

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY

PO Box 366 Seacliff Park, SA 5049

P: 0407 717 368

E: eo@grfma.com

W: www.gawler.sa.gov.au/grfma

Dear Member,

NOTICE OF MEETING

Notice is hereby given pursuant to Clause 6 of the Charter that a meeting for the GRFMA Board has been called for:

Date: Thursday 25 June 2026

Time: 9:45am

Place: Host: The Barossa Council
43-51 Tanunda Road, Nuriootpa SA 5355



David E Hitchcock

EXECUTIVE OFFICER

AGENDA

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY BOARD

ORDINARY MEETING

**9:45am Thursday 25 June 2026
43-51 Tanunda Road, Nuriootpa SA 5355
Host: The Barossa Council**

1. Meeting of the Board

- 1.1 Welcome by the GRFMA Chairperson
- 1.2 Present
- 1.3 Apologies
- 1.4 Appointment of Observers
- 1.5 Declarations of Interest

2. Confirmation of Minutes

- 2.1 GRFMA Ordinary Meeting Minutes..... Page 4
- 2.2 Actions on Previous Resolutions..... Page 9
- 2.3 Matters Arising from the Minutes

3. Questions on Notice

Nil

4. Motions on Notice

Nil

5. Presentations

Nil

6. Audit and Risk Committee

- 6.1 Audit Committee Membership Page 10

7. Technical Assessment Panel

Nil

8. Reports

- 8.1 Gawler River Flood Management Business Case Page 13
- 8.2 Achievements Against the 2025/2026 Annual Business Plan..... Page 17
- 8.3 Annual Business Plan 2026/2027 and Budget Page 26
- 8.4 Draft Statewide Flood Hazard Code Amendment Page 60

8.5	Financial Report	Page 141
8.6	Executive Officer Report.....	Page 147

9. Correspondence

- Light Regional Council - Notice of Dispute - refer Item 8.3
- Draft Statewide Flood Hazard Code Amendment - refer Item 8.4

10. Confidential

Nil

11. Urgent Matters Without Notice

Nil

12. Next Meeting

Date and Time: Thursday 20 August 2026, 9:45am
Host: Town of Gawler

13. Closure

Agenda Item: 2.1
Committee: Board
Meeting Date: 25 June 2026
Title: GRFMA Ordinary Meeting Minutes

Recommendation:

That the Minutes of the Gawler River Floodplain Management Authority Board meeting held on 16 April 2026 be confirmed as a true and accurate record of that meeting.

Refer to the attached minutes of the Gawler River Floodplain Management Authority Board meeting held on 16 April 2026.

MINUTES

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY BOARD

9:51am Thursday 16 April 2026
Lower Workspace – FABRIK Arts + Heritage Centre,
1 Lobethal Road, Lobethal (Adelaide Hills Council)

1. Meeting of the Board

1.1 Welcome by the GRFMA Chairperson

Mr Lino Di Lernia formally welcomed Board Members, Deputy Board Members, Observers and the Executive Officer and opened the 162nd meeting of the Board.

1.2 Present

- Mr Lino Di Lernia, Independent Board Member, Chair
- Cr Malcolm Herrmann, Adelaide Hills Council, Board Member via MS Teams
- Ms Jade Valentine, Adelaide Hills Council, Board Member
- Cr Terry-Anne Keen, Adelaide Plains Council, Board Member
- Mr James Miller, Adelaide Plains Council, Board Member
- Cr Tony Hurn, The Barossa Council, Board Member via MS Teams
- Mr Jake McVicar, The Barossa Council, Board Member via MS Teams
- Cr Brian Sambell, Town of Gawler, Board Member
- Mr Ashley Curtis, Town of Gawler, Board Member
- Cr Bill Close, Light Regional Council, Board Member
- Mr Darryl Whicker, Light Regional Council, Board Member
- Cr Clint Marsh, City of Playford, Board Member (arrived 9.55am)
- Mr David Hitchcock, Executive Officer

1.3 Apologies

- Mr Greg Pattinson, City of Playford, Board Member
- Mr Dale Welsh, City of Playford, Deputy Board Member

1.4 Appointment of Observers

Nil

1.5 Declarations of Interest

Mr De Lernia advised he was taking up some employment with Department for Housing and Urban Development.

Cr Close advised he has an interest in farming on the riverine areas.

2. Confirmation of Minutes

2.1 GRFMA Ordinary Meeting Minutes

GB9/26 **GRFMA Ordinary Meeting Minutes**
Moved: Mr James Miller
Seconded: Cr Bill Close

That the Minutes of the Gawler River Floodplain Management Authority Board meeting held on 12 February 2026 be confirmed as a true and accurate record of that meeting.

CARRIED UNANIMOUSLY

2.2 Actions on Previous Resolutions

The actions were noted.

2.3 Matters Arising from the Minutes

Nil

3. Questions on Notice

Nil

4. Motions on Notice

Nil

5. Presentations

Nil

6. Audit and Risk Committee

6.1 GRFMA Audit and Risk Committee Meeting Minutes

GB10/26 **GRFMA Audit and Risk Committee Meeting Minutes**
Moved: Mr James Miller
Seconded: Mr Clint Marsh

That the GRFMA receives the minutes of the Gawler River Floodplain Management Authority Audit and Risk Committee meeting held on 08/04/2026. That the GRFMA receives the minutes of the Gawler River Floodplain Management Authority Audit and Risk Committee meeting held on 08/04/2026.

CARRIED UNANIMOUSLY

10:25am Mr Herrmann left the meeting.

6.2 GRFMA Audit and Risk Committee Membership Appointment

GB11/26 Audit and Risk Committee Membership Appointment
Moved: Cr Terry-Anne Keen
Seconded: Cr Bill Close

That the GRFMA:

1. *Confirms the reappointment of Mr Peter Brass, Independent Member and Chairman, to serve on the GRFMA Audit and Risk Committee for a two-year term ending 30 June 2028*
2. *Reappoints the following Members to serve on the GRFMA Audit and Risk Committee until the local government elections in November 2026.*
 - *Mr Greg Pattinson, City of Playford*
 - *Cr Malcolm Herrmann, Adelaide Hills Council*

CARRIED UNANIMOUSLY

10:26am Mr Herrmann returned to the meeting.

7. Technical Assessment Panel

Nil

8. Reports

8.1 Gawler River Flood Mitigation Business Case

The Chairman to report back to the Board should there be subsequent material amendments.

GB12/26 Gawler River Flood Mitigation Business Case
Moved: Cr Terry-Anne keen
Seconded: Mr James Miller

That the GRFMA:

1. *Receives the report, noting the achievements since the last report.*
2. *Endorses finalisation of the MOU with DHUD, subject to minor changes to 6.5(b), and subsequent commencement of the project.*

CARRIED UNANIMOUSLY

10:54am Mr Miller left the meeting.

10:55am Mr Miller returned to the meeting.

8.2 GRFMA Policy Review

GB13/26 GRFMA Policy Review
Moved: Cr Bill Close
Seconded: Mr Ashley Curtis

That the GRFMA Executive Officer, in collaboration with the GRFMA Audit and Risk Committee, coordinates a review of GRFMA policies, with an initial 2025/2026 budget allocation of \$5,000 designated for this purpose.

CARRIED UNANIMOUSLY

8.3 Financial Report and GRFMA 2025/2026 Budget Review 3

GB14/26 Financial Report and GRFMA 2025/2026 Budget Review 3

Moved: Cr Malcolm Herrmann

Seconded: Mr Clint Marsh

That the GRFMA:

- 1. Receives the financial report as of 31 March 2026 showing a cash at bank balance of \$239,868.15.*
- 2. Adopts Budget Review 3 (BR3) as of the amended and current budget for the period ended 30 June 2026.*

CARRIED UNANIMOUSLY

8.4 Executive Officer Report

GB15/26 Executive Officer Report

Moved: Mr James Miller

Seconded: Cr Terry Anne Keen

That the GRFMA receives the report.

CARRIED UNANIMOUSLY

9. Correspondence

9.1 Correspondence - GRFMA 2026/2027 Annual Business Plan and Budget

GB16/26 Correspondence - GRFMA 2026/2027 Annual Business Plan and Budget

Moved: Cr Malcolm Herrmann

Seconded: Mr Ashley Curtis

That the GRFMA:

- 1. Notes advice from Adelaide Plains Council, Town of Gawler, The Barossa Council and Adelaide Hills Council of endorsement of the GRFMA 2026/2027 Annual Business Plan and Budget.*
- 2. Welcomes advice from Adelaide Hills Council of resolution to formally resolve to not continue to pursue withdrawal from the Authority at this time.*

CARRIED UNANIMOUSLY

10. Confidential

Nil

11. Urgent Matters Without Notice

Nil

12. Next Meeting

Date and Time: Thursday 20 June 2026, 9:45am

Host: The Barossa Council

13. Closure

The Chairperson thanked the members for their attendance and contributions and closed the meeting at 11:00am.

Chair _____ Date _____

Agenda Item: **2.2**
Committee: **Board**
Meeting Date: **25 June 2026**
Title: **Actions on Previous Resolutions**

Number		Action
13/26	<i>That the GRFMA Executive Officer, in collaboration with the GRFMA Audit and Risk Committee, coordinates a review of GRFMA policies, with an initial 2025/2026 budget allocation of \$5,000 designated for this purpose.</i>	In progress. Report to be provided to the August GRFMA Audit and Risk Committee meeting.

Agenda Item:	6.1
Committee:	GRFMA Board
Meeting Date:	25 June 2026
Title:	Audit Committee Membership

Recommendation:

That the GRFMA appoints Mr Vincent (Vince) Rigter, (City of Playford) to the GRFMA Audit and Risk Committee until the next periodical Local Government elections occur (likely April 2027).

The GRFMA Audit and Risk Committee (as a standing committee) has been appointed to review:

- The annual financial statements to ensure that they present fairly the situation to the Board; and
- The adequacy of the accounting, internal control, reporting and other financial management systems and practices to the Board on a regular basis.

The committee meets four to six times a year and presents formal minutes to the GRFMA Board for review.

The Independent Member and Chairman receives an honorary payment of \$650 for each meeting, while Board and Council Member appointments are not compensated by the GRFMA.

At the 16/4/2026 GRFMA meeting, reappointment of current committee members was discussed, and the following resolution was carried:

GB11/26 Audit and Risk Committee Membership Appointment

That the GRFMA:

1. *Confirms the reappointment of Mr Peter Brass, Independent Member and Chairman, to serve on the GRFMA Audit and Risk Committee for a two-year term ending 30 June 2028.*
2. *Reappoints the following Members to serve on the GRFMA Audit and Risk Committee until the local government elections in November 2026.*
 - *Mr Greg Pattinson, City of Playford*
 - *Cr Malcolm Herrmann, Adelaide Hills Council*

Following this resolution, Mr Greg Pattinson formally advised that he had left employment with the City of Playford and resigned from the Audit and Risk Committee.

The GRFMA Executive Officer then wrote to all Constituent Councils inviting expressions of interest by 5 pm on Monday 15 June 2026, for nomination of a Council staff member for appointment to the committee.

A nomination for Mr Vincent (Vince) Rigter to join the GRFMA Audit and Risk Committee has now been received from the City of Playford. See attached.

No other nominations were received.

Gawler River Floodplain Management Authority
Audit and Risk Committee Registrations of Interest- Staff member

A vacancy has arisen on the GRFMA Audit and Risk Committee for the committee Staff Member representative.

Staff with relevant financial experience, either from the GRFMA Board or constituent councils, are invited to nominate via completion of the form below and then email to eo@grfma.com

Section 13 of Schedule 2 Part 1 of the Local Government Act requires that the functions of an audit committee (for a regional subsidiary) include—

- Reviewing annual financial statements to ensure that they provide a timely and fair view of the state of affairs of the subsidiary; and
- Liaising with external auditors; and
- Reviewing the adequacy of the accounting, internal auditing, reporting and other financial management systems and practices of the subsidiary on a regular basis.

The committee is expected to convene at least four times annually, with the majority of meetings conducted electronically. See attached for the GRFMA Audit and Risk Committee Terms of Reference.

Please complete.

Full Name	Vincent Rigter
Council	City of Playford
Telephone	0407 516 838
Email	vrigter@playford.sa.gov.au
Council Role/Experience	Senior Manager City Plans. Responsibilities include overseeing the delivery of Council's strategic plans, which includes stormwater management plans, risk assessment and mitigation and budget management. Prior roles include responsibility for managing long term, multifaceted development projects.
Financial experience relevant to the functions of an audit and risk committee	Have experience in managing multi-million-dollar projects over the past 20 years from strategy to concept, feasibility, design, approvals, delivery and handover. Responsibilities include preparation of annual business plans, budgets, and reporting against KPIs including financial performance, risk management and reporting to audit committees.
Skills that you would bring to the committee	Experience in representing organization on several management committees, project management skills, interpretation of financial statements and reports, preparation and interpretation of risk management plans and mitigation strategies, preparing audit papers and responding to audit queries. The successful delivery of these projects has required consistent commitment to high quality governance arrangements and implementation.

Any other comments you would like considered	I have considerable skill in risk management, financial management, project analytics, and my collaborative approach may me very well suited to contribute and value add to the Audit and Risk Committee of Gawler River Floodplain Management Authority.
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For any inquiries, contact David Hitchcock, Executive Officer GRFMA, at 0407 717 368 or via email at eo@grfma.com.

Agenda Item:	8.1
Committee:	GRFMA Board
Meeting Date:	25 June 2026
Title:	Gawler River Flood Management Business Case

Recommendation:

That the GRFMA receives the report, noting the achievements since the last report.

Background

At the 12/2/2026 GRFMA meeting, the Board resolved:

GB3/26 The GRFMA appreciates and endorses the Department of Housing and Urban Development (DHUD), taking the lead on completion of the Gawler River Flood Management Business Case, in collaboration with the GRFMA as the Disaster Ready Fund Project proponent via GRFMA Chairman Mr. Lino Di Lernia and Executive Officer Mr. David Hitchcock.

Since then, the GRFMA Chairman and Executive Officer have been working on the delivery of the Gawler River Flood Management Business Case, which has involved a number of discussions with representatives of the State Government's Department for Housing and Urban Development (DHUD) and Department for Environment and Water (DEW) concerning the delivery model as well as communications with the South Australian Fire and Emergency Services Commission (SAFECOM) concerning the Disaster Ready Fund's grant.

Discussion

To date, DHUD, DEW and the GRFMA have worked well in a collaborative way, which augurs well for the future. DHUD has shown a desire and a commitment to lead the project.

This collaborative approach, along with positive communications with a supportive SAFECOM, has resulted in the commencement of the project.

Update on actions to date

- DHUD and the GRFMA have signed a Memorandum of Understanding enabling the GRFMA to administer funds from both the Commonwealth Disaster Recovery Funding (DRF) grant and its own operational funds.
- The grant agreement between the commonwealth and the GRFMA has now been executed, which enables the GRFMA to lodge its first invoice for the DRF grant.
- DHUD are now progressing the delivery of the work required to update the Business Case, and actioning engagement of a primary consultant to develop an overarching program of works. This program will integrate several specialised technical inputs to provide the evidence base for future decisions relating to State Government investment.

The specialised bodies of work include:

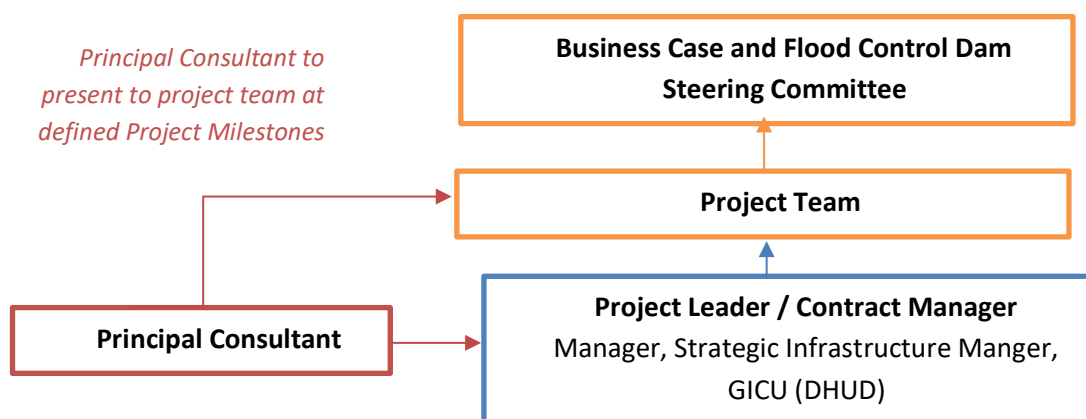
- Structural analysis of the dam, procured through a select tender process managed by DHUD.
- The Cultural Heritage Study is being delivered by the GRFMA.
A workshop to initiate the study will be held on 19 June 2026. Participants will include KYAC and Ngadjuri Directors, GRFMA, DHUD and the heritage consultant undertaking the study. An on-site inspection will be undertaken after the workshop. Landholders have been contacted to seek access to the relevant areas.

- Preliminary levee bank strategy delivered by DEW, as identified in the cabinet note.
- Legal and regulatory review to be facilitated by DHUD - either Crown Solicitors Office (CSO) or law firm, pending the capacity of CSO.
- The acquisition plan for the overarching program of works has been approved and is now live on Tenders SA: [Display Tender DHUD058852](#).
- DEW have confirmed their role in delivering the preliminary levee bank strategy as a specialised input to the Business Case update.
- DEW has partnered with the GRFMA and SA State Emergency Service (SES) to develop a flood awareness and preparedness campaign for the Gawler River region. DEW and SES have now developed materials for the community flood awareness and preparedness campaign for distribution by the Councils. DEW ran a stakeholder workshop with the Councils, DHUD and SES on 21 May 2026. A further meeting is scheduled for June 2026 to progress finalisation of the program material and publications. A community information drop-in flood awareness and mitigation event will be held in Gawler on 29 July 2026 to support both the Gawler River flood awareness campaign and the State-Wide Flood Hazard Code Amendment consultation.
- The [State Planning Commission](#) has prepared the draft State-Wide Flood Hazard Code Amendment to update flood hazard mapping and planning rules across the state, based on new and updated flood studies and modelling. This is currently out for public consultation through YourSAy: [Updating South Australia's flood hazard mapping and planning rules | YourSAy](#).
- SA Water have been engaged to provide support in the procurement of the structural analysis of the dam.
- Structural analysis scope being prepared, expected to market later in late June- will be an input into later stages of main consultant work. Targeted engagement with consultants specific to work requirements.

Background

Governance Model

The governance arrangements for the Project are shown below.



The Strategic Infrastructure Manager will be responsible for the overall management of the Project and ensuring key deliverables and timelines are met by DHUD and the Principal Consultant. DHUD will also manage approvals for the Project through the Project Working Group and the Steering Committee (if required) and will ensure the GRFMA and other across-Government stakeholders are kept updated on the status of the project as required.

Stakeholder	Status
Growth and Infrastructure Coordination Unit, DHUD	Project Leader Contract Manager PT and SC Member
Gawler River Floodplain Management Authority (GRFMA)	Project Partner PT and SC Member
Department for Water and Environment (DEW)	Project Support PT and SC member
Town of Gawler	SC Member Constituent council
City of Playford	SC Member Constituent council
Adelaide Plains Council	SC Member Constituent council
Light Regional Council	Constituent council
Barossa Council	Constituent council
Adelaide Hills Council	Constituent council
State Emergency Service SES	SC Member
Department of Primary Industries and Regions	SC Member
Department for Infrastructure and Transport (DIT)	SC Member
SA Water	SC Member
First Nations	Impacted stakeholder

Grant Agreement

The Grant Funding agreement was endorsed and signed on 25 March 2026.

Grant Funding is paid based on Project Milestones in the Grant Agreement and the Implementation Plan.

Upon receipt of the Grant Funding from SAFECOM, following satisfactory completion of the relevant Project Milestone by the Agency, GRFMA will disburse the corresponding funds to the Agency within fourteen (14) days.

Each disbursement will correspond to the Grant Funding received by GRFMA for the relevant Project Milestone and will be made in accordance with the Project Milestones schedule set out in the Implementation Plan.

Disbursement by GRFMA is subject to receipt of funds from SAFECOM, noting that SAFECOM determines whether each Project Milestone has been satisfactorily achieved.

Date / Month	Report	Payment (GST exclusive)
16 February 2026	Schedule between Commonwealth and State signed	NIL
24 March 2026	Implementation Plan endorsed by the Commonwealth	NIL
	1st Payment 20% Execution of agreement. Project up to 2 years	\$154,800.00
July 2026	Quarterly Performance Report as of 30 June 2026	NIL
	2nd Payment 30% on satisfactory completion of QPR data as of 30 June 2026	\$232,200.00
Oct 2026	Quarterly Performance Report as of 30 Sept 2026	NIL
Jan 2027	Quarterly Performance Report as of 31 Dec 2026	NIL
April 2027	Quarterly Performance Report as of 31 March 2027	NIL
	3rd Payment 40% on satisfactory completion of QPR data as of 31 March 2027	\$309,600.00
July 2027	Quarterly Performance Report as of 30 June 2027 Closure Phase	NIL
Dec 2027	Final Report and Signed Financial Acquittal Form Due within 6 months from the agreed project end date	NIL
	Final payment 10% Final report and Signed Financial Acquittal Form approval by the Commonwealth	\$77,400
	Audit Report (if required)	NIL
TOTAL COMMONWEALTH FUNDING		\$774,000.00

Implementation Plan

The National Emergency Management Agency (NEMA) officially endorsed the GRFMA's implementation plan on 24 March 2026. The plan provides the following milestone activities.

1. Project establishment, including first meeting of the Project Team; establishment of project management systems and processes; identification of procurement management framework; completion of 50% of flood mapping, 1 April 2026 - 30 June 2026.
2. Procurement contracts executed; completion of 50% of legal review, cost review and financial modelling; completion of 50% of geotechnical investigations, stakeholder engagement activities and ethnographic studies; completion of flood mapping, 30 June 2026 - 30 September 2026.
3. Completion of geotechnical investigations, stakeholder engagement activities and financial modelling 30 September 2026 - 28 February 2027.
4. Completion of the Project, including preparation of the Business Case and submission of the final report to the DRF Program 1 March 2027 - 30 June 2027.

Agenda Item:	8.2
Committee:	GRFMA Board
Meeting Date:	25 June 2026
Title:	Achievements Against the 2025/2026 Annual Business Plan

Recommendation:

That the GRFMA receives the Statement of Achievements Against the Annual Business Plan document.

The Statement of Achievements Against the Business Plan provides a basis for evaluation of performance by the GRFMA.

The June 2026 report forms part of the GRFMA Annual Report 2025/2026.

See separately attached for the completed 2025/2026 Statement of Achievements Against the Business Plan.

Where relevant, key priorities identified in the GRFMA Strategic Plan have been referenced. The main priority for the GRFMA has been completing the Business Case, which has already led to some positive outcomes.

Gawler River Flood Management Business Case

When the State Government handed responsibility to complete the business case to the GRFMA, the then version of the business case had been reviewed by a State Agency, Infrastructure South Australia, and was found to have significant gaps that needed to be addressed if it was to support the case for government funding.

Some of these gaps have now been resolved, however there remain key issues, such as confirming the structural integrity of the dam and agreeing on a funding model that involves significant work estimated to cost around \$1.06 million.

