

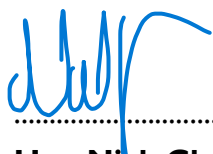
Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

River Murray Flood Resilience Code Amendment

By Chief Executive, Department for Trade and Investment

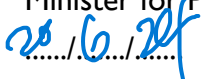
THE AMENDMENT INSTRUCTIONS

Adopted by:



Hon Nick Champion MP

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:

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 material in underfloor areas.
- Exclude areas used for stair well and lift well enclosures in the calculation of maximum areas for underfloor areas.

Rezoning at Ridgeway Estate Murbko:

- Revert the zoning of Ridgeway Estate, Murbko from Rural Shack Settlement Zone 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 in Ridgeway Estate.

Rural Shack Settlement Zone and Waterfront Neighbourhood Zone

- Increase building height TNV to 9m, consistent with River Murray Flood Plain Protection Area Overlay.

The amendment instructions below reflect these changes.

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2024.4 published on 29 February 2024. 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 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
Minimum finished ground level is 3m AHD; Minimum finished floor level is 3.25m AHD
Minimum finished ground level is 4m AHD; Minimum finished floor level is 4.25m AHD
Minimum finished ground level is 2.05m AHD; Minimum finished floor level is 2.3m AHD
Minimum finished ground level is 2.8m AHD; Minimum finished floor level is 3.05m AHD
Minimum finished ground level is 3.05m AHD; Minimum finished floor level is 3.3m AHD
Minimum finished ground level is 3.8m AHD; Minimum finished floor level is 4.05m AHD
Minimum finished floor level is 1.87m AHD
Minimum finished floor level is 10m AHD
Minimum finished floor level is 10.1m AHD
Minimum finished floor level is 10.23m AHD
Minimum finished floor level is 10.31m AHD
Minimum finished floor level is 10.43m AHD
Minimum finished floor level is 10.54m AHD
Minimum finished floor level is 10.88m AHD
Minimum finished floor level is 11.07m AHD
Minimum finished floor level is 11.52m AHD
Minimum finished floor level is 11.71m AHD
Minimum finished floor level is 11.8m AHD
Minimum finished floor level is 13.06m AHD
Minimum finished floor level is 13.18m AHD
Minimum finished floor level is 13.88m AHD
Minimum finished floor level is 15.73m AHD
Minimum finished floor level is 16.19m AHD
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
Minimum finished floor level is 19.23m AHD
Minimum finished floor level is 19.42m AHD
Minimum finished floor level is 19.47m AHD
Minimum finished floor level is 2.57m AHD
Minimum finished floor level is 2.59m AHD
Minimum finished floor level is 2.68m AHD
Minimum finished floor level is 2.76m AHD
Minimum finished floor level is 2.8m AHD
Minimum finished floor level is 2.88m AHD
Minimum finished floor level is 2.97m AHD
Minimum finished floor level is 3.07m AHD
Minimum finished floor level is 3.16m AHD
Minimum finished floor level is 3.28m AHD
Minimum finished floor level is 3.36m AHD
Minimum finished floor level is 3.42m AHD
Minimum finished floor level is 3.53m AHD
Minimum finished floor level is 3.81m AHD
Minimum finished floor level is 4.02m AHD
Minimum finished floor level is 4.06m AHD
Minimum finished floor level is 4.21m AHD
Minimum finished floor level is 4.26m AHD
Minimum finished floor level is 4.33m AHD
Minimum finished floor level is 4.43m AHD
Minimum finished floor level is 4.48m AHD
Minimum finished floor level is 4.5m AHD

Minimum finished floor level is 4.58m AHD
Minimum finished floor level is 4.71m AHD
Minimum finished floor level is 4.73m AHD
Minimum finished floor level is 4.75m AHD
Minimum finished floor level is 4.8m AHD
Minimum finished floor level is 4.88m AHD
Minimum finished floor level is 5.04m AHD
Minimum finished floor level is 5.12m AHD
Minimum finished floor level is 5.27m AHD
Minimum finished floor level is 5.59m AHD
Minimum finished floor level is 5.62m AHD
Minimum finished floor level is 5.71m AHD
Minimum finished floor level is 5.98m AHD
Minimum finished floor level is 6.06m AHD
Minimum finished floor level is 6.16m AHD
Minimum finished floor level is 6.26m AHD
Minimum finished floor level is 6.4m AHD
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 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
 - 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 15m²
 - D. the combined enclosed area (inclusive of a wet area but excluding a lift facility) 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. 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

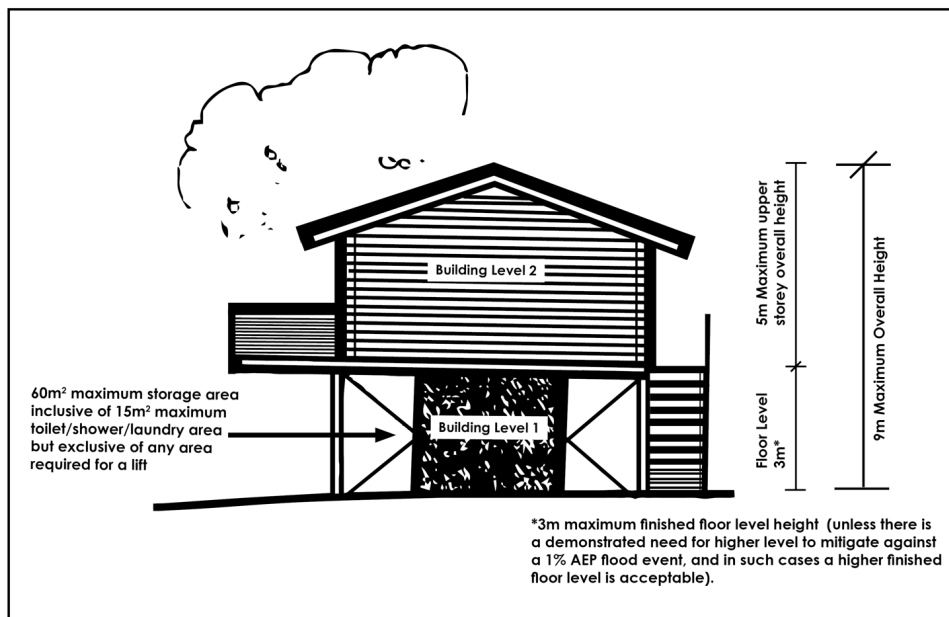
Outbuildings and agricultural buildings are:

- (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.

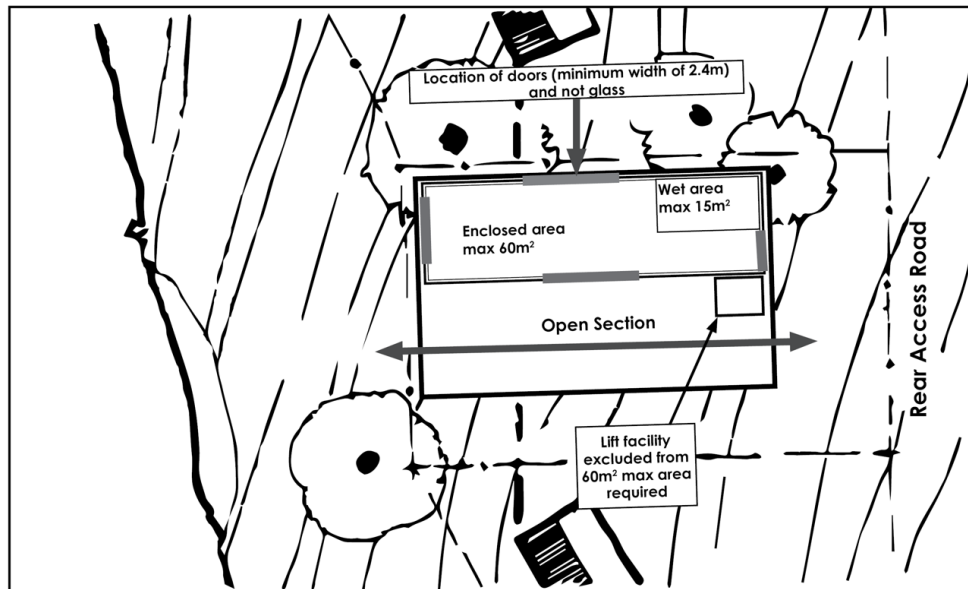
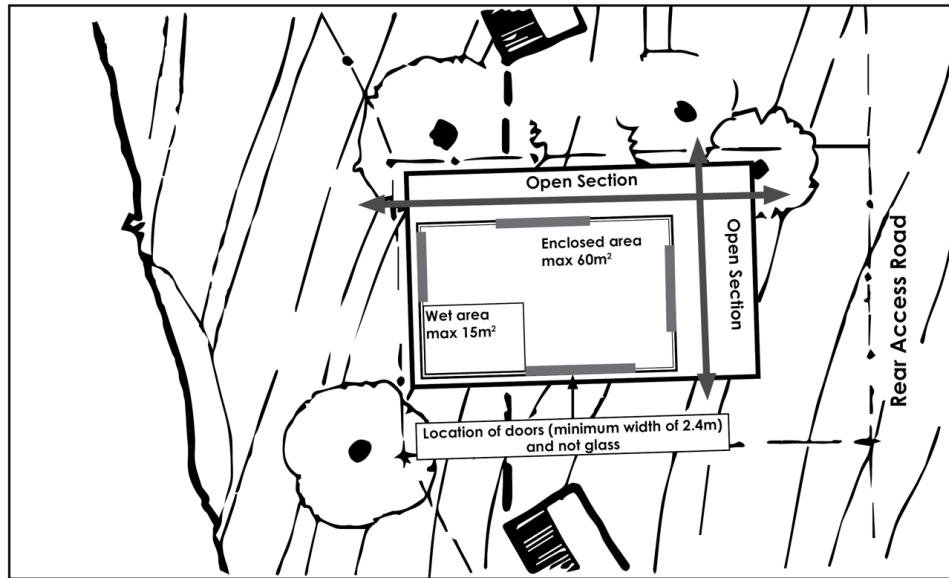
- e. replacing Procedural Matters (PM) – Referrals, Class of Development Activity (d) (viii) with:

- (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 highlighted 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 Neighbourhood 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**.

