general enquiries phone number and dedicated Code Amendment email address were promoted to assist people in obtaining further information or to speak with the project team leader. *A total of **10 email enquiries** and **27 phone enquiries** were handled during the consultation period.*	All audiences
Postal Address	A postal address was promoted as a way that people could provide feedback in hard copy should they not wish or be unable to participate online. ***0 letters*** *were received via post.*	All audiences
Feedback acknowledgement	An acknowledgement of feedback was sent to all who provided a submission via email or completed an online survey and included PLUS contact details for further enquiries.	Those who provided feedback on Code Amendment
Evaluation survey link	A link to an engagement evaluation survey was sent to those who provided feedback and registered to attend an in-person drop-in session or online information session	Those who provided feedback on the Code Amendment or

	and included a return email contact following the close of the consultation period. A copy of the evaluation survey and responses is at **Appendix D.** ***34 evaluation survey responses*** *were received in total*.	registered for an online information session
Climate Action SA cross-SA Government Communications Working Group	Links to social media posts, YourSAy consultation and drop-in session details were provided to Climate Action SA communications working group members across SA Government to raise awareness and share via their channels, where appropriate. Information was included in SA Government Climate Change Action Steering Group quarterly communications report.	SA Government Agencies, community interested in action re flood resilience

3.4 Mandatory Requirements

The following mandatory engagement requirements have been met:

3.4.1 Notice and Consultation with Councils

The Charter requires that a Council or Councils must be directly notified and consulted on a proposed Code Amendment, where the proposed Code Amendment is specifically relevant to a particular Council or Councils (and where the Council did not initiate the proposed Code Amendment).

The Affected Area was extensive and covered 8 separate local government areas. Councils were divided into two types, those highly impacted by the 2022 flood event (5 councils) and those less impacted by the 2022 flood event. Drop-in engagement sessions were held in highly impacted council areas only.

Councils were engaged through:

- workshops and direct communications seeking Council planning staff's input throughout developing the draft Code Amendment for consultation
- the Flood Recovery Housing Round Table meeting held prior to the Code Amendment consultation in February 2023
- letters emailed to each Council's Chief Executive Officer and Mayor on commencement of the consultation period to provide further information and an opportunity to give formal feedback
- an email to each Council's planning assessment manager and phone calls to planning officers on commencement of the Code Amendment
- information session held for council planning staff on 28 June
- an online information session held during the consultation period in August 2023
- Code Amendment communications materials provided to share via Council's networks.

3.4.2 Notice and Consultation with the Local Government Association

The Charter requires that the LGA be notified in writing and consulted, where the proposed Code Amendment is generally relevant to Councils. Letters were emailed to the Chief Executive Officer of the LGA of South Australia as well as the Murraylands and Riverland LGA at the commencement of the Code Amendment consultation period, providing information and an opportunity to give formal feedback.

3.4.3 Notice and Consultation with Owners and Occupiers of Land which is Specifically Impacted

Under section 73(6)(d) of the Act, where a Code Amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to provide a notice to owners or occupiers of the land (and each piece of adjacent land) as prescribed by the Regulations.

Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires such notice to:

a) identify the piece or pieces of land in relation to which the specific impact will apply

b) describe the impact

c) indicate where and when the relevant amendment to the Planning and Design Code may be inspected

d) provide information about the consultation that is to occur under the Community Engagement Charter.

Landowners/occupiers within the Affected Area, particularly those that were impacted by the 2022 flood event and owned property or dwellings that require rebuilding or repair, were notified through the following ways:

- via direct mail letter to landholders affected by zone or TNV changes
- via local councils
- via recovery centres
- via insurance companies
- local and state-wide media releases, articles in newspapers and radio news items
- River Murray SA, River Murray Flood Community Newsletter, River Murray Weekly Flow Report, YourSAy and Planning Ahead newsletters
- YourSAy, sa.gov.au and PlanSA websites
- PlanSA, State Planning Commission, River Murray SA, YourSAy and Council social media platforms
- State Relief and Recovery Infoline
- Townhall meeting held with Insurance Council of Australia, 8 May 2023
- SA Government flood recovery community meeting, 18 April 2023
- four community drop-in sessions at Mannum and Morgan, 12-13 July 2023
- online open information session, 18 August 2023

3.4.1 Notice of Proposal to Include Local Heritage Listing to Owner of Land

The Charter requires that where a Code Amendment proposes to include a heritage character or preservation policy that is similar in intent or effect to a local heritage listing, the owner of the land on which the place/s reside, must be directly notified in writing of the proposal and consulted for a minimum period of four weeks. As this Code Amendment does not include an effect to a local heritage listing, this was not undertaken.

3.4.1 Notice and Consultation with Relevant Landscape Board

Under Section 25(1)(e) of the *Landscape South Australia Act 2019*, when an amendment to the Planning and Design Code that is relevant to the activities of a board is under consideration under the *Planning, Development and Infrastructure Act 2016*, the board should work with the entity or entities engaged in undertaking the amendment.

To ensure this requirement under the Landscape Act was met, a letter was emailed to the Murraylands and Riverland Landscape Board and briefing provided at the commencement of the Code Amendment consultation period providing information and an opportunity to give formal feedback.

The River Murray Planning and Building Group also included staff from the Murraylands and Riverland Landscape Board who were instrumental in preparing the draft Code Amendment.

3.5 Compliance with Engagement Plan

Engagement activities were undertaken in accordance with the Engagement Plan with some exceptions.

The following additional activities were undertaken in response to stakeholder/community requests:

- additional communication products were developed to support the in-person community drop-in sessions
- a letter from the Minister was sent to Members of the Flood Recovery Housing Round Table.

The following engagement activities listed in the Engagement Plan were not undertaken:

- information stand at Riverland Field Days, 15-16 September 2023 – the date for this activity occurred after the close of the consultation period
- drop-in sessions had been planned at council offices or recovery centres but were held at venues recommended by council, as they did not have suitable spaces for the events; as per the engagement plan further drop-in sessions at additional locations such as Murray Bridge recovery centre were considered but deemed unnecessary following the online information session
- regular monthly editions of Planning Ahead were not issued from June to August so articles were not published during this period
- the engagement plan included meeting with First Nations representative bodies; letters were sent to representative bodies offering for the team to meet and discuss the Code Amendment, but this offer was not taken up
- information was not provided directly to Riverland Sikh Society; however, due to the range of information channels and engagement opportunities used to promote the consultation across irrigation industries and the Riverland community, it is reasonable to expect that community leaders would have received this information to share with their community.

It is noted that post-consultation activities set out in the engagement plan to ‘close the loop and report back’ are still in progress, pending final determination of the Code Amendment.

4 Stakeholder Feedback

The following section provides a detailed summary of the feedback received from key stakeholders. Overall, key stakeholders were **generally supportive** of the Code Amendment with some **specific concerns** raised. Our response and recommendations arising from this feedback is summarised in Part 7 'Our Response and Recommendations'.

4.1 State Government, Local Councils and Industry Peak Bodies

In total, 127 key government agencies, councils and peak body representatives were sent information about the proposed Code Amendment. Of these 16 provided email submissions during the consultation period. The key points of the submissions received from key stakeholders are outlined below. A copy of each submission is at **Appendix B**.

4.1.1 Elected Government Representatives

Tim Whetstone MP, Member for Chaffey, provided a formal submission during the consultation period requesting that the Code Amendment reconsider the proposed rezoning of the Ridgeway Private Estate in Murbko from Rural Living to Rural Shack Settlement Zone, noting that all residences within the Estate are above the 1956 flood level.

The submission indicated that residents are concerned that the new zone may result in intensified land division and disruption of current housing settlement layout. It was also expressed that the rezoning decision was made without sufficient consultation with the current Estate landowners. Overall, the Member for Chaffey was **not supportive** of the Code Amendment for these reasons.

4.1.2 Renmark Paringa Council

Overall, Renmark Paringa Council **supports** the Code Amendment. The submission included a request that a portion of New Landing Way, Renmark (refer image below) be rezoned from Tourism Development Zone to Neighbourhood Zone as part of the Code Amendment, due to the allotments being primarily residential, already subject to the minimum finished floor level TNV and to be consistent with the zoning across Jane Eliza Estate.



Figure 2: SAAPA image of New Landing Way, Renmark

4.1.3 Mid Murray Council

Mid Murray Council **supports** the Code Amendment. The submission highlighted the following items of support:

- changes to the Rural Shack Settlement Zone and the alteration of maximum building heights under a TNV as it will allow for buildings to still have pitched roofs while conforming to the new flood height regulations
- policy that has changed to clarify and model what a 1% AEP flood event would look like, which impacts DTS/DPF 6.1. and inclusion of a TNV over some sites within the River Murray Flood Plain Protection Area Overlay, which reflect how high a 1% AEP flood event would reach
- alterations to DTS/DPF 6.3 of the River Murray Flood Plain Protection Area Overlay which will have a better outcome for the Council area and allow for better storage and usability of dwellings within the region.

Council also identified some gaps or opportunies to be considered as part of the Code Amendment, including:

- introduction of a maximum upper level building height of 4 m or similar, which would ensure dwellings are of a scale that is appropriate for shack areas and consistent with existing built form
- amending policy in the 'Maximum Building Height' TNV to be consistent with 'Figure 5 – Building Height and Undercroft Design' as this TNV impacts DTS/DPF 3.1 of the Rural Shack Settlement Zone
- expanding the underfloor area design for wet areas to make reference to enclosed staircases and lifts
- reinstatement of policy that has been removed from the draft version of the Code Amendment, dated 1 June 2023, to introduce new polices around tourist park structures being easily demountable.

4.1.4 Rural City of Murray Bridge Council

The Murray Bridge Council is **generally supportive** of the proposed policy changes and the introduction of additional figures and diagrams in the Code Amendment, however identified a number of concerns relating to the introduction of TNVs within DTS/DPF 6.1 of the River Murray Flood Protection Overlay.

Whilst Council acknowledges that this policy allows for the proposed TNVs to be disregarded should the finished floor level be greater than 4 m above natural ground level, Council believes the inclusion of such areas leads to confusion. Additionally the discrepancy between TNVs being identified at AHD level and the finished floor level being measured at natural ground level provides the opportunity for additional complexity and confusion for property owners and assessing officers.

Council also expressed concern that in some circumstances the policy had been applied to inappropriate locations and requested that specific sites identified in the Council's submission, namely Woodlane, Avoca Dell, Riverglades, Swanport, White Sands, Wellington, Murray Bridge East and an extensive prortion of the Sturt Reserve/State Heritage listed Railway Precinct be removed or amended.

4.1.5 Department for Environment and Water (DEW)

The DEW submission **commented** on the policy relating to undercroft areas in the Code Amendment, highlighting that it needed to be resolved on two fronts:

a) that enclosed undercroft areas be minimised as far as practicable to avoid further obstruction of potential floodwaters

b) reduce red tape by excluding referrals where an undercroft entry/exit point (enclosed stairwell) of a dwelling is the only conflict with the exception criteria in the Procedural Matters table of the River Murray Flood Plain Protection Area Overlay.

DEW's submission proposed that enclosed stairwells could be included in the exception criteria, provided enclosed stairwell floor areas were a minimum size practicable and included within the 60 m² threshold as per proposed DTS/DPF 6.3(b)(ii)(D).

4.1.6 Weir Pool Operations Plan for River Murray Locks 6 to 1.

Dr Kerri Wheeler, co-author of the *Weir Pool Operations Plan for River Murray Locks 6 to 1* for DEW, provided a submission requesting that the Code Amendment consider the *Weir Pool Operations Plan.* This included the requirement to vary weir pool levels over a 30 cm vertical range and an ability to undertake at least two weir pool raising and lowering events per year of up to 1 m above and below what is currently normal pool level at flows between 10 GL/d and 45 GL/d.

Additionally, Dr Wheeler advised that floodplain development is a key constraint to achieving ideal weir pool operations and the Code Amendment could provide an opportunity to address some of these constraints such as the installation of pumps and/or boat ramps that can operate at a wider range of water levels. Overall, Dr Wheeler was **generally supportive** of the Code Amendment.

4.1.7 Stormwater Management Authority (SMA)

The SMA submission was **generally supportive** of the Code Amendment, in particular policy relating to finished floor level requirements. The Authority raised three additional points for consideration, namely:

Communicating residual risk

The SMA considered it important that the community understood the remaining flood risk even though the finished floor level of new dwellings will be above the 1% AEP maximum flood level, and that consideration be given to how this information is provided to landowners undertaking development and future landowners who purchase rebuilt properties.

Broader flood considerations

The SMA noted there is national guidance that explores a range of other considerations in addition to finished floor levels for the location of development on floodplains, and there is an opportunity to consider more strategic management of the floodplain within the Code Amendment.

Interaction with Hazards Overlays

The existing Hazards (Flooding-Evidence Required) Overlay appears to overlap where the revised finished floor level and building form requirements apply in the River Murray Flood Plain Protection Area Overlay. The Deemed-to-Satisfy criteria of the Hazards (Flooding) Overlay talks to habitable buildings incorporating a finished floor level at least 300 mm above the highest ground level at the primary street boundary. The SMA feels it is not clear how the Hazards (Flooding) Overlays will interact with River Murray Flood Plain Protection Area Overlay during assessment.

In addition, consideration of how the Hazards (Flooding) Overlays, which drive the state-wide treatment of flood risk to development, will interact with River Murray floodplain specific policies is needed. A second Code Amendment as part of the PLUS Flood Hazard Mapping Project may provide the opportunity to resolve the interaction of these two overlays.

4.1.8 Environment Protection Agency (EPA)

The EPA submission advised of a primary interest in ensuring that the proposed rezonings and changes to policies are appropriate and that any potential environmental impacts of future development on the River Murray are able to be addressed at the development authorisation stage.

The EPA noted that DTS/DPF 2.1 is to be amended to include 'wastewater holding tank' as a method of on-site wastewater management – alongside sewer and community wastewater management systems (CWMS) – that would remove wastewater from the development site.

The EPA also noted that use of a holding tank needs to comply with 'relevant South Australian standards', being the On-site Wastewater Management Code (2013) prepared in accordance with the South Australian Public Health (Wastewater) Regulations 2013.

The EPA is **supportive** of the proposed amendment to DTS/DPF 2.1 relating to wastewater management.

4.1.9 Murraylands and Riverland Landscape Board

The Landscape Board's submission highlighted the exceptional and prolonged impact of the 2022 flood event on riverine communities and environments, and the risks associated with development within the floodplain.

The Landscape Board noted it had been involved in the development of the Code Amendment with the Murraylands and Riverland LGA and affected councils. They agreed with the need for clear guidance to plan for recovery and flood resilient redevelopment.

Overall, the Landscape Board **supports** the Code Amendment.

4.1.10 Conservation Council SA

The Conservation Council's submission highlighted a **concern** with the change of zoning at Paisley (located in the District Council of Loxton Waikerie) from Conservation Zone to Rural Shack Settlement Zone due to the site's important wetland ecosystems and biodiversity.

The Conservation Council recommended that the area of Paisley without any shacks (refer to image below) – including at minimum, the billabong/creeks-line and its immediate banks – be retained as a Conservation Zone, and/or placed under a Heritage Agreement to protect the land and inland water and prevent the building of unauthorised shacks.

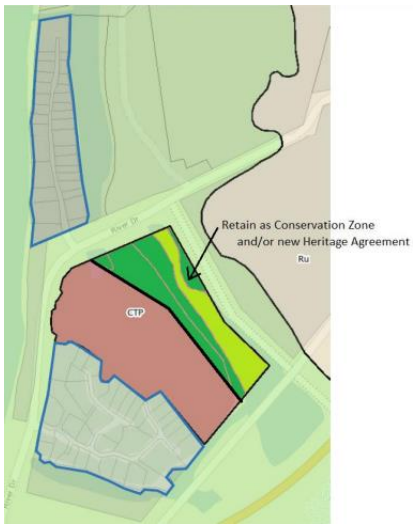


Figure 3: Conservation Council SA's proposal for DC Loxton Walkerie - Paisley

4.1.11 Housing Industry Association (HIA)

The HIA **supports** the rezoning of land in Paisley and Murbko to better reflect existing land uses, and the new streamline pathway for outbuildings located behind riverfront dwellings, however the submission also outlined the following specific concerns:

Finish Floor Levels

HIA considers references to natural ground level as suitable when establishing finished floor levels but feels the disclosure of AHD ought not be mandatory when evaluating appropriate building clearances. HIA's submission advocates for the removal of any directives that make AHD measurements compulsory within assessment protocols.

Performance Objectives

HIA advocates for relevant authorities to have enough flexibility to pass elements of a proposal if (in their judgement) it is obvious planning objectives have been met. HIA believes that policies should incorporate performance objectives that allow for a degree of flexibility and provide clear accountability for decisions made on behalf of the community.

Maximum Building Heights

HIA recommends that maximum building heights are extended to 9 m above natural ground level.

Building Upgrades

HIA raised concerns that existing dwellings may not be able to meet the new Code provisions where alterations or additions trigger the need for a development application. In particular, HIA is concerned with the limitations on allowable storage space and wet area configuration. HIA suggested that additional guidance material on building upgrades is necessary which include alternative options such as the use of additional roller doors or increased opening widths to accommodate larger storage spaces.

Minor Variations

HIA recommends a defined term for 'minor variation' be introduced. Specifically, variance limits of + 5% ought to be applied to each element nominated in the Code Amendment, as well as holistically incorporated throughout the Code.

4.1.12 Master Builders SA

Master Builders SA is **generally supportive** of the changes proposed in the Code Amendment however highlighted that additional improvements could be made to help reduce the number of applications required to undergo a full performance assessed pathway or referral to DEW to assist the recovery effort.

The Master Builders submission made the following suggestions:

- Amend the wording of the Procedural Matters of the River Murray Floodplain Protection Area Overlay from 15 m^2 to 60 m^2 and specify the type of enclosed areas, as follows:

> B. that ~~is not~~ does not contain a habitable room
> C. that will have enclosed areas for undercover parking, storage, a toilet, shower and/or laundry facilities not exceeding a combined maximum floor area of ~~15m²~~ 60m².

- Amend the wording of DPF 6.3 of the River Murray Floodplain Protection Area Overlay to include reference to a bathroom and an overall wet area of 15 m^2 and that the total floor area is exclusive of wet areas, as follows:

C. does not include more than one wet comprising a bathroom and that wet areas do not exceed an overall area of 15m²
D. the combined enclosed area (~~inclusive~~ exclusive of ~~a~~ wet areas) does not exceed a total floor area of 60m²

- Remove or update policy relating to Shack Settlement areas that is not applicable or relevant for this form of dwelling.
- Provide fast-tracked Accepted or Deemed-to-Satisfy pathways for new/replacement dwellings to reduce planning approval backlogs and speed up the recovery effort by amending the PDI (General) Regulations 2017.
- Provide funding for the connection of Community Wastewater Management Schemes (CWMS) in shack settlement areas, with priority given to areas of five shacks or more, noting that connection to a CWMS is required for all new shack development applications.
- Consideration be given to the lack of Employment zoned land for commercial and industrial purposes in Swan Reach, Blanchetown and Morgan, where building companies will be required to provide rebuild activities. The lack of appropriately zoned land means applications for things such as depots and building yards are uncertain.
- Consideration be given to the lack of available workers accommodation in these townships and the inclusion of workers accommodation policy in the South Australia Property and Planning Altas (SAPPA) Wizard.

4.1.13 Longridge Group

The Longridge Group submission acknowledged that the Code Amendment aimed to:

- reduce the future risk of flood damage to properties
- provide planning settings that allow for a significant volume of homes to be built and rebuilt by owners of the affected land
- support the necessary volume of new homes to be delivered from within the mainstream building market.

While the Longridge Group submission **supports most** of the proposed amendments to the Code, it voiced concern that volume home building would not be possible in many locations under the proposed changes.

The submission noted that the Code Amendment would require new homes to have finished floor levels well above the 3 m threshold and regularly up to 4 m. Whilst this requirement did not make building impossible, the Longridge Group indicated it would effectively eliminate the use of proprietary systems and volume builders, and would force owners into highly engineered and bespoke design and construction (at significantly higher costs) beyond the existing volume building industry's ability to meet. Overall, the Longridge Group was **not supportive of the change to finished floor levels** for this reason.

4.1.14 Offsite Engineering Solutions

The Offsite Engineering Solutions submission was **supportive** of the Code Amendment in particular the limits on sub-floor areas and the provision of openable roller shutter doors.

The submission proposed additional guidelines or minimum requirements on two matters which the Code Amendment is currently silent on,relating to **modular stilt-homes**, namely:

- the structural forces stilt homes should be designed to resist in the River Murray flood areas

- the minimum footing depths required to minimise risk from flood scour or soil erosion.

Offsite Engineering Solutions requested the provision of simple and user-friendly guidelines or minimum requirements that specified minimum foundation depths, and a percentage headroom over and above wind load design towards providing a minimum standard of flood resistance, noting that there is currently an absence of explicit structural guidelines available.

4.1.15 Insurance Council of Australia (ICA)

The ICA submission **generally supports** the intent to provide more flood-resilient development along the Murray River and provided comments on specific aspects of the Code Amendment, namely:

Minimum Floor Levels

Whilst allowing higher floor levels is a sensible measure for retrofitting or renovating existing dwellings, the ICA **does not support** permitting new dwellings in areas requiring floor heights of 3-4 m as this potentially allows development in areas where insurance will not be affordable.

The ICA believes new dwellings that require a 3-4 m or higher floor level would be severely impacted by an extreme flooding event and therefore puts people at risk. The ICA would prefer development in lower risk areas.

Undercroft of Buildings

ICA is supportive of policy that does not allow for enclosed storage undercrofts to be converted to habitable rooms, however ICA is concerned that this requirement does not appear to be adequately supported by an appropriate compliance and enforcement regime.

Building Materials

ICA supports the measures to improve the resilience of buildings using appropriate building materials and design standards.

Resilience Investment

ICA encourages the State Government to increase its funding commitment to improve the resilience of buildings in high-risk areas and consider implementing interstate initiatives that provide financial support to reduce the impacts of future flood events.

4.1.16 Royal Automobile Association (RAA)

Overall, the RAA submission **supports** the Government's efforts to review the planning rules for the River Murray and provided the following specific comments on the Code Amendment:

Finished Floor Level

RAA recommends that finished floor levels should be increased from 2.5 m to 3 m (and a maximum of 4 m) above natural ground level to help reduce financial losses during flood events in the future.

The Code Amendment acknowledges this and specifies upstream of Lock 1 at Blanchetown as an area where this could occur. RAA would welcome further clarification whether the Government believes there are other areas of concern.

RAA notes that not all properties impacted by the recent floods will be required to meet the new Code Amendment requirements.

Undercroft of Buildings

RAA supports the changes in the Code Amendment to strengthen the use of undercroft areas of elevated dwellings, including reconfirmation that they are not to be converted into habitable rooms.

RAA suggested other design matters need to be considered, including height of switchboards and power points. These should be located as high as practically possible. RAA notes the Code Amendment (4.2.1 Investigations Undertaken) refers to the need to make policy amendments on the interaction between the planning policies and the Building Code Australia.

Building Materials

RAA seeks additional requirements around building materials to improve flood risk and could include:

- steel frame homes rather than timber, as these can be remediated in most situations better than timber
- upper-level walls not to be constructed on top of the flooring, allowing the replacement of flooring should flood waters reach these levels and resulting in more properties being repairable
- higher levels of corrosion protection for all steel products.

Direct Financial Assistance

RAA suggested the State Government should consider implementing financial assistance programs to help communities rebuild and reduce their flood risk such as the Queensland Government's Resilient Retrofit program, which provides funding to incorporate flood resilient design and materials, and the Home Raising program, which provides funding to raise the height of homes to reduce the impacts of future flood events.

Community Infrastructure

The RAA encourages the State Government to continue investigating new infrastructure measures to further reduce flood risk such as levee and road network improvements and seek Federal Government funding for these improvements where appropriate, such as through the Disaster Ready Fund.

4.1.17 Purple Orange

As an independent social profit organisation that works with people living with disability, including access to appropriate housing, Purple Orange is **broadly supportive** of the Code Amendment but expressed concern that the proposed changes could have long-term adverse consequences for housing accessibility and neighbourhood inclusiveness. The Purple Orange submission made three recommendations in relation to the Code Amendment:

Accessible Housing Supply

Purple Orange suggested that the Minister should consider the importance of increasing the supply of accessible housing to address the current severe shortage in our state, which has serious consequences for people living with disability, as well as our ageing population and others.

Dwelling Accessibility

Purple Orange suggested that the Minister should ensure any proposed changes to the Affected Area are sensible and necessary in direct relation to mitigating future flood impacts and only applied in a specific, graduated way to minimise the consequences on the accessibility of dwellings, and therefore, the independence and dignity of residents and visitors.

Caravan and Tourist Parks

With regards to relocatable buildings in caravan and tourist parks, Purple Orange suggested that the Minister should ensure there is choice and inclusion for people living with disability provisions for these to be fully accessible to attract a diversity of visitors to the River Murray tourism regions.

5 Community Feedback

5.1 Formal Consultation Release

A total of **3,620 community members** were directly notified of the Code Amendment. This consisted of 3,500 landowners affected by TNV changes and 120 landholders at Paisley and Murbko affected by Zone changes. Each landowner was sent a direct mail letter informing them of the Code Amendment. In addition, a media release was issued, resulting in 8 local news items and a variety of council communications channels were used during the consultation period. PLUS and URPS representatives also attended 5 community meeting held in Mannum, Morgan and online, with a total of 77 attendees.

5.2 Submissions

A total of **69 community responses** were received during the consultation period. Of these, 56 were online surveys, 9 were email submissions, and 4 were mapping tool pins/comments. Due to the variety of engagement methods available, three community respondents provided feedback by both survey and mapping tool.

A copy of each submission is provided in **Appendix B.** Survey and email submissions are outlined in sections 5.3 and 5.4 below.

5.3 Online Survey

An online survey was made available via the YourSAy website and was the most popular way for the community to provide their feedback. It remained open for the entire 8-week consultation period. The survey posed 11 questions that reflected specific changes proposed in the Code Amendment and sought the community's level of support or otherwise. All survey questions offered respondents the opportunity to select a 'yes', 'no' or 'unsure' answer. In total, **56 survey responses** were received.

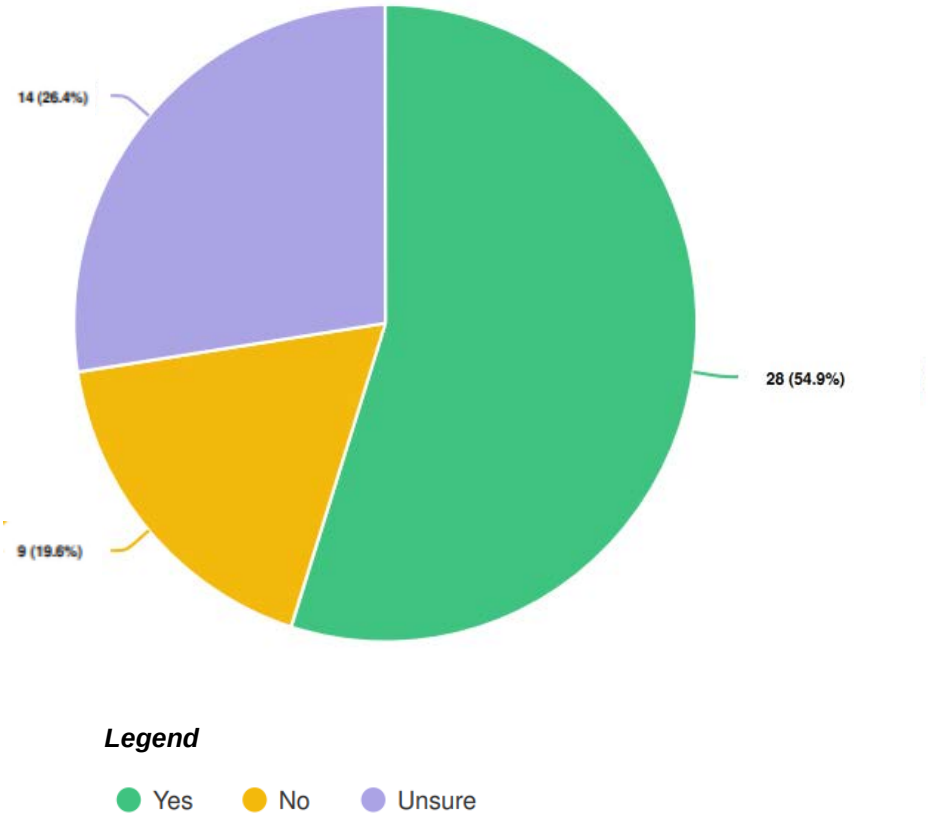
Overall, the survey results illustrated the following key points:

- proposed changes to finished floor levels, building heights, setbacks and design changes to existing single storey dwellings and/or undercroft storage areas received mixed responses with similar levels of support and do no support
- the majority of respondents supported holding tanks as appropriate for wastewater management, as well as the requirement for dwelling additions and alterations to not impede floodwaters
- the proposed changes to character impacts and jetties/pontoons received the greatest number of 'unsure' responses
- respondents strongly supported the changes proposed to caravan and tourist parks
- respondents strongly opposed changes to rezoning at Murbko
- .

Refer to **Appendix C** for a copy of the completed survey responses. An analysis of the survey question responses follows.

Question 1:

The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management. Do you support this?



Optional question (51 responses, 5 skipped)

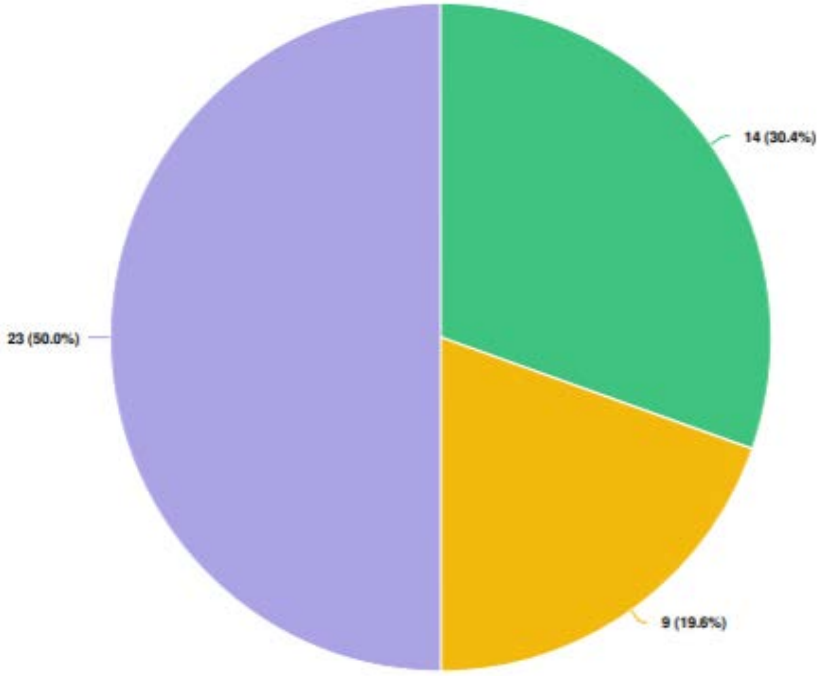
51 people responded to this question with 5 people choosing to skip it. Of the 51 people who responded the majority (55%) supported it. 27% of respondents were unsure and 18% indicated that they did not support it.

Respondents were invited to provide clarifying responses relating to this question. Most people supported the measure due to the ease of use and convenience of holding tanks and thought they were “a reasonable storage solution” and “a simple and effective form of waste management”. Some suggested they were a good option where CWMS was not available or were a “risk reduction measure”. Others pointed out that once established, holding tanks posed no risk in flood events and were not an issue during the 2022/23 flood event.

Some people suggested the question was unclear and did not provide sufficient information regarding alternative options, or had questions about where the waste goes after it was held. Other respondents were only supportive if the tanks had a pump out procedure/plan, or only supported tanks in areas below the 1956 flood level.

Question 2:

Do you support the reference in the draft Code Amendment to the potential character impacts on flood mitigation?



Optional question (46 responses, 10 skipped)

46 people responded to this question with 10 people choosing to skip it. Of the 46 respondents, 50% were unsure, 30% supported it and 20% did not support it.

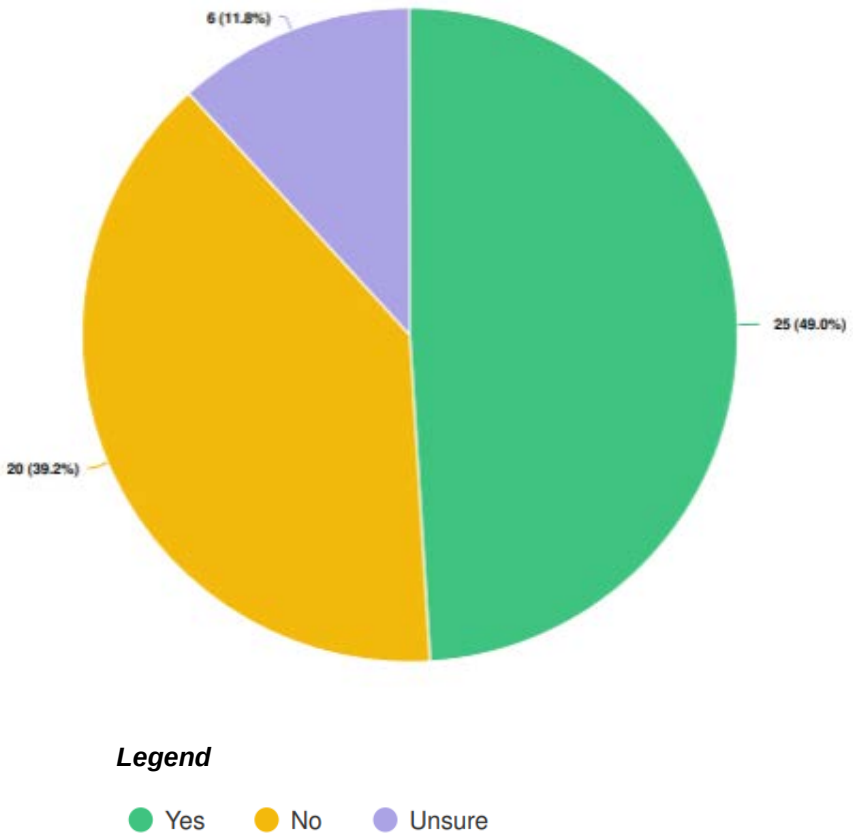
The high percentage of 'unsure' respondents was supported by comments that indicated people did not fully understand the question or what the 'character impacts' were. Comments included "information presented is vague with little reference or explanation of character" or "cannot actually find what this question is related" and "not sure what it means".

Of those that did not support the change, the comments suggested that it should not apply to properties above the 1956 flood, that "the river environment stands on its own for tourism" or that no development should be allowed on the natural floodplains.

One submitter suggested the character of a building constructed for flood mitigation is more or less than any other building. Another commented that the Code Amendment should allow for some character rather than everyone building the same style of shack.

Question 3:

Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?



Optional question (51 responses, 5 skipped)

51 people answered this question with 5 choosing to skip it. Of the 51 respondents, the majority (49%) supported it, however 39% did not support it and 12% were unsure.

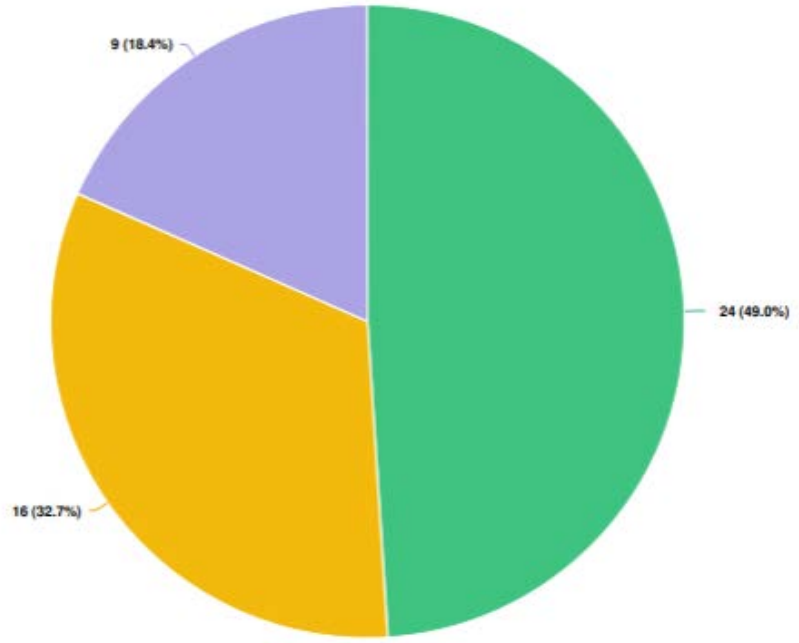
This question generated many opposing comments. Those that supported identifying finished floor levels suggested that they “were needed”, “made sense”, would reduce insurance expenses and help make it safer for the community. Some people took the view that finished floor levels “could be a bit higher” or were “hardly enough” – advocating for even greater finished floor levels.

Other respondents strongly opposed the increase to finished floor levels suggesting that a height of 4 m was “nuts” and “ridiculous” and would add significant costs to owners wanting to rebuild. Some wanted all first-floor building heights to be capped at 3 m, while others indicated the 1956 flood level planning rules should remain in place. Some respondents who owned properties in Murbko were particularly opposed to the change in finished floor levels as they are above the 1956 flood level and that these properties were not impacted by the 2022 floods (which was less than the 1956 event).

Some submitters suggested that updated finished floor levels should be voluntary or there should be some flexibility for homeowners to make them as high as they were comfortable with. One submitter proposed tempering the finished floor level with the site elevation and the existing dwellings in the community as many areas are quite flat requiring higher finished floor areas, while others are more elevated and could create privacy/overlooking issues. Another respondent questioned the dependence of the proposed finished floor levels on 1970s AHD data and suggested a case by case/area by area determination would be more equitable.

Question 4:

Do you support updates in the draft Code Amendment regarding maximum upper building level height?



Optional question (49 responses, 7 skipped)

49 people responded to this question with 49% supporting it, 32% not supporting it and 18% unsure. 7 people skipped the question.

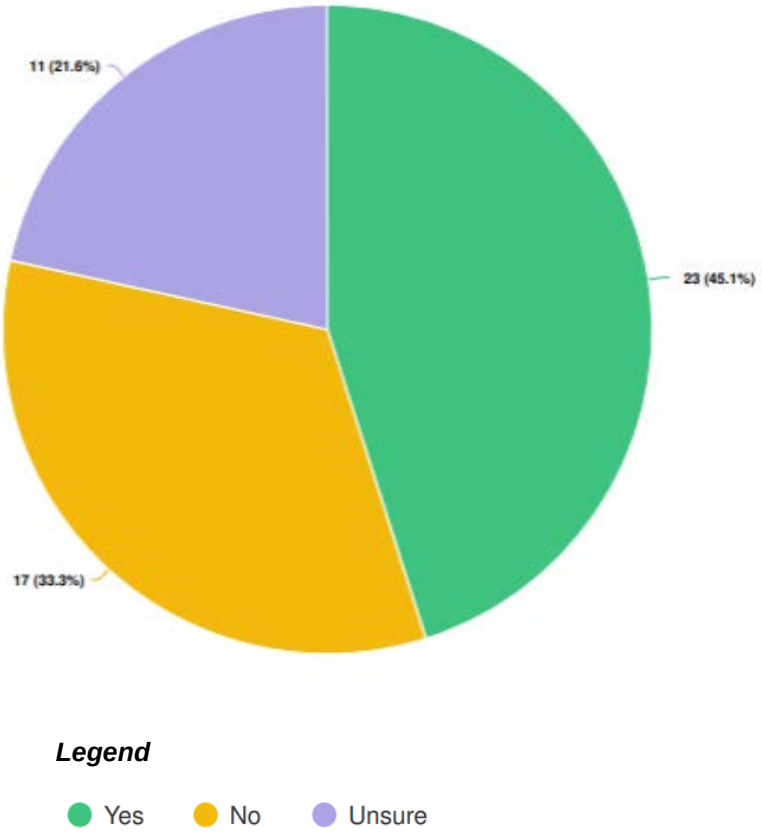
Most respondents supported the increase in maximum building height from 8 m to 9 m, however some preferred it to remain at 8 m, whilst others suggested it to go higher than 9 m.

One submitter suggested bigger and higher structures would “blight the landscape”, while others did not want building heights above tree levels. One submitter explicitly requested that Paisley be exempted from the building height change. Others wanted build height flexibility and indicated that it would “make no difference if one shack is a little taller than the other”. Conversely, others specified that the river was a shared amenity so “any development should be finished in a manner which maintain enduring appeal across generations”.

Some submissions advocated for the height increases as lower roof heights would cause significant issues for roof and building design, restricting ducting and solar panel installations, as well as water and rainwater disbursement. Another respondent suggested there needed to be a sliding scale for maximum building heights.

Question 5:

Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?



Optional question (51 responses, 5 skipped)

Of the 51 respondents, 45% supported this change, 33% did not support it and 22% were unsure. 5 people choose to skip this question.

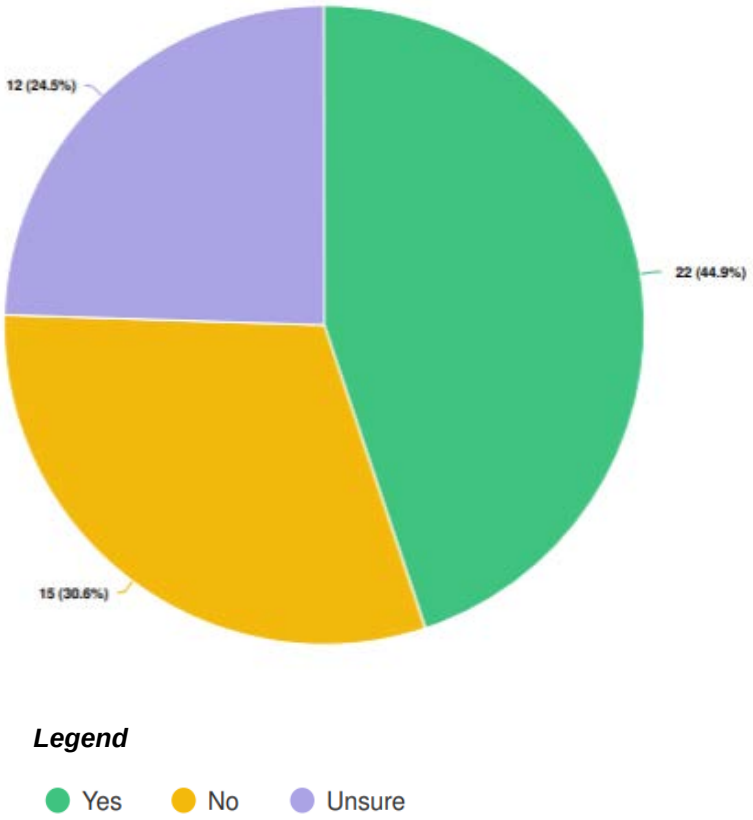
Some respondents indicated strongly that the river should be protected “at all cost”, whilst others considered measures such as setbacks “reasonable”. Some supported the measures if it meant building on higher ground which is not the floodplain, while others suggested that the cost should be borne by those directly benefiting from river front sites.

Some suggested there was a need for flexibility and that a blanket rule would not work as some properties along the river don’t have room for a setback. One submitter supported the use of setbacks provided it was implemented using “common sense” as many areas already had an established setback character.

Some respondents indicated strongly that all shacks and new dwellings needed to be uniform along the river front, and that there should not be different setbacks for rebuilds. Others suggested the use of setbacks were not an appropriate measure because flooding had inundated shacks from both sides so no amount of river setback would help. One respondent specified there should be no setbacks at all to aid in the recovery effort and enable affected property owners to undertake development.

Question 6:

Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of undercroft areas?



Optional question (49 responses, 7 skipped)

44% of the 49 respondents support these design changes whilst 31% did not and 25% were unsure. 7 people skipped the question.

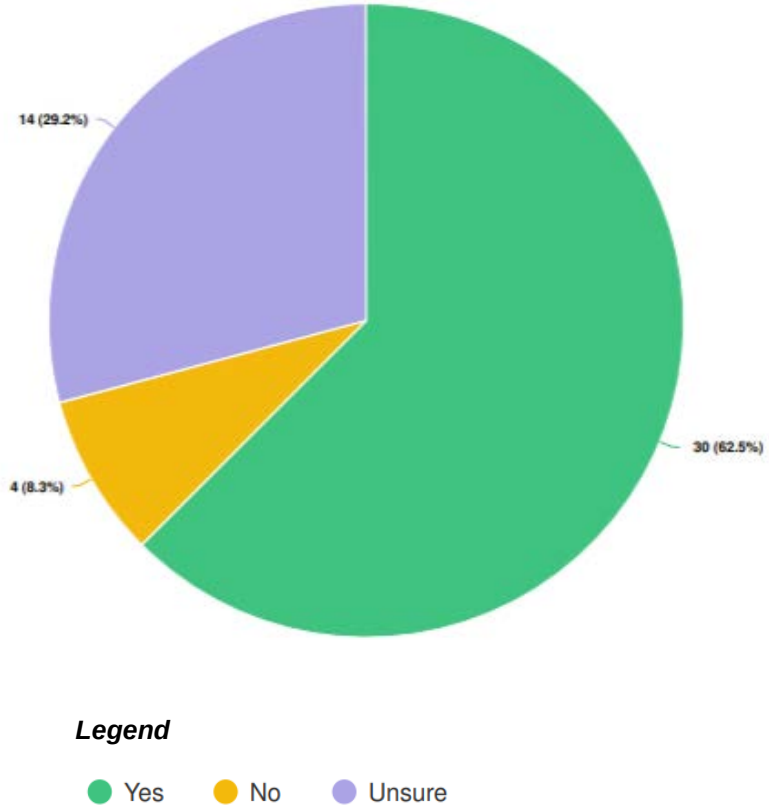
Many supported minimising flood damage through the inclusion of single storey and undercroft design measures with submitters describing the changes are “more flexible and rational” and enabling basic shacks to be upgraded and not restricted to past designs. However, one submitter commented that with an undercroft height of 4 metres not many people would fill these areas in, others were concerned with the lack of compliance and/or enforcement were this to occur in the future.

Some people were strongly opposed to the proposal for four roller doors on each side, raising concerns about the cost of roller doors or that the measures were unnecessary in most locations. Others suggested that two open doors or roller doors was sufficient, or that these measures should be considered on a case-by-case basis.

Some indicated it was “disrespectful” to residents that they would not be able to have linings in the undercroft areas of their homes. One submitter made the point that wall linings can use alternative and more suitable materials to gyprock, and that the proposed change assumed all linings are not water resistant.

Question 7:

Do you support updates regarding the design of buildings and structures within a caravan or tourist park or requiring habitable buildings and structures in a caravan park to be relocatable?



Optional question (48 responses, 8 skipped)

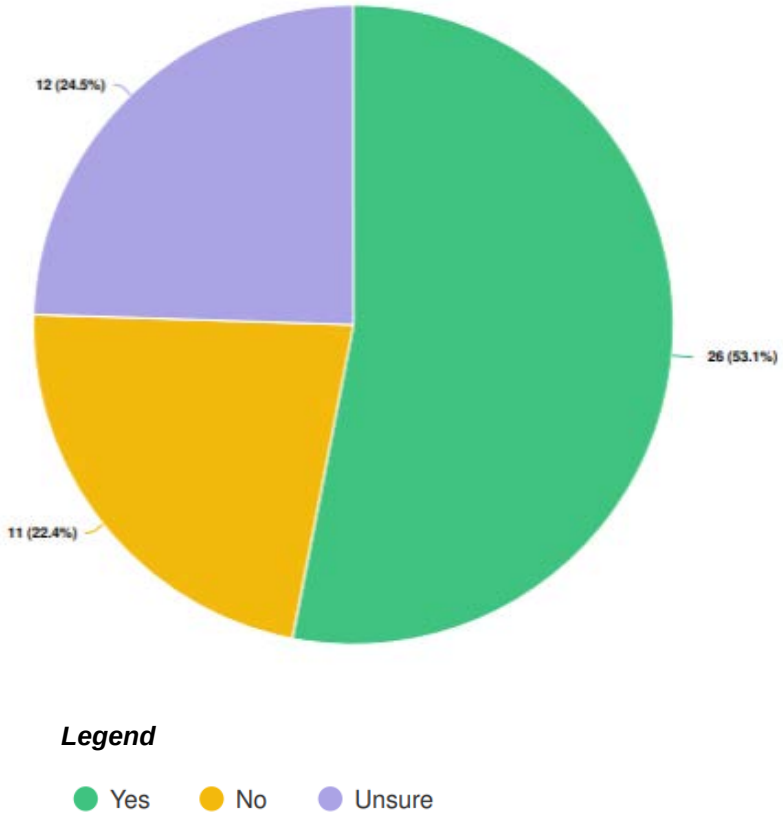
62% of people who responded to this question supported it, with 29% unsure. Only 8% did not support the proposed changes to caravan or tourist parks. 8 people skipped this question.

This was the most supported question in the survey with only a few comments provided by respondents. Most suggested the proposed change was “good common sense” to have moveable/transportable dwellings. Some people, however, did not agree with the State Government being responsible for removing dwellings in flood situations and that it was the responsibility of caravan park owners to have a back-up plan for such events.

One respondent suggested consideration of buildings that can float on poles. Others commented on the building of levees opposite caravan parks that increase the flood level for structures/dwellings opposite these parks.

Questions 8:

Do you support updates regarding requirements for dwelling additions or alternations to not impede floodwaters and fluctuating pool levels?



Optional question (49 responses, 7 skipped)

49 people choose to answer this question, with 7 skipping it. Of the 49 respondents, 53% supported the updates to dwelling additions, 25% were unsure and 22% did not support it.

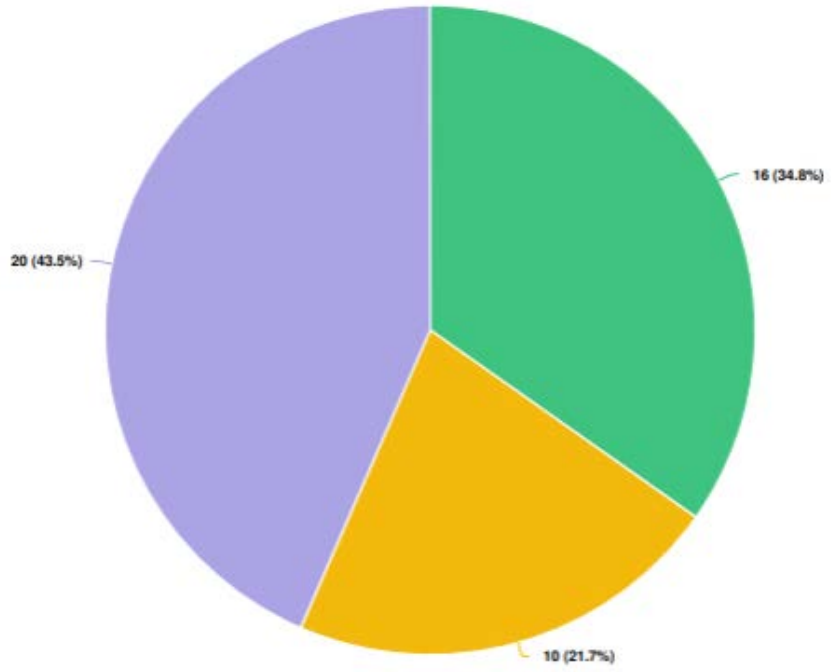
Some respondents commented that walls, fences and dwelling had no impact on flood water flows, others suggested that these measures could be applied in areas where significant flow was identified rather than all areas.

Some people reported that property owners should be free to do what the wish on their property. Others expressed that greater enforcement of the rules was required.

One submitter suggested that dwelling additions or alterations should be changed to include “all structures” including levees as some levees did not receive approval or inspection.

Question 9:

Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?



Optional question (46 responses, 10 skipped)

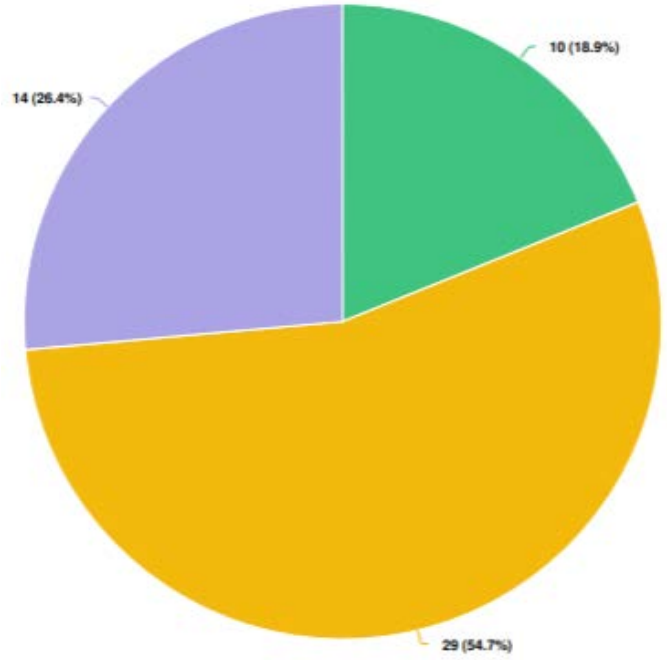
43% of people were unsure about this change while 35% supported it and 22% did not. 10 people choose not to answer this question.

Very few comments were provided in response to this question which may reflect the high percentage of 'unsure' answers.

Some respondents indicated that pontoons were fine as they could move/float and that jetties typically survive underwater. Other suggested that more information on what was proposed was required and that the changes were unclear.

Question 10:

The draft Code Amendment proposes rezoning land at Paisley from Conservation Zone to Rural Shack Settlement Zone and land at Murbko from Rural Zone to Rural Shack Settlement Zone. Do you support these changes?



Optional question (53 responses, 3 skipped)

55% of people did not support the change of zoning in Paisley and/or Murbko. A further 27% were unsure and 19% were supportive. Only 3 people skipped this question.

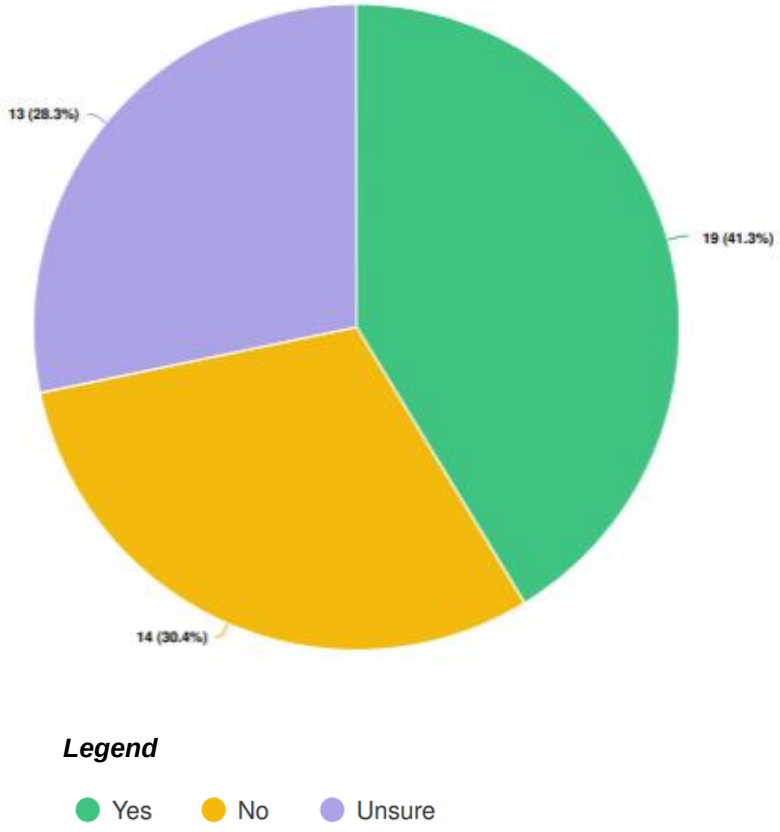
This question received the highest 'no' response across the survey with 20 survey responses specifically opposing the rezoning of Ridgeway Estate in Murbko. These respondents disagreed with rezoning the area from Rural Zone to Rural Shack Settlement Zone as the Estate is residential (not a shack settlement) and is sited above the 100 year/1956 flood height with no houses inundated in the recent floods. It was suggested that changing the zoning would add unnecessary costs to building, negatively impact property prices and provide no benefits to the property owners.

It should be noted that due to the wording of the question, it is not clear which township the supportive or non-supportive questions apply to, and so caution should be used with drawing clear conclusions here.

There were no comments made in the survey about the rezoning at Paisley.

Question 11:

The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfront. Do you support this?



Optional question (46 responses, 10 skipped)

41% supported the changes to the Rural Shack Settlement Zone with 30% unsure and 28% not supportive. 10 people did not provide a response.

Comments made in response to this question were more general in nature. One submitter said that while most people build a nice house, they were concerned with concrete retaining walls and bank erosion caused by human interaction, e.g., reed removal. Another submitter advocated for the change to specify the relocation of existing ancillary buildings to behind dwellings to beautify the waterfront.

Others indicated it was not always possible to site and design ancillary buildings in relation to the riverfront or that landowners should be able to exercise rational and aesthetic design within the constraints of their land, access and functional use. One person noted that land along the river in Bolto was quite small so landowners “should be able to build as big as we can”.

5.4 Email Submissions

9 submissions were received from community members by email. Many of the email submission raised similar topics and comments to the survey questions, including finished floor levels, building heights, setbacks, design requirements and proposed rezonings.

- Many community members were concerned about the change to the **finished floor level**citing that the requirement to raise existing floor levels was impractical and costly. They expressed the view that this measure gave clarity to landowners and provided reasonable protection to buildings against significant flood events.

- One submission advised that due to the proposed changes in floor levels their insurance company had provided advice that shacks which had their lower levels inundated by the recent floods would have to be demolished rather than allow a lower level to be rebuilt even though the upper level had been unaffected. This submitter expressed that the general nature of the **policy was open to interpretation** and requested that the policy be tested against the situations facing shack owners along the River Murray. This submitter specifically requested that the policy be clarified so that it applied only to the main habitable area of buildings, excluding any wet area or storage area that may be at ground level.

- Another community member inidcated that the finished floor level restriction would result in insufficient roof peak, cavity and pitch angle to provide for efficient rainwater disbursement, solar arrays and ducting.

- In addition to the finished floor level change, community members also voiced their opposition to the change to the **maximum upper building height levels** with some suggesting that it was not appropriate for all roof lines to be the same height. Others indicated the proposed 8 m maximum building height was too small, suggesting a 9 m maximum height would be more appropriate.

- Some community submissions did not agree with using **setbacks** to protect development from river flooding and suggested it was a way for Government to avoid the need for river protection works. Other submitters commented that the requirement for a 50 m set back from the waterfront was not achievable on smaller allotments with limited block depth, and that the setback requirement would prevent any automatic Deemed-to-Satisfy pathways for development approval.

- Some community members did not agree with the proposed change for design of **additions to existing single story** dwellings and/or changes to the design of **undercroft storage areas**. Some suggested that two open doors or roller doors were sufficient and that the proposal for four roller doors on each side of the dwelling was unnecessary. Others expressed that this policy change was “a good step forward” and provided clear direction to property owners.

- A group submission, comprising of 22 Lot Owners from **Ridgeway Private Estate, Murbko**, requested to be rezoned to Rural Settlement noting that the Estate is not with the River Murray Flood Plain and is not affected by flooding. The area also has a large Conservation Zone adjacent the Estate, with development in the Estate being primarily residential. These landowners also requested that the finished floor level TNV be removed regardless of the rezoning as the western side of the Estate is above the 1956 flood water level.

- One submission raised concerns about the **Mannum Waters Marina**, that there was insufficient infrastructure to stop moored vessels from becoming untethered in flood events. It was suggested the Code Amendment should stipulate a minimum height of mooring poles and/or other fixtures to retain mooring ropes.