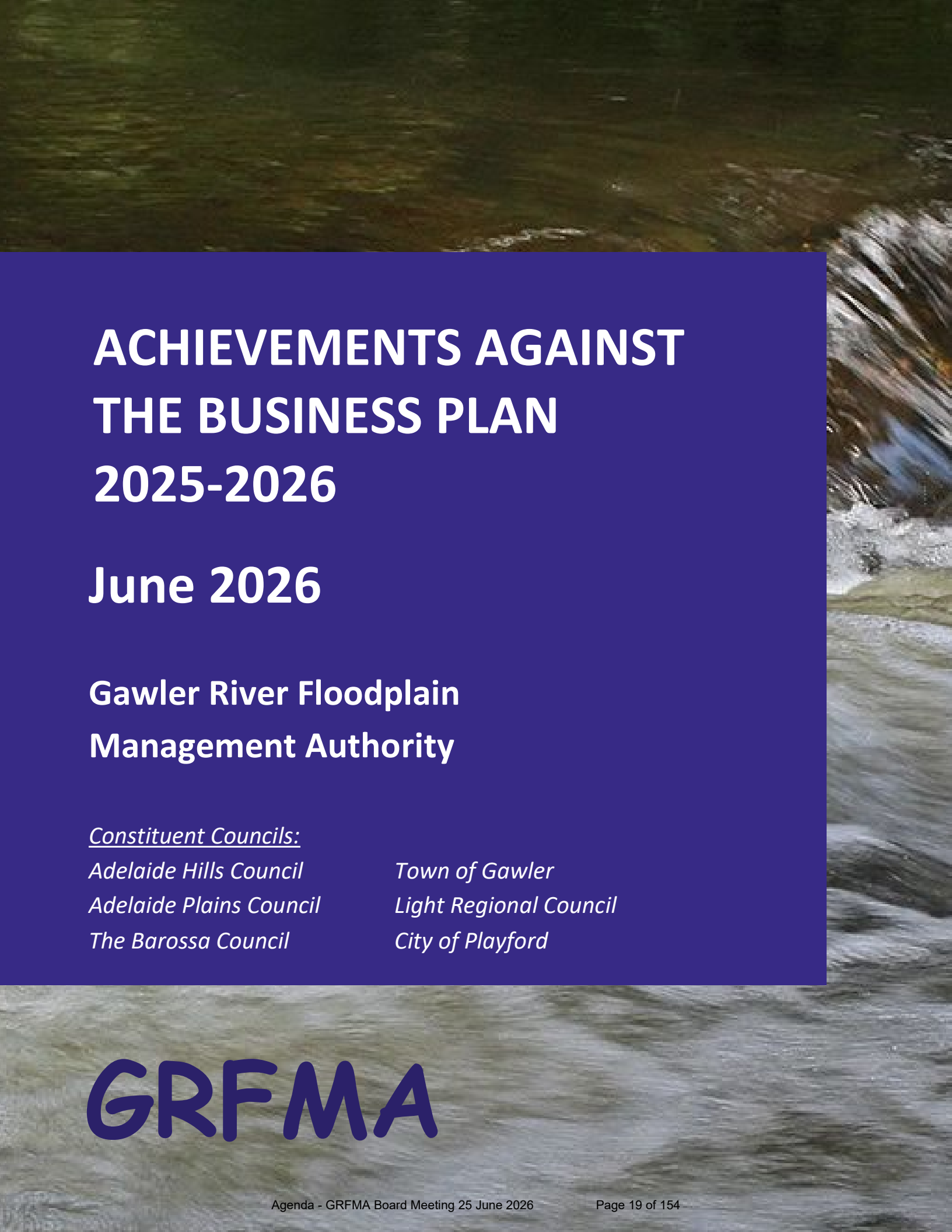
The GRFMA secured a \$774,000 grant from the Federal Government's Disaster Ready Fund (DRF), allowing completion of the business case with contribution from its own resources, with grant funding available from April 2026.

Further discussion with the Department of Housing and Urban Development (DHUD), to again highlight the importance of mitigating flood in the floodplain, resulted in DHUD's offer to take a lead role in finalising the business case.

The GRFMA has worked closely with SAFECOM, who are administering the DRF grant on behalf of the Federal Government's National Emergency Management Authority (NEMA), and DHUD, and things have progressed to a stage where the business case project is well underway.

Key outcomes achieved in this period include the following:

- A Grant Agreement has been executed between GRFMA and SAFECOM, allowing the flow of grant monies to the GRFMA.
- A Project Implementation Plan has been agreed between GRFMA/DHUD and SAFECOM and endorsed by NEMA; the project has commenced and is scheduled to be completed by 30 June 2027. DHUD and GRFMA have separately set a goal to present the business case to the State Cabinet by December 2027.
- DHUD and GRFMA have entered a Memorandum of Understanding (MoU); a statement of intent and mutual understanding on the purpose of the arrangement between the parties, which is to work collaboratively to address critical gaps identified in the ISA Review, with DHUD taking the lead. The MoU also describes the responsibilities of the parties and funding protocols.
- DHUD and GRFMA have agreed on a governance structure that includes a steering committee with representatives from key State Government agencies, the GRFMA and three of its Constituent Councils.



ACHIEVEMENTS AGAINST THE BUSINESS PLAN 2025-2026

June 2026

**Gawler River Floodplain
Management Authority**

Constituent Councils:

Adelaide Hills Council

Adelaide Plains Council

The Barossa Council

Town of Gawler

Light Regional Council

City of Playford

GRFMA

Gawler River Floodplain Management Authority (GRFMA)

The Gawler River

The Gawler River is formed by the confluence of the North Para and South Para in the town of Gawler and is located in the Adelaide Plains district of South Australia. The district surrounding the river produces cereal crops and sheep for both meat and wool, as well as market gardens, almond orchards, and vineyards. The farm gate output of the Gawler River floodplain horticultural areas is estimated to be at least \$500 million.



Purpose of the GRFMA

The Gawler River Floodplain Management Authority (GRFMA) was formed as a Regional Subsidiary under Section 43 and Schedule 2 of the Local Government Act 1999 on 22 August 2002. The Constituent Councils are the Adelaide Hills Council, The Adelaide Plains Council, The Barossa Council, The Town of Gawler, Light Regional Council, and the City of Playford.

The Authority has been established for the purpose of coordinating the planning, construction, operation, and maintenance of flood mitigation infrastructure for the Gawler River, and for the following functions:

- To raise finance for the purpose of developing, managing, and operating and maintaining works approved by the Board.
- To provide a forum for the discussion and consideration of topics relating to the Constituent Council's obligations and responsibilities in relation to management of flooding of the Gawler River; To advocate on behalf of the Constituent Councils and their communities where required to State and Federal Governments for legislative policy changes on matters related to flood mitigation and management and associated land use planning with Gawler River flood mitigation.
- To facilitate sustainable outcomes to ensure a proper balance between economic, social, environmental, and cultural consideration; and
- To provide advice as appropriate to the Constituent Councils in relation to development applications relevant to the Authority's roles and functions



Evaluation of Performance against the Business Plan

This Statement of Achievements against the Business Plan will form part of the Key Outcomes Summary to Councils following the meetings at which it is tabled. The June report will form part of the GRFMA Annual Report 2025-2026

The GRFMA Strategic Plan 2021-2026 is arranged under three themes, each with its own objective, related to the outcomes to be pursued.

Theme 1: Design, build, and maintain physical flood mitigation infrastructure.

Objective: To have in place an agreed extent of physical flood mitigation infrastructure that is fit for purpose and achieves the targeted levels of performance.

Theme 2: Develop and evolve key relationships.

Objective: To maintain key relationships that are most important to the Authority in achieving its purpose.

Theme 3: Ensure good governance and ongoing financial sustainability.

Objective: To ensure that the Authority meets legislative requirements and contemporary standards of governance and is financially sustainable for the long term.

Priority Actions 2025/2026

The Department for Environment and Water (DEW), in partnership with the GRFMA, has facilitated the development of a Gawler River Flood Management Business Case to identify a shared vision and objectives to improve flood management in the Gawler River region.

The Gawler River Flood Management initiative was included in Infrastructure SA's (ISA) Capital Intentions Statement in 2021 as a priority for business case development. Further work was undertaken in conjunction with ISA, project partners and stakeholders throughout 2021 and 2022 to provide additional information and details regarding the initiative. The work culminated in DEW completing the ISA Assurance Framework (ISAAF) Gate 1 review in May 2022 and the Business Case and Gate 2 review process on 4 December 2023.

The Business Case recommends a portfolio of actions to improve flood protection in the Gawler River, which provide complementary benefits for the management of flood in the Gawler River, including:

1. Raising the height of the Bruce Eastick North Para Flood Mitigation Dam.
2. Improvements and ongoing maintenance of existing levee banks.
3. Improved planning controls to improve the resilience of future developments to flooding.
4. Flood awareness campaign to improve community resilience to flooding.

The GRFMA is collaborating with DEW on projects to enhance and maintain current levee banks, as well as running a flood awareness campaign to help communities better withstand flooding.

Additionally, the State Government is assessing planning regulations to strengthen the resilience of future developments against floods.

The main priority for the GRFMA has been completing the Business Case, which has already led to some positive outcomes.

When the State Government handed responsibility to complete the business case to the GRFMA, the then version of the business case had been reviewed by a State Agency, Infrastructure South Australia, and was found to have significant gaps that needed to be addressed, if it was to support the case for government funding.

Some of these gaps have now been resolved, however there remain key issues, such as confirming the structural integrity of the dam and agreeing on a funding model that involves significant work estimated to cost around \$1.06 million.

The GRFMA secured a \$774,000 grant from the Federal Government's Disaster Ready Fund (DRF), allowing completion of the business case with contribution from its own resources, with grant funding available from April 2026.

Further discussion with the Department of Housing and Urban Development (DHUD), to again highlight the importance of mitigating flood in the floodplain, resulted in DHUD's offer to take a lead role in finalising the business case.

The GRFMA has worked closely with SAFECOM, who are administering the DRF grant on behalf of the Federal Government's National Emergency Management Authority (NEMA), and DHUD, and things have progressed to a stage where the business case project is well underway.

Key outcomes achieved in this period include the following:

- A Grant Agreement has been executed between GRFMA and SAFECOM, allowing the flow of grant monies to the GRFMA.
- A Project Implementation Plan has been agreed between GRFMA/DHUD and SAFECOM and endorsed by NEMA; the project has commenced and is scheduled to be completed by 30 June 2027. DHUD and GRFMA have separately set a goal to present the business case to the State Cabinet by December 2027.
- DHUD and GRFMA have entered a Memorandum of Understanding (MoU); a statement of intent and mutual understanding on the purpose of the arrangement between the parties, which is to work collaboratively to address critical gaps identified in the ISA Review, with DHUD taking the lead. The MoU also describes the responsibilities of the parties and funding protocols.
- DHUD and GRFMA have agreed on a governance structure that includes a steering committee with representatives from key State Government agencies, the GRFMA and three of its constituent councils.

Operation of the Regional Subsidiary

Performance Targets:	Timings:	To be measured by:	Actual Achievements
Reports to Stakeholders	Bi-Monthly	Key Outcomes Summary to be published following each Board Meeting	☒ Key Outcomes Summary prepared and sent to Councils following GRFMA meetings
Maintain effective Regional Subsidiary	December	On 28/06/2023 the GRFMA engaged LUVROK Pty Ltd to undertake Executive Officer Services, in accordance with the agreed contract for service, for the term 1 July 2023 to 31 December 2025.	☒ Mr David Hitchcock is identified as the key person providing the services pursuant to the agreed terms. ☒ Effective 1/05/2024 to 31/12/2027. ☒ Mr Lino Dileria has been appointed as the Chairperson and Independent Member of GRFMA for a term of three years, concluding on 30 April 2027.
	August	The appointment of Auditor, Bank Operators, levels of insurance, appropriate registrations, delegations, and policies be reviewed annually.	☒ Dean Newbery has been reappointed as GRFMA's external auditor for a term of three years with a two-year option, effective 1 July 2024. ☒ Appropriate levels of insurance reviewed in July 2025
Review of the Business Plan	By 31 st March	Review the Business Plan prior to preparing the Budget. Forward to the Councils	☒ June 2025 - Business Plan 2025-2026 adopted. ☒ June 2026- Achievements against the Business Plan 2025 - 2026 presented.
Annual Budget	By 31 st March, June, October, December	Adopt for consultation forward to Councils- Adopt Budget – copy to Councils in 5 days- Conduct Budget Reviews	☒ 2025 - 2026 Draft Budget adopted. ☒ Budget Reviews 1, 2 and 3 reviewed by GRFMA Audit Committee.

Performance Targets:	Timings:	To be measured by:	Actual Achievements
Subscriptions	June December	Send half year subscriptions to Council.	☒ All first-half subscriptions paid. ☒ All second-half subscriptions paid.
Report to Constituent Councils	Following each Board meeting By 30 th September	The receipt of the following reports by Councils, Board Meeting Key Outcome Summary Annual Report including Annual Financial Statements	☒ Key Outcomes Summary prepared for meetings. ☒ Annual Report forwarded electronically to Councils.
Governance	Ongoing	Policies and new management framework documents developed and reviewed.	☒ Review of GRFMA policies underway for 2026. ☒ Management Framework documents now adopted: GRFMA Strategic Plan, Asset Management Plan and Long Term Financial Plans. ☒ The GRFMA Audit and Risk Committee Chairperson was reappointed from 1 July 2026 to 30 June 2028. ☒ The other two GRFMA Audit and Risk Committee Members have been reappointed from 1 July 2026 until November 2026.

Performance Targets:	Timings:	To be measured by:	Actual Achievements
Annual Operations		Implementation of requirements of the BENPFM Dam Operation and Maintenance Manual. Periodical inspections of BENPFM dam and lands Removal of deposited flood debris at upstream wall of BENPFM Dam Continuation of the revegetation program around land associated with the BENPFM Dam. Weed control	☒ Ongoing. Programmed management costed and funded in 2025/2026 Budget. ☒ Ongoing. ☒ As required. ☒ Ongoing, budgeted funds, 3-year Grant funding from Northern and Yorke Landscape Board concludes 30 June 2026. ☒ Annually.

Agenda Item:	8.3
Committee:	Board
Meeting Date:	25 June 2026
Title:	GRFMA Annual Business Plan 2026/2027 and Budget

Recommendation 1

That the GRFMA Board:

- 1. Notes the Notice of Dispute given by the Light Regional Council regarding the Draft GRFMA Budget 2026-2027 and the status of discussions between the GRFMA and the Light Regional Council aimed at resolving the dispute.**
- 2. Endorses the following dispute resolution proposal:**
 - a. The GRFMA will include appropriate annual expenditure and income provisions in the Long-Term Financial Plan to anticipate significant maintenance costs, including dam safety reviews and related plans.**
 - b. The GRFMA will request Constituent Councils to initiate a review of the Authority's Charter, pursuant to Local Government Act 1999 Provisions applicable to Subsidiaries—Schedule 2, s19, with particular focus on:**
 - i. Dispute resolution mechanisms**
 - ii. Clarification of purpose**
 - iii. Financial definitions and cost allocation methodologies**
- 3. In recognition of 1 and 2, above, seeks the Light Regional Council to withdraw its Notice of Dispute and approve a financial contribution of \$26,991 to the operational cost component of the 2026-2027 GRFMA Draft Budget.**

Recommendation 2

Due to a Notice of Dispute given by the Light Regional Council, defers consideration of the adoption of the GRFMA 2026-2027 Annual Business Plan and Budget to the August 2026 Board Meeting, or, if deemed necessary by the GRFMA Chairperson, at a Special Meeting of the Board.

Attachments:

- **Covering letter from Light Regional Council's Mayor, dated 15 May 2026**
 - **Notice of Dispute, dated 8 May 2026**
 - **Letter from GRFMA Independent Chairman addressing the notice of dispute**
 - **GRFMA Charter**
-

Discussion

The Light Regional Council (Light) has given a formal notice of a dispute pursuant to Clause 21 of the Gawler River Floodplain Management Authority Charter. The notice is dated 8 May 2026 and came with a covering letter from Light's Mayor, dated 15 May 2026. A copy of each document is attached.

The dispute is in relation to the GRFMA Draft 2026-2027 Annual Budget and the extent of Light's financial contribution. Light has approved its financial contribution of \$20,792 to the maintenance costs of the existing GRFMA assets, but has not approved a financial contribution of \$26,991 to the operational cost component of the Draft Budget.

Since receipt of the notice, there have been initial discussions with Light's Mayor and CEO, followed by a written response (attached). On Tuesday, 16 June 2026, GRFMA's Independent Chairman and Executive Officer met with Light's Mayor and CEO to further discuss the dispute and to seek a resolution. This meeting was held at the Bruce Eastick North Para Flood Mitigation Dam, where the opportunity was taken to talk about the dam and related issues with some of Light's Elected Members.

At the meeting, we were able to clarify the essence of Light's concerns about the budget, which are:

- The operational budget includes \$30,000 for completion of the business case, which, in Light's opinion, should be treated as capital. Light is asked to fund 16.66% of operating costs compared to 8.67% of capital costs. Whilst the difference is minor, \$2,400, Light is concerned about precedence and future potential costs. Light is also concerned about how these have been treated in prior years, noting that a similar dispute was raised in 2024-2025.
- Light is concerned about the potential treatment of future (unspecified) consultancy costs.
- Light considers GRFMA's LTFP should be reviewed as a priority, as it does not accurately reflect its known obligations regarding the business case.
- Whilst approving the maintenance funding contribution, Light is disappointed that such a significant expenditure had not been previously forecast in the LTFP (i.e., the cost should have been provided for over several years and not in a lump sum in one year).

During the discussion, Light expressed the view that the existing GRFMA Charter should be reviewed, with the GRFMA's purpose and functions to be reconsidered.

Light's position is that the dispute can be resolved if the following are appropriately addressed:

Light Regional Council is seeking a commitment from the GRFMA to:

- Review the cost attribution of consultancy and strategic initiatives to ensure alignment with the Charter and benefit-based principles.
- Strengthen the use of the LTFP as a forward-looking tool to plan, review annually, and smooth contribution requirements.
- Undertake a formal review of the Charter, with particular focus on:
 - Dispute resolution mechanisms.
 - Clarification of purpose.
 - Financial definitions and cost allocation methodologies.

GRFMA's consideration of the dispute is as follows.

Budget Process

This budget has followed due process as described in the Charter. The draft budget, along with the resultant funding contributions, was considered and approved by the GRFMA Board at its February 2026 meeting and submitted to each Constituent Council on 12 February 2026. The correspondence asked for a response from each council by no later than 15 June 2026.

Each Constituent Council then considered the draft budget, with five approving it and Light not approving the operational component. Refer to Table 1 further below.

Clause 12.1.7 of the Charter requires each Constituent Council to approve a draft budget within two months of the receipt of the draft budget or to have served a notice of dispute within that period. Failure to do so will result in the approval of the budget being deemed to have been given.

As the notice was given some three months after receipt of the draft budget, it is GRFMA's view that the notice is out of time. Light's view is that it had issued the notice before 15 June 2026, the date stipulated in the GRFMA correspondence, which makes the notice valid.

GRFMA reserves its right to challenge the validity of the notice, but, considering Light's long-term support of the GRFMA, both financial and from an "ownership" perspective, the GRFMA is willing to continue good faith negotiations with Light and is optimistic of a resolution.

Operating v Capital

The accounting treatment of the costs to develop a business case is not controversial, with costs initially regarded as operational. Should the business case result in a capital project, then the costs could be re-classified as capital.

Schedule 1 of the Charter deals with financial contributions and identifies three types of costs:

- **Capital Works** are defined as building and engineering works that create an asset and the renewal of existing assets that have reached the end of their useful life. The business case costs do not yet fit this definition but may do so should the infrastructure works eventuate.
- **Maintenance** is defined as recurrent expenditure to ensure that existing assets function as designed and are kept in good condition. The business case costs do not fit this definition.
- **Operational Costs** are defined as recurrent expenditure incurred to ensure that the Authority can conduct day-to-day functions. Depreciation falls within the scope of the operational costs.

Clause 3 of the Charter describes the Purpose and Functions of the Authority, with clause 3.1 beginning with:

The Authority has been established for the purpose of coordinating the planning, construction, operation and maintenance of flood mitigation infrastructure for the Gawler River ...

GRFMA's view is that the business case is being undertaken to enable it to meet its key responsibilities under its Charter and is, at this stage in the process, quintessentially operational in nature.

If Light's position is adopted, the business case costs do not fit any of the three cost classifications in the Charter.

Light's view is that the business case aims to lift standards and does not fund ongoing overheads as intended in the operational cost definition. Even if the project later shifts to capital, operational contributions cannot easily be refunded, so accounting treatment does not alter the basis for council contributions.

Future Consultancy Costs

The reality of GRFMA operations is that consultancies are essential. Indeed, the GRFMA Charter Clause 10.5 provides as follows.

The Authority may engage professional consultants, and it may authorise the Executive Officer to engage professional consultants to provide services to the Authority to ensure the proper execution of its decisions, the efficient and effective management of the operations and affairs of the Authority and for giving effect to the general management objectives and principles of personal management prescribed by this Charter.

The Executive Officer and Independent Chairman are both engaged as consultancies, and additional resources are regularly required to provide expert services.

Part of the budget process is to consider the nature of the consultancy, whether it is capital, maintenance or operational. For example, the significant maintenance charge in 2026-2027 is comprised largely of consultancies.

Under the current budget process, the GRFMA Board and then each Constituent Council get a say.

LTFP

The GRFMA Strategic Management Framework consists of:

- GRFMA Strategic Plan 2021-2026
- GRFMA Long Term Financial Plan 2022/23 – 2031/32
- GRFMA Asset Management Plan 2023-2032
- Gawler River Stormwater Management Plan (2025)

The LTFP is updated annually to reflect each year's budget decisions. It already includes annual provisions for long-term policy funding, including dam inspections and maintenance and surrounding land repairs and term repayment of the LGA Advance Debenture following the 2021-2022 capital repair works.

With the benefit of hindsight, previous LTFPs could have factored in an annual provision in anticipation of the significant maintenance expenditure (dam safety review and plans etc). The fact is that the quantum of this expenditure was not anticipated. Future LTFPs will include an annual provision for this item and any other significant costs of a lump sum nature.

A comprehensive review of the LTFP is due, having been deferred due to resources focusing on the business case.

Charter Review

The GRFMA Charter (copy attached) sets out the guiding principles for the GRFMA Board and administration.

Schedule 2 (s19) of the *Local Government Act 1999* requires the Constituent Councils to prepare a Charter (s19.4), which can be reviewed by the Councils at any time but must in any event be reviewed at least once in every 4 years. Should the Councils amend the Charter, they must advise the Minister, publish the revised Charter on a website, and place a notice in the Gazette notifying of the change and the website.

The GRFMA Charter also provides - *Alteration to the Charter 18.1 This charter may be amended by unanimous resolution of the Constituent Councils.*

The GRFMA Charter has been reviewed several times - in 2002, 2006, 2009, 2015, 2018 and 2020 (the current version).

It is timely for the Constituent Councils to review the GRFMA Charter.

The Board can participate and assist in the review, but would not lead or initiate it.

Conclusion

To resolve the dispute, the GRFMA proposes the following:

- The GRFMA will include appropriate annual expenditure and income provisions in the LTFP to anticipate significant maintenance costs, including dam safety reviews and related plans.
- The GRFMA will request the Constituent Councils to initiate a review of the Authorities Charter, with particular focus on:
 - a. Dispute resolution mechanisms
 - b. Clarification of purpose
 - c. Financial definitions and cost allocation methodologies
- Light Regional Council withdraws its notice of dispute, approves the Draft GRFMA's Budget 2026-2027, and approves a financial contribution of \$26,991 to the operational cost component of the budget.