ATTACHMENT A



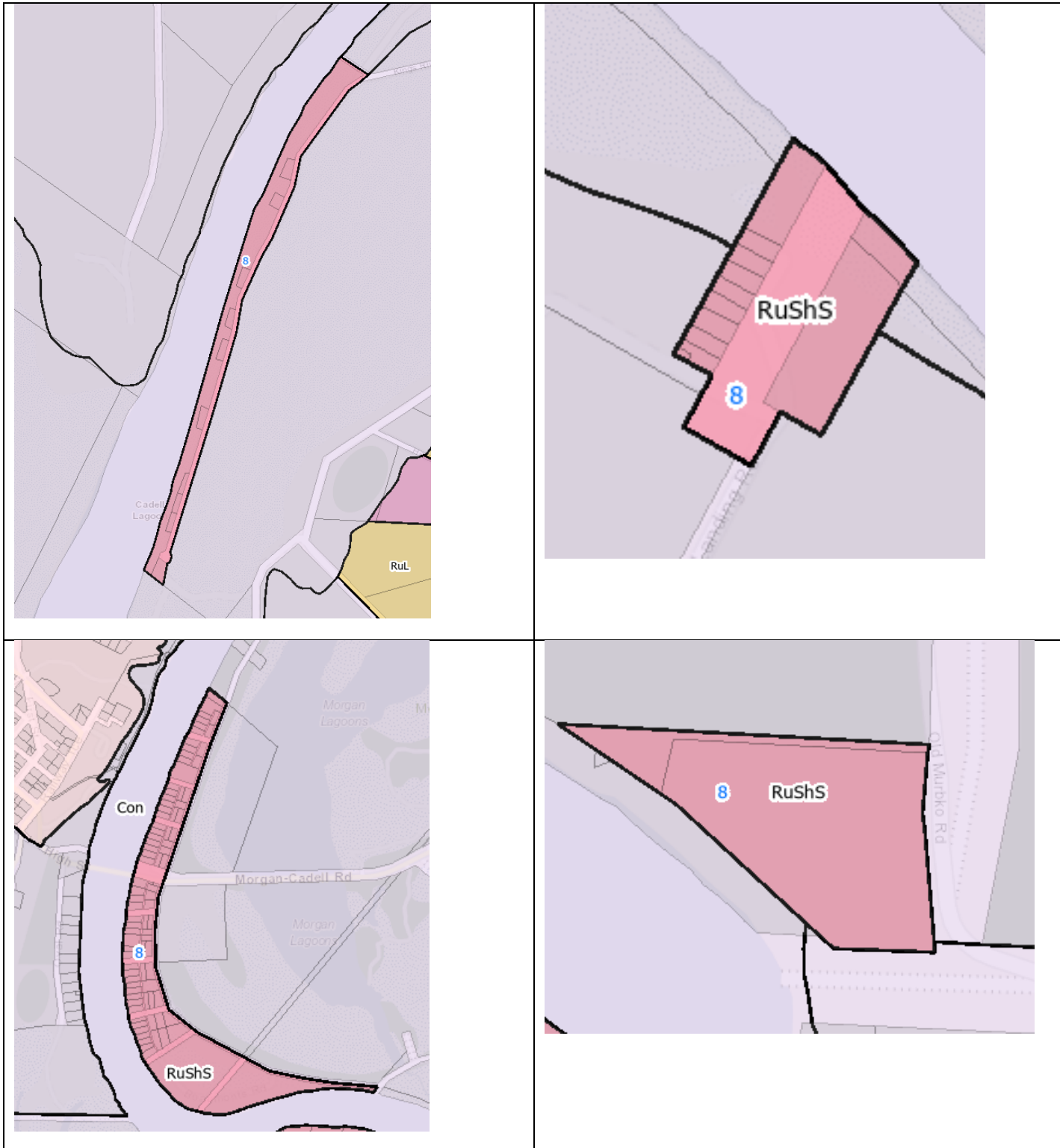
Note: The above map is a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the River Murray Flood Resilience Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

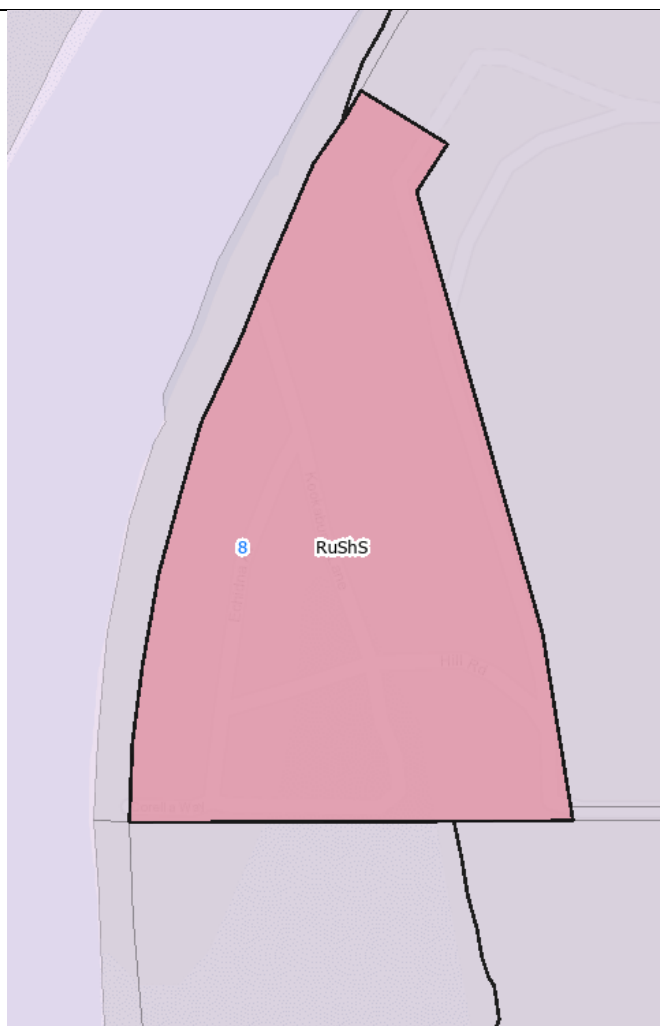
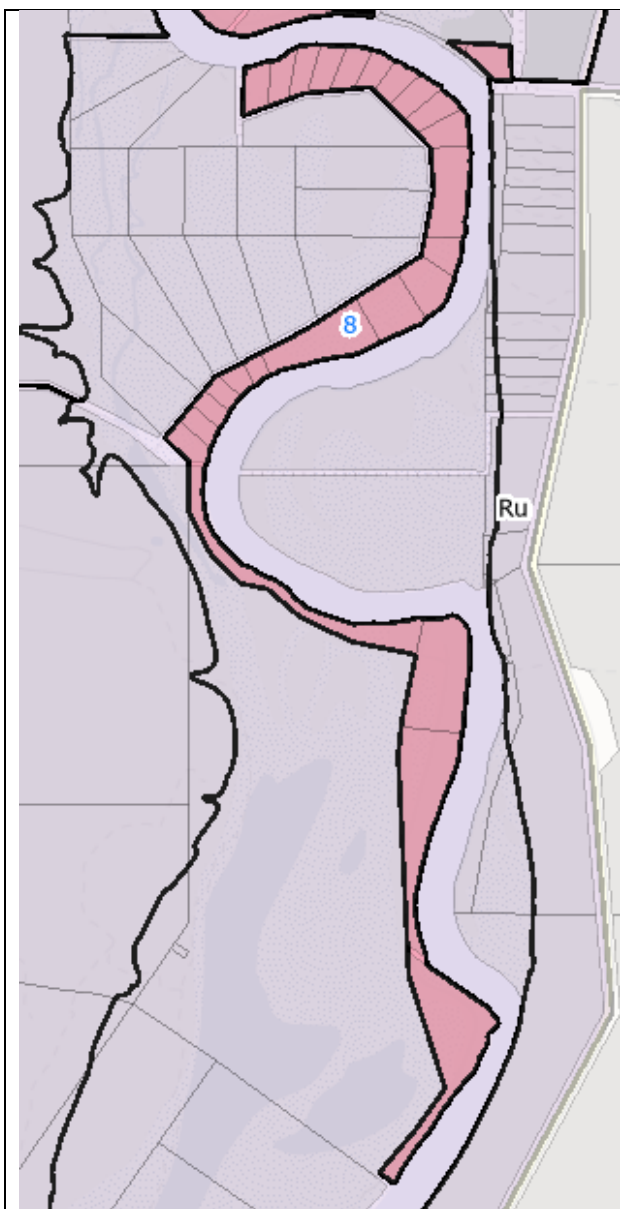
ATTACHMENT B

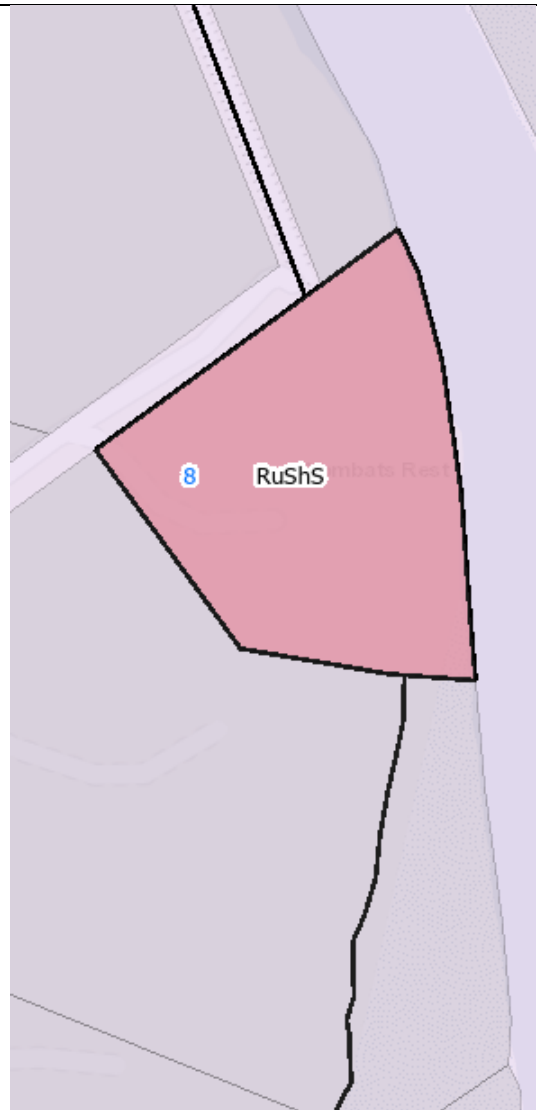
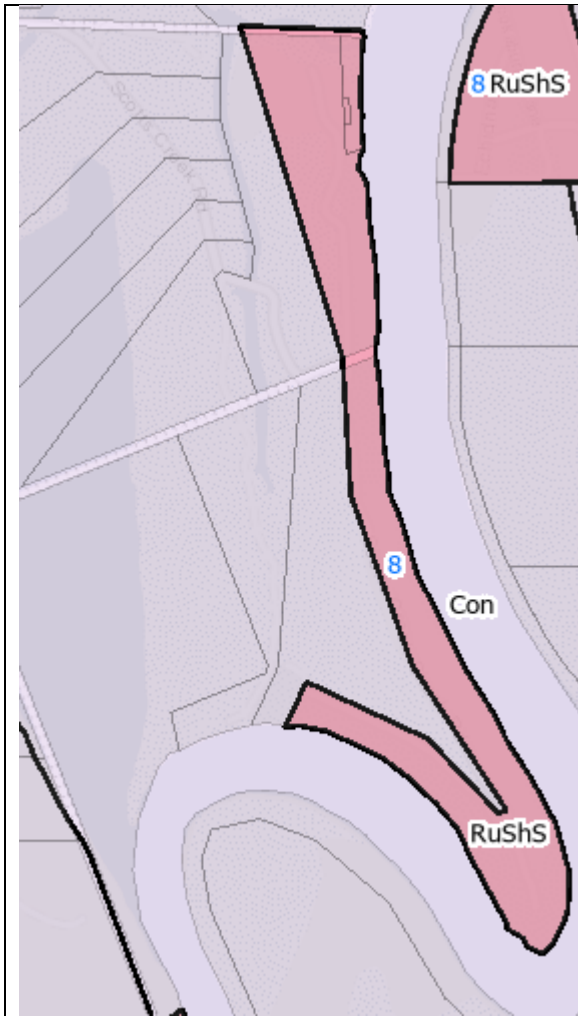