- Another community member proposed that **tiny homes** be an approved dwelling type in River Murray flood prone areas as these could be easily removed prior to a flood, and were a more appropriate dwelling than permanent or semi-permanent caravans on properties.

- Several community members expressed that they are aggrieved that as a result of the Code Amendment they would not be permitted to develop a home and associated structures on their allotments, even though the land had been approved and purchased as a residential dwelling site. They indicated that the Code Amendment **did not provide protection for owners**, leaving them to resort to expensive and time-consuming court action.

Overall, the community emphasised that a 'one size fits all' approach to planning policy was not appropriate along the River Murray due to the significant variations in landform and levels along its length. Landowners requested flexibility rather than the implementation of prescriptive policy, which was seen as unnecessarily onerous and potentially expensive to implement.

5.5 Mapping Tool

Four comments were provided by three community members via the YourSAy website mapping tool.

One respondent identified two land parcels in the Ridgeway Estate, Murbko, advising that they were not impacted by the recent flood with all freehold blocks above the 1956 flood line (10.25 m AHD). They queried why the Estate was being rezoned to Rural Shack Settlement when it was not in a high-risk flood area and did not agree with the proposed rezoning boundary which applied to only half of the Estate. It was raised that the rezoning would negatively impact future property sales and property insurance costs.

Another community member identified that the rezoning of rural shack areas in the Renmark Paringa Council area should be reconsidered as this region was not affected by the recent floods nor previous 1956 flood levels.

The fourth comment posted on the mapping tool was a question concerning the planning proposals for jetties and pontoons at Bolto and the River Murray in general.

5.6 Community Meetings

Five community drop-in meetings were held during the Code Amendment consultation period, involving four face-to-face community drop-in sessions, two in Mannum, and two in Morgan, and one meeting online via Zoom for anyone to join, regardless of their location. In total, 77 community members attended these events.

Below is a summary of the issues discussed at each event:

- Drop in session on 12 July 2023 with 19 residents of Morgan including 11 from Ridgeway Estate in Murbko. PLUS and URPS staff members attended the meeting to discuss the Code Amendment and to assist the community member with their questions and concerns. The following topics were raised: finished floor level and AHD levels, building heights, rebuilding issues around gyprock, cladding and sheds, rezoning impacts, and general feedback on development applications and approvals.

- Drop in session on 13 July 2023 with 14 residents of Mannum. PLUS and URPS staff members attended to discuss the Code Amendment and to assist the community member with their questions and concerns. The following topics were raised: finished floor levels, building height, rezoning and development in general.

- An online meeting was held on 18 August 2023 via Zoom with 37 attendees. A copy of the presentation was published on the YourSAy website receiving a further 20 views. It can be accessed at https://yoursay.sa.gov.au/river-murray-flood-resilience/widgets/412399/videos/26788

5.7 Phone Calls

The PlanSA 1300 phone number was published on all Code Amendment information materials and websites. 10 phone enquiries were made by stakeholders and community members, covering a range of issues (refer Section 5.8). Callers were encouraged to provide a written submission.

5.8 Comments and Queries

A broad range of comments and queries relating to the proposed Code Amendment were received via submissions and during the forums listed above, with many of these focused on the rezoning at Murbko. queries included:

- Will there be a greater enforcement role created to make these rules stick?
- Why has there been no public engagement with the Ridgeway Estate Community?
- What are the hidden aspects to rezoning Murbko estate as it sits above the AHD of 9.13 m? Is this necessary?
- Will additional subdivisions be allowed within the (Ridgeway) Estate? Will this affect our insurance premiums given we are above the 1956 flood levels and our properties did not flood as a result of the 2022-23 high river event?
- Why is only part of the estate being rezoned? Is the Council endeavouring to control private holdings? Why is there a need to rezone?
- What are the newly planned proposals for jetties and pontoons at Bolto (and the River Murray in general)?
- How long is it going to get what we believe are complying plans through the Council?
- How will the Code Amendment affect individual community members' properties.

6 Our Response and Recommendations

Below is our response and recommended changes to the Code Amendment to address the following issues raised during the consultation period across all avenues of feedback.

6.1 Zone Selection

Zones are the primary organising spatial layer in the Code. Zones provide guidance on what can happen in an area by setting out the policies and rules for certain classes of development. When making alterations to Zones, it is important to ensure that the proposed change does not impact areas outside of the Code Amendment Affected Area.

The change of zoning from Rural Zone to Rural Shack Settlement Zone in Paisley and Murbko was a matter of contention.

6.1.1 Rezoning of Ridgeway Estate at Murbko

More than 20 respondents, particularly residents of the Ridgeway Estate as well as Tim Whetstone MP, Member for Chaffey, were strongly opposed to the rezoning of the estate at Murbko on the basis that the new zone was unnecessary due to the siting of houses above the 1956 flood line. Some community members also expressed concern with property values and insurance premiums being negatively impacted. Others were concerned with the perception that the rezoning only applied to half the estate. Conversely, the HIA supported the rezoning of the estate.

Our Response:

The concerns raised by many residents of Ridgeway Estate in relation to the rezoning of the land are acknowledged and accordingly it is recommended that the zoning reverts from the Rural Shack Settlement Zone back to the Rural Zone (which was in place prior to early commencement of the Code Amendment).

The original intention of the rezoning was to better reflect the existing residential use of the land, with the Rural Shack Settlement Zone being the closest available fit from the Code's zone framework. It is not considered appropriate to choose another zone (such as the Rural Settlement Zone) from the available zone framework, due to the fundamental differences in land uses that are envisaged in that or other Code zones.

In addition, the finished floor level TNV (9.31 m) that was generally applied to the western half of the estate (west of Helbig Road) is recommended to be removed from the final version of the Code Amendment, acknowledging that the natural ground level of the land is above the modelled height of a 1% AEP flood event of 9.31 m AHD and in fact above the height of the 1956 flood event.

6.1.2 Rezoning of developed land at Paisley

Some respondents, particularly the Conservation Council, were opposed to the rezoning of developed land at Paisley from a Conservation Zone to a Rural Shack Settlement Zone due to the site's wetland ecosystems and biodiversity.

The Conservation Council provided a recommendation for the Paisley area without any shacks – including at minimum, the billabong/creeks-line and its immediate banks – to be retained as a Conservation Zone, and/or placed under a Heritage Agreement to protect the land and inland water and prevent unauthorised shacks from being built. Conversely, the HIA supported the rezoning of Paisley.

Our Response:

The Paisley shack settlement was significantly impacted by the flood, with most existing dwellings requiring some level of rebuilding.

Paisley is an established settlement, supported by infrastructure. The Conservation Zone does not reflect the actual, predominant residential/tourist accommodation nature and lacks appropriate policy or assessment pathways to facilitate resilience of replacement dwellings.

The rationale for rezoning of the Paisley shack settlement from Conservation Zone to Rural Shack Settlement Zone is to facilitate appropriate residential development that is more resilient to the impacts of flood events and to reduce its impact on the surrounding environment.

6.1.3 Rezoning in Renmark Paringa Council Area

The Renmark Paringa Council requested reconsideration of additional rezoning for rural shack areas and raised a request that a portion of New Landing Way be rezoned from Tourism Development Zone to Neighbourhood Zone.

Our Response:

The land at New Landing Way has been identified as land suitable for tourist accommodation and is part of a broader masterplan for Jane Eliza Development. The land was not impacted by the recent flood event and was considered outside the scope of the Code Amendment.

6.1.4 Employment zoned land

Master Builders SA requested consideration be given to the lack of Employment zoned land for commercial and industrial purposes in Swan Reach, Blanchetown and Morgan, where building companies will be required to provide rebuild activities.

Our Response:

The intent of the Code Amendment was to primarily support residents and businesses to build back more resilient to future flood hazards and to make the planning policy in the River Murray Flood Plain Protection Area Overlay more transparent to assist with this process. The commercial and industrial uses are located in an appropriate zone to guide the rebuild process.

6.2 River Murray Flood Plain Protection Area Overlay

Most stakeholders supported the proposed changes to the River Murray Flood Plain Protection Area Overlay, in particular policy that has changed to clarify and model what a 1% AEP flood event would look like.

6.2.1 Rural City of Murray Bridge

The Rural City of Murray Bridge expressed concern that in some circumstances the TNVs in the Overlay have been applied sporadically and requested that specific sites identified in the Council's submission,

namely Woodlane, Avoca Dell, Riverglades, Swanport, White Sands, Wellington, Murray Bridge East, and an extensive prortion of the Sturt Reserve/State Heritage listed Railway Precinct be reconsidered.

Our Response:

The finished floor level TNV was applied to urban type zonings (such as the Rural Shack Settlement Zone) which generally envisages residential development. It was not generally applied to land within the Conservation Zone, as this does not envisage nor support residential development.

There were some exceptions to this where a number of established shack areas such as Greenbanks exist in the Conservation Zone.

The TNV generally follows the Rural Shack Settlement Zone boundary for land at Woodlane. Shack areas outside of the Zone not covered by the TNV were deemed to be generally lower risk due to mapping of the 1956 boundary showing these areas were generally not inundated. It is however noted that all of the subject land is still located within the River Murray Flood Plain Protection Area Overlay and as such is still generally required to be developed so as to be resilient from a 1% AEP flood event.

6.2.2 Interaction of Hazard (Flooding) Overlay

The SMA expressed concern with how the Hazards (Flooding) Overlays will interact with River Murray Flood Plain Protection Area Overlay during assessment and suggested a second Code Amendment as part of the PLUS Flood Hazard Mapping Project may provide the opportunity to resolve the interaction of these two Overlays.

Our Response:

Investigations for this Code Amendment did not identify whether flooding from sources other than the River Murray occurred. Therefore, it is recommended that the Flooding (Hazards-Evidence Required) Overlay remain.

The Hazard (Flooding – Evidence Required) Overlay applies as a precautionary policy regime where there is no known recent flood hazard modelling or mapping.

6.3 Technical and Numeric Variations (TNV)

TNVs are one way that some Zones can be tailored to shape site specific outcomes. The following TNVs, were proposed to apply:

6.3.1 Finished Floor Level

There was a mixed reaction to the Code Amendment's proposal to raise the finished floor level to 4 m from key stakeholders and community members. Many stakeholders supported the change to help reduce damage in a flood event, to be consistent with existing built form and enable buildings to still have pitched roofs while conforming to the new flood height regulations. However, some community members suggested it was unnecessary and costly for property owners to implement, and that 3 m was sufficient.

HIA suggested reference to natural ground level as suitable when establishing finished floor levels but the disclosure of AHD should not be mandatory and advocated for the removal of any directives that make AHD measurements compulsory within assessment protocols. The ICA was strongly opposed to development in areas that required 3-4 m finished floor levels as insurance will not be affordable and it put people at risk.

Our Response:

The 4 m above natural ground level 'cap' in the Code Amendment is intended to make re-building practical and viable in situations where the finished floor level TNV specifies that it needs to be higher as a result of the modelling of a 1% AEP flood event. However, by using the word 'maximum' in the relevant policy in the consultation version of the Code Amendment this didn't capture the true intent of the policy.

The intent of this policy is that if a person wants to build a dwelling with a finished floor level higher than 4 m (if that's what the outcome of the TNV specifies), this is allowable as long as the overall building height is not higher than 9 m. Accordingly the relevant policy now proposes to use the word ‘acceptable’ instead of ‘maximum’ in relation to the 4 m ‘cap’.

6.3.2 Maximum Building Height

Similarly, there was a mixed reaction to the proposal to raise the building height from 7.5 m to 8 m. Key stakeholders indicated this was an appropriate increase whilst some community members suggested it was not warranted or necessary, would impact on visual amenity of the Riverland and create overlooking/privacy issues. Other stakeholders advocated for increased height of up to 9 m.

Our Response:

The height limit in the Overlay seeks to maintain the visual amenity of the riverbank and also protect the views and vista of residential property owners along the river.

With the calculations of finished floor levels in metres AHD, the need to increase overall building height was evident.

While the additional 0.5 m provided scope for a second storey, the intent was to facilitate building articulation and interest. To achieve this, DTS/DPF 5.1(ii) has been amended to reflect an overall building height of 9 m, that does not exceed 5 m above the elevated finished floor level.

To correspond with the increase of maximum building height specified in the Overlay to 9 m, the Maximum Building Height (metres) TNV in the relevant areas of the Rural Shack Settlement Zone and Waterfront Neighbourhood Zone is also recommended to be increased from 8 m to 9 m to ensure consistency for maximum dwelling heights between the Overlay and Zone TNVs.

6.4 Design Changes

The Code Amendment proposed design changes to multiple aspects of development, including:

6.4.1 Underfloor Areas (undercroft storage)

In relation to underfloor areas, most respondents supported the amendment proposed, although some community members responded that the proposal for four roller doors was unnecessary and that two (or three) would suffice. Key stakeholders advocated for further changes to the policy, including:

- enclosed undercroft areas be minimised to avoid further obstruction of potential floodwaters

- red tape reduced by excluding referrals where an undercroft entry/exit point (enclosed stairwell) to the dwelling is the only conflict with the exception criteria
- include stairwells in the exception criteria
- expand the underfloor area design for wet areas to include reference to enclosed staircases and lifts
- introduce a defined term for 'minor variation'. Specifically, variance limits of + 5% to be applied to each design element nominated in the Code Amendment
- amend the wording of the Procedural Matters from 15 m^2 to 60 m^2 and specify the type of enclosed areas
- amend the wording to include reference to a bathroom and an overall wet area of 15 m^2, and that the total floor area is exclusive of wet areas
- provide additional guidance material on building upgrade requirements.

Our Response:

The intended outcome of DTS/DPF 6.3 is to facilitate a predominantly open undercroft area to allow for the natural flow of flood waters. The inclusion of an underfloor maximum area of 60 m², with 15 m² allowance for a wet area is to discourage the use of the area for habitable rooms. It also provides for better external treatments and encourages upper floor areas to be used for habitable areas.

Most new builds will include either a stair well or lift well enclosure to connect the ground level to the upper level. This access should mostly be located in the underfloor area and not obscure the design and amenity of the building.

The proposed changes to DTS/DPF 6.3 and the Procedural Matters will exclude the area used for a stairwell or lift well enclosure from the combined enclosed area of 60 m². This will also negate the need for a referral to DEW if the inclusion of a stairwell or lift well enclosure exceeds the 60 m² referral threshold.

6.4.2 Setbacks

Some community members supported using setbacks as a measure to help protect development from river flooding, while others suggested that it should be applied on a case-by-case basis or not at all to assist flood affected property owners to rebuild and move forward.

Our Response:

The Code Amendment did not propose any changes to setbacks.

No response required.

6.4.3 Jetties and Pontoons

Many community members were unsure of the changes proposed to jetties and pontoons associated with dwellings and sought more clarity on this issue. Others thought the changes unnecessary as pontoons are movable and jetties survive underwater.

Our Response:

The Code Amendment did not propose any changes to policy regarding jetties and pontoons.

No response required.

6.4.4 Caravans and Tourist Parks

Most stakeholders and community members supported the changes to caravan and tourist parks to make habitable buildings and structures relocatable, with the following additional changes proposed:

- reinstatement of policy that was removed from the draft version of the Code Amendment, dated 1 June 2023, to introduce new polices around tourist park structures being easily demountable
- ensure these structures are fully accessible and inclusive of people living with disabilities
- include ‘all structures’ in the policy wording so that levees are also covered.

Our Response:

The intended outcome of the policies relating to caravan and tourist parks is to facilitate the use of relocatable buildings in flood prone areas along the River Murray. This enables them to be readily moved to higher ground in the event of a flood.

DTS/DPF 6.1 and corresponding PO include policy that encourages the inclusion of relocatable accommodation. An additional policy is not required.

6.4.5 Building Materials

Some submissions requested the Code Amendment include additional requirements around building materials to improve flood risk including:

- steel frame homes rather than timber, as these can be remediated in most situations better than timber
- upper-level walls not to be constructed on top of the flooring, allowing the replacement of flooring should flood waters reach these levels and resulting in more properties being repairable
- higher levels of corrosion protection for all steel products.

Our Response:

The use of specific building materials and design solutions such as roller doors or large barn style sliding doors enables underfloor enclosed areas to be readily opened to allow natural flow of flood waters. This protects both the integrity of the foundations and the footings.

Additional solutions for building in flood prone areas raised in the feedback is beyond the role and function of the Code. These recommendations are best suited to non-statutory guidelines regarding building in flood prone areas.

This initiative is being considered as part of the broader hazard mitigation work PLUS are completing.

6.5 Wastewater Management

The Code Amendment proposed changes to wastewater management, specifically the inclusion of holding tanks as an appropriate solution.

6.5.1 Holding Tanks

The EPA were supportive of this change. Some community members did not support it fearing the tanks would not be emptied properly or could release waste into the river during a flood event.

Our Response:

The inclusion of an additional waste management solution as an acceptable option in the Overlay is necessary to support the build back process, particularly for those settlements where the community wastewater schemes were decommissioned, and the infrastructure damaged or lost as part of the flood event.

All waste management systems are still required to be maintained and emptied in accordance with the SA Health On-site Wastewater Systems Code and associated legislation and guidelines.

6.5.2 Community Wastewater Management Schemes

Master Builders SA suggested funding the connection of CWMS in shack settlement areas, with priority given to areas of five shacks or more, noting that connection to a CWMS is required for all new shack development applications.

Our Response:

The funding and initiation of CWMS is beyond the scope of the Code Amendment.

No response required.

6.6 Amenity

6.6.1 Character impacts

Some community members raised concerns that the character of the Riverland and amenity of property owners would be impacted including loss of privacy and overlooking. Some wanted uniformity of character while other wanted flexibility in look and design.

Our Response:

The proposed changes in the Code Amendment were drafted to assist Murraylands and Riverland communities to build back more resilient to flood hazards. Character along the River Murray varies, making it difficult to capture in unified policy.

Increases in building heights are required to accommodate the finished floor levels. Overall building height has been capped at 9 m which is consistent with a two-storey dwelling and policy within the Code's residential and neighbourhood zone policy.

6.7 Assessment Pathways

Some community respondents raised concerns with the timeframes for development approval and getting plans through council. Master Builders SA called for a fast-tracked Accepted or Deemed-to-Satisfy pathways for new/replacement dwellings to reduce planning approval backlogs and speed up the recovery effort by amending the *Planning, Development and Infrastructure (General) Regulations 2017*.

Our Response:

The assessment time frames are established within a legislative framework under the Act and Regulations. Consideration was given to establishing dispensations for assessment timeframes for those communities affected by the River Murray flood event, however it was viewed that releasing the updated planning policy would be a priority to enable communities to commence the rebuilding process.

The use of the 'early commencement' provision under section 78(1)(b) of the Act brought the proposed policy into effect to ensure communities had a clear understanding of what was required to rebuild or repair and to facilitate the overall recovery process. Using early commencement also requires applications to be assessed against the previous version of the Code as well as the version of the Code that has commenced early. This is to ensure that the outcome of the assessment doesn't differ to benefit an entity commercially. This approach was deemed to be more effectual than altering development assessment timeframes for development.

Provisions were included in the amendment for non-residential uses such as ancillary development, outbuildings and sheds could be assessed more efficiently, providing scope for reestablishing storage facilities and potentially temporary accommodation.

6.8 Other Feedback

6.8.1 Mannum Marina

One respondent expressed concern with the residential marina development at Mannum Waters and that flood precautions had not been adhered to. The submission suggested the Code Amendment should stipulate the minimum height of mooring poles or require fixtures to retain mooring ropes to ensure mooring vessels remained within their marina allotment during a flood event.

Our Response:

The management of a marina during a flood hazard is outside the scope of the Code Amendment.

No response required.

6.8.2 Weir Pool Operations

One respondent expressed concern with how the Code Amendment would impact weir pool operations for the River Murray Locks 6 to 1, highlighting that floodplain development is a key constraint to achieving ideal weir pool operations. This respondent advocated for infrastructure that could better withstand high water levels, pumps with the capacity to operate at a wider range of water levels and/or boat ramps that can operate at lower water levels.

Our Response:

The Code Amendment did not contemplate restricting the redevelopment of shack settlements or other development.

In order to understand the full extent of infrastructure needed along the River Murray, detailed flood modelling of both the river and its tributaries is required. DEW, as the states flood leaders would be the lead agency to undertake this work.

6.8.3 Modular Stilt-Homes

One industry submission raised concerns about the lack of guidelines or minimum requirements on matters relating to modular stilt-homes, such as the structural forces stilt homes should be designed to resist and the minimum footing depths.

Our Response:

Structural requirements for footings for stilt/pole homes is contained in the National Construction Code.

No change required.

6.8.4 Tiny Homes

One respondent suggested that tiny homes could be included as an approved dwelling type in River Murray flood prone areas.

Our Response:

The Code recognises “tiny homes” as a dwelling.

No change required.

6.8.5 Temporary Accommodation

One respondent raised concerns that storage sheds and caravans used for 'temporary' accommodation during the flood clean-up and rebuild period would not be removed in the future. Another submission raised concerns about the lack of workers accommodation to assist the rebuild effort.

Our Response:

In early 2023, the Regulations were amended to enable the swift mobilisation of temporary accommodation for workers involved in the provision of essential infrastructure projects in South Australia.

The regulations removed the requirement to obtain planning consent in specified locations (building consent and final development approval must still be obtained), thereby allowing temporary accommodation to be established much more quickly.

The new amendment is applied in key locations across regional SA where major infrastructure projects are being undertaken and areas impacted by natural disasters – such as the recent flooding in the Riverland – where there was a need to quickly accommodate tradespeople assisting communities to rebuild.

6.8.6 Accessibility

One submission called on the Code Amendment to ensure housing accessibility and neighbourhood inclusiveness through increasing the supply of accessible housing and ensure changes were applied in a specific graduated way to minimise any consequences on the accessibility of dwellings.

Our Response:

The Code Amendment contemplates a dispensation in underfloor areas to accommodate lift well enclosures.

The supply of accessible housing is beyond the scope of the code amendment. Designing for accessibility is captured in the National Construction Code.

6.8.7 Compliance

Several community members raised the issue of compliance and how the new planning rules would be monitored and enforced more generally.

Our Response:

Compliance with planning rules is regulated by Councils, who issue development approval. It will be up to each council to ensure planning rules are being met.

6.8.8 Financial assistance

Some submissions called on the State Government to implement financial assistance programs to help communities rebuild and reduce their flood risk by incorporating flood resilient design and materials, or by

raising the height of homes to reduce the impacts of future flood event. Other respondents suggested there should be no government support for people who build in high-risk flood areas.

Our Response:

The South Australian Government initiated a range of financial assistance programs to support Murraylands and Riverland communities build back post flood event. State agencies such as Primary Industry and Regions SA also established a grants program to support the primary producers who access River Murray water to assist with costs for relocating and re-establishing irrigation pumps and purchasing alternative power sources such as generators.

The Code Amendment provided more transparent finished floor levels to assist people rebuilding understand what the planning requirements were for replacement dwellings and other buildings. Building heights were also increased to enable greater flexibility with design and to accommodate potential increases in underfloor heights.

7 Evaluation

7.1 Performance Indicators for Evaluation

In line with the Charter, the mandatory performance indicators have been used to evaluate engagement on this Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

7.1.1 Evaluation of engagement by community members

The following performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members indicated:

- that the engagement genuinely sought their input to help shape the proposed Code Amendment
- they were given an adequate opportunity to be heard
- they were given sufficient information so that they could take an informed view
- informed about why they were being asked for their view, and the way it would be considered.

This evaluation was undertaken through:

- **post consultation evaluation survey:** a participant evaluation survey was designed and distributed by PLUS via email to all people who provided Code Amendment feedback and their email address during the consultation period.
- **submission comments:** several comments about the consultation process were included in written submissions provided during the consultation period.

In total, **34 evaluation survey responses** were received and are available at **Appendix D.**

7.1.2 Evaluation of engagement by the Designated Entity

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the designated entity. The minimum performance indicators require an evaluation by the designated entity of whether (or to what extent) the engagement:

- **occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme
- **contributed to the substance** of the final draft Code Amendment
- **reached those identified** as communities or stakeholders of interest
- **provided feedback to community** about outcomes of engagement
- was **reviewed throughout** the process and **improvements put in place** or recommended for future engagement.

The evaluation of the engagement was undertaken by the PLUS project manager, on behalf of the designated entity. The completed **Evaluation Form** is presented in **Appendix E.**

7.2 Evaluation Against the Charter Principles

The following provides a summary of the evaluation of the engagement against the five principles of the Charter. These results reflect data captured through the post consultation evaluation survey.

Respondents were asked five questions and could choose responses from a Likert scale of 'strongly agree', 'agree', 'neither agree or disagree', 'disagree' and 'strongly disagree'.

Whilst there was a broad range of responses, overall, most respondents agreed with four of the five evaluation statements, except for the statement "I am confident my views were heard during the engagement" which received more 'neither agree nor disagree' votes.

In addition, several respondents choose to comment on the conduct of the consultation in their written submissions, many of these related to the lack of consultation with Ridgeway Estate residents regarding the change of zoning at Murbko.

7.2.1. Engagement is genuine

People had faith and confidence in the engagement process

Key stakeholders were engaged early to ensure their input was incorporated into the draft Code Amendment for public consultation and to ensure they had confidence in the engagement process. Prior to public engagement, the construction and building sector, councils and state government agencies were engaged through the Flood Recovery Housing Round Table and the River Murray Flood Planning and Building Group. Early engagement, including providing information at community flood recovery meetings and an article in *the Advertiser*, also aimed to build early community confidence in the engagement process.

The engagement was publicly promoted via the YourSAy, sa.gov.au and PlanSA websites, media and social media, a range of state government newsletters and letters to residents directly affected by rezoning and changes to TNVs. Stakeholders such as councils, the Murraylands and Riverland RDA and community organisations also helped to promote the consultation.

A range of communication materials were developed to help people understand the proposed changes and clearly explain the engagement process.

Evaluation Statement	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree
I feel the engagement genuinely sought my input to help shape the proposal	12%	**29%**	21%	26%	12%

7.2.2 Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard

Prior to public engagement, key industry, local and state government and community stakeholders were engaged early through workshops, meetings and briefings to ensure their input was considered and incorporated in the draft Code Amendment.

During public consultation, feedback on the proposal could be provided in multiple ways: online via the YourSAy and PlanSA websites, in person through information sessions and written submissions via email or post. Briefings were offered to a range of stakeholders.

Evaluation Statement	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree
I am confident my views were heard during the engagement	15%	18%	**38%**	24%	6%

7.2.3 Engagement is fit for purpose

People were effectively engaged and satisfied with the process

People were clear about the proposed change and how it would affect them

A range of communications materials were prepared to help explain the proposed changes, including frequently asked questions, fact sheets, a summary document, newsletter articles, maps, information panels on display at information sessions and website content, including a video of the online information session. PLUS staff attended information sessions in Morgan and Mannum to ensure community members in the most impacted areas were able to talk with staff to ask questions and discuss the changes.

Evaluation Statement	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree
I was given sufficient information so that I could take an informed view	12%	**35%**	26%	12%	15%
I was given adequate opportunity to be heard	9%	**38%**	26%	18%	9%

7.2.4 Engagement is informed and transparent

All relevant information was made available and people could access it

People understood how their views were considered, the reasons for the outcomes and the final decision that was made

The role of community engagement in shaping the Code Amendment and the steps involved in the Code Amendment process were clearly outlined in communications. Communication materials were tailored to different community and stakeholder needs to ensure the purpose of the Code Amendment, what the changes meant and how feedback would be considered in finalising the Code Amendment were easily understood. High level information was made readily accessible, along with more technical information for those wanting to understand in greater detail.

Information was made available via a range of channels to ensure all stakeholders, affected and interested community could access relevant information. These channels included media and social media, a number of government websites, hard copy fact sheets and information from council offices and flood recovery centres, information sessions in person to support the most impacted communities and online to ensure all impacted and interested community members could participate. PlanSA staff were also on hand to answer community and stakeholder questions via email and phone.

Respondents were advised that their feedback would be summarised and published at conclusion of the consultation period.

Evaluation Statement	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree
I felt informed about why I was being asked for my views, and the way it would be considered	12%	**47%**	12%	21%	9%

7.2.5 Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended

Respondents completed an evaluation survey of the engagement, as outlined in the above sections. During the engagement period, regular project meetings were held to discuss opportunities for improved understanding and greater reach such as increased promotion of information sessions to boost awareness and attendance. Engagement activities were reviewed throughout the consultation and several improvements were made including:

- wording regarding 'shack settlements' was altered early in response to community feedback
- updated messaging was developed for community information sessions
- additional information sessions/locations were considered mid-way through engagement but deemed not necessary
- improvements to the approvals process for future engagements have been developed.

8. Summary of recommended changes

In response to feedback and comments received from community engagement, the Chief Executive has recommended the following key changes:

River Murray Flood Plain Protection Area

Built Form and Character

- DTS/DPF 5.1 to include an overall roof height of 5m above the finished floor level.

Flood Resilience

- DTS/DPF 6.1 to identify 4m above natural ground level as an *acceptable* (as opposed to maximum) finished floor level where finished floor level TNV exceeds 4m or where no TNV for finished floor level exists.
- DTS/DPF 6.3 to Identify glass doors as an unacceptable means of avoiding floodwater impedance in underfloor areas and in outbuildings and agricultural buildings and exclude areas used for lift facilities in the calculation of maximum underfloor enclosed areas.
- DTS/DPF 6.4 to identify that glass doors are not a suitable design solution to avoid outbuildings and agricultural buildings avoiding the impedance of floodwaters.

Procedural Matters

- Add areas to be used for a stairwell and/or lift well enclosure to the exclusion list for referral to the Minister responsible for the *River Murray Act 2003.*

Rural Shack Settlement Zone

- Increase building height (excluding garages, carports and outbuildings) to a maximum of 9 m.

Zone and TNV Mapping

The following changes are proposed to the Code Amendment maps:

- Revert Ridgeway Estate, Murbko from the Rural Shack Settlement Zone to the Rural Zone.
- Retract the finished floor level TNV from the land at Ridgeway Estate, Murbko bounded by the River Murray and the western section of Murbko Road.
- Retract the finished floor level TNV from properties at Tailem Bend where natural ground level is above the modelled 1% AEP flood Level.
- Increase the Maximum Building Height TNV (metres) from 8m to 9m, where the River Murray Floodplain Protection Overlay applies.

Appendix A – Collateral and Catchment Area

River Murray Flood Resilience Code Amendment – Summary

PlanSA

River Murray Flood Resilience Code Amendment – Summary

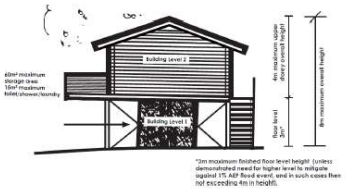
New planning rules to assist the rebuilding process and mitigate the impacts of future River Murray flood events are now in place and open for community feedback. Amendments to the Planning and Design Code include improved planning requirements for rebuilding in flood-affected areas, as follows:

Minimum levels that the floor of dwellings should be elevated to so as to mitigate future flood risk

Note- minimum levels expressed in Australian Height Datum metres (not above ground level)



Greater flexibility in height of dwellings (up to a maximum overall height of 8 metres)

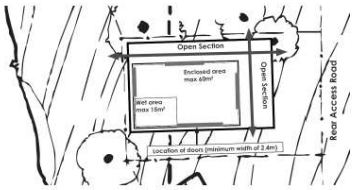


*3m maximum finished floor level height (unless demonstrated need for higher level to mitigate against 1% AEP flood event, and in such cases then not exceeding 4m in height).

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Better guidance on design techniques and building materials for underfloor areas



Rezoning of established shack areas at Paisley and Murbko into the Rural (Shack Settlement) Zone

To better guide and streamline re-building



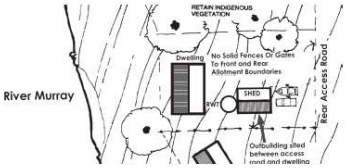
Updated rules for caravan parks to promote relocatable buildings during flood events



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Department for Trade and Investment

Streamlined pathway for sheds located behind riverfront dwellings



Further information

For more information on these changes visit:

plan.sa.gov.au/en/codeamendments

or

Rebuilding after the River Murray flood

plan.sa.gov.au

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Department for Trade and Investment

Code Amendment Frequently Asked Questions

Frequently Asked Questions

PlanSA

River Murray Flood Resilience Code Amendment

Do I need approval to rebuild after recent flood and if so, what are the requirements?

Generally, yes. Approval is required to rebuild buildings such as houses, sheds or shops which were badly damaged or destroyed by the flood. The state's planning system requires this for areas subject to flooding risk to ensure appropriate consideration is given to the design and location of buildings being built or replaced within a sensitive environment.

The draft River Murray Flood Resilience Code Amendment has come into effect on an interim basis at the same time as being released for community consultation due to the urgency of providing clear rules to support redevelopment.

For details regarding rebuilding requirements, view the draft River Murray Flood Resilience Code Amendment document and Code Amendment summary document.

Work that does NOT require approval

The following work does not require approval and property owners will be able to undertake these works without lodging a development application (unless it relates to a heritage listed property):

- the total demolition of a dwelling
- the repair or internal alteration of a building that does not adversely affect the structural soundness of the building or the safety of any person using the building. This could be any of the following:
  - removal of fixtures/fittings (e.g. kitchen, laundry and bathrooms)
  - removal of non-load bearing partitions
  - replacement of external cladding (wall/roof) and/or internal linings
  - replacement of floor covering/fitted timber flooring
  - windows/doors without an increase in size or location in the framework.

Lodging an application

Lodgement of applications is made via the submission of relevant plans and documentation through the PlanSA portal.

Learn more about the development application process.

Given the extent of the recent floods and expected large influx of rebuild applications, the state government will support local councils to ensure applications are processed as quickly as possible to support the recovery effort.

What approvals are required for temporary accommodation and storage?

The state government has previously amended the planning regulations in all flood affected council areas to remove the requirement to obtain planning consent to allow temporary accommodation for up to two years (where a dwelling was destroyed or badly damaged by the flood). This will enable such work to be completed more quickly. A building rules assessment is however still required (either by a private certifier or from the local council) to ensure appropriate safety, liveability and connection of services (such as wastewater) for the temporary structure/s.

No approval is required at all for temporary storage structures on land on which a building, or part of a building, has been destroyed or significantly damaged by the flood. This allowance is limited to structures for the use of the owner of the land for the storage of goods or materials required to assist in recovery and redevelopment that do not:

- exceed 3 metres in height (measured from ground level)
- exceed 12.5 metres in length
- exceed 2.5 metres in width, and
- remain on the land for a period exceeding 2 years.

Why has the draft River Murray Flood Resilience Code Amendment been developed?

The high number of homes, shacks and businesses affected by the recent River Murray floods is unprecedented.

The draft River Murray Flood Resilience Code Amendment has been developed to provide clearer guidance for impacted communities to rebuild more flood-resilient development.

It aims to minimise the impact of future River Murray floods on permanent residents, shack owners and caravan and tourist parks, and help mitigate future flood risk and support sustainable, resilient communities.

Data on floodwater levels and the extent of inundation during the recent flood event has been collated and considered in developing the changes to the Planning and Design Code.

www.plan.sa.gov.au
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PlanSA Service Desk 1800 752 664
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What are the proposed improvements to the planning rules?

Amendments to the Planning and Design Code include the following for rebuilding in flood-affected areas, such as:

- Requirements around height of floor above ground – the 'finished floor level'
  - Maximum height increased from 2.5 metres to 3 metres, or up to 4 metres to be above the level of a one-in-100-year flood event.
  - Minimum heights along the River based on updated one-in-100 year flood event data.
- Maximum overall building height increased to 8 metres, up from 7.5 metres, with a two-storey cap.
- Updated resilient design and materials for underfloor structures
  - Installation of roller doors or similar on all four sides of any enclosed area to ensure the free passage of floodwaters.
- Maintain open space areas around storage areas, with maximum storage area increased to 60 square metres, up from 15 square metres.
- Streamlined assessment for sheds, carports and garages which are located behind a riverfront dwelling, removing previous red tape.
- Rezoning flood-affected shack settlements, including Paisley and Murbko, to assist development applications and rebuild efforts.

For more information:

- Read the draft River Murray Flood Resilience Code Amendment
- Read the draft River Murray Food Resilience Code Amendment Summary

Why are improvements proposed to planning rules regarding the River Murray Flood Plain Protection Area Overlay?

The desired outcomes from proposed improvements to the River Murray Flood Plain Protection Area Overlay are:

- conservation and protection of water quality and the riverine environment, provision for environmental water flows, the protection of life and property against flood risk, and recognition of the riverine environment as an important ecological, tourist and recreational resource.
- development for the purpose of recreation (e.g. landings, jetties, houseboat moorings) water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).

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Why are improvements proposed to the planning rules regarding the Rural (Shack Settlement) Zone?

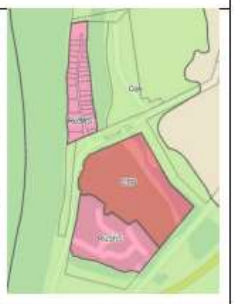
The desired outcome from proposed improvements to the Rural (Shack Settlement) Zone is:

- limited development within an environment where natural processes such as flooding, sea-level rise, sand drift and erosion occur. The natural environment is protected from inappropriate development and existing development is upgraded to incorporate environmental improvements.

What rezoning is proposed in the Code Amendment?

The following areas in the District Council of Loxton Waikerie are proposed to be rezoned to the Rural Shack Settlement Zone:

- two established shack settlements at Paisley are proposed to be rezoned from Conservation Zone (see map)

BEFORE DRAFT CODE AMENDMENT	AFTER DRAFT CODE AMENDMENT
Conservation	Rural Shack Settlement
	

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PlanSA@sa.gov.au
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Department for Trade and Investment

- one established shack settlement at Murbko is proposed to be rezoned from Rural Zone (see map)

BEFORE DRAFT CODE AMENDMENT	AFTER DRAFT CODE AMENDMENT
Rural	Rural Shack Settlement
	

How is a development application assessed during the 'Early Commencement' period, while the draft Code Amendment is open for community consultation?

If a development application is lodged during the 'Early Commencement' period, the application must be assessed against the previous version of the Code as well as the version of the Code that has commenced early. If the outcome of the assessment differs, a planning approval cannot be granted until the draft Code Amendment is no longer on 'early commencement'.

If the version of the Code that commenced early decreases the consultation requirements, then the original version of the Code must be used for assessment purposes.

Why has this draft Code Amendment come into effect at the same time as community consultation?

The draft Code Amendment has come into effect on an interim basis when released for community engagement due to the urgency of providing clear rules to support flood-resilient redevelopment.

How might this draft Code Amendment affect insurance in the affected area?

While insurance premiums are likely to increase, if a rebuilt property meets the requirements outlined in the River Murray Flood Resilience Code Amendment it gives insurance companies confidence that the building will be resilient to future floods and it is likely that the property could be reinsured.

Where can I find additional information?

To assist affected communities understand the changes to the Code, the draft River Murray Flood Resilience Code Amendment Summary outlines the process for rebuilding in flood-affected areas, including design, materials and risk- mitigation.

Detailed information about the proposed changes to the planning rules are outlined in the draft Code Amendment.

Any specific queries about the state's planning system and the flood recovery effort can be directed to PlanSA using the support request form, by email PlanSA@sa.gov.au or calling 1800 752 664.

For any general queries about the flood recovery please refer to www.recovery.sa.gov.au for latest information.

How can I give feedback on the draft River Murray Flood Resilience Code Amendment?

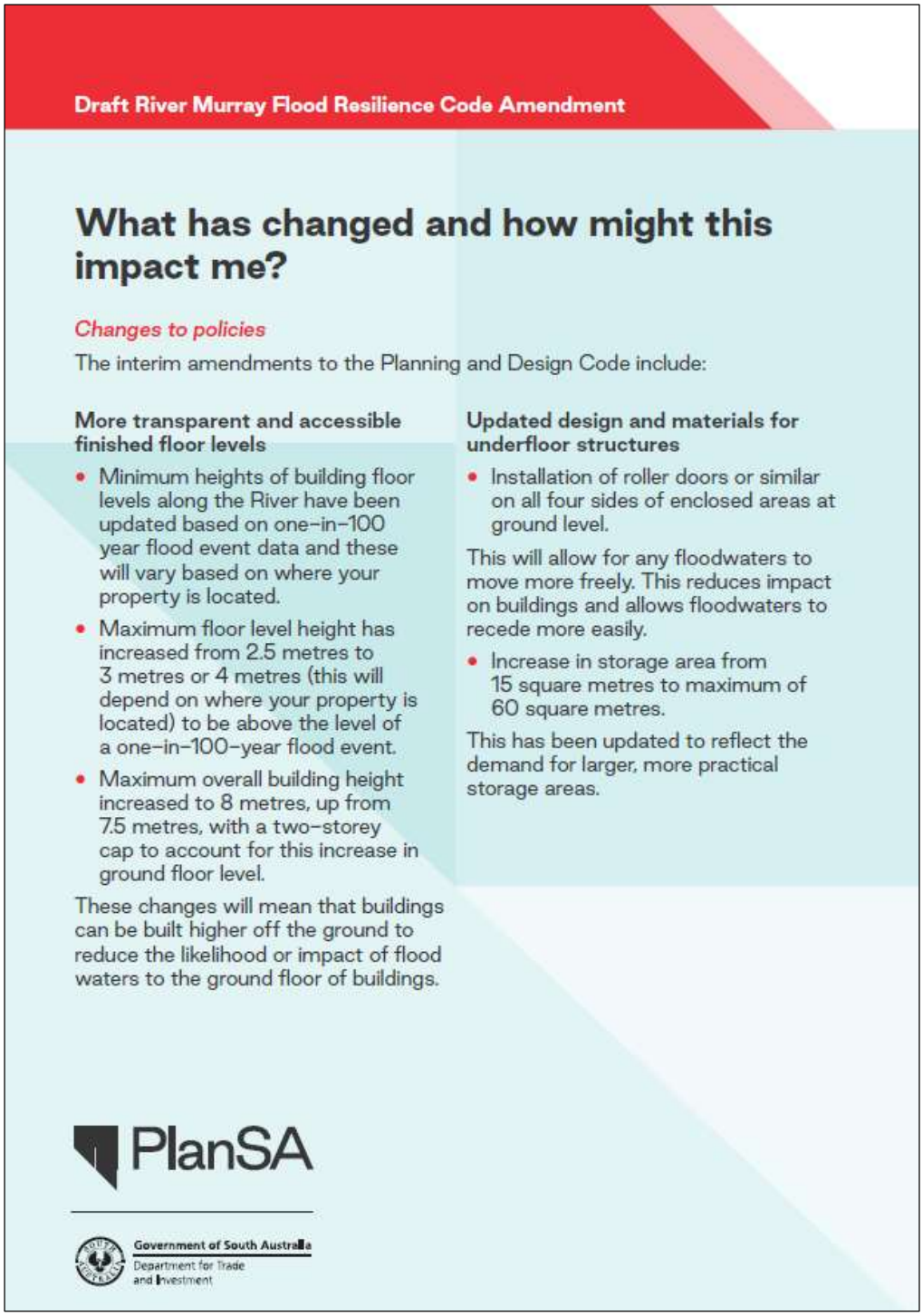
The community is invited to give their feedback on the draft Code Amendment so their needs and concerns can be considered in finalising the proposed policy changes.

To provide feedback, visit the YourSAy website. Community engagement closes 5:00 pm, 25 August 2023.

www.plan.sa.gov.au
PlanSA@sa.gov.au
PlanSA Service Desk 1800 752 664

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Community drop-in session A0 posters and fact sheets



Draft River Murray Flood Resilience Code Amendment

What has changed and how might this impact me?

Changes to policies

The interim amendments to the Planning and Design Code include:

More transparent and accessible finished floor levels

- Minimum heights of building floor levels along the River have been updated based on one-in-100 year flood event data and these will vary based on where your property is located.
- Maximum floor level height has increased from 2.5 metres to 3 metres or 4 metres (this will depend on where your property is located) to be above the level of a one-in-100-year flood event.
- Maximum overall building height increased to 8 metres, up from 7.5 metres, with a two-storey cap to account for this increase in ground floor level.

These changes will mean that buildings can be built higher off the ground to reduce the likelihood or impact of flood waters to the ground floor of buildings.

Updated design and materials for underfloor structures

- Installation of roller doors or similar on all four sides of enclosed areas at ground level.

This will allow for any floodwaters to move more freely. This reduces impact on buildings and allows floodwaters to recede more easily.

- Increase in storage area from 15 square metres to maximum of 60 square metres.

This has been updated to reflect the demand for larger, more practical storage areas.

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What has changed and how might this impact me?

Changes to policies

The interim amendments to the Planning and Design Code include:

More transparent and accessible finished floor levels

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This has been updated to reflect the demand for larger, more practical storage areas.

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What has changed and how might this impact me?

Changes to policies

- The benefit of **relocatable buildings** in caravan parks was evident during the recent flood event so we're updating rules for caravan parks to promote relocatable buildings.
- The River Murray Flood Plain Protection Area Overlay has been expanded to include a small area at **Cobdogla** and **Port Mannum** to reflect where floodwaters reached.

Changes to processes

Streamlined process for sheds, carports and garages

Sheds, carports and garages, which are located behind a riverfront dwelling can now be assessed through more streamlined processes. More of this kind of development can now go through a 'Deemed to Satisfy' pathway – which is a quicker and easier assessment pathway.

Making shack development easier in Murbko and Paisley

We have changed zones in some flood-affected shack settlements to assist development applications and rebuild efforts:

- **Murbko** – An area previously Rural Zone, will now be Rural (Shack Settlement) Zone. This has policies that envisages dwelling development.
- **Paisley** – An area previously Conservation Zone will now be Rural (Shack Settlement) Zone. This has policies that envisages dwelling development.

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Why are these changes being made?

Record rainfall across the eastern Murray–Darling Basin resulted in the largest River Murray flooding event since 1956 and third highest flood ever recorded in South Australia.

It is estimated that about 4,000 homes and businesses were inundated.

We understand what a devastating impact this has had on our community, their homes, property and livelihoods.

These new policies were prepared based on input from impacted councils, the building and construction industry representatives, members of the South Australian Government's Flood Recovery Housing Round Table.

The policies are informed by the extent and levels of floodwaters during the recent flood event, to minimise the impacts of future floods.

The draft Code Amendment not only affects rebuilding homes and business properties, but also caravan and tourist parks.

The new planning rules will enable River Murray communities to rebuild in a sustainable way that promotes climate–resilient communities, property and infrastructure.

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Department for Trade and Investment

Draft River Murray Flood Resilience Code Amendment



How can I have my say?

The community is invited to give their feedback so their needs and concerns can be considered in finalising the draft Code Amendment.

You can do this by:

Scanning the QR code and filling out the online survey at YourSAy

Further information:

yoursay.sa.gov.au/river-murray-flood-resilience

1800 752 664

DTI.CodeAmendmentCoordination@sa.gov.au

PlanSA

Government of South Australia
Department for Trade and Investment

Letters to impacted property owners

Letter to property owners affected by proposed changes to TNVs

OFFICIAL

Government of South Australia
Department for Trade and Investment

#20363636

Planning & Land Use Services
Level 10
83 Pirie Street
Adelaide SA 5000
GPO Box 1815
Adelaide SA 5001
Tel 1800 752 664

>NAME<
>c/o<
>ADDRESS<
>SUBURB/POSTCODE<

Dear Sir/Madam,

Re: Have your say on proposed new planning rules affecting your property

New planning rules have come into place for River Murray flood-affected areas. These aim to assist rebuilding following the recent flood event and mitigate impacts of future floods.

These new planning rules have come into immediate effect. They are, however, open to community feedback and we want to hear your views.

The new planning rules are summarised in the attached fact sheet. Some of these are specific to your property, which is why we are writing to you directly.

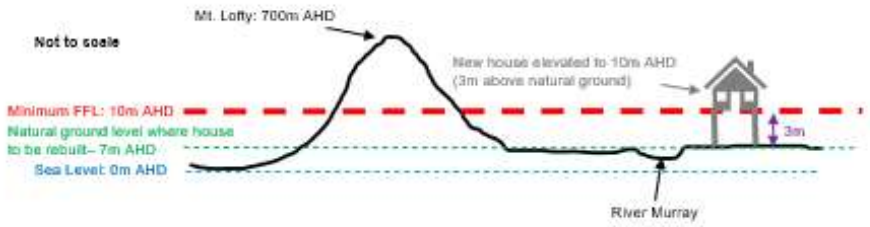
What has changed?

The new planning rules are detailed in the draft River Murray Flood Resilience Code Amendment (the draft Code Amendment).

A key new planning rule seeks to assist landowners in higher risk areas better understand the predicted flood event levels for housing and other valuable structures. It identifies the minimum finished floor level (FFL) that a dwelling or other valuable structure should be elevated to.

FFLs are expressed in 'Australian Height Datum' (AHD). This is a measure in metres above mean sea level (which is at 0 metres AHD). It is a standard approach to referencing height in Australia.

The following diagram seeks to explains this:



How can I find out the finished floor levels (FFLs) for my property?

There are two ways that you can view what the specific minimum FFL is for your property:

The first is in the specific listing in the draft Code Amendment (from Page 55):

plan.sa.gov.au/en/ca/river-murray-flood-resilience-ca

An example is provided below for Paisley.

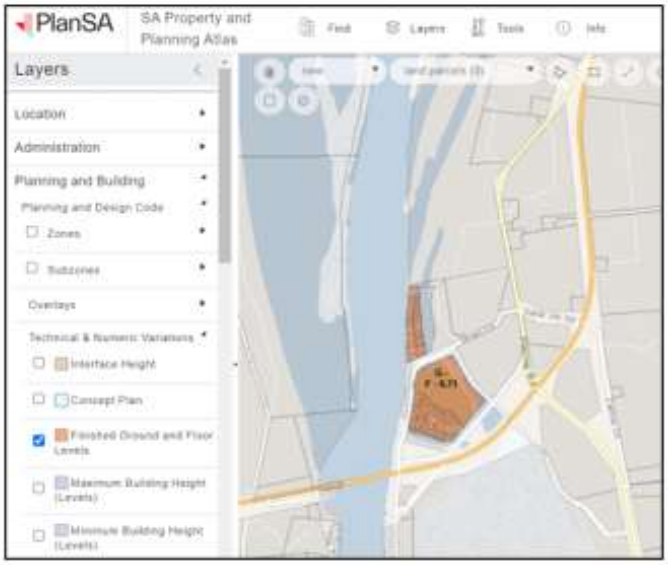
The following extract from the draft Code Amendment shows how minimum FFLs are displayed for a location. In this example, the minimum FFL for Paisley is 8.71m AHD. Importantly, this doesn't mean the FFL of a house would be 8.71 metres above ground level – it is above mean sea level.

Paisley



The second way that you can view what the specific minimum finished floor level is for your property is using the online mapping tool: sappa.plan.sa.gov.au. Type in your address in the search field. You will also need to ensure that several mapping 'layers' are selected in order to see the correct information. These are shown in the screenshot below.

Builders, licensed surveyors and other development practitioners can assist you identify the AHD level of your property (your natural ground level) and how far above this the new planning rules envisage FFLs on your property.



Have your say

You are invited to provide feedback on the draft Code Amendment so your needs and concerns can be considered in finalising it.

Consultation on the draft Code Amendment is open from 29 June to 25 August 2023.

To view the draft Code Amendment and find out more about the new planning rules, community information sessions and how to provide feedback, visit the YourSAy website at: yoursay.sa.gov.au/river-murray-flood-resilience.

The final Code Amendment and engagement reports are anticipated to be provided to the Minister for Planning for a decision before the end of the year. It will be available within five business days on the PlanSA website (https://plan.sa.gov.au/) should the Minister decide to approve it.

If you have any questions regarding the draft Code Amendment, please contact the PlanSA Service Desk on 1800 752 664 or PlanSA@sa.gov.au

Yours sincerely

Jason Bailey
MANAGER, PLANNING AND DESIGN CODE

17 / 7 / 2023

Letter to property owners affected by proposed rezoning

OFFICIAL

Government of South Australia
Department for Trade and Investment

#20169356

Planning & Land Use Services

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001
DX 171

Tel 1800 782 664

Address
Suburb, Postcode

Dear Sir/Madam,

Re: Have your say on proposed new planning rules affecting your property

New planning rules to assist the rebuilding process and mitigate the impacts of future River Murray flood events are now open for community feedback.

These new rules are outlined in the draft River Murray Flood Resilience Code Amendment. They include a proposal to rezone the settlement your property is located in to the 'Rural Shack Settlement Zone' to assist rebuild efforts. They also include improvements to planning requirements for rebuilding in flood-affected areas, such as:

- Requirements around height of floor above ground – the 'finished floor level'
  - Maximum height increased from 2.5 metres to 3 metres, or up to 4 metres to be above the level of a one-in-100-year flood event.
  - Minimum heights along the river based on updated one-in-100 year flood event data.
- Maximum overall building height increased to 8 metres, up from 7.5 metres, with a two-storey cap.
- Updated resilient design and materials for underfloor structures
  - Installation of roller doors or similar on all four sides of any enclosed area to ensure the free passage of floodwaters.
- Maintain open space areas around storage areas, with maximum storage area increased to 60 square metres, up from 15 square metres.
- Streamlined assessment for sheds, carports and garages which are located behind a riverfront dwelling, removing previous red tape.

The draft Code Amendment introduces predicted levels that 1 in 100 year floodwaters will reach in settlement areas to assist owners in designing dwellings and enable more efficient development application assessment.

The finished floor levels map below highlights the areas where floor height requirements are proposed in the Code Amendment, which are 8.71 m AHD at Paisley and 9.31 m AHD at Murbko. Note AHD (Australian Height Datum) level does not represent height above ground level, which would be much less than these AHD numbers.

The Department for Trade and Investment's Planning and Land Use Services team worked closely with flood affected councils, state government agencies and the building and construction industry to identify opportunities to improve the planning rules, to help mitigate future flood risk and support sustainable and resilient communities and development.

Diagrams summarising key changes in the draft Code Amendment are attached.

Due to the urgency of providing clear rules to support redevelopment, the new rules proposed in the draft Code Amendment have come into effect on an interim basis at the same time as being released for community engagement.

Impacts of rezoning to Rural Shack Settlement Zone

The areas at Paisley and Murbko shown in the below maps are proposed to be rezoned from Conservation Zone and Rural Zone to Rural Shack Settlement Zone to better reflect the current established shack settlements.

The new zoning should streamline planning assessment and provide better guidance for replacement dwellings and other development applications required as part of flood recovery.

The Rural Shack Settlement Zone is generally applied to established shack settlements along the River Murray and coastal areas across the state, enabling limited development in environments where natural flooding, sea-level rise, sand drift and erosion may occur.

It also seeks to enable upgrades to existing development to incorporate environmental improvements and to protect the environment from inappropriate development.

Have your say

You are invited to provide feedback on the draft River Murray Flood Resilience Code Amendment so your needs and concerns can be considered in finalising the proposed policy changes.

A series of in-person and online community information sessions will be held where you can learn more about the draft Code Amendment. These include:

- a community information session in Morgan, 12 July 2023
- a community information session in Mannum, 13 July 2023
- an online information session, 18 July 2023

Consultation on the draft Code Amendment is open from 29 June to 25 August 2023.

To view the draft River Murray Flood Resilience draft Code Amendment and find out more about the new planning rules, community information sessions and how to provide feedback, visit the YourSAy website at: yoursay.sa.gov.au/river-murray-flood-resilience.

The final Code Amendment and engagement reports are anticipated to be provided to the Minister for Planning for approval before the end of the year. Should approval be granted, these documents will be available within five business days on the PlanSA website.

If you have any questions regarding the draft Code Amendment, please contact the PlanSA Service Desk on 1800 752 664 or PlanSA@sa.gov.au

Yours sincerely

Jason Bailey
MANAGER, PLANNING AND DESIGN CODE

27 / 6 / 2023

Key changes in the draft Code Amendment affecting your property (or near your property)

Proposed zoning changes at Paisley: Conservation Zone to Rural Shack Settlement Zone

BEFORE DRAFT CODE AMENDMENT	AFTER DRAFT CODE AMENDMENT
Conservation	Rural Shack Settlement
	

Proposed zoning changes at Murbko: Rural Zone to Rural Shack Settlement Zone

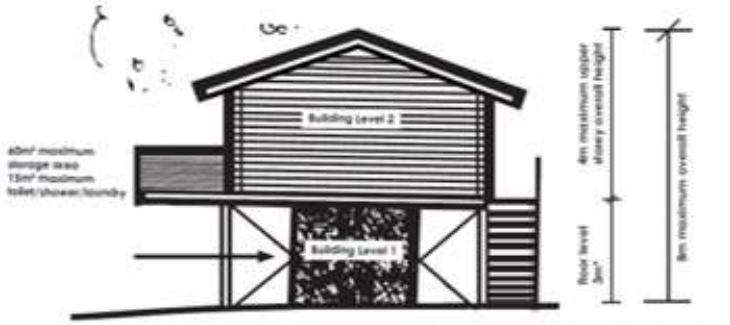
BEFORE DRAFT CODE AMENDMENT	AFTER DRAFT CODE AMENDMENT
Rural	Rural Shack Settlement
	

Proposed finished floor levels for dwellings in highlighted areas at Paisley and Murbko

8.71m AHD at Paisley and 9.31m AHD at Murbko. (note – these heights are **not** above **ground** level which are much less)

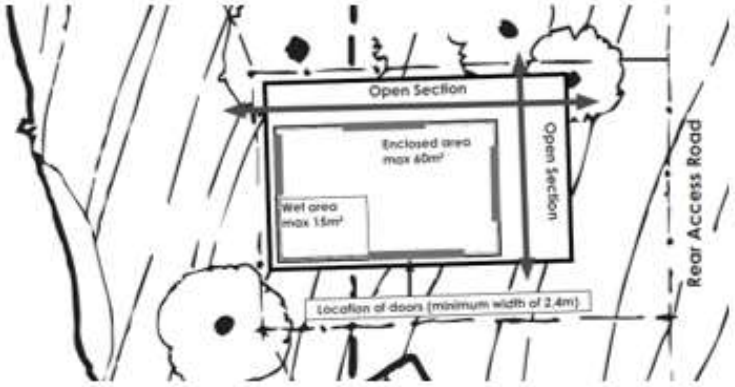
Paisley	Murbko
	

Greater flexibility in height of dwellings (maximum overall height of 8 m)

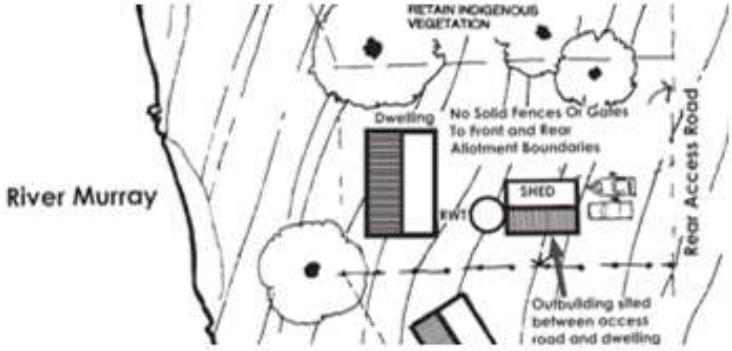


*3m maximum finished floor level height (unless demonstrated need for higher level to mitigate against 1% AEP flood event, and in such cases then not exceeding 4m in height).

Better guidance on design techniques and building materials for underfloor areas



Streamlined pathway for (outbuildings e.g. sheds) located behind riverfront dwellings



Media release issued 26 June 2023

Media Release

SOUTH AUSTRALIA

Government of South Australia

Nick Champion MP
Minister for Planning

Monday 26 June 2023

New planning rules to support River Murray rebuild

A suite of new planning rules designed to protect River Murray regions from future flood events and assist with a strong recovery and rebuild are coming into effect this week.

To fast-track the region's recovery the interim changes will come into immediate effect from Thursday, providing a quicker building approval process for the influx of applications expected.