Table 1: Constituent Council responses - GRFMA 2026/2027 Annual Business Plan & Budget

Council	Response
Adelaide Plains	“that Council, having considered Item 14.1 – <i>Gawler River Floodplain Management Authority - 2026/2027 Annual Business Plan & Budget</i> , dated 18 March 2026, receives and notes the report and in doing so instructs the Chief Executive Officer to formally write to the Executive Officer of the Gawler River Floodplain Management Authority to advise that Council is in support of the 2026/2027 Draft Annual Business Plan and Budget.”
Adelaide Hills	At its Ordinary Council meeting held on 24 March 2026, Council considered the GRFMA’s 2026–27 Annual Business Plan and Budget and resolved to approve the Budget, including Council’s contribution of approximately \$31,000 in 2006-27 financial year. A copy of the resolution is provided overleaf. You will also note that Council formally resolved to not continue to pursue withdrawal from the authority at this time. I appreciate your continued engagement and cooperation with Council during this period.
The Barossa	That Council having reviewed the Gawler River Floodplain Management Authority 2026/2027 Draft Annual Business Plan and draft 2026/2027 Budget and advise the Authority that it supports the draft Budget and Business Plan settings CARRIED 2022-26/935
Town of Gawler	Resolution 2026:03: COU043 That Council: 1. Endorses the Gawler River Floodplain Management Authority Draft Annual Business Plan 2026-2027. 2. Endorses the Gawler River Floodplain Management Authority Consolidated Draft Budget 2026-2027.
Light Regional	Council resolved (Resolution OCM 2026/076) to: • receive the GRFMA Business Plan and Draft 2026–2027 Annual Budget; • approve its Member Council contribution for the 2026–2027 financial year • limited to its proportional share of maintenance costs of existing GRFMA • assets in the amount of \$20,792.00; and • advise that, in future financial years, Council will limit its financial contributions to its proportional share of maintenance costs for existing assets, indexed in accordance with CPI, with any further contributions subject to separate and specific consideration and approval by Council.
City of Playford	As per Council’s Ordinary Meeting held on 28 April 2026, it resolved the following: “Council endorses the Draft 2026-2027 Gawler River Floodplain Management Authority Annual Business Plan (Attachment 1) and Gawler River Floodplain Management Authority Consolidated Draft Budget 2026-2027 (Attachment 2)”.

15 May 2026

Mr Lino Di Lernia
Chairperson
Gawler River Floodplain Management Authority/
GRFMA
Post Office Box 366
Seacliff Park SA 5049

Dear Mr Di Lernia,

GRFMA 2026–2027 Draft Budget – Light Regional Council Resolution

I write to advise that at its meeting held on Tuesday 28 April 2026, Light Regional Council considered the Gawler River Floodplain Management Authority (GRFMA) Draft 2026–2027 Business Plan and Annual Budget.

Council resolved (Resolution OCM 2026/076) to:

- receive the GRFMA Business Plan and Draft 2026–2027 Annual Budget;
- approve its Member Council contribution for the 2026–2027 financial year limited to its proportional share of maintenance costs of existing GRFMA assets in the amount of \$20,792.00; and
- advise that, in future financial years, Council will limit its financial contributions to its proportional share of maintenance costs for existing assets, indexed in accordance with CPI, with any further contributions subject to separate and specific consideration and approval by Council.

In reaching this position, Council has had regard to the provisions of the GRFMA Charter, including the requirement that contributions be determined through the annual budget process and approved by Constituent Councils. Council considers that its obligation extends to the maintenance of existing assets, with other expenditure categories remaining subject to Council approval.

Accordingly, Council does not approve the operational cost component of the Draft 2026–2027 Budget and will not be making payment in respect of those costs.

Council remains committed to the ongoing management of flood mitigation infrastructure within the Gawler River system and to continuing constructive engagement with the Authority and Member Councils.

Email light@light.sa.gov.au
Post PO Box 72, Kapunda SA 5373
Phone 08 8525 3200
Web light.sa.gov.au

Principal Office
93 Main Street
Kapunda SA 5373

**Kapunda Public Library
and Visitor Information Centre**
51–53 Main Street
Kapunda SA 5373

**Freeling Public Library
and Customer Service Centre**
7 Hanson Street
Freeling SA 5372

**Planning and
Development Services**
12 Hanson Street
Freeling SA 5372

Operations Centre
11 Stephenson Street
Freeling SA 5372

In light of Council's position regarding the approval of the Draft Budget, Light Regional Council has today issued a formal Notice of Dispute pursuant to Clause 21 of the GRFMA Charter, a copy of which is enclosed. This correspondence should be read in conjunction with that Notice.

The Notice of Dispute has been provided to the Authority and to all Constituent Councils in accordance with the requirements of the Charter.

Council looks forward to engaging in good faith discussions with the Authority and Member Councils to seek resolution of this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Bill Close', with a stylized, cursive script.

Mayor Bill Close
Light Regional Council

Enc

8 May 2026

Gawler River Floodplain Management Authority
and Constituent Councils

by email

Email light@light.sa.gov.au
Post PO Box 72, Kapunda SA 5373
Phone 08 8525 3200
Web light.sa.gov.au

Principal Office
93 Main Street
Kapunda SA 5373

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and Visitor Information Centre**
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NOTICE OF DISPUTE – CLAUSE 21

Gawler River Floodplain Management Authority Charter

Pursuant to Clause 21 of the Gawler River Floodplain Management Authority Charter, Light Regional Council hereby gives formal notice of a dispute.

1. Nature of the Dispute

The dispute arises in relation to the GRFMA Draft 2026–2027 Annual Budget and the extent of Light Regional Council's financial contribution.

Specifically, Light Regional Council has resolved to:

- approve its financial contribution limited to maintenance costs for existing GRFMA assets only, and
- not approve the operational cost component of the Draft Budget.

The Authority's Draft Budget includes operational expenditure which Council does not consider to constitute an obligatory contribution in the absence of Council approval.

2. Basis of the Dispute

The dispute concerns:

- the interpretation and application of Clause 11 (Financial Contributions) of the Charter; and
- whether Light Regional Council is required to contribute to operational costs beyond those it has approved through its resolution.

3. Council Position

It is the position of Light Regional Council that:

- contributions are subject to approval by Constituent Councils through the annual budget process; and
- Council is not obliged to contribute to categories of expenditure which it has not approved.

4. Requested Outcome

Light Regional Council seeks:

- acknowledgement of its limited contribution for the 2026–2027 financial year; and
- resolution of the interpretation of financial obligations under the Charter.

5. Dispute Resolution Process

Light Regional Council proposes that the parties:

- engage in good faith negotiations in accordance with Clause 21.1.1 of the Charter; and
- seek to resolve the matter within the prescribed timeframe.

Kind regards,

A handwritten signature in black ink, appearing to read 'Darryl Whicker', with a stylized flourish extending from the end.

Darryl Whicker
Chief Executive Officer

Light Regional Council

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY

PO Box 366 Seacliff Park, SA 5049

P: 0407 717 368

E: eo@grfma.com

W: www.gawler.sa.gov.au/grfma

Mr Bill Close
Mayor
Light Regional Council
93 Main Street
Kapunda SA 5373

Dear Mayor

GRFMA 2026-2027 Draft Budget – Light Regional Council Resolution

I refer to your letter dated 15 May 2026 advising that the Light Regional Council (Light) has not approved the operational cost component of GRFMA's Draft 2026-2027 Budget and will not be making payment in respect of those costs. Attached to your letter was a Notice of Dispute dated 8 May 2026 issued pursuant to Clause 21 of the GRFMA Charter.

For clarity, the Draft Budget requested a total contribution from Light of \$47,783 comprising two components - \$26,991 for operational costs and \$20,792 for maintenance costs – so the amount in dispute is \$26,991.

Since receiving your letter I have separately spoken to you and Light's CEO, Darryl Whicker, to understand the rationale for the decision and to commence good faith discussions in search of a resolution.

I suggest that a positive next step is for GRFMA's Executive Officer, David Hitchcock and me to meet with Darryl to discuss the issue. Darryl indicated that he would like to inspect the Bruce Eastick Dam so we can arrange to meet at the dam. I will contact Darryl to arrange the meeting, and the invitation is also extended to you and any of your Elected Members should they wish to join us.

During our discussions I referred to Clause 12.1.7 of the GRFMA Charter which, in my view, makes Light's Notice of Dispute out of time. I appreciate you may hold a different view, and I suggest that, at this stage, we both reserve our positions on the validity of the dispute notice.

In any case, the GRFMA recognises the importance of the ongoing support of all its Constituent Council, both financial and from an "ownership" perspective, and accordingly is keen to work with Light to deal with its concerns over the draft budget.

In this regard, I understand that Light's concerns start with a perception that it is being asked to provide a significantly greater financial contribution this year than in prior years. A broader concern is the uncertainty around future financial contributions that may flow from the Gawler River Floodplain Flood Management Business Case, currently being completed by the State Government with GRFMA's support. I think there may also be a concern about the long-term ownership of the dam and the financial and other liabilities that result.

I take this opportunity to make provide some preliminary feedback on these concerns.

The following table shows GRFMA's operational and maintenance budgets from 2023/24 to 2026/27.

	2023/24	2024/25	2025/26	2026/27
Operational	\$149,630	\$277,371	\$140,920	\$161,952
Maintenance	\$139,758	\$139,550	\$149,750	\$239,810
Total	\$289,388	\$416,921	\$290,670	\$401,762
Light's contributions				
Operational	\$24,938	\$46,228	\$23,486	\$26,991
Maintenance	\$12,117	\$12,099	\$12,983	\$20,792
Total	\$37,055	\$58,327	\$36,469	\$47,783

Points to note are:

- The increase in the operational budget from 2023/24 to 2026/27 is around 8%, an average of 2% per annum over the four years.
- The spike in operational costs budget in 2024/25 was caused by an allocation to finalise the business case. This amount was not spent as we recognised the need to secure additional funding, ultimately achieved through the Disaster Ready Fund grant. The resultant cash reserve was carried through and is GRFMA's contribution to the business case work now being led by the State Government.
- The maintenance budget, which is not in dispute, has increased substantially in 2026/27 due to the Dam Safety Review cost of \$100,000. This is the first review of this type undertaken since the dam was built in 2007 and is consistent with the industry norm of undertaking a safety review every 20 years.

I am sure you will agree that any analysis of the operational component of the budget over time shows that these costs have been constrained in a most frugal way and there is no scope to reduce them.

I have written to Constituent Councils several times to inform them of the progress of the business case which continues to be the focus for the GRFMA. Completion of the business case is fundamental to the future of the GRFMA as it will set out the flood

mitigation actions required to achieve the GRFMA's key strategic goals and enable meaningful discussions with the State Government and Federal Government on funding the expected capital works.

The last advice I provided was in April 2026 when I informed the Mayors of GRFMA's success in securing a \$774,000 grant from the Federal Government's Disaster Ready Fund to finalise the business case and that the State Government would now be taking a lead role in that task. This is good news and highlights the importance the State Government places on mitigating flood in the floodplain, particularly considering the housing targets both the State and Federal governments have recently set.

I understand that Light wants to review the capital funding allocation model that the GRFMA adopted some years ago. This model determines each Constituent Council's funding contribution to the maintenance and capital works and takes into consideration factors such as the amount of water contributed to the system by each council, and the benefit of the maintenance and capital works to each council.

I acknowledge your view that this model should be reviewed, but I think this would be best done in the context of the GRFMA's and each Constituent Council's considerations of the final business case, which is expected to be completed in mid 2027. It is at this time that a funding model will need to be agreed and there will be a range of issues to address such as, the nature and feasibility of the work, its estimated cost, the funding contributions from the Federal and State governments, and the amounts that can be recovered from private beneficiaries.

I understand Light's concerns about the funding of what will likely be significant capital works and about the long-term responsibilities associated with the dam. The GRFMA, and I am sure all other Constituent Councils, share those concerns. Of course, any funding contribution for capital works will be ultimately subject to the approval of your Elected Members, irrespective of what the GRFMA might endorse.

I hope this provides some context for your council to consider and I look forward to meeting with Darryl soon.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Lino Di Lernia', is positioned above the printed name.

Lino Di Lernia

CHAIRMAN/INDEPENDENT MEMBER, GRFMA chair@grfma.com

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY

CHARTER

1. INTRODUCTION

1.1 Name

The name of the subsidiary is the Gawler River Floodplain Management Authority (referred to as 'the Authority' in this Charter).

1.2 Definitions

'**AASB124**' means Australian Accounting Standards Board's Accounting Standard AASB124 Related Party Disclosure;

'**Act**' means the Local Government Act 1999 and includes all regulations made thereunder;

'**Annual Business Plan**' means the business plan adopted by the Authority pursuant to Clause 12.2;

'**Asset Management Plan**' means the asset management plan adopted by the Authority and approved by the Constituent Councils in accordance with Clause 13.3;

'**Board**' means the Board of the Authority set out at Clause 4;

'**Board Member**' means a member of the Board appointed pursuant to Clause 4.2;

'**Budget**' means the annual budget adopted by the Authority pursuant to Clause 12.1;

'**Chairperson**' means the member of the Board appointed pursuant to Clause 4.4;

'**Constituent Councils**' means those councils identified at Clause 2.2.

'**Council**' means a council constituted under the Act;

'**Council Member**' means a member of a Council;

'**Deputy Board Member**' means a deputy member of the Board appointed pursuant to Clause 4.3;

'**Dispute**' means a difference between one or more Constituent Councils and the Authority concerning the operations or affairs of the Authority and includes where a Constituent Council fails or refuses to approve the draft asset

management plan, budget, long term financial plan, or charter amendment as advised by the Authority;

'Financial Statements' has the same meaning as in the Act;

'Financial Year' means 1 July each year to 30 June in the subsequent year;

'Long Term Financial Plan' means the long term financial plan adopted by the Authority and approved by the Constituent Councils pursuant to Clause 13.1;

'Executive Officer' means the person appointed pursuant to Clause 10.1 as the Executive Officer of the Authority;

'Region' means the collective geographical areas of the Constituent Councils;

'Strategic Plan' means the strategic plan adopted by the Authority pursuant to Clause 13.2.

1.2.1 In the calculation of 'days':

1.2.1.1 the day on which the notice, document, report, etc is given will not be taken into account; and

1.2.1.2 Saturdays, Sundays and public holidays will be taken into account.

1.3 Interpretation

In this Charter, unless the context otherwise requires:

1.3.1 the singular includes the plural and vice versa;

1.3.2 words importing a gender include other genders;

1.3.3 words importing natural persons include corporates;

1.3.4 reference to a section is to a section of the Act and includes any section that substantially replaces that section and deals with the same matter;

1.3.5 headings are for ease of reference only and do not affect the construction of this clause;

1.3.6 an unenforceable provision or part of a provision of this Charter may be severed and the remainder of this Charter continues in force, unless this would materially change the intended effect of this Charter.

1.4 Local Government Act

1.4.1 This Charter must be read in conjunction with Parts 2 and 3 of Schedule 2 to the Act.

- 1.4.2 The Authority shall conduct its affairs in accordance with and comply with Schedule 2 to the Act except as modified by this Charter in a manner permitted by Schedule 2.

2. ESTABLISHMENT

- 2.1 The Gawler River Floodplain Management Authority is established by the Constituent Councils as a regional subsidiary pursuant to Section 43 and Schedule 2 of the *Local Government Act 1999*.
- 2.2 The Authority is established by the Adelaide Hills Council, Adelaide Plains Council, The Barossa Council, Town of Gawler, the Light Regional Council and the City of Playford.
- 2.3 The Authority is subject to the joint direction of the Constituent Councils.

3. PURPOSE AND FUNCTIONS

- 3.1 The Authority has been established for the purpose of coordinating the planning, construction, operation and maintenance of flood mitigation infrastructure for the Gawler River, and for the following functions:
- 3.1.1 to raise finance for the purpose of developing, managing and operating and maintaining works approved by the Board;
 - 3.1.2 to provide a forum for the discussion and consideration of topics relating to the Constituent Council's obligations and responsibilities in relation to management of flooding of the Gawler River;
 - 3.1.3 to advocate on behalf of the Constituent Councils and their communities where required to State and Federal Governments for legislative policy changes on matters related to flood mitigation and management and associated land use planning with Gawler River flood mitigation;
 - 3.1.4 to facilitate sustainable outcomes to ensure a proper balance between economic, social, environmental and cultural consideration; and
 - 3.1.5 to provide advice as appropriate to the Constituent Councils in relation to development applications relevant to the Authority's roles and functions.
- 3.2 One or more of the Constituent Councils may request the Authority to undertake a function set out in Clause 3.1 of this Charter for the Constituent Council(s), which function will be additional and separate to those undertaken by the Authority for all of the Constituent Councils.
- 3.3 Where one or more Constituent Councils makes a request provided for under Clause 3.2, the Constituent Council(s) and the Authority must enter into a written agreement which amongst other things provides for the Constituent Council(s) to pay to the Authority annual subscription amounts and/or equal percentages of classes of subscription to meet the costs of the Authority in

undertaking the additional function(s) and which also provides, with the ownership and maintenance of any resultant infrastructure.

- 3.4 The Authority is not involved in a significant business activity as defined in the Clause 7 Statement prepared under the Competition Principles Agreement of the National Competition Policy.

4. THE BOARD OF MANAGEMENT

4.1 The Board

- 4.1.1 The Authority will be governed by a Board and all decisions of the Board constitute decisions of the Authority.
- 4.1.2 The Board is responsible for the administration of the affairs of the Authority. The Board must ensure insofar as it is practicable, that the Authority complies with all legislative obligations including this Charter, that information provided to the Constituent Councils is accurate and that the Constituent Councils are kept informed of the solvency of the Authority as well as any material developments which may affect the operating capacity and financial affairs of the Authority.

4.2 Board Members

- 4.2.1 The Board will consist of 13 Board Members comprising:
- 4.2.1.1 the Chief Executive Officers of each of the Constituent Councils (including any persons acting in those offices from time to time) or his or her nominee who shall be an employee of the same Constituent Council as the Chief Executive Officer nominating the employee; and
 - 4.2.1.2 one member of each Constituent Council appointed by each Constituent Council;
 - 4.2.1.3 a Chairperson appointed pursuant to Clause 4.4.
- 4.2.2 A Board Member is at the expiry of his or her term of office eligible for reappointment.
- 4.2.3 Board Members (with the exception of the Chairperson) shall not be entitled to receive a sitting fee or other fee or remuneration for undertaking their role as a Board Member.
- 4.2.4 Written confirmation from the Chief Executive Officer of a Constituent Council will be sufficient evidence of that Constituent Council's appointment or revocation of the appointment of a Board Member.
- 4.2.5 In the event the office of a Board Member becomes vacant, the Constituent Council who appointed that Board Member will appoint another elected member to fill that vacancy:

- 4.2.5.1 if the Board Member whose office has become vacant was an elected member of a Constituent Council;
- 4.2.5.2 if the Board Member whose office has become vacant was a person nominated by the Chief Executive Officer of a Constituent Council, the Chief Executive Officer of that Constituent Council will act as a Board Member or nominate a person to be a Board Member.
- 4.2.6 The Constituent Councils will endeavour as far as practicable to ensure the Board comprises a gender balance and Board Members with a range of expertise including:
 - environmental management;
 - corporate financial management;
 - general management;
 - public sector governance;
 - public works engineering management.

4.3 **Deputy Board Member**

- 4.3.1 Each Constituent Council must appoint:
 - 4.3.1.1 an employee of that Constituent Council as a deputy Board Member who may act in the place of the Board Member being the Chief Executive Officer (or his or her nominee) of that Constituent Council as provided for in Clause 4.2.1.1 if that Board Member is unable for whatever reason to attend a meeting of the Board or otherwise able to act as a Board Member whilst the Board Member is unable to attend a meeting of the Board or to act as a Board Member; and
 - 4.3.1.2 a member of that Constituent Council as a deputy Board Member who may act in the place of the Board Member appointed by that Constituent Council pursuant to Clause 4.2.1.2 if that Board Member is unable for whatever reason to attend a meeting of the Board or otherwise unable to act as a Board Member whilst the Board Member is unable to attend a meeting of the Board or act as a Board Member.
- 4.3.2 A deputy Board Member in attendance at a meeting of the Board may speak but is only entitled to vote on a matter to be decided by the Board if acting and in attendance at the meeting in accordance with Clauses 4.3.1.

4.4 **Chairperson**

- 4.4.1 A person who is neither an officer, employee or member of a Constituent Council will be appointed by the Constituent Councils as a Board Member and the Chairperson for a term of up to three years and

on such other terms and conditions as determined by the Constituent Councils and who the Constituent Councils consider has expertise in one or more of the following areas:

- (a) environmental management;
- (b) corporate financial management;
- (c) general management;
- (d) public sector governance.

- 4.4.2 In the event the Chairperson is absent or unable for whatever reason to act as Chairperson, the Board will elect a Board Member as the Acting Chairperson for the period the Chairperson is absent or unable to act as Chairperson.
- 4.4.3 The Chairperson is, at the expiry of his or her term of office, eligible for reappointment.
- 4.4.4 The Authority may at the expiry of the Chairperson's term of office as Chairperson appoint the Chairperson for a further term of up to three years and otherwise on the same terms and conditions as the Chairperson's original appointment.
- 4.4.5 The Authority may pay a sitting fee to the Chairperson in such amount as determined by the Authority.
- 4.4.6 The Chairperson will preside at all meetings of the Board and in the event the Chairperson is absent from a meeting, the Board must select a Board Member present to preside at that meeting only.
- 4.4.7 In the event there is a vacancy in the office of Chairperson, the Board will elect a Board Member to act as Chairperson for the balance of the original term or the appointment of a Chairperson, whichever occurs first.

5. TERM OF OFFICE

- 5.1 Subject to Clause 5.2, the term and other conditions of office of a Board Member, will be as determined by the Constituent Council appointing that Board Member.
- 5.2 The Constituent Councils will as far as practicable appoint Board Members, other than those Board Members who are the Chief Executive Officers of the Constituent Councils, following each periodic election of the Constituent Council until the next periodic election of the Constituent Council.
- 5.3 The Board may by a two-thirds majority vote of the Board Members present (excluding the member subject to this clause) make a recommendation to the Constituent Council that appointed the relevant Board Member, that the Constituent Council terminate the appointment of that Board Member in the event of:

- 5.3.1 any behaviour of the Board Member which in the opinion of the Authority amounts to impropriety;
 - 5.3.2 serious neglect of duty in attending to the responsibilities of a Board Member and/or Chairperson of the Board;
 - 5.3.3 breach of fiduciary duty to the Authority;
 - 5.3.4 breach of the duty of confidentiality to the Authority or the Constituent Councils;
 - 5.3.5 breach of the conflict of interest requirements applying to the Board Member; or
 - 5.3.6 any other behaviour which may discredit the Authority or a Constituent Council.
- 5.4 The Authority may by a two-thirds majority vote of the Board Members present at a Board meeting (excluding the Chairperson) make a recommendation to the Constituent Councils that the appointment of the Chairperson be terminated in the event of:
- 5.4.1 any behaviour of the Chairperson which in the opinion of the Authority amounts to impropriety;
 - 5.4.2 serious neglect of duty in attending to the responsibilities of a Board Member and/or Chairperson of the Board;
 - 5.4.3 breach of fiduciary duty to the Authority;
 - 5.4.4 breach of the duty of confidentiality to the Authority or the Constituent Councils;
 - 5.4.5 breach of the conflict of interest requirements applying to a Board Member; or
 - 5.4.6 any other behaviour which may discredit the Authority or a Constituent Council.
- 5.5 The Constituent Council which appointed the member whose term of office has become vacant will be responsible to appoint a Board Member to fill the vacancy.
- 5.6 A Board Member will cease to hold office and his or her office will become vacant:
- 5.6.1 if any of the grounds or circumstances in the Act as to when a Board Member's office becomes vacant arises;
 - 5.6.2 if he or she is convicted of an indictable offence punishable by imprisonment;

- 5.6.3 if the Constituent Council which appointed the Board Member ceases to be a Constituent Council;
- 5.6.4 in relation to a Board Member who is the Chief Executive Officer (or his or her nominee) of a Constituent Council, if the Board Member ceases to be an employee of the Constituent Council that he or she was an employee of at the time he or she was appointed or the Constituent Council by which the Chief Executive Officer or his or her nominee is employed ceases to be a Constituent Council;
- 5.6.5 upon the happening of any other event through which the Board Member would be ineligible to remain as a Board Member; or
- 5.6.6 if a Constituent Council revokes the appointment of a Board Member appointed by that Constituent Council.