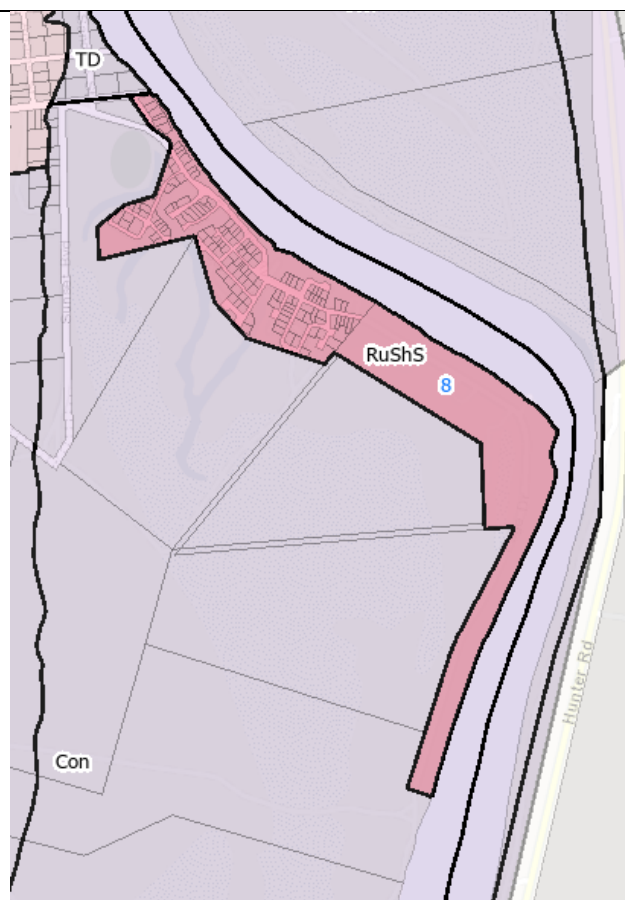
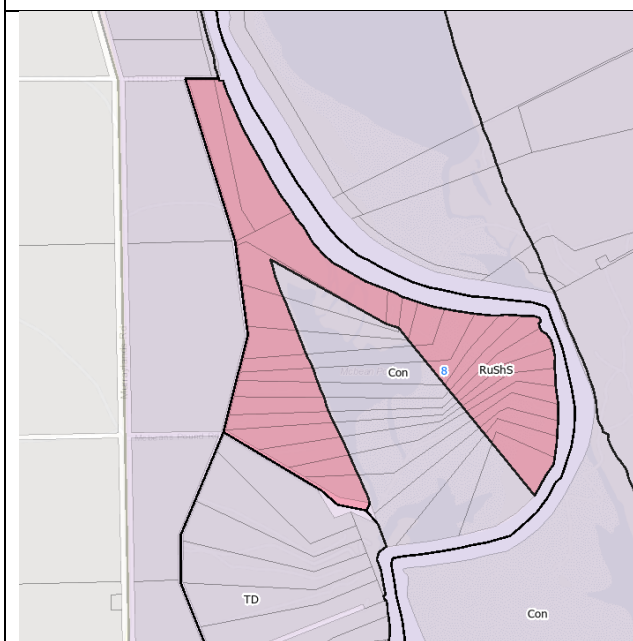
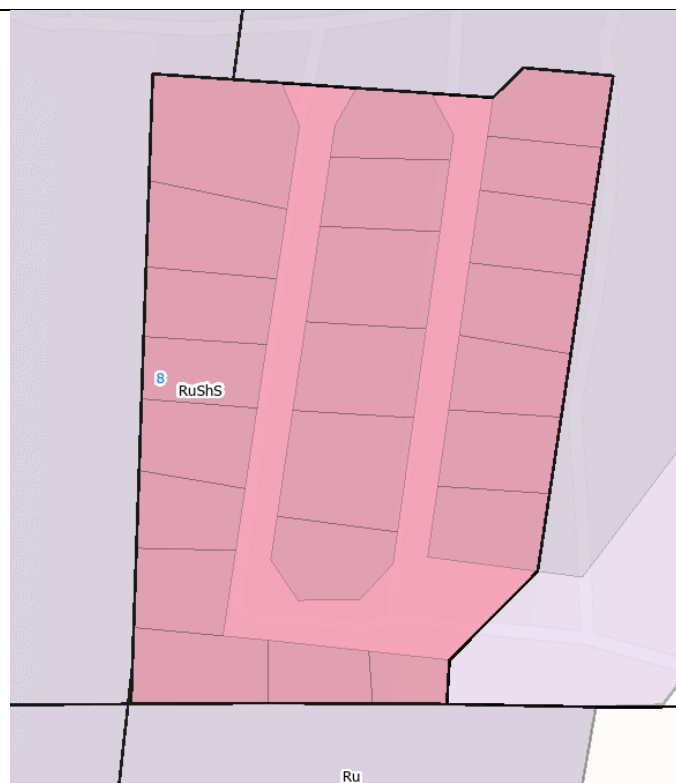
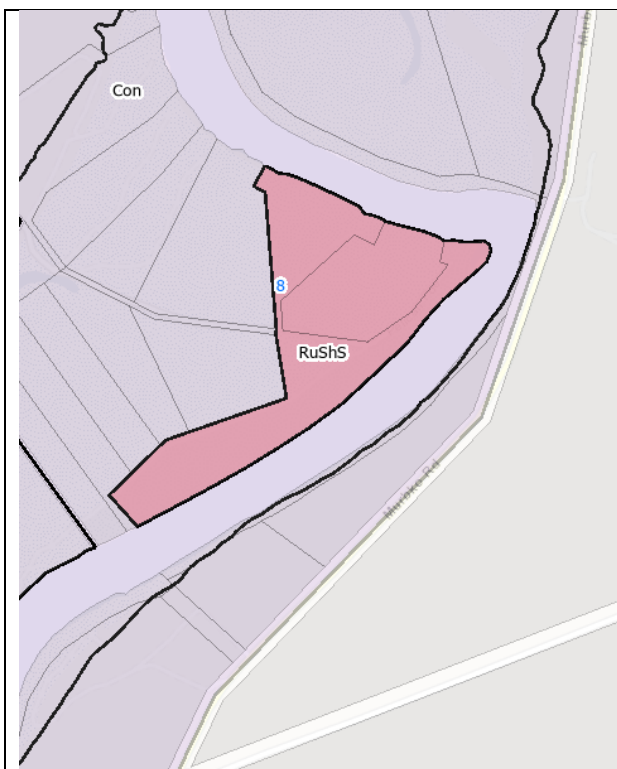
Note: The above maps are a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the River Murray Flood Resilience Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

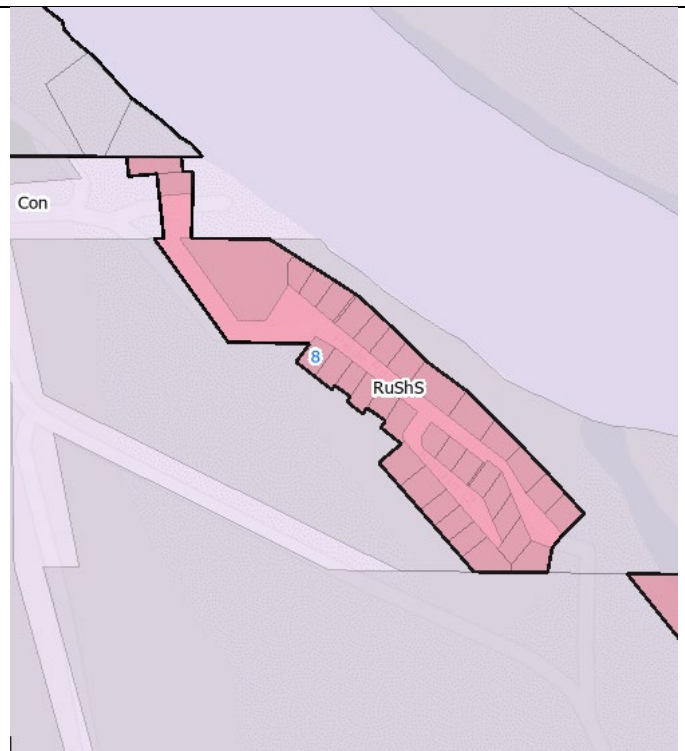
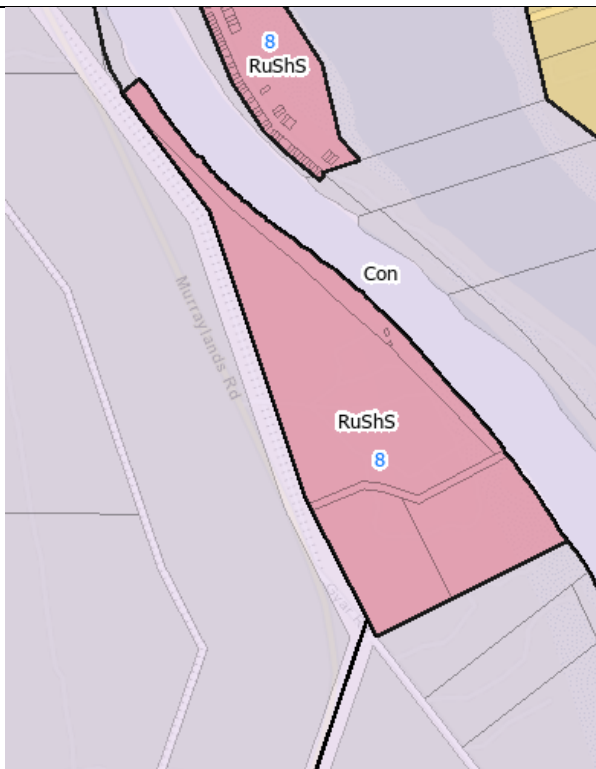
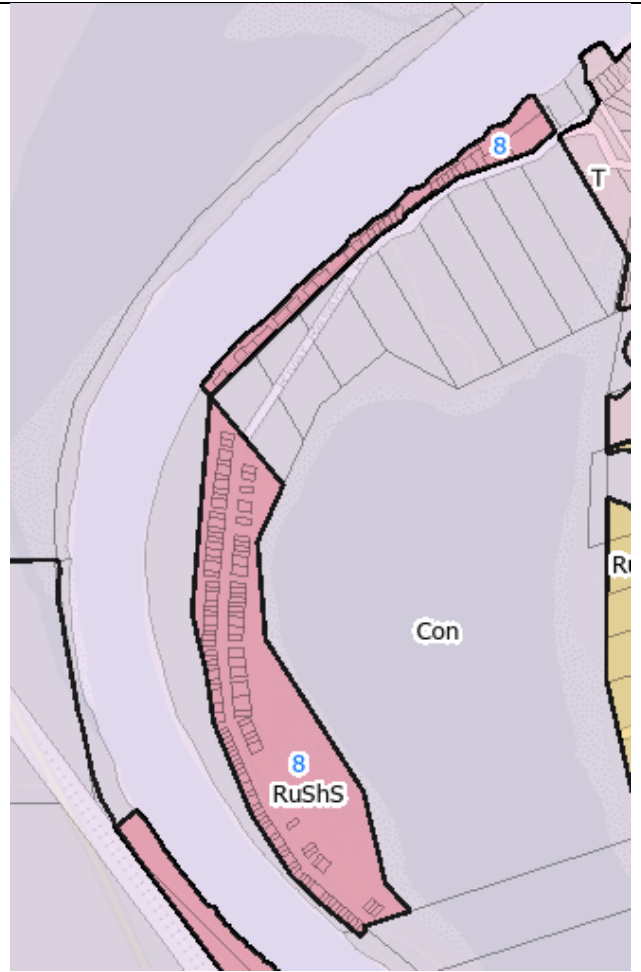
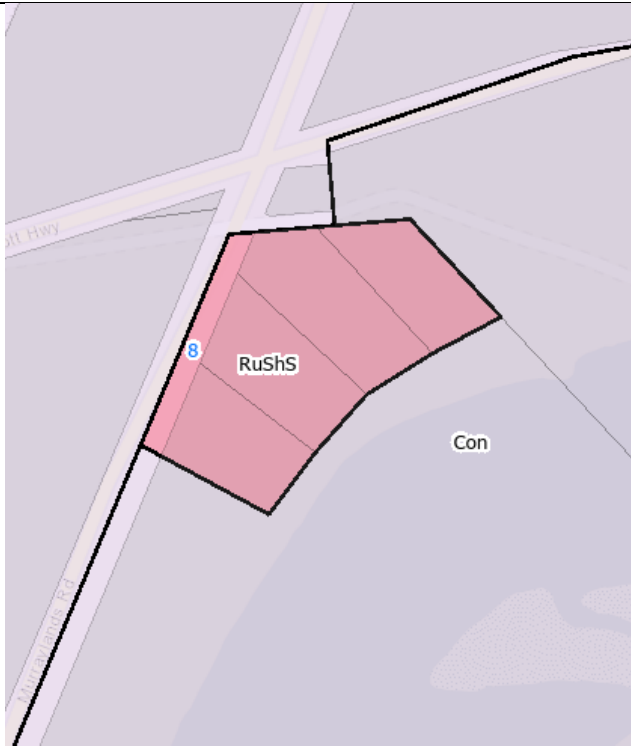
ATTACHMENT C