This will coincide with the start of community consultation to shape the final, long-term code amendment – the River Murray Flood Resilience Code Amendment – which seeks to enhance the region's resilience and reduce the impact of any future flooding events or declared emergencies.

The interim amendments to the Planning and Design Code include:

- Requirements around height of floor above ground – the 'finished floor level'
  - Maximum height increased from 2.5 metres to 3 metres, or up to 4 metres to be above the level of a one-in-100-year flood event.
  - Minimum heights along the River based on updated one-in-100 year flood event data.
- Maximum overall building height increased to 8 metres, up from 7.5 metres, with a two-storey cap.
- Updated resilient design and materials for underfloor structures
  - Installation of roller doors or similar on all four sides of any enclosed area to ensure the free passage of floodwaters.
- Maintain open space areas around storage areas, with maximum storage area increased to 60 square metres, up from 15 square metres.
- Streamlined assessment for sheds, carports and garages which are located behind a riverfront dwelling, removing previous red tape.
- Rezoning flood-affected shack settlements, including Paisley and Murbko, to assist development applications and rebuild efforts.

The changes follow ongoing consultation with Murraylands and Riverlands Councils and the building and construction sector, along with the Insurance Council of Australia, South Australian Government Financing Authority and State Government Flood Emergency Recovery coordinator Alex Zimmermann.

An estimated 4000 properties were inundated along the River, with the majority requiring complete rebuild or significant repair.

The Malinauskas Labor Government has also established the Housing and Construction Flood Recovery group, bringing together key industry stakeholders to allow for a coordinated and streamlined recovery effort.

It comes as a long-term housing and infrastructure plan for the Murray Mallee is put on hold until December to allow more time to assess the full extent of flood impacts and respond to communities' future needs.

South Australians are invited to have their say on the River Murray Flood Resilience Code Amendment on the YourSAy site when it goes live this week.

Further information can be found at PlanSA.

Quotes attributable to Nick Champion

We have moved quickly to improve planning rules and help affected communities get back on their feet as soon as possible.

It's critical we learn lessons from the devastating flood event and build back better to mitigate future risk.

Our planning system is ready to respond to the complex and difficult task ahead and support the massive rebuild efforts in a sustainable and resilient way.

I am grateful to regional councils and the building industry for their contribution to these changes – and encourage South Australians to get involved and help determine their region's long-term planning vision.

Quotes attributable to Mid Murray Council Mayor Simone Bailey

It is fantastic the State Government has actively collaborated with our planning staff to develop policy that will allow our residents to rebuild in a way that ensures their homes or holiday homes will be more resilient during a flood event.

We believe the policy strikes a good balance between flood mitigation strategies, as well as ensuring high quality building designs can still occur within the flood plain.

Quotes attributable to Loxton Waikerie District Council Mayor Trevor Norton

Fast-tracking rezoning and building rule amendments is an excellent indication that Government has been listening to and is continuing to work with stakeholders to support flood recovery.

Responding so quickly and definitively will enable many to rebuild, reset their lives and avoid more duress.

Continued consultation on longer-term code amendments is paramount for river communities to grow with confidence.

Quotes attributable to Insurance Council of Australia CEO Andrew Hall

The Insurance Council of Australia was engaged during the initial consultations on the Draft Code Amendment.

It welcomes the proposal to introduce updated and clearer planning rules for development from future flood events and looks forward to further engagement on this reform with the SA Government.

Media coverage

Newspaper articles

The Advertiser, 15 March 2023 (pre-engagement)

Shacks rise up to combat flood risk

MICHAEL McGUIRE

RAISING the height of floors in new shacks on the River Murray is one option under consideration by the state government, as it looks to avoid a repeat of the devastation caused by the floods.

Planning Minister Nick Champion said the government was "assessing what planning changes are required to assist with the flood recovery and ensure redevelopment is better protected against any future events".

Mr Champion said potential amendments to the planning code for homes along the Murray were to "finished floor levels, maximum building heights and underfloor structure materials".

It is not known by how much floor heights could be lifted.

Many areas along the river currently do not have minimum heights for finished floor levels, but planning policy does dictate that dwellings are above a one-in-a-hundred-year flood event.

It is believed most homes were built to withstand levels seen during the flood of 1974, which translated to the first floor of properties being about 2.5m above the ground.

It is possible the changes could mandate minimum floor height levels for planning purposes that could vary from region to region.

Water levels that swept along the Murray late last year and into 2023 had not been experienced since the record flood of 1956.

Hammond MP Adrian Pederick, whose seat takes in Mannum, supported the proposed changes and hoped they would help keep down future insurance premiums.

"We are having enough problems with insurance already," he said.

Mid Murray Council chief executive Ben Scales was also supportive of any changes.

The council covers hard-hit areas, such as Morgan and Blanchetown, and accounts for 2500 of the 4000 inundated properties.

"We're supportive and we have raised that with the government, given the extent of the damage to those properties," he said

But Mr Scales also said it would require a careful approach to ensure new shacks were compatible with the surrounding environment.

"There will be people who will want to go 'I want to build my second level as high as I possibly can so I never get flooded again', but you can't have one that is 2.5m, one at 3.5m and one at 6m.

"I suppose the question is, these are built on flood plains, there's going to be flood, so it's how we mitigate the flood that will come."

Mark Rademacher, vice chairman of the Brenda Park Community Association, backed the review. He said the flood had set a new base level and 300mm should be added for the maximum height of the first floor. "We also understand that changes will be made to allow the build-up of the natural level of the land," he said.

Mr Champion also said the creation of a long-term housing and infrastructure plan for the Murray Mallee region had been postponed until December to give more time to assess the effects of the flood.

The Advertiser, 26 June 2023

Flood rules to protect shacks

Michael McGuire

New rules designed to protect shacks from future floods along the River Murray have been introduced by the state government, including raising the minimum floor height above ground level.

"It is critical we learn lessons from the devastating flood event and build back better to mitigate future risk," Planning Minister Nick Champion said on Sunday.

The floods, which swept along the Murray in December and January, inundated about 4000 properties, with many requiring significant repair or a complete rebuild. In response, the government will raise the minimum "finished floor level" requirements for building along the river from 2.5m to 3m.



In some places, it will be up to 4m, while the maximum overall building height will be increased to 8m, up from 7.5m, with a two-storey cap.

Many areas along the river do not have minimum heights for finished floor levels.

But it is believed most homes were built to withstand levels seen during the 1974 flood, which translated to the first floor of properties being about 2.5m above the ground.

"We have moved quickly to improve planning rules and help affected communities get back on their feet as soon as possible," Mr Champion said.

He said the interim changes would come into effect from Thursday, and predicted they would provide a quicker building approval process.

Other changes will include the installation of roller doors or similar on all four sides of any enclosed area to ensure the free passage of floodwaters.

Mayor Trevor Norton said "responding so quickly and definitively will enable many to rebuild, reset their lives and avoid more duress".

Mid Murray Council Mayor Simone Bailey said: "The policy strikes a good balance between flood-mitigation strategies, as well as ensuring high-quality building designs can still occur within the flood plain."

Murray Pioneer, 12 July 2023

Design code changes to prevent flood damage

THE SA government is consulting the public as part of its plan to amend the planning and design code for River Murray communities impacted by the summer flood.

The government said updating planning policy to ensure new homes and buildings were more resilient to floods was an important part of supporting community through the recovery process.

As part of this process, staff from Planning and Land Use Services will be running community information sessions at Morgan and Mannum this week.

Improvements to planning requirements included in the draft River Murray Flood Resilience Code Amendment include:

❑ finished floor levels for dwellings and other valuable buildings to mitigate risk of inundation in future flood events

❑ greater flexibility in building height allowances

❑ updated resilient design and materials for underfloor structures

❑ maintain open space areas around storage areas

❑ streamlined assessment for sheds, carports and garages located behind a riverfront dwelling, removing previous red tape

❑ rezoning flood-affected shack settlements, including Paisley and Murbko, to assist development applications and rebuild efforts

Information sessions at the Morgan Sports Complex will be held today, from 4pm to 6pm, and tomorrow, from 9.30am to 12 noon.

For more details visit (yoursay.sa.gov.au/river-murray-flood-resilience), or phone 1800 752 664.

Murray Pioneer 16 August



Locals are invited to provide feedback on new legislation concerning potential future flood events. FILE PHOTO

Feedback open for flood planning rules

RIVERLANDERS are being encouraged to provide feedback on new legislation that would allow local communities to better prepare for potential future flooding events.

The Department for Trade and Investment (DTI) is currently seeking amendments to the state's Planning and Design Code, aimed at providing clearer guidance for impacted communities to rebuild more flood-resilient developments.

A DTI spokesperson said the amendments were informed by the extent and levels of floodwaters during the recent flood event, and aimed to minimise the impact of future River Murray floods on permanent residents, shack owners and caravan and tourist parks.

"These changes to promote flood-resilient development will be supported by creating long-term housing and regional infrastructure plans to help affected communities rebuild and grow more sustainably," the spokesperson said.

The 2022/23 flood event was the third-highest flood ever recorded in South Australia, with "unprecedented" impacts on homes, shacks and businesses.

Improvements to planning requirements outlined in the draft River Murray Flood Resilience Code Amendment include:

❑ Finished floor levels for dwellings and other valuable buildings to mitigate risk of inundation in future flood events.

❑ Greater flexibility in building height allowances.

❑ Updated resilient design and materials for underfloor structures.

❑ Maintain open space areas around storage areas.

❑ Streamlined assessment for sheds, carports and garages located behind a riverfront dwelling, removing previous red tape.

❑ Rezoning flood-affected shack settlements, including Paisley and Murbko, to assist development applications and rebuild efforts.

Riverlanders can provide feedback on the new regulations, before 5pm on Friday 25 August, by visiting the website (www.yoursay.sa.gov.au/River-Murray-Flood-Resilience).

Murray Pioneer 23 August



Mid Murray Mayor Simone Bailey (left), Premier Peter Malinauskas and Mid Murray CEO Ben Scales during the flood in December last year. PHOTO: Christine Webster

MMC provides flood resilience advice

By CHRISTINE WEBSTER
Riverland West reporter



MID Murray Council has prepared a submission in response to the Draft River Murray Flood Resilience Code Amendment currently out for public comment.

The draft submission to the SA Department for Trade and Investment's (DTI) PlanSA organisation was approved by councillors at its recent meeting.

In his August report, the council's development and community services director Jake McVicar said the district experienced most of the damage that occurred to dwellings and buildings during the flood event.

"An estimated 3200 dwellings and businesses were inundated to some degree with the large majority requiring significant repair, or complete rebuilds," he said.

PlanSA's proposed amendments to the Planning and Design Code include changes to the requirements around height of floor above ground, or the finished floor level (FFL).

These include the maximum height being increased from 2.5m to 3m, or up to 4m to be above the level of a one-in-100-year flood event.

The minimum heights proposed along the River Murray will also be based on updated one-in-100-year flood event data.

PlanSA is also proposing increasing the maximum overall building height to 8m, up from 7.5m with a two-storey cap.

It also recommends rezoning flood-affected shack settlements, including Paisley in the Loxton Waikerie district and Murbko.

Mid Murray Mayor Simone Bailey said council staff had worked closely with the State Government and were "largely supportive of all the proposed amendments".

The code amendments were developed after the council's staff raised the need for it with the DTI late last year.

In February, State Minister for Planning Nick Champion initiated a Flood Recovery Housing Roundtable to work with the building and development sector on rebuilding after the flood.

The draft code amendment was initiated in May to enable some initial planning for a future flood event.

Ms Bailey said these included an updated policy for design techniques and building materials for underfloor areas and streamlined assessment pathways for sheds, outbuildings, and ancillary residential development.

The council is also proposing for the changes to ensure that caravan and tourist-park structures be "more easily demountable in the event of a flood", and has expressed concern that this has been removed from the draft proposal.

"Council will continue to advocate for strengthened policy guiding development in caravan parks that make it easier for the construction of transportable buildings," Ms Bailey said.

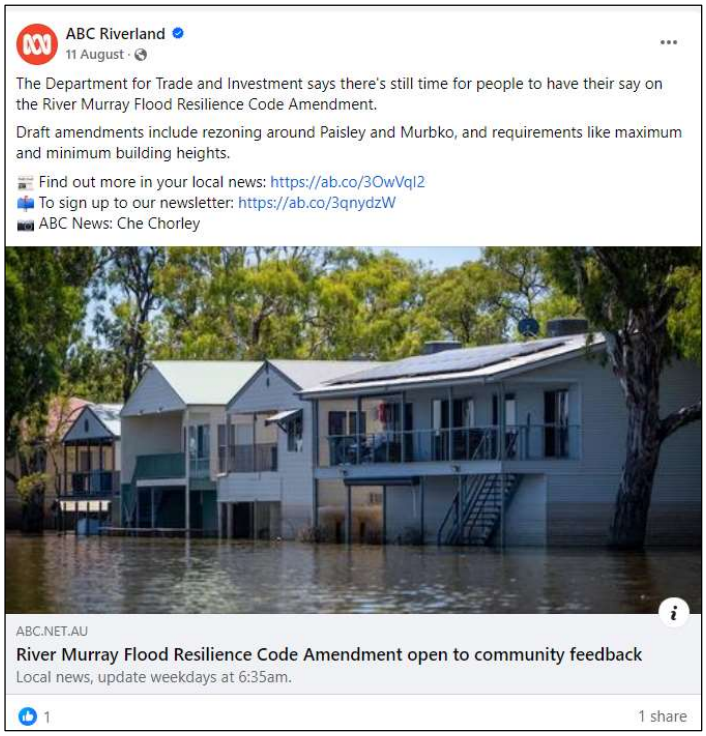
She said the proposed changes would ensure property owners were provided with the detail and clarity required to mitigate the risk of future flood events, and the impact flooding could have on their property.

"There will be greater certainty for FFLs and clearer policy for the design techniques and material able to be used at the ground level," Ms Bailey said.

"Overall, the result should see dwellings better designed to mitigate potential damage during future flood events."

The code amendment was released for community engagement on 29 June and submissions close on Friday.

ABC Riverland Facebook



Radio coverage

Promotion of the new planning rules and consultation opportunity was covered on ABC Riverland, ABC Eyre Peninsula and ABC North and West news bulletins:

- 12 July, 6:30 am bulletin
- 11 July, 7:30 am bulletin
- 11 August, 7:30 am, 8:30 am and 9:30 am bulletins

ABC Riverland interviewed the Minister for Planning on 14 August, discussing the draft Code Amendment and community consultation. The interview aired during Breakfast with Matt Stephens, 8:51 am - 8:56 am.

Newsletter articles



Supporting flood-affected communities to build back better

To help aid flood resilience, the Department for Trade and Investment's Planning and Land Use Services (PLUS) division is investigating possible amendments to the Planning and Design Code.

Flood-affected councils throughout the Murraylands and Riverland, working with PLUS, have identified a number of improvements that could be made to the Code to help mitigate future flood risk and support resilient redevelopment, such as:

- more accurate finished floor levels to avoid inundation in future flood events
- greater flexibility in building height allowances (this involves review of current policy that seeks to restrict building heights above ground level for amenity purposes)
- types of suitable building materials for underfloor structures.

Data on floodwater levels in the recent 2022/23 event and the extent of inundation is currently being collated by government and will be considered in forming changes to the Code.

That process would provide the opportunity for community consultation, especially in affected communities, to ensure their voices are heard.

Due to the urgency of providing clear rules to support flood-resilient redevelopment, the Code Amendment is expected to be initiated soon, confirming the scope of the changes.

Guidelines and support material to outline the process for rebuilding in flood-affected areas, including design, materials, risk mitigation and approval processes to support communities are currently being developed.

In addition, the Minister for Planning has established the Housing and Construction Flood Recovery group to engage and identify key issues with industry and expedite flood recovery.

The group includes the Master Builders Association of South Australia, the Housing Industry Association, the Urban Development Institution of SA, Riverland and Murray Councils, the Local Government Association of South Australia, Department for Environment and Water, Property Council, SA Unions, local MPs and State Government Flood Emergency Recovery Coordinator, Alex Zimmermann, who is assisting with the government's wider recovery response.

This initiative will be supported by the creation of long-term housing and infrastructure regional plans across the River Murray to help affected communities rebuild.

For more information about PLUS' work to support flood recovery, read our Re-building after the River Murray flood FAQs, email PlanSA@sa.gov.au or call 1800 752 664.

Planning Ahead – Planning and Land Use Services

- Issued 5 May, pre-engagement
- Recipients 2,133
- Opened 51.7%
- Clicked 13.6%



New planning rules to support River Murray flood-resilient redevelopment

We want to amend the Planning and Design Code to provide clearer guidance for impacted communities to rebuild more flood-resilient development. Improvements to planning requirements are outlined in the draft River Murray Flood Resilience Code Amendment.

The amendments are informed by the extent and levels of floodwaters during the recent flood and aim to minimise the impact of future River Murray floods on permanent residents, shack owners and caravan and tourist parks.

Get involved

YourSAy e-newsletter

- Issued by Department for Premier and Cabinet
- Issued 20 July and 21 August
- Recipients 71,568
- Opens 28,346
- Link clicks 123



New planning rules supporting flood-resilient redevelopment now in effect and open to feedback

New planning rules to assist the rebuilding process and mitigate the impacts of future River Murray flood events are now in place and open for community feedback.

The draft *River Murray Flood Resilience Code Amendment* aims to provide clearer guidance for impacted communities to rebuild more flood-resilient development. Due to the urgency of providing clear rules to support redevelopment, the draft Code Amendment has come into effect on an interim basis at the same time as being released for community consultation.

You can learn more and provide your feedback on the YourSAy website. Community engagement closes at 5pm, 25 August 2023.

Find out more

River Murray SA

- Issued by Department for Environment & Water
- Issued 3 July

New planning rules to support River Murray flood-resilient redevelopment



Image: River Murray, provided by the Department for Trade and Investment

The 2022 River Murray flood was the largest flooding event since 1956 and the third highest flood ever recorded in South Australia.

With climate change expected to result in more frequent and intense extreme weather events, new planning rules have been developed to improve planning requirements for rebuilding in flood affected areas, with the aim of minimising the impact of future floods on residents, businesses and caravan and tourist parks.

Due to the urgency of providing clearer guidance for communities to rebuild more flood-resilient development, the draft River Murray Flood Resilience Code Amendment came into effect on an interim basis at the same time as being released for consultation.

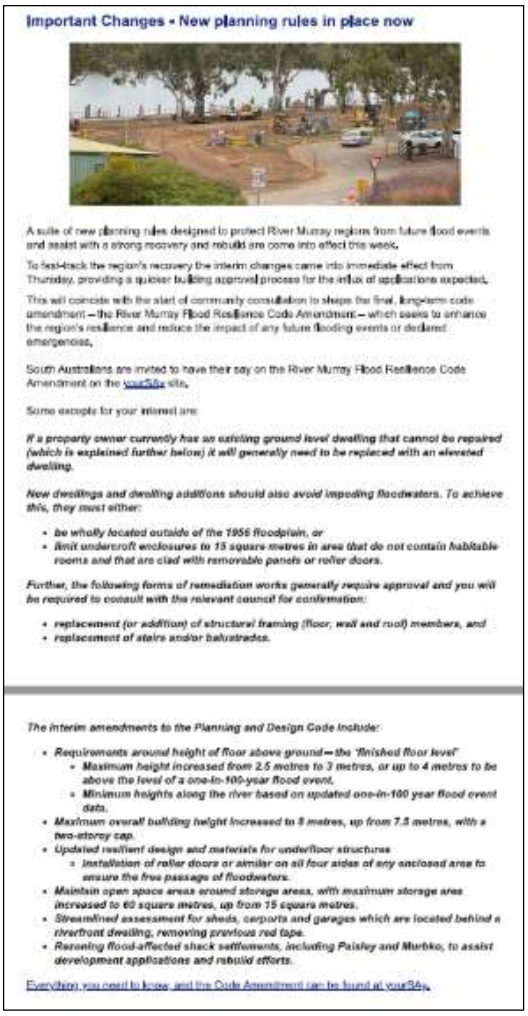
The community was invited to give feedback on the draft Code Amendment from 29 June to 25 August and during that time more than 80 submissions were received.

This feedback is now being reviewed and considered in finalising the River Murray Flood Resilience Code Amendment, which will then be provided to the Minister for Planning for approval.

For more information about the draft Code Amendment and consultation visit the YourSAy website.

Climate Action SA

- Issued by Department for Environment & Water
- September edition, post-engagement



Important Changes - New planning rules in place now

A suite of new planning rules designed to protect River Murray regions from future flood events and assist with a strong recovery and rebuild are come into effect this week.

To fast-track the region's recovery the interim changes came into immediate effect from Thursday, providing a quicker building approval process for the influx of applications expected.

This will coincide with the start of community consultation to shape the final, long-term code amendment – the River Murray Flood Resilience Code Amendment – which seeks to enhance the region's resilience and reduce the impact of any future flooding events or declared emergencies.

South Australians are invited to have their say on the River Murray Flood Resilience Code Amendment on the yourSAy site.

Some details for your interest are:

If a property owner currently has an existing ground level dwelling that cannot be repaired (which is explained further below) it will generally need to be replaced with an elevated dwelling.

New dwellings and dwelling additions should also avoid impeding floodwaters. To achieve this, they must either:

- *be wholly located outside of the 1956 floodplain, or*
- *limit undercroft enclosures to 15 square metres in area that do not contain habitable rooms and that are clad with removable panels or roller doors.*

Further, the following forms of remediation works generally require approval and you will be required to consult with the relevant council for confirmation:

- *replacement (or addition) of structural framing (floor, wall and roof) members, and*
- *replacement of stairs and/or balustrades.*

The interim amendments to the Planning and Design Code include:

- *Requirements around height of floor above ground – the 'finished floor level'*
  - *Maximum height increased from 2.5 metres to 3 metres, or up to 4 metres to be above the level of a one-in-100-year flood event.*
  - *Minimum heights along the river based on updated one-in-100 year flood event data.*
- *Maximum overall building height increased to 8 metres, up from 7.5 metres, with a two-storey cap.*
- *Updated resilient design and materials for underfloor structures*
  - *Installation of roller doors or similar on all four sides of any enclosed area to ensure the free passage of floodwaters.*
- *Maintain open space areas around storage areas, with maximum storage area increased to 60 square metres, up from 15 square metres.*
- *Streamlined assessment for sheds, carports and garages which are located behind a riverfront dwelling, removing previous red tape.*
- *Rezoning flood-affected shack settlements, including Paisley and Murbko, to assist development applications and rebuild efforts.*

Everything you need to know, and the Code Amendment can be found at yourSAy.

River Murray Flood Community Newsletter

- Issued by Department for Premier and Cabinet
- 31 March article ahead of consulation
- 3 July in 'Message from Alex and Deb'
- 7 July didicated email promoting drop-in sessions
- 14 July article promoting consultation
- 14 August article promoting consultation
- 25 September article promoting consultation
- 12 September article promoting code amendment

Weekly River Murray Flow Report

- Issued by Department for Environment and Water
- First story issued 7 July
- Second story issued 21 July, 28 July, 4 August, 11 August

River Murray Flood Resilience Code Amendment

New planning rules to assist the rebuilding process and mitigate the impacts of future River Murray flood events are now in place and open for community feedback.

The community can find out more about the new planning rules at several information sessions presented by the Department for Trade and Investment's Planning and Land Use Services Staff. Sessions are scheduled for:

- Morgan, 12 July 2023, 4 pm – 6 pm
- Morgan, 13 July 2023, 9:30 am – 12 pm
- Mannum, 13 July 2023, 3:30 pm – 5:30 pm
- Mannum, 13 July 2023, 6 pm – 7:30 pm.

More details and how to provide feedback online is available at https://yoursay.sa.gov.au/river-murray-flood-resilience

River Murray Flood Resilience Code Amendment

New planning rules to assist the rebuilding process and mitigate the impacts of future River Murray flood events are now in place and open for community feedback. Due to the urgency of providing clear rules to support recovery and redevelopment, the Code Amendment has come into effect on an interim basis at the same time as being released for consultation.

Consultation closes on 25 August 2023 and the community can find details on how to provide feedback by visiting https://yoursay.sa.gov.au/river-murray-flood-resilience

Social media report

There were 11 PlanSA/SPC social media posts published during the engagement period, with Facebook achieving the greatest reach. There were four tweets on the Code Amendment, achieving 314 impressions and 13 engagements, including detail expands and a repost by Department for Environment and Water, one SPC LinkedIn post achieving 762 impressions and 16 engagements, and six Facebook posts achieving 40,945 impressions and 2403 engagements. Three of the 6 Facebook posts were boosted to promote the community drop-in sessions and consultation.

Additional social media posts were posted or shared by South Australian Government agencies, councils, industry bodies and community groups, including boosted YourSAy Facebook posts reaching more than 3,000 people.

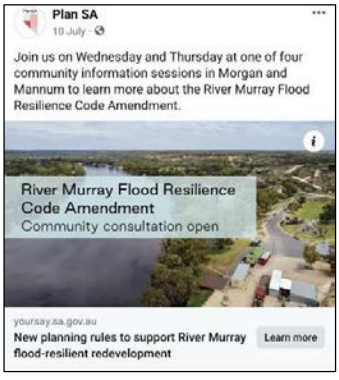


Post statistics

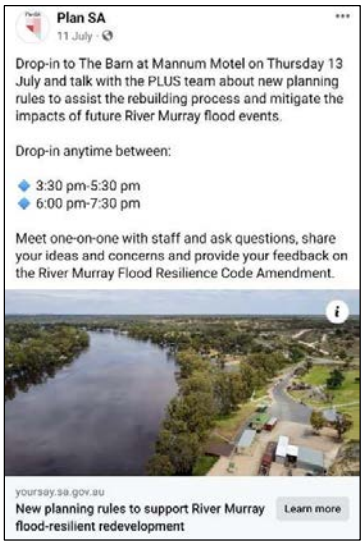
- 147 impressions
- 137 post reach
- 6 post engagements (4 link clicks, 2 other clicks)



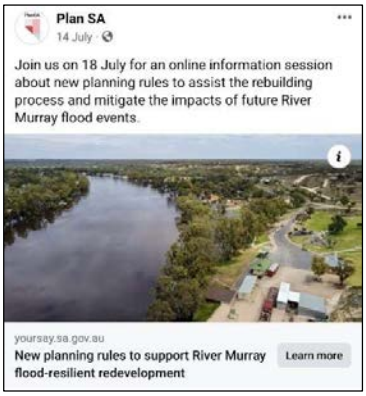
- 132 post impressions
- 125 post reach
- 4 post engagements (1 like, 2 link clicks, 1 other click)



- Boosted post
- 10,505 post impressions
- 5,171 post reach
- 390 post engagements (8 reactions, 5 comments, 152 link clicks, 7 shares, 218 other clicks)



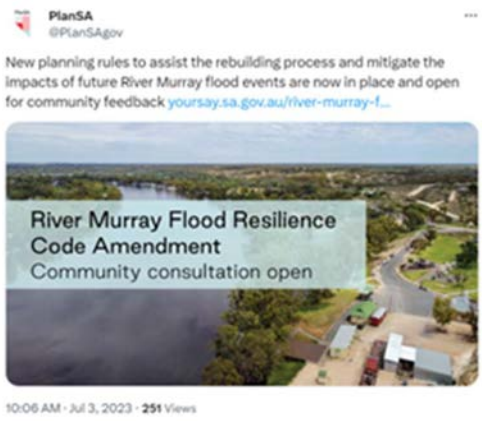
- Boosted post
- 11,506 post impressions
- 5,704 post reach
- 669 post engagements (26 likes, 5 comments, 137 link clicks, 14 shares, 487 other clicks)



- Boosted post
- 18,432 post impressions
- 12,213 post reach
- 1,324 post engagements (19 reactions, 21 comments, 601 link clicks, 5 shares, 678 other clicks)



- 223 post impressions
- 212 post reach
- 10 post engagements (3 likes, 1 comment, 6 other clicks)



- 241 impressions
- 8 engagements
- 2 detail expands
- 1 repost – DEW



- 31 impressions



- 27 impressions



- 15 Impressions
- 2 engagements
- 2 link clicks



- 762 impressions
- 16 likes

Additional supporting social media posts

YourSAy Facebook

1 July (boosted) & **6 July**

- 3,008 reach
- 190 engagements
- 132 clicks
- 15 shares

YourSAy Twitter

6 July & **12 July**

- 90 impressions
- 1 retweet

Council Facebook posts

- (4) Please join PlanSA on Wednesday and Thursday... - Mid Murray Council | Facebook
- (4) Please join PlanSA on Wednesday and Thursday... - Mid Murray Council | Facebook
- (4) Please join PlanSA tomorrow and Thursday at... - Mid Murray Council | Facebook
- (4) Heading up the River for the school... - Renmark Paringa Council | Facebook
- (4) ... - RDAMR - Regional Development Australia Murraylands and Riverland | Facebook
- (4) Join Plan SA tomorrow and Thursday at one... - Berri Barmera Council | Facebook
- (4) Join Plan SA tomorrow and Thursday at... - Renmark Paringa Council | Facebook
- (4) Let's build back better after the Flood..... - Mid Murray Council | Facebook
- (5) Heading up the River for the school... - Rural City of Murray Bridge | Facebook
- (5) Join Plan SA tomorrow and Thursday... - Rural City of Murray Bridge | Facebook
- (5) Join Plan SA tomorrow and... - District Council of Loxton Waikerie | Facebook

Community organisation Facebook posts

- (5) Blanchetown District Hall Inc & Community Committee | Facebook
- (4) Punyelroo area community page | Facebook

SA Department for Environment & Water Twitter

3 July

Retweet of PlanSA Tweet on 3 July

- 246 views
- 1 repost

Industry Facebook posts

- (4) UDIA SA - The rebuilding of flood-affected River Murray regions... | Facebook

Appendix B – Written Submissions

Email submissions

DTI:PlanSA Submissions

From: [redacted]
Sent: Tuesday, 18 July 2023 7:22 AM
To: DTI:PlanSA Submissions
Subject: 'Submission – Draft River Murray Flood Resilience Code Amendment'

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Having review the proposed Code Amendment, I failed to identify and measures to ensure residential marina development is constructed in a "fit-for-purpose" way anticipating future flooding.

In our own case, the Mannum Waters Marina, mooring poles designed to ensure houseboats remained within their allotments proved to be ta least 500-750 mm too short during the recent flooding. This resulted in mooring ropes slipping off the mooring poles during the flood.

If not for the actions of residents of the marina in installing makeshift structures and facilities to prevent mooring ropes slipping off mooring poles, substantial damage would have occurred due to untethered houseboats, including around thirty houseboats that were still occupied throughout the flooding. Loss of life may have resulted from essential features that made the Marina not-fit-for-purpose.

I believe many flood precautions in the Agreement covering Mannum Waters have not been adhered to by the developer (e.g. extensions to mooring poles).

The Code Amendment should stipulate the minimum height of mooring poles (metres AHD) or require fixtures to retain mooring ropes, ensuring moored vessels remain within their allotment.

[redacted]

Sent from my iPad

DTI:PlanSA Submissions

From: [redacted]
Sent: Sunday, 6 August 2023 11:14 AM
To: DTI:PlanSA Submissions; jlunde@lwdc.sa.gov.au
Subject: Submission – Draft River Murray Flood Resilience Code Amendment'

Follow Up Flag: Follow up
Flag Status: Flagged

> You don't often get email from [redacted]. Learn why this is important

Hello,

I would like to propose and request 'tiny homes' be an approved dwelling type in River Murray flood prone areas such as Paisley.

This type of dwelling can be removed from the property prior to an impending flood event and inundation.

By removing the structure there will be no environmental impact, including debris such as building materials washing downstream.

This type dwelling can be plumbed directly to existing sewerage and waste / grey water tank holding systems and power connections.

These dwellings are inobtrusive and aesthetically pleasing.

Their smaller size will lend itself to larger lawn and native garden areas, also adding to an aesthetically pleasing property overall.

They provide a cost efficient, viable alternative to the ugly permanent or semi-permanent caravans on properties.

If there are any concerns of the look of the home and placement, proposed plans can be submitted to council & planning SA for approval, as per any development.

Kind Regards,

[redacted]

c/o Ms Sarah Elding
Team Leader Strategic Policy
Code Amendment Team
Planning and Land Use Services
Department for Trade and Investment
ADELAIDE, SA 5001
By email: CodeAmendmentCoordination@sa.gov.au ; plansasubmissions@sa.gov.au

7 August 2023

Dear Code Amendment Team,

RE: Submission – Draft River Murray Flood Resilience Code Amendment

The Conservation Council SA welcomes the opportunity to provide a submission to the consultation on the Draft River Murray Flood Resilience Code Amendment.

The Conservation Council SA is an independent, non-profit, and strictly non-party political organisation representing approximately 60 of South Australia's environment and conservation organisations and their 90,000 members.

Recommendations

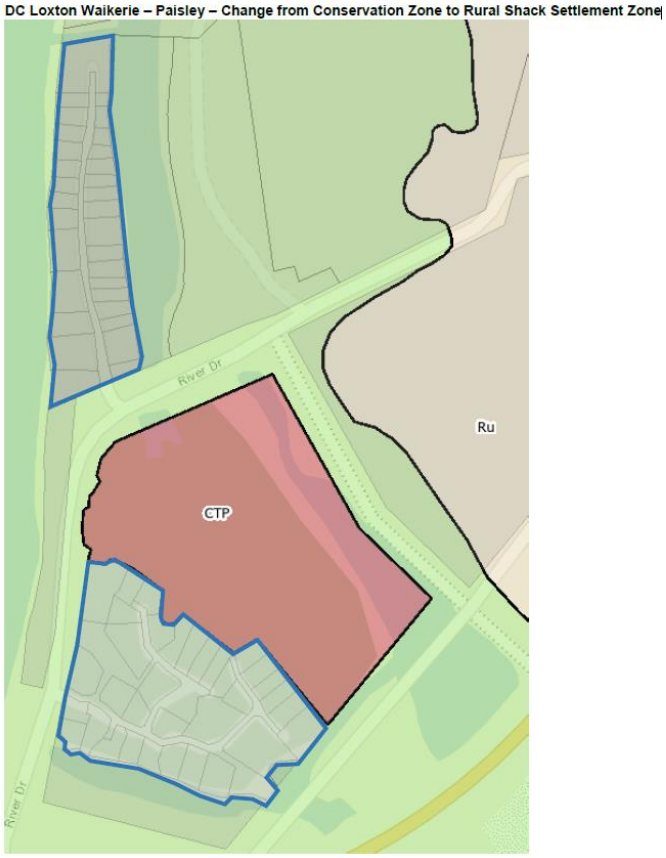
Paisley Shacks

1. Conservation Council SA recognises that the proposed change at Paisley (DC Loxton Waikerie) from a Conservation Zone to a Rural Shack Settlement Zone is likely due to an attempt to regulate existing shacks against the proposed new compliance requirements. However, a solution needs to be found that does not facilitate further construction or undermine conservation goals at this site, noting the high value of wetland ecosystems to biodiversity.

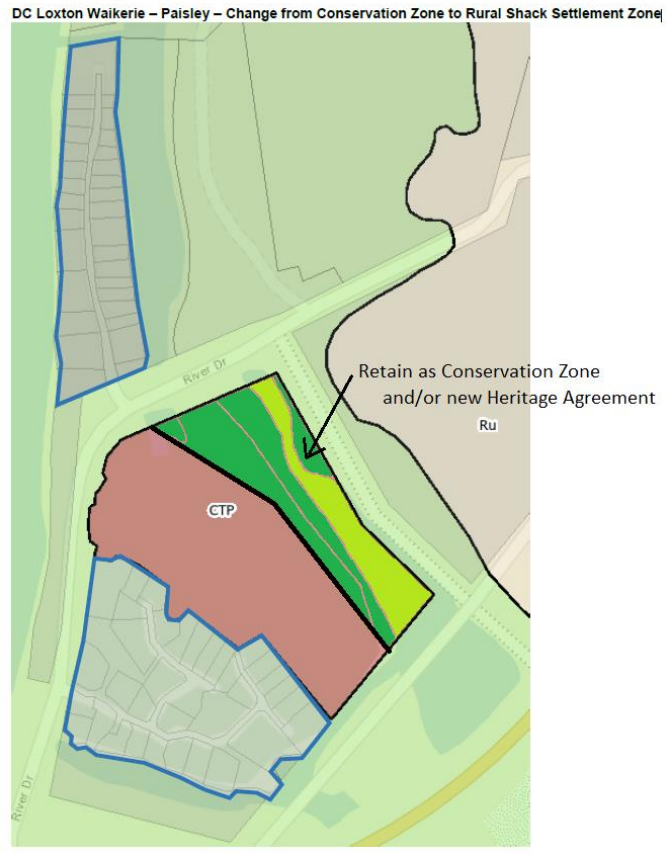
   The Conservation Council's recommendation is to split off the area without any shacks – including, importantly, **at minimum, the billabong/creek-line and its immediate banks** – for retention as a Conservation Zone.

   In an ideal world, this remainder area would be placed under a higher order of protection to prevent further unauthorised shacks from being built, i.e. by placing a Heritage Agreement upon this land and inland water.

Current proposal:



Conservation Council SA's proposal:



Satellite overlay for convenience:



The Conservation Council SA looks forward to continuing its engagement with the Government on safeguarding the South Australian environment and its biodiversity.

If you require further information, please contact me at craig.wilkins@conservationsa.org.au.

Yours sincerely,

Craig Wilkins
Chief Executive

TIM WHETSTONE MP

MEMBER FOR **CHAFFEY**

Shadow Minister for Trade and Investment

The Hon Nick Champion MP
Minister for Planning
GPO Box 11032
ADELAIDE SA 5001

By email: MinisterChampion@sa.gov.au

Dear Minister,

I write on behalf of the Ridgeway Private Estate in Murbko concerning the draft River Murray Flood Resilience Code Amendment.

The residents of Ridgeway Private Estate are concerned that their housing estate has been rezoned from Rural Living to Rural Shack Settlement Zone under the changes, with little to no consultation with their community prior to the public meeting at Morgan in July.

The draft changes were made with very little consultation with the current landowners who are uncomfortable as the amendments will overly intensify land division in adjacent land parcels, disrupting the current community and layout of the housing settlement.

Currently, all residential properties in the Settlement are all above the 1956 flood level, with any newly constructed homes having to meet the minimum height level.

On behalf of the residents, I urgently request your government reconsiders the rezoning of the Ridgway Private Estate settlement.

I look forward to your response.

Yours sincerely

TIM WHETSTONE MP
Member for Chaffey
8 August 2023



Chaffey Electorate Office
PO Box 959,
Berri SA 5343

P (08) 8582 4230
E chaffey@parliament.sa.gov.au

www.timwhetstone.com.au

Renmark Paringa Council

PO Box 730 RENMARK SA 5341 T (08) 8580 3000 F (08) 8580 3030
E council@renmarkparinga.sa.gov.au
W www.renmarkparinga.sa.gov.au

17 August 2023

Ms Sarah Elding
Team Leader Strategic Policy
Growth Management
Department for Trade & Investment
GPO Box 1815
ADELAIDE SA 5001
sarah.elding@sa.gov.au

RE: River Murray Flood Resilience Code Amendment – early commencement

Dear Sarah,

On behalf of Renmark Paringa Council, I wish to advise that we support the River Murray Flood Resilience Code Amendment and appreciate the hard work you and your team have undertaken to date.

Whilst Council is supportive of the updated Code policy, we wish to re-raise our request that a portion of New Landing Way be rezoned from Tourism Development Zone to Neighbourhood Zone as part of this code amendment.

The identified land, is shown in the SAPPA Image below:



Renmark Paringa Council

PO Box 730 RENMARK SA 5341 T (08) 8580 3000 F (08) 8580 3030
E council@renmarkparinga.sa.gov.au
W www.renmarkparinga.sa.gov.au

I note that on the 27 July 2021, the Renmark Paringa Council's Elected Body resolved that Council seek to undertake a code amendment process to rezone the original allotment which formed the identified site (above), from Tourist Development Zone to Neighbourhood Zone.

Since this resolution was made, Council has not been in a position where it could fund a Code Amendment, with it also being noted that the subject site now comprises separate allotments which are all individually owned.

In support of our request for this identified area to be rezoned, we make the following comments:

- The allotments which form this identified area are already subject to a minimum finished floor level TNV, consistent with the TNV which applies across the Jane Eliza Estate. Therefore, no further investigations or updated need to be made to the current flood data.

- The allotments which form this identified area were created primarily for residential purposes, with the current Tourism Development Zone providing very limited support and guidance for residential development.

- We have received confirmation from each landowner in this identified area, that they intended to submit a proposal for a residential land use on their respective allotment and that they have no desire to apply for a commercial or tourism type use.

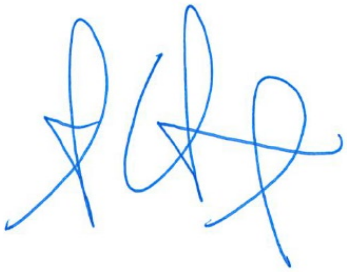
- Each of the allotments will require site specific hydrological engineering to demonstrate that future built form will be safely elevated, without resulting in impacts upon downstream landowners. As a result, we require more niche assessment policy which relates to residential development, so that Council can ensure that the flood mitigation solutions are consistent and that downstream owners are not impacted.

Council is of the opinion that the most appropriate zone for this identified area would be the Neighbourhood Zone, as this would be consistent with the Zoning of the rest of the Jane Eliza Estate.

We would appreciate this request being reconsidered by Department Staff and the Code Control Group, as we believe it fits within the Scope of what the River Murray Resilience Code Amendment seeks to achieve.

If you have any questions or would like to discuss the above, please feel free to contact me directly.

Yours faithfully



Tony Siviour
Chief Executive Officer

DTI:PlanSA Submissions

From: [redacted]
Sent: Sunday, 20 August 2023 3:09 PM
To: DTI:PlanSA Submissions
Subject: Submission - Draft River Murray Flood Resilience Code Amendment

> You don't often get email from [redacted]. Learn why this is important

Dear Plan SA

I write to provide a submission in respect of the above-mentioned Code Amendment.

Please note that, despite my current position of employment and email address, I am submitting these comments in my capacity as a qualified planner and private citizen - these views do not necessarily reflect those of my employer.

Background
I am a qualified town planner, Assessment Manager and accredited at Level 1 under the Accredited Professionals Scheme in South Australia. I am also the owner of 114 Marks Landing Shack Road, Marks Landing / Swan Reach.

The site falls within the Rural Shack Settlement Zone and is affected by the River Murray Flood Resilience Code Amendment.

The site contains an elevated two (2) storey shack / holiday home / dwelling, constructed in 2017. On the upper level the dwelling contains an open plan kitchen / living area, three (3) bedrooms, two (2) bathrooms, a store room and two (2) balconies / decks.

On the lower level / ground level the dwelling contains a laundry and bathroom. Other infrastructure such as rainwater tanks and a pump, the hot water service (HWS) and an air conditioning unit are also located at ground level.

Elsewhere on the site a 54m2 shed and attached (but open) 36m2 carport are present.

The upper level of the existing dwelling was constructed to a height of 7.0m AHD. This was 2.5m above natural ground level and compliant with the planning policies in place at the time of lodgement / assessment (as a qualified planner, when I designed the house, I did so bearing in mind my desires for it to be as compliant with the relevant planning policies as possible).

Flood Impacts
The site was inundated during the recent flood events of 2022/23. The water level completely inundated the shed / carport and lower level of the dwelling. However, the water level did not reach the upper level of the dwelling - it escaped inundation by approximately 100mm.

The damage to the portions of the buildings that have been affected is extensive. We have a comprehensive insurance policy applicable to the buildings on the land and it provides flood protection insurance. Our insurance company has assessed the damage and has, amongst other things, found the lower level of the dwelling needs complete replacement, as does the cladding to the shed. These works will require Deveopment Approval.

Relevance of Code Amendment
As part of their due diligence, our Insurance Company and their Builder - AJ Grant, engaged Imparta Engineers (a well-respected engineering firm) to conduct an engineering assessment of our property following the flood damage.

As part of their report Imparta noted the repair works will result in the need for Development Approval. They contacted the Mid Murray Council to discuss the likelihood of Approval being granted. The Council advised them about the Code Amendment, noting that the habitable floor level needed to be elevated above the 1% AEP. For Marks Landing that represents a FFL requirement for the habitable level of 7.46 AHD. As previously mentioned, the current FFL of our upper level is 7.0m AHD.

Imparta therefore noted that, despite our existing upper floor level not being affected by the floods (at all) the dwelling height may need to be increased for the ground floor level to be replaced. They noted the insurance company may need to payout the entire policy and demolish the entire dwelling rather than rebuilding the lower level only.

I seriously doubt that was the intention of the authors of the policy - however that is the advice being given to current shack owners in similar situations to us working through the insurance process. It is this ambiguity in the policy which has driven me to provide this submission.

Code Policy Clarification Required

As currently written, the policy is, in the opinion of some of those required to interpret it, requiring an entire dwelling to be demolished and rebuilt when the lower level only is damaged, even if the upper level was unaffected.

I enquired with the Mid Murray Council around interpretation of the Policy. Clarification on how it could be interpreted could not be provided. Hence this current policy is already causing confusion amongst those who are charged with interpreting and applying it.

Respectfully, this policy is similar to most other policy in the Code - it is general in nature and fails to take into account the specific circumstances which can arise. While the failure of the Code to be specific is widely known and acknowledged, in circumstances where it applies to flood ravaged communities who are experiencing a level of loss, confusion and pain, a greater level of clarity and depth in the quality and specificity of the policy is required.

I respectfully suggest the policy be re-examined and tested in a draft state against the various types of situations currently faced by shack owners along the River Murray to ensure that it takes account of the specific types of situations that might arise. Clarity is needed in the Policy and I specifically suggest the following:

PO 6.1 / DTS / DPF 6.1 (RM Flood Plain Protection Area Overlay)
This policy requires habitable and valuable buildings to be elevated. The DPF specifies a FFL in Marks Landing of 7.46m.

Currently neither the Council nor engineers can tell me whether I can replace my lower level without demolishing my entire dwelling to get my upper floor level from 7.0 AHD to 7.46 AHD.

The policy should be clarified so that it applies only to the main habitable area of buildings, excluding any wet area or storage area that may be at ground level. The DPF could provide further clarity, and the policy also needs to clarify its relevance or otherwise to dwelling additions (at upper or lower levels).

PO 6.3 / DTS / DPF 6.3 (RM Flood Plain Protection Area Overlay)
This policy notes that dwelling and dwelling additions should not be affected by flood waters, but the DPF is more confusing. The DPF notes:

(A) dwelling should be outside of the flood area (not applicable to me)
(B) dwellings / additions should be elevated (but there is no detail as to what level, whether it applies to a whole or part of a building etc.)
(C) not applicable to me.

PO 6.4 / DPF 6.4 (RM Flood Plain Protection Area Overlay)

Requires shed / outbuilding to be fitted with roller doors "or similar" on the ends which align with the direction of river flow.

Previously, Development Plan policy allowed PA doors. My shed is designed in accordance with that and that was sufficient to enable the structure not to be affected by the floods (other than the cladding). Accordingly, the DPF should be amended to allow and refer to "PA Doors"

PO 6.1 / DPF 6.1 (Rural Shack Settlement Zone)
Allows ancillary buildings (presumably sheds / carport etc.) to be up to 60m2 in area subject to certain parameters. However there doesn't appear to be (at first glance) a limit on the numbers of ancillary buildings that can be placed on a site. Clarification should be provided. I suggest one shed and one carport can be on site. This is consistent with the Development Plan policy which was applicable.

General
If it does not do so already, the Code could have policy applicable in this area that notes that the replacement of a building of substantially the same dimensions and layout in substantially the same location can be undertaken. The process (whether it is performance assessed or DTS) is not considered important, and the Government may see fit to say that ground level dwellings should be elevated.

However in circumstances where dwellings are elevated (regardless of whether or not they meet the newly anticipated FFL) and only ground level / lower level structures have been damaged, such structures should be able to be replaced without the need to make further alteration to the unaffected upper level - policy should provide clarity about what is required in these circumstances.

Conclusion
I appreciate and applaud the Government for taking this opportunity to revise the policy that is applicable in these flood prone areas. Designing homes to mitigate against future risk should be encouraged.

However, what is required is clarity around the policy taking into account the varying circumstances that can be applicable in these areas. I doubt it was the Government's intention to require the demolition of dwellings where the upper floor level was not affected by the flood and the dwelling was constructed less than 10 years ago in full compliance with the Development Plan policy at the time. If I'm correct in that assumption, the policy needs to be re-worked to clarify that.

If I'm wrong in that assumption and it is the Government's intention, then that needs to be made abundantly clear to all owners who are affected by this policy, because that scenario is not anticipated in any of the Government's material which summarises these changes, and it would not be appropriate for them to be implemented without that clarity being provided (it also would not be in compliance with the Community Engagement Charter).

As a qualified planner I would be happy to provide further advice to review draft amendments. It is critical the policy in these areas is clear and without doubt, to effectively guide what is a once in a lifetime opportunity to shape the development of holiday homes along the River Murray.

Thank you for considering this submission.

[redacted]

DTI:PlanSA Submissions

From: [redacted]
Sent: Tuesday, 22 August 2023 3:12 PM
To: DTI:PlanSA Submissions
Subject: "Submission - Draft River Murray Flood Resilience Draft Code

You don't often get email from [redacted]. Learn why this is important

21 August 2023

[redacted]

[redacted]

[redacted]

[redacted]

Dear Sir/Madam

Re: amendments to planning rules

I refer to the letter dated 11 July 2023, but not received until 3 Aug 2023, indicating that planning rules affecting my property are proposed/have changed and that any comments on the proposed changes must be received by the 25 august 2023. This time frame is not giving the community reasonable time to give a considered response to the proposed changes.

To put context to the comments below I have an existing property with the following characteristics:

- Direct river frontage
- Built 1971
- Site area 480 m^2, river frontage 15m, depth 32m.
- Solid masonry ground floor (95sq m enclosed storage), timber framed upper floor (95sq m living)
- Entire block FSL is below 1956 flood level
- Rural Shack Settlement Zone (White Sands map 114)

Our family purchased this building lot for the express purpose of building a residential home on the river's edge. We have been through two floods, including last summer, and have experienced water through our lower-level area. While it has been a nuisance, requiring post flooding clean-up, there was no damage sustained. There has been no insurance claims or request for government assistance. The home was built with base materials and finishes that are not water affected. There is an expectation that flood condition would be experienced at some point, this latest flood event will not be the last.

The ongoing changes, including current proposed amendments, to the planning and assessment requirements result in a situation where we are not able to replicate our existing home. While notionally there are DTS provision within the assessment provisions, for Rural Shack Settlement Zone, indicating that development on our allotment can consist of:

- Carport
- Detached dwelling
- Dwelling addition

- Out buildings
- Verandah

The application of the River Murray Flood Plain Protection Area Overlay highlights several major issues that would prevent a new home being built or a major renovation being undertaken.

PO 5.1

Single level living area building on elevated substructure to provide flood protection to living area is possible to achieve.

Applicable TNV level (for the site) is 2.57m AHD to the valuable living area floor level is achievable. A 4 m roof height limit to living floor level is also achievable.

Requiring a 50 m set back from waterfront is not achievable on smaller allotments with limited block depth, such as ours and all our neighbours blocks. This requirement immediately prevents any automatic DTS right to build a home.

Having underground service connections to the building is readily achievable.

PO 5.2

Impact of complying with requirement (b) is very dependent on allotment size and shape, smaller block sizes will suffer greater adverse consequence.

PO 6.1

Providing a nominated minimum AHD level for the habitable floor level gives clarity and provides reasonable protection, to high value building areas, against significate flood flow events. Recent flood flow peak is comparable to the 1% AEP flow modelled for these proposed amendments. Our flood depths experienced, during recent flood flows, indicates a strong correlation, acknowledging the slightly lower peak flow, with the nominated TNV level minus free board within our Rural Shack Settlement Zone.

PO 6.2

What happens where an allotment size and shape does not permit the incorporation of the assumed setbacks required to offer the protection implied to avoid protection works. Bank protection works could be required.

PO 6.3

"Dwellings and addition are to be located outside the 1956 River Murray Flood Plain"

Allotments, particularly small in area, with ground surface levels below 1956 Flood water surface levels cannot provide a site position for a new dwelling or addition/alteration to an existing dwelling according to this requirement. This requirement has no regard to current situations where existing allotments that have been previously approved by local councils as residential building blocks and developed as such retain that right.

Undercroft fully open or with limited enclosed non-habitable space is achievable. The area limits are very notional and likely selected on perceived benefit basis rather than on a measurable basis, the coarseness of modelling inputs and the hydraulic models would not be able to accurately predict changes in the water surface level resulting from minor changes in flood plain clutter/blockage, particularly considering the relatively small flood plain through our Rural Shack Settlement Zone. Wind effects on water surface levels is much greater than obstruction size in slow moving to stationary backwater flood plain zones. If the allotment is covered with dense vegetation the impact on flow capacity could be just as, if not more significate.

The requirement to have roller doors on all sides, to create this openness and access is just ineffective. Doors on upstream and downstream directions will have no practical or material impact on total river flow capacity. During the recent flood there was not one shack in our Rural Shack Settlement Zone that did not sand bag across all lower-level doors/roller doors/windows so it seems a totally unnecessary and ineffective requirement. Similarly requiring a third of the undercroft to remain open is potentially, particularly if combined with other setback requirement, highly restrictive, particularly for narrow width blocks. Again, it was common practice during the recent flood for owners to sand bag across these open spaces. While there may be a perceived benefit in these requirements, they are not providing material improvement to the overall river capacity or the height of the water surface levels experienced. While offering negligible measurable benefit the impact of these requirements, on site development options, is significant.

It is not unreasonable to expect that the development restrictions incorporated within planning assessment process, particularly given potential adverse impact on the extent of allotment development permitted, can be shown to provide a material and significant measurable benefit to overall total river flow capacity and resultant water surface levels.

PO 6.4

Refer to comments to PO 6.3.

There appears to be a one approach fits all in the development of the requirements established for controlling developments within the flood plain zone. This clearly is easier to administer but places the same restriction on every site. The reality is that the impact of development within the flood plain zone will vary significantly along the entire river. Some sections of the flood plain zone may contribute measurably to overall river capacity, particularly if there is good depth and width, in other zones there may be no material benefit. If flood plain provides significant storage there can be peak flow mitigation and lower peak water surface levels benefits. Generally, the most significant benefit of water inundating flood plain zones is that flow depth within main river channel increases, which results in an increase in effective flow area combined with an increase in the average water velocity.

The flood plain through our Rural Shack Settlement Zone is generally very narrow, but scallops in and out due to the undulating topography parallel to the river. This resulted in no effective down stream flow capacity within the flood plain, just pockets of back water. While recent flooding event was slightly less than the nominated 1% AEP, an extra 100mm in flow depth due to slightly larger flow would make no difference to observed behavior. Where is the demonstrated benefit in limiting size of lower level encloses and need for roller door openings in all wall faces and restriction in use of closed fencing. All flood plain characteristics are different and potential contributions to overall river flow capacity is highly variable.

The introduction of further buildings and building elements such as lower level enclosures/outbuilding/solid fencing/carports/shade structure within the entire length our Rural Shack Settlement Zone, located on a narrow and variable width flood plain (less than 50 m), would have much less impact on local and up-stream water surface levels, during flood flow conditions, than the construction of the earthen containment levee built on the opposite river bank which isolates a comparatively very wide flood plain (800-900 meters).

The TNV map no. 114 showing F-2.57 m AHD (which includes 300 mm free board) may represent the extent of flooding, within this Rural Shack Settlement Zone, based on terrain model used in the assessment and creation of this map but is not accurate relative to actual localized topography, it is clearly overstating the extent of flooding in some areas.

I could not locate FFL polygons based on 1956 Flood levels that are referred to within the amendment document, but was able to locate Aust Gov Data set River Murray Flood Mapping (1956 flood boundary).

Snap shot below;



It is noted that 1956 peak flood flow is substantially larger than 1% AEP flow event (order of 341 GL/d vs 250 GL/d) on which the planning amendments and TNV map no.114 are based. The extent of flooding within this data set appears much more realistic, even though this is based on a larger flow, than shown on map #114.

Compares to map 114:



Recent flooding extent did not come close to the area shown in red particularly along Hann Road and the vine yard and river access track. Our block is one of the lowest and even adding 400 mm to the January water level experienced to account for flow adjustment to align with a 1% AEP event and 300 mm free board, water levels would not be across the access track (or Hann Road) as depicted.

I am concerned that the application of map 114, and possibly others, will be taken by planning assessment department on face value and result in placing development restriction over land that should not be considered at risk.

PO 6.5

Refer to comments to PO 6.3 and PO 6.4

PO 8.3

Seems unnecessarily restrictive given how variable the existing ground surface can be.

PO 9.1

This is very unclear as there are no navigation signs in our section of the river.

The greatest concern is that we now have a block of land purchased as a residential dwelling site that under the Planning Requirement, including the proposed amendments, effectively does not permitted the development of a home and associated structures on our site. Our home is 53 years old, small, and tired, some 18 months ago I sought advice from council regarding redevelopment option and left with no positive or clear strategy to go forward. The proposed amendments only appear to make matters more difficult to resolve. I have neighbours that have spent years, with multiple unsuccessful development applications and spent thousand to tens of thousands of dollars on legal, engineering and planning consultants to try and have additions and renovations (some very small and modest) approved.

We understand our allotment is subject to flooding, we live with and accept this as an offset to the joy of living on the river.

There appears to be a lack of protection, within the planning process, for owners of allotments created and approved by council as a residential building block, to changes in planning principals over time. This is to the extent, that on some allotments, no dwelling (or associated structures) development is permitted due to application of current planning requirement leaving owners to resort to the courts for protection. This is considered unreasonable, placing a high cost and time burden on allotment owners, with no surety that an approval will be granted.

Your sincerely

[redacted]

DTI:PlanSA Submissions

From: [redacted] >
Sent: Wednesday, 23 August 2023 11:53 AM
To: DTI:PlanSA Submissions
Subject: Feedback for the Draft River Murray Flood Resilience Code

You don't often get email from [redacted]. Learn why this is important

Dear Flood Resilience Team
As a landowner and shack owner of 5 Access Road, Northwest Bend , Morgan I would like to present the following thoughts and concerns. These concerns are also held by my brother who is a part owner of the same property.

In general we are in favour of the action being taken and the new planning / building regulations, however as a designer and owner there are reservations. I have completed the online survey, so consequently some of the following comments may be repeated, minus the typos from using a phone for the survey.

BUILD CHARACTER:
As a tertiary qualified designer and assessor of student design over 40 + years I am acutely aware of aesthetics vs environmental considerations. The draft documents I have read mention 'existing character' but specify very little detail. Such detail will obviously open a can of worms. To me that issue should be dealt with on a case by case basis without the irrational and often ignorant variations demanded by local councils. Long term experience with councils has not given me any confidence in their abilities, aesthetics, or design knowledge.

UNDER SHACK ENCLIOSURES
This is a good step forward. Regardless of the proliferation of existing enclosures that have been built outside of council constraints, it will provide clear details rather than the range of instructions that our various neighbours have received via various planning officers of the same council.

FFL & AHD Specification
Initially I consulted the hot links for specific area measurements c/- the email we received from PlanSa for the FFL re the Morgan / Beaumonts area. This was 10.31m. With a max FFL above the AHD spec of 3m, this appeared to be more than adequate for our needs.

As the Beaumonts area features different land levels I then checked directly with a consultant at PlanSA to determine a more accurate figure for our specific block. The response caused me some concern after analysing its effect on our builder's design. An FFL of 3m was confirmed, however the max build height above the FFL was now 4m not the 5m we had determined from the 8-3.