6. ROLE, FUNCTIONS AND PROCEEDINGS OF THE BOARD

6.1 Role of the Board

The Board is the Authority's governing body and has the responsibility for the administration of the affairs of the Authority ensuring that the Authority acts in accordance with this Charter and all relevant legislation including the Act.

6.2 Functions of the Board

In addition to the functions of the Board set out in the Act, the functions of the Board include:

- 6.2.1 the formulation of Strategic and Business Plans in accordance with Clause 13;
- 6.2.2 providing professional input and policy direction to the Authority;
- 6.2.3 ensuring strong accountability and stewardship of the Authority;
- 6.2.4 monitoring, overseeing and measuring the performance of the Executive Officer of the Authority;
- 6.2.5 ensuring that ethical behaviour and integrity is established and maintained by the Authority, the Board and Board Members in all activities undertaken by the Authority;
- 6.2.6 developing and adopting such policies and procedures as give effect to good governance and administrative practices;
- 6.2.7 exercising the care, diligence and skill that a prudent person of business would exercise in managing the affairs of other persons; and
- 6.2.8 avoiding investments that are speculative or hazardous by nature.

6.3 **Proceedings of the Board**

- 6.3.1 All meetings of the Authority shall be meetings of the Board.
- 6.3.2 Ordinary meetings of the Board will be held at such times and places as determined by the Board except that there must be at least one ordinary meeting of the Board every two months.
- 6.3.3 An ordinary meeting of the Board will constitute an ordinary meeting of the Authority. The Board shall administer the business of the Authority at the ordinary meeting.
- 6.3.4 For the purpose of this Clause 6.3, the contemporary linking together by telephone, audio-visual or other instantaneous means (telecommunications meeting) of the Board Members provided that at least a quorum is present, is deemed to constitute a meeting of the Board. Each of the Board Members taking part in the telecommunications meeting must at all times during the telecommunications meeting be able to hear and be heard by each of the other Board Members present. At the commencement of the meeting, each Board Member must announce his/her presence to all other Board Members taking part in the meeting. A Board Member must not leave a telecommunications meeting by disconnecting his/her telephone, audio-visual or other communication equipment, unless that Board Member has previously notified the Chairperson of the meeting.
- 6.3.5 A proposed resolution in writing and given to all Board Members in accordance with procedures determined by the Board will be a valid decision of the Board and will constitute a valid decision of the Authority where a majority of Board Members vote in favour of the resolution by signing and returning the resolution to the Executive Officer or otherwise giving written notice of their consent and setting out the terms of the resolution to the Executive Officer. The resolution will be deemed a resolution of the Board and will be as valid and effective as if it had been passed at a meeting of the Board duly convened and held.
- 6.3.6 Subject to Clause 6.3.7, meetings of the Board will be open to the public and Chapter 6 Part 3 extends to the Authority as if it were a Council and the Board Members were members of the Council.
- 6.3.7 Any Constituent Council, the Chairperson or three Board Members may by delivering a written request to the Executive Officer require a special meeting of the Board to be held and any such special meeting shall constitute a special meeting of the Authority. The written request must be accompanied by the agenda for the special meeting and if an agenda is not provided the request has no effect.
- 6.3.8 On receipt of a written request pursuant to Clause 6.3.7, the Executive Officer must give notice to all Board Members at least four hours prior to the commencement of the special meeting.

- 6.3.9 A meeting of the Board must not commence until a quorum of Board Members is present and a meeting must not continue if there is not a quorum of Board Members present. A quorum of Board Members will comprise one half of the Board Members in office, ignoring any fraction, plus one.
- 6.3.10 The Board must adopt a Code of Practice for Meeting Procedures to apply to the proceedings at and conduct of meetings of the Board. The Code of Practice for Meeting Procedures must not be inconsistent with the Act or this Charter.
- 6.3.11 The Code of Practice for Meeting Procedures may be reviewed by the Board at any time and must be reviewed at least once every three years.
- 6.3.12 In the event of any inconsistency between this Charter and the Code of Practice for Meeting Procedures, this Charter shall prevail.

7. PROPRIETY OF MEMBERS OF THE BOARD

- 7.1 Subject to Clauses 20(6) and 20(7) of Schedule 2 to the Act, the provisions regarding conflict of interest prescribed in the Act apply to all Board Members as if they were elected members of a Council and the Authority was a Council.
- 7.2 Board Members must comply with Division 2, Chapter 5 (Register of Interests) of the Act and to use all reasonable efforts to assist the Authority to comply with any obligations including regarding related party disclosures as set out in AASB124.
- 7.3 Board Members must act in accordance with their duties of confidence and other legal and fiduciary duties including honesty and the exercise of reasonable care and diligence to the Authority as required by Part 4, Division 1, Chapter 5 of the Act and Clause 23 of Schedule 2, Part 2 of the Act.
- 7.4 Subject to the express provisions of Schedule 2 to the Act and this Charter, all provisions governing the propriety and duties of members of a Council and public officers under the Act and other South Australian legislation apply to Board Members.

8. POWERS

- 8.1 The Authority is constituted as a body corporate under the Act and in all things acts through the Board.
- 8.2 The Authority has subject, where relevant to Clauses 8.3, 8.4 and 8.5:
 - 8.2.1 the power to acquire, deal with and dispose of real and personal property and rights in relation to real and personal property;
 - 8.2.2 the power to compulsorily acquire land in accordance with the Land Acquisition Act 1969, provided that such acquisition is for the purposes of flood mitigation;

- 8.2.3 the power to sue and be sued in its corporate name;
 - 8.2.4 the power to enter into any kind of contract or arrangement;
 - 8.2.5 the power to return surplus revenue to Constituent Councils in such proportions as the Board considers appropriate at the end of any financial year either by way of cash payment or reduction of annual contribution;
 - 8.2.6 the power to set aside surplus revenue for future capital expenditure;
 - 8.2.7 the power to invest funds and in doing so to take into account Part 4 of Chapter 9 of the Act;
 - 8.2.8 the power to establish committees, in accordance with Clause 9;
 - 8.2.9 the power to delegate any function or duty except for the power to compulsorily acquire land as set out in Clause 8.2.2 and any of the powers set out in section 44 of the Act, (where such powers are applicable to the Authority); and
 - 8.2.10 the power to do anything else necessary or convenient for, or incidental to, the exercise, performance or discharge of its powers, functions or duties.
- 8.3 The Authority has the power to incur expenditure as follows:
- 8.3.1 in accordance with a budget adopted by the Authority under Clause 12.1; or
 - 8.3.2 with the prior approval of the Constituent Councils; or
 - 8.3.3 in accordance with the Act, in respect of expenditure not contained in a budget adopted by the Authority for a purpose of genuine emergency or hardship.
- 8.4 Subject to Clause 8.5, the Authority has the power to borrow money as follows:
- 8.4.1 in accordance with a budget adopted by the Authority under Clause 12; or
 - 8.4.2 with the prior approval of the Constituent Councils.
- 8.5 Unless otherwise approved by the Constituent Councils, any and all borrowings (except overdraft facilities) taken out by the Authority:
- 8.5.1 must be from the Local Government Financial Authority or a registered bank or financial institution within Australia; and
 - 8.5.2 the Authority shall not act outside of the areas of the Constituent Councils without their prior approval and that approval shall only be granted upon the basis that the Constituent Councils consider it

necessary or expedient for the performance of their or the Authority's functions.

- 8.6 The Authority will have a common seal which may be affixed to documents requiring execution under common seal and must be witnessed by the Chairperson and one other Board Member.
- 8.7 The common seal must not be affixed to a document except to give effect to a resolution of the Board. The Executive Officer will maintain a register which records the resolutions of the Board giving authority to affix the common seal and details of the documents to which the common seal has been affixed with particulars of the persons who witnessed the fixing of the seal and the date.
- 8.8 The Board may by instrument under the seal authorise a person to execute documents on behalf of the Authority. The Executive Officer will maintain a register of such resolutions and details of any documents executed in this way, together with particulars of the person executing the document.

9. **ESTABLISHMENT OF COMMITTEES**

- 9.1 The Authority may establish committees.
- 9.2 A member of a committee holds office at the pleasure of the Board.
- 9.3 Without limiting the Board's power to establish additional committees, the following committee is established:
 - 9.3.1 Audit Committee.
- 9.4 **Audit Committee**
 - 9.4.1 The Audit Committee shall be composed of no more than three members of whom at least one shall be a person who is not a member of the Board ('Independent Member').
 - 9.4.2 Members of the Audit Committee will be appointed by the Board biennially and at the expiry of a term of appointment are eligible for reappointment.
 - 9.4.3 The Independent Member (or one of the Independent Members if there is more than one) shall be appointed by the Authority as the Chair of the Audit Committee. The Chair of the Audit Committee shall be paid such honorarium as the Authority determines.
 - 9.4.4 Members of the Audit Committee must as far as practicable have recent and relevant financial, risk management or internal audit experience relevant to the functions of the Audit Committee as determined by the Authority.
 - 9.4.5 The functions of the Audit Committee include:

- 9.4.5.1 reviewing annual Financial Statements of the Authority to ensure they provide a timely and fair view of the state of affairs of the Board; and
- 9.4.5.2 liaising with the external auditors of the Authority; and
- 9.4.5.3 reviewing the adequacy of the accounting, internal auditing, reporting, internal control and other financial management systems and practices of the Authority on a regular basis;
- 9.4.5.4 Considering and advising the Authority on risk management.

10. **ADMINISTRATIVE MATTERS**

- 10.1 There will be an Executive Officer of the Authority appointed by the Authority on terms and conditions to be determined by the Authority.
- 10.2 The Executive Officer will be responsible to the Board:
 - 10.2.1 to ensure that the policies and lawful decisions of the Authority are implemented in a timely manner;
 - 10.2.2 for the efficient and effective management of the operations and affairs of the Authority;
 - 10.2.3 to provide advice and reports to the Board on the exercise and performance of the Authority's powers and functions; and
 - 10.2.4 to give effect to the principles of human resource management generally applicable within the local government industry.
- 10.3 The Executive Officer has such powers, functions and duties prescribed by this clause and as determined necessary by the Authority from time to time to ensure the efficient and effective management of the operations and affairs of the Authority.
- 10.4 The Authority may employ other officers and it may authorise the Executive Officer to employ such other officers on its behalf as are required for the efficient and effective management of the operations and affairs of the Authority.
- 10.5 The Authority may engage professional consultants and it may authorise the Executive Officer to engage professional consultants to provide services to the Authority to ensure the proper execution of its decisions, the efficient and effective management of the operations and affairs of the Authority and for giving effect to the general management objectives and principles of personal management prescribed by this Charter.

11. **FINANCIAL CONTRIBUTIONS TO THE AUTHORITY**

- 11.1 The contributions of the Constituent Councils shall be based on the percentage shares for capital works, maintenance of assets of the Authority and operational costs of the Authority in accordance with Schedule 1.

Where the capital and/or maintenance cost exceeds \$1 Million in any given year, Clause 11.7 shall apply.

- 11.2 The Authority will be responsible to provide the Constituent Councils with sufficient information for each of them to ascertain the level of and understand the reasons behind the funding required each financial year. This will be achieved via the business plan and the annual budget.
- 11.3 The Authority will determine annually the funds required by the Authority to enable it to function. The Constituent Councils shall contribute the funds requested by the Authority, in the annual budget and approved by the Constituent Councils, and any additional funds that are required for the continuing function of the Authority and approved by the Constituent Council. The Authority must provide full details regarding the need for additional funds to the Constituent Councils.
- 11.4 The annual contribution will be paid by each Constituent Council in advance by six monthly instalments.
- 11.5 Additional contributions (of any) will be paid by each Constituent Council in the manner and at the time determined by the Authority.
- 11.6 The Authority is accountable to each Constituent Council to ensure that the Authority functions in accordance with its business plan and approved budgets.
- 11.7 The Authority may enter into separate funding arrangements with Constituent Councils and with any State or Federal Government or their agencies in respect of any project undertaken or to be undertaken by or on behalf of the Authority.
- 11.8 Where a Constituent Council or Constituent Councils enter into an agreement with the Authority under Clauses 3.2 and 3.3 of this Charter the subscriptions payable under that agreement shall be additional to the subscriptions payable under this Clause.

12. BUDGET AND ANNUAL BUSINESS PLAN

12.1 Budget

- 12.1.1 The Authority must prepare a budget for each financial year.
- 12.1.2 The Budget must:
 - 12.1.2.1 deal with each principal activity of the Authority on a separate basis;
 - 12.1.2.2 be consistent with and account for activities and circumstances referred to in the Authority's Annual Business Plan;
 - 12.1.2.3 be submitted in draft form to each Constituent Council before 31 March for approval;

- 12.1.2.4 not be adopted by the Authority until after 31 May but before 30 September;
- 12.1.2.5 identify the amount of and the reasons for the financial contributions to be made by each Constituent Council to the Authority.
- 12.1.3 The Budget may only be adopted where two thirds of the Board Members present vote in favour of the Budget.
- 12.1.4 The Authority must provide a copy of the adopted Budget to each Constituent Council within five clear days after adoption.
- 12.1.5 The Authority must reconsider its Budget in accordance with Regulation 9 of the Local Government (Financial Management) Regulations 2011.
- 12.1.6 The Authority must submit to each Constituent Council for approval, any proposed amendment to the Budget.
- 12.1.7 Where a Constituent Council has failed to approve a draft budget, or an amended budget, and has not served a notice on the Authority in accordance with Clause 21 within two months of the receipt of the draft budget, or amended budget by the Constituent Council, then the approval of the Constituent Council to the draft budget, or amended budget, will be deemed to have been given.

12.2 Annual Business Plan

- 12.2.1 The Authority shall have an Annual Business Plan in respect of the ensuing 12 months.
- 12.2.2 The Annual Business Plan must:
 - 12.2.2.1 state the services to be provided by the Authority;
 - 12.2.2.2 identify how the Authority intends to manage service delivery;
 - 12.2.2.3 identify the performance targets which the Authority is to pursue;
 - 12.2.2.4 provide a statement of financial and other resources and internal processes that will be required to achieve the performance targets and objectives of the Authority; and
 - 12.2.2.5 specify the performance measures that are to be used to monitor and assess performance against targets.

13. **MANAGEMENT FRAMEWORK**

13.1 **Long Term Financial Plan**

- 13.1.1 The Authority must develop and adopt in consultation with the Constituent Councils a Long Term Financial Plan covering a period of at least ten (10) years in a form and including such matters which, as relevant, is consistent with Section 122 of the Act and the Local Government (Financial Management) Regulations 2011 as if the Authority were a council.
- 13.1.2 The Authority must review its Long Term Financial Plan in consultation with the Constituent Councils.
- 13.1.3 The Authority may at any time review the Long Term Financial Plan but must undertake a review of the Long Term Financial Plan as soon as practicable after the annual review of its Business Plan and concurrently with any review of its Strategic Plan.
- 13.1.4 In any event, the Authority must undertake a comprehensive review of its Long Term Financial Plan every four years.

13.2 **Strategic Plan**

- 13.2.1 The Authority must prepare and adopt in consultation with the Constituent Councils a Strategic Plan for the conduct of its business which will identify the Authority's objectives over the period of the Strategic Plan and the principal activities that the Authority intends to undertake to achieve its objectives.
- 13.2.2 The Authority must review its Strategic Plan in consultation with the Constituent Councils.
- 13.2.3 The Authority must undertake a comprehensive review of its Strategic Plan every four years.

13.3 **Asset Management Plan**

- 13.3.1 The Authority must prepare and adopt in consultation with the Constituent Councils an Asset Management Plan in a form and including such matters which, as relevant, is consistent with Section 122 of the Act as if the Authority were a council.
- 13.3.2 The Authority must review its Asset Management Plan in consultation with the Constituent Councils.
- 13.3.3 The Authority may at any time review its Asset Management Plan but must undertake a review of the Asset Management Plan as soon as practicable after the annual review of its Business Plan and concurrently with any review of its Strategic Plan.

- 13.3.4 In any event, the Authority must undertake a comprehensive review of its Asset Management Plan every four years.

14. **ACCOUNTING**

- 14.1 The Authority must ensure that its accounting records, accounts and financial statements are prepared and maintained in accordance with all relevant Australian Accounting Standards and legislation including the Local Government (Financial Management) Regulations 2011.

15. **AUDIT**

- 15.1 The Authority must appoint an auditor.
- 15.2 The Audit Committee must approve the audit strategy submitted by the external auditor before submission to the Board.
- 15.3 The Authority must provide its audited financial statements to the Chief Executive Officer of each Constituent Council by 30 September.

16. **FINANCE**

- 16.1 The Authority may establish and maintain a bank account with such banking facilities and at a bank to be determined by the Authority.
- 16.2 All cheques to be authorised must be signed by two Board Members or one Board Member and the Executive Officer.
- 16.3 Any payments made by Electronic Funds Transfer must be made in accordance with procedures which have received the prior approval of the auditor and been adopted by the Authority.
- 16.4 The Executive Officer must act prudently in the handling of all financial transactions for the Authority and must provide quarterly financial and corporate reports to the Authority and if requested, the Constituent Councils.
- 16.5 The Authority will, at the end of each financial year prepare a schedule of assets and liabilities. In addition, the Authority must maintain a record to be known as the 'Schedule of Constituent Councils' Interests in Net Assets'.
- 16.6 The Schedule of Constituent Councils Interests in Net Assets will reflect the proportionate contribution each Constituent Council has made to capital, operations and maintenance costs incurred by the Authority having regard to the proportionate contribution by way of subscriptions for each function undertaken by the Authority. The Schedule when updated by the Authority at the end of each financial year will reflect the proportionate contribution of each Constituent Council since the establishment of the Authority and once accepted by each Constituent Council will be evidence of the agreed proportion of a Constituent Council's interests in the net assets as at 30 June in that year.
- 16.7 Where there is any dispute as to the Schedule, Clause 21 shall apply.

17. **REPORTS AND INFORMATION**

- 17.1 The Authority must submit an annual report on its work and operations including its audited financial statements, to each Constituent Council before 30 September.
- 17.2 The Authority shall report at any other time at the written request of a Constituent Council on matters being undertaken by the Authority. Any such report shall be provided to all Constituent Councils.

18. **ALTERATION TO THE CHARTER**

- 18.1 This charter may be amended by unanimous resolution of the Constituent Councils.
- 18.2 Before the Constituent Councils vote on a proposal to alter this Charter they must take into account any recommendations of the Authority.

19. **WITHDRAWAL OF A CONSTITUENT COUNCIL**

- 19.1 Subject to the approval of the Minister, a Constituent Council may withdraw from the Authority by giving not less than six months notice of its intention to do so to all other Constituent Councils and the Executive Officer.
- 19.2 In any event a withdrawal will not become effective until 30 June following the expiry of the six months notice as required by Clause 19.1 in the preceding sub-clause. Until a withdrawal becomes effective, the Constituent Council proposing withdrawal from the Authority will remain liable for all financial contributions whilst still a Constituent Council and will continue to be responsible for ensuring the proper conduct of the affairs of the Authority.
- 19.3 A withdrawing Constituent Council is not entitled to any refunds of any contributions made.

20. **ADDITION OF NEW MEMBER**

- 20.1 The Authority may consider the addition of a Council as a Constituent Council.
- 20.2 The Constituent Councils must resolve unanimously to approve the addition of a Council as a Constituent Council.
- 20.3 The Charter shall be amended in accordance with the provisions of this Charter to provide for a Council becoming a Constituent Council.

21. **DISPUTES**

- 21.1 In the event of any dispute or difference between the Constituent Councils or between one or more Constituent Councils and the Authority concerning this Charter or the Authority (**the Dispute**), a party may initiate the dispute process set out in this clause by serving a notice of dispute on all other Constituent Councils with a contemporaneous copy being served on the Authority. The parties:

- 21.1.1 will attempt to settle the dispute or difference by negotiating in good faith;
- 21.1.2 if good faith negotiations do not settle the dispute within one month of the Dispute arising or such longer time as the parties to the Dispute may agree, then the Dispute shall be referred to an expert for determination. The expert shall be a person with the skills and expertise necessary to resolve the dispute and shall be nominated by the President of the Local Government Association of South Australia. The expert's determination shall be final and binding on the Constituent Councils. The costs of the expert will be apportioned and payable in accordance with the expert's determination;
- 21.1.3 if the Dispute is unable to be resolved by the expert within six months then any Constituent Council may request the Minister wind up the Authority; and
- 21.1.4 notwithstanding the existence of a Dispute, the Constituent Councils will continue to meet their obligations to the Authority.

22. LIMIT OF LIABILITY

- 22.1 Except insofar as Clause 3.2 applies the liability of a Constituent Council to the Authority is limited to those functions undertaken by the Authority and to which the Constituent Council has made a financial contribution. The liability of a Constituent Council is proportional to the interest of that Council in the net assets of the Authority as determined under Clause 16 of this Charter.
- 22.2 The liability of a Constituent Council to the Authority for any function undertaken by the Authority under Clause 3.2 is limited to the requesting Constituent Council or Constituent Councils and as reflected in the agreement entered into with the Authority for those purposes.

23. DISSOLUTION OF THE AUTHORITY

- 23.1 The Authority may be dissolved by the Minister in the circumstances envisaged by Clause 33, Part 2 of Schedule 2 of the Act.
- 23.2 In the event of there being net assets upon the dissolution and after realisation of all assets and meeting all liabilities, the net assets will be distributed to the then Constituent Councils on the basis of their current interest in the net assets of the Authority as determined by Clause 16.
- 23.3 In the event of there being an insolvency of the Authority at the time of dissolution, the then Constituent Councils will be responsible jointly and severally to pay the liabilities of the Authority and between themselves in the proportion of their interest in the net assets last determined under Clause 16.

24. NON-DEROGATION AND DIRECTION BY CONSTITUENT COUNCILS

- 24.1 The establishment of the Authority does not derogate from the power of any of the Constituent Councils to act independently in relation to a matter within the jurisdiction of the Authority.
- 24.2 Provided that the Constituent Councils have all first agreed as to the action to be taken, the Constituent Councils may jointly direct and control the Authority.
- 24.3 Where the Authority is required pursuant to the Act or this Charter to obtain the approval of one or more of the Constituent Councils, that approval must only be granted and must be evidenced by a resolution passed by either or each of the Constituent Councils granting such approval.
- 24.4 Unless otherwise stated in this Charter, where the Authority is required to obtain the consent or approval of the Constituent Councils this means the consent or approval of both the Constituent Councils expressed in the same or similar terms.
- 24.5 For the purpose of this Clause 24, any direction given by the Constituent Councils must be communicated by notice in writing provided to the Executive Officer of the Authority together with a copy of the relevant resolutions of the Constituent Councils.

SCHEDULE 1 – FINANCIAL CONTRIBUTIONS

Constituent Council	Capital Works Percentage Share %	Maintenance of Assets Percentage Share %	Operational Costs Percentage Share %
Adelaide Hills Council	1.73	1.73	16.66
Adelaide Plains Council	28.91	28.91	16.66
The Barossa Council	8.67	8.67	16.66
Town of Gawler	17.34	17.34	16.66
Light Regional Council	8.67	8.67	16.66
City of Playford	34.68	34.68	16.66
Total	100%	100%	100%

Capital Works are defined as building and engineering works that create an asset and the renewal of existing assets that has reached the end of its useful life.

Maintenance is defined as recurrent expenditure to ensure that existing assets function as designed and are kept in good condition.

Operational Costs are defined as recurrent expenditure incurred to ensure that the Authority can conduct day to day functions. Depreciation falls within the scope of the Authority's operational costs.