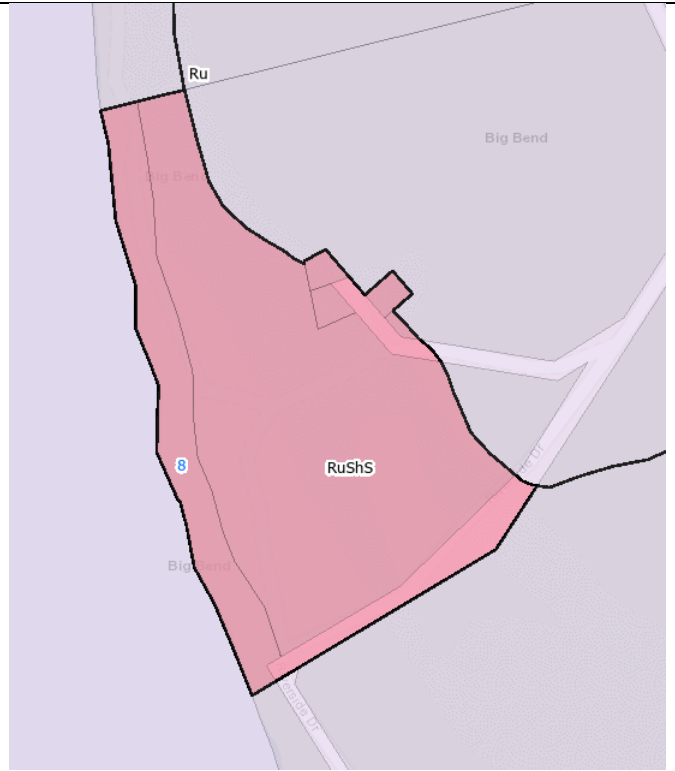
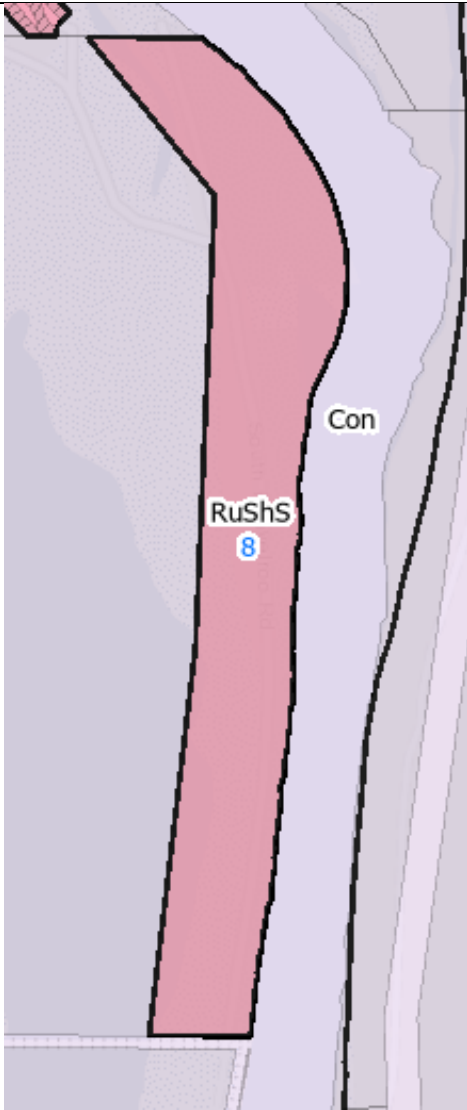


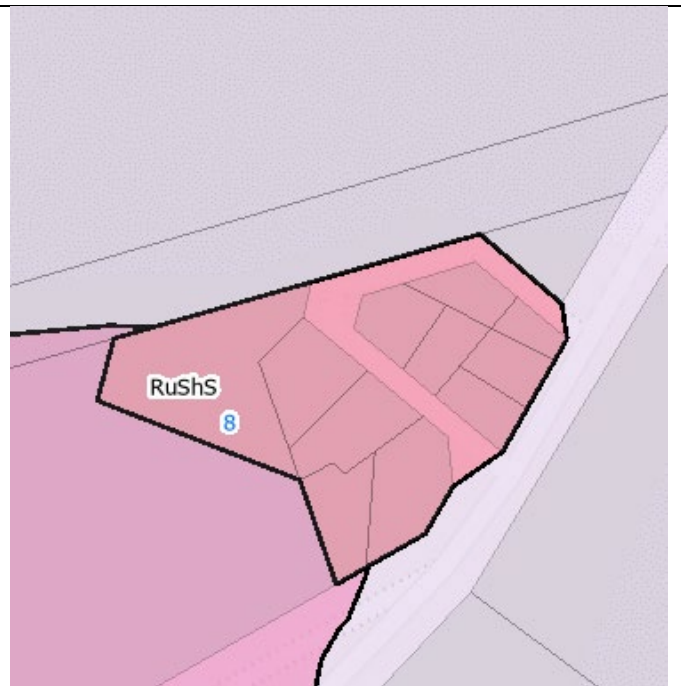
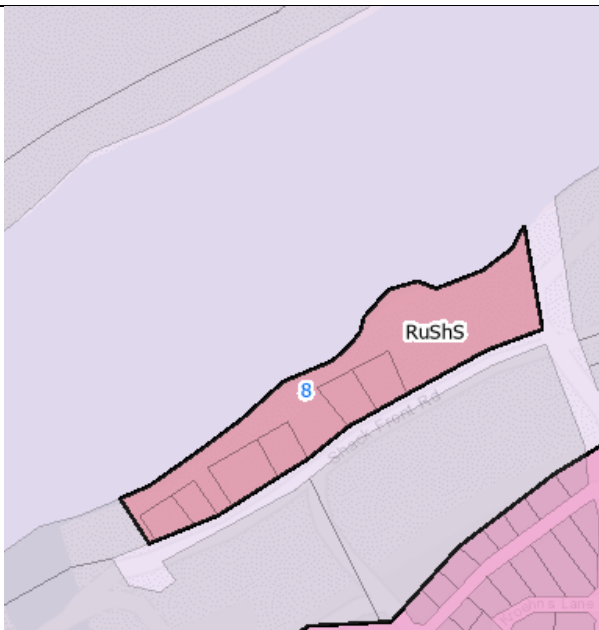
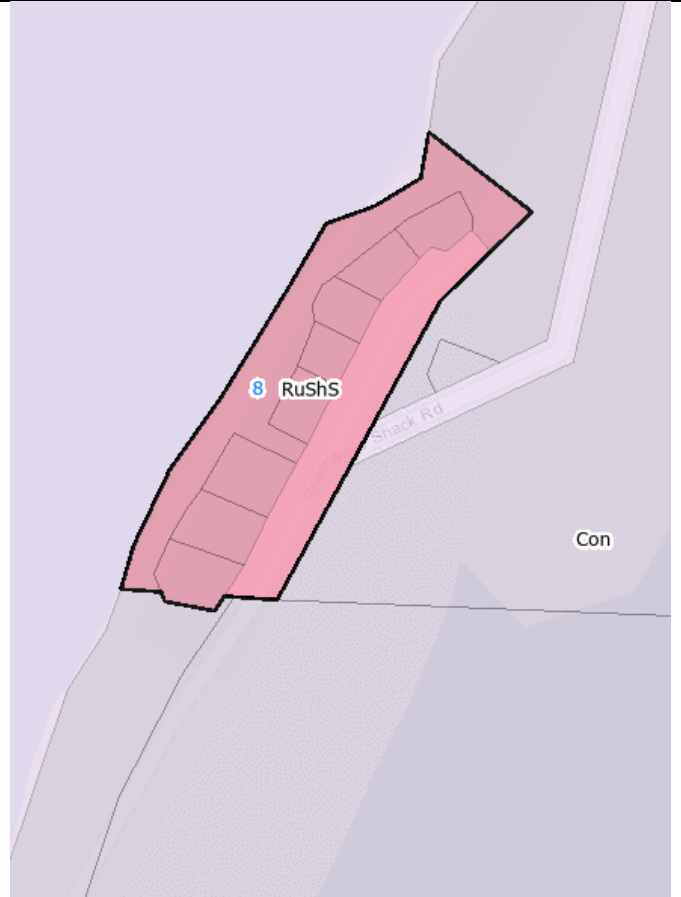
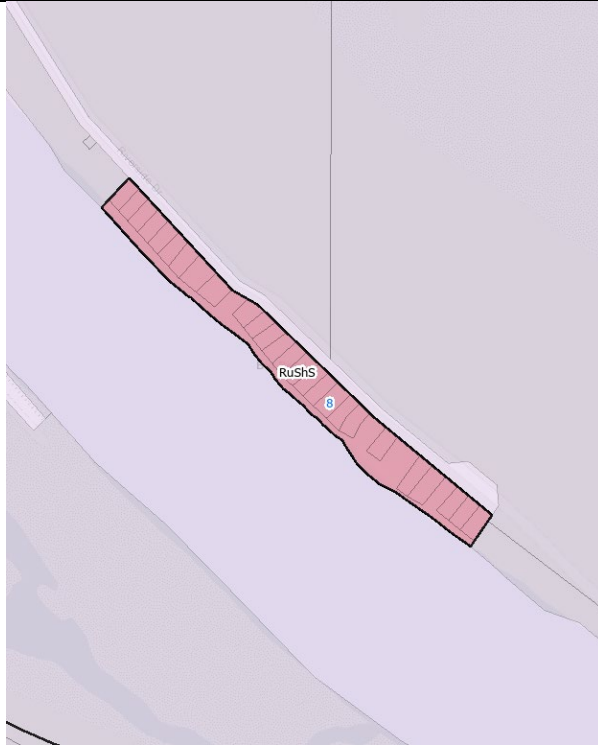