This 4m restriction causes issues.
Given standard ceiling heights of 2.7m, we would be left with a max of 1.3 m for the roof peak and cavity. This is insufficient for :

- A pitch angle that promotes-

1. Efficient rainwater disbursement at times of the frequent sub tropical downpours we have experienced in recent years and will continue to see on a more regular basis due to climate change.
2. Roof Cavity ducting
3. Use of a Split Skilion roof design for future Solar Arrays
4. Aesthetic and Character Design

This caused me to think that the max 8m height is too small. If this figure has been based on the 1971 Mean Sea Level, then it needs to be re-assessed. Having lived on the Largs beachfront for most of my life, the increase in both high and low tides since that time is very evident.
I am not suggesting excessive heights, but a 9m max would make more sense. Especially as Energy Efficiency and Conservation continues to be a major component of design briefs.
In our particular case, we would need approx 1.989 m above ceiling height to achieve a Split Skillion roof with limited angles of 15 / 20 degrees. Angles that are still less than desirable for facing Solar North.
Interestingly, there are several existing shacks along our area of the river with max heights in excess of 8m.
Again, I believe that a case by case, council independent basis be established to prevent debatable and disturbing variations of the new regulations. Our river is a complex, beautiful system with significant variations in land forms and levels its entire length. I have enjoyed boating and kyaking along most of the SA section (and walked much of NSW / VIC) and have noted the variations. This makes me doubt that, 'a one-figure suits all ' approach is appropriate.

GARAGES AND OTHER OUT-BUILDINGS
The expectation that these buildings be 'hidden ' from river views while sensible and aesthetic, does not take into consideration that all blocks will permit such location. This should be a case by case basis, independent of local council interpretations!!! The size of each block, access and use of the land space are just as relevant to landowners as is the desire to 'hide' these structures as much as possible. After 40 plus years of designing, renovating and building for myself and friends I have very little confidence in local council officers. Remarkable stories abound.

Finally, I welcome any feedback on these comments and trust that Architects, Designers and Engineers are consulted in further amendments to the Draft.

Yours Sincerely
[redacted]

Ref: 5/HRL/1/MM

24 August 2023

Code Amendment Team
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815
ADELAIDE SA 5001

Email plansasubmissions@sa.gov.au

Dear Sir/Madam,

Draft River Murray Flood Resilience Code Amendment Submission

I write in reference to correspondence dated 29 June 2023, inviting feedback on the River Murray Flood Resilience Code Amendment.

Council's planning staff have been working with the Code Amendment under early commencement for approximately one month and provide the following comments in relation to matters that need to be addressed through this Code Amendment.

The River Murray Flood Event of 2022/23 has seen river levels reach heights over and above what was experienced in 1931, and second only to the 1956 flood event. The River Murray Flood Resilience Code Amendment is an invaluable opportunity for policy to be established that responds to the issues faced within a period of flooding, and encourages built form along the River Murray to have a practical and responsible outcome.

The following discussion points are made **in support** of the Code Amendment:

- Changes to the Rural Shack Settlement Zone have provided some additional clarification around the accepted placement of outbuildings in relation to the dwelling. The changes made to DTS/DPF 6.1 have included clarification that an outbuilding is ideally located between the dwelling and the road where the site is considered riverfront. This is an ideal outcome for built form within Rural Shack Settlement Zone sites, and assists to ensure proposed structures are in line with the prevailing character of these areas. Furthermore, clarifying this policy has made the DTS pathway for outbuildings a viable option for these riverfront sites, which will assist in streamlining the assessment process.

- Part of the changes made to the Rural Shack Settlement Zone was the alteration of maximum building heights under a Technical Numeric Variation (TNV). For most shack settlement areas, the TNV has been increased from 7.5 metres from natural ground level to 8 metres from natural ground level. This change is considered to be beneficial as it will allow for buildings to still have pitched roofs while conforming to the new flood height regulations.

- Policy has changed to clarify and model what a 1% AEP flood event would look like, which impacts DTS/DPF 6.1. A Technical Numeric Variation (TNV) has been put in place for some sites within the River Murray Flood Plain Protection Area Overlay, which reflect how high a 1% AEP flood event would reach. This is expressed as an AHD height. This policy is certainly supported by Council and is considered to be one of the most important outcomes from the River Murray Flood Resilience Code Amendment. In most locations within the Council area, the flood heights as part of this policy can be easily achieved. In the few areas where the flood height is likely to cause construction issues, the maximum height of 4 metres above natural ground level and total height of 8 metres are likely to make development achievable.

- Alterations to DTS/DPF 6.3 of the River Murray Flood Plain Protection Area Overlay have also been introduced. This policy defines the parameters of acceptable underfloor enclosure for elevated dwellings. This policy has had significant changes compared to the previous version of the DTS/DPF policy, however the new policy is considered to be a better outcome for our Council area and will allow for better storage and usability of dwellings within our region. Furthermore, the new policy is similar to the parameters of the former Mid Murray Council Development Plan, which allowed for similar use of space on the ground floor.

The following discussion points are identified **gaps or opportunities** to strengthen policy:

- Council planning staff believe that introducing a maximum upper level building height could be beneficial in maintaining consistent built form in the shack areas. Currently, the heights impacting Rural Shack Settlement Zones are the Technical Numeric Variations (TNVs) that apply for 'minimum finished ground and floor levels' and 'maximum building height'. While Council remains supportive of these parameters for all shack areas, we believe the introduction of a maximum upper level building height would be beneficial also. This height could be 4 metres or similar, which would ensure dwellings are of a scale that is considered appropriate for shack areas and consistent with existing built form. This is also consistent with the newly introduced 'Figure 5 - Building Height and Undercroft Design' within the River Murray Flood Plain Protection Area Overlay. Within a draft version of the Code dated 1 June 2023 this policy was in place under DTS/DPF 5.1 (c) of the River Murray Flood Plain Protection Area.

- The 'Maximum Building Height' Technical Numeric Variation (TNV) has policy which is inconsistent. It appears that the intention of the Code Amendment is to change the maximum building height to 8 metres above natural ground level, however it remains at 7.5 metres for shack areas. Changing this TNV to be consistent with 'Figure 5 – Building Height and Undercroft Design' would be an alteration supported by Mid Murray Council. This TNV impacts DTS/DPF 3.1 of the Rural Shack Settlement Zone.

- The underfloor area design for wet areas should be expanded to make references to enclosed staircases and lifts. An expansion of the policies of DTS/DPF 6.3 of the River Murray Flood Plain Protection Area Overlay to include lifts and enclosed staircases may assist assessing future applications. Staff are supportive of lifts and increasing accessibility and inclusiveness within the shack areas. Referencing lifts and ramps within DTS/DPF 6.3 could be one way of communicating that these are something that we are open to seeing along the River Murray.

- One policy that seems to have been removed from the draft version of the Code Amendment, dated 1 June 2023, references new polices around tourist park structures being easily demountable. Within the draft Code Amendment, these policies were observed as PO 6.6 and DTS/DPF 6.6 of the River Murray Flood Plain Protection Area Overlay.

  The PO stated *"Habitable buildings and structures within a caravan or tourist park shall be designed to be relocatable in the event of a flood".*

  The DTS/DPF stated *"A habitable building/structure within a caravan or tourist park should be of a demountable design and format to enable the building/structure to be relocatable in the event of a flood".*

  Staff are be supportive of retaining this policy, however it is appreciated that it could lead to issues with Building Rules Consent. Staff also believe that this policy should only apply to caravan or tourist parks and not dwellings, shops or tourist accommodation in other forms.

In summary, Council and its planning staff believe that the policies presented as part of this Code Amendment will lead to more resilient outcomes for development within the River Murray floodplain. We trust that Planning and Land Use Services will consider the changes and additions outlined in this submission to be included in the final version of the Code Amendment.

I thank you for your consideration of Council's comments. Please do not hesitate to contact me on 8569 0100 or via email at jmcvicar@mid-murray.sa.gov.au should you wish to discuss this submission further.

Yours faithfully,



Jake McVicar
Director – Development and Community Services

Cnr Port Road & Station Place
Hindmarsh SA 5007
PO Box 151
Welland SA 5007
t (08) 8340 5900
f (08) 8340 5992
hia.com.au

24 August 2023

Code Amendment Team
Planning and Land Use Service
Department for Trade and Investment
GPO Box 1815
ADELAIDE SA 5001

Dear Sir/Madam,

River Murray Flood Resilience Code Amendment

The Housing Industry Association (HIA) appreciates the opportunity to provide the following comments regarding the River Murray Flood Resilience Code Amendment (herein referred to as the Amendment). Given the impact recent floods have had on areas adjacent to the River Murray, HIA appreciates how important the Amendment is for future development within affected communities.

It is important any change to the Planning and Design (P&D) Code requires planning authorities to take a holistic approach when achieving planning outcomes, recognising a balance between economic, social and environmental factors. Appropriate planning policies should address all sectors of society, allowing for key infrastructure to accommodate proposed residential development and maintain local amenities.

HIA understands the need to change legislation when new data is presented. We support the re-zoning of land in Paisley and Murbko to better reflect existing land uses, and the new streamline pathway for outbuildings located behind riverfront dwellings.

While HIA is cognisant of the need for floor levels (FFL's) to be raised in order to provide adequate protection in line with projected flood levels, we consider it may be likely that residents opt to avoid their regulatory responsibilities if significant time and money is required to meet compliance. Where building modifications are needed to rectify flood damage and an approval is required, residence may be inclined to forego lodging an application and performing the necessary work should the costs of engineering make the project unfeasible.

The principle behind a good planning system is to provide adequate guidance for design development and decision making (refer to the attached HIA Policy *Principles of a Good Planning*

System). **We believe references to natural ground level are suitable when establishing FFL's but feel the disclosure of Australian Height Datum (AHD) ought not be mandatory when evaluating appropriate building clearances**.

Acknowledging a minimum three to four metre distance is needed between natural ground level and the floor (pending location), audits on building sites aren't problematic. Dimensions can easily be confirmed using readily available instruments and common measuring tools, providing ample assistance for building certifiers during inspections.

Notwithstanding conditions of consent can be administered as part of a Decision Notification Form, the Relevant authorities must have enough flexibility to pass elements of a proposal if (in their judgement) it is obvious planning objectives have been met. HIA believes that policies should incorporate performance objectives that allow for a degree of flexibility and provide clear accountability for decisions made on behalf of the community (refer to the attached HIA Policy *Principles of a Good Planning System*).

Regulatory bodies must not be hindered by making requests that are nonessential, and **we implore the Department remove any directives that make AHD measurements compulsory within assessment protocols.** Information of this type can be submitted voluntarily at the applicant's leisure.

It is logical that permissible heights for dwellings are extended in conjunction with changing provisions for FFL's, however, HIA has reservations that the increase will not be sufficient in some cases. Even though 500 mm has been added to maximum height values, the Amendment does not account for instances where a 1.5 metre difference is found between old minimum FFL provisions and new (adjusted to 4 metres).

HIA recommends that maximum building heights are extended to 9 metres above natural ground level.

We are also concerned existing dwellings may struggle to meet P&D Code provisions where alterations or additions trigger the need for a Development Application.

The Amendment provides details on room sizes below elevated buildings, stipulating limitations on allowable storage space and wet area configurations. While it is understandable rooms located at the flood level are most affected and should be treated accordingly, many current buildings have ground floor sizes equal to that of the upper storey.

HIA calls on the Department to provide guidance material regarding building upgrades. Where it is not possible to adjust wall positions due to load bearing components, alternative options must be regulated. **These options may include the use of additional roller doors or increasing opening widths to accommodate larger storage spaces.** Nominating a fixed figure (60m2) is too restrictive when dealing with established dwellings.

Guidance material could also include directives on the administration of minor variations, so that site specific anomalies may be aptly considered. Minor variations provide much needed flexibility for relevant authorities and can be better utilised by legislating designated variance values. Giving such advice on the matter will not only provide a more informed decision, it will enable the developer to

understanding their limitations. This will assist in reducing enquiries and assessment turnaround times.

Variance limits of ± 5% ought to be applied to each element nominated in the Amendment, as well as wholistically incorporated throughout the P&D Code. HIA recommends a defined term for 'minor variation' be introduced.

Any Code amendment must consider the needs of the community in conjunction with economic benefits. Our industry is under enormous pressure because of trade and material shortages, so it is imperative that processes beneficial to development are put in place so everybody can use them accordingly.

Above all, the planning system relies on the speed of delivery and quality outcomes, the points we have raised are an effort to assist both. We implore the Planning and Land Use Service division (PLUS) to reach an outcome based upon an agreed position between industry and Government, and to alter the Amendment as suggested above.

Thank you once again for the opportunity to provide feedback. HIA welcomes further discussion on these matters and wait for your subsequent response. Please do not hesitate to contact myself on 8340 5900 or alternatively s.knight@hia.com.au .

Yours sincerely
HOUSING INDUSTRY ASSOCIATION LIMITED



Stephen Knight
HIA Executive Director – South Australia

Principles of a Good Planning System

Policy Background

- In 2001, HIA launched a national position statement on planning systems, known as Better Living Environments. The position statement focused on three core tenants – flexibility, predictability and affordability. Within these tenants, various case studies and examples of good planning practices that would assist in the delivery of new land and housing were identified.
- Following Better Living Environments HIA has developed a series of policy statements that address individual elements of the planning system, covering issues such as 'truth in zoning', managing urban land supply, development contributions, subsidised affordable housing and more. Today these planning policy statements form the basis of HIA's advocacy for an improved planning system.
- It was agreed there would be benefit in creating a statement that concisely sets out the fundamentals of a good planning system that can serve as a foundation statement on the planning system and the delivery of land and residential developments.

Policy Issues

- In the absence of other regulatory levers, the planning system is now seen as the panacea for any matter that governments believe warrants oversight, making the system extremely complex for all parties to navigate.
- Over the last decade, policy makers have sought to address a growing list of social and environmental issues that have not traditionally been matters for consideration in the planning system.
- A planning system must recognise the importance of delivering housing affordable outcomes. This can only be achieved where the planning system manages the zoning of land and the development of that land in a timely manner balancing the social, economic and environmental benefit of the whole community.

HIA's Policy Position on Principles of a Good Planning System

1. **Certainty**
    a. The planning system must provide certainty to those utilising it.
    b. Planning codes and policy must be clearly written to provide certainty to the users and planning authorities of the items that are required to be addressed and the available scope for discretion in decision making.
    c. Assessment and determination processes must be reasonable, efficient and relevant to the zoning of the land and other known constraints on the land.
    d. The planning system should seek to eliminate repetition and duplication of information requests and assessments.
    e. Planning application requirements must not overlap or exceed building application requirements.

f. Planning systems must support truth in zoning by facilitating the development of permitted land uses within each zone.

g. Planning systems should not permit the retrospective application of 'new' requirements or constraints unless compensation is provided to property owners who lose a development right.

h. Fees and charges for planning services should reflect the cost of assessment, be readily calculated and be disclosed prior to lodgement of any application.

i. Planning codes and policies should not incorporate technical building requirements.

2. Consistency

a. Policies developed to guide planning decisions must be written in concise language and be readily and consistently interpreted.

b. The planning system should support consistency of outcomes by providing adequate guidance for design development and decision making.

c. Planning design codes should be applied at the highest level (i.e. state government) to avoid ad-hoc design standards across individual local council areas.

3. Flexibility

a. Planning codes and policy should include both performance objectives and prescriptive standards to provide a degree of flexibility and support changing housing market trends and innovation in housing design and technology.

4. Transparency

a. The planning system should be transparent to the community and the development industry.

b. Planning decisions should be easily understood and have limited potential for real or perceived intervention or influence.

5. Simple, clear processes

a. The planning system should provide processes that do not create undue regulatory burdens for users.

b. Information requirements should be concise, with clear obligations, steps and timelines for the provision of details to the planning authority by an applicant.

c. Planning assessment and determination processes must be reasonable, efficient and relevant to the zoning of the land and type of development proposed.

d. The planning and building systems must provide a single approval pathway for single dwellings and dual occupancy dwellings on land zoned for residential development.

6. Strategically led planning

a. The planning system should embed a strategic approach to spatial planning which balances competing priorities and requires planning authorities to take a holistic approach to achieving planning outcomes, recognising a balance between economic, social and environmental factors.

7. Independent, merit based decisions

b. Planning decisions should be made by informed, independent parties based on the merits of the application, compliance with any relevant statutory requirements and a sound evidence base.

8. Accountability for decisions

a. Planning system should provide clear accountability for the decision making processes and the decisions made on behalf of the community.

b. All planning decisions (zoning, subdivision, development) should be provided with a right of appeal to an independent administrative body.

c. The planning system should not allow multiple planning authorities or agencies to be responsible for overlapping requirements or the duplication of requirements and approval obligations.

9. Outcome oriented decisions

a. Decisions in an effective planning system must be focused on the outcomes, rather than details that have little bearing on the impact of development on the community.

b. The planning system should facilitate:

i. The development of land in an economically viable manner in accordance with its zoning.

ii. The timely zoning of land for residential purposes based on a transparent strategic assessment involving all relevant agencies with clear roles and responsibilities for all stakeholders.

iii. Governments managing land supply, in consultation with the residential development industry, to ensure there is an adequate supply of land at each stage of the land supply pipeline.

iv. The delivery of public infrastructure that supports residential land zoning and development in a timely manner for the social and environmental benefit of the whole community.

10. Timely decision making

a. Timely decision-making means compliance with statutory timeframes where they exist, recognition of the importance of economic investment that results from development approvals and agreement

DTI:PlanSA Submissions

From: [redacted] >
Sent: Thursday, 24 August 2023 5:00 PM
To: DTI:PlanSA Submissions
Subject: River Murray Flood Resilience

You don't often get email from [redacted]. Learn why this is important

We would like to submit feedback on the River Murray proposed code amendment 2023.

Our concern regards the ability for appropriate flexibility with the new code on repair or rebuild situations.

We have owned property at Punyelroo, part of the South Punyelroo Progress Association for 41 years. During that time we have experienced numerous high rivers and the 2023 major flood.

Like many of the buildings in the area our shack was built on the ground.
In 2008 due to the introduction of the sewerage scheme, we re-built the wet areas and ground floor to comply with the planning rules for those areas. We also recognised the sensibility in preparing our first floor level for conversion.
It was a significant expense to comply with engineering and Council regulations at the time.

Our FFL (finished floor level) of the first floor is 6.44m AHD. The peak level of 2023 flood at Swan Reach was 6.97m AHD. This resulted in water level 50 mls below our FFL, due to the fact we are positioned 5 Klms downstream from the gauging station.

We question the implementation of 7.4m AHD FFL on extensions of existing built form as **a prescriptive policy** for this area where many shacks at 6.44m AHD were not flooded. We request flexibility with regard to the 7.4m AHD FFL.

The new code has unnecessary implications for us, and others, where we would have to raise our existing first floor level by 1metre if making any building improvements. This is impractical and costly.

It also raises the issue of smaller ground floor storage, with the new code reducing this to 60 square metres from the previous code, meaning we would have to make further costly alterations if making improvements.

The entire ground floor was under water for 2 months but survived with minimal damage. In 2008 we had fitted 6m sliding doors on the front (riverside) and 1.8 m sliding doors on each side. In the 2023 flood these were all opened up and successfully allowed water to flow through freely.

We have now applied to replace what we had, on the elevated platform built in 2008.
We have been told this will have to comply with the new code. This is a costly and seemingly unnecessary obligation having not flooded or been seriously damaged in the 2023 flood.

Our request is for flexibility in exercising the new code regarding 7.4m AHD where there is clear evidence potential risk is minimal.

Regards,
[redacted]
[redacted]

[redacted]

The Rural City of MURRAY BRIDGE
Bridge to Opportunity

Local Government Centre
2 Seventh Street (PO Box 421)
Murray Bridge SA 5253

T 08 8539 1100
F 08 8532 2766

council@murraybridge.sa.gov.au
www.murraybridge.sa.gov.au

ABN 90 501 266 817

In response please quote CG

23 August 2023

Code Amendment Team
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815, Adelaide SA 5001

Dear Team

RE: SUBMISSION- DRAFT RIVER MURRAY FLOOD RESILIENCE CODE AMENDMENT

Council thanks PLUS for the opportunity to respond to the draft River Murray Flood Resilience Code Amendment and applauds them for their quick response to the recent flood events and the desire to be proactive and mitigate any potential future impacts.

Council is generally supportive of the proposed policy changes and the introduction of additional figures and diagrams to aid in interpretation of these additional policies.

We have however identified a number of concerns relating to the introduction of TNV's within DTS/DPF 6.1 of the River Murray Flood Protection Overlay and wish to bring these to the attention of PLUS. Whilst Council acknowledges that this Policy allows for the proposed TNV's to be disregarded should the Finished Floor Level be greater than 4 metres above natural ground level, Council believes the inclusion of such areas leads to confusion. Additionally the discrepancy between TNV's being identified at AHD level and the Finished Floor Level being measured at natural ground level provides the opportunity for additional complexity and confusion for property owners and assessing officers

Finally, in some circumstances the policy appears to have been applied to an inappropriate location.

In preparing this response Council reviewed internal mapping data, aerial flood mapping and sought advice from specific Council staff who were heavily involved in the 22/23 flood response.

The locations and TNV's specific to Murray Bridge have been identified below:

100	Woodlane		



The area covered by this policy sits on land which is a minimum of 10m in height – predominately 62 Kittelty Road. Land which is closer to the River Murray and contains the Woodlane settlement (Matthews Circuit) appears to have been missed and is not subject to TNV's. Council recommends that this policy area be amended and TNV's be applied to properties along Matthews Circuit and not land located at a higher level.

101 Mypolonga
Council supports the proposed policy area and TNV's

102 Sunnyside
Council supports the proposed policy area and TNV's

103 Sunnyside/ Greenbanks/Willowbanks/ Murrawong
Council supports the proposed policy area and TNV's

104 Jaensch Beach Mypolonga
Council supports the proposed policy area and TNV's

105	Avoca Dell		



The area covered by this policy is predominated by the Avoca Dell Caravan Park and sits at 10m above river level, whilst acknowledging that the policy provides an exemption for caravan and tourist parks, it is considered unnecessary to this site. It is recommended that this site be removed from the Code Amendment.

106	Riverglades		



The area proposed to be covered by this TNV sits adjacent swampland which is approximately 300m from the river's edge with the lowest portion sitting at 2.5m above river level. There is a reasonable slope with a number of existing dwellings sitting at 4.5m above river level. It is recommended that this site be removed from the Code Amendment.

107	Riverglades/Murray Bridge East		

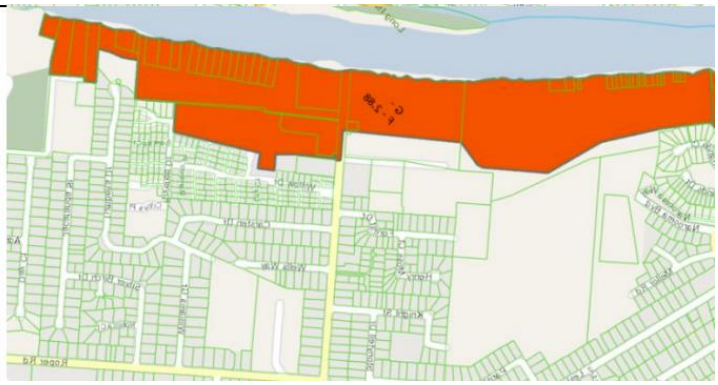


The area to be covered by this TNV is predominately cliff face. Land at the base sits at 2 metres and rises to heights of between 6 -19 metres. It is recommended that this site be removed from the Code Amendment.

108	Murray Bridge		



This site encompasses an extensive portion of the Sturt Reserve and State Heritage listed Railway Precinct. This land has a tourism focus and unlikely to be developed for residential purposes. The inclusion of TNVs across this site is considered unnecessary and it is recommended that it be removed from the Code Amendment.

109	Murray Bridge		

This image appears to have been flipped in the Code Amendment document, however it appears to include Riverfront Road and Wildens Way, Council supports their inclusion in the Code Amendment.

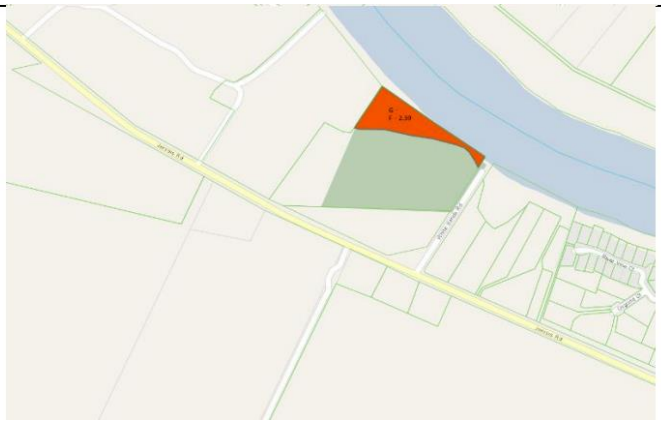
110 Long Flat
Much of this land is Reserve, however elevated dwellings are not uncommon in this locality so Council has no objection to the TNV's remaining.

111	Swanport		



This TNV cover's land owned by Rural City of Murray Bridge and is currently utilised as the Swanport Aquatic Centre. Of the existing structures on the site the closest to the river sits at 4 metres, it is recommended for removal from the Code Amendment.

112 Monteith
Council supports the proposed policy area and TNV's

113	White Sands		



The area proposed to be covered by this TNV forms part of the White Sands Caravan Park. Whilst acknowledging that the policy provides an exemption for caravan and tourist parks, it is considered unnecessary to include it in this instance. It is recommended that this site be removed from the Code Amendment. Alternatively should PLUS be of a mind not to remove the TNV it is recommended that the area covered be extended to cover the whole caravan park, not just a portion of it.

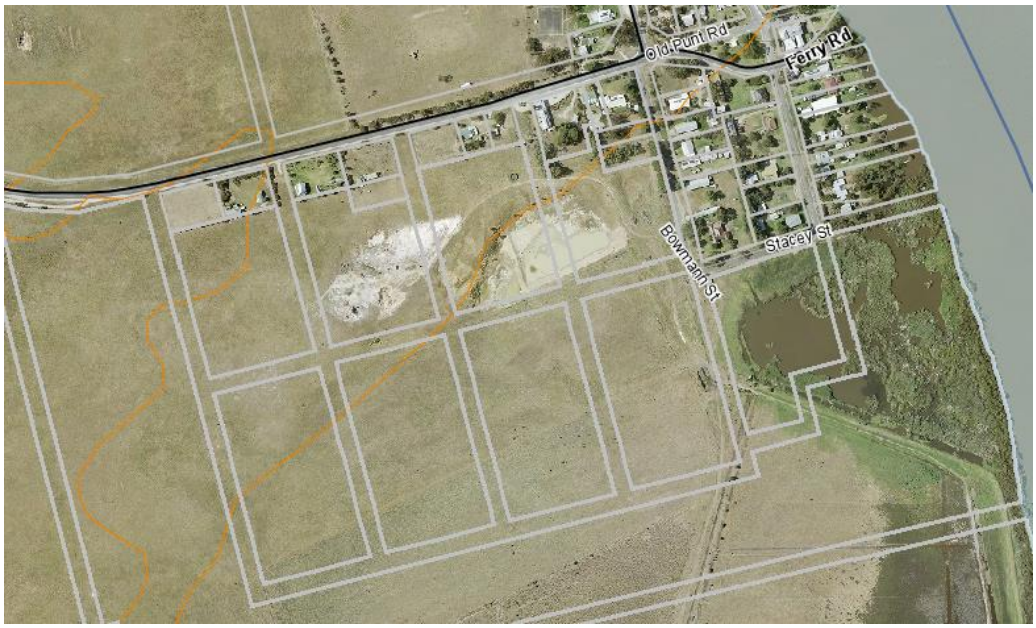
114	White Sands	



This TNV is proposed to cover an area which includes the Riverglen Marina, whilst this site was heavily impacted by the recent flood event, given its use as a Marina this is not unexpected. It is recommended that this site be removed from the Code Amendment.

118	Wellington		

This site incorporates some land that Council believes should be removed from the Code Amendment as it is protected by a levy bank, there is also land within the southern portion, and the main township of Wellington that Council believes should remain. The area that Council believes should remain is contained within the image below:



Council accepts that some of the reasoning for this response is based upon 'local knowledge' rather than quantitative data and are more than happy to meet with PLUS staff and discuss further if required.

Yours sincerely,

Cherry Getsom
A/G MANAGER DEVELOPMENT AND REGULATION

DTI:PlanSA Submissions

From: Andrew Lindsay <Andrew@lshg.com.au>
Sent: Friday, 25 August 2023 2:39 PM
To: DTI:PlanSA Submissions
Cc: Ian Woods; Jaye Smith; Richmond Tuhou; Carolina Sossa
Subject: River Murray Flood Resilience Code Amendment

You don't often get email from andrew@lshg.com.au. Learn why this is important

This refers to the draft Murray River Flood Resilience Code Amendment, and the calls for submissions from interested parties.

Longridge Group, through our Sarah Homes housing brand, have been building homes in the Murray Lands and throughout the greater South Australian Murray River areas for over 30 years.

We continue to be an active and committed participant in building new homes within the areas of the Murray River Flood Resilience Code Amendment, and have invested significant effort in trying to understand and navigate the consequences of the recent floods, and the practical landscape for future building requirements under the proposed code amendment.

In considering carefully all of the circumstances that have prompted the draft code amendment, we fully appreciate the competing desires to:

1. Reduce the future risk of flood damage to properties.
2. Provide planning settings that allow for a significant volume of homes to be built and rebuilt by owners of the affected land.
3. Support #2 by allowing the necessary volume of new homes to be delivered from within the mainstream building market.

While we support the majority of the proposed code amendments, we are concerned that items #2 and #3 above are not possible in many locations under the changes currently proposed.

Specifically, the generally available and cost-effective systems of elevation for lightweight homes reach engineering and practical building redundancy at about 3m of elevation between footing and sub-floor structure. Under the proposed amendments many areas will require new homes to have finished floor levels well above that 3m threshold and regularly up to 4m. Whilst that requirement does not necessarily make building impossible, it effectively eliminates the use of proprietary systems and volume builders, and forces owners into highly engineered and bespoke design and construction (at significantly higher costs) beyond the existing volume building industry's ability to meet.

We believe that the cost difference to owners between 3m and 4m of elevation would be in excess of $100,000 minimum and will also exclude at least 50% of the building capacity currently operating in the affected areas. We assume that neither of those outcomes were intended in the draft amendments.

Another consequence of the above is that because all of the published height references refer to only finished floor levels (FFL) and there has been no corresponding widespread mapping of natural ground levels, owners and builders are generally unable to determine whether the required elevation for a particular site is within the builder's scope of capacity to deliver until both are engaged in completing site specific survey and design work. That situation will put

many owners and builders on the path to potential contract disputes if the builder is ultimately unable to deliver the construction work required for approval and compliance.

We appreciate that the competing demands are complex, and are not within the scope of our organization to resolve. However, we would like to continue to offer a building solution and our decades of experience to owners of riverside land but fear the proposed changes will exclude us and other builders like us from doing that in many areas.

I would be happy to discuss this, and possible solutions, in more detail in any forum where our further input would be helpful.

Regards,



Andrew Lindsay

General Manager

LONGRIDGE *GROUP*

sarahhomes.com.au | galleryliving.com.au | atlasliving.com.au

158 Railway Terrace I Mile End Australia 5031 Ph 08 8301 8301 m 0408 444272

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Offsite Engineering Solutions Pty Ltd
ABN: 40 410 162 313. ACN: 631 168 388
☎ 0419 703 219
offsite.eng@aussiebroadband.com.au

Code Amendment Team
Planning and Land Use Services, Department for Trade and Investment
GPO Box 1815, Adelaide SA 5001

By email: plansasubmissions@sa.gov.au

25'th August 2023

RE: Submission – Draft River Murray Flood Resilience Code Amendment

Dear team

By way of introduction, I am a practicing structural engineer, providing design and certification services to clients who are supplying homes to areas affected by your draft code. I am a chartered professional engineer (CPEng) in the structural college and the leadership and management college of Engineers Australia. Additionally, I am a registered professional engineer in Queensland (RPEQ).

First and foremost, I wish to offer praise for your code amendments. Admirably these have been swiftly produced to aid in providing guidance in the aftermath for design and construction activities. The provision of maps indicating design finished floor levels in various areas is simple and user-friendly. In my opinion, the limits on sub-floor areas and provision of openable roller shutters are simple and practical measures to reduce the structural impacts of flooding. My work typically involves modular stilt-homes – a prefabricated modular home supported by a stilt and gantry structure built on site, between ground and the new required finished floor levels. Your guidelines provide simple answers to basic architectural questions that arise for home design.

So summarily – thank you for your efforts to date. What I hope to do in the remainder of this submission is to highlight two aspects of engineering omission or uncertainty that the guidelines are silent on. These represent potential risks or hazards, and/or opportunities for guideline improvement. In general terms, the two aspects are

1. What structural forces should stilt homes be designed to resist in the river Murray flood areas?
2. What minimum footing depths should be provided to minimise risk from flood scour or soil erosion?

To hopefully provide a simplified background to the engineering dilemmas – principally the first unknown is the magnitude of horizontal forces that may affect a structure from flood waters. Typically, in non-flood areas, these forces arise from wind or earthquake actions. There are detailed Australian Standards (AS1170 series) that enable engineers to estimate these actions and design the structure and foundations accordingly. For low-rise structures, wind forces usually govern. However, as water is much heavier than air, the forces from moving floodwater can be appreciable and readily govern a gantry design. This can be exacerbated by affects such as additional forces on sub-floor walls, specified roller shutters not being opened, or flood debris or other items, such as rainwater tanks located in the sub-floor, becoming entangled.

Principally the second unknown is applicable, as from my experience, soil reports for homes adjacent to the Murray river tend to have sandy soils which is potentially the soil type most susceptible to scour or erosion.

Available references

There are no Australian Standards that explicitly cover the design of structures in flood areas. The Australian Building Codes Board (ABCB) as a principal regulator published two documents. The first an information Handbook: *Construction of Buildings in Flood Hazard Areas (2012)*, and the second an NCC standard: *Construction of Buildings in Flood Hazard Areas (original version in 2012 – now amendment 3, dated 2019)*.

These ABCB documents introduce a concept of backwater and inactive flow areas, as distinct from floodway areas with higher water velocities. In reviewing the published Murray River flood maps, one could reasonably deduce many of the affected homes are within the river floodway. The ABCB standard further cites "Where the *appropriate authority* is not able to determine whether the maximum flow velocity is not greater than 1.5 m/s, the Deemed-to-Satisfy Provisions of this Standard can only apply to *inactive flow or backwater areas"*. This standard applies a further restriction of 1 metre maximum flood inundation, which is far milder than the 3 to 4m heights allowed in your guidelines.

I recognise in the NCC, the ABCB documents are excluded from applying in SA. Additionally, the ABCB standard contains a significant disclaimer "*This publication is not legal or professional advice. Persons rely upon this publication entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances*". Yet as Australian design references are scarce, these documents serve to demonstrate the structural design quandaries.

In relation to aspect 1, using the drag coefficient parameter outlined in the ACBC standard, my calculations indicate that for an open gantry at say 3.5m high, the forces from moving floodwater on the submerged gantry members alone approximate to the forces from wind loads on the entire home, for floodwater velocities at only a fraction of 1.5 m/s – e.g. 0.1 to 0.2 m/s. To add assumptions of flow forces impacting on sub-floor walls, sub-floor roller shutters not being open, or debris becoming entangled in the gantry would further increase the structural provisioning. Furthermore, the forces and subsequent structural design are highly sensitive to assumptions of floodwater velocity – increasing in proportion to the velocity squared. I can find no data on design floodwater velocities for homes in the Murray River flood areas. To arbitrarily assume a flow velocity of 1.5 m/s would result in gantry designs that utterly dwarf designs required to merely resist wind loads. This would add significant cost to a home, yet where there is no clarity on the engineering design assumptions or targets.

In relation to aspect 2, the ABCB standard cites "*The usual methods to mitigate the effects of erosion and scour are to increase the depth of the foundation embedment or to setback buildings from potential danger zones*" The document however provides no guidelines on danger zones, or minimum foundation depth for various soil types. Hence the document seeks to spell out the problem, yet provides no user-friendly solutions.

Limited research of homes affected by the recent Murray river flooding

In facing the above quandaries, one of my clients asked their agents touring or working in Murray river flood affected areas to collect information on damage sustained to homes. Specifically, to look for evidence of homes suffering structural dislocation, dislodgement or in the worst case, homes being washed away. As well as to record observations about foundation scour or lot erosion.

Whilst this research was not comprehensive in inspecting all areas, the findings were highly favourable. There was no evidence found of gantry style homes suffering major structural damage or dislocation. Visually, the bracing provided in these homes is representative of what would be expected to resist wind loads. A similar lack of structural damage was observed to homes built at ground level with floodwaters up to roof level and impacting on solid walls. Only one home was identified to have suffered soil erosion, with scour of the sandy soil to circa 0.5m deep. One home was observed to have a sizeable tree stump deposited in the open sub-floor area – suggesting an appreciable, yet unknown water flow velocity to cause this result.

Practical aftermath observations offer compelling evidence to test or calibrate the theories contained in design guides. These limited findings tend to suggest the available design theories outlined earlier may be overly conservative in the Murray river context.

I recognise there are various scientific explanations that may account for these observations. For example, that whilst homes are riverfront sited, they may experience low flow velocities, or alternatively in deep flooding, the floodwater flow velocity may not be uniform with depth. The water may be more stationary at depth, such that the full theoretical effect of drag forces on submerged elements may not be realised. It is quite plausible that the recent flooding along the Murray River in SA is vastly different to what occurred in Grantham in QLD in 2011 – whereby a sudden torrent of floodwater (colloquially referred to as an inland tsunami) caused enormous damage and tragedy.

Whilst I am a civil engineer, I am not an expert in these matters, and hence I don't wish to espouse theories. I recognise it may take time to compile scientific explanations and subsequent structural design guidelines that accord with the evidence. Instead, in keeping with the expediency demonstrated in your amendments to date, I suggest that providing an address or remedy of these structural quandaries is better than none, or in waiting.

Potential remedies

Based on the practical observations and absence of explicit structural guidelines, my home designs are proceeding as follows

a) Isolated foundations for homes in the Murray river flood affected areas are founded a minimum of 800mm below ground level. Isolated foundations being those that are sans a slab on ground
b) Structural gantry designs are provisioning a nominal headroom over the requirement for resisting wind forces alone, with certification assumptions noting very low flood water flow velocities being applicable (e.g. 0.1-0.2 m/s max)

Unfortunately, my clients or I are not in a position to conclude that these remedies are sufficient to address damage risk and resident safety. Accordingly, to soundly address civil and safety risks, and to ensure equitable conditions for home buyers and suppliers, we request the code amendment team consider providing additional guidelines or minimum requirements on these matters. For example, simple and user-friendly guideline amendments may include specifying minimum foundation depths, and a percentage headroom over and above wind load design towards providing a minimum standard of flood resistance, or others as you see fit.

Yours sincerely

Brad Drummond B.E Hons, CPEng, RPEQ (#5749)
Director, Offsite Engineering Solutions Pty Ltd

DTI:PlanSA Submissions

From: [redacted]
Sent: Friday, 25 August 2023 4:17 PM
To: DTI:PlanSA Submissions
Cc: [redacted]
Subject: Submission - Draft River Murray Flood Resilience Draft Code
Attachments: River Murray Flood Resilience Code Amendment Submission.docx; FlowExtentSeries1 _MannMorgan20221024_160GL_45-Pine Village.pdf; FlowExtentSeries1_MannMorgan20221024_ 160GL_45-Ridgeway.pdf; Pine Village Overlay.pdf; RPE Lot Overlay no TNV.pdf; RPE Lot Overlay with TNV.pdf

You don't often get email from [redacted]. Learn why this is important

Dear Code Amendment Team,

Please find attached a Group Submission from 22 of 42 Lot Owners that are in agreeance of our Proposed changes to the Draft Code Amendment Document. We have included two only issues, being we would prefer to be Rezoned as Rural Settlement as it fits or Local Community here. The other is the current Adoption of TNV FL's to the Western side of the Estate which is not in the Prescribed Flood Zone in SA which we understand to be the 1956 Flood Level. We understand that TNV's are only applied to Rural Shack Settlements, and should the Estate be Rezoned to Rural Settlement we would expect that the TNV would be removed regardless.

Some of our other Lot Owners may have submitted their own submissions and trust you will deal directly with those. The 22 who lodged this Submission would only require a small delegation to meet with the PlanSA Team if required to discuss the submission.

Please contact me directly in the first instance regarding this Submission,

Mark

Kind regards,

[redacted]

[redacted]

[redacted]

Email: [redacted]



Be green - read from the screen.

River Murray Flood Resilience Code Amendment Submission

[redacted]

Rezone of Area

Following discussions with PlanSA staff, DCLW staff and the residents of Ridgeway Private Estate we request that the Rezone of the area from Rural, to Rural Shack Settlement be changed to Rural Settlement.

Our reasons for the request are as follows:

- The Area is not within the River Murray Flood Plain as Defined as the Area within the 1956 Flood Zone (1956 Flood Line is marked up on AttachmentflowExtentSeries1_MannMorgan20221024_160GL_45)
  And beyond the Settlement Zone. As such the area is not affected by natural processes such as flooding, sea-level rise, sand drift and erosion occur as listed in the Definition of Rural Shack Settlement in the Code Draft Document.
- Our Area has a large Conservation Zone adjacent to Zone owned by the Estate which has recreation and community facilities to serve our local community (as per the Rural Settlement Zone Description).
- The Area has only Limited Range of Development focused on Residential Buildings (as per the Rural Settlement Zone Description).
- A very similar area to Ridgeway located in Murbko (upstream 10km) is Pine Village which has all 22 allotments above the 1956 Flood Level and a large Conservation Area adjacent owned by the Residents (Overlay Map attached) and the area has been Zoned as Rural Settlement.
- Following the recent Flood Event there is a Stigma associated with Shack Areas and Flooding which may make Insurance harder to obtain (having to prove the lack of risk of flooding) and affect the current property values.

Application of a TNV of 9.31 AHD to Half the Estate

The SAPPA Interactive Map has been Updated since the 29th June 2023 with the Overlay Variation of limiting building Finished Floor Levels to a Min of 9.31m AHD on the lower side of the road. The entire Estate outlined on Map 38 of the Code Draft Document is above 10.5m AHD (1956 Flood Line is marked up on Map 38 of the Document beyond the Settlement Zone).

We request that as the TNV allocated to Ridgeway Private Estate of 9.31m AHD be removed from any documents within the Code Draft Document and the Zone Overlay Plans. The TNV is associated and only relevant to areas Zoned as Rural Shack Settlements and may again have the Stigma associated with Shack Areas and Flooding which may make Insurance harder to obtain (having to prove the lack of risk of flooding) and affect the current property values.

We have attached two copies of the Overlay Plans that have the TNV on one side of the road and no TNV on the other.

Attachments

RPE Lot Overlay with TNV, RPE Lot Overlay no TNV, Pine Village Overlay,
FlowExtentSeries1_MannMorgan20221024_160GL_45-Ridgeway,
FlowExtentSeries1_MannMorgan20221024_160GL_45-Pine Village

Proposed finished floor levels for dwellings in highlighted areas at [redacted] Murbko

[redacted] 9.31m AHD at Murbko, (note – these heights are **not** above **ground** level which are much less)



The Residents Listed Below have requested the changes listed above.

	NAME	LOT	PHONE	EMAIL ADDRESS
1	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]

377,000 377,500 378,000 378,500 379,000

6,225,000 6,224,500 6,224,000 6,223,500 6,223,000 6,222,500 6,222,000

SCOTTS CREEK SHACK ROAD

APOLD ROAD

WOMBATS REST SHACK ROAD

WOMBATS REST ROAD

MURBKO ROAD

HAUSLER ROAD

PELICAN POINT ROAD

PELICAN PARADE

LOCALITY MAP



The projected flow inundation areas displayed are indicative only and subject to change. They should be used as a guide only.

The data contained in this map has been modelled to an accuracy sufficient only for broad scale flood risk management and planning.

Flood assessment for particular sites along the watercourses will require more detailed interpretation, survey and hydraulic analysis by appropriately experienced personnel.

Produced By: Flood Management Team
Department for Environment and Water
Projection: Transverse Mercator - MGA Zone 54
Datum: Geocentric Datum of Australia 2020
Date: October 2022

Government of South Australia
Department for Environment and Water

Flow Rate

160,000 ML/day

1956 Flood Extent

Road

PROJECTED FLOW INUNDATION AREAS

RIVER MURRAY, SOUTH AUSTRALIA

Map 48 of 51

0 0.1 0.2 0.3 0.4 0.5 km

Note: Aerial photography acquired in March 2008.

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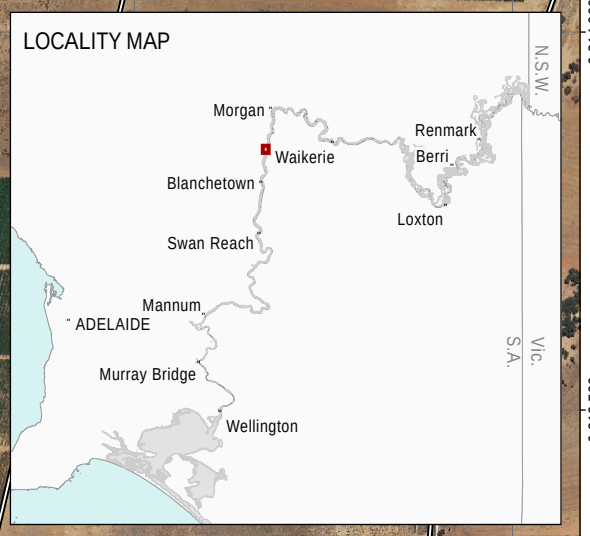
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373,500 374,000 374,500 375,000 375,500 376,000

6,216,500 6,216,000 6,215,500 6,215,000 6,214,500 6,214,000 6,213,500

MURRAYLANDS ROAD

LOCALITY MAP



The projected flow inundation areas displayed are indicative only and subject to change. They should be used as a guide only.

The data contained in this map has been modelled to an accuracy sufficient only for broad scale flood risk management and planning.

Flood assessment for particular sites along the watercourses will require more detailed interpretation, survey and hydraulic analysis by appropriately experienced personnel.

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373,500 374,000 374,500 375,000 375,500 376,000

Produced By: Flood Management Team
Department for Environment and Water
Projection: Transverse Mercator - MGA Zone 54
Datum: Geocentric Datum of Australia 2020
Date: October 2022

Government of South Australia
Department for Environment and Water

Flow Rate
160,000 ML/day
1956 Flood Extent
Road

PROJECTED FLOW INUNDATION AREAS
RIVER MURRAY, SOUTH AUSTRALIA

Map 45 of 51

0 0.1 0.2 0.3 0.4 0.5 km

Note: Aerial photography acquired in March 2008.

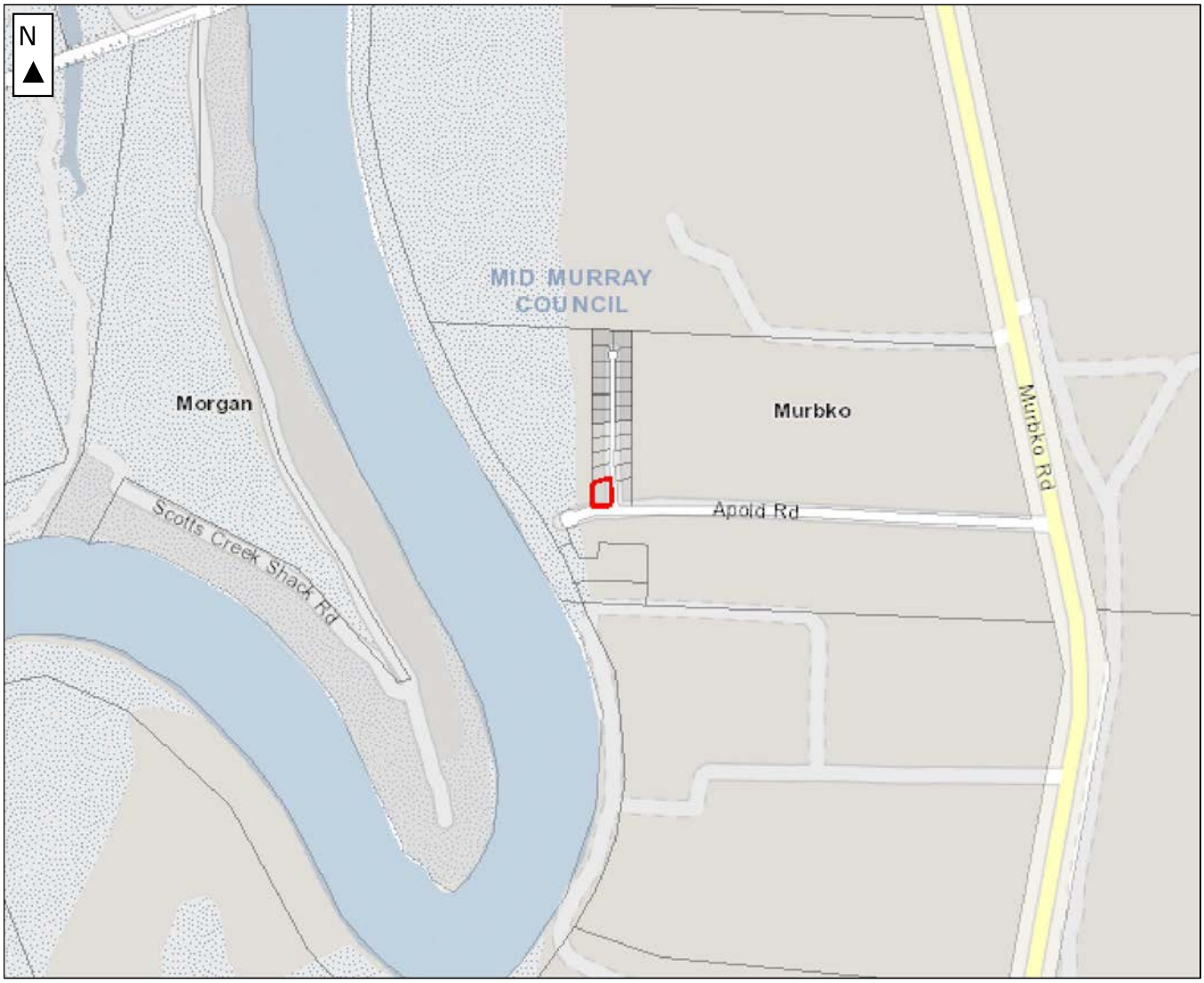
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SAPPA Parcel Report

Date Created: August 22, 2023

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/



Address Details

Unit Number:

Street Number:

Street Name: APOLD

Street Type: RD

Suburb: MURBKO

Postcode: 5320

Scale ≈ 1:9028 (on A4 page)

250 metres≈

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Property Details:

Council: MID MURRAY COUNCIL

State Electorate: STUART (2014), CHAFFEY (2018), CHAFFEY (2022)

Federal Electorate: BARKER (2013), BARKER (2016), BARKER (2019)

Hundred: CADELL

Valuation Number: 7126719055

Title Reference: CT5918/281

Plan No. Parcel No.: D64389A910

Zoning details next page

Government of South Australia
Attorney-General's Department

Zone Details

Zones

Rural Settlement (Z5414) - RuS

Overlays

Hazards (Bushfire - General) (O2408) - General

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

Hazards (Flooding - Evidence Required) (O2416)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Murray-Darling Basin (O3904)

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

Native Vegetation (O4202)

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

River Murray Flood Plain Protection Area (O5402)

The River Murray Flood Plain Protection Area Overlay seeks to conserve and enhance the riverine environment, provide for environmental water flows, protect life and property against flood risk and recognise the riverine environment as an important tourist and recreational resource.

Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Variations

Minimum Site Area (V0005) - 1500_____

Minimum site area is 1,500 sqm

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

SAPPA Parcel Report

Date Created: August 15, 2023

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/



Address Details

Unit Number:

Street Number:

Street Name: MURBKO

Scale ≈ 1:9028 (on A4 page)

250 metres≈

Street Type:	RD
Suburb:	MURBKO
Postcode:	5320

Property Details:

Council:	THE DC OF LOXTON WAIKERIE
State Electorate:	CHAFFEY (2014), CHAFFEY (2018), CHAFFEY (2022)
Federal Electorate:	BARKER (2013), BARKER (2016), BARKER (2019)
Hundred:	MURBKO
Valuation Number:	7555529583
Title Reference:	CT5340/251
Plan No. Parcel No.:	D44750A29

Zoning details next page

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Government of South Australia
Attorney-General's Department

Zone Details

Zones

Rural Shack Settlement (Z5415) - RuShS

Overlays

Dwelling Excision (O1201)

The Dwelling Excision Overlay seeks to limit the creation of allotments to accommodate existing dwelling to avoid undermining primary production.

Hazards (Bushfire - Regional) (O2408) - Regional

The Hazards (Bushfire - Regional) Overlay seeks to ensure development is located to minimise the threat and impact of bushfires on life and property and facilitate access for emergency service vehicles in regional areas.

Hazards (Flooding - Evidence Required) (O2416)

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Variations

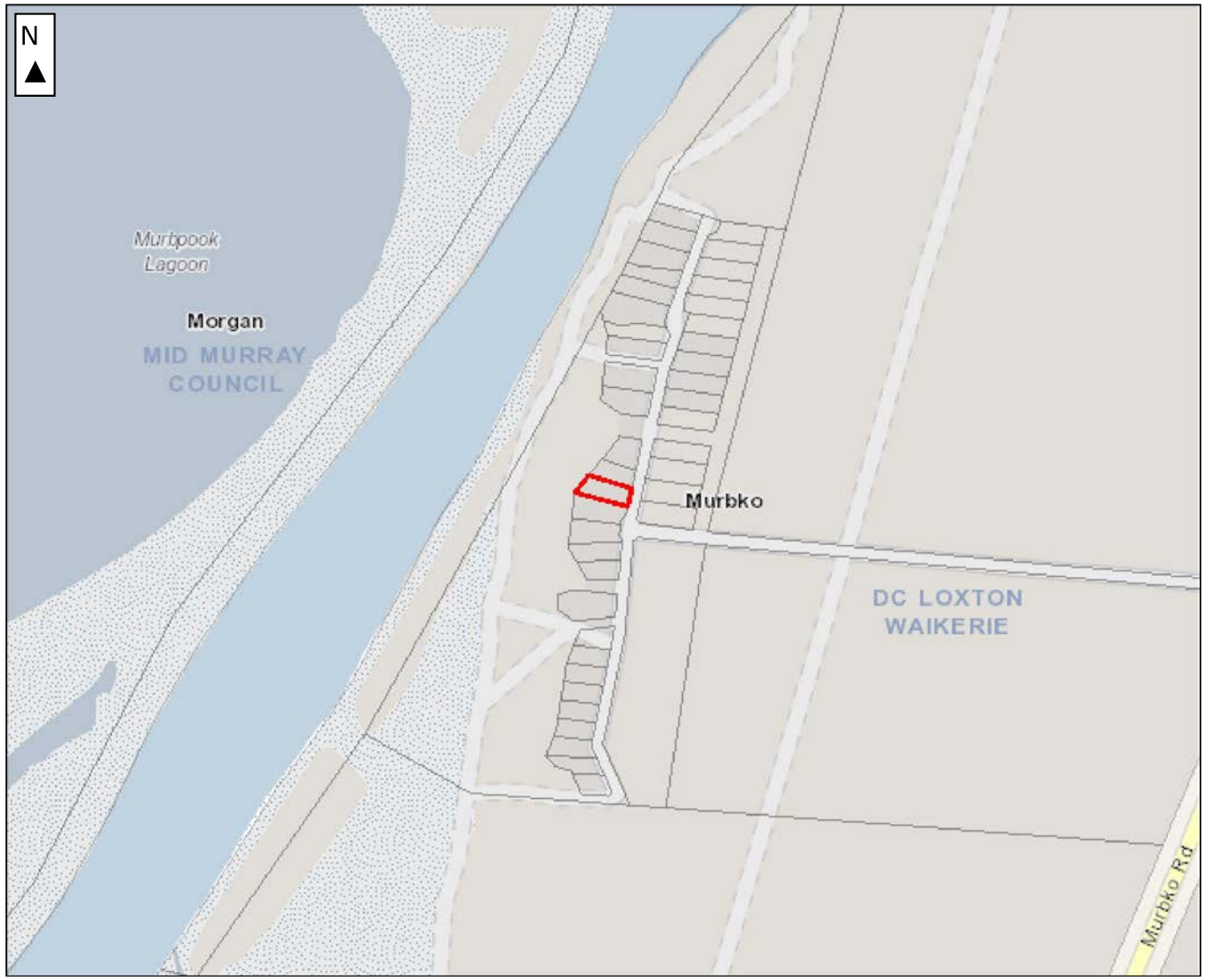
Minimum Site Area (V0005) - 1000000_____

Minimum site area is 100 ha

SAPPA Parcel Report

Date Created: August 14, 2023

The South Australian Property and Planning Atlas is available at the Plan SA website https://sappa.plan.sa.gov.au/



Address Details

Scale ≈ 1:9028 (on A4 page)

Unit Number:

Street Number:

250 metres≈

Street Name: MURBKO

Street Type:	RD
Suburb:	MURBKO
Postcode:	5320

Property Details:

Council:	THE DC OF LOXTON WAIKERIE
State Electorate:	CHAFFEY (2014), CHAFFEY (2018), CHAFFEY (2022)
Federal Electorate:	BARKER (2013), BARKER (2016), BARKER (2019)
Hundred:	MURBKO
Valuation Number:	7555529305
Title Reference:	CT5340/237
Plan No. Parcel No.:	D44750A15

Zoning details next page

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Zones

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Variations

Finished Ground and Floor Levels (V0001) - _9.31

Minimum finished floor level is 9.31m AHD

Minimum Site Area (V0005) - 1000000_____

Minimum site area is 100 ha

DTI:PlanSA Submissions

From: [redacted]
Sent: Thursday, 20 July 2023 12:05 PM
To: DTI:PlanSA Submissions
Subject: Submission – Draft River Murray Flood Resilience Code Amendment'

> You don't often get email from [redacted]. Learn why this is important

Hello

I am sending in this submission primarily to ensure that the new planning rules consider the Weir Pool Operations Plan for River Murray Locks 6 to 1 written by myself and Nathan Creeper from DEW (Citation below).

This plan seeks to vary weir pool levels over a much wider vertical range that present for ecological benefits and their subsequent socio-economic benefits. Ideally, we would vary water levels at all times over a 30cm range and undertake at least two weir pool raising and lowering events per year of up to 1m above and below (respectively) what is currently normal pool level at flows between 10GL/D and 45 GL/d - the plan contains four hydrographs to guide these operations based on flow predictions.

A key objective of our weir pool plan is to increase stakeholder confidence and operational capacity over time to achieve the full range of benefits from weir pool manipulation. These benefits will be widespread resulting from improved water quality, faster river flows that flush out pollutants, enhanced ecosystem services and enhanced ecological communities that are self-sustaining and better able to sustain our recreation and tourism industries.

Floodplain development is a key constraint to achieving these ideal weir pool operations and the current review and amendments of the Planning and Design Code is an ideal opportunity to address some of these constraints. As well as rebuilding infrastructure to better withstand high water levels, water users that reinstate pumps with the capacity to pump from a wider range of water levels (including those below pool level) and/or boat ramps that can operate at lower water levels will also have greater resilience to future droughts as well as future floods.

I am available to discuss the weir pool plan in-depth as part of this review, as well as other ecological considerations relevant to flooding, to ensure that this review of the Planning and Design Code to infer greater flood resilience is as comprehensive as possible, in this regard.

Thank you for the opportunity to provide comment,

Yours sincerely,
[redacted]

Citation: Muller K.L. and N.L. Creeper (2021). *Weir Pool Operations Plan for River Murray Locks 6 to 1. Part Two: Operating Plan for Locks 6 to 1.* A report for Department of Environment and Water, Government of South Australia, Adelaide SA 5000. December 2021.