Agenda Item:	8.4
Committee:	Board
Meeting Date:	25 June 2026
Title:	Draft State-Wide Flood Hazard Code Amendment

Recommendation:

That the GRFMA Executive Officer provides feedback to the Draft State-Wide Flood Hazard Code Amendment.

The **Draft State-Wide Flood Hazard Code Amendment** proposes to update flood hazard overlay mapping across the state, based on new and updated flood studies and modelling, along with updates to policies in the flood hazard overlays.

The proposed updated flood hazard overlay mapping utilises modelling of flood event scenarios for the year 2050, factoring in projected climate conditions and development growth scenarios to protect new homes from flooding now and in the future.

The proposed changes to the policies of the flood hazard overlays seek to update terminology to provide greater consistency and clarity in the assessment of development and to achieve alignment with national natural hazard mitigation guidance, including guidance from the Australian Institute for Disaster Resilience.

This Code Amendment is the final stage of the Flood Hazard Mapping and Assessment Project, which included delivering the Flooding Hazards Mapping Update Code Amendment and procuring new, detailed flood studies to update and enhance flood hazard mapping across the state.

A series of public online information sessions will be held during the 12-week engagement period. Details will be published on the PlanSA and YourSAY websites.

Feedback is encouraged to be submitted via the YourSAY website by 5:00 pm on 13 August 2026.

See attached letter of advice on consultation from the State Planning Commission.

Previously delivered Gawler River Stormwater Management Plan (SMP) and GRUMP reports highlighted the benefits of reducing flood damage through appropriate planning controls.

It would be appropriate to provide feedback on the draft amendment accordingly.

Gawler River SMP 9.2.5 Land Use Planning and Planning Controls

Reducing the flood damage potential to new assets on the floodplain can be achieved by planning and building in a manner that considers stormwater and flood management. There is also the potential to prevent new assets causing increased flood impacts on existing properties. Land use and planning controls could address different requirements for different kinds of development (e.g. hospitals) and for critical infrastructure (e.g. power and telecommunications). Planning controls are managed by the Planning and Design Code with standardised policies across South Australia. Councils can request an amendment to the Code.

GRUMP - Gawler River UNHaRMED Mitigation Project

5.4 LAND USE PLANNING – FLOODING OVERLAYS The baseline scenario was modelled to assess the risk across the floodplain without the implementation of risk management strategies. To assess the impact of zoning controls in 2020, restrictions to urban development in both the 1 in 100 and 1 in 200 year flood footprint were implemented..

DRAFT - FOR CONSULTATION

State-wide Flood Hazard Code Amendment

by the State Planning Commission (the Designated Entity)

Contact details:

Code Amendment team

Email: CodeAmendmentCoordination@sa.gov.au

Phone: 1800 752 664



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HAVE YOUR SAY

This Code Amendment is on consultation from 21 May to 13 August 2026.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- via the YourSAy website at yoursay.sa.gov.au/state-wide-flood-hazard-code-amendment
- completing an online submission via the PlanSA portal plan.sa.gov.au/en/code-amendments
- providing a written submission by email to plansasubmissions@sa.gov.au with subject "Submission – State-wide Flood Hazard Code Amendment"
- providing a written submission by post to:

State Planning Commission

GPO Box 1815

ADELAIDE SA 5001

There are public information sessions planned during the consultation period. For further details about the sessions, visit the YourSAy website at yoursay.sa.gov.au/state-wide-flood-hazard-code-amendment.

For more information, contact the Code Amendment team via CodeAmendmentCoordination@sa.gov.au or 1800 752 664.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, subzones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. Information about how the Code works is available on the [PlanSA website](#).

1.2 Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of bushfire hazard.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with policy in an overlay, the overlay policy trumps the zone policy.

Overlays contain a procedural matters table which sets out any referral required for particular developments in that overlay.

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main spatial building blocks of the Code and apply to all areas of the state.

The same zone should apply to similar areas. For example, an Urban Activity Centre Zone applying to Marion Shopping Centre also applies to similar centres like Tea Tree Plaza Shopping Centre.

Each zone includes policies which describe the types of development that are envisaged in that zone. Classification tables within the zone assign how particular types of developments are assessed against policies in the Code (calling up policies from overlays, zones, subzones or general development policies) and which assessment pathway they will follow. Procedural matters tables also set out which types of developments need to be publicly notified.

1.4 Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

1.5 General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

Unlike overlays, zones and subzones, general development policies are not applied based on the location of a proposed development, but rather the type or class of development proposed.

1.6 Amending the Planning and Design Code

The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. The State Planning Commission (the Commission) may initiate an amendment to the Code and undertake a Code Amendment process.

The State-wide Flood Hazard Code Amendment (the Code Amendment) was initiated by the Commission on 12 December 2023.

The approved Proposal to Initiate defined the scope of the Code Amendment and prescribed the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the Code Amendment can be downloaded from plan.sa.gov.au/en/code-amendments.

The Commission is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

As designated entity for this Code Amendment, the Commission has undertaken investigations and will run the engagement process. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.

A summary of the Code Amendment process is outlined in **Figure 1**.

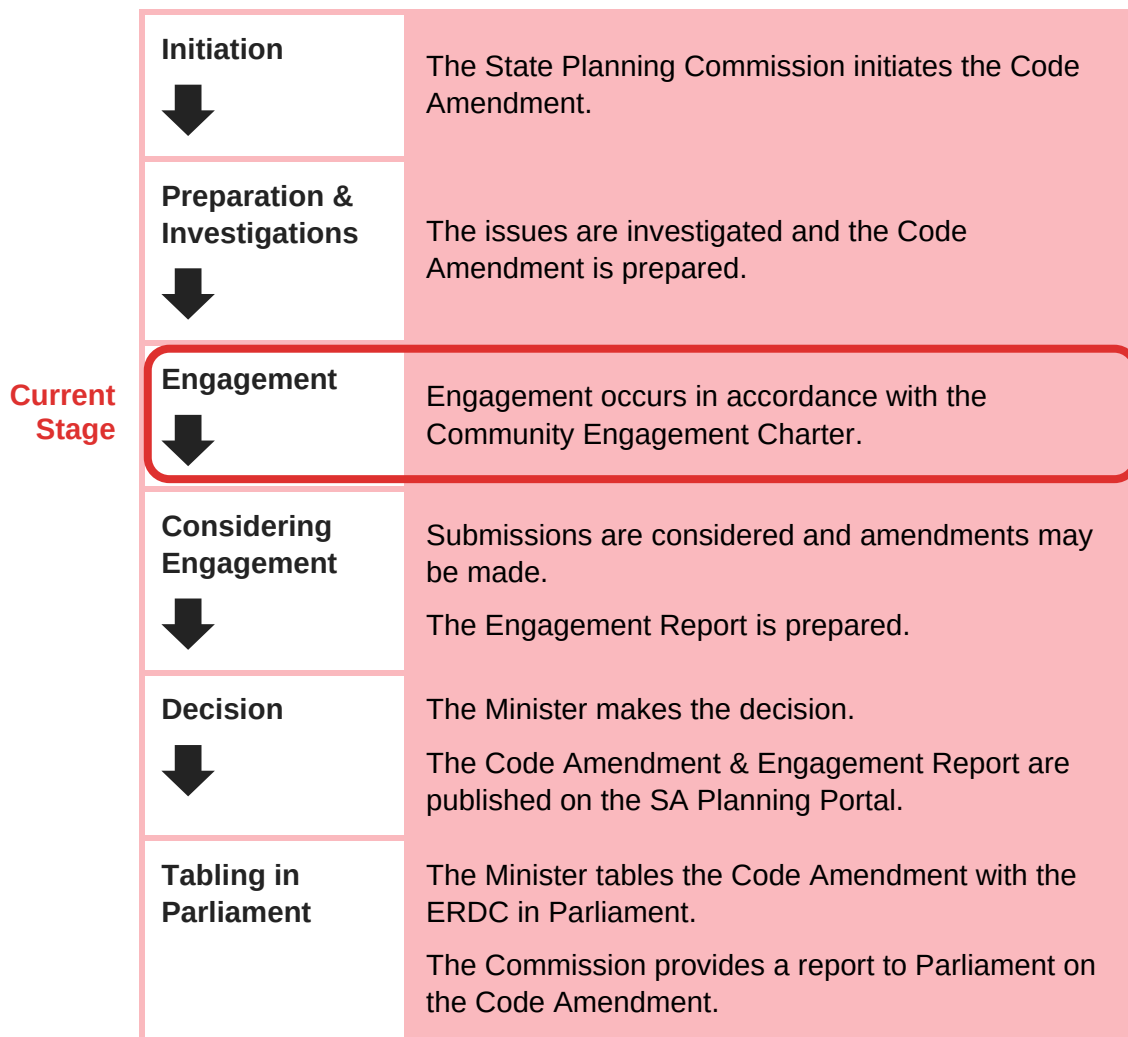


Figure 1. Summary of the Code Amendment process

2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1 Need for the amendment

Flooding is one of the costliest natural disasters in South Australia¹, affecting people, property, infrastructure and the environment. With rising sea levels and more extreme storms, flooding is predicted to occur more frequently and of a greater intensity. However, through investigating, mapping, and planning using the best available climate science, flood risk arising from flood hazards can be minimised and mitigated.

When the Planning and Design Code was implemented in 2021, flood mapping and data from council development plans were consolidated into a series of flood hazard overlays. This process revealed a variety of approaches to flood hazard modelling across council boundaries, thereby raising the need for greater consistency to underpin the flood hazard mapping.

The Flood Hazard Mapping and Assessment Project (the Project) seeks to improve flood hazard mapping in South Australia for the purposes of assessing new development. The

¹ Australia Business Roundtable for Disaster Resilience and Safer Communities: Building resilience to natural disasters in our states and territories dated 2017

Project seeks to deliver state-wide reform to flood hazard overlay mapping and policy over three stages and two Code amendments.

Stage one of the Project comprised the Flooding Hazards Mapping Update Code Amendment, led by the Chief Executive of the Department for Trade and Investment. This Code Amendment updated the spatial extent of the Hazards (Flooding – Evidence Required) Overlay with flood information that could not be incorporated at commencement of the Code in 2021. Stage one was completed in February 2024.

Stage two of the Project included the procurement of mapping products. The Department for Trade and Investment commissioned 30 new and enhanced flood studies with modelling of projected climate conditions to a 2050 scenario, and coarse-scale fluvial (watercourse) and pluvial (surface water) data to be applied outside of the flood study extents. The mapping products included council flood studies and data that could not be incorporated at commencement of the Code.

Stage three of the Project is this Code Amendment. Led by the Commission, stage three uses the mapping products procured from stage two of the Project, as well as council flood studies from stage one and two of the Project, to update the flood hazard overlays in the Code. In addition, stage three seeks to amend Code policies and provide pathways for overlay mapping to be updated more efficiently in the future.

The draft Code Amendment seeks to incorporate projected climate conditions in South Australia's planning system through the use of more sophisticated flood studies and consideration of best practice approaches to flood hazard policy. As a result, development in South Australia can be better equipped to protect people, property, infrastructure and the environment from flood risk arising from flood hazards.

2.2 Affected Area

The Code Amendment will apply to the whole of South Australia, with changes shown per local government area in the maps at [Attachment A](#).

2.3 Summary of proposed policy changes

2.3.1 Existing Code (Mapping and Policy)

The Code includes three state-wide overlays for flood hazard:

1. Hazards (Flooding) Overlay
2. Hazards (Flooding – General) Overlay
3. Hazards (Flooding – Evidence Required) Overlay.

It is noted that these overlays do not include coastal flooding captured by the Coastal Flooding Overlay, nor flooding covered by the River Murray Flood Plain Protection Area Overlay. The mapping and policy of the Coastal Flooding Overlay and the River Murray Flood Plain Protection Area Overlay will continue to apply and are not subject to this Code Amendment.

Mapping

The Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay are spatially applied where potential flood hazard arising from riverine or surface water is known, derived mostly from flood studies and council development plan resources that identified flood prone areas.

The Hazards (Flooding – Evidence Required) Overlay is spatially applied as a precautionary approach where flood risk is unknown or the flood data is insufficient to rule out potential flood risk including over certain zones. This overlay is predominantly outside of urban areas but also applies to some urban areas and townships.

The spatial extent of existing flood hazard overlays can be viewed at <https://sappa.plan.sa.gov.au/>.

Policies

The Hazards (Flooding) Overlay identifies areas with high flood hazard and seeks to discourage development where subject to a high flood risk (for example, buildings for vulnerable people). The Hazards (Flooding) Overlay includes policies for land division, land use, flood resilience, environmental protection, fill and excavation, and access. The policies include additional outcomes and criteria for buildings containing hazardous materials, as well as buildings for vulnerable people, community facilities, key infrastructure and emergency service facilities. Development within this overlay is generally performance assessed (except for open structures like carports and verandahs).

Policies in the Hazards (Flooding – General) Overlay seek to mitigate risks of low to medium flood hazard. This includes development being sited, designed and constructed to minimise entry of floodwaters, for example, by having a minimum floor level above the projected water level in a flood event. Hazardous materials need to be contained within buildings. Additional policies apply to buildings for vulnerable people, community facilities, key infrastructure and emergency service facilities. There are deemed-to-satisfy pathways available for certain development in this overlay, such as new dwellings and additions, while other development is performance assessed.

The Hazards (Flooding – Evidence Required) Overlay contains policies seeking development to be sited, designed and constructed to minimise entry of potential floodwaters and that hazardous materials are contained within buildings.

The existing policies in the flood hazard overlays can be viewed at code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse.

2.3.2 Proposed Code (Mapping)

The Code Amendment seeks to amend the spatial application of the three state-wide flood hazard overlays:

1. Hazards (Flooding) Overlay
2. Hazards (Flooding – General) Overlay
3. Hazards (Flooding – Evidence Required) Overlay.

The Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay are proposed to be updated where supported by new and enhanced mapping, predominantly in urban areas and townships identified as having high growth or insufficient flood hazard mapping.

Coarse scale data is proposed to inform the spatial application of flood overlays outside of flood study extents, predominantly in regional, outback, and some urban areas.

The Hazards (Flooding – Evidence Required) Overlay is proposed be significantly reduced by being either removed or replaced by the Hazards (Flooding) Overlay,

Hazards (Flooding – General) Overlay, or coarse scale data as supported by the new mapping. The overlay is proposed to be retained in certain zones and areas with insufficient flood data to rule out the potential for flood risk.

Detailed mapping methodology is set out in [Attachment B](#).

Proposed changes to spatial application of flood hazard overlays can be viewed via the Map Viewer at plus.geodata.sa.gov.au/floodconsult/index.html. This includes a 'swipe' function to compare the current and proposed flood hazard overlays.

2.3.3 Proposed Code (Policy)

The Code Amendment proposes to update Parts 1, 3, 7 and 8 of the Code, to improve consistency, certainty, and currency of flood hazard information that is used to assess development across the State.

Part 1 – Rules of Interpretation

Changes to Part 1 of the Code are proposed to enable the Minister to update flood hazard overlays from time to time under section 71(e) of the Act. This would enliven a pathway for more efficient updates to the flood hazard overlays in the Code as new flood studies become available, without the need to undergo a Code Amendment under section 73 of the Act. This would allow for more timely and efficient updates to better reflect flood hazard, as it relates to the assessment of development across the state.

Given the technical variables of flood studies, it is intended that a practice direction will be prepared to mandate standard requirements for flood studies that can be incorporated consistently into the flood hazard overlays under section 71(e) of the Act. Practice directions are issued by the Commission to specify procedural requirements, or steps, under the Act. It is intended a practice direction will complement upcoming Flood Study Guidelines for South Australia to be issued by the Department for Environment and Water, to specify the required flood study circumstances, minimum parameters, documentation, submission method and other matters.

Given the Ministerial determinations under section 71(e) of the Act do not involve community engagement, the circumstances under which it could be used are proposed to be limited by the changes to Part 1 of the Code and further prescribed by a practice direction. It is intended that the practice direction will limit this to two scenarios:

1. Changing the spatial extent of flood hazard overlays, informed by information that has been consulted on through a Stormwater Management Plan approved under Schedule 1A of the *Local Government Act 1999*; or
2. Reducing the spatial extent of flood hazard overlays where updated flood hazard information has been obtained but has not been consulted through a legislated process (for example, flood investigations which have informed a development application approved under the Act).

In either scenario, the flood hazard information/investigations would need to satisfy the parameters set out in the practice direction to ensure consistency in its application.

This Code Amendment seeks feedback on the proposed use of section 71(e) of the Act as a mechanism to efficiently update the flood hazard overlays, foremost. Following consultation of the Code Amendment, subject to the feedback received and release of the Flood Study Guidelines by the Department for Environment and Water, the

Commission intends to draft a Practice Direction to set out the technical and procedural parameters to support this process.

Part 3 – Overlays

Changes to Part 3 of the Code are proposed to the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay. This is to account for future hazard to 2050, consideration of extreme events for specific land uses, more consistent terminology, and removal of outdated Technical Numeric Variations (TNVs).

The Hazards (Flooding) Overlay policies seek to avoid development where subject to an intolerable flood risk. This includes policies for development that accounts for a future scenario to 2050. The policies propose consideration of more extreme flood events for vulnerable, community, infrastructure and emergency facilities. Development within this overlay remains performance assessed and the deemed-to-satisfy pathway available for carports and verandahs.

The Hazards (Flooding – General) Overlay policies seek to mitigate flood hazard where subject to a tolerable risk. This includes development being sited, designed and constructed to minimise entry of floodwaters, with hazardous materials contained within buildings, to a 2050 scenario. More extreme flood events are considered for vulnerable, community, infrastructure and emergency facilities. The outdated TNVs are proposed to be removed, to allow the policy to align with the 2050 scenario reflected in the overlay mapping (see more information on TNV removal in [section 6.2.5](#) of this report). The deemed-to-satisfy pathway remains available for development in this overlay and development is otherwise performance assessed.

There are no changes proposed to the Hazards (Flooding – Evidence Required) Overlay policies.

Part 7 – Land Use Definitions

Part 7 is proposed to define 'buildings for vulnerable people' as specific Class 9 buildings from the National Construction Code. This definition is proposed support policies in the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay.

Part 8 – Administrative Terms and Definitions

Changes to Part 8 of the Code are proposed to insert new administrative definitions to support policies in the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay.

The Code amendment seeks to define the following new terms:

- defined flood event
- extreme flood event
- flood hazard
- flood hazard classification
- flood hazard overlay
- flood risk
- high flow area
- intolerable flood risk

- tolerable flood risk.

This updated terminology is proposed to better align with international standards for risk and national guidance for flood hazard².

The draft code policies for Parts 1, 3, 7 and 8 are set out in [Attachment C](#).

3. PROPOSED CHANGES TO SUPPORT THIS CODE AMENDMENT

3.1 Proposed change to the *Planning, Development and Infrastructure (General) Regulations 2017*

Regulation 19 prescribes bodies that have prepared or published a policy or other document that may be referred to in a designated instrument for the purpose of section 71(b) of the Act. In effect, this regulation allows policy in the Code to refer to other documents, such as Australian Standards.

As set out in [Attachment C](#), the Administrative Definitions of Code are proposed to refer to the *Australian Disaster Resilience Guideline 7-3 Flood Hazard 2017* by the Australian Institute for Disaster Resilience.

Accordingly, subject to consultation on this Code Amendment, Regulation 19 is intended to be amended to add the Australian Institute for Disaster Resilience as a prescribed body for the purpose of section 71(b) of the Act.

4. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

4.1 Engagement

Engagement on the Code Amendment must comply with the Community Engagement Charter (the Charter), as required under the Act. The Charter sets out the following principles for engagement:

- engagement is genuine
- engagement is inclusive and respectful
- engagement is fit for purpose
- engagement is informed and transparent
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Charter go to the SA Planning Portal at (www.plan.sa.gov.au).

The Engagement Plan for this Code Amendment can be viewed at plan.sa.gov.au/have_your_say/code-amendments.

² *Australian Disaster Resilience Guideline 7-3 Flood Hazard* published by the Australian Institute for Disaster Resilience (AIDR 2017)

4.2 How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- via the YourSAy website at yoursay.sa.gov.au/state-wide-flood-hazard-code-amendment
- completing an online submission via the PlanSA portal plan.sa.gov.au/en/code-amendments
- providing a written submission by email to plansasubmissions@sa.gov.au with subject "Submission – State-wide Flood Hazard Code Amendment"
- providing a written submission by post to:

State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

There are public information sessions planned during the consultation period. For further details about the sessions, visit the YourSAy website at yoursay.sa.gov.au/ and search for "State-wide Flood Hazard Code Amendment".

For more information, contact the Code Amendment team via CodeAmendmentCoordination@sa.gov.au or 1800 752 664.

4.3 What changes to the Code Amendment can my feedback influence?

The aspects of the Code Amendment which you *can* influence are:

- the areas covered by the Hazards (Flooding) Overlay, Hazards (Flooding – General) Overlay and Hazards (Flooding – Evidence Required) Overlay, where there is compelling evidence to make a change
- proposed methodology used to inform the flood hazard overlay mapping, particularly as it relates to use of the flood hazard classification curves
- proposed policy changes and enhancements
- proposed definitions
- proposed pathway for expedited updates to flood hazard overlay mapping without undertaking a full code amendment process.

The aspects of the Code Amendment which you *cannot* influence are:

- data gathered through flood studies
- how development is assessed under the National Construction Code of Australia.

The amendments proposed by the Code Amendment are outlined in [Attachment C](#).

4.4 What will happen with my feedback?

The Commission is committed to undertaking consultation in accordance with the principles of the Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Commission when determining whether the proposed Code Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register, and you will receive an email acknowledging receipt of your submission.

The Commission will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister and then published on the SA Planning Portal.

Your submission will be published on the SA Planning Portal after the Minister has made a determination on the Code Amendment. Personal addresses, email and phone numbers will not be published, however company details will be.

4.5 Decision on the Code Amendment

Once the Engagement Report is provided to the Minister, the Minister will then either adopt the Code Amendment (with or without changes), divide the Code Amendment into parts and proceed to adopt one or more of those parts, or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review.

5. ANALYSIS

5.1 Strategic Planning Outcomes

5.1.1 Summary of Strategic Planning Outcomes

This Code Amendment seeks to enable development assessment to be consistent with the most up to date information available, to achieve three key strategic outcomes:

- Keeping people and property safe from floods
- Consistent planning policies to improve certainty in decision making
- Considering the best available climate science to inform decision making.

5.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in [Attachment D](#).

5.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

Given the Code Amendment affects the Code State-wide, all Regional Plans apply:

- Eyre and Western Regional Plan
- Far North Regional Plan
- Greater Adelaide Regional Plan
- Kangaroo Island Regional Plan
- Limestone Coast Regional Plan
- Murray Mallee Regional Plan
- Yorke Peninsula and Mid North Regional Plan.

This Code Amendment is considered to be consistent with the Regional Plans as outlined in [Attachment D](#).

5.1.4 Consistency with other key strategic policy documents

This Code Amendment has considered and is considered consistent with the following key strategic policy documents:

- The South Australian State Emergency Management Plan (2025)
- Flood Hazard Risk Reduction Plan (2024)
- State Infrastructure Strategy (2025)
- Stronger Together – South Australia's Disaster Resilience Strategy (2019)
- South Australian Government's Climate Change Resilience and Adaptation Actions (2024)
- National Disaster Risk Reduction Framework (2018)
- Australian Disaster Preparedness Framework (2018)
- Climate Change Science and Knowledge Plan (2022)

- Guide to Climate Projections for Risk Assessment and Planning in South Australia (2022)
- Australian Institute for Disaster Resilience Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia (AIDR 2017), including companion documents:
 - Guideline 3: Flood hazard
 - Guideline 5: Flood information to support land-use planning.