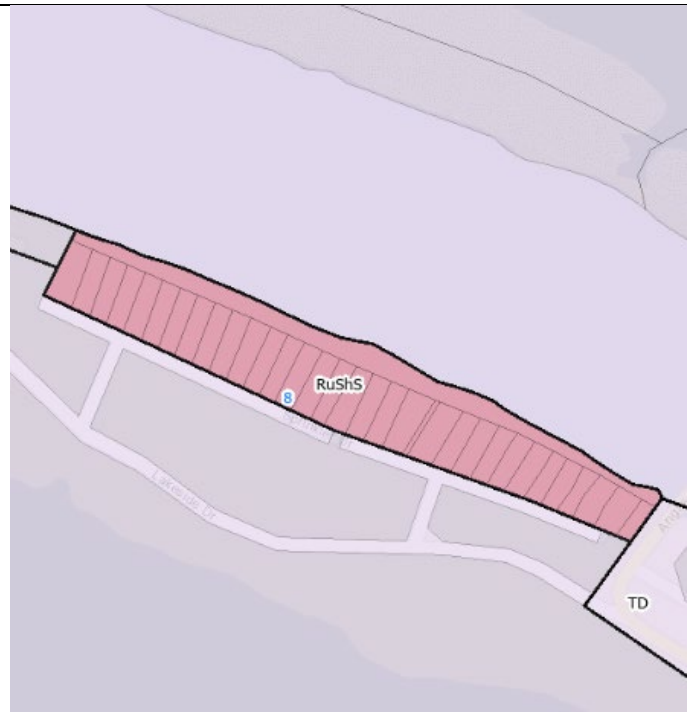
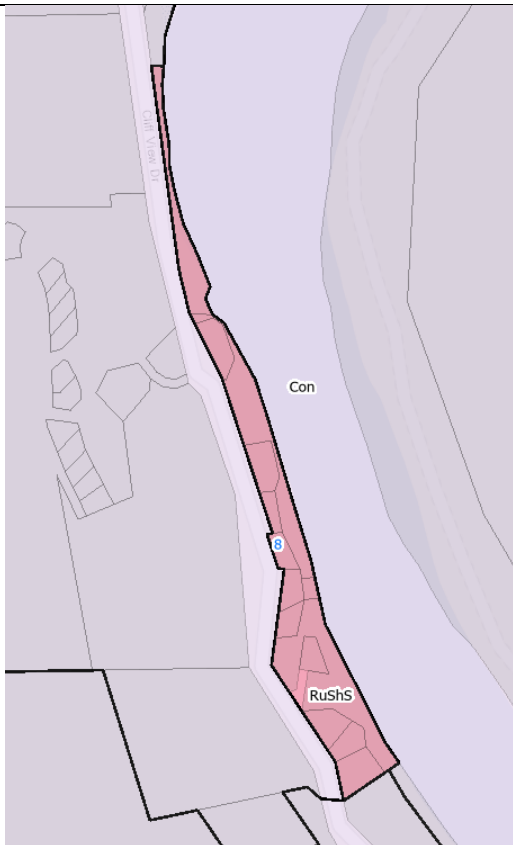
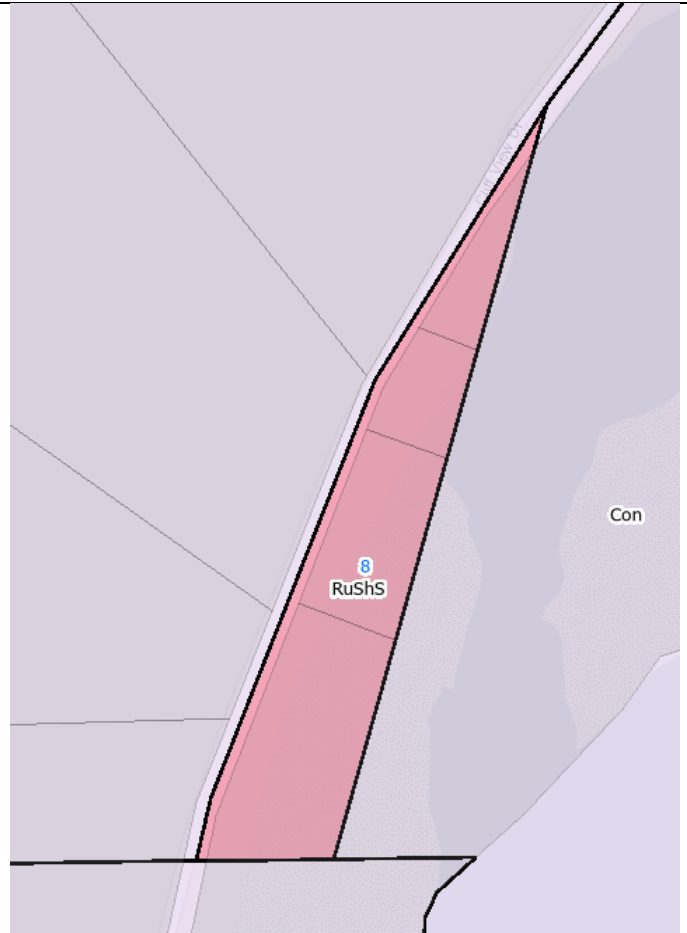
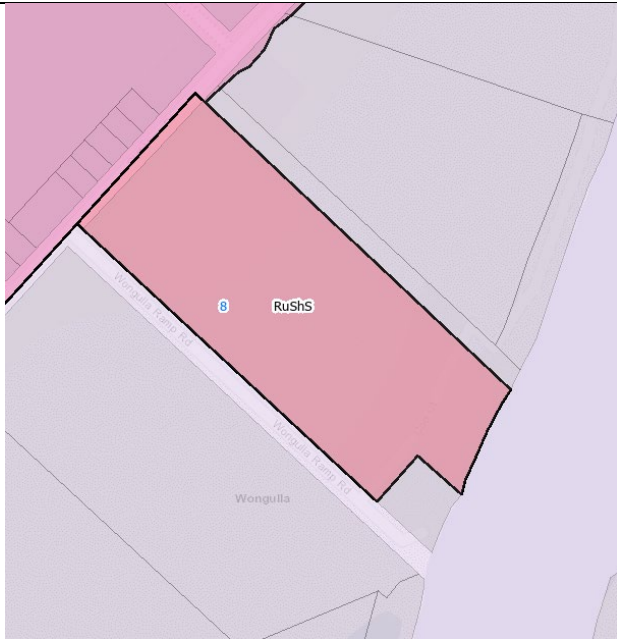