[redacted]

[redacted]

[redacted]
[redacted]

[redacted]

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DTI:PlanSA Submissions

From: [redacted]
Sent: Sunday, 6 August 2023 11:14 AM
To: DTI:PlanSA Submissions; jlunde@lwdc.sa.gov.au
Subject: Submission – Draft River Murray Flood Resilience Code Amendment'

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I would like to propose and request 'tiny homes' be an approved dwelling type in River Murray flood prone areas such as Paisley.

This type of dwelling can be removed from the property prior to an impending flood event and inundation.

By removing the structure there will be no environmental impact, including debris such as building materials washing downstream.

This type dwelling can be plumbed directly to existing sewerage and waste / grey water tank holding systems and power connections.

These dwellings are inobtrusive and aesthetically pleasing.

Their smaller size will lend itself to larger lawn and native garden areas, also adding to an aesthetically pleasing property overall.

They provide a cost efficient, viable alternative to the ugly permanent or semi-permanent caravans on properties.

If there are any concerns of the look of the home and placement, proposed plans can be submitted to council & planning SA for approval, as per any development.

Kind Regards,

[redacted]

c/o Ms Sarah Elding
Team Leader Strategic Policy
Code Amendment Team
Planning and Land Use Services
Department for Trade and Investment
ADELAIDE, SA 5001
By email: CodeAmendmentCoordination@sa.gov.au ; plansasubmissions@sa.gov.au

7 August 2023

Dear Code Amendment Team,

RE: Submission – Draft River Murray Flood Resilience Code Amendment

The Conservation Council SA welcomes the opportunity to provide a submission to the consultation on the Draft River Murray Flood Resilience Code Amendment.

The Conservation Council SA is an independent, non-profit, and strictly non-party political organisation representing approximately 60 of South Australia's environment and conservation organisations and their 90,000 members.

Recommendations

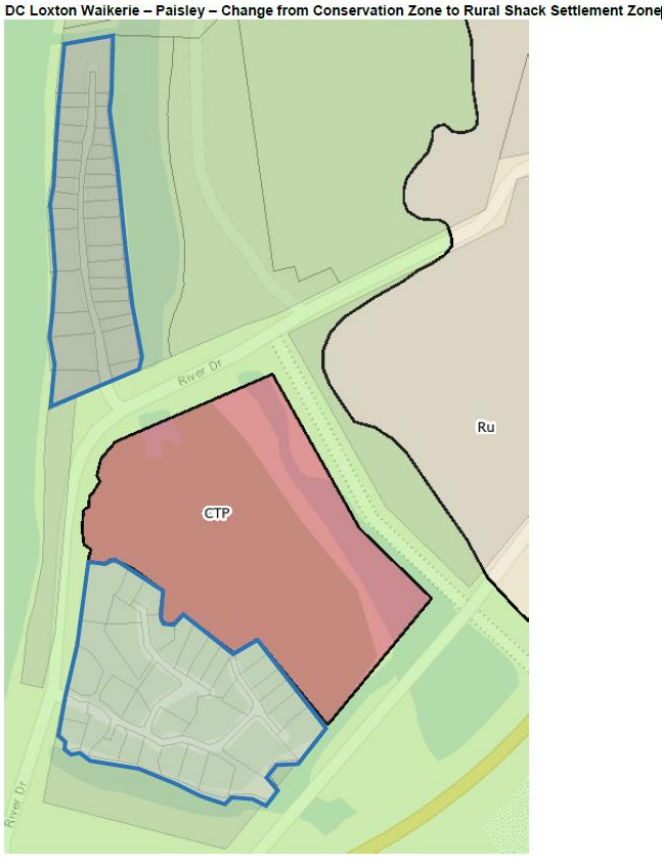
Paisley Shacks

1. Conservation Council SA recognises that the proposed change at Paisley (DC Loxton Waikerie) from a Conservation Zone to a Rural Shack Settlement Zone is likely due to an attempt to regulate existing shacks against the proposed new compliance requirements. However, a solution needs to be found that does not facilitate further construction or undermine conservation goals at this site, noting the high value of wetland ecosystems to biodiversity.

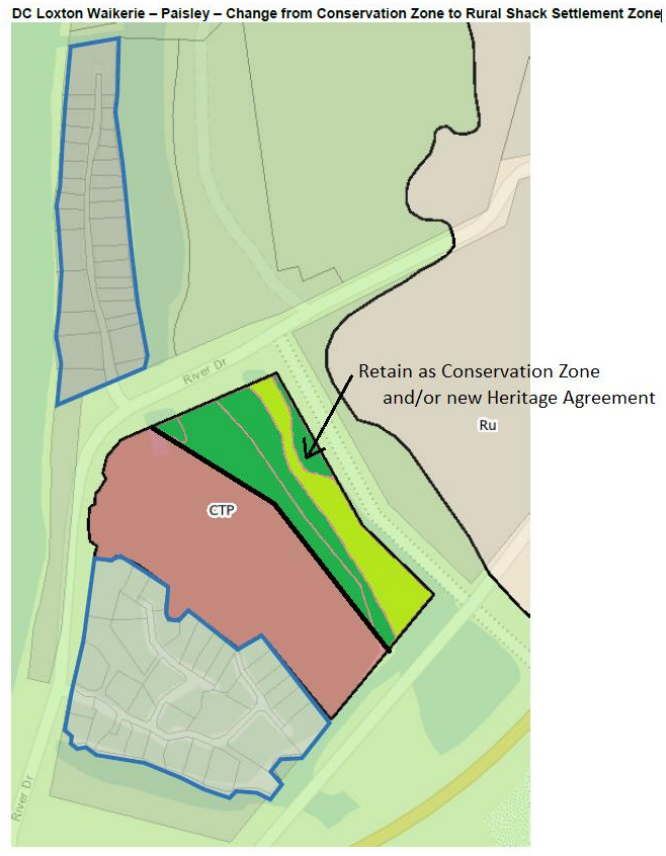
   The Conservation Council's recommendation is to split off the area without any shacks – including, importantly, **at minimum, the billabong/creek-line and its immediate banks** – for retention as a Conservation Zone.

   In an ideal world, this remainder area would be placed under a higher order of protection to prevent further unauthorised shacks from being built, i.e. by placing a Heritage Agreement upon this land and inland water.

Current proposal:



Conservation Council SA's proposal:



Satellite overlay for convenience:



The Conservation Council SA looks forward to continuing its engagement with the Government on safeguarding the South Australian environment and its biodiversity.

If you require further information, please contact me at craig.wilkins@conservationsa.org.au.

Yours sincerely,

Craig Wilkins
Chief Executive

SUBMISSION

25 August 2023



PROPOSED PLANNING AND DESIGN CODE AMENDMENT

RIVER MURRAY 2023

MASTER BUILDERS
SOUTH AUSTRALIA

MASTER BUILDERS SOUTH AUSTRALIA

Submission

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Master Builders Association of South Australia Inc. ABN 61 183 783 305
47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
T 08 8211 7466 | F 08 8213 5240 | E acronin@mbasa.com.au
mbasa.com.au

1. Introduction

This submission is made on behalf of Master Builders Association of South Australian Inc ("Master Builders SA"), established in 1884 as the peak body representing South Australia's building and construction industry.

Master Builders SA is committed to building a productive industry and a prosperous South Australian community and economy. As part of this, certainty within the building regulatory is a cornerstone to drive growth and balance the need for affordable and desirable housing, with appropriately diverse housing that recognizes the nuances in particular areas and for diverse communities.

The South Australian building and construction industry will be driving much of the rebuild effort in the River Murray region after the historic flood event of 2022-23, which was the second largest recorded flood of post-European Settlement, eclipsing 1974. The flood wiped out or caused significant damage to in excess of 3000 buildings and structures in the floodplain. A vast majority of those are located in the Mid Murray Council and in particular within the shack areas along the River Murray. While many are holiday dwellings (or 'shacks') some are the principal place of residence for people living on the River, and others are businesses that are relying on a quick rebuild effort to get back on their feet.

While "Building Back Better" is a key mantra of the Government's agenda for the changes there is a dire need for this to happen as soon as possible. Master Builders is concerned about the capacity of Local Government and the various State Agencies involved in the assessment process to deal with the significant influx of work in a timely manner. The average number of applications per year received at Mid Murray Council is around 400, so expecting a cash-strapped Council (refer 2022 Council financial statement) to cope with what could be 3 x that number per year over the next 2-3 years.

Most of the applications are required to undergo a referral to the Department for Environment and Water at present, who issue generally quite standardised comments and impose the same kinds of conditions for most applications.

There is currently limited Scope to use Deemed to Satisfy or Accepted assessment pathways in the River Murray Floodplain Protection Area Overlay (RMFPO) aside from minor structures that are part of the Code amendment.

While broadly, Master Builders is supportive of the changes proposed in the Code Amendment, it is believed that some minor alterations to other areas of the Code to reduce the number of applications required to undergo a full Performance Assessed pathway, or a referral to DEW would assist in the pace of the recovery effort.

Master Builders Association of South Australia Inc. ABN 61 183 783 305
47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
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mbasa.com.au

2. Proposed Code Changes & Suggestions

South Australia fully adopted the Planning, Development and Infrastructure (PDI) Act 2016 to govern development practices in this state in March 2021. The Act is the legislation in both planning and building regulatory space in South Australia and is underpinned by a suite of PDI Regulations. The State Agency referrals were previously enacted by the Development Regulations but have transferred over to the Code itself in most cases.

That is a salient point for River Murray areas as it is noted that most applications are typically referred to either the Department for Environment and Water (DEW), Native Vegetation Council or both. By and large the majority of referrals for State Agency comments are to the former.

REFERRALS

Suggested changes to Procedural Matters

One key way of streamlining the assessment process in these areas could involve changing relevant referral triggers in the Procedural Matters of the River Murray Floodplain Protection Area Overlay (RMFPO). Aligning the triggers for referral to be consistent with the assessment provisions in the RMFPO would be the first logical step, as the maximum "underfloor" enclosed area for a referral to be triggered is currently 15m² in the Procedural Matters, whereas the draft Code Amendment allows for 60m² in Designated Performance Feature (DPF) 6.3 of the Overlay.

It is suggested the following changes be made to the Procedural Matters section of the RMFPO (noting "red" text is changed/new text):

Any of the following classes of development, except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral:

(d) *the construction of a building, or the undertaking of an act or activity specified in clause 3 of Schedule 3 of the* Planning, Development and Infrastructure (General) Regulations 2017*, other than where the development:*

vii. *is the construction of an elevated dwelling that is located within the Rural Shack Settlement Zone and has an open undercroft area or an undercroft area:*

A. *that when enclosed, is enclosed on two opposite ends or sides using roller doors, or other material that can be easily opened or removed during times of flood*

B. *that ~~is not~~ does not contain a habitable room*

C. *that will have enclosed areas for undercover parking, storage, a toilet, shower and/or laundry facilities not exceeding a combined maximum floor area of ~~15m²~~ 60m².*

Master Builders Association of South Australia Inc. ABN 61 183 783 305
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mbasa.com.au

or

viii. is the construction of a transportable dwelling or cabin, or a removable annexe, within an existing caravan and tourist park

RIVER MURRAY FLOODPLAIN PROTECTION AREA OVERLAY POLICY

The Planning and Design Code in its implementation drew aspects from the former Mid Murray Development Plan but a lot of former policy was misinterpreted and misapplied in the transition to the Code, or omitted overall, such as policy around retaining walls on the river banks and the design of river structures (and having a definition of these). It is suggested that some policy is provided for these kinds of common developments in the river communities and that DTS and Accepted pathways be provided.

The latest suite of changes proposed to the Code include some of the items that should have been transitioned across from the very beginning (at March 19 2021), such as the underfloor enclosure limitations going to 60 square metre (m^2).

However, that 60m^2 includes the wet areas (of maximum 15m^2), whereas the previous Development Plan specifically allowed for 54m^2 plus 15m^2 wet area. The limited size of wet areas (15m^2) will mean these do not unreasonably impede floodwaters in a repeat of the recent events. It is also noted that many shacks have both a laundry and a toilet/shower in separate rooms at ground level and it is considered that the Code should allow for this.

Suggested changes to DPF 6.3 of RMFPO

It is suggested the following changes be made to DPF 6.3 of the RMFPO (noting "red" text is changed/new text):

Dwellings and additions or alterations to dwellings satisfy (a) or (b) and (c):

a) are located outside the 1956 River Murray Flood Plain as shown in the Planning Reference layer in the South Australian Property and Planning Atlas
b) are elevated and the undercroft area:
  i. is wholly open (there are no enclosures)
  or

  ii. where enclosed areas are proposed, such areas are in accordance with all of the following, as depicted in Figures 5 and 6:
    A. there are no habitable rooms

Master Builders Association of South Australia Inc. ABN 61 183 783 305
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T 08 8211 7466 | F 08 8213 5240 | E acronin@mbasa.com.au
mbasa.com.au

B. *each enclosed space does not include internal linings (excluding wet areas) and is fitted with roller door(s) or similar on each side of a width not less than 2.4m so the space can be easily opened during times of flood*
C. *does not include more than one wet comprising a bathroom and that wet areas do not exceed an overall area of 15m²*
D. *the combined enclosed area (~~inclusive~~ exclusive of ~~a~~ wet areas) does not exceed a total floor area of 60m²*
E. *at least one third of the undercroft area remains open (not enclosed) from the principal waterfront elevation through to its opposite elevation.*

c) *in the case of an existing dwelling with a habitable floor level at ground level, alterations and additions do not:*
   i. *increase the total floor area of the dwelling to greater than 90 square metres, excluding:*
      A. *wet areas of up to 15 square metres, and*
      B. *any verandah, balcony or deck*
   ii. *comprise the addition of a second building level*

Master Builders is supportive of the Government's proposed approach to dealing with Building Height and Finished Floor Levels (increasing to allow flood resilience, increasing the underfloor clearance allowed, and providing AHD references tailored for each part of the Murray River).

Master Builders has had enquiries from builders about providing alternative building methods that allow dwellings to rise and recede with floodwaters. It is suggested that there is policy introduced that allows for future building technology that may be entirely demountable (readily and quickly), rise and recede with river levels, or otherwise respond to impending floods with appropriate methodology to not unduly impede floodwater and not suffer extensive damage. This should be additional performance based planning provisions specifically tailored for the RMFPO

OTHER CODE POLICY

As alluded to earlier, the transition to the Code from the former Development Plan resulted in some strange policy being introduced to the assessment of new dwellings in the Shack Settlement areas, which is irrelevant for their context and paid little attention to the actual policy that applied in the former Development Plan.

There is also some policy that is difficult to meet in some contexts, particularly in relation to providing appropriate access for a fire appliance for deep shack sites (some being 100m or more), that are still too narrow to allow for the turnaround space for an appliance on site, or clearance from vegetation.

There is a lot of policy that comes up using the SAPPA Wizard tool to generate policy for a dwelling in a shack settlement area that has no role to play in the assessment of a dwelling in that context.

Master Builders Association of South Australia Inc. ABN 61 183 783 305
47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
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In shack areas for example, there is no such thing as "private open space" as solid fences are not provided. There is also casual overlooking between shacks due to this, and the fact that most dwellings are elevated to be above the design flood level.

Policy relating to car parking and garage dimensions, garage presentation as well as street presentation of the dwelling, is all relevant to a suburban or township context but not particularly relevant for shack areas.

When inputting a "dwelling" in the Rural Shack Settlement Zone in the RMFPO there are around 20 policies that are aimed squarely at suburban or township development that have no relevance to the assessment of a dwelling in these settings.

Policy is introduced in General modules for "All Residential Development" under the Design Module that comes into the assessment through the SAPPA Wizard relating to many themes relevant to suburban development or development in townships but has little or no role to play in the assessment of a dwelling in a shack settlement area.

Examples of the policy currently applicable are shown on the following pages and some comments provided by Master Builders under each policy.

Master Builders Association of South Australia Inc. ABN 61 183 783 305
47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
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mbasa.com.au

PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	**DTS/DPF 8.1** Development does not involve any of the following: a) excavation exceeding a vertical height of 1m b) filling exceeding a vertical height of 1m c) a total combined excavation and filling vertical height of 2m or more.
Master Builders Comments: This policy is relevant to shack areas and could remain as "applicable" but may be moved to RMFPO and changed to suit the desired levels of excavation and fill in the floodplain	
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	**DTS/DPF 8.2** Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway b) are constructed with an all-weather trafficable surface.
Master Builders Comments: This policy is relevant to shack areas and could remain as "applicable"	
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): a) do not contribute to the instability of embankments and cuttings b) provide level transition areas for the safe movement of people and goods to and from the development c) are designed to integrate with the natural topography of the land.	**DTS/DPF 8.3** None are applicable.

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47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
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mbasa.com.au

Master Builders Comments: This policy is relevant to shack areas and could remain as "applicable"	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	**DTS/DPF 8.4** None are applicable.
Master Builders Comments: This policy is relevant to shack areas and could remain as "applicable"	
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	**DTS/DPF 8.5** None are applicable.
Master Builders Comments: This policy is relevant to shack areas and could remain as "applicable"	
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	**DTS/DPF 10.1** Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm b) have sill heights greater than or equal to 1.5m above finished floor level c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.

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47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
T 08 8211 7466 | F 08 8213 5240 | E acronin@mbasa.com.au

mbasa.com.au

Master Builders Comments: This policy is NOT relevant to shack areas as there is casual overlooking between shacks that are elevated. If there was a desire to reduce overlooking that could apply in the RMFPO as separate policy only applicable to side elevation windows.	
All Residential Development	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	**DTS/DPF 11.1** Each dwelling with a frontage to a public street: a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m b) has an aggregate window area of at least $2m^2$ facing the primary street.
Master Builders Comments: This policy is not relevant to shack areas	
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	**DTS/DPF 11.2** Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Master Builders Comments: This policy is NOT relevant to shack areas	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	**DTS/DPF 12.1** A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
Master Builders Comments: This policy is NOT relevant to shack areas but could be introduced into the RMFPO as tailored to Riverfront environments and delete reference to private open space (insert balcony for example as an option)	

Master Builders Association of South Australia Inc. ABN 61 183 783 305
47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
T 08 8211 7466 | F 08 8213 5240 | E acronin@mbasa.com.au
mbasa.com.au

PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	**DTS/DPF 14.1** Garages and carports facing a street: a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling b) are set back at least 5.5m from the boundary of the primary street c) have a garage door / opening not exceeding 7m in width d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Master Builders Comments: This policy is NOT relevant to shack areas	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	**DTS/DPF 15.1** None are applicable
Master Builders Comments: This policy is relevant to shack areas and could remain "applicable"	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	**DTS/DPF 17.1** Private open space is provided in accordance with Design Table 1 - Private Open Space.
Master Builders Comments: This policy is NOT relevant to shack areas as there is no "private open space" provided in a context without solid fencing and where dwellings are elevated to avoid flood risk.	

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47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
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mbasa.com.au

PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	**DTS/DPF 19.1** Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): a) single width car parking spaces: i. a minimum length of 5.4m per space ii. a minimum width of 3.0m iii. a minimum garage door width of 2.4m b) double width car parking spaces (side by side): i. a minimum length of 5.4m ii. a minimum width of 5.4m iii. minimum garage door width of 2.4m per space
Master Builders Comments: This policy is somewhat relevant to shack areas and could remain "applicable"	
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	**DTS/DPF 19.2** Uncovered car parking spaces have: a) a minimum length of 5.4m b) a minimum width of 2.4m c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
Master Builders Comments: This policy is relevant to shack areas and could remain "applicable"	
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	**DTS/DPF 19.3** Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.

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47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
T 08 8211 7466 | F 08 8213 5240 | E acronin@mbasa.com.au
mbasa.com.au

Master Builders Comments: This policy is NOT relevant to shack areas	
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	**DTS/DPF 19.4** Vehicle access to designated car parking spaces satisfy (a) or (b): a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land b) where newly proposed: i. is set back 6m or more from the tangent point of an intersection of 2 or more roads ii. is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing iii. does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
Master Builders Comments: This policy is NOT relevant to shack areas as there are generally no formed kerb and gutter systems or verge areas and access points are rarely "designated"	

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mbasa.com.au

PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Master Builders Comments: This policy is NOT relevant to shack areas as there are generally no formed kerb and gutter systems or verge areas and street parking spaces are rarely "designated"	

Master Builders if of the view that the opportunity exists to correct the above issues in the Scope of the Code Amendment, given the clumsy transition of the Development Plan policy to the Code is what has resulted in such policy being introduced in the first place.

3. Streamlined Assessment Options & Other Considerations

As alluded to in the Introduction of this Submission it is important that relief in potential "planning related" backlogs is provided as part of the recovery effort to ensure River communities get back on their feet as soon as possible.

It would be strongly supported by the Master Builders Association if policy could be provided that enabled an Accepted or Deemed to Satisfy pathway for new/replacement dwellings in the context of the recent floods to allow private sector involvement to facilitate the delivery of the required number of approvals in the next few years.

A fast-tracked DTS or Accepted Development assessment process could be provided through amending the *PDI (General) Regulations 2017* in a similar manner to the HomeBuilder applications were in Schedule 6B of the Regulations.

Master Builders Association of South Australia Inc. ABN 61 183 783 305
47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
T 08 8211 7466 | F 08 8213 5240 | E acronin@mbasa.com.au mbasa.com.au

In fact, given that Schedule 6B has no further work do to with the winding up of HomeBuilder, it could be replaced by a standard set of rules that are derived from the RMFPO and the relevant Zone in which flood affected properties located for specific types of development and include provisions from the Hazards – Bushfire (General) Protection Area Overlay, which affects a vast majority of affected areas.

Such rules need to not only deal with residential development but ancillary structures including the many sheds, verandahs, carports, pontoons, jetties and retaining walls, as well as farm buildings and other non-residential buildings that have been damaged and require applications for their replacement or repair in the floodplain. If necessary, a nuanced process could necessitate the referral comments being obtained from DEW at some point in the process, with DEW endorsing relevant plans before such an application can receive building rules consent.

Standardised reserved matters could be applied to any application where the comments from DEW were not obtained before planning consent to enable the Department to implement any necessary conditions of approval at the time that they are referred the application. Note that no CFS referral would be necessary due to the "low" bushfire risk environs.

Another enormous task is to ensure that the areas currently not serviced by a Community Wastewater Management Scheme (CWMS) are funded to be connected. The priority should be ensuring that all shack areas with more than 5 shacks are connected to such schemes and any regional towns outside of the floodplain areas seeking LGA funding for such schemes be put on the backburner while addressing the pressing issue of making development located in the floodplain more suitable in the longer term.

There are many shack areas in the floodplain currently lacking such facilities and the longer that they are not connected the greater the environmental damage and public health risks associated with future flood events. The connection to a CWMS is required for new applications for shacks (whether or not they are replacing an existing), yet this is often outside of the control of individual shack owners.

The following table is extracted from the *Options Paper into Management for River Murray shack site areas with no existing Community Wastewater Management System* (Outhred et al, 2014), detailing the number of shack areas not connected to a CWMS at the time.

Master Builders Association of South Australia Inc. ABN 61 183 783 305
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Table 2: Twenty Subject Shack Areas Requiring a CWMS

Location	Total Sites	Occupied Sites	Vacant Sites (no dwelling)	No. with Holding tanks	No. with on-site disposal
Cadell Lagoon	10	10		10	
Cosey Corner	6*	6			6
Wombats Rest	10	10		1	9
Murbko	23	23			23
McBeans Pound	15	10	5	3	7
Langs Landing	35	28	7	1	27
Marne River	11	8	3	2	6
Wongulla Landing	23	11	12	2	9
Wongulla Lagoon	8	7	1		7
Saburama	11	9	2	3	6
Forster	11	11		1	10
Bond Street, Walker Flat	30	29	1	1	28
Mannum Road, Walker Flat	12	10	2		10
Coolcha	7	5	2	1	4
Trumans	14	12	2	7	5
The Peppers	22	20	2		20
Frahns	14	13	1	3	10
The Rocks	7	7		2	5
Cowirra **	52	44	8	14	30
North Neeta	5	5		4	1
Total	**326**	**278**	**48**	**55**	**223**

* Although there are 7 sites at Cosey Corner, one is already connected to a CWMS

** The 52 sites at Cowirra include 7 sites made up of more than one allotment

At present the data in the table remains largely accurate, save for the fact that Cowirra is now connected to a CWMS (as of 2020) and the Wongulla Landing CWMS has been funded but as yet, the project timeline is not known.

It is not fair for land owners to be held up by a bureaucratic process that is outside of their control. It is commonplace for a Council to not verify an application without the provision of a wastewater application.

While no doubt there will be required community contributions to fast-track the implementation of CWMS schemes, the funding of CWMS in the floodplain areas is critical to enable applicants to have a degree of certainty in pushing ahead with their development applications.

Another issue that the Department should be aware of is the lack of available land for commercial and industrial purposes. There is very little "Employment" zoned land in the townships of Swan Reach, Blanchetown and Morgan, where much of the activity will be required for building companies affiliated with the rebuild effort. The lack of appropriately zoned land means applications for things such as "depots" and "building yards" not facing a certain assessment process.

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There is also a lack of available workers accommodation, so some policy in these townships for such would be very helpful. There is currently no policy generated for workers accommodation in the SAPPA Wizard.

4. Conclusions

Master Builders SA is generally supportive of the changes proposed to the Code but stresses that additional improvements can be made and other areas potentially outside of the Scope of the Amendment still require attention as part of a holistic recovery effort.

Master Builders SA thanks the Malinauskas Labor Government for consideration of this submission and would welcome becoming involved in further workshopping of ideas that can assist with the implementation of future improvements to the Code, legislation and other policy initiatives and grants to improve the overall building environment in the River Murray and Murray Mallee regions.

Master Builders Association of South Australia Inc. ABN 61 183 783 305
47 South Terrace Adelaide SA 5000 | PO Box 10014 Adelaide BC SA 5000
T 08 8211 7466 | F 08 8213 5240 | E acronin@mbasa.com.au

mbasa.com.au

25 August 2023

[redacted]

Dear Sir/Madam

Re: Amendments to planning rules

I refer to the letter dated 31 July 2023, but not received by us until 7th August 2023, indicating that planning rules affecting my property are under a draft proposed changes and that any comments on the proposed changes must be received by the 25th August 2023. This time frame is not giving the community reasonable time to give a considered response to the proposed changes. I also note that these changes came into effect in June and that a public meeting was held on the 18th July 2023 which is prior to any notification that we had received.

To put some context to the comments below we have an existing property with the following characteristics:

- Direct river frontage
- Purchased in 1992
- Solid brick two story home with enclosed ground floor and garaging
- Advised at time of purchase that the FSL is above 1956 flood level
- Rural Shack Settlement Zone (White Sands map 114)

In this time we have only had the current 2022 – 2023 flood that has caused us any concern at all. We have been more effected by other natural event like with drought issue – ie slumping of banks over the years. Even in the latest flood we were still able to access and use our home at all time.

I do see and agree in some areas the planning rules need to be amended for future events, but I am gravely concerned with the maps being sent out and even through the flood the proposed modelling that was and is being used seems to be using incorrect data.

Below is an extract from a letter that we received from one of our neighbours, who is a recently retired Engineers, who was one of SA Waters leading consultants, so we wish to note that we concur with his concerns as this is what he has been dealing with most of his career,

Regards

[redacted]

Please see below:

The ongoing changes, including current proposed amendments, to the planning and assessment requirements result in a situation where we are not able to replicate our existing home. While

notionally there are DTS provision within the assessment provisions, for Rural Shack Settlement Zone, indicating that development on our allotment can consist of:

- Carport
- Detached dwelling
- Dwelling addition
- Out buildings
- Verandah

The application of the River Murray Flood Plain Protection Area Overlay highlights several major issues that would prevent a new home being built or a major renovation being undertaken.

PO 5.1

Single level living area building on elevated substructure to provide flood protection to living area is possible to achieve.

Applicable TNV level (for the site) is 2.57m AHD to the valuable living area floor level is achievable. A 4 m roof height limit to living floor level is also achievable.

Requiring a 50 m set back from waterfront is not achievable on smaller allotments with limited block depth, such as ours and all our neighbours blocks. This requirement immediately prevents any automatic DTS right to build a home.

Having underground service connections to the building is readily achievable.

PO 5.2

Impact of complying with requirement (b) is very dependent on allotment size and shape, smaller block sizes will suffer greater adverse consequence.

PO 6.1

Providing a nominated minimum AHD level for the habitable floor level gives clarity and provides reasonable protection, to high value building areas, against significate flood flow events. Recent flood flow peak is comparable to the 1% AEP flow modelled for these proposed amendments. Our flood depths experienced, during recent flood flows, indicates a strong correlation, acknowledging the slightly lower peak flow, with the nominated TNV level minus free board within our Rural Shack Settlement Zone.

PO 6.2

What happens where an allotment size and shape does not permit the incorporation of the assumed setbacks required to offer the protection implied to avoid protection works. Bank protection works could be required.

PO 6.3

"Dwellings and addition are to be located outside the 1956 River Murray Flood Plain"

Allotments, particularly small in area, with ground surface levels below 1956 Flood water surface levels cannot provide a site position for a new dwelling or addition/alteration to an existing

dwelling according to this requirement. This requirement has no regard to current situations where existing allotments that have been previously approved by local councils as residential building blocks and developed as such retain that right.

Undercroft fully open or with limited enclosed non-habitable space is achievable. The area limits are very notional and likely selected on perceived benefit basis rather than on a measurable basis, the coarseness of modelling inputs and the hydraulic models would not be able to accurately predict changes in the water surface level resulting from minor changes in flood plain clutter/blockage, particularly considering the relatively small flood plain through our Rural Shack Settlement Zone. Wind effects on water surface levels is much greater than obstruction size in slow moving to stationary backwater flood plain zones. If the allotment is covered with dense vegetation the impact on flow capacity could be just as, if not more significate.

The requirement to have roller doors on all sides, to create this openness and access is just ineffective. Doors on upstream and downstream directions will have no practical or material impact on total river flow capacity. During the recent flood there was not one shack in our Rural Shack Settlement Zone that did not sand bag across all lower-level doors/roller doors/windows so it seems a totally unnecessary and ineffective requirement. Similarly requiring a third of the undercroft to remain open is potentially, particularly if combined with other setback requirement, highly restrictive, particularly for narrow width blocks. Again, it was common practice during the recent flood for owners to sand bag across these open spaces. While there may be a perceived benefit in these requirements, they are not providing material improvement to the overall river capacity or the height of the water surface levels experienced. While offering negligible measurable benefit the impact of these requirements, on site development options, is significant.

It is not unreasonable to expect that the development restrictions incorporated within planning assessment process, particularly given potential adverse impact on the extent of allotment development permitted, can be shown to provide a material and significant measurable benefit to overall total river flow capacity and resultant water surface levels.

PO 6.4

Refer to comments to PO 6.3.

There appears to be a one approach fits all in the development of the requirements established for controlling developments within the flood plain zone. This clearly is easier to administer but places the same restriction on every site. The reality is that the impact of development within the flood plain zone will vary significantly along the entire river. Some sections of the flood plain zone may contribute measurably to overall river capacity, particularly if there is good depth and width, in other zones there may be no material benefit. If flood plain provides significant storage there can be peak flow mitigation and lower peak water surface levels benefits. Generally, the most significant benefit of water inundating flood plain zones is that flow depth within main river channel increases, which results in an increase in effective flow area combined with an increase in the average water velocity.

The flood plain through our Rural Shack Settlement Zone is generally very narrow, but scallops in and out due to the undulating topography parallel to the river. This resulted in no effective down stream flow capacity within the flood plain, just pockets of back water. While recent flooding event was slightly less than the nominated 1% AEP, an extra 100mm in flow depth due to slightly larger flow would make no difference to observed behavior. Where is the demonstrated benefit in limiting size of lower level encloses and need for roller door openings in all wall faces and restriction in use of

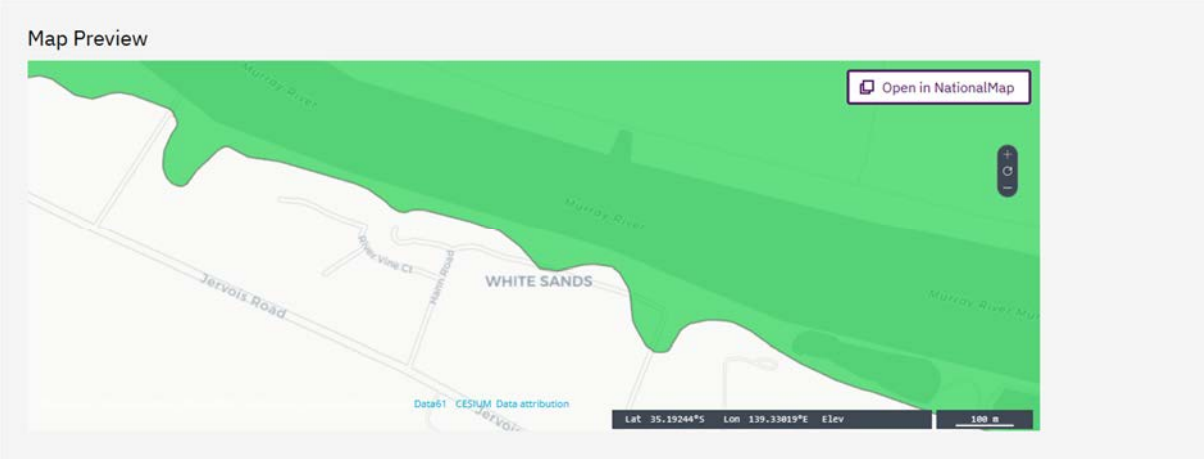
closed fencing. All flood plain characteristics are different and potential contributions to overall river flow capacity is highly variable.

The introduction of further buildings and building elements such as lower level enclosures/outbuilding/solid fencing/carports/shade structure within the entire length our Rural Shack Settlement Zone, located on a narrow and variable width flood plain (less than 50 m), would have much less impact on local and up-stream water surface levels, during flood flow conditions, than the construction of the earthen containment levee built on the opposite river bank which isolates a comparatively very wide flood plain (800-900 meters).

The TNV map no. 114 showing F-2.57 m AHD (which includes 300 mm free board) may represent the extent of flooding, within this Rural Shack Settlement Zone, based on terrain model used in the assessment and creation of this map but is not accurate relative to actual localized topography, it is clearly overstating the extent of flooding in some areas.

I could not locate FFL polygons based on 1956 Flood levels that are referred to within the amendment document, but was able to locate Aust Gov Data set River Murray Flood Mapping (1956 flood boundary).

Snap shot below;



It is noted that 1956 peak flood flow is substantially larger than 1% AEP flow event (order of 341 GL/d vs 250 GL/d) on which the planning amendments and TNV map no.114 are based. The extent of flooding within this data set appears much more realistic, even though this is based on a larger flow, than shown on map #114.

Compares to map 114:



Recent flooding extent did not come close to the area shown in red particularly along Hann Road and the vine yard and river access track. Our block is one of the lowest and even adding 400 mm to the January water level experienced to account for flow adjustment to align with a 1% AEP event and 300 mm free board, water levels would not be across the access track (or Hann Road) as depicted.

I am concerned that the application of map 114, and possibly others, will be taken by planning assessment department on face value and result in placing development restriction over land that should not be considered at risk.

PO 6.5

Refer to comments to PO 6.3 and PO 6.4

PO 8.3

Seems unnecessarily restrictive given how variable the existing ground surface can be.

PO 9.1

This is very unclear as there are no navigation signs in our section of the river.

The greatest concern is that we now have a block of land purchased as a residential dwelling site that under the Planning Requirement, including the proposed amendments, effectively does not permitted the development of a home and associated structures on our site. Our home is 53 years old, small, and tired, some 18 months ago I sought advice from council regarding redevelopment option and left with no positive or clear strategy to go forward. The proposed amendments only appear to make matters more difficult to resolve. I have neighbours that have spent years, with multiple unsuccessful development applications and spent thousand to tens of thousands of dollars on legal, engineering and planning consultants to try and have additions and renovations (some very small and modest) approved.

We understand our allotment is subject to flooding, we live with and accept this as an offset to the joy of living on the river.

There appears to be a lack of protection, within the planning process, for owners of allotments created and approved by council as a residential building block, to changes in planning principals over time. This is to the extent, that on some allotments, no dwelling (or associated structures) development is permitted due to application of current planning requirement leaving owners to resort to the courts for protection. This is considered unreasonable, placing a high cost and time burden on allotment owners, with no surety that an approval will be granted.

24 August 2023

Purple Orange

104 Greenhill Road
Unley SA 5061

t: (08) 8373 8333
f: (08) 8373 8373

e: admin@purpleorange.org.au
w: www.purpleorange.org.au

The Hon. Nick Champion MP
Minister for Planning
C/o- Code Amendment Team,
Planning and Land Use Services,
Department for Trade and Investment,
GPO Box 1815,
Adelaide SA 5001

By email: plansasubmissions@sa.gov.au

Dear Minister Champion,

Re: New planning rules to support River Murray flood-resilient redevelopment

Thank you for the opportunity to provide a submission for your consideration regarding the Murray River Flood Resilience Code Amendment.

We acknowledge the devastating impact of the recent flood on Murray River communities and support your desire to ensure residents and businesses can recover as quickly as possible. Broadly, we support the intention to amend the Planning and Design Code to reduce the impact of future floods on rebuilt properties but do so with caution given the potential for changes to have long term adverse consequences for housing accessibility and neighbourhood inclusiveness.

As you are aware, JFA Purple Orange is an independent social profit organisation working to create a world where people living with disability have a fair go at what life has to offer, including through access to appropriate housing. We appreciate your ongoing engagement with us in relation to the implementation of the updated National Construction Code 2022 (NCC 2022) in South Australia. This commitment is a significant step forward for our state and will make a positive impact on the supply of accessible dwellings in the future. Our approach to the question of exemptions under the NCC 2022 continues to be constructive and collaborative, recognising the need for sensible and necessary exemptions in some instances (for example, steep blocks) while seeking to uphold the intent of the Liveable Housing Design Standard to ensure South Australians living with disability, our ageing population, those with temporary injuries, illness or mobility issues, parents with young children, and others can access housing that is accessible for their needs.

It is with this same constructive approach that we respond to this consultation regarding the River Murray Flood Resilience Code Amendment. We share your desire to mitigate future flood impacts, but this must be sensibly balanced with the government's responsibility to ensure housing stock across the whole state is accessible to all members of our community, which, in turn, will ensure we are building and supporting sustainable, resilient, and inclusive communities into the future. While the impacts of a

flood are horrific for all those affected, so are the consequences of the inadequate supply of accessible affordable housing for South Australians living with disability and others. This shortage sees many people stuck in hospital beds long after their clinical needs have been met or languishing in unsuitable 'transitional' accommodation for periods of time far exceeding any notion of it being a 'temporary' arrangement. Not only does this have severe consequences for the people affected, but the direct and indirect costs to the state budget are significant. Inaccessible housing is also a significant safety issue due to increased risk of falls and other injuries, with costs passed on to the state's already overburdened health system. Furthermore, unsuitable living arrangements are a major contributing factor to social isolation and creates a substantial barrier for people to meaningfully participate in community life.

The Government's commitment to the implementation of the NCC 2022 from October 2024 will ensure South Australia makes genuine tangible progress toward realising some of our obligations and commitments to upholding the rights and dignity of citizens living with disability. It is essential these are also given appropriate weight in your consideration of this Code Amendment; otherwise, there is a risk that progress made through one measure will be undone by another. As a signatory to the United Nations Convention on the Rights of Persons with Disabilities, Australia is obligated to ensure people living with disability can access housing on an equal basis with others. In *Australia's Disability Strategy 2021-2031*, all tiers of government have committed to making accessible housing a policy priority in order to deliver the important Strategy outcome: 'People with disability live in inclusive, accessible and well-designed homes and communities.' Access to suitable housing also provides the foundation for the realisation of so many other fundamental rights – a person with secure, affordable, accessible housing is much better placed to engage in employment, education, recreation, and all other aspects of a good ordinary life.

Recommendation 1: In considering the River Murray Flood Resilience Code Amendment, the Minister should take into account the importance of increasing the supply of accessible housing to address the current severe shortage in our state, which has serious consequences for people living with disability, as well as our ageing population and others.

Having set out some important overarching points above, we now turn to addressing two specific concerns in relation to the Code Amendment. As an organisation, we do not have specialised expertise in planning, however we believe we can make a valuable contribution by drawing particular attention to these matters within this consultation process.

Affected Area

The consultation document indicates that as part of this process 'there is scope to consider a broader Affected Area to land that adjoins the Overlay, if required' (page 8). It is difficult to predict what proposals may be brought forward by other stakeholders in response to this invitation. However, it must be recognised there is potential for any such proposals to be motivated by factors unrelated to flood resilience or community welfare, such as financial outcomes. Therefore, it is essential any proposed changes to the Affected Area are scrutinised very closely to prevent adverse consequences for other

important policy objectives including, but not limited to, increasing the supply of accessible housing in all regions of South Australia.

Further, any changes to the Affected Area should be applied in ways that limit impacts on housing accessibility to only those that are absolutely necessary. For example, if Finished Floor Levels (FFLs) should be higher in a specific location necessitating additional steps at dwelling entries, this should not affect the need for internal elements of new properties to meet the NCC 2022 Liveable Housing Design Standard from October 2024. For example, while a person may require assistance to enter and exit a dwelling up or down stairs, this should not mean they cannot access and use the bathroom independently while inside. The objective must be to ensure all new dwellings are as accessible as possible allowing people to live with the greatest level of independence and dignity throughout all stages of life. This has additional importance in flood prone areas where residents may become cut off from formal and/or informal supports, including assistance with daily living, during a flood. Accessible internal features, such as bathrooms, mean a person could get by with a fair degree of independence for a short period until the emergency subsides and full property access is restored.

Therefore, if at the conclusion of this consultation process, any amendments to the Affected Area are sensible and necessary for reasons directly associated with minimising future flood impacts, then these changes should be applied through specific graduated changes to the Code; not in blanket or otherwise overzealous approaches. The importance of flood resilience and the importance of housing accessibility can, and should, co-exist as core objectives within South Australia's Planning and Design Code.

Recommendation 2: In considering any proposed changes to the Affected Area, the Minister should ensure these are sensible and necessary in direct relation to mitigating future flood impacts and only applied in a specific graduated way to minimise the consequences on the accessibility of dwellings, and therefore, the independence and dignity of residents and visitors.

Relocatable buildings in caravan and tourist parks

We support the intent of promoting the utilisation of relocatable buildings for caravan and tourist parks within the Affected Area to reduce the damage resulting from future floods. However, the Code Amendment should include provisions to ensure relocatable tourist accommodation buildings are fully accessible to people with a diversity of needs. For example, the images provided in the Summary document for this consultation show cabins with step entrances where a ramp would be more accessible and, therefore, more suitable for attracting a diversity of visitors seeking accommodation in the River Murray tourism regions. The replacement of tourist facilities including accommodation in the wake of the recent flood presents a significant economic opportunity for the tourism sector to rebuild in ways that will place the region on the map as an accessible inclusive visitor destination. These features are also attractive to families and older people who may prefer these types of accommodations rather than camping options.

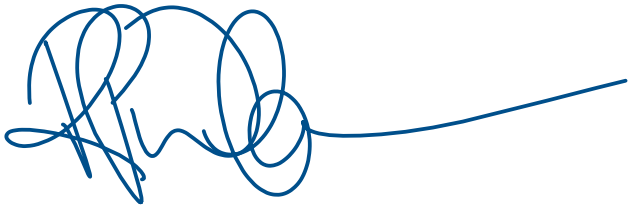
Recommendation 3: In considering the updated rules to promote relocatable buildings in caravan and tourist parks, the Minister should ensure there are

provisions for these to be fully accessible to attract a diversity of visitors to the River Murray tourism regions.

Thank you again for the opportunity to provide feedback to this important Code Amendment consultation. We are available to discuss the points raised in this submission, or any other matters pertaining to increasing the supply of accessible housing in our state. To arrange this, please contact Mr Robbi Williams, CEO of JFA Purple Orange, on (08) 8373 8333 or robbiw@purpleorange.org.au.

We look forward to maintaining our ongoing positive engagement with you on the full range of matters within the housing, planning, and urban development portfolios and appreciate your commitment to genuine reforms that will make our state more accessible and inclusive for all.

Yours sincerely



Robbi Williams
CEO, JFA Purple Orange

Insurance Council of Australia

1 September 2023

Code Amendment Team
Planning and Land Use Services
SA Department for Trade and Investment
Via email plansasubmissions@sa.gov.au

To whom it may concern

Introduction

The Insurance Council of Australia (**Insurance Council**) thanks the Department of Trade and Investment for the opportunity to provide feedback on River Murray Flood Resilience Code Amendment.

The Insurance Council is the representative body of the general insurance industry in Australia and represents approximately 89% of private sector general insurers. As a foundational component of the Australian economy, the general insurance industry employs approximately 60,000 people, generates gross written premiums of $64.5 billion per annum and on average pays out $147 million in claims each working day, totalling $36.5 billion per year.

Building Australia's Resilience to Extreme Weather Events

Insurance prices risk, and as flood risk grows, so do challenges with the affordability and availability of insurance in vulnerable areas around Australia. Without increased funding to make Australian homes, businesses and communities more resilient to extreme weather, coupled with a change in approach to what we build and where we build it, the risk profile of communities exposed to extreme weather will not change. The Insurance Council encourages strong action by all levels of government to create a more resilient Australia, from investing in retrofitting existing homes in high-risk areas to making them more resilient to floods, fire or storms, to ensuring state governments utiilse their planning powers to limit new development in areas prone to risk from current and future extreme weather events.

Future financial losses to homeowners, businesses and the community can be avoided by better government planning and investment. The focus of government action needs to be on avoiding adding to the stock of housing that is exposed to the severe impacts of extreme weather events, particularly in flood affected areas. These principles are outlined in the outcomes from a recent Land Use Planning and Resilience National Industry Roundtable[1] involving the Insurance Council and other peak industry bodies to develop recommendations for government to improve how we plan to avoid future exposure and manage known risks to settlements.

Murray River Flood Resilience Code Amendment

The Insurance Council welcomes the Government's commitment to strengthen protections for residents living in the Murray River region by making proposed amendments to the River Murray Flood Resilience Code. Implementing measures to help mitigate future flood risk is an important step towards supporting more sustainable, resilient communities and minimising the economic and social

[1] COMMUNIQUE - National Industry Roundtable Land Use Planning and Resilience, Final-Communique-National-Forum-Land-Use-Planning.pdf (insurancecouncil.com.au)

costs associated with major flooding events. Notwithstanding our support for the Government's intent to promote flood-resilient development along the Murray River, the Insurance Council has some specific comments in relation to the proposed amendments.

Minimum floor levels

The Insurance Council and its members note a key proposed amendment to the Code relates to the minimum level that the floor of dwellings should be elevated, specifically, removing the previous height 'cap' of 2.5 metres for the elevated floor level and increasing this generally to 3 metres, or in more extreme cases up to 4 metres. Whilst allowing higher floor levels is a sensible measure for retrofitting or renovating existing dwellings, permitting new dwellings in areas requiring floor heights of 3-4 metres is an undesirable planning outcome and potentially allows development in areas where insurance will not be affordable. Any new dwellings that require a 3-4 metre or higher floor level would be severely impacted by an extreme flooding event and therefore puts people at risk. The focus should be on development in lower risk areas.

Undercroft of buildings

The Insurance Council and its members notes the Code's treatment of undercroft areas of elevated dwellings has been amended. While the Insurance Council welcomes reconfirmation that it is not permissible for enclosed undercrofts for storage to be converted to habitable rooms, we remain concerned that this requirement does not appear to be adequately supported by an appropriate compliance and enforcement regime. Furthermore, in relation to undercroft areas, the Insurance Council notes there is mention in '4.2.1 Investigations Undertaken' of Investigation into "Design and materiality of undercroft areas of buildings". In the table, however, there does not seem to be any specific resilience recommendations with respect to building materials at present for either the undercroft area or if there is a case where maximum finished floor level is reached. We note though the table in section 4.2.1 does note a "policy in relation to undercroft areas of elevated dwellings". ICA would welcome further clarification in relation to this matter.

Building Materials

The Insurance Council notes individual insurers have taken part in this consultation process and provided the Department with potential measures to mitigate future flood damage. The Insurance Council supports these measures outlined by insurers as part of this review of the Code. This includes measures to strengthen relevant construction and building codes to improve the resilience of houses through the use of appropriate building materials and design standards.

Resilience Investment

While the Insurance Council welcomes the South Australian Government's various monetary disaster relief packages to help impacted residents with their flood recovery efforts, we encourage the State Government to increase its funding commitment to improve the resilience of buildings in high-risk areas. The Insurance Council's *Building Australia's Resilience*[2] report highlights the importance of increased resilience investment to protect lives and property from worsening extreme weather driven by a changing climate. Other jurisdictions, including NSW and Queensland, have allocated funding to

[2] Building Australia's Resilience, https://insurancecouncil.com.au/wp-content/uploads/2023/07/Final-Communique-National-Forum-Land-Use-Planning.pdf

Insurance Council of Australia

establish programs to improve resilience by retrofitting and raising the floor levels of properties at risk of future flooding. The Insurance Council encourages the State Government to consider the implementation of similar initiatives in South Australia to provide financial support to reduce the impacts of future flood events.

Thank you for the opportunity to provide input on the River Murray Flood Resilience Code Amendment. Please contact Duncan Sheppard, Senior Advisor, Resilience on 0412 340 934 or dsheppard@insurancecouncil.com.au if you have any questions in relation to this submission.

Regards



Andrew Hall
CEO & Executive Director

Motor | Home | Travel

RAA Group
101 Richmond Road
Mile End, South Australia 5031
T 08 8202 4600
F 08 8202 4520
raa.com.au

6 September 2023

Code Amendment Team
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815
ADELAIDE SA 5001
CodeAmendmentCoordination@sa.gov.au

Dear Code Amendment Team

RAA's response to the draft River Murray Flood Resilience Code Amendment

Thank you for the opportunity to provide feedback on the draft River Murray Flood Resilience Code Amendment.

RAA is South Australia's largest member organisation representing over 805,000 South Australians and reaching into 70 per cent of households. We exist to make life easier for our members and the community—today and into the future.

RAA is also the state's leading personal lines insurer, providing insurance to around 25 per cent of homeowners in South Australia. Overall, we underwrite more than 600,000 insurance policies across car, home and contents, caravan, boat, motorcycle, and trailer insurance.

Recent extreme weather events, including bushfires, hailstorms, and floods, have driven up the cost of insurance across the industry. These extreme events are impacting RAA's ability to offer commercially viable insurance products without significantly increasing premiums to members. However, as an organisation that exists solely to serve our members—any increases in RAA insurance premiums are the minimum possible so we can continue to reinvest back into our membership and our state.

The disasters experienced in recent years have highlighted the need to invest in disaster mitigation measures and more consciously consider the relationship between land use planning and extreme weather risk. To this end, RAA is committed to working with industry and governments to help influence these public policy settings to reduce pressure on insurance premiums and avoid future financial costs to homeowners, businesses, governments, and communities.

RAA welcomes the South Australian Government's proactive efforts to review the current land use planning laws along the Murray River. In December 2022 and January 2023, Murray River communities experienced the highest flood levels since 1956, reaching a flow rate of up to 220 GL per day. This event was estimated to be close to a 1 in 100-year event. As a result, more than 4,500 homes and businesses were affected either by part or total inundation, power disconnection or other impacts.

As a member-based organisation, RAA is aware that access to affordable insurance will have a significant impact on how communities along the river recover from the floods. However, the ability for RAA to offer insurance and/or affordable cover to these communities in the future will depend on whether mitigation measures are put in place to reduce the flood risk to a 1 in 100-year level.

It is likely that achieving this 1 in 100-year threshold will require a multitude of measures. This includes changes to the planning code, but also reviewing building codes, updating recommendations around building materials, consideration of government subsidies to improve home resilience, and investment in community infrastructure such as levees.

Response to the proposed Finished Floor Level

RAA believes the proposal in the Code Amendment to increase the Finished Floor Level (FFL) from 2.5 meters to 3 meters (and a maximum of 4 meters) above natural ground level will help reduce financial losses during flood events in the future.

However, RAA anticipates that flood depths during a 1 in 100-year flood event will vary across communities and may exceed 4 meters above natural ground level in certain locations. The Code Amendment acknowledges this and specifies upstream of Lock 1 at Blanchetown as an area where this could occur. RAA would welcome further clarification whether the Government believes there are other areas of concern.

RAA is continuing to speak with stakeholders and review detailed engineering reports received from flood claims to determine where we believe flood depths could reach higher than 4 meters above natural ground level in a 1 in 100- year flood event. While this process is continuing, we are not in a position to determine with confidence whether the proposed FFL will reduce flood risk to a 1 in 100-year flood level across all communities along the river. We are committed to sharing new information with the Government as it becomes available.

RAA notes the aim of the 4 meter 'cap' in the Code Amendment is to strike the balance between amenity, engineering requirements, and flood risk. While RAA appreciates the challenge with balancing these competing issues, we reiterate that insurance and/or affordable cover will be unattainable in areas where the flood risk is not reduced to a 1 in 100-year flood level.

It should also be noted that not all properties impacted by the recent floods will be required to meet the new Code Amendment. To date, approximately half of the claims lodged with RAA require repairs as opposed to total rebuilds. In a repair situation, a member can choose to cash settle and self-repair, or have RAA arrange repairs. These repairs generally reinstate the property to pre-flood condition. Properties where the flood risk has not changed will likely be uninsurable by RAA, particularly properties that have sustained major but not total losses in the most recent flooding events.

Response to undercroft of buildings

There is no doubt that any building structures and materials at ground level along the river are at extreme risk to flood damage. RAA therefore supports the changes in the Code Amendment to strengthen use of undercroft areas of elevated dwellings, including reconfirmation that these areas are not to be converted into habitable rooms. RAA also strongly supports the addition that enclosed spaces do not include internal linings, and that roller doors or similar with a width of at least 2.4 meters are fitted on each side of an enclosed space so it can be opened in the event of a flood. RAA supports prohibiting internal linings in the undercroft area, and the Code Amendment should make clear this means all ground linings (excluding wet areas), as well as wall linings.

RAA believes other design matters need to be considered, including height of switchboards and power points. These should be located as high as practically possible. RAA notes the Code Amendment (4.2.1 Investigations Undertaken) refers to the need to make policy amendments to the interaction between the planning policies and the BCA. However, there does not appear to be any specific recommendations. RAA would welcome clarification on this matter.

Building materials

While the FFL is a critical element to reducing flood risk, it does not address all elements of risk from an insurance perspective. RAA believes additional requirements around building materials is likely to be required to improve flood risk as well. During the recent floods, building materials were seriously impacted due to the length of time flood waters remained within properties—something not witnessed with floods along the eastern states. The flood waters had a corrosive effect on most steel products, which the industry had not seen before from events such as storm water runoff. Furthermore, the floods resulted in movement of foundations to the point foundations were not supporting the structure. Attachment 1 details a summary of impacts to building materials and structures.

RAA believes changes to the Code Amendment must operate hand-in-hand with construction and building codes to address concerns with supporting structures, type of build, building materials of foundations. Capturing lessons from the recent flooding events is crucial to improving future flood outcomes.

Areas to assist in mitigating future flood damage could include:

1. Steel frame homes rather than timber, as these can be remediated in most situations better than timber
2. Upper-level walls not to be constructed on top of the flooring, allowing the replacement of flooring should flood waters reach these levels and result in more properties being repairable
3. Higher levels of corrosion protection for all steel products.

Additional government measures

Direct financial assistance

RAA believes the State Government should consider implementing financial assistance programs to help communities rebuild and reduce their flood risk. Following flood events in the eastern states, other state governments, with the support of the Australian Government, have implemented resilient retrofit programs that provide grants to homeowners to increase flood resilience over and above repair works.

For example, the Queensland Government introduced the Resilient Retrofit program, which provides funding to incorporate flood resilient design and materials, such as water-resistant floor coverings and improved electrical works. The Queensland Government also introduced the Home Raising program, which provides funding to raise the height of homes to reduce the impacts of future flood event. In some instances, where a home can't be raised, residents may be eligible for financial assistance to demolish and rebuild their home, or in extreme cases, relocate through buyback schemes.

Implementing similar programs in South Australia could help property owners to repair and rebuild their homes to a higher standard. It could also provide the cost difference in instances where building to the new Code is higher than the agreed insurance cover.

Community infrastructure

Furthermore, RAA understands the Government is investigating infrastructure measures to reduce flood risk in the future, including improvements to levees and the road network. We strongly encourage the Government to continue investigating new measures to further reduce flood risk and seek federal government funding for these improvements where appropriate, such as through the Disaster Ready Fund. Such community reliance measures can further reduce flood risk to complement changes to planning and building codes.

RAA appreciates addressing flood risk for communities along the river is a complex challenge. We are committed to working with industry and all levels of government to assess proposed flood mitigation measures to reduce the financial impact of natural disasters and keep insurance viable and accessible to all South Australians.

Thank you again for providing an opportunity to comment on the draft Code Amendment and we look forward to continued collaboration with you on this important matter. Please contact David Colmer, Senior Manager, Government Relations and Public Policy on 0412 550 946 or David.Colmer@raa.com.au.

Yours sincerely



Emily Perry
General Manager, Community and Corporate Affairs

ATTACHMENT 1: River Murray Flood Resilience: Summary of impacts to building materials and structures

Building materials	*Timber frame vs steel frame homes* Generally steel frame homes are able to be remediated on more occasions than timber frame, as timber framing with nail plates such as floor or roof trusses suffered failure resulting in a rebuild.	*Steel Posts* Generally steel posts suffered corrosion internally as the internal surfaces were untreated. Better corrosion protection to all posts including internally would improve resilience.	*Footings/ Concrete slabs* Movement was largely due to older, poor quality concrete slabs. Most modern concrete slabs and footings withstood movement or failure.
Cladding materials	*Colorbond cladding* Colorbond coating was affected in most instances due to the corrosive nature of the water and length of time the products were submerged.	*Brick / Blockwork* Bricks held up best against the flood waters in most circumstances; however, most brick or blockwork contains steel ties which would be affected by corrosion unless a stainless-steel product or similar was used. Brick cavities are also difficult to clean and sanitise after a flood event.	*Cement sheet* Cement sheet did not withstand flood waters with damages caused by pressures of the flow of the water. Also, cannot be cleaned or sanitised due to overlapping or cover materials over joins.
Upper-level flooring	The commonly used construction method of constructing upper-level walls on top of structural flooring resulted in many homes being classed non repairable. A suggestion is to construct the upper-level walls directly on top of the substrate framing instead of on top of the flooring. This would allow the upper-level flooring to be replaced after a flood event without propping the upper-level walls and roof.		