It is acknowledged that the 2022 commissioned flood studies used Australian Rainfall and Runoff (ARR) 2019 as the best available climate information in place at the time. Since completion of these studies and stage two of the Project, ARR 2024 has been released with updated rainfall and climate scenario modelling. This has not been included in the completed commissioned flood studies. It is proposed to progress an ability to update flood hazard overlay boundaries more efficiently as more contemporary flood studies become available, under section 71(e) of the Act. This is discussed in greater detail under [section 6.2.3](#).

5.2 Infrastructure Planning

The Code Amendment seeks to update flood hazard mapping and policy to reflect flood hazard and provide further protection for key infrastructure. The Code Amendment will indirectly assist with infrastructure planning by enhancing the visibility of flood risk.

6. INVESTIGATIONS

6.1 Preliminary Investigations Undertaken

Preliminary investigations were undertaken to prepare flood hazard mapping products under stage two of the Project, which in turn, were used to inform the draft Code Amendment. The key investigations and outcomes are identified below.

6.1.1 Flood and stormwater study audit

A flood and stormwater study audit was undertaken to identify the suite of flood and stormwater studies that were not previously included in the Code. Desktop research and discussions with councils revealed that many of these flood and stormwater studies were outdated, with very few local government areas having commissioned updated studies.

6.1.2 Analysis of growth projections and land supply

An analysis of growth projection and land supply was undertaken, using the capital value of site value ratios and demolition rates to identify development patterns. The outcome of this analysis revealed the number and location of properties that were anticipated to be developed through infill development, including where land has consolidated ownership.

6.1.3 Review of state-wide and national flood hazard policy

A desktop review was undertaken of the existing flood hazard policies in the Code and interstate flood hazard policies. Compared to interstate models, Code policies were informed by the former Development Plans which in most cases used outdated approaches to expressing flood hazard and flood risk. Another finding determined the need for a precautionary flood policy where flood risk is unknown, however, the broad

and general spatial application across the state would limit capabilities for development to access the streamlined and more affordable, deemed-to-satisfy pathway. Lastly, the review revealed the need to strengthen policies so that buildings for vulnerable land uses (i.e. aged care facilities, hospitals, and schools) avoid areas subject to intolerable flood risk.

6.1.4 Review of Regional Coarse Scale Data

Coarse scale³ regional fluvial (riverine) and pluvial (surface water) data was purchased where no detailed flood study was available to map flood hazard. This data was purchased at a scale of 5 metres for urban areas and 30 metres for regional and outback areas. Given the scale and accuracy is much broader than that of a detailed flood study, the coarse data was used to identify areas which may require a detailed flood study and areas outside of the coarse data that do not require a detailed flood study.

6.1.5 Light Detection and Ranging Digital Elevation Modelling

Light Detection and Ranging (LiDAR) Digital Elevation Modelling (DEM) was purchased at a 0.5 metre scale to improve the accuracy of flood modelling for areas that did not have LiDAR DEM. LiDAR DEM was purchased for the following areas:

- Clare and Gilbert Valley townships
- Barossa Region, Middle Beach to Barossa
- Upper Torrens River
- Adelaide Hills townships including Mount Barker, Strathalbyn and Nairne
- Upper Onkaparinga catchment area including Bremer Flat and Langhorne Creek
- Goolwa to Port Elliot
- Townships in the Fleurieu Peninsula.

The LiDAR DEM was then used in the preparation of the new and enhanced flood studies, discussed below.

6.1.6 Selection of flood study scenarios considering projected climate conditions to 2050

Stages one and two of the Project investigated the selection of an appropriate time horizon to model future flood hazard, that accounts for projected climate conditions in South Australia, following national and state guidance and strategic documents.

The AIDR 2017 identified that land use planning measures should be informed by a good understanding of future floodplain and catchment conditions, including consideration of predicted climate conditions and land use and development trends.

The *Climate Change Science and Knowledge Plan* prepared by the Department for Environment and Water identified a gap in South Australia's response to climate change in its flood mapping. The plan identified the need to prepare flood studies that included climate scenario modelling to better guide policy, planning, and decision making, and selection of modelling to an appropriate time horizon.

³ The coarse-scale data identifies flooding over large grid cells (i.e. 30 metres) and is used as a cost-effective method to identify potential flooding over large areas.

Regional plans under the Act plan for a growing South Australia to the year 2050. Based on population and development projections, the regional plans identify where and how each region will grow, including considerations of climate change adaptation and mitigation to 2050.

The *Guide to Climate Projections for Risk Assessment and Planning in South Australia* prepared by the Department for Environment and Water in 2022, determined that for decisions with a lifetime to 2050 or before, planning according to a high emission scenario to 2050 is a suitably precautionary approach. The selection of a high emission scenario was recommended considering the uncertainty for future emissions and global temperatures.

Given the above, the Project selected a high emission scenario for 2050 as the time horizon for flood studies, accounting for climate and development projections.

6.1.7 New and enhanced flood studies (commissioned flood studies)

During stage two of the Project, 30 new and enhanced flood studies were commissioned to update the spatial application of the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlays.

The Project prioritised expenditure on flood studies for areas that were subject to comparatively higher risk of flooding and would have an impact on development assessment, infrastructure delivery, and emergency services management. The Project did not procure studies for areas that had contemporary flood hazard information, minimal risk of flooding or did not have high growth.

All studies used contemporary hydrological information, consistent methodology, updated LiDAR DEM, and flood modelling using current average data at 2022, and flood modelling to 2050 with the following climate and development assumptions:

- Rainfall intensity
ARR 2019 predicted an increase in rainfall (intensity and depth) of 5% per °C of local warming.
- Sea-level rise
The Coast Protection Board recommended a sea-level rise (SLR) of 300mm. SLR is relevant for watercourses or stormwater infrastructure that terminates at the ocean or equivalent.
- Future Development
Planning policy considerations such as zoning, site area, and frontage were used to identify potential for infill development. The likely timeline of infill development was guided by the capital value to site value ratio, which measures the value of the dwelling and other improvements, relative to the land value. A lower ratio generally indicates that the site is a more likely candidate for redevelopment in the short to medium term.

For greenfield development it was assumed that land with a land division application proposing lots would be developed. Remaining land was estimated to be developed over time using the following assumptions:

- Privately owned land would be developed at 50% of its full potential (allowing for owners that hold onto their land or would not develop to its full potential)
- Company owned land would be developed at its full potential
- Other greenfield land (community/government) would not be developed.

The commissioned flood studies quantified flood hazard using the flood hazard classification model published in the *Guideline 7-3* from AIDR 2017 (**Figure 1**). This model used flood depth and velocity to classify levels of flood hazard from H1 to H6 and associated vulnerabilities as follows:

- H1 – generally safe for vehicles, people and buildings.
- H2 – unsafe for small vehicles.
- H3 – unsafe for vehicles, children and the elderly.
- H4 – unsafe for vehicles and people.
- H5 – unsafe for vehicles and people. All building types vulnerable to structural damage. Some less robust building types vulnerable to failure.
- H6 – unsafe for vehicles and people. All building types considered vulnerable to failure.

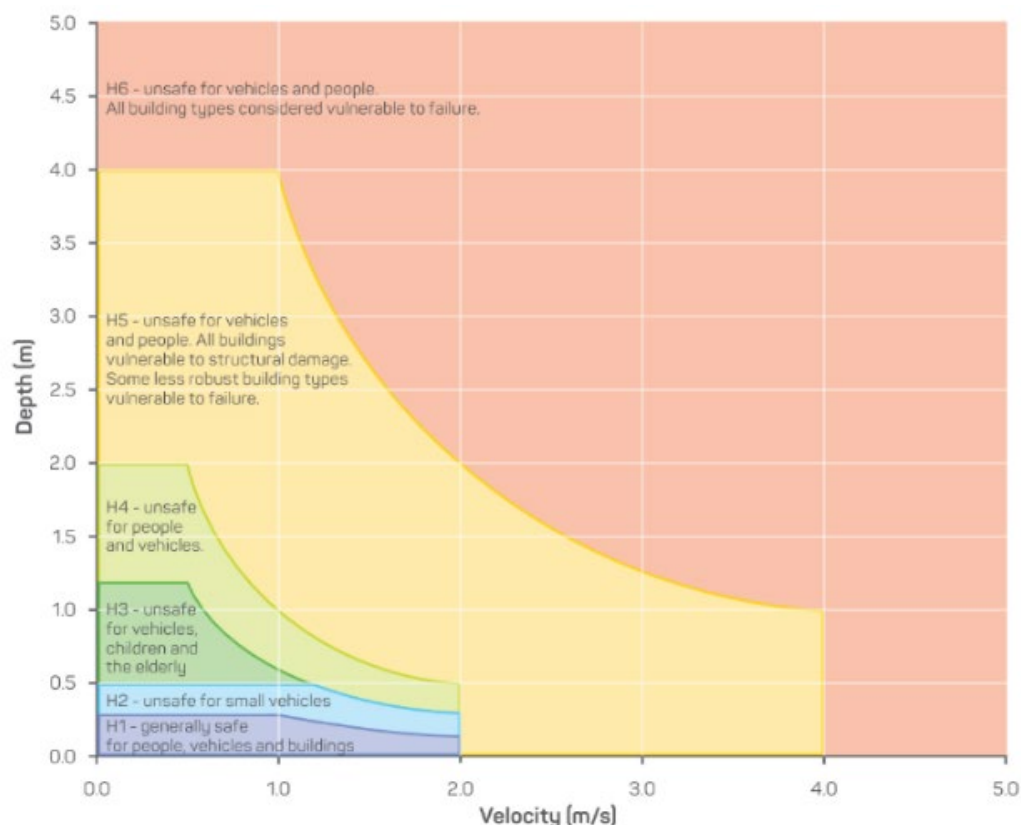


Figure 1: Flood hazard classification from the AIDR Handbook 7-3 dated 2017

All studies produced flood hazard mapping for a variety of Annual Exceedance Probability (AEP) events to better understand flood hazard. This included 5% AEP, 1% AEP and 0.2% AEP for the 2022 scenario and 2050 scenario (refer **Figure 2**). Maps showing flood depth, velocity, and data for water surface elevation were also prepared to supplement the flood hazard modelling.

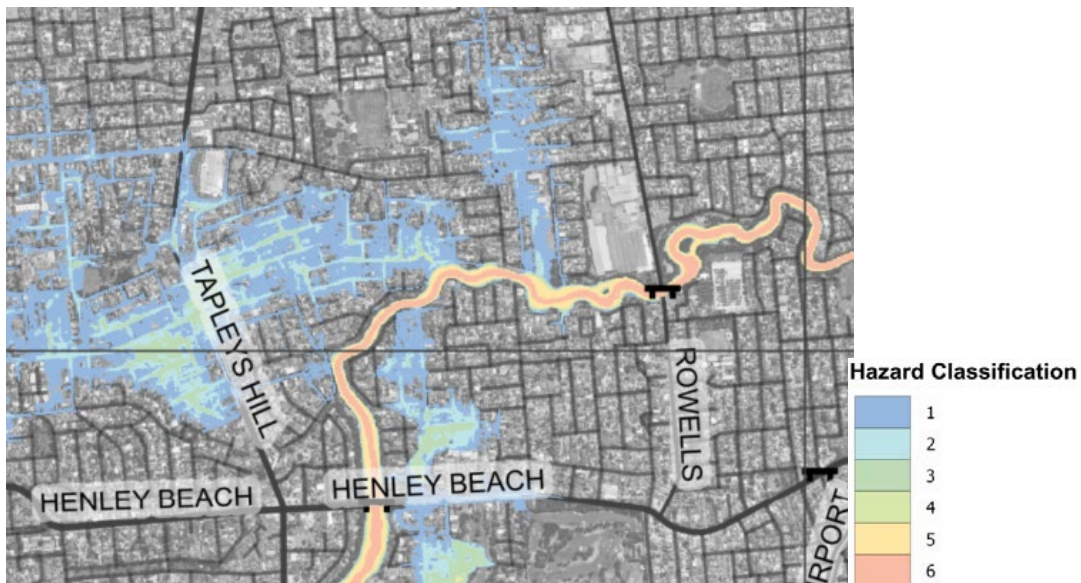


Figure 2: Flood hazard classification for a portion of the Lower Torrens Flood Study for the 2050 1% AEP prepared by HARC and commissioned by the Government of South Australia dated 2022

The flood hazard classification mapping is proposed to inform updates to the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay mapping. The proposed application is discussed under the following sections: [Application of flood hazard classification](#) and [Application of the 2050 scenario in flood hazard mapping](#).

The detailed mapping methodology is set out in [Attachment B](#). The commissioned flood studies are set out in [Attachment E](#) and available to view on the PlanSA Portal.

6.1.8 Available council flood studies

Council flood studies and flood hazard information that was available during the Project were combined to update the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlays under this Code Amendment, where not updated by the commissioned flood studies. This included flood studies that could not be released at commencement of the Code, and the flood studies used to reduce the Hazards (Flooding – Evidence Required) Overlay in the [Flooding Hazards Mapping Update Code Amendment](#).

Code Amendment Outcome

The draft Code Amendment was informed by modelling based on planning to a 2050 scenario, together with climate and development projections, to align with national and state-level strategic documents and policy.

The data procured from the preliminary investigations informed updates to the proposed spatial application of the flood hazard overlays. This included regional coarse data to update the Hazards (Flooding – Evidence Required Overlay) and commissioned flood studies and available council flood studies to update the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlays.

The proposed spatial application of the flood hazard overlays would result in more consistent and contemporary mapping used in development assessment, to better predict and mitigate risks arising from future flood hazard on development.

6.2 Further Investigations Undertaken

Following initiation of the Code Amendment, further investigations were undertaken to inform the draft Code Amendment. This included the application of flood hazard classification (discussed below) from commissioned flood studies into the proposed overlay mapping, selection of the 2050 scenario to underpin the overlay mapping, and future updates to inform both the proposed mapping and policy updates, and analysis of the policy. The key investigations and outcomes are identified below.

6.2.1 Application of flood hazard classification

Investigations were undertaken to determine how to use the flood hazard classification model in the South Australian context. Specifically, the number of flood hazard overlays, the level of flood risk to be applied to each overlay, including from the commissioned flood studies, and potential policies to apply to development so that flood risk can be appropriately addressed.

As discussed under section [6.1.7 new and enhanced flood studies](#) these flood studies seek to use the flood hazard classification model published in *Guideline 7-3* of AIDR 2017. The flood hazard classifications range from H1 to H6, with H1 being generally safe due to the low flood depth and velocity, H3 and above unsafe for vehicles, children and elderly, with H6 unsafe for all people, vehicles and buildings.

The existing Code has three flood hazard overlays. The Hazards (Flooding) Overlay seeks to address development that may be subject to an intolerable flood risk and Hazards (Flooding – General) Overlay seeks to address development that may be subject to a tolerable flood risk. The Hazards (Flooding – Evidence Required) Overlay applies where flood hazard is unknown or there is insufficient data to rule out flood risk and accordingly, is not subject to this investigation.

AIDR 2017 identifies flood risk as depending on the likelihood and the consequence of a flood occurring. Interstate models have used a potential hydraulic risk matrix based on AEP (likelihood) and flood hazard classification (consequence) to determine flood risk. It is noted that AIDR 2017 categorises risk as intolerable, tolerable or acceptable risk per the International Organisation for Standardization (ISO) *ISO 31000:2009*.

In the South Australian context, flood risk has been modelled and spatially applied based on AEP and hazard classification levels published by AIDR and categorised into tolerable and intolerable flood risks shown in **Table 1**. H1-2 for 1% AEP and H1 for 5% AEP is categorised as a potential for tolerable flood risk, subject to the risks being reduced as low as reasonably practicable. H3-6 for a 1% AEP and H2-6 for 5% AEP is categorised as potential for an intolerable flood risk with actions being required to avoid or reduce the risk. H2 has been included in the 5% AEP given this is subject to more frequent flood events. Acceptable risk is considered outside the scope of the flood hazard overlays, as each overlay requires some level of consideration of risk.

		Flood hazard classification			
		H1	H2	H3	H4-6
Likelihood	1% AEP				
	5% AEP				

Legend	
	Tolerable flood risk
	Intolerable flood risk

Table 1: Matrix showing flood hazard classification level and likelihood to draft flood hazard overlays

Tolerable flood risk has been spatially applied under the Hazards (Flooding – General) Overlay and potential for intolerable risk under the Hazards (Flooding) Overlay as shown on **Figure 3**.



Figure 3: Draft flood hazard overlays in West Adelaide using commissioned studies proposed by the Code Amendment

The existing Code does not define the level of flood hazard or flood risk. The Code Amendment proposes to use the flood hazard classification model (AIDR 2017) to define flood hazard, flood risk, and high flow areas within the Code, to better align with the spatial application of a flood hazard overlay. In addition, the definitions seek to provide more consistency in the interpretation of what is considered to be a flood hazard or flood risk to keep people, property and infrastructure more safe from potential flood impacts.

The proposed mapping changes are shown in [Attachment A](#) and detailed policy changes are identified in [Attachment C](#).

Code Amendment Outcome

The Code Amendment seeks to use the flood hazard classification model (AIDR 2017) together with the likelihood of a flood event to categorise and spatially

apply tolerable risk under the Hazards (Flooding – General) Overlay and potential for intolerable risk under the Hazards (Flooding) Overlay.

The Code Amendment proposes new/amended policy as follows:

- New administrative definitions for flood hazard and flood hazard classification levels, linking back to new definitions for flood risk, tolerable flood risk and intolerable flood risk using the flood hazard classification model (AIDR 2017).
- Amended Designated Performance Feature (DPF) 3.4 of the Hazards (Flooding) Overlay to avoid development in a 'high flow area' which will also be defined in the Administrative Definitions of the Code as having a flood hazard classification H5 or H6 for flood events up to and including the 5% AEP at 2050 flood event.

As a result, the Code Amendment uses a more consistent approach to the mapping and assessment of flood hazard and flood risk, that is reflective of commissioned flood studies and national guidance.

6.2.2 Application of the 2050 scenario in flood hazard overlay mapping

The *Guide to Climate Projections for Risk Assessment and Planning in South Australia* prepared by the Department for Environment and Water in 2022 determines that although rainfall overall is expected to decline, there is likely to be an increase in rainfall intensity and sea level rise, which is expected to result in increased flooding. As discussed under section [6.1.6](#), best practice advises the use of a future scenario for flood hazard modelling.

Notwithstanding the above, the investigations recognised the challenge in applying a 'one size fits all' approach to flood hazard mapping, given flooding is often dealt with at a catchment-level and subject to a variety of contexts. For example, urban areas that are already subject to flood risk (legacy environments) to greenfield or undeveloped areas that subject to a future risk.

In the first instance, greenfield sites and large strategic infill sites were considered appropriate to use the 2050 scenario to coordinate flood mitigation over a large scale and to account for future development. However, further investigation was required for legacy/urban infill environments dealing with existing flood risk.

It is acknowledged that the 2050 scenario does not consider potential stormwater mitigation measures required by the Code or broader infrastructure planning that might occur in the meantime, and by consequence, potentially lessen the flood risk from future development infill projections. However, installation of risk mitigation infrastructure is undertaken on a case-by-case and often tied to funding security, particularly at the catchment-wide-scale for Stormwater Management Plans. Accordingly, the level of stormwater management intervention remains variable in different catchments and cannot be confidently relied on to occur.

Together with advice from the Department for Environment and Water, the Stormwater Management Authority, Greenhill, and Hydrology and Risk Consulting (HARC), the Code Amendment investigated the suitability of using either the 2022 or 2050 scenario from the commissioned flood studies, or a combination of both, as the basis of the flood hazard overlay mapping, and potentially, future amendments to this mapping.

The Department for Housing and Urban Development and the Department for Environment and Water prepared maps comparing the spatial extent, flood depth, and assessment pathway differences between the 2022 and 2050 scenarios relating to the following flood studies, incorporated into the proposed flood hazard overlays of the Code Amendment:

1. Barker Inlet by Southfront
2. Lefevre Peninsula by Southfront
3. River Torrens (Lower) by HARC
4. Sturt River (Lower) by HARC
5. First to Fifth Creeks by Tonkin
6. Gawler River by Water Technology.

The flood studies were selected due to their location in established urban areas where residential growth targets had been identified under the Greater Adelaide Regional Plan. The investigations considered the 1% AEP and 5% AEP, given these are proposed to inform the basis of the flood hazard overlay modelling. It is noted that the Gawler River study had not included 5% AEP modelling or hazard comparison, with modelling being sourced from the consultant.

The comparative maps revealed that for the most part, minor differences between the use of 2022 to 2050 scenarios. Where an increase in flood depth was shown, this was typically in the range of 0 to 250mm, and up to 500mm within small portions of the Gawler and River Torrens (Lower) study area for 1% AEP flood events. Larger increases were primarily located within watercourses, detention basins, and open spaces.

Procedurally, the use of the 2050 scenario presented minor increases in the potential for development to require performance assessment rather than following a deemed-to-satisfy pathway. The most prominent increase was within the River Torrens (Lower) 1% AEP, however the deemed-to-satisfy pathways remained possible under the Hazard (Flooding – General) Overlay where the required finished floor level (FFL) could be met.

Whether using the 2022 or 2050 scenario mapping, the material increase in flood depth and assessment pathway was considered minor. Considering government guidance on the use of climate change projections, 2050 was considered a suitable scenario to use as a basis for flood hazard overlays in the Code.

The comparative maps are contained in [Attachment E](#).

Code Amendment Outcome

The Code Amendment proposes to use the 2050 scenario as the basis for the commissioned flood studies to transition into the flood hazard overlay mapping, irrespective of being within urban or greenfield areas, aligning with national guidance.

It's noted the 2050 scenario had minor increases in flood depth and relatively little impact on the development assessment process and pathways.

Acknowledging that a 2050 scenario would not account for stormwater infrastructure or mitigation measures implemented in the meantime, the Code Amendment proposes to enable a streamlined pathway to update the Code's flood hazard overlays as further flood studies are undertaken (see following section on the use of section 71(e) of the Act).

6.2.3 Use of section 71(e) of the Act to update spatial layers in the Code more efficiently

The spatial extent of flood hazard can be influenced by development and installation of stormwater management infrastructure, amongst other factors. As new flood studies become available, updating the spatial extent of the flood hazard overlays, subject to appropriate conditions, would assist in maintaining the currency of the Code. The Proposal to Initiate this Code Amendment provided scope for investigating the use of section 71(e) of the Act to enable more efficient updates of overlay boundaries.

Investigations were carried out to consider thresholds for updating the spatial layers of the flood hazard overlays in the Code, allowing the Minister to determine suitable updates to flood hazard overlay under section 71(e) of the Act. The use of this mechanism to amend the Code would only occur where the Minister is satisfied that the proposed change has met a specific set of criteria referred to in Part 1 – Rules of Interpretation of the Code.

Part 1 of the Code currently lists the nature of the spatial updates to overlays, generally where an overlay change aligns with another process or authority. For example, the Aircraft Noise Exposure Overlay may be updated where in accordance with an Australian Noise Exposure Forecast endorsed under the *Air Services Act 1995* or by the Department of Defence. Accordingly, it is considered that the spatial updates would need to complement an existing process determined by an appropriate authority, as relevant to the overlay.

Secondly, it is acknowledged that updates under section 71(e) of the Act do not involve a public consultation process. Accordingly, should the spatial update impact on the ability for a person to carry out development on land, there should be meaningful engagement with impacted landowners before a decision is made. Circumstances for such updates are therefore proposed to be limited to where there is either:

- a) an increase or change to the spatial extent of flood hazard that has already been consulted on under a different process, or
- b) a reduction to the spatial extent of flood hazard.

Stormwater management plans (which include flood mapping) that are consulted on and approved by the Stormwater Management Authority under the *Local Government Act 1999* were identified as a 'product' of an existing process considered by a suitable authority that could underpin use of section 71(e). Further, master planned development with a stormwater management plan which evidences a reduction in the spatial extent of flood hazard, approved by the relevant authority under the Act, was also identified as having an existing process and authority that could underpin use of section 71(e).