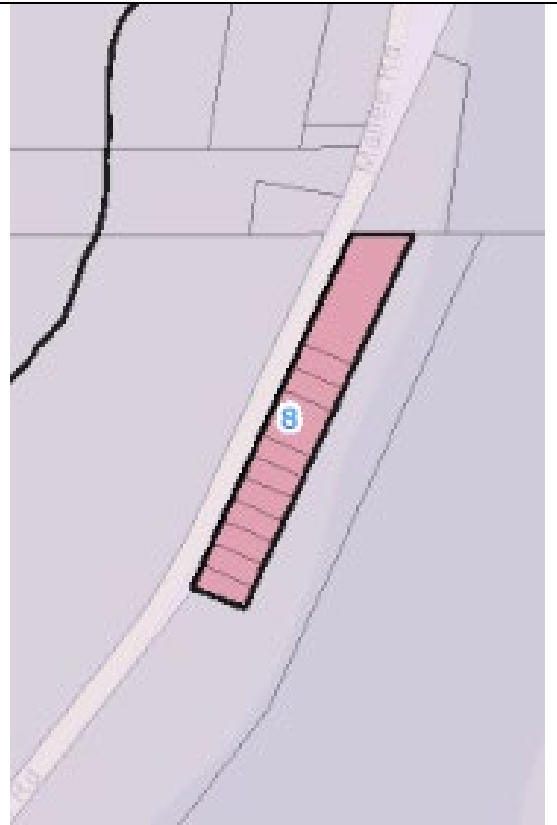
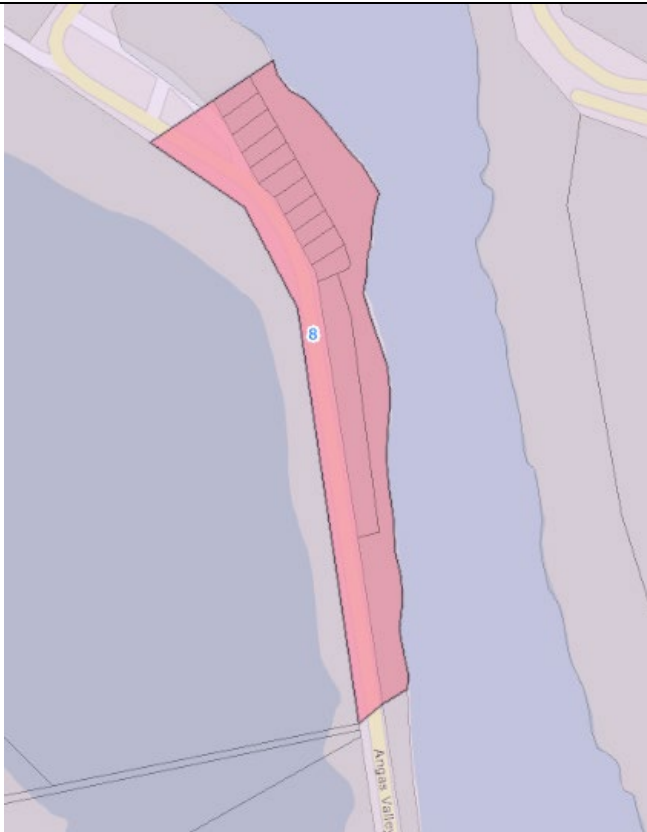
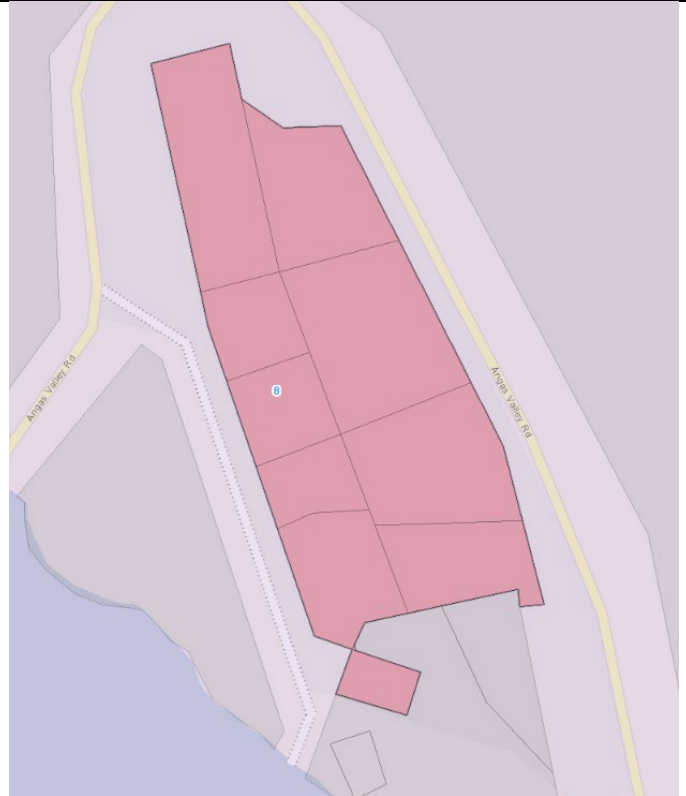


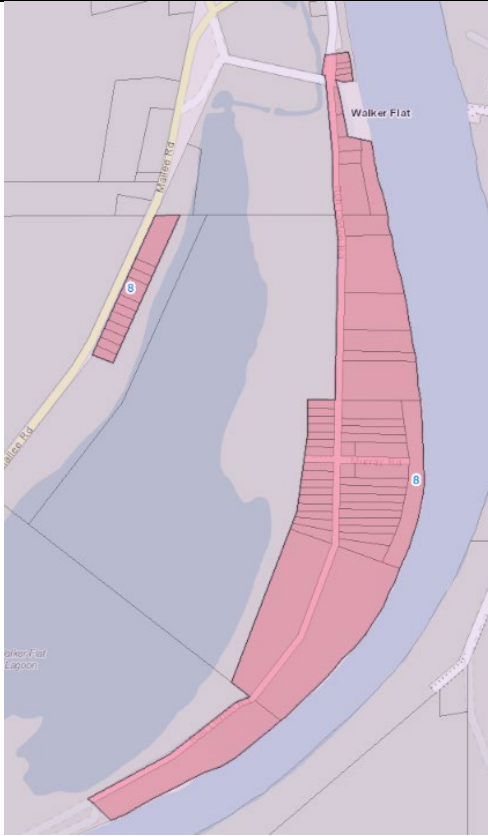


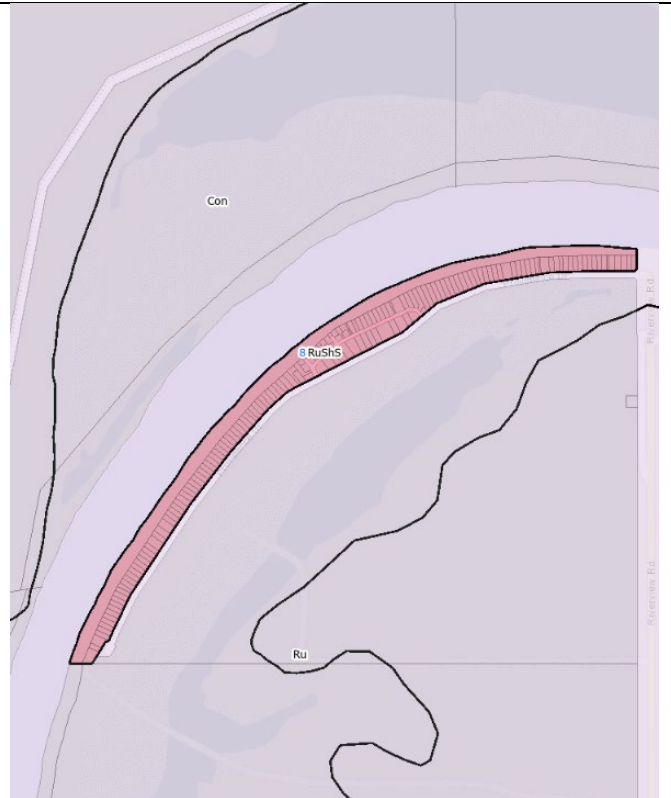
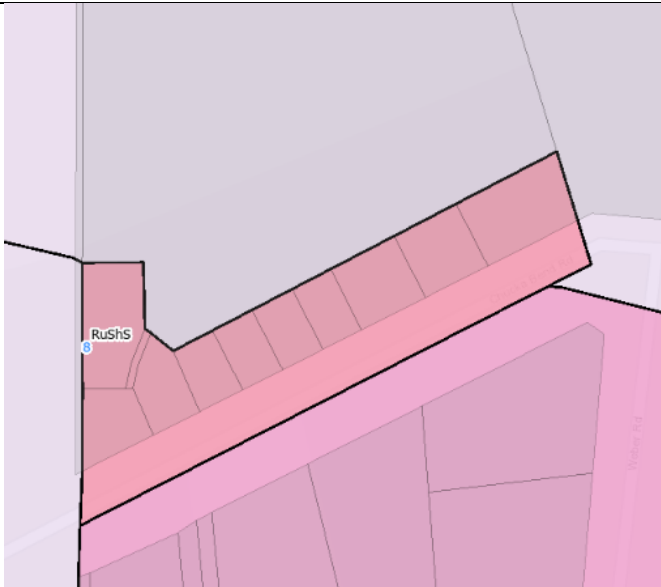
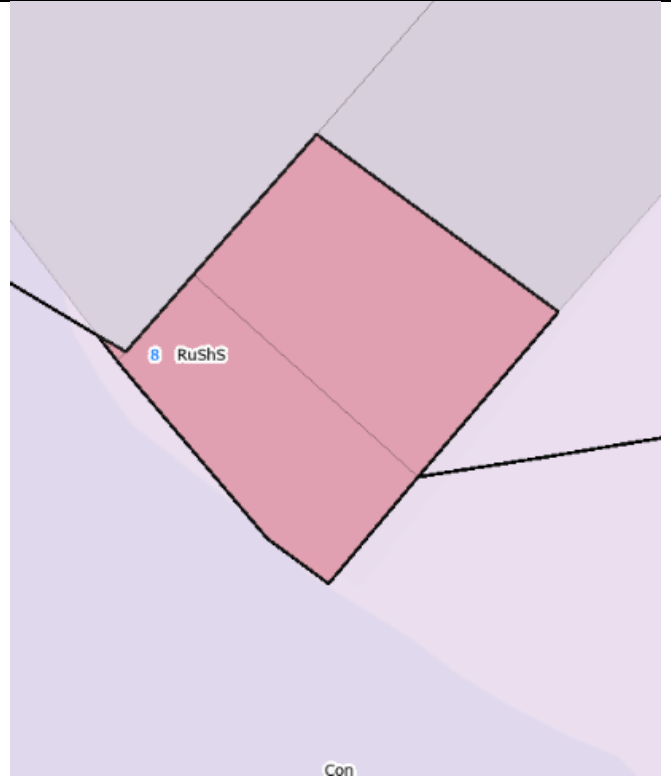


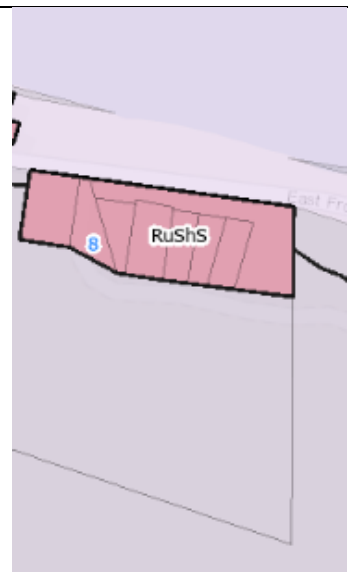
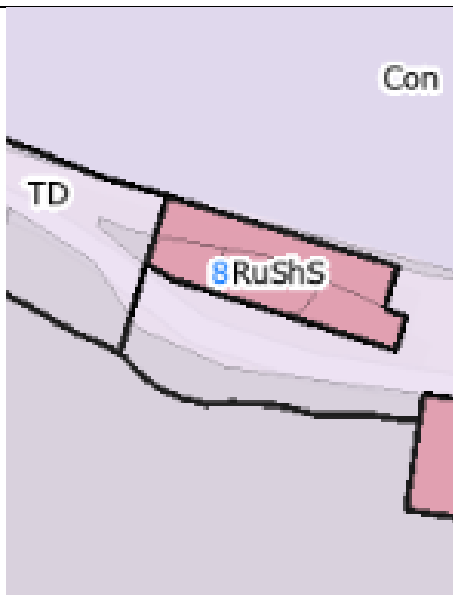
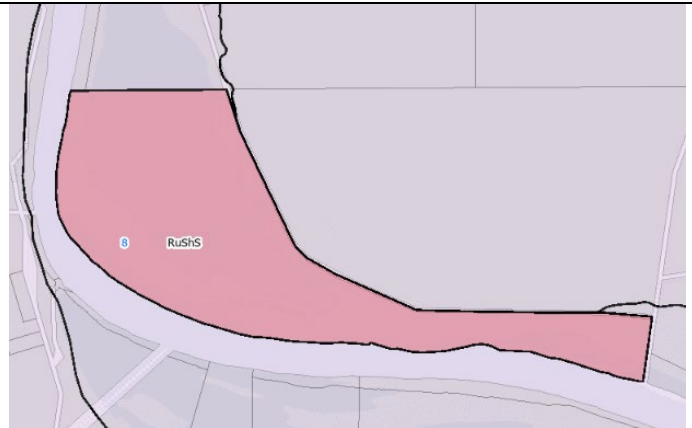
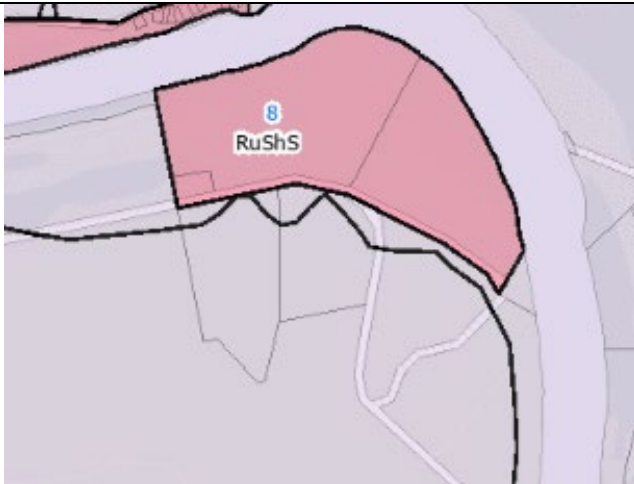
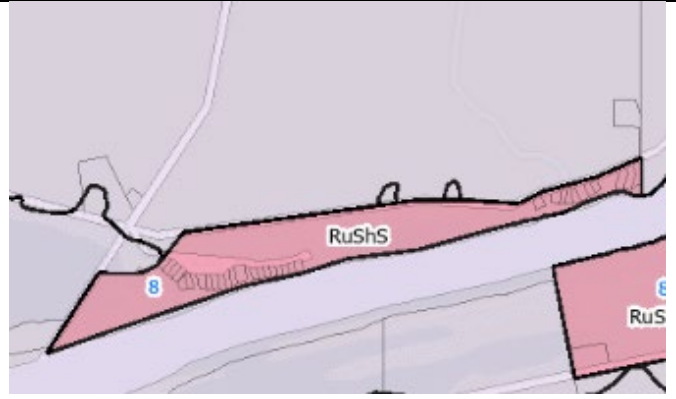