Mapping Tool submissions

YourSAy : Summary Report for 27 April 2021 to 27 August 2023

ENGAGEMENT TOOL: PLACE

Mapping tool: Draft River Murray Flood Resilience Code Amendment

Visitors 57	Contributors 3	CONTRIBUTIONS 4

2023-07-12 10:53:41 +1000
[redacted]

CATEGORY
Feedback on elevated finished floor level height criteria

Ridgeway Estate (Murbko) blocks or dwellings were not impacted by the recent flood and all freehold blocks are above the 56 flood line (10.25m AHD). Why is this new proposed re-zone to "Shack settlement" when Ridgeway Estate is not in a high risk flood area? The current proposal boundary to re-zone only applies to half the estate (and follows a road that has no correlation to elevations or flood risk). This proposed change makes no sense for this Estate and will only seed doubt in future buyers or insurance companies about the risk of flood for these dwellings which has been proven to be very low based on the last event and position relative to the 56 flood line (10.25m AHD).
Address: 14 Murbko Road, Murbko South Australia 5320, Australia

http://yoursay.sa.gov.au/river-murray-flood-resilience/maps/mapping-tool-river-murray-flood-resilience?reporting=true#marker-139162

2023-07-12 11:14:36 +1000
[redacted]

CATEGORY
Other location specific feedback

Ridgeway Estate (Murbko) blocks or dwellings were not impacted by the recent flood and all freehold blocks are above the 56 flood line (10.25m AHD). Why is this new proposed re-zone to "Shack settlement" when Ridgeway Estate is not in a high risk flood area? The current proposal boundary to re-zone only applies to half the estate (and follows a road that has no correlation to elevations or flood risk). This proposed change makes no sense for this Estate and will only seed doubt in future buyers or insurance companies about the risk of flood for these dwellings which has been proven to be very low based on the last event and position relative to the 56 flood line (10.25m AHD)
Address: 13 Murbko Road, Murbko South Australia 5320, Australia

http://yoursay.sa.gov.au/river-murray-flood-resilience/maps/mapping-tool-river-murray-flood-resilience?reporting=true#marker-139163

2023-07-19 12:37:56 +1000
[redacted]

CATEGORY
Other location specific feedback

Additional rural shack areas in the Renmark Paringa council area or rezoning of this area should be considered as this region was not affected by the recent flood heights and the previous 1956 levels.
Address: 450 Gurra Road, Gurra Gurra South Australia 5343, Australia

http://yoursay.sa.gov.au/river-murray-flood-resilience/maps/mapping-tool-river-murray-flood-resilience?reporting=true#marker-139418

2023-08-15 13:28:43 +1000
[redacted]

CATEGORY
Feedback on jetties and pontoons associated with a dwelling

What are the newly planned proposals for jetties and pontoons at Bolto (and the river murray in general)?
Address: 36 Khartoum Road, Bolto South Australia 5238, Australia

http://yoursay.sa.gov.au/river-murray-flood-resilience/maps/mapping-tool-river-murray-flood-resilience?reporting=true#marker-140680

Appendix C – Consultation Survey & Responses

Consultation survey

The following survey questions were published in the 'Surveys' tool on the YourSAy consultation webpage to gather feedback on the draft Code Amendment:

All fields marked with an asterisk (*) were required.

1 Please provide your name*

2 The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.

Do you support this update?

Yes

No

Unsure

3 Please share why:

4 Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?

Yes

No

Unsure

5 Please share why:

6 Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?

(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)

Yes

No

Unsure

7 Please share why:

8 Do you support updates in the draft Code Amendment regarding maximum upper building level height?

(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)

Yes

No

Unsure

9 Please share why:

10 Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?

Yes

No

Unsure

11 Please share why:

12 Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?

Yes

No

Unsure

13 Please share why:

14 Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?

Yes

No

Unsure

15 Please share why:

16 Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?

Yes

No

Unsure

17 Please share why:

18 Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?

(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)

Yes

No

Unsure

19 Please share why:

20 The draft Code Amendment proposes rezoning:

- land at Paisley from Conservation Zone to Rural Shack Settlement Zone
- land at Murbko from Rural Zone to Rural Shack Settlement Zone.

Do you support these changes?

(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)

Yes

No

Unsure

21 Please share why:

22 The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:

- adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfront
- adding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.

Do you support these changes?

Yes

No

Unsure

23 Please share why:

24 Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?

Survey Responses

27 April 2021 - 27 August 2023

Survey: Draft River Murray Flood Resilience Code Amendment

YourSAy

Project: New planning rules to support River Murray flood-resilient redevelopment

BANG THE TABLE engagementHQ

VISITORS	
	124

CONTRIBUTORS			RESPONSES		
56			56		
19	37	0	19	37	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Respondent No: 1
Login: [redacted]
Email: [redacted]

Responded At: Jul 01, 2023 15:19:22 pm
Last Seen: Jul 01, 2023 15:19:22 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Rain water tanks

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

Up to a point the roof line also needs to be higher to be able to get different types of roof lines Completely stupid to have roof height at 4 m above floor Nuts

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

Yes and no Roof lines can not be all the same makes no sense

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 2
Login: [redacted]
Email: [redacted]

Responded At: Jul 05, 2023 21:13:07 pm
Last Seen: Jul 05, 2023 21:13:07 pm
IP Address: n/a

Q1.	**Please provide your name**	[redacted]
Q2.	**The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?**	Unsure
Q3.	**Please share why:**	not answered
Q4.	**Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?**	Unsure
Q5.	**Please share why:**	not answered
Q6.	**Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q7.	**Please share why:**	not answered
Q8.	**Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q9.	**Please share why:**	not answered
Q10.	**Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**	No
Q11.	**Please share why:**	not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

No

Q13. **Please share why:**

The idea of having 4 roller door on each side is a complete overkill. It was easy to see that even a 1 in a 100 year flood that single story & undercroft storage areas had very little structural damage from the strong water flows. I believe 2 open doors or roller doors are sufficient. Also these are our family homes & is a disgraceful & disrespectful decision not be able to have linings in the undercroft.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

No

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 3
Login: [redacted]
Email: [redacted]

Responded At: Jul 05, 2023 22:13:02 pm
Last Seen: Jul 05, 2023 23:49:30 pm
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

These height amendments are ridiculous and are added a significant costs to owners who are wanting to rebuild, but rebuild at 4 meters to the first floor?? Our floor was at 2.4 meters, if we were at 2.7 meters we would not have an issue as the water would not have got into the top level. I believe all first floor building heights should be capped at 3.0 meters. My reference to heights here is for Blanchetown.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q9. **Please share why:**

Not fussy about this as we have no buildings behind us.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

Protect the River at all costs.

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?** — Yes

Q13. **Please share why:**

Inimise what can be damaged by floods, however if under Croft heights are 4 meters not many people will be filling these areas in.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?** — Unsure

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?** — Yes

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — Yes

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — Unsure

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

Reiterate the revised building height for Blanchetown is an overkill and should be capped at 3.0 meters.

Respondent No: 4
Login: [redacted]
Email: [redacted]

Responded At: Jul 06, 2023 12:26:53 pm
Last Seen: Jul 06, 2023 03:48:29 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Seems reasonable

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

Seem reasonable

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

I feel that providing one keeps the maximum roof ht to 8m we should be allowed to put the finished floor level as high as we feel comfortable. Most of us are going to have to self insure our new structures so every cm of elevation is insurance. With climate change I dont confident about the modeling for future floods. The 1956 flood is said to be a !:250 year event but who could say with confidence the is not higher than that??????

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

It would be nice if we could go higher. I dont believe they will be an eye sore. Look at Amsterdam they know how to build in flood zones. On my property going higher would have little effect on the "ambience" from the river because the trees would obscure it from the river.

Q10.	**Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**	Yes

Q11. **Please share why:**

They seem reasonable

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes

Q13. **Please share why:**

They seem reasonable

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes

Q15. **Please share why:**

They seem reasonable

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes

Q17. **Please share why:**

Its sensible

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes

Q19. **Please share why:**

Seem fair

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q21. **Please share why:**

unfamiliar with this area

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

Seem sensible

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

The finished floor heights and total height allowance issues are the critical issues. For my part I feel a finished floor level one meter above the recent peak is something I can live with. ie a risk I and my children are prepared to take. Anything less than that I'm not really comfortable with. While the clean up is going on I hope the government takes the opportunity to insist shack owners with as lot of junk on their properties get rid of it. So far I applaud the way the flood has been managed especially the clean up. KEEP UP THE GOOD WORK!

Respondent No: 5
Login: [redacted]
Email: [redacted]

Responded At: Jul 09, 2023 19:50:56 pm
Last Seen: Jul 09, 2023 19:50:56 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q9. **Please share why:**

Our house is located at Murray Terrace Cowirra. We have plans arranged with a builder for 300mm of land fill. House engineered to 3m off the groundpoles and overall the height within your proposed height. Guess the question for us is how this meets the 100 year height requirements. We are simply rebuilding on the same site but rather than 2 storey going to a pole house.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Unsure

Q11. **Please share why:**

We are assuming we are ok in the regard. We will be simply building on the old site which is accords the road from the river.

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q19. **Please share why:**

Need more info here.

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q21. **Please share why:**

Na to us.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

We are concerned re approval time frames and just want to get on with rebuilding. How long is it going to get what we believe are complying plans through the councils.

Respondent No: 6
Login: [redacted]
Email: [redacted]

Responded At: Jul 10, 2023 11:36:02 am
Last Seen: Jul 10, 2023 00:30:19 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Convenience

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

Could be a bit higher still in my view. A 3m clearance height to the underside of the 2nd story floor would be appropriate.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

Helps support the increase in second story floor height

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Unsure
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 7
Login: [redacted]
Email: [redacted]

Responded At: Jul 10, 2023 11:55:07 am
Last Seen: Jul 10, 2023 11:55:07 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** No

Q3. **Please share why:**

Our Residential development has all Freehold Properties above the 1956 Flood Level which at our location at Murbko is 1.00m above the proposed AHD 9.31 in the amendment

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

For all properties below the 1956 Flood Level.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

For all properties below the 1956 Flood Level.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

For all properties below the 1956 Flood Level.

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

Yes

Q13. **Please share why:**

For all properties below the 1956 Flood Level.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Yes

Q15. **Please share why:**

For all properties below the 1956 Flood Level.

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

Yes

Q17. **Please share why:**

For all properties below the 1956 Flood Level.

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

For all properties below the 1956 Flood Level I support the changes. I am not familiar with the area levels at Paisley but the area known as Ridgeway Estate was developed with all 42 properties, Power and Infrastructure above the 1956 Flood Level including continuous power supply and already has strict development requirements managed by Loxton Waikerie DC.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

These requirements are already in place at the Murbko Ridgeway estate Site and managed by Loxton Waikerie DC.

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

Why has there been no public engagement with the Ridgeway Estate Community and what appears to be no site visit or understanding undertaken by Department for Trade and Investment. What is the reason this amendment is being managed by this department when the Ridgeway area is well controlled by LWDC regarding the what construction can take place in the River Fringe Zone and the Department for Environment has managed the area of Crown Land directly adjacent to the River.

Respondent No: 8
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 10:02:49 am
Last Seen: Jul 11, 2023 10:02:49 am
IP Address: n/a

Q1.	**Please provide your name**	[redacted]
Q2.	**The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?**	Unsure
Q3.	**Please share why:**	not answered
Q4.	**Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?**	Unsure
Q5.	**Please share why:**	not answered
Q6.	**Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q7.	**Please share why:**	not answered
Q8.	**Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q9.	**Please share why:**	not answered
Q10.	**Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**	Unsure
Q11.	**Please share why:**	not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Unsure

Q13. **Please share why:**

not answered

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Unsure

Q15. **Please share why:**

not answered

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Unsure

Q17. **Please share why:**

not answered

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q19. **Please share why:**

not answered

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

I do not support the change from Rural Zone to Rural Shack Settlement Zone for Murbko. The front river facing boundary for all property owners is above the 1956 flood level. Most dwellings are set back from this and I would suggest sit are another 2-4 meters higher again at ground level. No properties come close to being inundated with the recent floods. Changing the zoning would simply add unnecessary costs to building with no benefits to the property owners.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

I oppose the change from Rural Zone to Rural Shack Zone for Murbko as the freehold land sits above the 1956 flood level and all properties would sit another 2-4 meters higher again at ground level. There was no threat to existing property owners with the recent 2023 flood. These changes would impose building restrictions and additional costs with no benefit to property owners in Murbko, the surrounding communities or the environment.

Respondent No: 9
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 10:34:15 am
Last Seen: Jul 11, 2023 10:34:15 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** not answered

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** not answered

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

not answered

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

not answered

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

not answered

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

not answered

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

Rigeway estate in murbko is above 1956 level

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 10
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 11:29:09 am
Last Seen: Jul 11, 2023 01:29:11 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** No

Q3. **Please share why:**

We're above 1956 flood level already

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** No

Q5. **Please share why:**

We're above 1956 flood level already

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

We're above 1956 flood level already

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

We're above 1956 flood level already

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

We're above 1956 flood level already

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	No

Q13. **Please share why:**

We're above 1956 flood level already

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	No

Q15. **Please share why:**

We're above 1956 flood level already

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	No

Q17. **Please share why:**

We're above 1956 flood level already

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q19. **Please share why:**

We're above 1956 flood level already

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

We're above 1956 flood level already

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

We're above 1956 flood level already

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

Is there some motive from council / government to enforce unnecessary changes to a development that was not affected by the floods. Our estate is above the 1956 flood.

Respondent No: 11
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 12:07:42 pm
Last Seen: Jul 11, 2023 02:07:44 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** No

Q3. **Please share why:**

question not clear

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** No

Q5. **Please share why:**

question not clear nor is the code

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

question not clear nor is the code

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

question not clear nor is the code

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

question not clear nor is the code

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	No

Q13. **Please share why:**

question not clear nor is the code

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	No

Q15. **Please share why:**

question not clear nor is the code

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	No

Q17. **Please share why:**

question not clear nor is the code

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q19. **Please share why:**

question not clear nor is the code

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

question not clear nor is the code

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

question not clear nor is the code

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 12
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 12:13:22 pm
Last Seen: Jul 11, 2023 12:13:22 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

All homes in Murbko are above the 56 level and no homes were impacted by the 2022/2023 flood so don't see any need in changing.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Unsure

Q11. **Please share why:**

Not applicable to Murbko

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Unsure

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Unsure

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Unsure

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

Cant see any reason for change considering all homes at Murbko are above 56 flood level and none were affected by the 2022/2023 flood. Am worried about property value and also insurance premium rising if we are regarded as a zone prone to flooding when we clearly are not. I am in lot 10 Murbko and the water would have to rise another 4 or so meters to threaten our home.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

I am all for changing the zones when the exiting zones are prone to flooding but not to any property that is above the 56 flood level.

Respondent No: 13
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 13:18:20 pm
Last Seen: Jul 11, 2023 13:18:20 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

The question does not provide any information regarding the alternative options.

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** No

Q5. **Please share why:**

Those above the 1956 flood level will be impacted unnecessarily.

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

Those above the 1956 flood level will be impacted unnecessarily.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

Those above the 1956 flood level will be impacted unnecessarily.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

Unsure

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

Yes

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

The buildings in Ridgeway Estate are all above the 1956 flood level and the Estate is not just a holiday shack location. Many homes are there and as such it is not a shack village. It has held the listing of estate for many years and as nearly all blocks are built on there is little, if any, room for growth.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 14
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 14:52:35 pm
Last Seen: Jul 11, 2023 14:52:35 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** No

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** not answered

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

not answered

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

not answered

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

not answered

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

not answered

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

Not applicable for Murbko

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 15
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 16:38:46 pm
Last Seen: Jul 11, 2023 16:38:46 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** No

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	No

Q13. **Please share why:**

not answered

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	not answered

Q15. **Please share why:**

not answered

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes

Q17. **Please share why:**

not answered

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	not answered

Q19. **Please share why:**

not answered

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

Ridgeway estate at Murbko did not have 1 house flooded as the houses are all above the 100 year flood height. There are areas like Idyll acres That have low lying properties and yes that needs to be addressed. Please re assess the and levels at Ridgeway estate as there was not even close t imminent risk of flooding to these houses. The water level barely reached the front of their properties let alone their houses further up. This is ridiculous to devalue these houses and make them red on a map as opposed the high side of Helbig Rd.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 16
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 17:54:21 pm
Last Seen: Jul 11, 2023 06:15:11 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Unsure

Q11. **Please share why:**

unclear of the impact

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

Yes

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

Yes

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q19. **Please share why:**

more clarity is required to require associated dwellings

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

Full transparency on full impact with changing part of the estate rezoned; clarity on the green lands around the dwellings on the estate and the water frontage/beaches. The roads and if the council is endevering to control private holdings. All dwellings in the estate are above he flood line, why is there a need to rezone?

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

What are the hidden aspects to rezoning Murbko estate as it sits above the AHD of 9.13m ? is this necessary?

Respondent No: 17
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 18:26:23 pm
Last Seen: Jul 13, 2023 04:23:36 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** not answered

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** not answered

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

not answered

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

not answered

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

not answered

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

not answered

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

With regards Murbko, all properties are above the 1956 flood level and thus should remain as zoned currently. No sound reason or need to rezone.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 18
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 19:45:06 pm
Last Seen: Jul 11, 2023 19:45:06 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

Ridgeway estate, Murbko

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

Ridgeway estate, Murbko

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

No

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Unsure

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

Yes

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

Ridgeway Estate is way above the 1956 flood line.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 19
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 20:16:55 pm
Last Seen: Jul 11, 2023 20:16:55 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

For areas below 1956 floods

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

For areas below the 1956 flood level

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q7. **Please share why:**

For areas below the 1956 flood area

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

For areas below the 1956 flood area

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes

Q13. **Please share why:**

not answered

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Unsure

Q15. **Please share why:**

not answered

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Unsure

Q17. **Please share why:**

For house below the 1956 flood plains

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q19. **Please share why:**

not answered

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

I do not support the rezoning as my residence is above the 1956 flood plain

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

I do not support the changes as my residence is not below the 1956 flood plain

Respondent No: 20
Login: [redacted]
Email: [redacted]

Responded At: Jul 11, 2023 21:23:39 pm
Last Seen: Jul 17, 2023 09:13:39 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Seems like a good option where the CWMS is not available

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

The 2022/23 flood does not represent future floods for the river. The risk of flooding and damage is borne by the property owner. The height of the finished floor should be based on normal pool height of the a flood allowance. Many areas are quite flat, requiring higher finished floor areas, where others are more elevated from the river. Many houses are build "in sympathy" with the existing height of the finished floor, even at 2.5 metres its excessively high in our community and creates privacy and other issues. I think the increase could be okay as long at its tempered with the site elevation and the existing dwellings in the community.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

if the elevated floor height is raised then the overall building height will be raised, this limit is not necessary and is driven by the change of the elevated finished floor height, which I said no to.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**

Yes

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

No

Q13. **Please share why:**

This is over restrictive and completely un justified. Wall linings can be in materials other then gyprock, I think this change assumes linings are not water resistant. Additionally, there is false assumption that having opening doors and less walls somehow assists with water flow of the river. The flow of water is in the river channel, dwelling impacted by flood water are largely inundated with water. I have a requirement to fit extra doors to our shed, this is unnecessary in most locations and adds zero benefit in a flood situation.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

No

Q15. **Please share why:**

This is at the risk of the caravan owner unless the Sate Government is now taking responsibility to remove these dwellings in a flood situation.

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

No

Q17. **Please share why:**

In most cases the flooding is inundation and walls, fences and dwelling have no impact on flood water flows, what we see in our area is a slow rise and fall in the water level. However, there maybe areas where there is significant flow, and obstructions may create additional issues, so these areas could be identified, rather than applying this to all areas on the map

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Yes

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

not answered

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

Removal able panels should remain as an option, Roller doors are expensive and not secure, they also sustain damage in a flood from corrosion. In most cases the flood water is not flowing....more its an inundation, so the need to open roller doors to help the flow of flood water is not based on any facts. This is certainly the case at Caunamont.

Respondent No: 21
Login: [redacted]
Email: [redacted]

Responded At: Jul 12, 2023 01:17:27 am
Last Seen: Jul 12, 2023 01:17:27 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

A simple but effective form of waste management

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

Yes

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

Yes

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

Murbko should be left as Rural Zone as this elevated above the 1956 flood plain. Please don't change something for the sake of it. The current zoning works well.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

Please leave Murbko zoning as is.

Respondent No: 22
Login: [redacted]
Email: [redacted]

Responded At: Jul 12, 2023 09:22:42 am
Last Seen: Jul 12, 2023 09:22:42 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

We do not support changes to land at Murbko from Rural Zone to Rural Shack Settlement Zone. Our properties did not flood as a result of the 2022-23 high river event. A finished floor level of 9.31HD is being proposed for all front row properties when all of our properties are above the 1956 flood level of 10.25 AHD. Land agents and interested buyers unfamiliar with the Estate who see this correspondence could easily and wrongly conclude that we are in a flood prone area. What are the unknown implications moving forward if the Estate is to be rezoned from "Conservation Zone" to Rural Shack Settlement Zone"? (Noting our property is a 120-year-old homestead - it is not a shack). Will additional subdivisions be allowed within the Estate? Will this affect our insurance premiums given we are above the 1956 flood levels and our properties did not flood as a result of the 2022-23 high river event?

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q9. **Please share why:**

not answered

Q10.	**Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**	not answered
Q11.	**Please share why:**	not answered
Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	not answered
Q13.	**Please share why:**	not answered
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	not answered
Q15.	**Please share why:**	not answered
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	not answered
Q17.	**Please share why:**	not answered
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	not answered
Q19.	**Please share why:**	not answered
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

We do not support changes to land at Murbko from Rural Zone to Rural Shack Settlement Zone. Our properties did not flood as a result of the 2022-23 high river event. A finished floor level of 9.31HD is being proposed for all front row properties when all of our properties are above the 1956 flood level of 10.25 AHD. Land agents and interested buyers unfamiliar with the Estate who see this correspondence could easily and wrongly conclude that we are in a flood prone area. What are the unknown implications moving forward if the Estate is to be rezoned from "Conservation Zone" to Rural Shack Settlement Zone"? (Noting our property is a 120-year-old homestead - it is not a shack). Will additional subdivisions be allowed within the Estate? Will this affect our insurance premiums given we are above the 1956 flood levels and our properties did not flood as a result of the 2022-23 high river event?

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

The proposal to rezone land at Murbko from Rural Zone to Rural Shack Settlement Zone is very concerning. Our properties are above the 1956 flood level and our properties did not experience any flooding as a result of the recent high river event. Our property is a 120-year-old homestead - it is not a shack.

Respondent No: 23
Login: [redacted]
Email: [redacted]

Responded At: Jul 12, 2023 10:15:38 am
Last Seen: Jul 12, 2023 10:15:38 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** not answered

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

In relation to rezoning of Murbko . ie Ridgeway Private Estate . Properties are already built above 1956 flood level and NO properties in this area were affected in the last flood .

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

See comment above

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** not answered

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

not answered

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

not answered

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

not answered

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

not answered

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

Relating to Re zoning of Murbko Ridgeway Private Estate. No properties in the estate were threatened by the most recent floods so see no need to Re zone the area for that reason . ALL properties are built above the 1956 flood level .

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

It is important that as a property owner , written accurate information is provided as to how this will effect our specific property . Eg will our views be impacted.

Respondent No: 24
Login: [redacted]
Email: [redacted]

Responded At: Jul 12, 2023 11:12:18 am
Last Seen: Jul 12, 2023 00:14:04 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Unsure

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	No

Q13. **Please share why:**

not answered

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Unsure

Q15. **Please share why:**

not answered

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Unsure

Q17. **Please share why:**

not answered

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q19. **Please share why:**

not answered

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

This rezoning should not apply to Ridgeway Estate as all shacks are way above the 1956 Flood line. No future risk

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 25
Login: [redacted]
Email: [redacted]

Responded At: Jul 12, 2023 11:12:29 am
Last Seen: Jul 12, 2023 00:40:12 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** No

Q5. **Please share why:**

No - This "Re-Zoning to Shack Settlement" should not apply to Ridgeway Estate (Murbko) as all freehold blocks are above the 56 flood line (10.25m AHD) and as proven by the recent flood are at very low risk of future flood event.

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

No - This "Re-Zoning to Shack Settlement" should not apply to Ridgeway Estate (Murbko) as all freehold blocks are above the 56 flood line (10.25m AHD) and as proven by the recent flood are at very low risk of future flood event.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

No - This "Re-Zoning to Shack Settlement" should not apply to Ridgeway Estate (Murbko) as all freehold blocks are above the 56 flood line (10.25m AHD) and as proven by the recent flood are at very low risk of future flood event.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

No - This "Re-Zoning to Shack Settlement" should not apply to Ridgeway Estate (Murbko) as all freehold blocks are above the 56 flood line (10.25m AHD) and as proven by the recent flood are at very low risk of future flood event.

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	No

Q13. **Please share why:**

No - This "Re-Zoning to Shack Settlement" should not apply to Ridgeway Estate (Murbko) as all freehold blocks are above the 56 flood line (10.25m AHD) and as proven by the recent flood are at very low risk of future flood event.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes

Q17. **Please share why:**

Yes - but this should not apply to Ridgeway Estate as this area should not be re-zoned as it was not recently impacted and is not a high flood risk in the future. Ridgeway estate free-hold lots a all above the 56 flood line.

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

No - This "Re-Zoning to Shack Settlement" should not apply to Ridgeway Estate (Murbko) as all freehold blocks are above the 56 flood line (10.25m AHD) and as proven by the recent flood are at very low risk of future flood event. Re-zoning this Estate will suggest that the blocks and dwellings are of elevated flood risk (which they are not) and will impact insurance costs and re-sale value for no valid reason.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 26
Login: [redacted]
Email: [redacted]

Responded At: Jul 12, 2023 11:31:08 am
Last Seen: Jul 12, 2023 11:31:08 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not sure if/how that may or may not effect us at Ridgeway Private Estate - Morgan

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not sure what that actually means !

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

All of the Murbko subdivision is above the 1965 flood level of approx 10,25 AHD. Therefore finished floor level of 9.31 AHD has no relevance at all any of the land in the Murbko subdivision as the whole subdivision is extremely unlikely to ever be subjected to flooding. I have to ask - what is the point of all this ?

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

refer to question 7 answer

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

refer to question 7 answer

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?** — No

Q13. **Please share why:**

refer to question 7 answer

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?** — Yes

Q15. **Please share why:**

to prevent future flood damage

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?** — Yes

Q17. **Please share why:**

refer to question 15 answer

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — No

Q19. **Please share why:**

refer to question 7 answer

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — No

Q21. **Please share why:**

Regarding Murbko: A - what is the point ? B - how will this benefit anyone within the Murbko subdivision? C - I object to the Murbko Subdivision being referred to as a "Rural Shack Settlement because it is not a shack settlement. It is a Private Estate whereby all land holders are members of the Estate which has constitution that prevents "shack" type dwellings

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

refer to question 7 answer

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

The changes to the Murbko Settlement have been ill conceive and bare no relevance at all to what the actual situation is. THere is absolutely no need for any of these changes. Whoever came up with this proposal has it all wrong simply because the every square meter of subdivided land is above the 1956 flood level of approx 10.25mt

Respondent No: 27
Login: [redacted]
Email: [redacted]

Responded At: Jul 12, 2023 13:32:03 pm
Last Seen: Jul 12, 2023 13:32:03 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Unsure

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

Unsure

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Unsure

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

Unsure

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

This initiative is obviously predicated on concerns of and response to the flooding. For which the properties on Ridgeway estate, Murbko were never at risk of. All properties on the state are above the 1956 flood line. Respectfully, the proposed for Ridgeway is an overreach and irrelevant

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 28
Login: [redacted]
Email: [redacted]

Responded At: Jul 13, 2023 13:13:07 pm
Last Seen: Jul 13, 2023 13:13:07 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

Yes Where it is Below 1956 Flood level

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes

Q13. **Please share why:**

Where it is Below 1956 Flood level Only

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes

Q15. **Please share why:**

So they can be Moved.

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes

Q17. **Please share why:**

not answered

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q19. **Please share why:**

Pontoons are Fine as they can be moved.

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

Ridgeway Estate - Murbko Already Designed above 1956 Flood level

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

Below the 1956 Flood level only

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

No Changes to Zoning In Ridgway Estate - Murbko as it was designed as per Loxton-Waikerie Council to be above 1956 Flood levels and due to Elevation is quite safe in Normal and Extreme flood levels..

Respondent No: 29
Login: [redacted]
Email: [redacted]

Responded At: Jul 13, 2023 16:53:39 pm
Last Seen: Jul 13, 2023 16:53:39 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** not answered

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes

Q13. **Please share why:**

not answered

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes

Q15. **Please share why:**

not answered

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	not answered

Q17. **Please share why:**

not answered

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	not answered

Q19. **Please share why:**

not answered

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

At murbko they are not shaks they are houses it should be left as rural zone..... if rezoning happens the value of my property will go down this is not fair. We are above the 56 flood level so why should we be rezoned

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

I agree with building process below the food level but why make it hard for ppl above the flood line

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

Listen an take into count of ppls views an anderstand their concerns

Respondent No: 30
Login: [redacted]
Email: [redacted]

Responded At: Jul 14, 2023 23:30:20 pm
Last Seen: Jul 14, 2023 23:30:20 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q7. **Please share why:**

Is the height going to be assessed in relationship to your ground level above sea level?

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q9. **Please share why:**

Same answer as Question 7 in relationship to sea level

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Unsure

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Unsure

Q13. **Please share why:**

Doesn't concern us in our situation.

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Unsure

Q15. **Please share why:**

Doesn't concern us in our situation.

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Unsure

Q17. **Please share why:**

Doesn't concern us in our situation.

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes

Q19. **Please share why:**

not answered

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q21. **Please share why:**

Doesn't concern us in our situation.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

No

Respondent No: 31
Login: [redacted]
Email: [redacted]

Responded At: Jul 15, 2023 04:07:42 am
Last Seen: Jul 15, 2023 04:07:42 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Allseptic waste needs to be sealed and contained

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** No

Q5. **Please share why:**

No . simply because no further development should be allowed on natural floodplains

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

No . simply because no further development should be allowed on natural floodplains. Finished floor levels wont make a difference in the long run. History has proven that.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

So now we want to build bigger and higher structures to blight the landscape even more? Simply no further development on Floodplains

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

if that means building on higher ground definitely yes. No if it still allows them to build on the floodplain.

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?** — Unsure

---

Q13. **Please share why:**

wont make any difference as in 5 yrs time nobody will be checking

---

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?** — Yes

---

Q15. **Please share why:**

They should have already been transportable, but if a CV park was already on ground level then it should be allowed back as it was. Only new developments would need to be compliant to the new laws . Best option is no further development on flood plains . simple

---

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?** — Yes

---

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — Yes

---

Q19. **Please share why:**

once again 5 yrs time people will still be doing what they want along the river front as they have in the past.

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — No

---

Q21. **Please share why:**

There is no need to change zones , this is just a money grab and it has pretty much killed the Blanchetwon CV park

---

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

All i can see here is a money grab as per usual to little too late. Development should stopped some 30 yrs back and councils should have been more active in changing the building codes back then as we all kept saying but as usual gov and local gov dont listen to the people until to late. STOP any further development of the floodplains and streamline opening up more land above the 56 floodlevel in townships.

Respondent No: 32
Login: [redacted]
Email: [redacted]

Responded At: Jul 15, 2023 14:50:06 pm
Last Seen: Jul 15, 2023 14:50:06 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	No
Q13.	**Please share why:**	not answered
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	not answered
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes
Q17.	**Please share why:**	not answered
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No
Q19.	**Please share why:**	not answered
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q21.	**Please share why:**	not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 33
Login: [redacted]
Email: [redacted]

Responded At: Jul 16, 2023 20:33:34 pm
Last Seen: Jul 16, 2023 20:33:34 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** No

Q3. **Please share why:**

Hold it where dose it go ?? Go through our eflewent system

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Unsure
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	No
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 34
Login: [redacted]
Email: [redacted]

Responded At: Jul 17, 2023 21:52:58 pm
Last Seen: Jul 17, 2023 21:52:58 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Unsure
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 35
Login: [redacted]
Email: [redacted]

Responded At: Jul 18, 2023 11:54:05 am
Last Seen: Jul 18, 2023 11:54:05 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

Our Shack was built in 2000 and floor level was only allowed at the time to be 2.7m our property was built to 2.4 m. the 2023 flooded the house to 800mm so the new draft to raise heights is needed.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?** — Yes

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?** — Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?** — Yes

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — Yes

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — No

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 36
Login: [redacted]
Email: [redacted]

Responded At: Jul 18, 2023 13:15:13 pm
Last Seen: Jul 18, 2023 03:33:17 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 37
Login: [redacted]
Email: [redacted]

Responded At: Jul 19, 2023 12:33:08 pm
Last Seen: Jul 19, 2023 02:26:52 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Providing there is a plan in place for pumpout procedure

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

if the standard is 56 flood height it should be adhered to

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	No

Q13. **Please share why:**

not answered

Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Unsure

Q15. **Please share why:**

Usually parks are located on flood plains and should have a back up plan for such an event

Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes

Q17. **Please share why:**

not answered

Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes

Q19. **Please share why:**

not answered

Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 38
Login: [redacted]
Email: [redacted]

Responded At: Jul 20, 2023 19:59:35 pm
Last Seen: Jul 20, 2023 08:51:18 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Is one more risk reduction measure

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

The river environment stands on it's own for tourism.

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

It makes sense, and reduces insurance expenses across the wider policy holder base.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

The river's amenity is a shared feature between locals, through-tourism and seasonal occupants. Any development should be finished in manner which maintain enduring appeal across generations.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

The cost and compromise should be borne by those directly benefiting from river frontage

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 39
Login: [redacted]
Email: [redacted]

Responded At: Jul 21, 2023 03:48:55 am
Last Seen: Jul 20, 2023 17:42:22 pm
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Unsure

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Unsure
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Unsure
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Unsure
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

If you do not require councils to enforce no go zones for building in flood areas, even when it goes against their natural greed and conflicted interests, there is no hope of a fix. Councils know the flood areas and still persist in releasing land to the public knowing full well that disaster is coming - not for the council but for the unsuspecting consumer.

Respondent No: 40
Login: [redacted]
Email: [redacted]

Responded At: Jul 21, 2023 19:42:15 pm
Last Seen: Jul 21, 2023 09:30:10 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

I'm not aware that they were in issue in 2022/2023

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

not answered

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

not answered

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

Yes

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

not answered

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

Because I don't think there should be shacks on floodplains.

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

I guess this isn't the forum to say so, but I would like the government to make it very clear to anyone building/owning buildings, on floodplains that there will be no handouts to assist in future floods, AND fines for landowners who do not suitably clean the property up prior to a flood to avoid theiritems being washed downstream and out to sea.

Respondent No: 41
Login: [redacted]
Email: [redacted]

Responded At: Jul 24, 2023 14:21:26 pm
Last Seen: Jul 24, 2023 05:21:08 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** No

Q3. **Please share why:**

Too easy to abuse by not pumping out and letting waste enter the river. If you want to try this, the tanks MUST be located upstream of the residence so the owner can live in their own waste.

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** No

Q5. **Please share why:**

I don't believe there is a "character" that a building constructed for flood mitigation is more or less than any other building.

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

Just apply the 1956 flood level planning rules that worked for 70 years. If people build below that, it is their problem. You can never plan or legislate against bad practices or illegal development.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

Not above tree levels or similar.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

The bank and river-bank interface are as important as the river for biota.

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?** No

Q13. **Please share why:**

It won't make any difference as people creep afterwards and as time passes.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?** Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?** No

Q17. **Please share why:**

It won't make any difference overall. People are very good at not following rules, so why legislate? Will there be a greater enforcement role created to make these rules stick?

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q19. **Please share why:**

Jetties and pontoons should be removed.

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q21. **Please share why:**

They are zoned that way for a reason; what is different now?

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

If people followed the 1956 rules in the planning code, most of the problems this PA is trying to fix would not exist. People enclose, open areas, then add a bathroom, bedroom etc, all breaking the law. These PA won't change all that much in preventing flood damage except for some new constructions. And if the next flood is higher, will you do all this again?

Respondent No: 42
Login: [redacted]
Email: [redacted]

Responded At: Jul 24, 2023 20:17:44 pm
Last Seen: Jul 24, 2023 20:17:44 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	No
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 43
Login: [redacted]
Email: [redacted]

Responded At: Jul 26, 2023 10:36:19 am
Last Seen: Jul 26, 2023 10:36:19 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** No

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** No

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

We're already 3.2m floor level off ground and was flooded a metre deep in top floor. Home now has to be demolished

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

Paisley needs to be an exemption to relieve we were all wiped out from floods

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

There should be no setbacks to enable us to move forward

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Unsure
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 44
Login: [redacted]
Email: [redacted]

Responded At: Aug 04, 2023 12:12:16 pm
Last Seen: Aug 04, 2023 12:12:16 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

Flooding is part of a water system, and there's no knowing what impact on the environment will be in the future, we can only go by the past and these changes your making based on a flood that was not as high as the 57 flood.

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

Because you have not made any adjustments to the maximum hight of the dwelling, there needs to be a sliding scale for maximum hight should the floor hight be greater then let's say 3 meters above natural ground being natural ground is 7 meters above sea level Leaving only 5 meters from floor to top of roof issue is if you don't have the area to build a reasonable sized floor area the only option is up and with the new energy rating requirements for building is challenging if requiring a racked ceilings to stay under the max 8 meters and this becomes more difficult should the floor need to exceed 3 meters above sea level.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**

No

Q11. **Please share why:**

For it’s not really an issue, but there are those that don’t have the room for set back and with many dealings with numerous councils in the past they lack common sense and are never flexible on a case by case you can’t have a blanket rule when as not ever property is the same.

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

Unsure

Q13. **Please share why:**

Again these should be a case by case options as stated before that not all property’s fit into your idea of one size fits all.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Unsure

Q15. **Please share why:**

It makes for reasonable logic, but why not look at a building that can float up and down on poles this would reduce a massive cost to the caravan park to have buildings relocated should the need arise.

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

No

Q17. **Please share why:**

I found that needing to have removable walls or doors on the sides related to the direction of river flow is ridiculous as water is fluid so if there’s a opening that faces the river water it will still flow in and out regardless and don’t even come back with it’s to do with the force of water on that face water by nature will go around blockages.

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q19. **Please share why:**

Unsure leaning to no due to never agreeing with current rules for jetties.

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

It's no due to how the councils will interpret the word detract what one person sees as ugly another may see as nice, all I see so far from most of the proposed changes is government over reaching there need for more control, this is a dangerous and slippery slope owners have survived flooding issues for decades along the Murray even before locks where ever in place from my experience any time man tries to control nature we generally stuff it up.

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

Over all I feel you have some valid ideas but I feel you are rushing to make these changes just because you think you need to look proactive, and if we look at past events when governments rush stuff it usually never done well, I'd much rather see it take years to develop changes and strategies based on good ideas from a vast variety of professionals and locals involvement and not this computer survey as the ones that have seen the worst probably do not have a computer talk to those who have seen many changes along the river then to see knee jerk reactions take place as our governments are well known for.

Respondent No: 45
Login: [redacted]
Email: [redacted]

Responded At: Aug 04, 2023 14:11:18 pm
Last Seen: Aug 04, 2023 14:11:18 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** No

Q3. **Please share why:**

Sewer in flooding times should be pumped outside flooding area

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

Don't know what that even means

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

I thought there was already rules referencing 1956 flood data

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q9. **Please share why:**

If people want to build in a flood zone or against the rules, I'm sure the insurance companies will not accept the risk

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

The riverbank is dynamic, and most human engineering can be overcome by the power of the water/environment

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?** — Yes

Q13. **Please share why:**

I guess there was rules already broken

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?** — Yes

Q15. **Please share why:**

Quite a few are already relocateable. The others probably can be refurbished or

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?** — Unsure

Q17. **Please share why:**

The river flowing over the banks travelled st different speeds according to the lay of the land. If the flow is high, then lightly constructed buildings are damaged. Some structures don't get any great water speed.

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — No

Q19. **Please share why:**

Jetties seen to survive under water and pontoons float. The design though needs to allow oscillation for flood hight

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — No

Q21. **Please share why:**

Out of my care area

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

Most people build a nice house. My concern are ugly concrete retaining walls and other poorly denigrated bank erosion generally caused by human interaction, eg reed removal etc

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

Our house is meters above the 1956 flood level So I think I am safe

Respondent No: 46
Login: [redacted]
Email: [redacted]

Responded At: Aug 05, 2023 10:28:18 am
Last Seen: Aug 05, 2023 10:28:18 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

We already have a sewer system installed at South Punyelroo.

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

To limit future damage.

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

Our neighbor missed out by about 400mm, so if we go higher we would be fairly safe.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

Unsure

Q13. **Please share why:**

By the new amendment, it shows roller doors to cover in a boat storage area under a 2 story shack, but it also shows some walls in between the roller doors. I would rather this option because of the cost of the roller doors.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

Yes

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Yes

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Yes

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 47
Login: [redacted]
Email: [redacted]

Responded At: Aug 06, 2023 17:53:52 pm
Last Seen: Aug 06, 2023 17:53:52 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

Minimum FFL proposed in draft at Lot 6 River Reserve Road Swan Reach is 7.46 AHD , believe this is based on 2002/2023 flood level reaching 6.99 AHD (as noted in all river level doc,s) , We had our block / shack surveyed/ pegged Friday 28/07/2023 by Cameron Lock Surveying, this included all AHD levels on block and existing shack. On inspection Friday 04/04/2023 it became evident that the river level in 2022/2023 flood did not reach 6.99 but actually 6.55 as measured to AHD level on existing shack. (water mark on building) To comply with proposed FFL of 7.46 our shacks FFL will be 3.5 mtrs above natural ground level and approx 1.0 mtrs above previous flood, not only that block falls to river and FFL at riverside would be approx 4.0 mtrs. As FFL has been determined by noted 6.99 flood level and this being incorrect to 450 mm , FFL needs to be revalued to come in line with actual flood height reached Ie FFL of approx 6.9 to 7.0 AHD

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10.	**Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**	Yes
Q11.	**Please share why:** not answered	
Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes
Q13.	**Please share why:** not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Unsure
Q15.	**Please share why:** not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes
Q17.	**Please share why:** not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q19.	**Please share why:** not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 48
Login: [redacted]
Email: [redacted]

Responded At: Aug 15, 2023 13:01:06 pm
Last Seen: Aug 15, 2023 13:01:06 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

To reduce the risk of effluent escaping into the river system, and stopping the smell of faulty traditional septic tank systems

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

Most of the proposals make good common sense, but I am unsure why increasing the bottom level of living space from 15sqm to 60sqm is necessary ? For years we have been restricted to building area on ground floor because of the damage flooding can cause !

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

some riverfront shack areas are positioned barely above the river pool level, therefore 2.5 metres is hardly enough to avoid the 2022 flood, let alone a 56 event

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

flexibility to future upstairs living space

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

as long as it is common sense setback planning, not just a line on a map! Most areas that are already settled have their own set back character established

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes

Q13. **Please share why:**

So basic shacks can be upgraded to be seen as suitable for 2023 living. Not restricted to their old shape and ugly design

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes

Q15. **Please share why:**

makes good common sense

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Unsure

Q17. **Please share why:**

need to do more research

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure

Q19. **Please share why:**

I am not able to find the amendments proposed?? What are they please?

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

Protecting the natural beauty of the waterfront for unsightly buildings. I suggest there should be a rule that states that any exisiting ancillary buildings must be relocated to behind the dwellings to further beautify the waterfront

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

I am very concerned that allowing shack owners to erect 'temporary' storage sheds and caravans for 'temporary' accomodation (whilst the flood clean up/ rebuilding is going on), will not be policed and actioned to be removed in the future. The shack areas already look like a tired trailer park due to the many extra caravans and sheds that have been hastly positioned in front of the dwellings after the flood. I understand why the Dept is allowing it, but I am certain there will not be a govt dept or group of authorised individuals that are strong and determined enough to initiate the removal of these new additions to the river flood plain, when the time comes to remove them. As a 20 year plus resident in the Mannum shack area Bolto, i am very concerned these caravans and temp sheds will stay forever and just ruin the natural look of our river settlements.

Respondent No: 49
Login: [redacted]
Email: [redacted]

Responded At: Aug 15, 2023 18:34:53 pm
Last Seen: Aug 15, 2023 18:34:53 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Holding tanks once establishedare full off water (or can be filled) and therefore pose no risk in flood events - especially if in established condition.

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

We should be allowed to build on the ground, these building restrictions (including current ones) add $150000 to a build. This money could be saved and used to renovate the property IF another flood event happens (the interest from that money alone would pay most of the renovation over time). Current rules are too restrictive, but clear...We are on the waterfront, are we now going to end up a m higher than our neighbours, whose 2nd storey was fine during this last UNPRECEDENTED flood event? Or let us build on the ground using removable structures.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

It makes no difference if one shack is a little taller than the other, allows some character rather than everyone building the same shack.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**

Unsure

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

No

Q13. **Please share why:**

60m2?!?! So we loose another 15m2 and what does this achieve? My house looks like a mushroom next to my neighnours and I can store less than them, because they built 2 years ago. 15m2 of removable panels makes ZERO difference in a flood event and is purely a move by the council/sa Government to exercise power over new builds. What is wrong with what there was 56m2 and 15m2 we area...WHY DOES THIS NEED CHANGING? We will have three roller doors which proved 100% effective for our neighbours.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

No

Q15. **Please share why:**

Their choice. And let me build removable structures on my block too!

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

No

Q17. **Please share why:**

No new development is occurring on the river at least around Walker Flat.less requitrements on what we can do on our own property.

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

They have nothing to do with the unprecedented flood event and discourage people from doing different things, causing the river front to look like something out of a demented persons version of utopia.

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 50
Login: [redacted]
Email: [redacted]

Responded At: Aug 17, 2023 10:51:47 am
Last Seen: Aug 17, 2023 10:51:47 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Ease of use

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

Should have been done along time ago. We constructed an extension prior to flood and asked to go higher but was rejected. Now we caught in the middle of this mess. New at 2.5 and old at 2.3. If we replace old section would have to be 3 to 4 metres?

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

Any changes will help but all too late!

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Unsure

Q11. **Please share why:**

not answered

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?** — No

Q13. **Please share why:**

They r 2 restrictive and have downsized shed size as I read it 54 to 40 sq.m

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?** — Unsure

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?** — Unsure

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — not answered

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** — Yes

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

No mention of existing properties and how any developments or additions would be affected!

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

The whole document is too large and not easily read or understood. Again does not seem to relate to total rebuilds as opposed to fixing existing!

Respondent No: 51
Login: [redacted]
Email: [redacted]

Responded At: Aug 20, 2023 10:31:52 am
Last Seen: Aug 20, 2023 10:31:52 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** not answered

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** not answered

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** No

Q11. **Please share why:**

We need all shacks and new dwellings to be uniform and be the same level along the river front .. not different setbacks for rebuild .. if i want to build my new dwelling in line with my neighbours there should be no ruling why i can't ..

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?** not answered

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?** not answered

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?** not answered

Q17. **Please share why:**

not answered

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** not answered

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

No

Q23. **Please share why:**

the land along the river in bolto is quite small so we need to (if we want) to build as big as we can without anymore rules telling us we can't

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

i don't know why we can't have more than 60m2 enclosed area and 15m2 wet area ?? as long as we have a direct clear access to the river under the dwelling??? everyone now has a lot more gear to store (boats and jet skis) it makes it really hard to bring these items up every time we travel to the river ..

Respondent No: 52
Login: [redacted]
Email: [redacted]

Responded At: Aug 21, 2023 20:52:21 pm
Last Seen: Aug 21, 2023 10:14:36 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

A reasonable storage solution

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Unsure

Q11. **Please share why:**

Don’t understand the question

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

Unsure

Q13. **Please share why:**

not answered

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Yes

Q15. **Please share why:**

The flood caused many parks to go under and or suffer the consequences

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

No

Q17. **Please share why:**

People should be free to do what the wish on their property

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

not answered

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

not answered

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

not answered

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 53
Login: [redacted]
Email: [redacted]

Responded At: Aug 22, 2023 10:11:25 am
Last Seen: Aug 21, 2023 23:23:28 pm
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** No

Q3. **Please share why:**

not answered

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Yes

Q5. **Please share why:**

not answered

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

not answered

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

not answered

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

not answered

Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	Yes
Q13.	**Please share why:**	
	not answered	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	
	not answered	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes
Q17.	**Please share why:**	
	not answered	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Yes
Q19.	**Please share why:**	
	not answered	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q21.	**Please share why:**	
	not answered	

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Yes

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

not answered

Respondent No: 54
Login: [redacted]
Email: [redacted]

Responded At: Aug 22, 2023 10:14:01 am
Last Seen: Aug 22, 2023 10:14:01 am
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Yes

Q3. **Please share why:**

Need to stop wastewater from entering water courses

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

Building on the flood plain means that you have to deal with flooding period. If the government & council want to allow this, then they must preserve funds for future events. Mandatory insurance that is back by local council and state government. Next, as we have a state labor government and we will live in a liberal seat, there was reluctance to treat this as a real threat. We have the ESL tax, that is to be used for these purposes and not as tax. Most of the councils in the flood effected area have the highest council rates and incompetence (Berri Barmera, Loxton etc) 6 Months after the event, there are roads/parks that are still closed. Why? Councils are blaming lack of resources. Incompetence. We need a natural disaster authority similar to USA.

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q7. **Please share why:**

You build on a flood plain, make the necessary plants

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

You build on a flood plain, make the necessary plants

Q10.	**Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**	No
Q11.	**Please share why:**	
	You build on a flood plain, make the necessary plants	
Q12.	**Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**	No
Q13.	**Please share why:**	
	You build on a flood plain, make the necessary plants	
Q14.	**Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**	Yes
Q15.	**Please share why:**	
	You build on a flood plain, make the necessary plants	
Q16.	**Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**	Yes
Q17.	**Please share why:**	
	You build on a flood plain, make the necessary plants	
Q18.	**Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	Unsure
Q19.	**Please share why:**	
	You build on a flood plain, make the necessary plants	
Q20.	**The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**	No

Q21. **Please share why:**

Protect the environment and not peoples holiday homes

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?** Yes

Q23. **Please share why:**

You build on a flood plain, make the necessary plants

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

If you build on the floodplain, you have to accept flooding. Councils and governments are not responsible for flooding

Respondent No: 55
Login: [redacted]
Email: [redacted]

Responded At: Aug 22, 2023 20:59:24 pm
Last Seen: Aug 22, 2023 11:04:58 am
IP Address: [redacted]

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** Unsure

Q3. **Please share why:**

My answer depends very much on size and location of those tanks. At present the information presented is not sufficient.

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

Information presented is vague with little reference or explanation of 'Character'

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Unsure

Q7. **Please share why:**

The new FFL heights are a welcome update. However their dependence on 1970s AHD data (Mean Sea Levels) is questionable. Given the immense data collected from the last flood (hopefully including extrapolation of the impact of unwarranted levees) I would assume a case by case / area by area determination would be far more equitable.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q9. **Please share why:**

While the increase in FFL to 3m is a very welcome rational change, the 8 m max roof height causes significant issues re roof and building design. At Morgan / Beaumonts we have been told by PlanSa that with a FFL of 3m we will be restricted to a max build height of 4 m above the FFL. From a simple laymans understanding my other co-owners thought we would have 5m. Ie 8 subtract 3. However, as i pointed out, we have received official emails stating 4m will be the limit. My concern is this : With standard ceiling heights of 2.7m , we will be restricted to a roof cavity / max height of 1.3m . This will be insufficient for a Split Skillion or hip design, will mitigate against water and rain water disbursement during the frequent very heavy sub-tropical rain storms we have experienced in recent years. Given climate change we will probably see more of those events in the future. The shallow roof is not suitable for ducting, does not allow for improved Solar arrays and hence energy conservation . Finally it demands shallow angles that are simply not aesthetic or in character with good architectural design. We do not require a monstrous roof height, (a max build height of 8.6 to 9.0 would suffice) but 8.0m is a figure that appears not to have been determined by qualified architects and designers. ?????? Finally, there are several existing shacks in our vicinity that exceed 8m in total height.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?** Yes

Q11. **Please share why:**

I agree in principal, however there are many shacks located almost on top of the normal pond leve

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?** Yes

Q13. **Please share why:**

Given previous regulations, the changes are more flexible and rational. Obviously there are many existing shacks which have not exactly followed Mid Murray Council regulations.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?** Yes

Q15. **Please share why:**

NO I veeBrainer, and sensibly this may stop the building of unwarranted levees that unduly impacted on structures immediately opposite such levees. Referring to 1974 flood data, the 'new' levee built for the Morgan Caravan Park resulted in a 400mm increase for the same flow rate period. We would still have had water enter our second level rooms, but not to the same extent.

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?** Yes

Q17. **Please share why:**

'Dwelling additions or alterations' should be changed to include 'all structures' including levees . From whatb ve we were told, Levees in some cases that did not receive approval or were inspected.

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Yes

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

No

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

'adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfront' This is not always possible! A case by case basis, where land owners are able to exercise rational and aesthetic design within the constraints of their land, access and functional use.,

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

The opportunity to conduct Face to face or direct contact discussion re the issues land owners have would be appreciated.

Respondent No: 56
Login: [redacted]
Email: [redacted]

Responded At: Aug 25, 2023 16:31:05 pm
Last Seen: Aug 25, 2023 16:31:05 pm
IP Address: n/a

Q1. **Please provide your name** [redacted]

Q2. **The draft Code Amendment includes reference to holding tanks being an acceptable form of wastewater management.Do you support this update?** No

Q3. **Please share why:**

So far we have not seen any proof that Septic Systems have or are creating the issues that we get told. A good septic system with a good drainage underground will provide very good filtering naturally in my honest opinion. BUT if holding tanks are the way to stop the ridiculous CWMS systems of huge costs for small shack areas (under 20) then yes totally agree do it this way.

Q4. **Do you support the reference in the draft Code Amendment to the potential character impacts of flood mitigation?** Unsure

Q5. **Please share why:**

Can not actually find what this question is related too?? Draft Code Amendment to the potential character impacts etc...

Q6. **Do you support the updated elevated finished floor level height criteria in the draft Code Amendment?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** No

Q7. **Please share why:**

The updated levels should be voluntary if that is what is wanted in building new premises. To be able to possibly predict all flood levels is just not possible and the system is capable of far greater than has been recently seen and bigger than 56. There is amble natural evidence, if one cares to go looking.

Q8. **Do you support updates in the draft Code Amendment regarding maximum upper building level height?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)** Yes

Q9. **Please share why:**

If finished floor level is to be raised then logic also says overall height needs to be changed too. Pretty sure current is 6.8 metres, so extra 1.2 metres would help with that if needed. In some cases that still will not be enough in a big flood for some.

Q10. **Do you support the update regarding using measures such as setbacks to protect development from river flooding or riverine processes, avoiding the need for river protection works?**

No

Q11. **Please share why:**

Honestly do not see the point, in most places any setback will not help as many shack areas the flooding comes in from behind too. Most Riverfront properties are Riverfront because they are flood plain.. Not all but generally. No amount of set back will change that.

Q12. **Do you support the updates in the draft Code Amendment regarding design of additions to existing single storey dwellings and/or the design of under croft storage areas?**

Unsure

Q13. **Please share why:**

Additions to Single storeu dwellings, can not see any reason not to be able too. As to Under Croft storage,No changes really needed now, biggest issue with last flood was incorrect slow information from Government that many people chose to listen too. Even when long term residents and kowledgable people of the River were saying otherwise. Any lift up/removable under panels were unable to be as many lost access to their shack and unable to do what needed to be done.

Q14. **Do you support updates regarding the design of buildings and structures within a caravan or tourist park, or requiring habitable buildings and structures in a caravan park to be relocatable?**

Yes

Q15. **Please share why:**

not answered

Q16. **Do you support updates regarding requirements for dwelling additions or alterations to not impede floodwaters and fluctuating pool levels?**

No

Q17. **Please share why:**

To make this work, would need all dwellings to be removed. As long as it can flow through it is not a major issue - I personally been through 8 with our family property, none were really a big issue, the 'OLD Shack' was built to take floods..... Sadly we can no longer build like that as engineering has totally outsmarted itself in this area. Many of the older pre-1970 dwellings did ok in many floods. Modern materials now required do not do well in submerged waters.

Q18. **Do you support updates in the draft Code Amendment regarding jetties and pontoons associated with a dwelling?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q19. **Please share why:**

not answered

Q20. **The draft Code Amendment proposes rezoning:land at Paisley from Conservation Zone to Rural Shack Settlement Zoneland at Murbko from Rural Zone to Rural Shack Settlement Zone.Do you support these changes?(If you would like to provide feedback regarding a particular location, you may prefer to use the mapping tool.)**

Unsure

Q21. **Please share why:**

not answered

Q22. **The draft Code Amendment proposes changes to the Rural Shack Settlement Zone, including:adding a requirement for residential ancillary buildings to be sited and designed so as not to detract from the waterfrontadding reference to sites with a direct river frontage regarding requirements for primary street setbacks for carports and outbuildings to streamline the approvals process.Do you support these changes?**

Unsure

Q23. **Please share why:**

not answered

Q24. **Is there any other feedback you would like to share regarding the draft River Murray Flood Resilience Code Amendment?**

It is a shame that people who really know this River are not really asked and often played lip service to.. Sadly you got it all very wrong in the last one, many of the 'Oldies' predicted it a very long way out.. Unless you have a bag full of "Academic' qualifications you are not listened to or taken seriously.. Sadly the way the world has gone and yet - The University of Life will trump an academic untested Qualifications any day of the week. Just my personal opinion..