Flood studies have historically used a variety of approaches to identify flood hazard as national and state guidance have evolved. To ensure that the future flood studies consistently inform Code policy/mapping, a practice direction under section 42 of the Act could mandate minimum flood study requirements and parameters. It is intended the practice direction will complement upcoming Flood Study Guidelines for South Australia to be issued by the Department for Environment and Water, including specifying the flood study circumstances, minimum flood study parameters, documentation, and submission method, amongst other matters.

Following consultation of the Code Amendment and release of the Flood Study Guidelines for South Australia to be issued by the Department for Environment and

Water, subject to the feedback received, the Commission intends to draft a practice direction to set out technical and procedural parameters to support this process.

Code Amendment Outcome

The Code Amendment proposes to update Part 1 – Rules of Interpretation of the Code to allow the Minister to alter the spatial application of a flood hazard overlay under section 71(e) of the Act where in accordance with a practice direction issued by the State Planning Commission under section 42 of the Act. This would enable more efficient and consistent updates to flood hazard overlays in the Code as new flood studies become available.

6.2.4 Review of supporting spatial layers

The Code Amendment investigated opportunities to use other mechanisms, such as reference layers or similar mapping within the South Australian Property and Planning Atlas (SAPPA), to provide flood hazard risk data such as detail of the flood hazard modelling study underpinning spatial application of flood hazard overlays in a particular catchment.

This included the potential for the spatial application of Technical Numeric Variation (TNV) layers to be updated to include the minimum ground and floor level 300mm above the water surface elevation (height of flood water in Australian Height Datum) of areas covered by the commissioned flood studies, similar to the TNVs applied under the River Murray Flood Plain Protection Area Overlay.

However, it was found that the complexity of the data required to underpin these layers at a state-wide scale and across multiple flood study sources could be supported within the existing parameters of SAPPA.

Code Amendment Outcome

The Code Amendment does not propose to update or include additional spatial or reference layers with flood study data.

The commissioned flood studies will be made available to councils to assist in assessment and advice on minimum finished ground and floor levels for development in the Hazards (Flooding – General) Overlay. Furthermore, the Department for Environment and Water is preparing a new and enhanced flood awareness map, providing information about flood studies (including the commissioned flood studies), which is expected to be available by mid-2026.

6.2.5 Improvement to flood hazard overlay policies

Investigations were undertaken to review the flood hazard overlay policies to improve certainty and response to flood hazard to help keep people and property safe from floods. This included a review of the overlay structure, alignment with the spatial updates, more refined policies based on AEP, stronger protections for vulnerable land uses, deemed-to-satisfy opportunities, enhanced definitions and review of general policies. Proposed updates to the Code are set out below.

Overlay structure

The flood hazard overlay structure was reviewed together with the policies, considering whether they were aligned with the level of potential flood risk. As discussed under section [2.3.1 Existing Code \(Mapping and Policy\)](#), the Code includes three state-wide overlays for flood hazard with policies that seek to avoid development with a high flood risk (Hazards (Flooding) Overlay), mitigate development subject to a general risk unless a vulnerable land use (Hazards (Flooding – General) Overlay), and mitigate development subject to a unknown risk (Hazards (Flooding – Evidence Required) Overlay). The three overlay structure is considered to achieve the hierarchy of risk to avoid, accommodate and adapt development subject to potential flood risk.

Definitions

Investigations reviewed Code definitions related to flood hazard for consistency, interpretation and alignment with national guidance and interstate models.

The Code currently refers to flood risk as 'high' or 'general' and does not include definitions for these terms. AIDR 2017 refers to the international standard *ISO 31000:2009* to categorise risk as 'intolerable', 'tolerable' and 'acceptable'. Flood risk and intolerable flood risk are also defined under the AIDR 2017. The Code Amendment seeks to define flood risk, intolerable flood risk and tolerable risk adapted from the AIDR 2017 and aligned with flood hazard classification modelling. The 'high flood risk' and 'unacceptable impacts' terminology is proposed to be replaced with a defined term for 'intolerable flood risk'. The 'general flood risk' or 'low' terminology is proposed to be replaced with a defined term for 'tolerable flood risk'. This is to bring flood risk terminology into alignment with AIDR and for greater consistency and interpretation in the Code.

The Code does not include a definition for flood hazard. The AIDR 2017 quantifies flood hazard to the flood hazard vulnerability curves. It is proposed to provide and adapt the definitions for 'flood hazard' and 'flood hazard classification' to the South Australian context for greater clarity and consistency with commissioned flood studies, whilst ensuring flood hazard other supporting studies underpinning the overlays are captured.

The Code refers to flood events throughout policy (i.e. AEP 1%) rather than having a defined a term. AIDR 2017 *Guideline 7-3* suggests that at a minimum, flood hazard mapping should include the design flood event (DFE), a smaller flood event than the DFE, and the probable maximum flood or a representative extreme event. The Code Amendment seeks to include definitions for 'defined flood event', 'high flow area' and 'extreme flood event' to be used throughout the policy. These events are consistent with the spatial application of commissioned flood studies that have used 1% AEP, 5% AEP and 0.2% AEP. The high flow area definition also refers to the intolerable levels of flood hazard classification for a 5% AEP at 2050, adapting wording from interstate models (2025 update to the Logan City Council Plan 2015).

The Code does not currently specify land uses that house vulnerable people. The National Construction Code includes class 9 buildings that house children, the elderly and people seeking health care services who are more vulnerable to flood hazard, which aligns with the flood hazard classification model. The Code Amendment proposes to include a land use definition for 'buildings for vulnerable communities' to ensure these uses are captured and assessed consistently.

Vulnerable land uses and more refined policy using AEP

Review of AIDR 2017 *Guideline 7-3* seeks that key community facilities and buildings for vulnerable communities effectively manage safety of the occupants and maintain continuity of service during an extreme flood event. Investigations were undertaken to consider policies that avoid the development of land uses such as aged care facilities, hospitals, prisons and schools in areas where there is an intolerable flood risk.

The existing Hazards (Flooding) Overlay policies (DPF 2.2 and PO 2.2) seek that these uses are outside of the overlay and sited away from flood prone areas to maintain operation of services and reduce entrapment. The policy does not consider an extreme flood event and the term 'flood prone areas' can be ambiguous.

The Code Amendment seeks to strengthen the PO such that these uses are not to be located within this overlay unless there is an overriding need, there is no alternative site, and that operation and safety is provided during an extreme flood event. This also aligns with the use of H3-6 for a 1% AEP and H2-6 for 5% AEP underpinning the overlay from the commissioned flood studies, whereby the flood hazard classification is unsafe for children and the elderly. The 'area' referenced in DTS/DPF 2.2 will be removed given the overlay is the spatial extent.

The existing Hazards (Flooding – General) Overlay seeks that these uses are located outside of a 1% AEP (DTS/DPF 1.1) and that these uses are sited away from flood prone areas to maintain operation of services and reduce entrapment (PO 1.1). Similar to the above, the policy does not consider an extreme flood event and terminology for the 'flood prone areas' is potentially ambiguous.

The Code Amendment seeks to remove DTS/DPF 1.1 because, if land is in the overlay, it would already be within the 1% AEP. It is noted the overlay will be supported by the commissioned flood studies H1-2 for 1% AEP and H1 for 5% AEP. The removal of this policy is not considered to impact on deemed-to-satisfy opportunities given these vulnerable land uses do not have a deemed-to-satisfy pathway in any case.

The Code Amendment seeks to refine the outcome sought by PO 1.1 such that these uses can occur but only when sited, designed and operated to withstand the extreme flood event. This also aligns with the use of H1-2 for 1% AEP and H1 for 5% AEP whereby the flood hazard classification does not deem these uses unsafe.

Deemed-to-Satisfy (DTS)/Designated Performance Feature (DPF) opportunities

The Code Amendment investigated greater opportunities for DTS/DPF policies for the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay.

It is noted that a deemed-to-satisfy pathway is currently only available in the Hazards (Flooding) Overlay for open structures (carports and verandahs) as prescribed in Table 2 of the relevant zone. No additional opportunities for deemed-to-satisfy pathways were identified, as enclosed structures are considered to benefit from performance assessment against the overlay policies.

PO 6.2 of the Hazards (Flooding) Overlay specifies that access driveways and tracks to significant development (i.e. dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event. Within this policy, there is no DTS/DPF criteria applicable.

There was an opportunity to better refine and align the policy with the flood risk and address the ambiguous wording of 'significant development'. It is noted that flood hazard is different from flood risk: flood hazard exists whether or not based on flood behaviour (i.e. flood depth or velocity) and flood risk considers what would be lost or damaged based on an area's exposure and vulnerability to the flood hazard (**Figure 4**).

The Code Amendment proposes a new DTS/DPF 6.2 criteria for development that is a Class 10, non-habitable building or structure, and amendment to PO 6.2 to refer to a Class 1 to 9 building during a defined flood event. As a result, the terms are more consistent with existing National Construction Code and provides a clear DPF criteria for uses with a more tolerable flood risk (e.g. outbuildings, sheds).

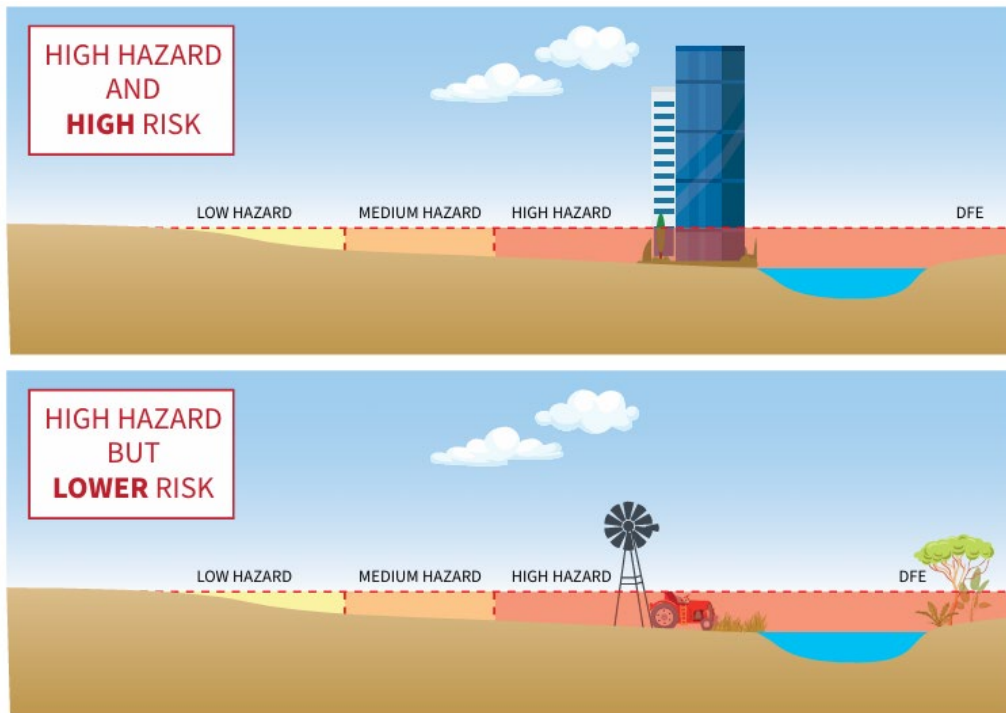


Figure 4: Difference between flood hazard and risk from Queensland Reconstruction Authority, Planning for Stronger, More Resilient Floodplains dated 2012

Deemed-to-satisfy pathways are available in the Hazards (Flooding – General) Overlay for buildings (i.e. ancillary accommodation, dwelling addition and dwellings) where achieving the minimum finished ground and floor level as prescribed in Table 2 of the relevant zone. No additional opportunities for deemed-to-satisfy pathways were identified with finished ground and floor level considered sufficient to address tolerable flood risk for these buildings.

General development policies

The investigations reviewed the general development policies of the Code referring to flood hazard. Part 4 of the Code include flood policies depending on the development type, including for animal keeping and horse keeping, aquaculture, beverage production in rural areas, design (non-urban areas), intensive animal husbandry and dairies, land division, and waste treatment and management facilities.

The policies in the above sections seek to manage water quality by siting the relevant development outside of a flood hazard, apart from DTS/DPF 18.2 of Design which seeks a common driveway for five or more dwellings to manage stormwater run-off up to and including 1% AEP. However, this policy seeks to manage stormwater within the site such

as detention rather than managing external risks from riverine or surface water, as considered by the flood hazard overlays.

Given the above, the general policies are not considered necessary to update as they deal with separate matters pertaining to water quality and on-site stormwater management, with flood water behaviour and risk assessed under the flood hazard overlays.

Effective policies and alignment with spatial application

Investigations were undertaken to review the effectiveness of policies in addressing flood impacts on people, property and environment and its alignment with the spatial application of flood hazard overlays in SAPPA.

As discussed under [section 6.1.6](#) and [section 6.2.2](#), national and state guidance for best practice advises to use future flood hazard scenarios within the mapping and policies. A 2050 scenario was selected align with the regional plan and has been proposed as the basis for the flood hazard overlay mapping.

The Code Amendment proposes definitions for intolerable flood risk, tolerable flood risk, defined flood event, extreme flood event and high flow area and corresponding policies in the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay policies to refer to the 2050 flood event.

This is to better protect people, property and environment from projected climate conditions and increased flooding impacts and brings South Australian policies in line with national and state guidance.

Review of TNVs

With new and enhanced commissioned flood studies updating the spatial application of the Hazards (Flooding – General) Overlay, this required a review of how this would impact on the TNVs prescribing minimum ground and floor levels in DTS/DPF 2.1 of the overlay.

As discussed under [section 6.2.4](#), the TNVs spatially apply as a reference layer and is enabled through policy in the Code. DTS/DPF 2.1 of the Hazards (Flooding – General) Overlay prescribes that habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than minimum ground and floor levels at AHD (listed by a TNV), or where not specified, 300mm above the height of a 1% AEP flood event.

A review of the spatial application of TNVs state-wide, revealed that the majority of areas contained the same TNV field in its policy for the Coastal Areas Overlay, Coastal Flooding Overlay, or River Murray Flood Plain Protection Area Overlay. The removal of the TNV field from the Hazards (Flooding – General) Overlay in these areas will not interfere with the existing TNV, which will continue to apply as it relates to coastal or River Murray impacts.

The areas which only applied the TNV field within the Hazards (Flooding – General) Overlay were in the City of Holdfast Bay, Town of Playford, and City of Port Adelaide Enfield. A second analysis was carried out to determine potential implications on the existing finished ground and floor level on these properties with the new and enhanced flood studies from this Code Amendment. 300mm was added to the water surface

elevation to determine the minimum floor and ground level at AHD and compare with the existing TNV AHD heights.

The second analysis revealed one property (630 Victoria Road, Outer Harbour) would reduce the minimum floor level by 0.22 metres from the existing TNV. All other properties included higher minimum floor and ground levels than the existing TNV. This revealed that all existing TNVs would be outdated with introduction of the proposed policy for 1% AEP at 2050 and associated spatial application using the commissioned flood studies.

Given the above, DTS/DPF 2.1 of the Hazards (Flooding – General) Overlay is proposed to be amended to remove the TNV field so that the minimum ground and floor level can be applied according to the latest flood studies. As discussed in [section 6.2.4 Review of supporting spatial layers](#), commissioned flood studies will be made available to councils to assist in assessment of development against this policy.

Code Amendment Outcome

The Code Amendment proposes to:

- retain the three-overlay structure as it relates to flood risk
- introduce new definitions related to buildings for vulnerable communities, defined flood event, extreme flood event, flood hazard, flood hazard classification, flood hazard overlay, flood risk, high flow area, intolerable flood risk, and tolerable flood risk
- strengthen policies to protect community facilities and buildings for vulnerable communities from more extreme flood events
- refine policies to reflect flood hazard classification and AEP flood events
- change terminology in the flood hazard overlays to reference 'tolerable' or 'intolerable' risk instead of 'high', 'unacceptable' or 'general' risk
- introduce a new DTS/DPF policy for more streamlined assessment of non-habitable buildings and structures in the Hazards (Flooding) Overlay
- maintain existing general development policies
- update policy to account for flood hazard to 2050
- remove outdated TNVs superseded by new flood studies.

As a result of the proposed amendments, Code policy will be more consistent, contemporary and aligned with national guidance to better protect people, property and environment from flooding impacts resulting from projected climate conditions.

7. RECOMMENDED POLICY CHANGES

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

Spatial application of flood hazard overlays

- Amend the spatial application of Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay with updated flood studies, including commissioned flood studies accounting for flood hazard to 2050 and using the AIDR 2017 flood hazard classification model.
- Reduce the Hazards (Flooding – Evidence Required) Overlay with updated coarse-scale data to refine areas that require a precautionary approach.
- Proposed spatial application of flood hazard overlays can be viewed via the Map Viewer: plus.geodata.sa.gov.au/floodconsult/index.html.

Spatial application rules

- Amend *Part 1 – Rules of Interpretation* to enable more efficient updates the spatial application of the Hazards (Flooding) Overlay, Hazards (Flooding – General) Overlay, Hazards (Flooding – Evidence Required) Overlay in the future (supported by procedures to be set out in a practice direction).

Flood hazard overlay definitions

- Insert a new definition in *Part 7 – Land Use Definitions* for 'buildings for vulnerable communities' to provide greater consistency and clarity in the assessment of these land uses on the flood hazard overlays.
- Insert new definitions in *Part 8 – Administrative Terms and Definitions* for 'defined flood event', 'extreme flood event', 'flood hazard', 'flood hazard classification', 'flood hazard overlay', 'flood risk', 'high flow area', 'intolerable flood risk' and 'tolerable flood risk' to provide greater consistency and clarity in the assessment of development against the flood hazard overlays and to align with national guidance.

Flood hazard overlay policies

- Amend policies in the flood hazard overlays (Part 3 of the Code) to align with the new definitions for greater consistency, clarity, and alignment with national guidance, as follows:
 - o Replace 'low risk' with 'tolerable flood risk' in PO 1.1 of Hazards (Flooding) Overlay
 - o Replace 'general flood risk' with 'tolerable flood risk' in DO 1 of Hazards (Flooding – General) Overlay
 - o Replace 'unacceptable' with 'intolerable flood risk' in PO 2.1 of Hazards (Flooding) Overlay
 - o Replace 'buildings housing vulnerable people' with the defined term for 'buildings for vulnerable communities' under PO 2.2 Hazards

- (Flooding) Overlay and PO 1.1 of Hazards (Flooding – General) Overlay
 - o Replace ‘flood prone areas’ under PO 2.2 of Hazards (Flooding) Overlay and ‘flood areas’ under PO 1.1 of Hazards (Flooding – General) Overlay with ‘extreme flood event’ to account for more extreme flood events to 2050
 - o Remove ‘area’ from reference to the overlay under DTS/DPF 2.2 of Hazards (Flooding) Overlay
 - o Replace ‘unacceptable’ with ‘adverse’ under PO 3.2 of Hazards (Flooding) Overlay
 - o Replace ‘5% AEP principal flow path’ under PO 3.4 and ‘frequently flooded or high velocity’ under DTS/DPF 3.4 with ‘high flow area’ in the Hazards (Flooding) Overlay
 - o Replace ‘a 1% AEP event’ or ‘1% AEP flood plain or flow path’ with ‘defined flood event’ to account for flood events to 2050 under PO 3.5, DTS/DPF 3.5, PO 4.1, DTS/DPF 4.1, PO 6.1, PO 6.2 of the Hazards (Flooding) Overlay, DTS/DPF 2.1, PO 3.1 and DTS/DPF 3.1 of Hazards (Flooding – General) Overlay.
- Amend policies in for buildings for vulnerable communities, community facilities, key infrastructure and emergency services facilities to align with national guidance, as follows:
 - o Strengthen PO 2.2 of Hazards (Flooding) Overlay so that the assessment of buildings for vulnerable communities, community facilities, key infrastructure and emergency services facilities are not located in the overlay, unless there is an overriding need for the planning use, there is no alternative site outside of the overlay that would address the identified need, and that the development enables the uninterrupted operation of services and reduces the likelihood of entrapment during the extreme flood event.
 - o Enhance PO 1.1 of Hazards (Flooding – General) Overlay so that the assessment of buildings for vulnerable communities, community facilities, key infrastructure and emergency services facilities take into account not just the siting but also the design and operation of the use in the extreme flood event.
 - o Remove DTS/DPF 1.1 in Hazards (Flooding – General) Overlay following enhancements to the policy under PO 1.1 of Hazards (Flooding – General) Overlay.
- Amend PO 6.2 of the Hazards (Flooding) Overlay to better align the policy with the flood risk for access driveway and tracks, seeking to replace ‘significant development (i.e. dwellings, places of work, etc)’ with ‘Class 1 to 9 building’. Create new DTS/DPF 6.2, making clear the policy doesn’t apply to development that comprises a Class 10 non-habitable building or structure.
- Amend policies of the Hazards (Flooding – General) Overlay following the updated flood hazard mapping from commissioned flood studies, including:

- o Amend DPF 3.1 so that development incorporates a finished ground and floor level not less than 300mm above the height of a defined flood event.
- o Remove TNV field in DPF 3.1 as 300mm above the finished ground and floor level are superseded by a defined flood event in these areas.

Further details of the proposed policy changes are set out in [Attachment C](#).

8. REFERENCES

- [Eyre and Western Regional Plan](#)
- [Far North Regional Plan](#)
- [Greater Adelaide Regional Plan](#)
- [Kangaroo Island Regional Plan](#)
- [Limestone Coast Regional Plan](#)
- [Murray Mallee Regional Plan](#)
- [Yorke Peninsula and Mid North Regional Plan](#)
- [The South Australian State Emergency Management Plan \(2025\)](#)
- [Flood Hazard Risk Reduction Plan \(2024\)](#)
- [State Infrastructure Strategy \(2025\)](#)
- [Stronger Together – South Australia's Disaster Resilience Strategy \(2019\)](#)
- [South Australian Government's Climate Change Resilience and Adaptation Actions \(2024\)](#)
- [National Disaster Risk Reduction Framework \(2018\)](#)
- [Australian Disaster Preparedness Framework \(2018\)](#)
- [Climate Change Science and Knowledge Plan \(2022\)](#)
- [Guide to Climate Projections for Risk Assessment and Planning in South Australia \(2022\)](#)
- [AIDR Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia \(2017\)](#)
- [AIDR Handbook 7 Guideline 3: Flood hazard](#)
- [AIDR Handbook 7 Guideline 5: Flood information to support land-use planning](#)
- [South Australia's Net Zero Strategy](#)
- [Australia Business Roundtable for Disaster Resilience and Safer Communities: Building resilience to natural disasters in our states and territories \(2017\)](#)

ATTACHMENT A – AFFECTED AREA MAPPING

A1 State-wide



Figure 5: State-wide amendment to flood hazard overlay mapping (Map Viewer)

Draft changes to the spatial application of the flood hazard overlays can be viewed via the Map Viewer: plus.geodata.sa.gov.au/floodconsult/index.html.

A2 Local Government Area Changes

ATTACHMENT B – MAPPING METHODOLOGY

The methodology used to apply the proposed flood hazard overlays based on each flood study data is listed below. This includes the commissioned flood studies, commissioned coarse-scale data, available council flood data from the project and otherwise, the retention of existing overlays.