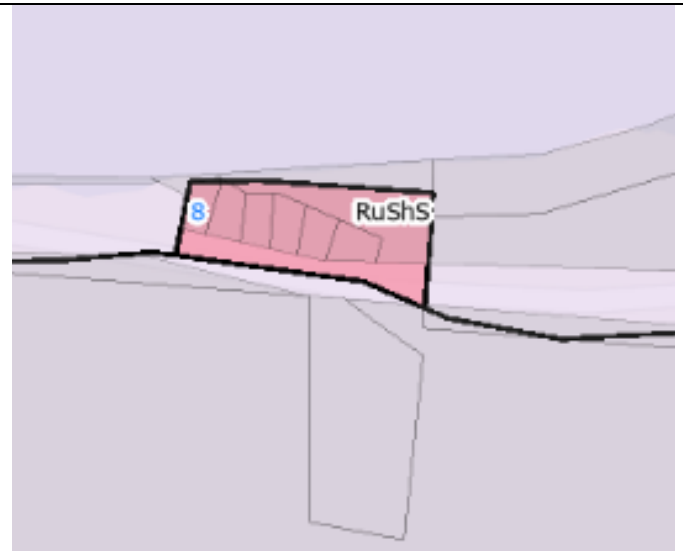
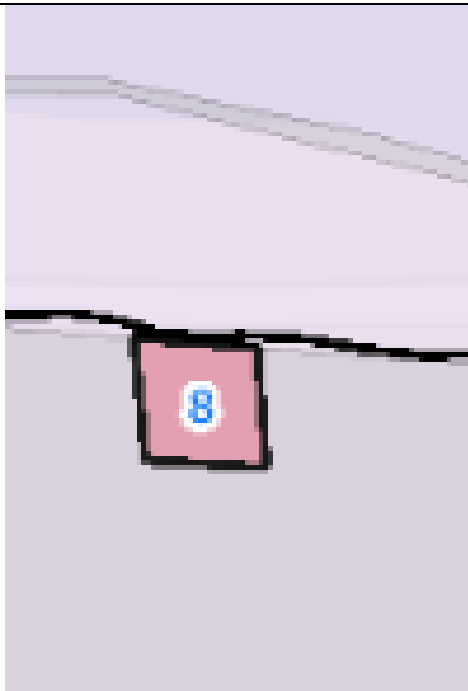


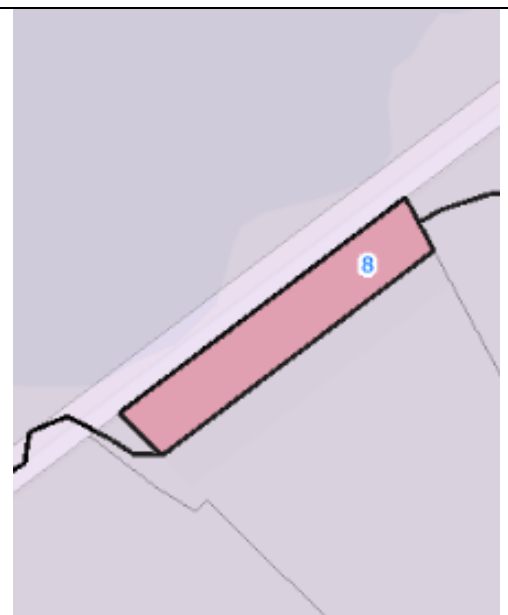
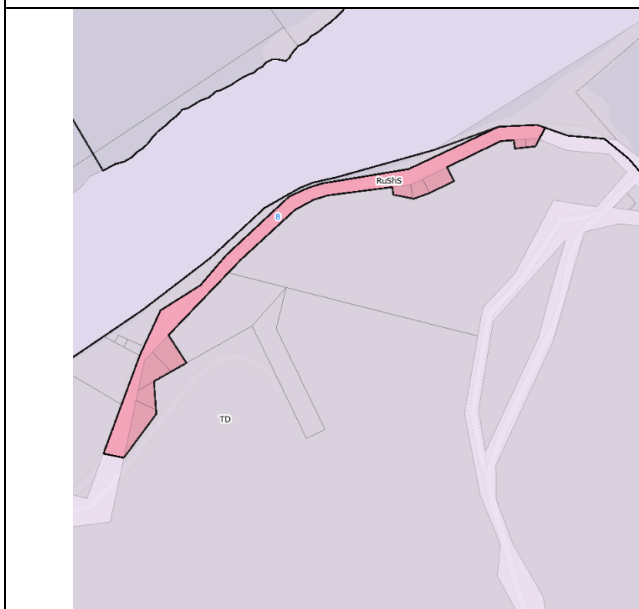
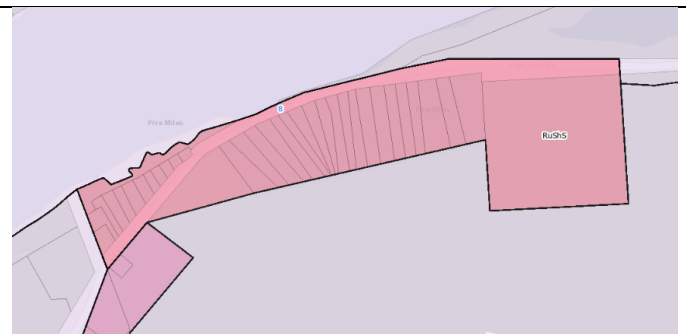
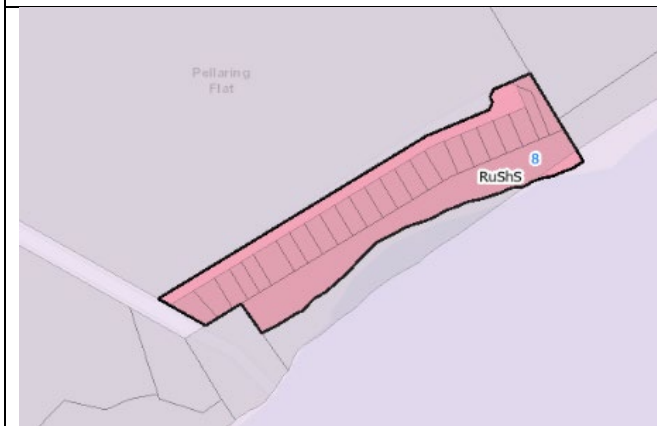
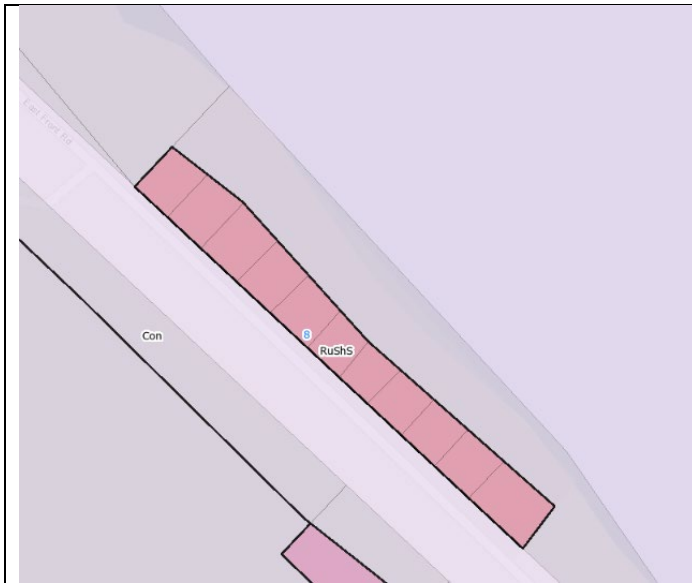