YourSAy website summary report

Summary Report

27 April 2021 - 27 August 2023

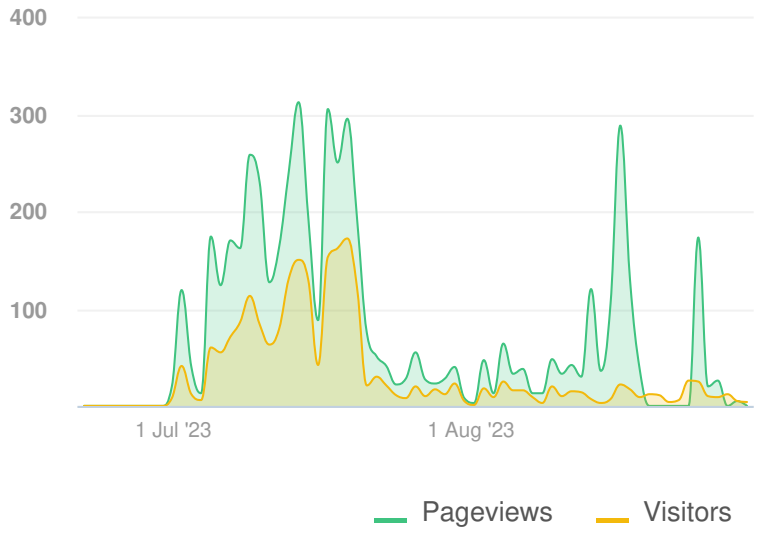
YourSAy

PROJECTS SELECTED: 1

New planning rules to support River Murray flood-resilient redevelopment

FULL LIST AT THE END OF THE REPORT

Visitors Summary



Highlights

TOTAL VISITS
2.5 k

MAX VISITORS PER DAY
172

NEW REGISTRATIONS
15

ENGAGED VISITORS
57

INFORMED VISITORS
552

AWARE VISITORS
1.9 k

PARTICIPANT SUMMARY

ENGAGED
INFORMED
AWARE

57 ENGAGED PARTICIPANTS

	Registered	Unverified	Anonymous
Contributed on Forums	0	0	0
Participated in Surveys	19	37	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	3	0	0
Contributed to Ideas	0	0	0

** A single engaged participant can perform multiple actions*

	(%)
New planning rules to suppo..	57 (3.0%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

552 INFORMED PARTICIPANTS

	Participants
Viewed a video	17
Viewed a photo	0
Downloaded a document	280
Visited the Key Dates page	147
Visited an FAQ list Page	122
Visited Instagram Page	0
Visited Multiple Project Pages	467
Contributed to a tool (engaged)	57

** A single informed participant can perform multiple actions*

	(%)
New planning rules to suppo..	549 (29.0%)

** Calculated as a percentage of total visits to the Project*

ENGAGED
INFORMED
AWARE

1,894 AWARE PARTICIPANTS

	Participants
Visited at least one Page	1,894

** Aware user could have also performed an Informed or Engaged Action*

New planning rules to suppo..	1,894

** Total list of unique visitors to the project*

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ENGAGEMENT TOOLS SUMMARY

0	1	0	0	0	0	0	1	0
FORUM TOPICS	SURVEYS	NEWS FEEDS	QUICK POLLS	GUESTBOOKS	STORIES	Q&A'S	PLACES	

SURVEYS SUMMARY

1	Surveys
56	Contributors
56	Submissions

TOP 3 SURVEYS BASED ON CONTRIBUTORS

56
Contributors to

Survey: Draft River Murray Flood Resilience Code Amendment

PLACES SUMMARY

1	Places
3	Contributors
4	Pins

TOP 3 PLACES BASED ON CONTRIBUTORS

3
Contributors to

Mapping tool: Draft River Murray Flood Resilience Code Amendment

0
Contributors to

test

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INFORMATION WIDGET SUMMARY

3	0	1	1	1
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

DOCUMENTS

3	Documents
280	Visitors
467	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS

258	207	2
Downloads	Downloads	Downloads
Draft River Murray Flood Resilience Code Amendment Summary	Draft River Murray Flood Resilience Code Amendment	deleted_document

VIDEOS

1	Videos
17	Visitors
20	Views

TOP 3 VIDEOS BASED ON VIEWS

20
Views

Online information session recording, 18 July 2023

FAQS

1	Faqs
122	Visitors
133	Views

TOP 3 FAQS BASED ON VIEWS

133
Views

New planning rules to support River Murray flood-resilient redevelopment

KEY DATES

1	Key Dates
147	Visitors
195	Views

TOP 3 KEY DATES BASED ON VIEWS

195
Views

New planning rules to support River Murray flood-resilient redevelopment

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TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
m.facebook.com	669
l.facebook.com	239
lm.facebook.com	186
www.google.com	136
plan.sa.gov.au	72
www.recovery.sa.gov.au	35
www.bing.com	23
www.google.com.au	22
mailchi.mp	16
android-app	9
instagram.com	4
t.co	3
statics.teams.cdn.office.net	2
www.murraybridge.sa.gov.au	2
samdbnrmboard.createsend.com	2

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SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
New planning rules to support River Murray flood-resilient redevelopment	1894	552	57

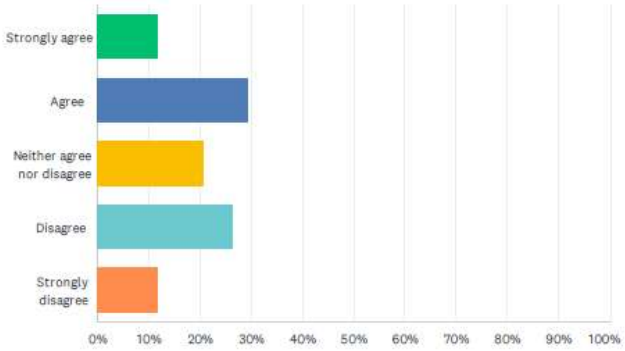
Powered by BANG THE TABLE engagementHQ

Appendix D – Evaluation Survey & Responses

Evaluation survey and results

Q1 I feel the engagement genuinely sought my input to help shape the proposal

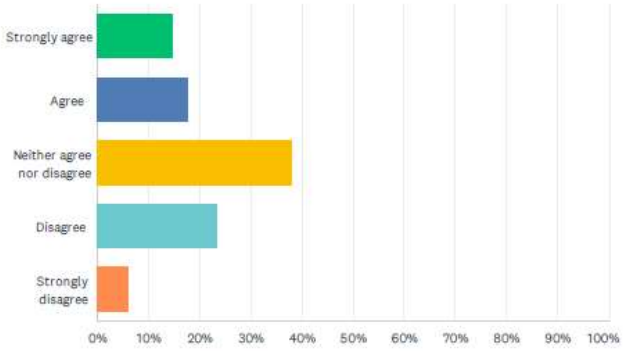
Answered: 34 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	11.76%	4
Agree	29.41%	10
Neither agree nor disagree	20.59%	7
Disagree	26.47%	9
Strongly disagree	11.76%	4
TOTAL		34

Q2 I am confident my views were heard during the engagement

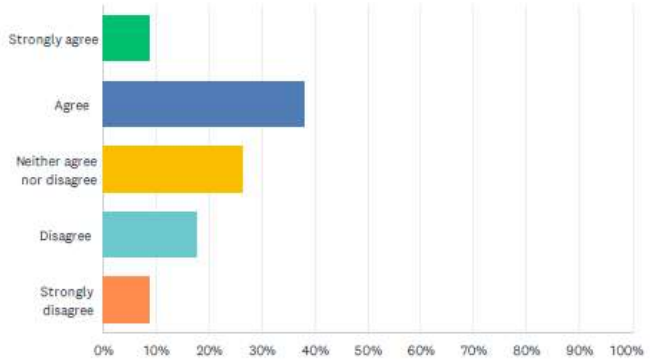
Answered: 34 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	14.71%	5
Agree	17.65%	6
Neither agree nor disagree	38.24%	13
Disagree	23.53%	8
Strongly disagree	5.88%	2
TOTAL		34

Q3 I was given an adequate opportunity to be heard

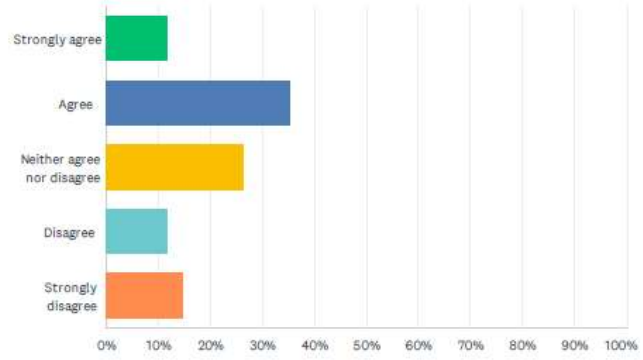
Answered: 34 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	8.82%	3
Agree	38.24%	13
Neither agree nor disagree	26.47%	9
Disagree	17.65%	6
Strongly disagree	8.82%	3
TOTAL		34

Q4 I was given sufficient information so that I could take an informed view

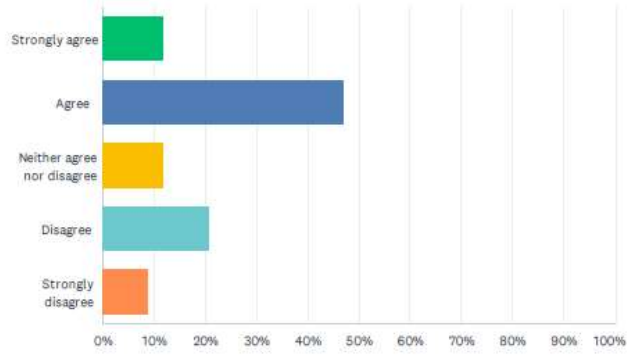
Answered: 34 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	11.76%	4
Agree	35.29%	12
Neither agree nor disagree	26.47%	9
Disagree	11.76%	4
Strongly disagree	14.71%	5
TOTAL		34

Q5 I felt informed about why I was being asked for my view, and the way it would be considered

Answered: 34 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	11.76%	4
Agree	47.06%	16
Neither agree nor disagree	11.76%	4
Disagree	20.59%	7
Strongly disagree	8.82%	3
TOTAL		34

Individual evaluation survey responses

#1

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 27, 2023 6:06:11 PM
Last Modified:	Wednesday, September 27, 2023 6:06:42 PM
Time Spent:	00:00:31
IP Address:	[redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Strongly agree

Q2

I am confident my views were heard during the engagement

Strongly agree

Q3

I was given an adequate opportunity to be heard

Agree

Q4

I was given sufficient information so that I could take an informed view

Agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#2

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 27, 2023 6:06:26 PM
Last Modified:	Wednesday, September 27, 2023 6:07:04 PM
Time Spent:	00:00:37
IP Address:	[redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Disagree

Q2

I am confident my views were heard during the engagement

Disagree

Q3

I was given an adequate opportunity to be heard

Disagree

Q4

I was given sufficient information so that I could take an informed view

Agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#3

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 27, 2023 6:09:26 PM
Last Modified:	Wednesday, September 27, 2023 6:09:58 PM
Time Spent:	00:00:31
IP Address:	[redacted]

Page 1

Q1 **Strongly agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q2 **Strongly agree**

I am confident my views were heard during the engagement

Q3 **Strongly agree**

I was given an adequate opportunity to be heard

Q4 **Strongly agree**

I was given sufficient information so that I could take an informed view

Q5 **Strongly agree**

I felt informed about why I was being asked for my view, and the way it would be considered

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 6:11:24 PM
Last Modified: Wednesday, September 27, 2023 6:12:16 PM
Time Spent: 00:00:52
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Disagree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Agree

Q4

I was given sufficient information so that I could take an informed view

Agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#5

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 27, 2023 6:14:18 PM
Last Modified:	Wednesday, September 27, 2023 6:14:46 PM
Time Spent:	00:00:27
IP Address:	[redacted]

Page 1

Q1 **Disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q2 **Disagree**

I am confident my views were heard during the engagement

Q3 **Disagree**

I was given an adequate opportunity to be heard

Q4 **Disagree**

I was given sufficient information so that I could take an informed view

Q5 **Disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

#6

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 27, 2023 6:22:46 PM
Last Modified:	Wednesday, September 27, 2023 6:23:30 PM
Time Spent:	00:00:43
IP Address:	[redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Agree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Agree

Q4

I was given sufficient information so that I could take an informed view

Agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#7

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 27, 2023 6:27:06 PM
Last Modified:	Wednesday, September 27, 2023 6:27:20 PM
Time Spent:	00:00:13
IP Address:	[redacted]

Page 1

Q1 **Strongly agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q2 **Strongly agree**

I am confident my views were heard during the engagement

Q3 **Strongly agree**

I was given an adequate opportunity to be heard

Q4 **Strongly agree**

I was given sufficient information so that I could take an informed view

Q5 **Strongly agree**

I felt informed about why I was being asked for my view, and the way it would be considered

#8

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 27, 2023 6:29:26 PM
Last Modified:	Wednesday, September 27, 2023 6:30:03 PM
Time Spent:	00:00:36
IP Address:	[redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Disagree

Q2

I am confident my views were heard during the engagement

Disagree

Q3

I was given an adequate opportunity to be heard

Neither agree nor disagree

Q4

I was given sufficient information so that I could take an informed view

Disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Disagree

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 6:33:49 PM
Last Modified: Wednesday, September 27, 2023 6:35:02 PM
Time Spent: 00:01:13
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Neither agree nor disagree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Neither agree nor disagree

Q4

I was given sufficient information so that I could take an informed view

Neither agree nor disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#10

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 27, 2023 6:37:17 PM
Last Modified:	Wednesday, September 27, 2023 6:38:28 PM
Time Spent:	00:01:10
IP Address:	[redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Disagree

Q2

I am confident my views were heard during the engagement

Strongly agree

Q3

I was given an adequate opportunity to be heard

Neither agree nor disagree

Q4

I was given sufficient information so that I could take an informed view

Strongly disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Disagree

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 6:54:00 PM
Last Modified: Wednesday, September 27, 2023 6:55:47 PM
Time Spent: 00:01:47
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Disagree

Q2

I am confident my views were heard during the engagement

Disagree

Q3

I was given an adequate opportunity to be heard

Strongly disagree

Q4

I was given sufficient information so that I could take an informed view

Strongly disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Strongly disagree

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 7:06:56 PM
Last Modified: Wednesday, September 27, 2023 7:08:06 PM
Time Spent: 00:01:09
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Neither agree nor disagree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Disagree

Q4

I was given sufficient information so that I could take an informed view

Neither agree nor disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 7:08:49 PM
Last Modified: Wednesday, September 27, 2023 7:09:21 PM
Time Spent: 00:00:31
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Neither agree nor disagree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Agree

Q4

I was given sufficient information so that I could take an informed view

Neither agree nor disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Disagree

#14

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, September 27, 2023 7:33:05 PM
Last Modified:	Wednesday, September 27, 2023 7:33:26 PM
Time Spent:	00:00:20
IP Address:	[redacted]

Page 1

Q1 **Agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q2 **Agree**

I am confident my views were heard during the engagement

Q3 **Agree**

I was given an adequate opportunity to be heard

Q4 **Agree**

I was given sufficient information so that I could take an informed view

Q5 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 7:45:00 PM
Last Modified: Wednesday, September 27, 2023 7:45:54 PM
Time Spent: 00:00:53
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Agree

Q2

I am confident my views were heard during the engagement

Strongly agree

Q3

I was given an adequate opportunity to be heard

Agree

Q4

I was given sufficient information so that I could take an informed view

Agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Strongly agree

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 8:14:42 PM
Last Modified: Wednesday, September 27, 2023 8:15:34 PM
Time Spent: 00:00:51
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Strongly disagree

Q2

I am confident my views were heard during the engagement

Strongly disagree

Q3

I was given an adequate opportunity to be heard

Strongly disagree

Q4

I was given sufficient information so that I could take an informed view

Strongly disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Strongly disagree

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 8:48:59 PM
Last Modified: Wednesday, September 27, 2023 8:49:54 PM
Time Spent: 00:00:54
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Strongly disagree

Q2

I am confident my views were heard during the engagement

Disagree

Q3

I was given an adequate opportunity to be heard

Neither agree nor disagree

Q4

I was given sufficient information so that I could take an informed view

Neither agree nor disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Neither agree nor disagree

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 8:52:36 PM
Last Modified: Wednesday, September 27, 2023 8:53:33 PM
Time Spent: 00:00:57
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Neither agree nor disagree

Q2

I am confident my views were heard during the engagement

Disagree

Q3

I was given an adequate opportunity to be heard

Neither agree nor disagree

Q4

I was given sufficient information so that I could take an informed view

Strongly disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Disagree

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 27, 2023 8:54:18 PM
Last Modified: Wednesday, September 27, 2023 8:56:26 PM
Time Spent: 00:02:07
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Neither agree nor disagree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Disagree

Q4

I was given sufficient information so that I could take an informed view

Neither agree nor disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Disagree

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 7:59:36 AM
Last Modified: Thursday, September 28, 2023 8:01:53 AM
Time Spent: 00:02:17
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Disagree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Disagree

Q4

I was given sufficient information so that I could take an informed view

Neither agree nor disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Neither agree nor disagree

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 8:21:14 AM
Last Modified: Thursday, September 28, 2023 8:22:17 AM
Time Spent: 00:01:03
IP Address: [redacted]

Page 1

Q1 **Disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q2 **Disagree**

I am confident my views were heard during the engagement

Q3 **Disagree**

I was given an adequate opportunity to be heard

Q4 **Disagree**

I was given sufficient information so that I could take an informed view

Q5 **Disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 8:30:44 AM
Last Modified: Thursday, September 28, 2023 8:30:56 AM
Time Spent: 00:00:12
IP Address: [redacted]

Page 1

Q1 **Agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q2 **Agree**

I am confident my views were heard during the engagement

Q3 **Agree**

I was given an adequate opportunity to be heard

Q4 **Agree**

I was given sufficient information so that I could take an informed view

Q5 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 8:55:27 AM
Last Modified: Thursday, September 28, 2023 8:56:16 AM
Time Spent: 00:00:49
IP Address: [redacted]

Page 1

Q1 **Neither agree nor disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q2 **Neither agree nor disagree**

I am confident my views were heard during the engagement

Q3 **Neither agree nor disagree**

I was given an adequate opportunity to be heard

Q4 **Neither agree nor disagree**

I was given sufficient information so that I could take an informed view

Q5 **Neither agree nor disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 10:02:13 AM
Last Modified: Thursday, September 28, 2023 10:02:56 AM
Time Spent: 00:00:43
IP Address: [redacted]

Page 1

Q1 **Agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q2 **Agree**

I am confident my views were heard during the engagement

Q3 **Agree**

I was given an adequate opportunity to be heard

Q4 **Agree**

I was given sufficient information so that I could take an informed view

Q5 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 10:16:47 AM
Last Modified: Thursday, September 28, 2023 10:17:36 AM
Time Spent: 00:00:48
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Strongly disagree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Neither agree nor disagree

Q4

I was given sufficient information so that I could take an informed view

Strongly disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Strongly disagree

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 12:27:07 PM
Last Modified: Thursday, September 28, 2023 12:28:03 PM
Time Spent: 00:00:56
IP Address: [redacted]

Page 1

Q1 **Disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q2 **Disagree**

I am confident my views were heard during the engagement

Q3 **Agree**

I was given an adequate opportunity to be heard

Q4 **Agree**

I was given sufficient information so that I could take an informed view

Q5 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 1:32:27 PM
Last Modified: Thursday, September 28, 2023 1:32:49 PM
Time Spent: 00:00:22
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Strongly agree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Strongly agree

Q4

I was given sufficient information so that I could take an informed view

Strongly agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Strongly agree

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 3:06:17 PM
Last Modified: Thursday, September 28, 2023 3:07:08 PM
Time Spent: 00:00:50
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Agree

Q2

I am confident my views were heard during the engagement

Agree

Q3

I was given an adequate opportunity to be heard

Neither agree nor disagree

Q4

I was given sufficient information so that I could take an informed view

Neither agree nor disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 28, 2023 4:29:09 PM
Last Modified: Thursday, September 28, 2023 4:30:22 PM
Time Spent: 00:01:12
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Agree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Agree

Q4

I was given sufficient information so that I could take an informed view

Strongly agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#30

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 29, 2023 10:04:43 AM
Last Modified:	Friday, September 29, 2023 10:05:13 AM
Time Spent:	00:00:29
IP Address:	[redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Neither agree nor disagree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Agree

Q4

I was given sufficient information so that I could take an informed view

Agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#31

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Friday, September 29, 2023 10:50:46 AM
Last Modified:	Friday, September 29, 2023 11:42:12 AM
Time Spent:	00:51:25
IP Address:	[redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Agree

Q2

I am confident my views were heard during the engagement

Agree

Q3

I was given an adequate opportunity to be heard

Neither agree nor disagree

Q4

I was given sufficient information so that I could take an informed view

Agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 29, 2023 1:33:07 PM
Last Modified: Friday, September 29, 2023 1:34:29 PM
Time Spent: 00:01:21
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Agree

Q2

I am confident my views were heard during the engagement

Agree

Q3

I was given an adequate opportunity to be heard

Agree

Q4

I was given sufficient information so that I could take an informed view

Neither agree nor disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 02, 2023 1:18:47 AM
Last Modified: Monday, October 02, 2023 1:19:45 AM
Time Spent: 00:00:57
IP Address: [redacted]

Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Agree

Q2

I am confident my views were heard during the engagement

Neither agree nor disagree

Q3

I was given an adequate opportunity to be heard

Agree

Q4

I was given sufficient information so that I could take an informed view

Agree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Agree

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 02, 2023 12:23:26 PM
Last Modified: Monday, October 02, 2023 12:25:43 PM
Time Spent: 00:02:17
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Page 1

Q1

I feel the engagement genuinely sought my input to help shape the proposal

Strongly disagree

Q2

I am confident my views were heard during the engagement

Strongly disagree

Q3

I was given an adequate opportunity to be heard

Strongly disagree

Q4

I was given sufficient information so that I could take an informed view

Disagree

Q5

I felt informed about why I was being asked for my view, and the way it would be considered

Neither agree nor disagree

Appendix E – Project Manager Evaluation Form

Project Manager Engagement Evaluation – River Murray Flood Resilience Code Amendment

This form can be completed by the engaging entity (planner, proponent or engagement manager) following an engagement activity or at the end of the entire engagement process.

It may be completed online or in hard copy.

Please consider the engagement process as a whole and provide the most appropriate response.

	Evaluation statement	Response options
1	The **engagement reached** those identified as the community of interest	☑ Representatives from most community groups participated in the engagement ☐ Representatives from some community groups participated in the engagement ☐ There was little representation of the community groups in engagement
	Comment: Key stakeholders, including councils, industry bodies, the insurance sector, community environmental organisations, landscape board and state agencies all actively participated in the engagement process. Regional Development Australia Murraylands and Riverland also promoted the engagement opportunity to local communities and businesses. *There was a good level of engagement from community, particularly from those most impacted by the Code Amendment. The Paisley and Murbko communities directly impacted by proposed rezoning were particularly active participants in the engagement. The majority of submissions were received from the community.* *Although Traditional Owner representative organisations were directly contacted regarding the Code Amendment, no feedback was received from these communities. However, this Code Amendment only directly impacts people whose homes, shacks, businesses or infrastructure such as sheds were directly impacted by floods and need to rebuild so may not have been a priority.*	
2	**Engagement was reviewed** throughout the process and improvements put in place, or recommended for future engagement	☑ Reviewed and recommendations made in a systematic way ☐ Reviewed but no system for making recommendations ☐ Not reviewed
	Comment: Engagement was reviewed during engagement and several improvements were made including: • *wording regarding 'shack settlements' was altered early in response to community feedback* • *updated messaging was developed for community information sessions* • *additional information sessions/locations were considered mid-way through engagement but deemed not necessary* • *improvements to the approvals process for future engagements have been developed.*	
3	Engagement **occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme	☑ Engaged when there was opportunity for input into scoping

	Evaluation statement	Response options
		☐ Engaged when there was opportunity for input into first draft ☐ Engaged when there was opportunity for minor edits to final draft ☐ Engaged when there was no real opportunity for input to be considered
	Comment: The Proposal to Initiate was informed by the Planning and Building Group which included representation from affected councils, state agencies, landscape board and the Murraylands and Riverland Local Government Association. Engagement with this body occurred prior to the Proposal to Initiate , with further opportunity for input into scoping, and drafting the Code Amendment and during the community engagement period. *Broader community engagement occurred once the draft Code Amendment was prepared, , early enough for community to provide input into the final draft and genuinely influence the Code Amendment, including TVNs and policy.*	
4	Engagement **contributed to the substance of the final plan**	☑ In a significant way ☐ In a moderate way ☐ In a minor way ☐ Not at all
	Comment: Stakeholder and community feedback has resulted in several post community engagement changes to the final draft Code Amendment to be provided to the Minister for consideration. These changes are outlined in the Engagement Report.	
5	Engagement provided **feedback to community about outcomes** of engagement	☑ Formally (report or public forum) ☐ Informally (closing summaries) ☐ No feedback provided
	Comment: The Engagement Report outlining what we heard and how engagement influenced the final draft Code Amendment will be published on the PlanSA website and key stakeholders will be formally notified of the engagement outcomes.	
6	Identify **key strength** of the Charter and Guide	☐ Provide drop down list with options based on charter attributes (in future)
	Comment: Encourages best practice engagement to ensure community can genuinely influence the outcome and have the information they need to provide informed feedback and are readily able to submit their feedback through methods that meet their needs.	
7	Identify **key challenge** of the charter and Guide	☐ Provide drop down list with options based on charter attributes (in future)
	Comment: Engagement evaluation focusses on achieving the principles in the charter rather than achieving the engagement objectives for the project.	

Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

River Murray Flood Resilience Code Amendment

By Chief Executive, Department for Trade and Investment

THE AMENDMENT

Adopted by:

.....

Hon Nick Champion

Minister for Planning

..../...../.....

River Murray Flood Resilience Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code as outlined in the Draft Code Amendment released for public consultation. Changes were made to the Draft Amendment by the Designated Entity as a result of public engagement (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]) as follows:

In response, the Chief Executive has recommended the following key changes to the River Murray Flood Plain Protection Area Overlay:

- Increase the overall roof height of 5m above the finished floor level and overall building height to 9m.
- Prescribe 4m as an acceptable finished floor level
- Prescribe that glass doors are not an acceptable solution for external areas in underfloor areas.
- Exclude areas used for stair well and lift well enclosures in the calculation of maximum areas for underfloor areas.
- Revert the zoning of Ridgeway Estate, Murbko back to the Rural Zone.
- Removal of Finished Floor Level (FFL) Technical and Numerical Variations where natural ground level is above modelled 1% AEP and where AHD is above the 1956 flood level.

The amendment instructions are outlined below.

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2023.15 published on 26 October 2023. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

Instructions

To adopt the amendments authorised for early commencement on 29 June 2023, except where varied as follows:

1. In Part 3 - Overlays – Amend the River Murray Flood Plain Protection Area Overlay by:
    a. replacing DTS/DPF 5.1 with:

        DTS/DPF 5.1

        Buildings:

(a) do not exceed one building level in height (excluding elevation to minimise the potential for personal or property damage as a result of a flood)

(b) in accordance with Figure 5:

(i) have no floor level elevated 3m or more above natural ground level other than where the Finished Ground and Floor Levels Technical and Numeric Variation layer applies and would require the minimum finished floor level of the building to exceed 3m above natural ground level, in which case this is acceptable as outlined in DTS/DPF 6.1(a)

(ii) have an overall roof height that does not exceed 5m above the elevated floor level described in DTS 5.1(b)(i).

(c) are not closer than 50m to the waterfront

(d) have associated electricity and telecommunications lines installed underground

(e) in relation to outbuildings and agricultural buildings clad in sheet metal - are pre-colour treated or painted in a non-reflective colour.

b. replacing DTS/DPF 6.1 with:

DTS/DPF 6.1

Development incorporates finished ground and floor levels not less than the following, except where:

(a) it would require a finished floor level greater than 4m above natural ground level in which case 4m is an acceptable finished floor level; or
(b) it relates to habitable buildings within a caravan or tourist park which will be relocatable in the event of a flood:

Finished Ground and Floor Levels
Minimum finished floor level is 2.6m AHD
Minimum finished floor level is 20.4m AHD
Minimum finished floor level is 3m AHD
Minimum finished floor level is 3.45m AHD
Minimum finished floor level is 4.15m AHD
Minimum finished floor level is 4.35m AHD
Minimum finished floor level is 5.3m AHD
Minimum finished ground level is 1.7m AHD; Minimum finished floor level is 1.95m AHD
Minimum finished ground level is 1.75m AHD; Minimum finished floor level is 2m AHD
Minimum finished ground level is 1.85m AHD; Minimum finished floor level is 2.1m AHD
Minimum finished ground level is 1.9m AHD; Minimum finished floor level is 2.15m AHD
Minimum finished ground level is 2.2m AHD; Minimum finished floor level is 2.45m AHD
Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.55m AHD

Minimum finished ground level is 2.3m AHD; Minimum finished floor level is 2.6m AHD
Minimum finished ground level is 2.4m AHD
Minimum finished ground level is 2.4m AHD; Minimum finished floor level is 2.65m AHD
Minimum finished ground level is 2.45m AHD; Minimum finished floor level is 2.7m AHD
Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.65m AHD
Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.7m AHD
Minimum finished ground level is 2.5m AHD; Minimum finished floor level is 2.75m AHD
Minimum finished ground level is 2.55m AHD; Minimum finished floor level is 2.8m AHD
Minimum finished ground level is 2.6m AHD; Minimum finished floor level is 2.85m AHD
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Minimum finished ground level is 2.65m AHD; Minimum finished floor level is 2.9m AHD
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Minimum finished ground level is 2.75m AHD; Minimum finished floor level is 3m AHD
Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.1m AHD
Minimum finished ground level is 2.85m AHD; Minimum finished floor level is 3.15m AHD
Minimum finished ground level is 2.9m AHD; Minimum finished floor level is 3.15m AHD
Minimum finished ground level is 2.95m AHD; Minimum finished floor level is 3.2m AHD
Minimum finished ground level is 2m AHD; Minimum finished floor level is 2.25m AHD
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Minimum finished ground level is 3.5m AHD; Minimum finished floor level is 3.75m AHD
Minimum finished ground level is 3.55m AHD; Minimum finished floor level is 3.8m AHD
Minimum finished ground level is 3.6m AHD; Minimum finished floor level is 3.85m AHD

Minimum finished ground level is 3.65m AHD; Minimum finished floor level is 3.9m AHD
Minimum finished ground level is 3.7m AHD; Minimum finished floor level is 3.95m AHD
Minimum finished ground level is 3.75m AHD; Minimum finished floor level is 4m AHD
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Minimum finished floor level is 11.07m AHD
Minimum finished floor level is 11.52m AHD
Minimum finished floor level is 11.71m AHD
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Minimum finished floor level is 17.03m AHD
Minimum finished floor level is 17.05m AHD
Minimum finished floor level is 17.07m AHD
Minimum finished floor level is 17.32m AHD

Minimum finished floor level is 17.58m AHD
Minimum finished floor level is 19.13m AHD
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Minimum finished floor level is 4.73m AHD

Minimum finished floor level is 4.75m AHD
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Minimum finished floor level is 6.48m AHD
Minimum finished floor level is 6.68m AHD
Minimum finished floor level is 6.73m AHD
Minimum finished floor level is 7.32m AHD
Minimum finished floor level is 7.33m AHD
Minimum finished floor level is 7.36m AHD
Minimum finished floor level is 7.39m AHD
Minimum finished floor level is 7.41m AHD
Minimum finished floor level is 7.46m AHD
Minimum finished floor level is 8.56m AHD
Minimum finished floor level is 8.59m AHD
Minimum finished floor level is 8.71m AHD
Minimum finished floor level is 8.93m AHD
Minimum finished floor level is 9.02m AHD
Minimum finished floor level is 9.51m AHD
Minimum finished floor level is 9.55m AHD

Minimum finished floor level is 9.68m AHD
Minimum finished floor level is 9.77m AHD
Minimum finished floor level is 9.85m AHD
Minimum finished floor level is 4.64m AHD

In instances where no finished floor level value is specified, development incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event except where:

(a) it would require a finished floor level greater than 4m above natural ground level in which case 4m is an acceptable finished floor level; or
(b) it relates to habitable buildings and structures within a caravan or tourist park which will be relocatable in the event of a flood.

c. replacing DTS/DPF 6.3 with:

DTS/DPF 6.3

Dwellings and additions or alterations to dwellings satisfy (a) or (b) and (c):

(a) are located outside the 1956 River Murray Flood Plain as shown in the Planning Reference layer in the South Australian Property and Planning Atlas
(b) are elevated and the area:
  (i) is wholly open (there are no enclosures) or
  (ii) where enclosed areas are proposed, such areas are in accordance with all of the following, as depicted in Figures 5 and 6:
    A. there are no habitable rooms
    B. each enclosed space does not include internal linings (excluding a wet area or lift facility) and is fitted with roller door(s) or similar (that are not glass) on each side of a width not less than 2.4m so the space can be easily opened during times of flood
    C. does not include more than one wet area and that wet area does not exceed 15m^2
    D. the combined enclosed area (inclusive of a wet area but excluding a lift facility) does not exceed a total floor area of 60m^2
    E. at least one third of the undercroft area remains open (not enclosed) from the principal waterfront elevation through to its opposite elevation.
(c) in the case of an existing dwelling with a habitable floor level at ground level, alterations and additions do not:
  (i) increase the total floor area of the dwelling to greater than 90 square metres, excluding:
    A. a wet area of up to 15 square metres, and
    B. any verandah, balcony or deck
  (ii) comprise the addition of a second building level.

d. replacing DTS/DPF 6.4 with:

DTS/DPF 6.4

Outbuildings and agricultural buildings are:

(a) fitted with roller doors, or similar (that are not glass) on two opposite ends or sides (whichever elevations face the direction of the river flow)
(b) constructed at natural ground level.

e. replacing Procedural Matters (PM) – Referrals, Class of Development Activity (d) (viii) with:

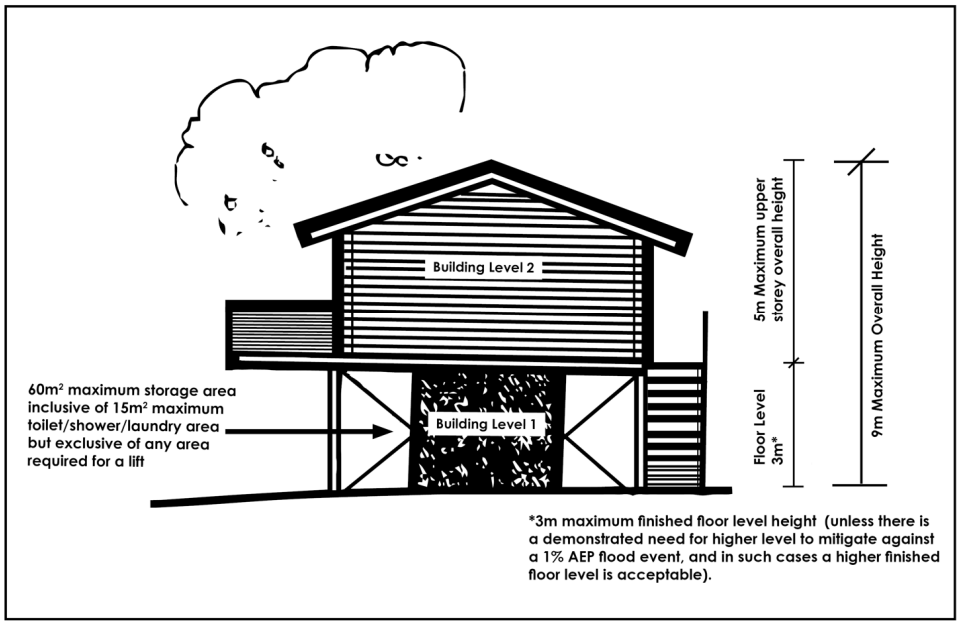
(viii) is the construction of an elevated dwelling that is located within the Rural Shack Settlement Zone and has an open undercroft area or an undercroft area:

A. that when enclosed, is enclosed on two opposite ends or sides using roller doors, or other material (that is not glass) that can be easily opened or removed during times of flood

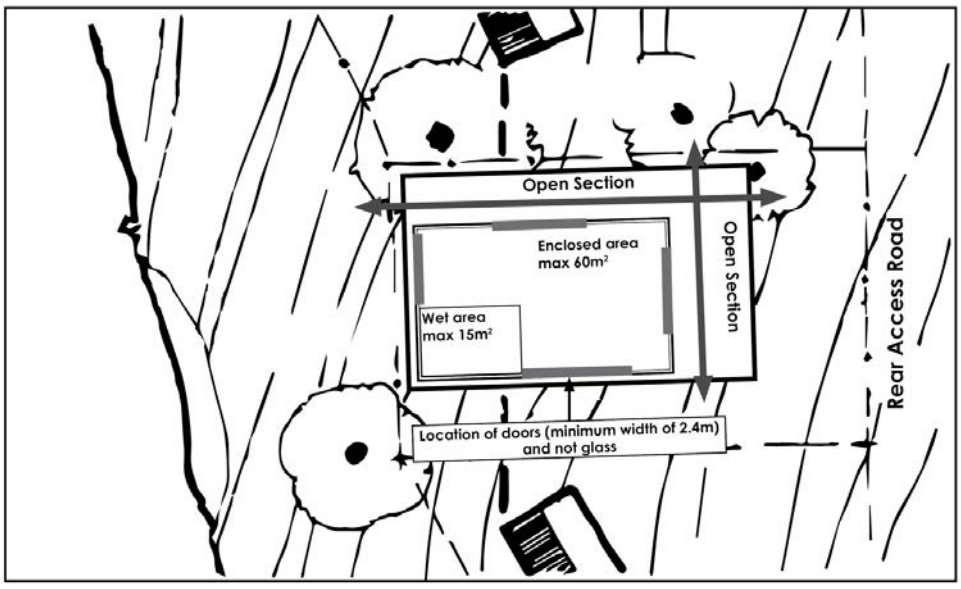
B. that is not a habitable room

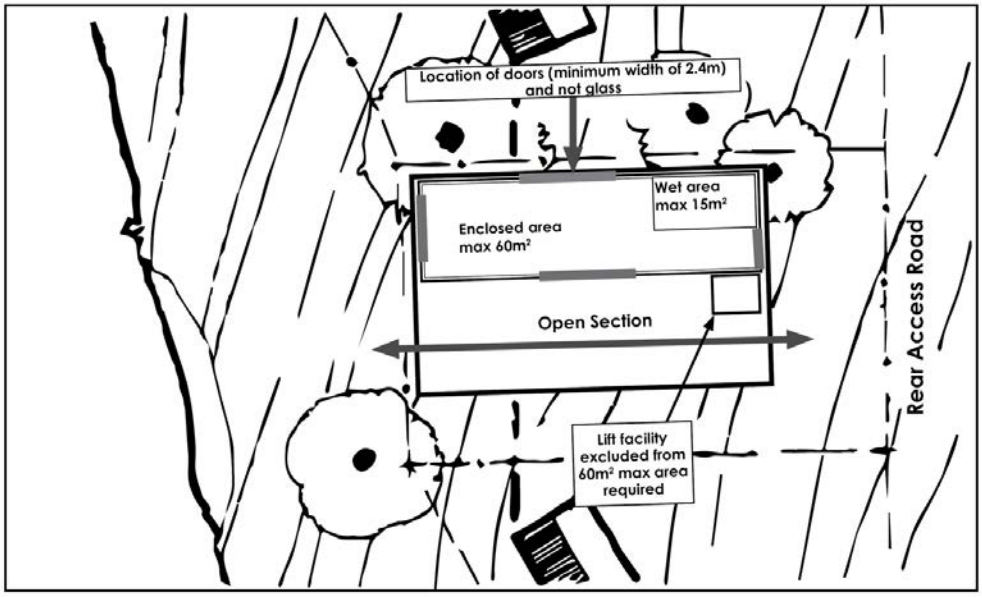
C. that will have enclosed areas for a toilet, shower or laundry facilities not exceeding a combined maximum floor area of 15m² (excluding any stairwell and/or lift shaft area) or

f. replacing Figure Siting and Design Figure 5 - Building Height and Undercroft Design with:



g. replacing Figure 6 – Undercroft Design (Examples) with:





2. Spatially apply the Rural Zone (in place of the Rural Shack Settlement Zone) to the area at Murbko bounded by the blue line in map contained in **Attachment A.**
3. Spatially remove the Finished Ground and Floor Levels Technical and Numeric Variation (TNV) from the areas at Murbko and Tailem Bend highlighed in orange in the maps contained in **Attachment B**.
4. Spatially amend the Maximum Building Height Technical and Numeric Variation (Metres) to 9m (in place of 8m) in the areas of the Rural Shack Settlement Zone highlighted in pink in the maps contained in **Attachment C**.
5. Spatially amend the Maximum Building Height Technical and Numeric Variation (Metres) to 9m (in place of 8m) in the area of the Waterfront Neighbouhood Zone at Port Mannum highlighted in grey in the map contained in **Attachment D**.
6. Spatially apply the Maximum Building Height Technical and Numeric Variation (Metres) of 9m in the areas of the Rural Shack Settlement Zone at Paisley highlighted in pink in the maps contained in **Attachment E**.

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ATTACHMENT A



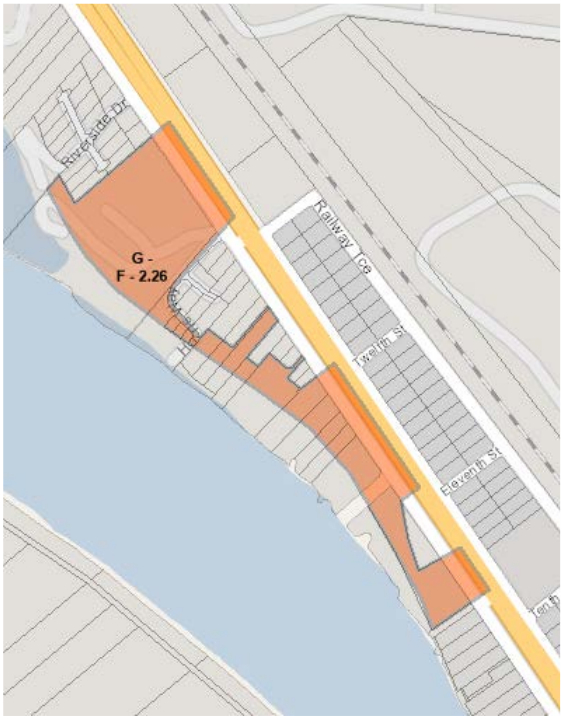
Note: The above map is a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the River Murray Flood Resilience Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT B

Location - Murbko



Location – Tailem Bend



Location – Tailem Bend

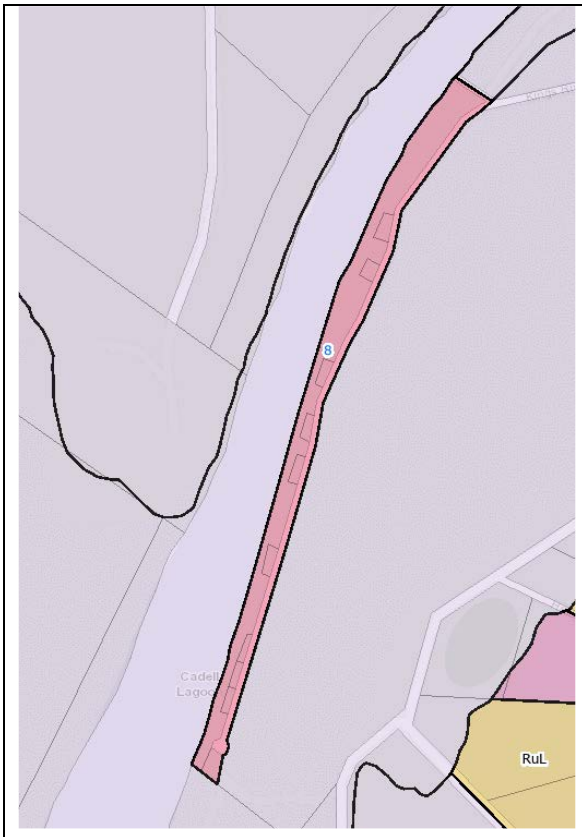


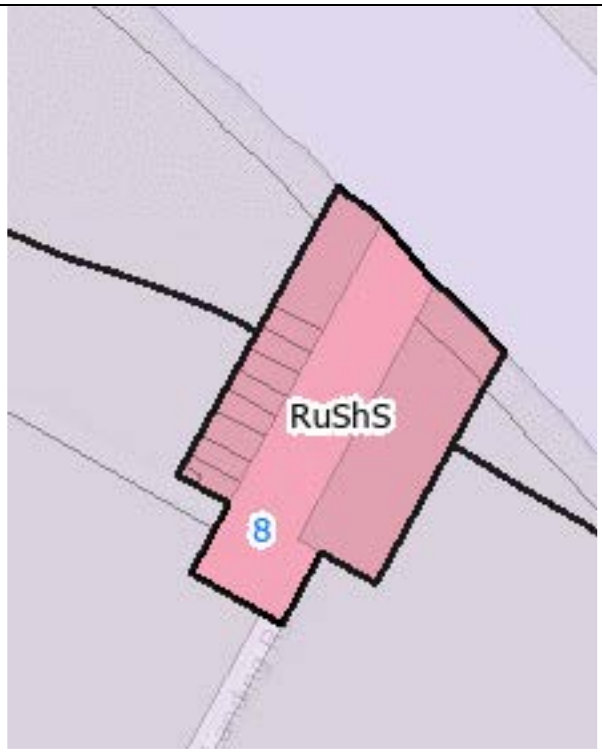
Location – Tailem Bend

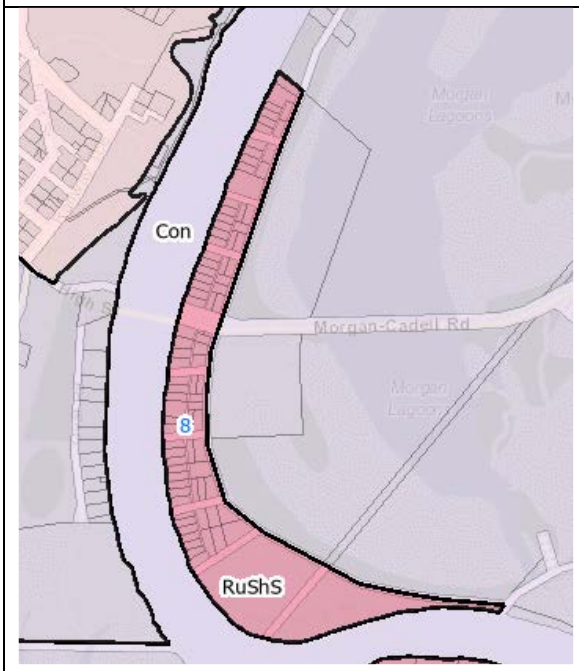


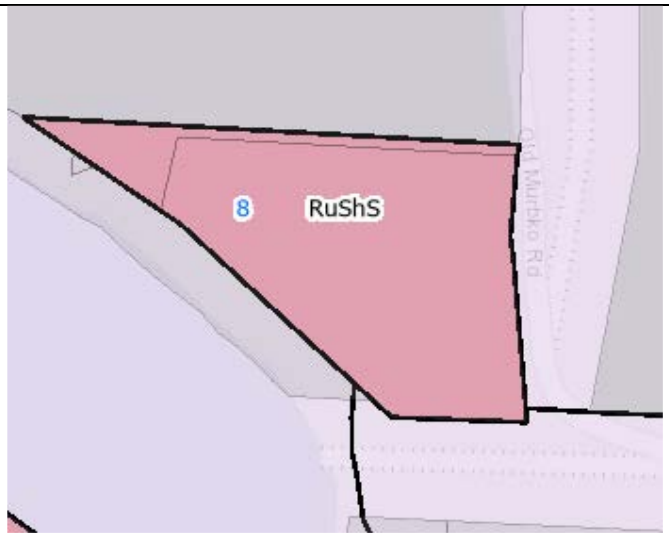
Note: The above maps are a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the River Murray Flood Resilience Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

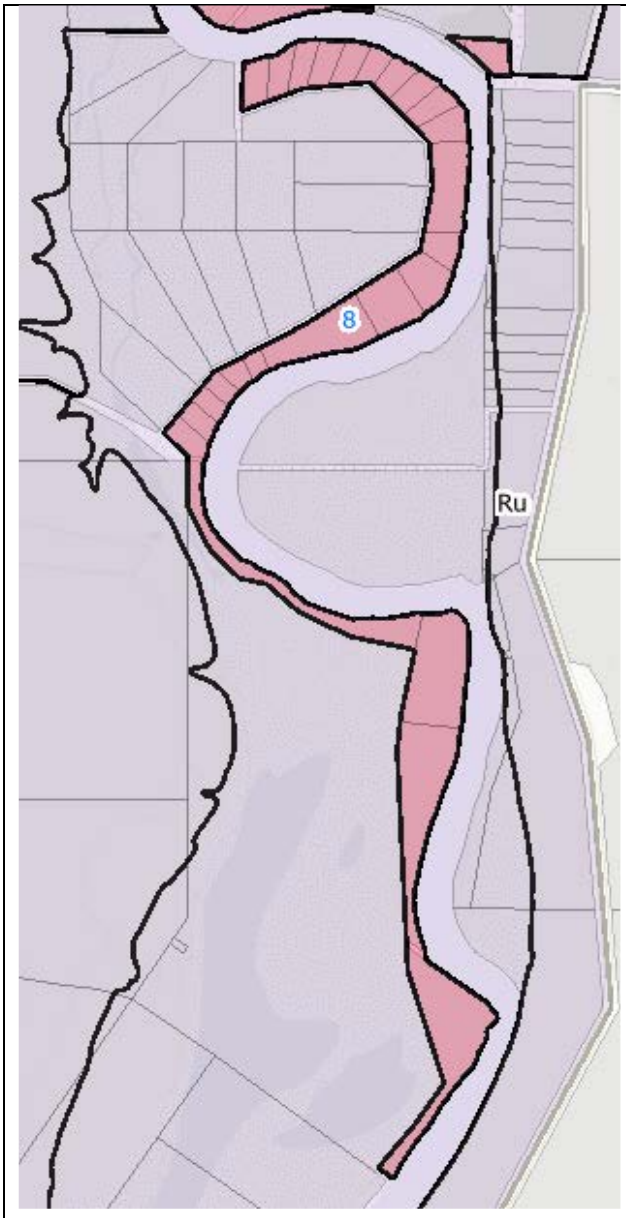
ATTACHMENT C

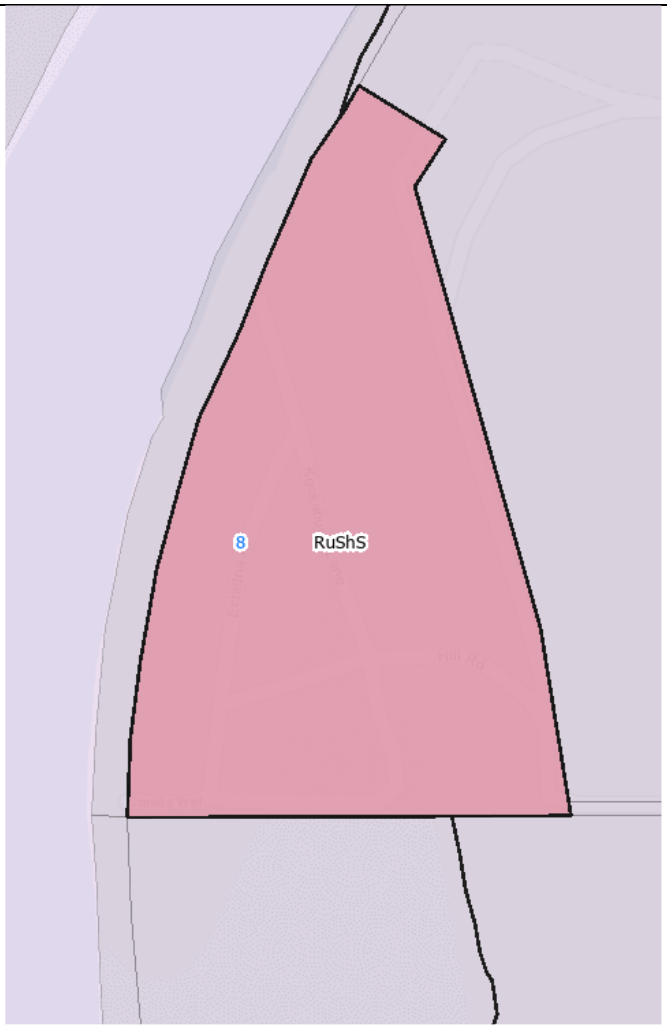


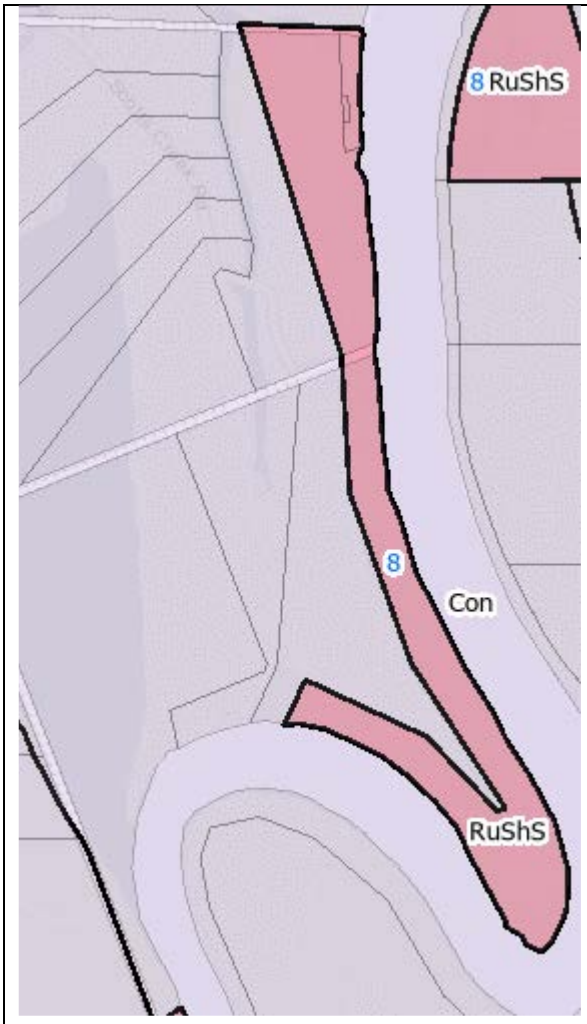


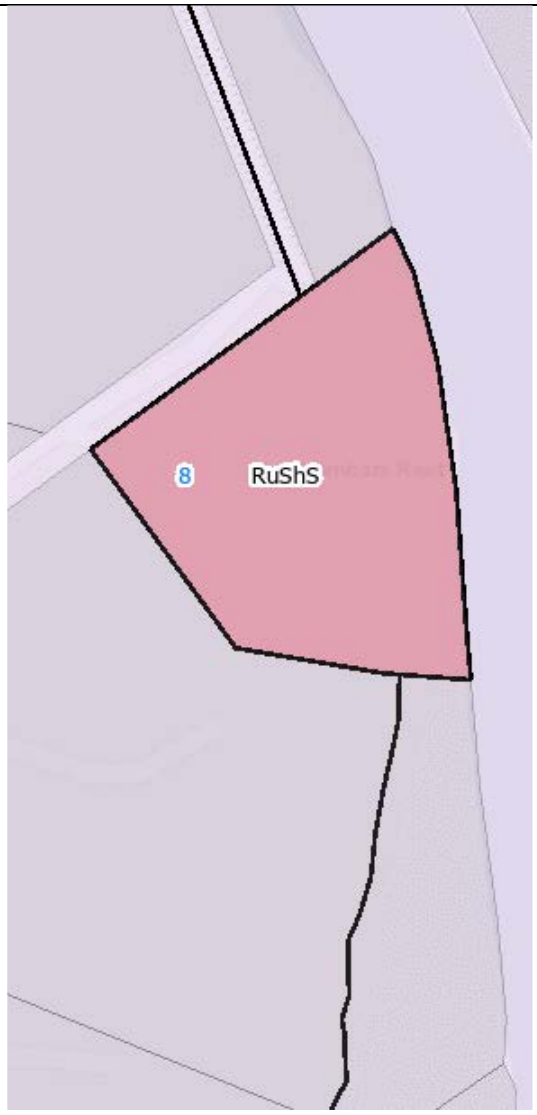


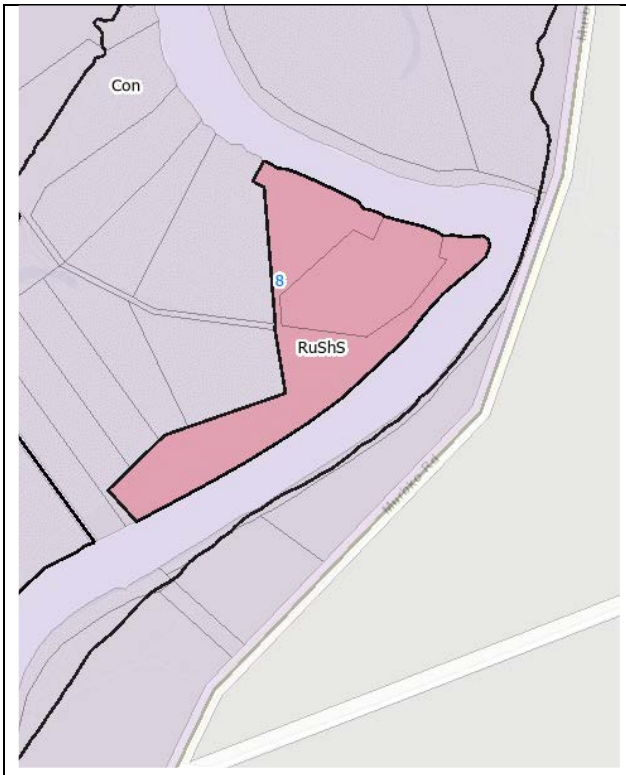


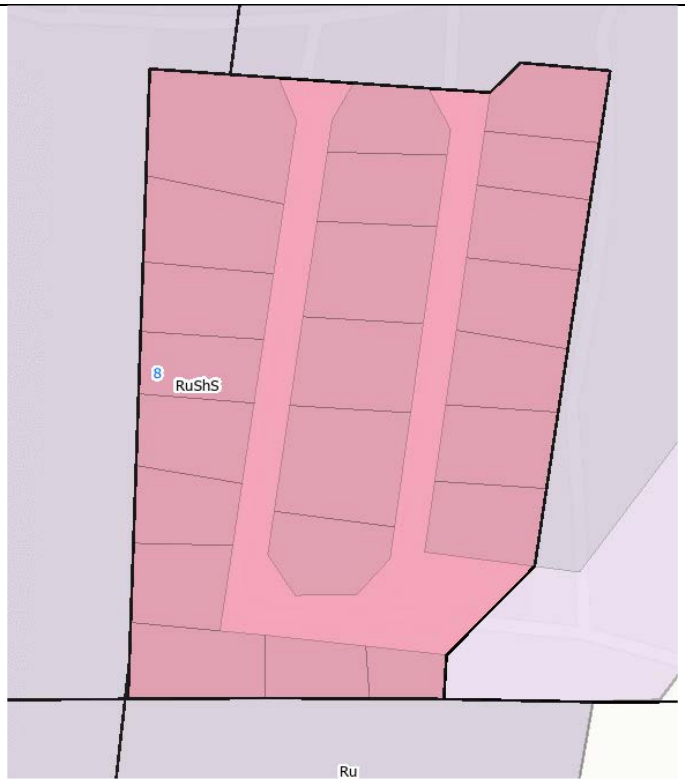

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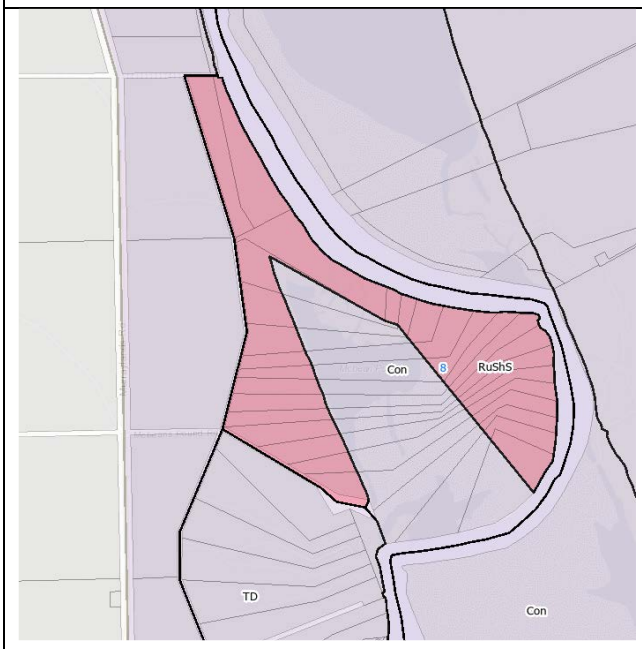

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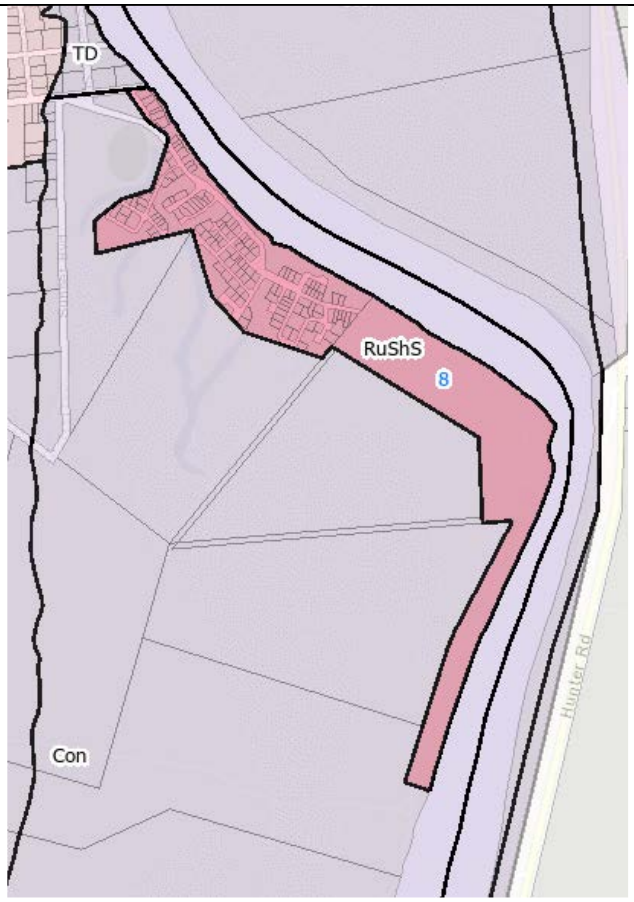

