Government of South Australia
Department for Housing and Urban Development

Fact Sheet

Updating South Australia's flood hazard mapping and planning rules

Have your say on the draft State-Wide Flood Hazard Code Amendment, which aims to guide how development should address flood risk and be designed to keep people and property safe from floods.

About the draft State-Wide Flood Hazard Code Amendment

The State Planning Commission has prepared the draft State-Wide Flood Hazard Code Amendment to update flood hazard planning rules across the state, based on new and updated flood studies and modelling.

The draft code amendment focusses on addressing flood hazards along water courses, such as creeks and rivers (riverine flooding), and due to surface water (pluvial flooding).

The Planning and Design Code contains three 'overlays' that set out planning rules to guide development in areas with a flooding hazard:

- the Hazards (Flooding) Overlay, which applies to areas that can be subject to an intolerable flood risk, where development should generally be avoided
- the Hazards (Flooding – General) Overlay, which applies to areas with tolerable flood risk and seeks actions such as raising floor levels to mitigate flood risk
- the Hazards (Flooding – Evidence Required) Overlay, which applies to areas where there is no suitable flood study data so precautionary actions are required, such as ensuring the floor levels of new homes are raised above the kerb.

The draft State-Wide Flood Hazard Code Amendment proposes updates to these overlays, focussing on three aspects:

- **more consistent and updated mapping:** using the latest flood studies and data to update flood hazard overlay mapping based on more contemporary standards and modelling, and applying the three flood hazard overlays more consistently across the state

- **improved planning rules:** introducing definitions and enhanced policies to make development assessments clearer and more consistent, and to align with national guidance

- **faster process for future mapping updates:** enabling a streamlined process to update flood hazard overlay mapping in the future, as more contemporary flood studies and data become available.

Planning rules to address flood hazards along the River Murray and coastal areas are in separate overlays and are not being changed through this code amendment.

Flood hazard mapping updates

The proposed updated flood hazard mapping utilises flood studies that cover a range of flood events (including modelling of a 2050 scenario with projected climate conditions and development growth) to protect new homes from flooding now and in the future.

The proposed mapping and planning rules have been updated using:

- 30 new and enhanced flood studies with modelling of a 2050 scenario with projected climate conditions and development growth

- previous council flood studies which have not yet been integrated into the Planning and Design Code

- coarse-scale data (rather than more detailed data identified through flood studies) based on river and surface water flood information, used mostly in regional areas.

These different data sources mean the flood hazard overlays may look different but still represent the best available data for use today.

While the updated mapping has resulted in the flood hazard level for some areas increasing, using these three forms of flood hazard mapping updates has allowed the Hazards (Flooding – Evidence Required) Overlay to be removed or reduced in many parts of the state.

This will reduce costs and red tape for building in areas where precautionary measures are no longer considered necessary.

You can compare the current flood hazard mapping against the proposed updates and find which overlays apply to your property using the Map Viewer tool: plus.geodata.sa.gov.au/floodconsult/index.html.

The code amendment also proposes a streamlined way to update flood hazard overlays in the future as more up-to-date flood studies become available.

It is proposed to allow the Minister for Planning to determine these updates in the future, provided that the flood studies align with requirements set out in a practice direction published by the State Planning Commission.

Protecting vulnerable people and key infrastructure

The draft code amendment includes new and updated planning rules to provide greater consistency and protection from extreme flood events to buildings for vulnerable communities, such as schools, hospitals and aged care facilities.

It also provides greater consistency and protection to community and emergency services facilities and infrastructure for critical services, such as electricity supply.

Proposed changes discourage these types of development in the Hazards (Flooding) Overlay area where possible, taking the design and operation of these buildings during an extreme flood event into account, as well as where they are located.

Next steps

All feedback received during the consultation will be considered in finalising the draft State-Wide Flood Hazard Code Amendment and captured in an engagement report, which will be provided to the State Planning Commission and Minister for Planning to assist with final decision-making.

Once a decision has been made, the engagement report, including all feedback received during consultation, will be published on the PlanSA and YourSAy websites.

Note: names and organisations will be included with published submissions but personal addresses, email addresses and phone numbers will be redacted.

Have your say

Consultation on the draft State-wide Flood Hazard Code Amendment is open from 21 May to 13 August 2026.

Send us your feedback via:

- online survey: yoursay.sa.gov.au/state-wide-flood-hazard-code-amendment
- email: PlanSASubmissions@sa.gov.au
  (subject: State-Wide Flood Hazard Code Amendment)
- post: Submission: State-Wide Flood Hazard Code Amendment,
  Code Amendment Team, Department for Housing and Urban Development,
  GPO Box 1815, Adelaide SA 5001

More information

For more information about the draft State-Wide Flood Hazard Code Amendment:

- visit YourSAy: yoursay.sa.gov.au/state-wide-flood-hazard-code-amendment
- visit PlanSA: plan.sa.gov.au/en/ca/state-wide-flood-hazard
- email: CodeAmendmentCoordination@sa.gov.au
- phone: 1800 752 664

We are also hosting a suite of online and in-person information sessions to share information, answer questions and gather feedback. Visit the YourSAy website for details.

If you would like to view a hard copy of the draft code amendment, contact us during standard business hours to arrange a time.