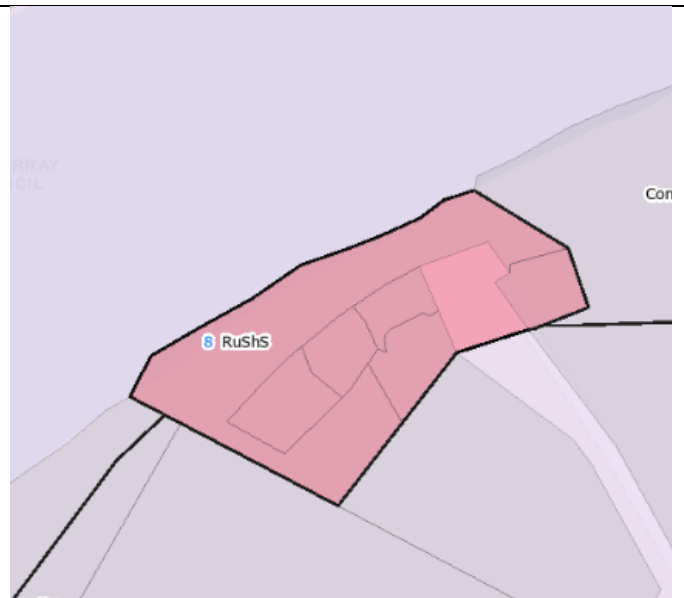
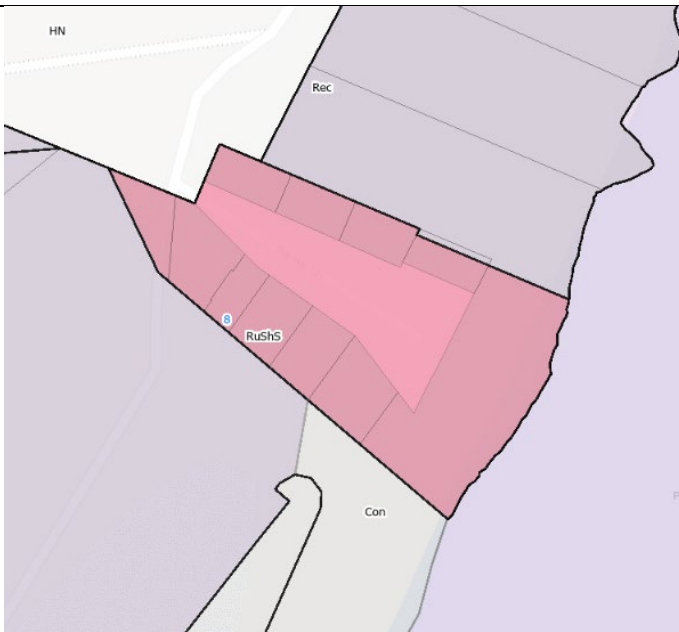
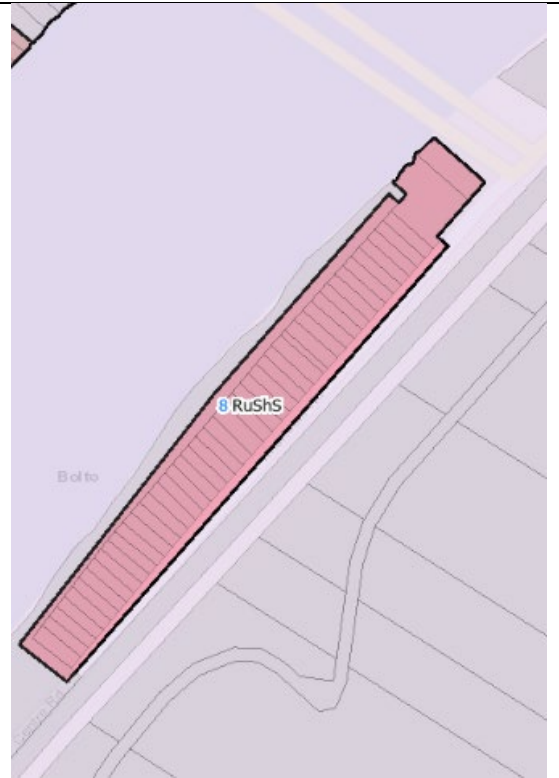
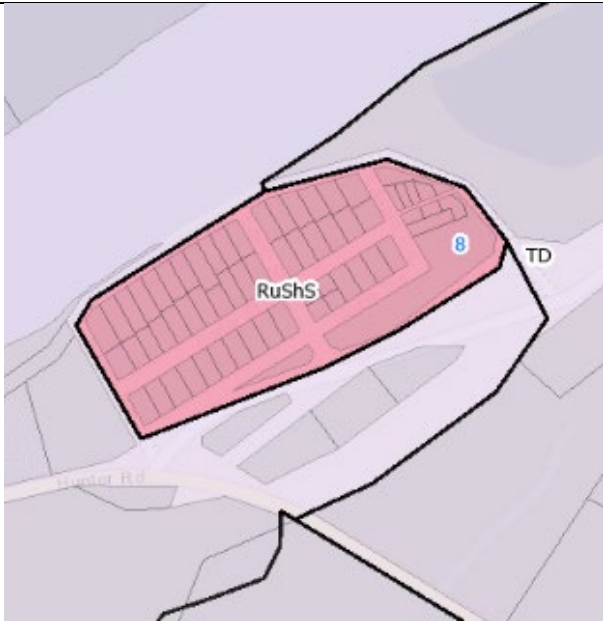










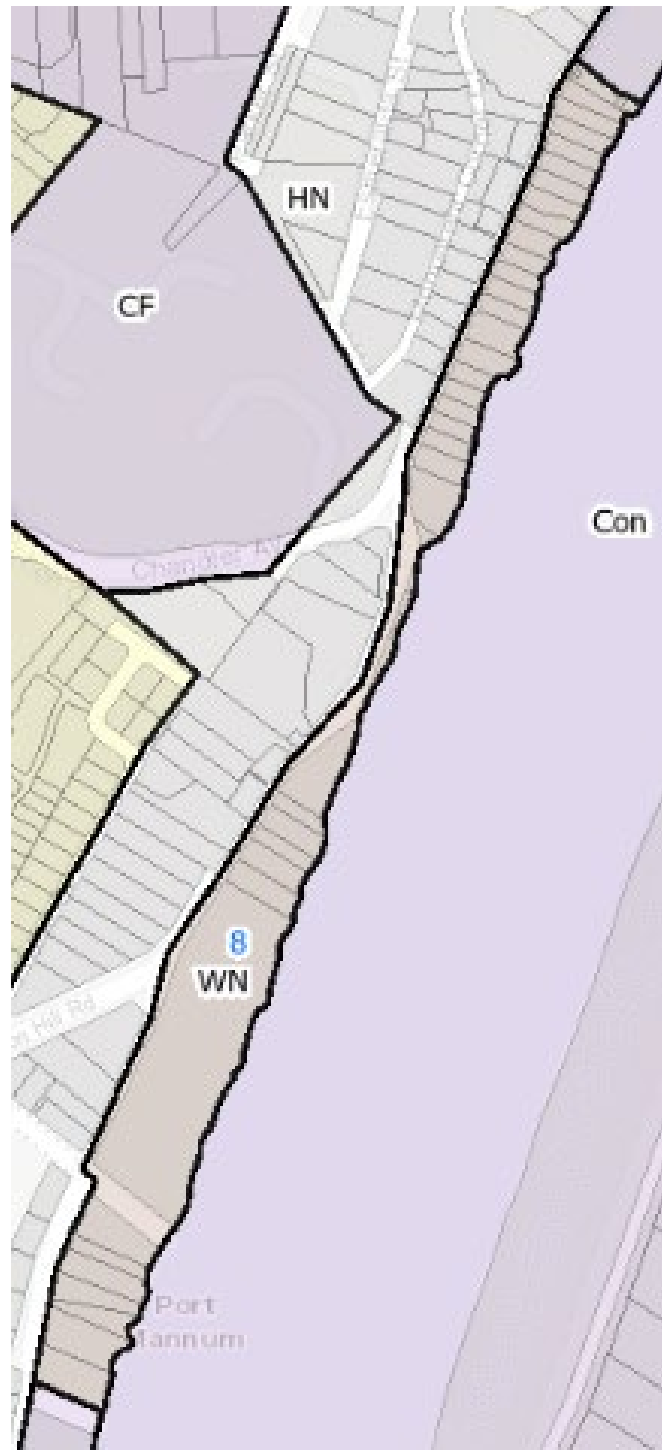




Note: The above maps are a printed representation of amendments that are proposed to the spatial layers of the SA planning database if the River Murray Flood Resilience Code Amendment is adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

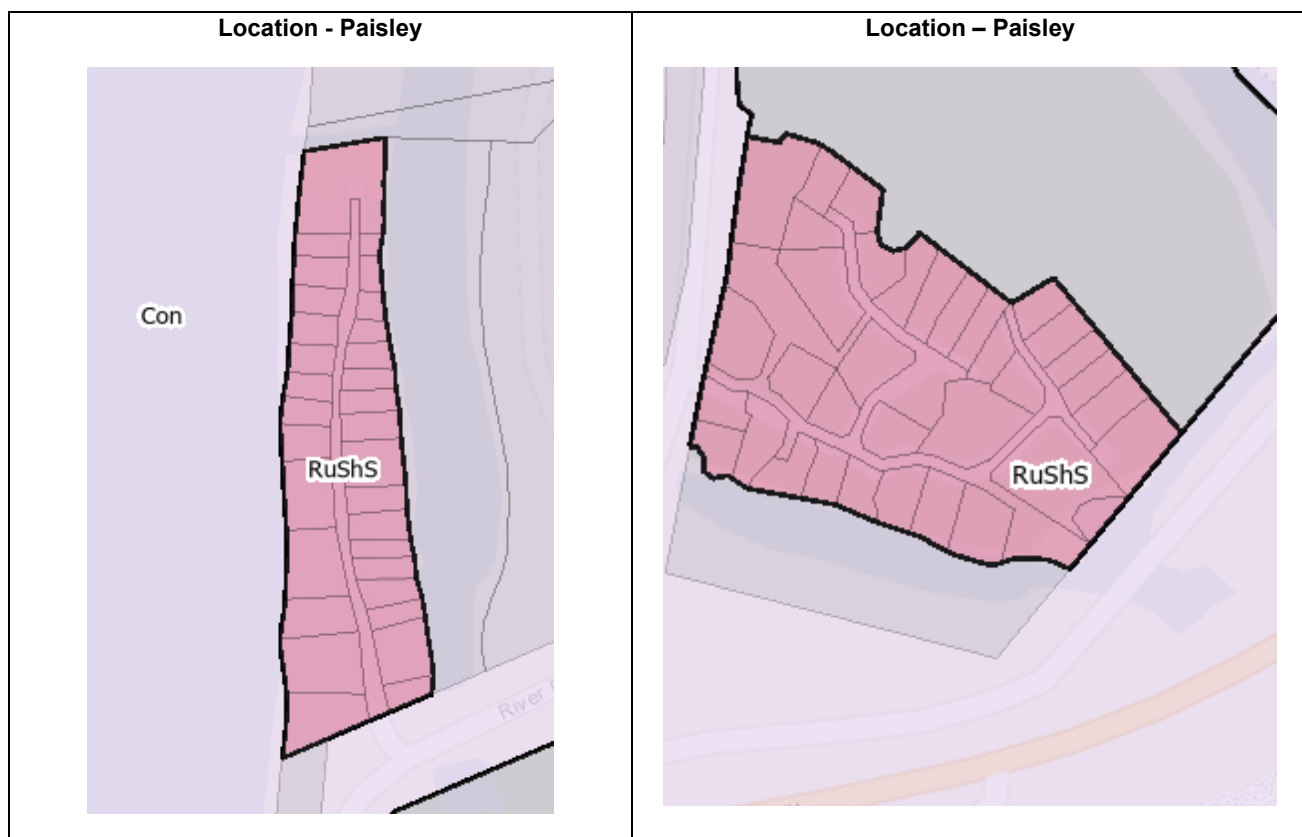
ATTACHMENT D

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



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).