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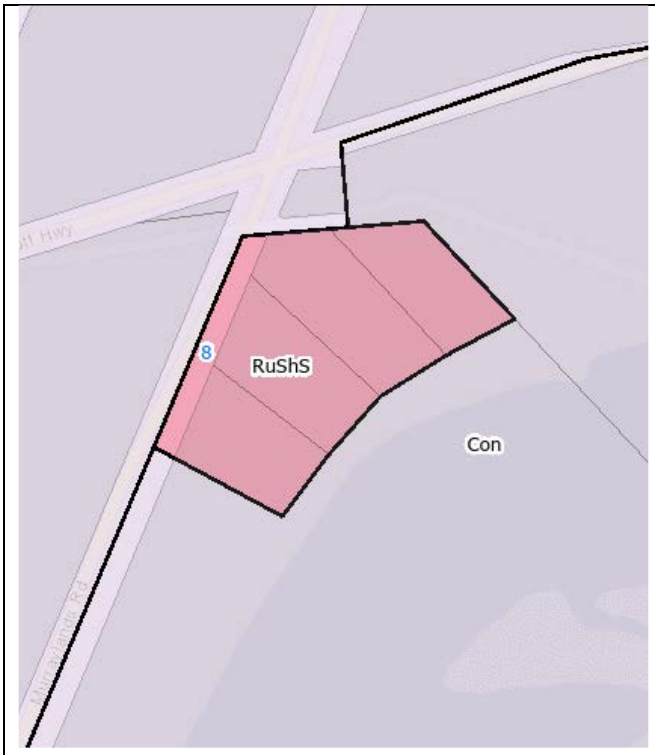

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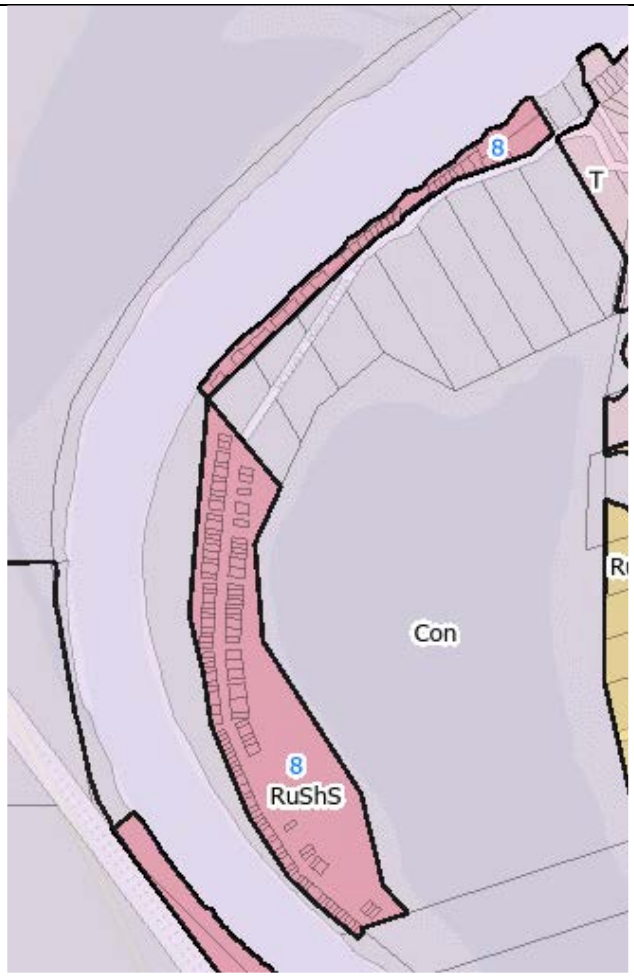

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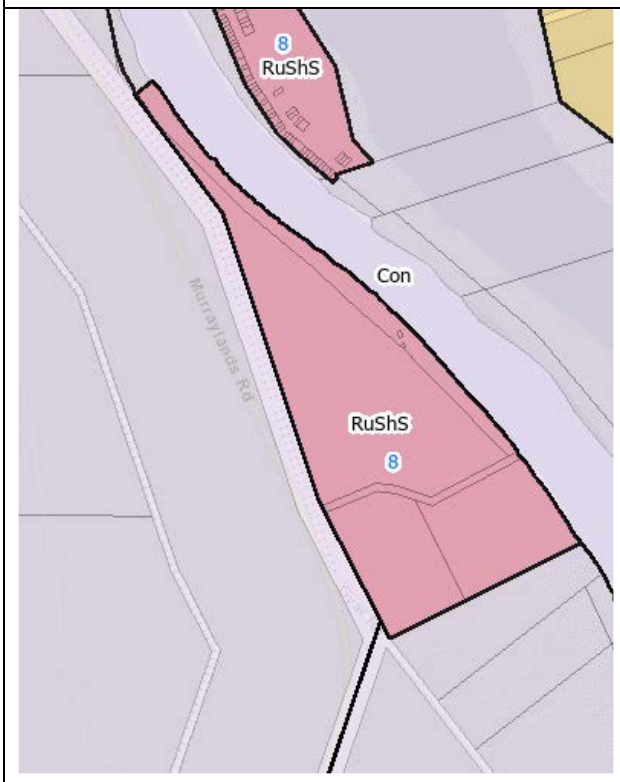

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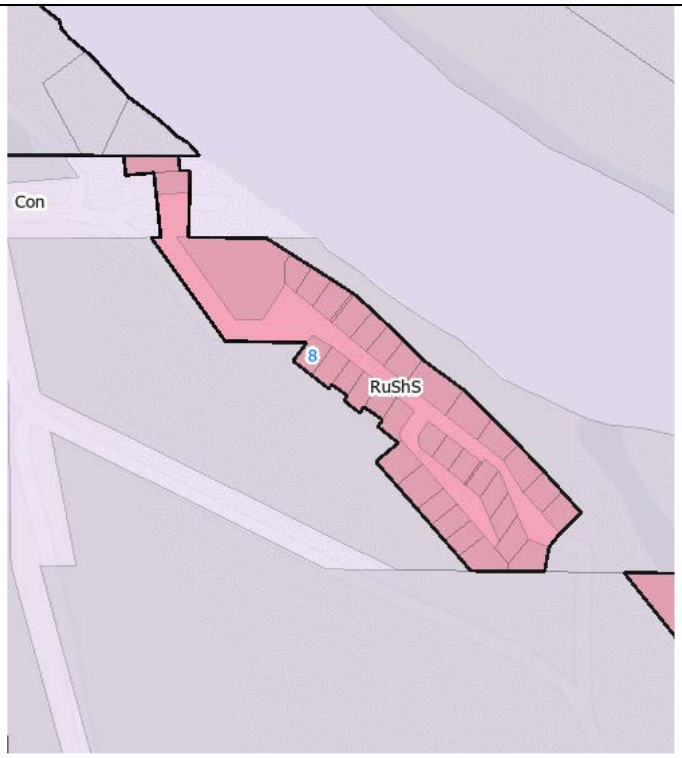

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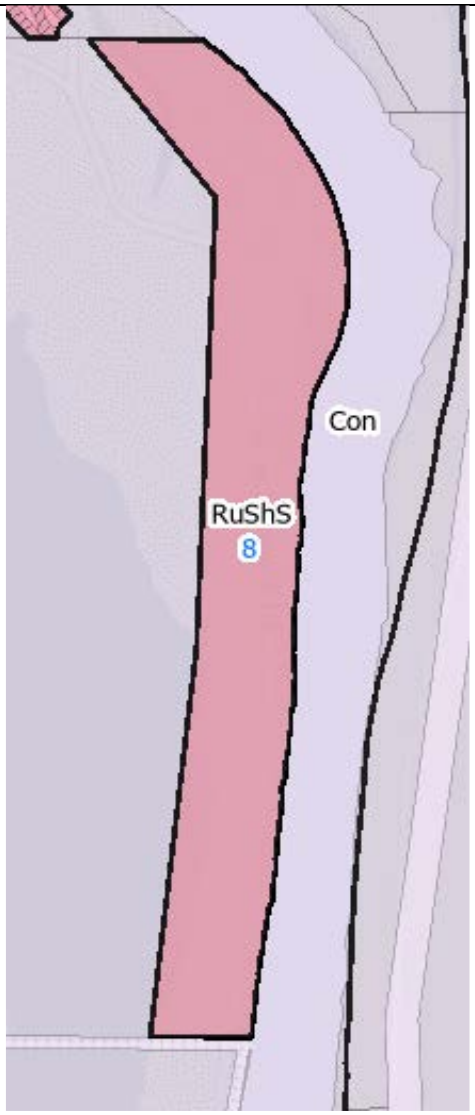

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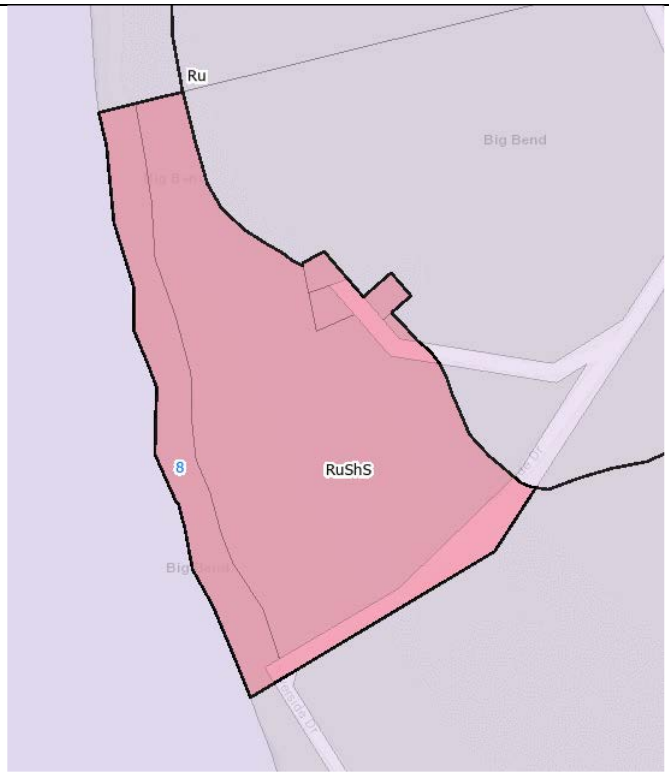

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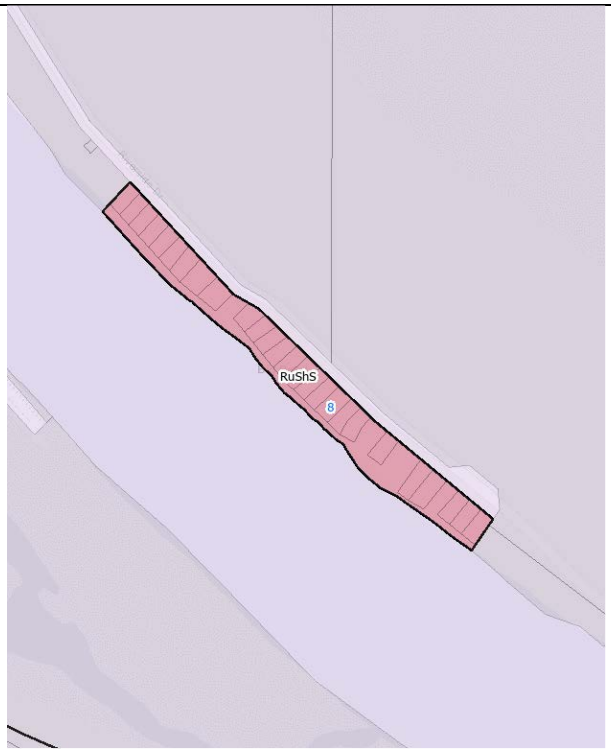

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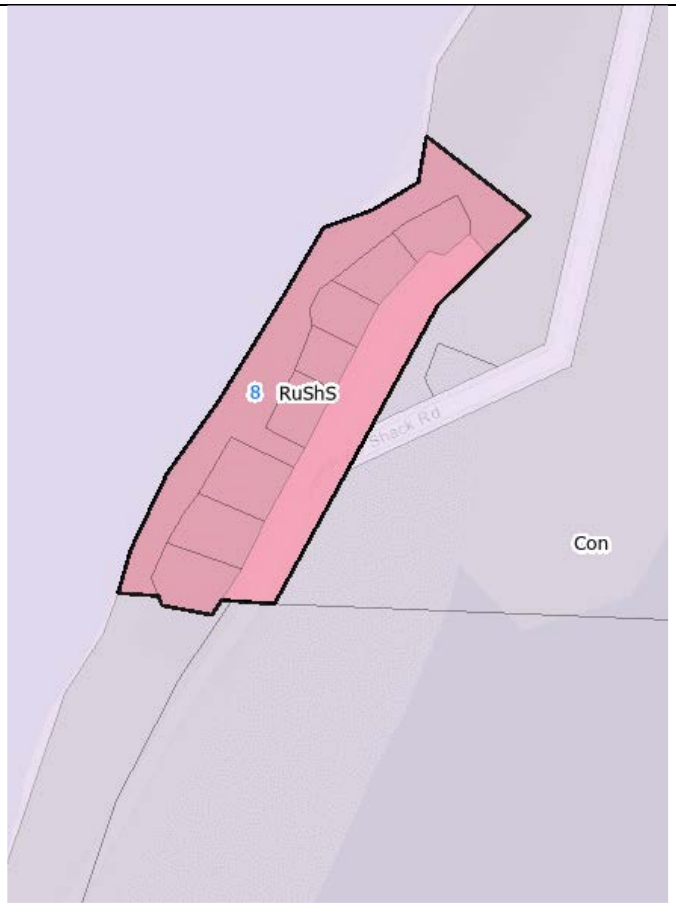

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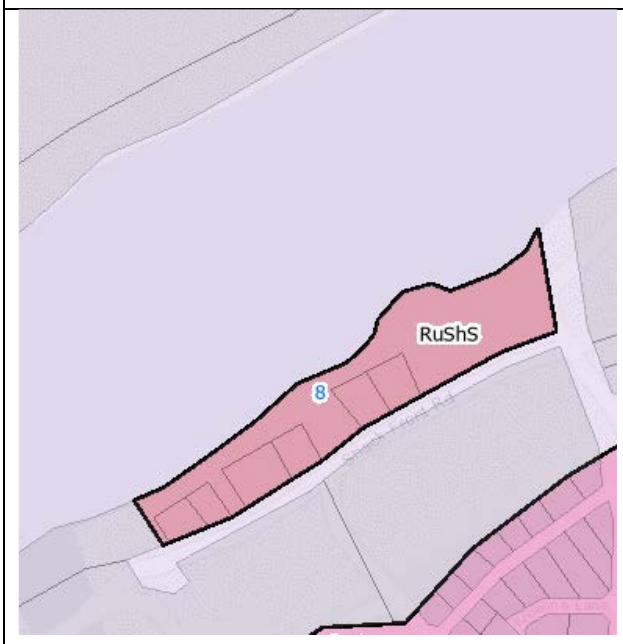

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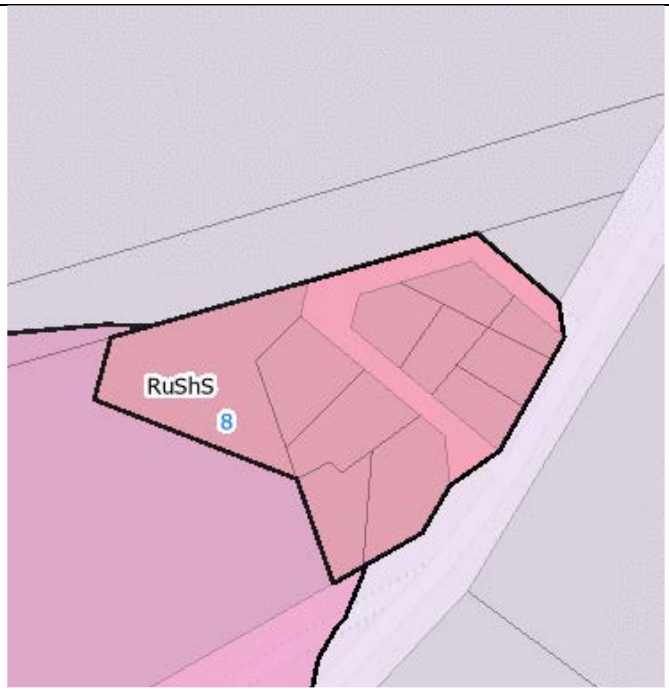

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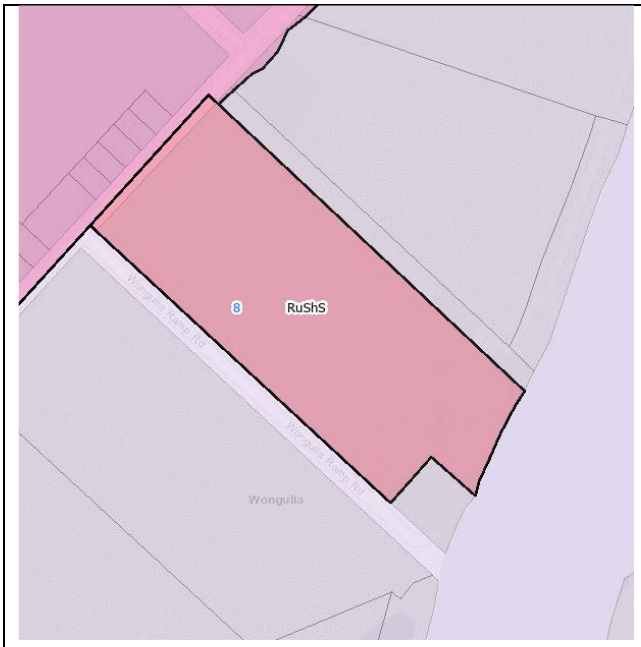

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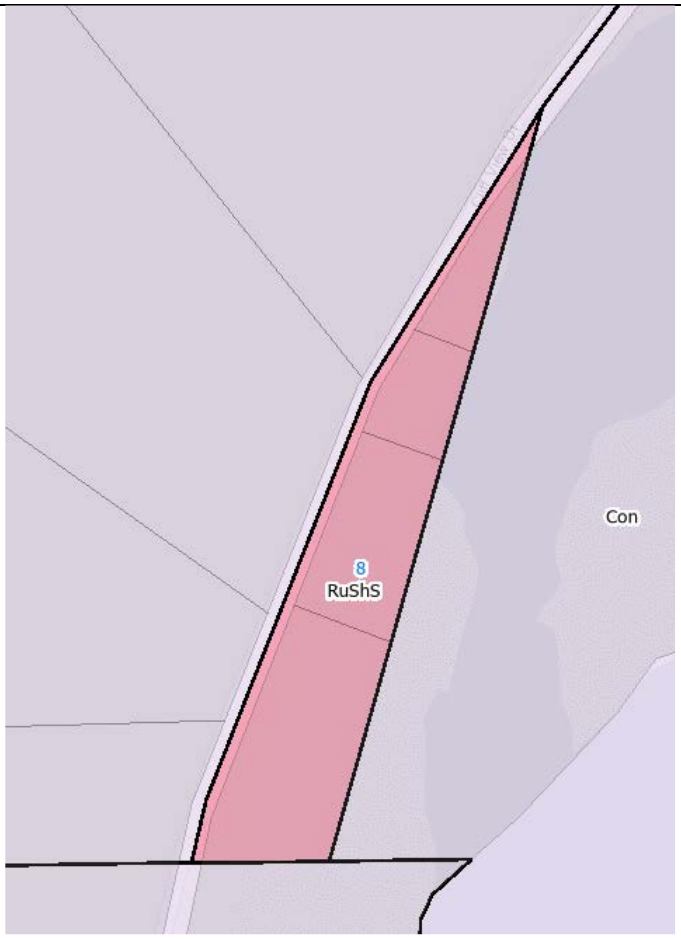

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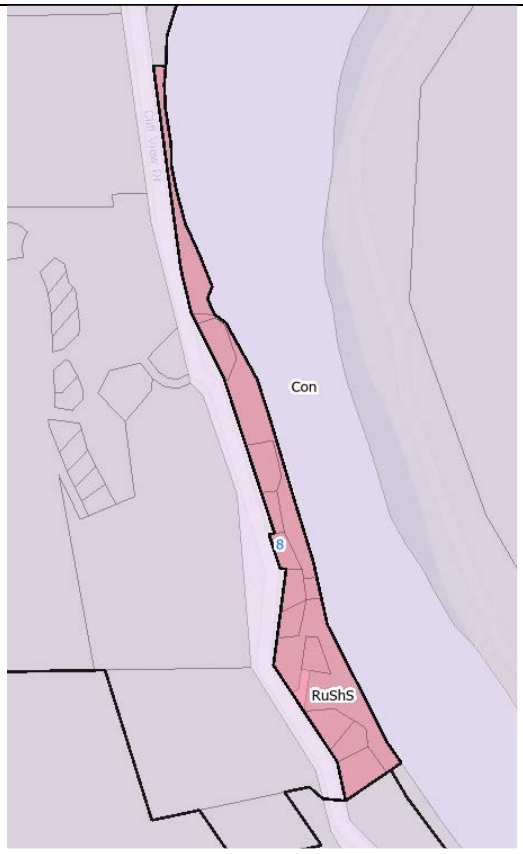

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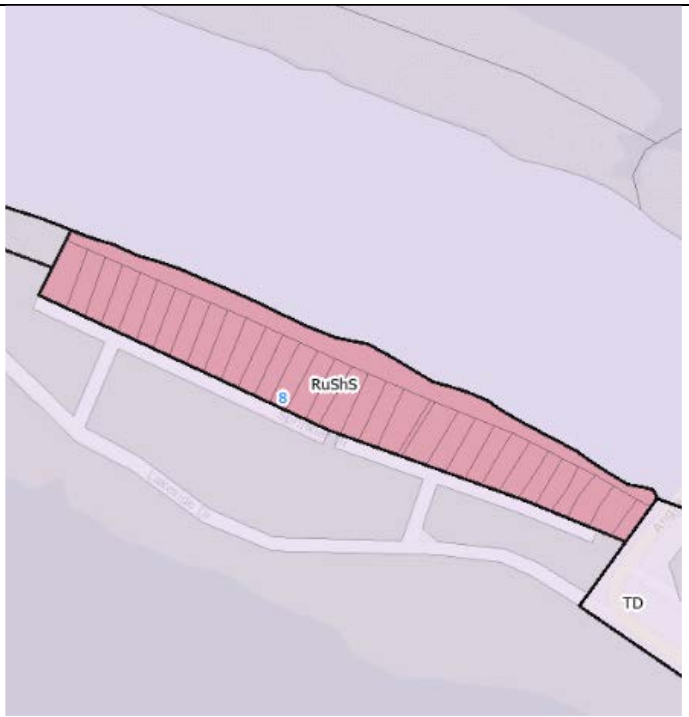

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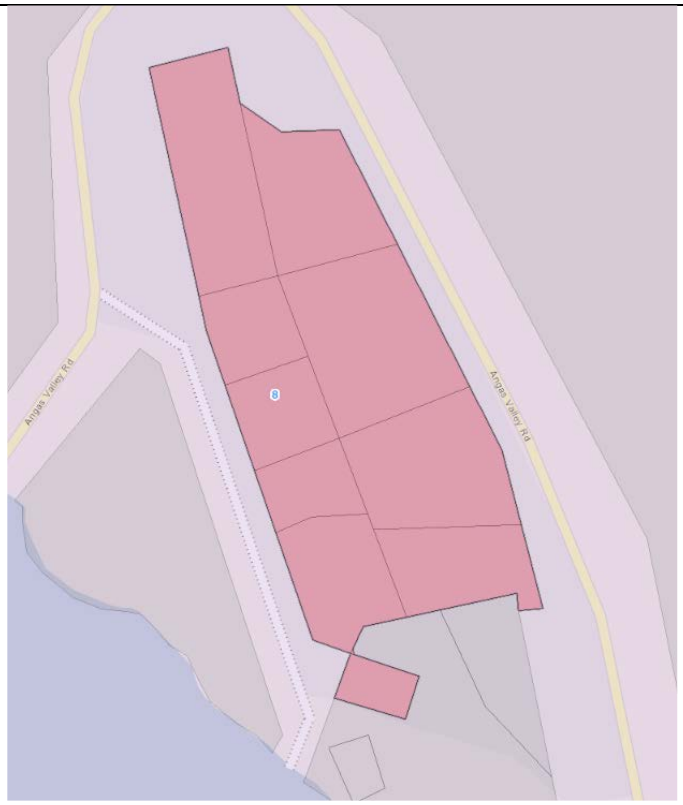

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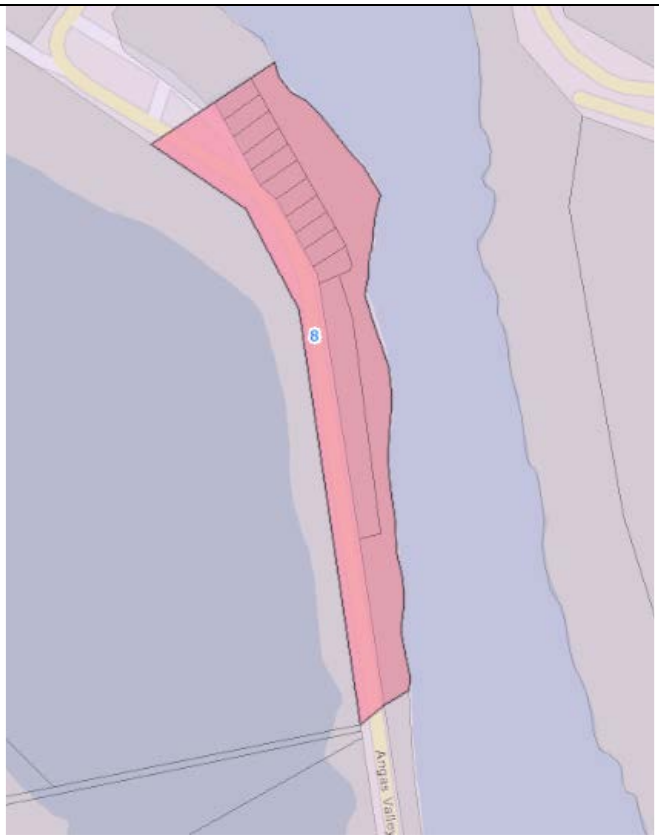

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RuShS


Con
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RuShS

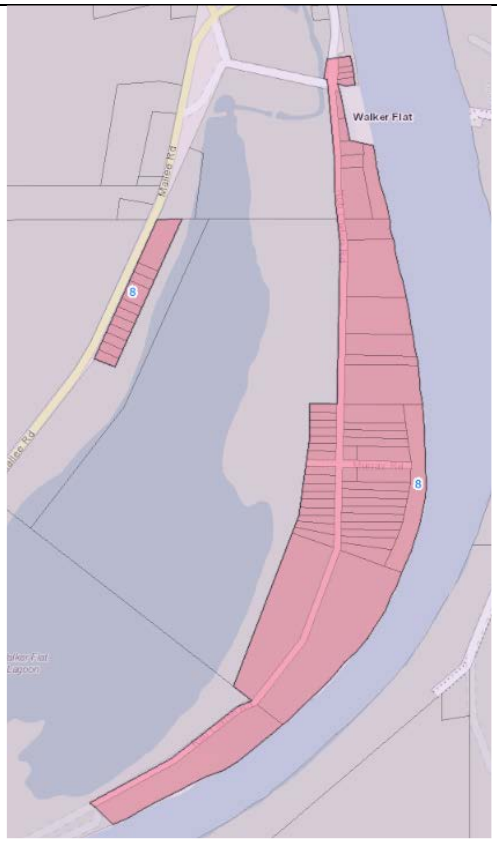

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TD


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Angas Valley Rd
Angas Valley Rd

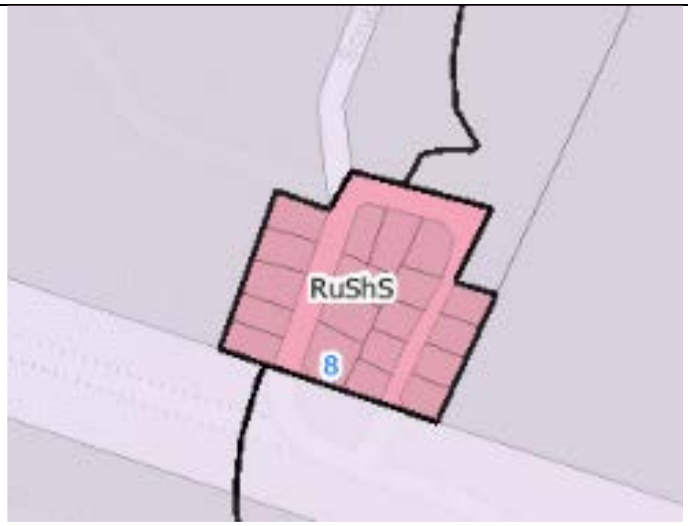

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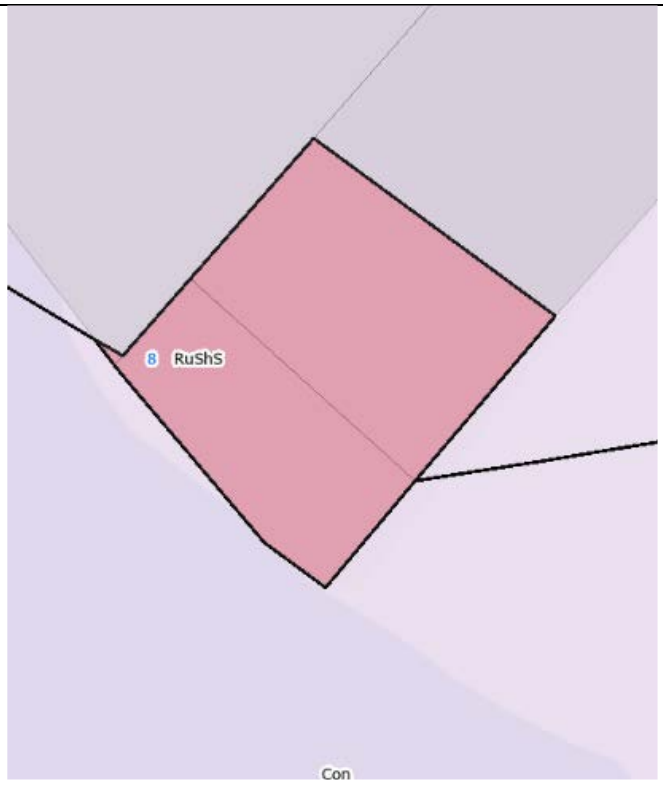

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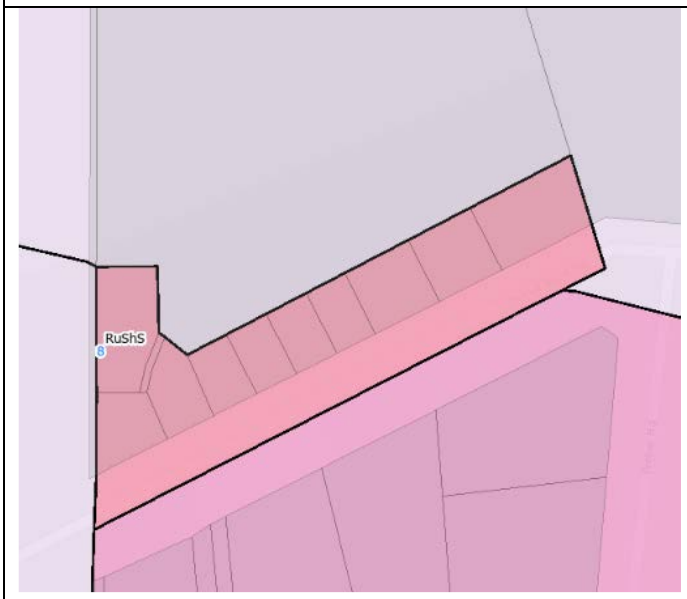

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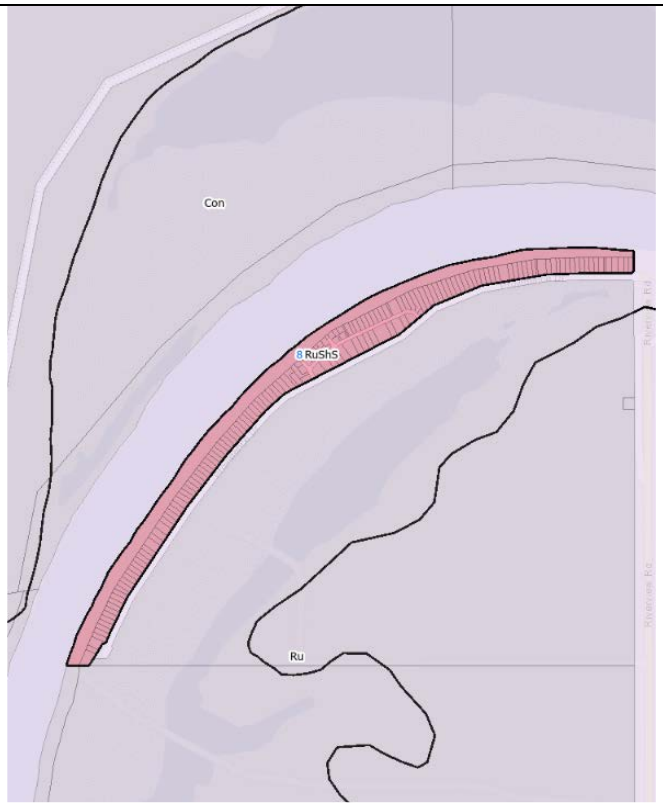

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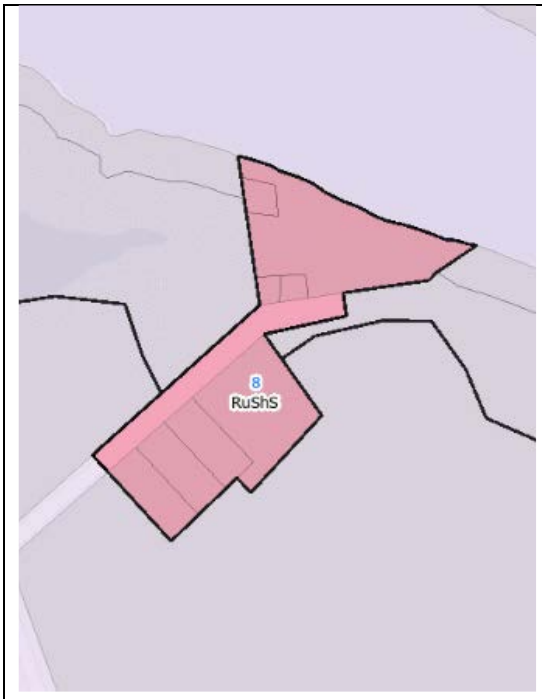

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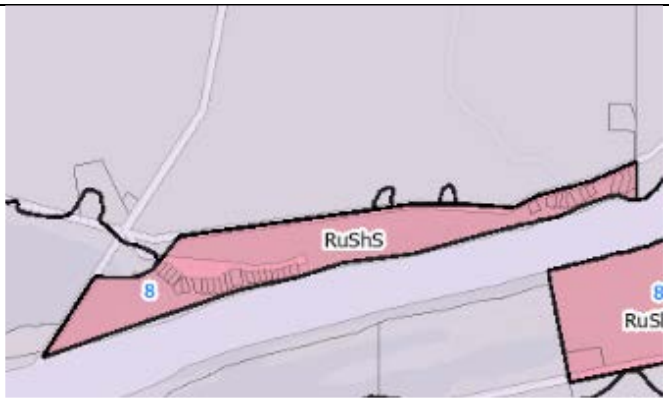

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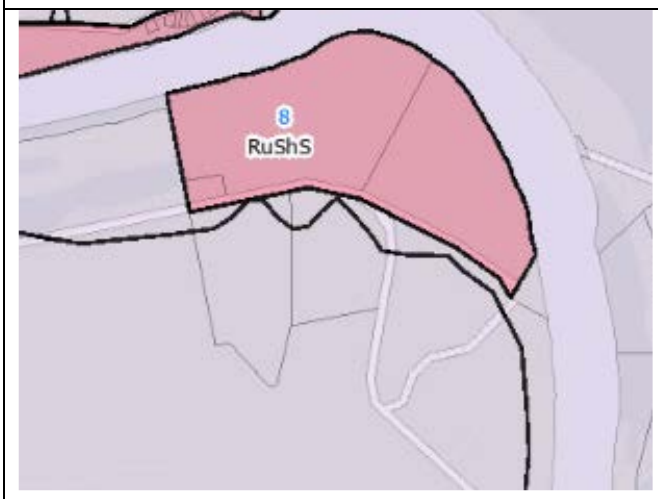

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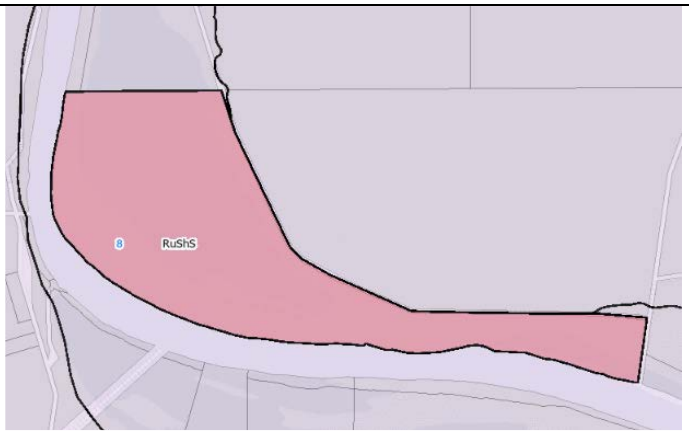

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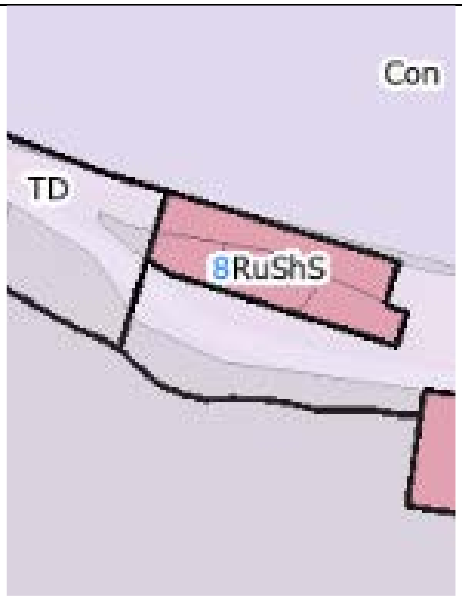

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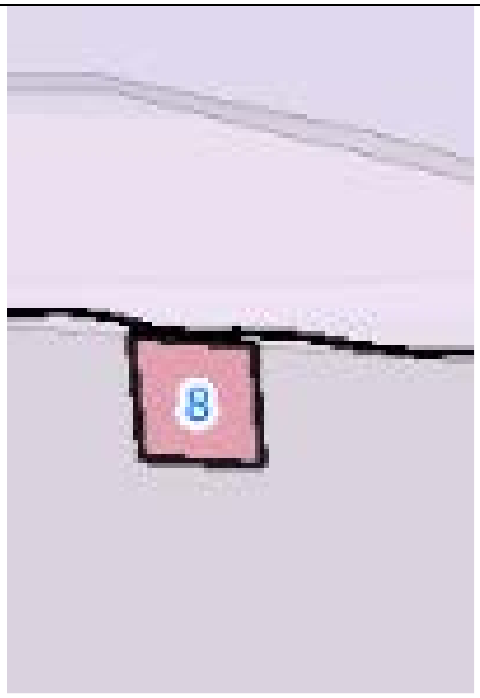

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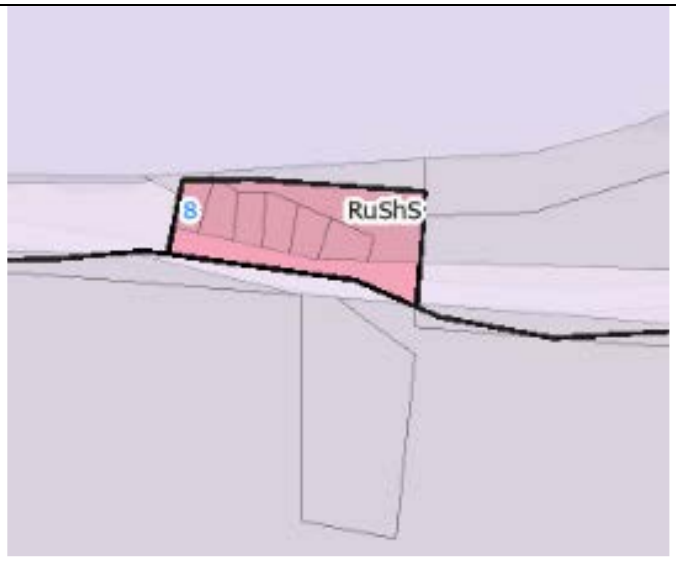

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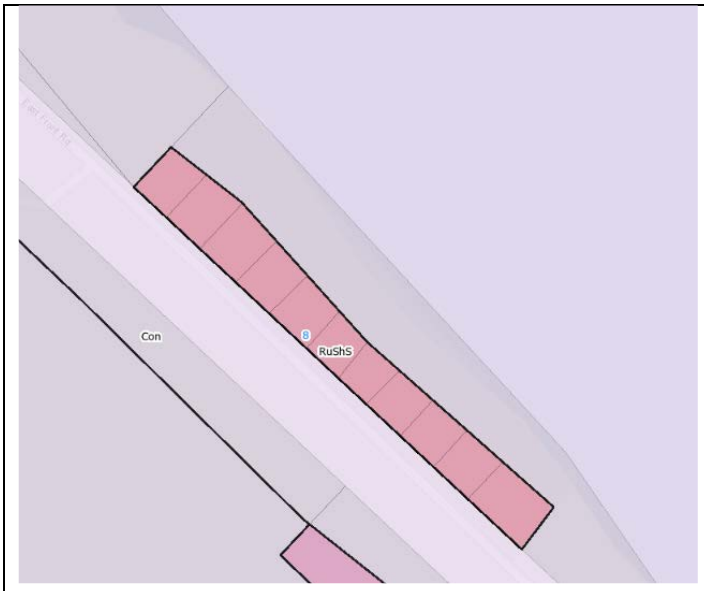

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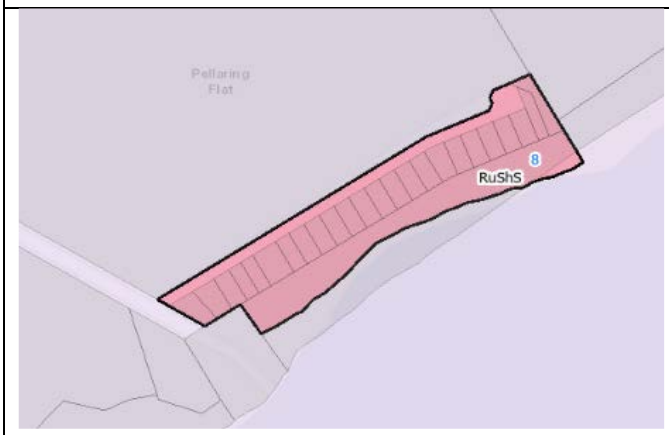

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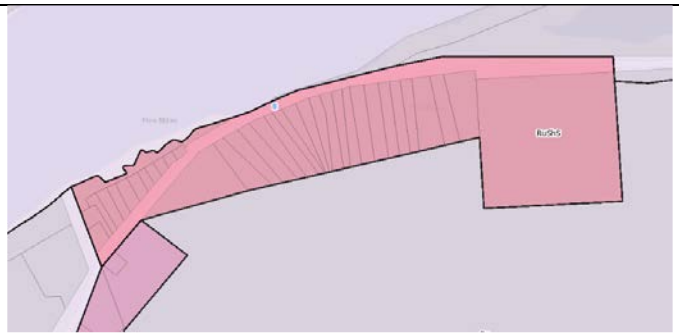

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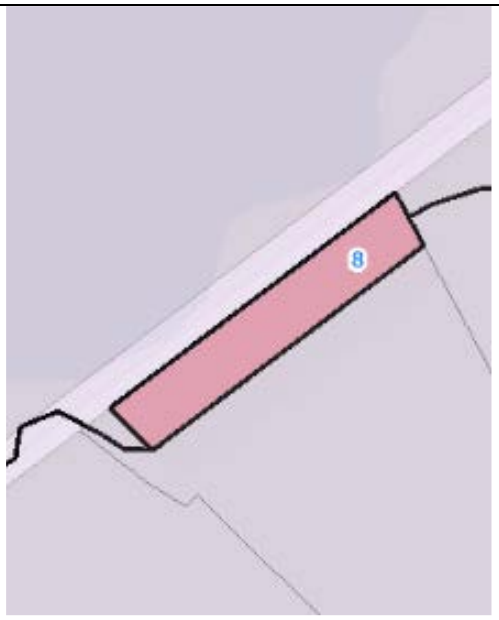

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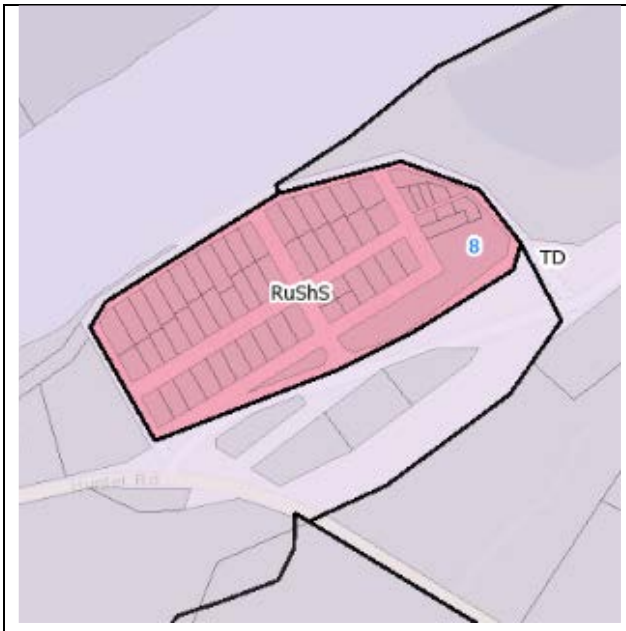

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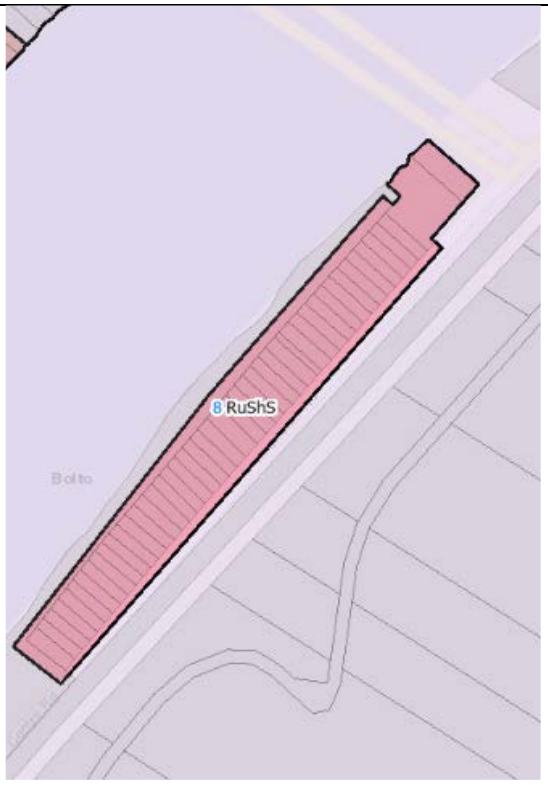

Pellaring
Flat
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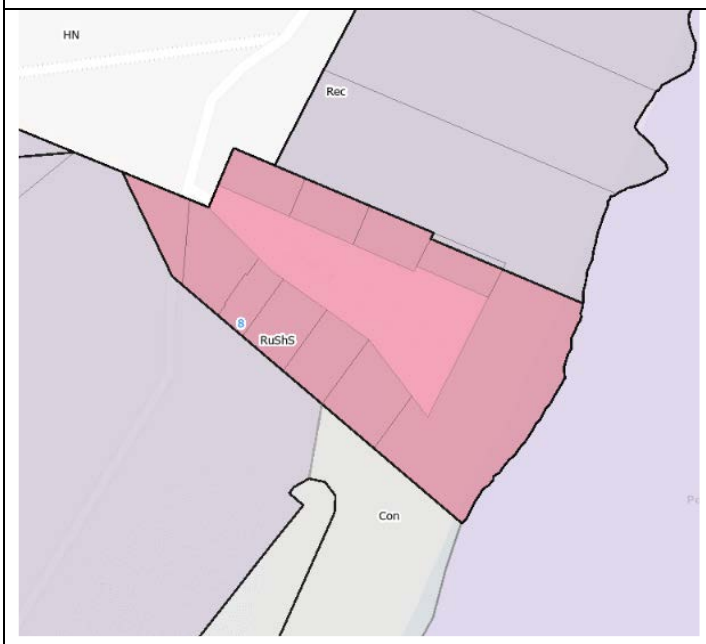

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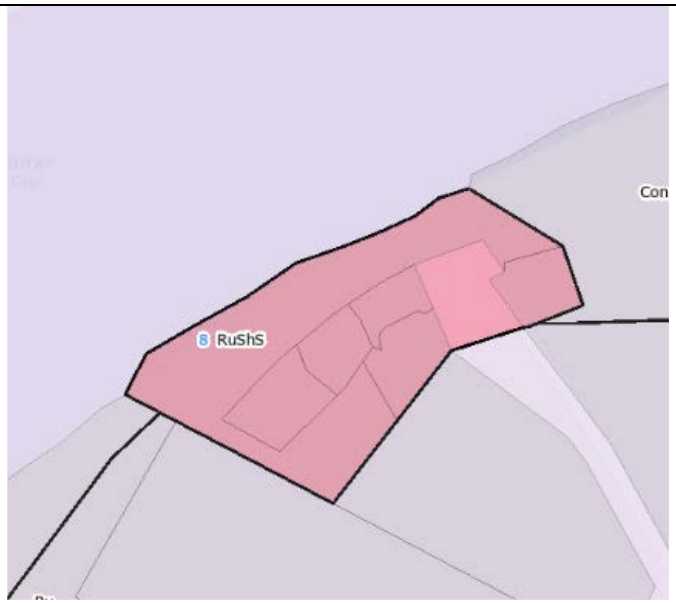

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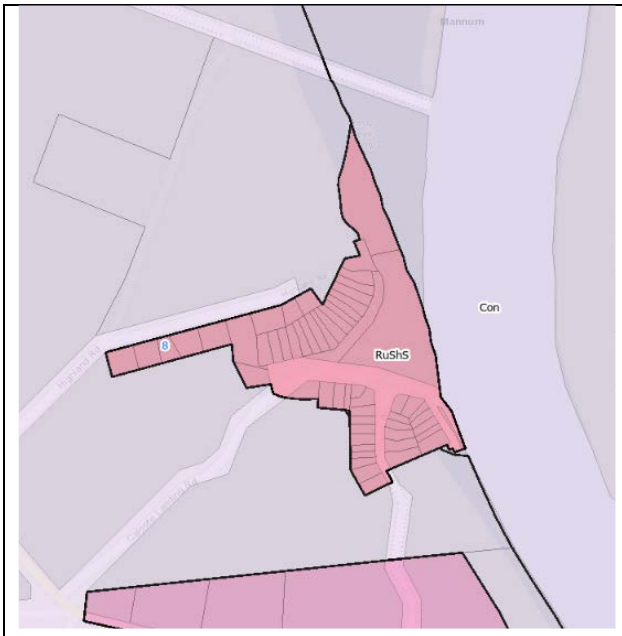

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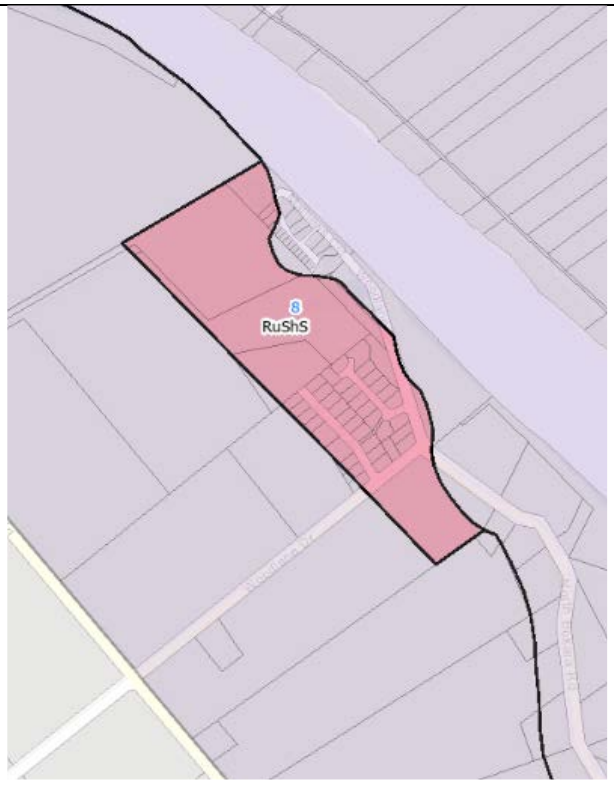

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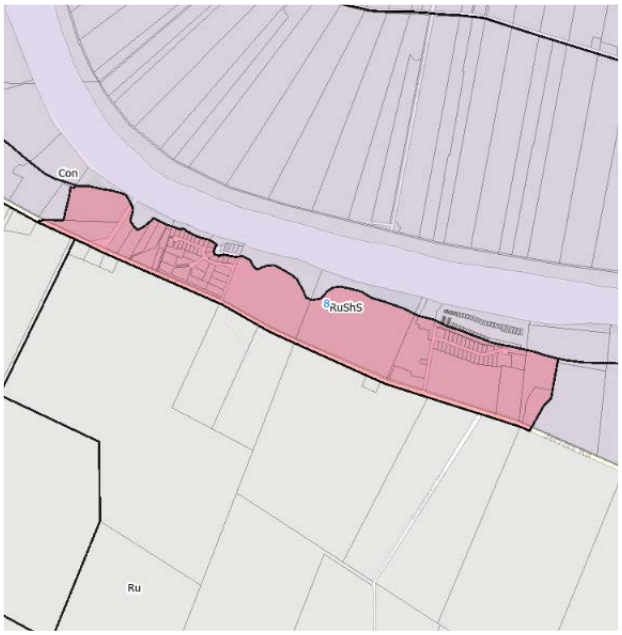

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Rec
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RuShS
Con


Con
8 RuShS



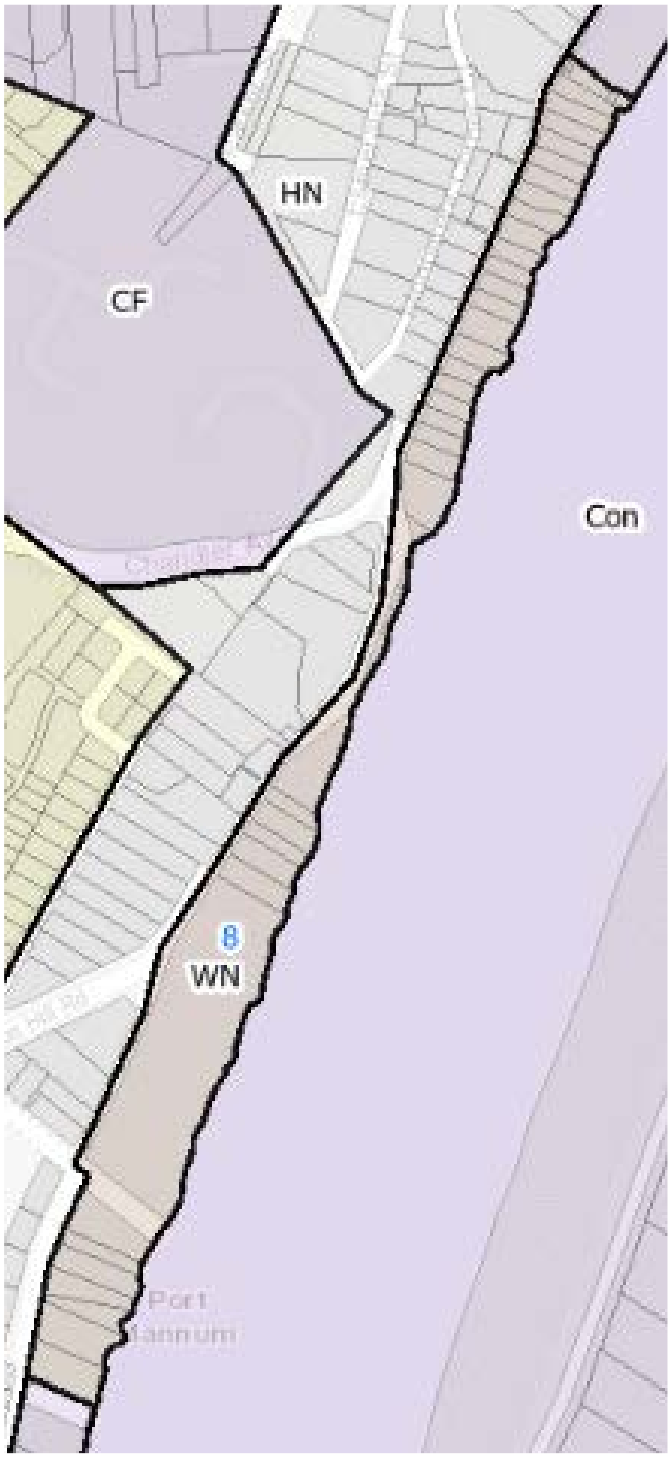




Note: The above maps are a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the River Murray Flood Resilience Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

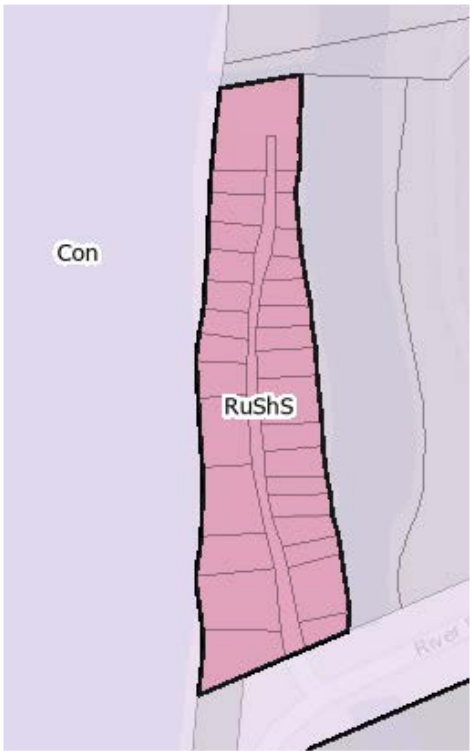
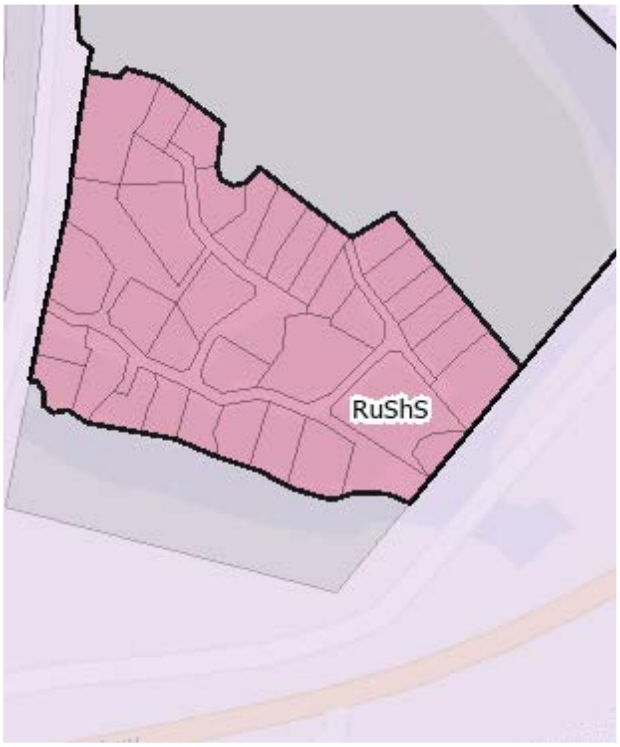
ATTACHMENT D

Location – Port Mannum



Note: The above maps are a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the River Murray Flood Resilience Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

ATTACHMENT E

Location - Paisley	Location – Paisley
	

Note: The above maps are a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the River Murray Flood Resilience Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).