B1 Commissioned flood studies

- Applied to the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay
- Updated LiDAR DEM
- Flood modelling to 2050 with the climate change and development assumptions:
 - o ARR 2019 relevant at the time increase in rainfall (intensity and depth) of 5% per °C of local warming
 - o Sea-level rise of 300mm relevant for watercourses or stormwater infrastructure that terminates at the ocean or equivalent as recommended by the Coast Protection Board
 - o Future infill development projections identified by zoning, site area and frontage and likely timeline of infill development was guided by the capital value to site value ratio
 - o Future greenfield development assumed that land with a land division application proposing lots will be developed, privately owned land will be developed at 50% of full potential, company owned land will be developed at its full potential, and other greenfield land will not be developed
- 30 new and enhanced flood studies (refer to flood study boundary extents below) prepared in 2022 using 1% and 5% AEP climate change modelling to 2050 against the flood hazard classification levels to the following overlays:
 - o Hazards (Flooding) Overlay
 - 1% AEP - Define Flooding Value as H3, H4, H5 & H6
 - 5% AEP - Define Flooding Value as H2, H3, H4, H5 & H6
 - o Hazards (Flooding – General) Overlay
 - 1% AEP – Define Flooding – General Value as H1 & H2
 - 5% AEP - Define Flooding – General Value as H1
- Flood hazard classification H1 filtered to remove depths below 50mm
- Where overlapping commissioned studies apply the highest flood risk is placed as the top level
- Commissioned flood study extents replaced flood studies in the same geographical area
- Commissioned flood study data used to clip:
 - o regional coarse scale 5 metre and 30 metre pluvial and fluvial data
 - o existing and introduced flood studies.



Figure 6: Commissioned flood study extents part 1 of 2

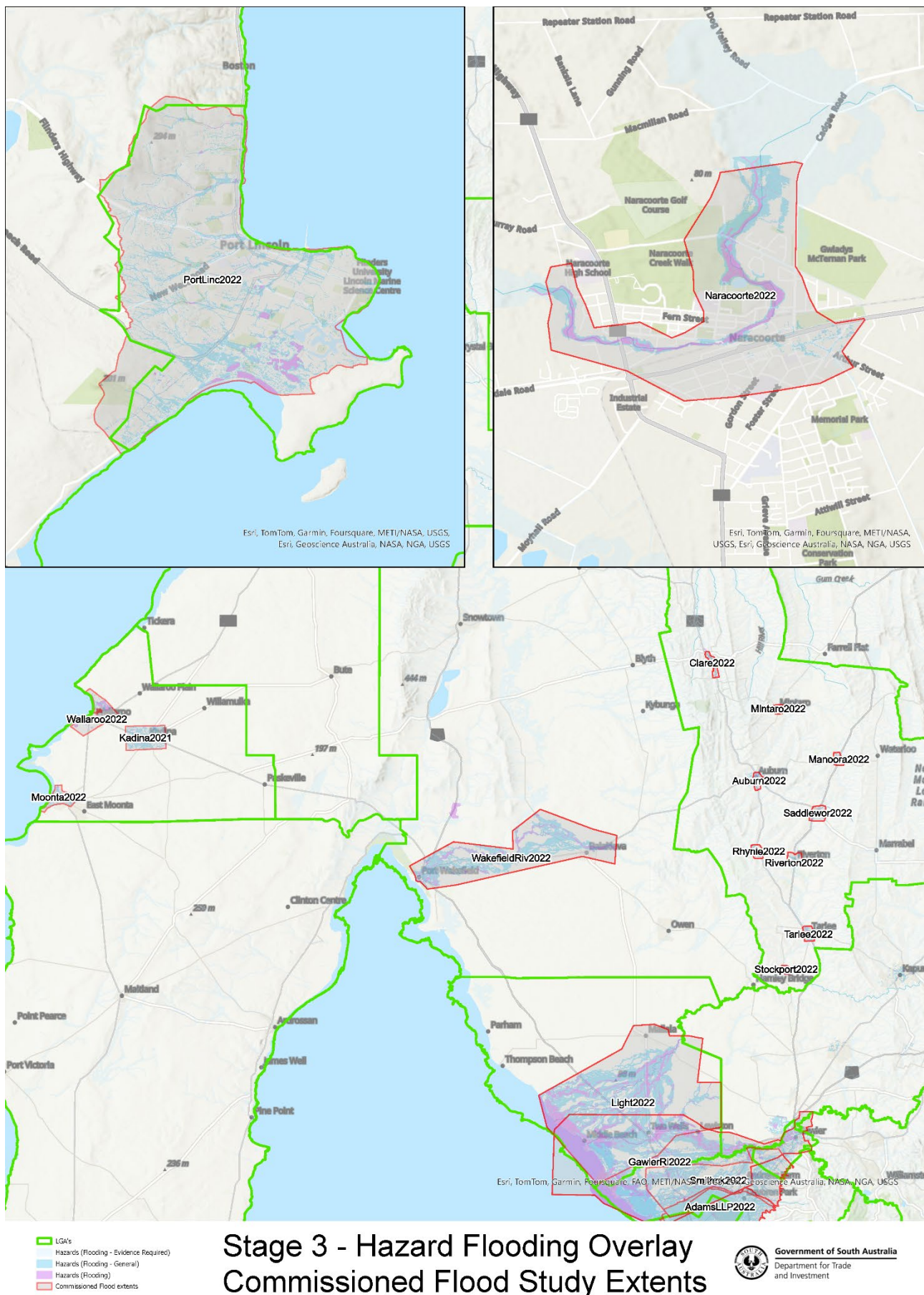


Figure 7: Commissioned flood study extents part 2 of 2

B2 Regional coarse-scale data

- Applied to the Hazards (Flooding – Evidence Required) Overlay
- Regional coarse-scale purchased at 5 metre scale 1 in 100 year pluvial and fluvial data from Ambiental for greater Adelaide as follows:
 - o Watercourses buffered 5 metres each side (10 metres total) and used to select pluvial and fluvial 1 in 100 year regional data at a 5 metre scale
 - o Where not selected by the buffered watercourse, 1 in 100 year regional data at a 5 metre scale for surface water that exceeded 1 metre in depth
 - o Buffered watercourses and selected 5 metre flood data combined with waterbodies, rivers and reservoirs.
- Regional coarse-scale purchased 30 metre scale 1 in 200 year pluvial and fluvial data from Ambiental from far north, regional and remote areas as follows:
 - o Watercourses buffered 15 metres each side (30 metres total) and used to select pluvial and fluvial 1 in 200 year regional data at a 30 metre scale
 - o Where not selected by the buffered watercourse, 1 in 200 year regional data at a 30 metre scale for surface water that exceeded 1 metre in depth
 - o Buffered watercourses and selected 30 metre flood data combined with waterbodies, rivers and reservoirs.
- Regional coarse-scale data has been overlapped with existing flood studies where a clear flood study extent is not available.

B3 Stage 1 council flood studies

- Applied to the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay
- Currently applied as Hazards (Flooding – Evidence Required) Overlay under the Stage 1 of the Project as [Flood Hazards Mapping Update Code Amendment](#)
- Council flood studies available under Stage 1 of the Project as follows:
 - o Burnside Floodplain Mapping 2019 (1st to 3rd Creeks Catchment)
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - 1% AEP
 - Existing development
 - Flood hazard classification
 - o Auburn Stormwater Management Plan 2019
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - 1% AEP
 - Existing development

- Flood hazard classification
- o Brown Hill Creek Urban Catchment Stormwater Management Plan (2017)
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - 1% AEP
 - Existing Infrastructure
 - Flood depth classification
- o Dry Creek Stormwater Management Plan 2021
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - 1% AEP
 - Existing Development
 - Flood depth classification
 - Noted this was draft at Stage 1 and completed by Stage 2.
- Refer to commissioned flood studies Naracoorte Flood Study 2022 and Port Lincoln Flood Study 2022 used in the Flood Hazards Mapping Update Code Amendment referred to in section B1.
- Council studies replaced by commissioned flood study extents where in the same geographical area.

B3 Stage 1 zone-based flood mapping

- Retained in the Hazards (Flooding – Evidence Required) Overlay
- Currently applied as Hazards (Flooding – Evidence Required) Overlay under the Stage 1 of the Project as [Flood Hazards Mapping Update Code Amendment](#)
- Zone-based parcels applied under Stage 1 (refer to flood study boundary extents below) as follows:
 - o Within a residential or neighbourhood zone (snapped to zone boundaries)
 - o Where there is no detailed flood study or insufficient mapping for the area
 - o In the following greater Adelaide councils:
 - City of Playford
 - Hills Neighbourhood
 - City of Burnside
 - Hills Neighbourhood
 - City of Mitcham
 - Established Neighbourhood

- General Neighbourhood
- Hills Neighbourhood
- Local Activity Centre
- Strategic Innovation
- Suburban Activity Centre
- Suburban Business
- Suburban Neighbourhood
- Urban Corridor (Living)
- City of Marion
 - General Neighbourhood
 - Hills Neighbourhood
 - Local Activity Centre
 - Rural Neighbourhood
 - Suburban Activity Centre
 - Suburban Neighbourhood
- City of Onkaparinga zones
 - Caravan and Tourist Park
 - Deferred Urban
 - Established Neighbourhood
 - General Neighbourhood
 - Hills Neighbourhood
 - Home Industry
 - Housing Diversity Neighbourhood
 - Local Activity Centre
 - Master Planned Neighbourhood
 - Master Planned Township
 - Residential Park
 - Rural Neighbourhood
 - Suburban Activity Centre
 - Suburban Business
 - Suburban Main Street
 - Suburban Neighbourhood
 - Tourism Development
 - Township Neighbourhood
 - Urban Activity Centre
 - Urban Neighbourhood
- Clipped to prioritise commissioned and council flood study data and extents
- Stage 1 zone-based flood mapping to overwrite regional coarse-scale flood data.

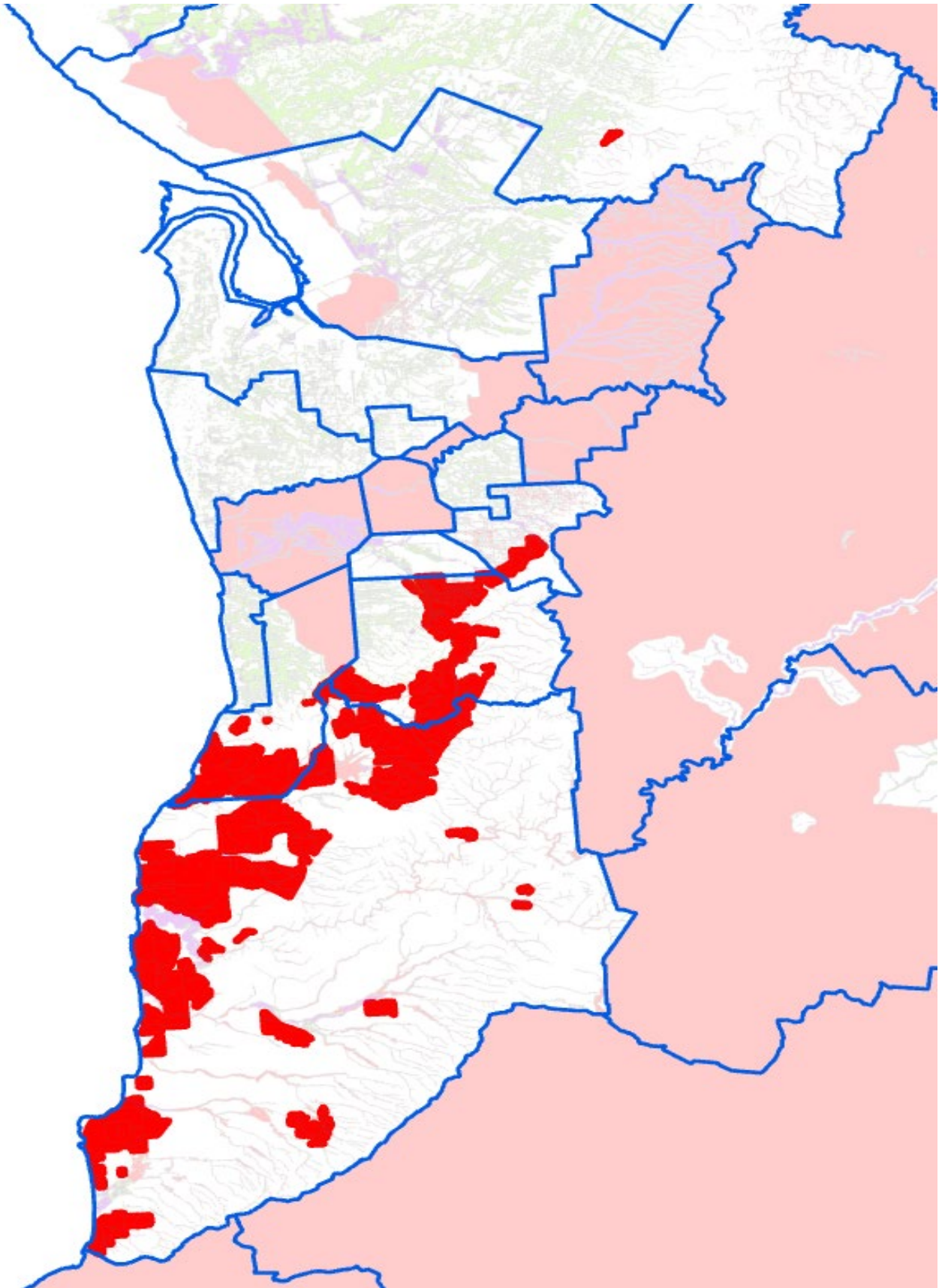


Figure 8: Stage 1 zone-based flood mapping extent in red

B6 Precautionary flood mapping within council areas

- Retained in the Hazards (Flooding – Evidence Required) Overlay.
- Flood hazard data retained from existing Code in a portion of the following local government areas:
 - o City of West Torrens
 - o City of Port Adelaide Enfield
 - o Corporation of the Town of Walkerville.
- To account for potential surface water flooding until the area is updated with a more detailed flood study.
- Clipped to prioritise commissioned and council flood study data and extents.

B4 Stage 2 council flood studies

- Applied to the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay
- Council flood studies and flood hazard data available under Stage 2 of the Project as follows:
 - o Anderson avenue
 - Hazards (Flooding) Overlay values introduced
 - 1% AEP
 - Australian Height Datum (AHD) area of interest
 - o Barker Inlet Central Stormwater Management Plan 2021
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - 1% AEP
 - Ultimate future development
 - Existing infrastructure
 - Flood depth classification
 - Limited data incorporated due to overlapping commissioned studies
 - o Dry Creek Stormwater Management Plan 2021
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - 1% AEP
 - Existing development
 - Flood depth classification
 - o Combined Longterm Little Para Helps Road, Adams Creek 2011

- Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
- 1% AEP
- Existing development
- Flood depth classification
- o Naracoorte Hazard 2018
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - 1% AEP
 - Naracoorte Flood Warning
 - Flood hazard classification
 - Majority removed by commissioned study, areas retained for continuity
- o Old Dry Creek 2008
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - 1% AEP
- o Sturt Creek Urban Catchment 2017
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - Current scenario
 - Flood hazard classification at allotment level
 - Majority removed by commissioned study, areas retained for continuity
- o Torrens Road Drainage Authority 2015
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - Overlapped by commissioned flood study
- o Unley Urban Floodplain Mapping 2019
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values introduced
 - Current scenario
 - Flood hazard classification at allotment level
- Council studies replaced by commissioned flood study extents where in the same geographical area.

B5 Existing flood studies

- Retained in the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay.
- Where no changes occurred from Stage 1 or required from Stage 2 flood studies.
- Flood hazard data retained from initiation of the Code as follows:
 - o Alexandrina Zoning Change Submission
 - Hazards (Flooding – General) Overlay value retained
 - Overlapped by commissioned flood study
 - o Barossa Subject to Flooding Concept Plan
 - Hazards (Flooding) Overlay retained
 - Retained in Stockwell, overlapped by commissioned flood study
 - o Barossa - Flood Hazard Extent
 - Hazards (Flooding) Overlay retained
 - o Brownhill Creek 1% AEP Flood & Inundation 2011 and Brownhill Creek Channel 1% AEP flood & Inundation 2011
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
 - Overlaps parcel-based City of Mitcham in the Hazards (Flooding – Evidence Required) Overlay
 - o Combine Long Term Little Para Helps Rd Adams Creek Greater Edinburgh Parks
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
 - Combined 1% AEP studies retained for gaps in commissioned studies
 - Overlapped by commissioned flood study and Dry Creek Study, incorporated into commissioned study area, Dry Creek and regional data retained for continuity
 - o Charles Sturt 100yr Longterm Flood Contours 2012
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
 - 1% AEP studies retained for gaps in commissioned studies
 - Overlaps with commissioned data and Torrens Road Drainage data retained for continuity
 - o Development Plan Flood source
 - Hazards (Flooding) Overlay value retained
 - Retained in Elliston, Edithburgh, Beaufort, Clare, Jamestown and Tatiara

- o Gawler Surrounds Stormwater Management Plan 1% Annual Exceedance Probability (AEP)
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
 - 1% AEP
 - Existing Scenario
 - Overlaps with commissioned and regional coarse-scale data
- o Hindmarsh-Enfield-Prospect (HEP) Flood Contours 100yrARI Longterm
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
 - Overlaps with commissioned data, limited area retained
- o Kangaroo Island Annual Exceedance Probability (AEP) 1% Storm Tide Inundation Existing
 - Hazards (Flooding) Overlay value retained
 - Existing Scenario
- o Kersbrook 100 yr ARI event 1992
 - Hazards (Flooding) Overlay value retained
- o Light Freeling, Greenock, Kapunda 100yr Max
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
- o Light River 1in100 Hazard Pre Dev
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
 - Clipped to commissioned study area
- o Mitcham Minno Creek 100 yr ARI
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
 - Overlaps with Onkaparinga ARI flood study
- o Mitcham Development Plan Residential Parcels
 - Hazards (Flooding) Overlay value retained
- o Onkaparinga - ARI Flood Study
 - Hazards (Flooding) Overlay value retained
- o Onkaparinga 1 in 100-year ARI 6 catchments

- Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
- o Port Adelaide Enfield North Arm East Flood Contours 100yr ARI Longterm
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
- o Port Adelaide Enfield Torrens Road Drainage Authority 2015
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
- o Port Augusta - ARI Flood Event Concept Plan
 - Hazards (Flooding) Overlay value retained
- o Port Pirie - ARI flood
 - Hazards (Flooding) Overlay value retained
- o River Torrens Flood Inundation 1999
 - Hazards (Flooding) Overlay value retained
- o Tea Tree Gully Development Plan – Creek Buffers
 - Hazards (Flooding) Overlay value retained
- o Unley Southfront Property Flood Category 2018
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
- o Upper Onkaparinga River Floodplain Study 2004
 - Hazards (Flooding) Overlay value retained
 - Clipped to commissioned study area
- o Victor Harbor Port Elliott 1% AEP Hazard
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
 - Clipped to commissioned study area
- o West Torrens- ARI Flood
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
- o Whyalla - ARI flood study 2013
 - Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay values retained
- Existing studies replaced by commissioned and council flood study extents where in the same geographical area.

Notes on process

- Where multiple studies overlap, the highest value flood risk takes precedence and no data is removed.
- Where data existed prior to the release of Stage 1 – and no updated studies have been introduced, retain this data and its values.
- Zoning based flood hazard as the Hazards (Flooding – Evidence Required) Overlay is retained.

ATTACHMENT C – PROPOSED AMENDMENTS

C1 Amendment to the Spatial Application (SAPPA)

(1) Amend the spatial application of the Hazards (Flooding) Overlay, Hazards (Flooding – General) Overlay and Hazards (Flooding – Evidence Required) Overlay in SAPPA, in accordance with the 'Flood Hazard – Proposed' layers shown in the online map viewer titled 'State-wide Flood Hazard Overlay Code Amendment – Draft Mapping for Consultation' at: plus.geodata.sa.gov.au/floodconsult/index.html

C2 Amendment to Part 1 – Rules of Interpretation

In **Part 1 – Rules of Interpretation**, Spatial Information and Electronic Databases and Files, include, in alphabetical order, the following additional 'Overlays' and associated 'Nature of Updates' in the 'Table' applying to Ministerial Determinations:

Drafting note:

Green text = New text

Overlay or Concept Plan	Nature of Updates
Hazards (Flooding) Overlay	The overlay may be updated in accordance with a practice direction issued by the State Planning Commission under section 42 of the <i>Planning, Development and Infrastructure Act 2016</i> .
Hazards (Flooding – General) Overlay	The overlay may be updated in accordance with a practice direction issued by the State Planning Commission under section 42 of the <i>Planning, Development and Infrastructure Act 2016</i> .
Hazards (Flooding – Evidence Required) Overlay	The overlay may be updated in accordance with a practice direction issued by the State Planning Commission under section 42 of the <i>Planning, Development and Infrastructure Act 2016</i> .

C3 Amendment to Part 3 – Overlays

In **Part 3 – Overlays** amendment to the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay of the Code as follows.

Drafting notes:

Black text = existing text

Green text = New text

~~Strikethrough = deleted text~~

Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from ~~high~~ <u>intolerable</u> flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Land division is limited to areas where the consequences to buildings and safety ~~are low and~~ can be readily managed or overcome to a <u>tolerable flood risk</u> .	DTS/DPF 1.1 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to ~~unacceptable~~ <u>intolerable flood risk</u> .	DTS/DPF 2.1 None are applicable.
PO 2.2 Development including <u>buildings for vulnerable communities</u> ~~Buildings housing vulnerable people~~ , community ~~services~~ facilities, key infrastructure and emergency services <u>facilities</u> are <u>not located in the overlay unless:</u> <u>(a) there is an overriding planning need for the use</u>	DTS/DPF 2.2 Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay ~~area~~ .

(b) there is no alternative site outside of the overlay that would address the identified need (c) development ~~sited away from flood-prone areas to~~ enables the uninterrupted operation of services during an <u>extreme flood event</u> and (d) development reduces the likelihood of entrapment during an <u>extreme flood event</u>.	
Flood Resilience	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not cause ~~unacceptable~~ <u>adverse</u> impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development avoids ~~frequently flooded or high-velocity~~ <u>high flow areas</u>, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of a ~~5%-AEP principal flow path~~ <u>high flow area</u>.

PO 3.5	DTS/DPF 3.5
Buildings are sited, designed and constructed to prevent the entry of floodwaters in a ~~1% AEP~~ <u>defined flood event</u> where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a ~~1% AEP~~ <u>defined flood event</u>.
PO 3.6	DTS/DPF 3.6
Fences do not unreasonably impede floodwaters.	A post and wire fence (other than a chain mesh fence).
Environmental Protection	
PO 4.1	DTS/DPF 4.1
Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during the ~~1% AEP~~ <u>defined flood event</u> to avoid potential environmental harm.	Development involving the storage or disposal of hazardous materials is wholly located outside of the ~~1% AEP flood plain or flow path~~ <u>defined flood event</u> .
PO 4.2	DTS/DPF 4.2
Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.	None are applicable.
Site Earthworks	
PO 5.2	DTS/DPF 5.2
Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	Filling for ancillary purposes:

	(a) does not exceed 300mm above existing ground level and (b) is no more than 5m wide.
Access	
PO 6.1 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a ~~1% AEP~~ <u>defined</u> flood event (b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a ~~1% AEP~~ <u>defined</u> flood event.	DTS/DPF 6.1 None are applicable.
PO 6.2 Access driveways and tracks to a ~~Class 1 to 9 building significant development (i.e. dwellings, places of work, etc.) consist of~~ <u>comprises</u> a safe, all-weather trafficable surface that is accessible during a ~~1% AEP~~ <u>defined</u> flood event.	DTS/DPF 6.2 ~~None are applicable.~~ Development comprises a Class 10 non-habitable building or structure.

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from ~~general~~ <u>tolerable</u> flood risk are minimised through the appropriate siting and design of development.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development including <u>buildings for vulnerable communities</u> ~~Buildings housing vulnerable people~~ , community ~~services~~ facilities, key infrastructure and emergency services <u>facilities</u> are sited ~~away from flood areas~~ , <u>designed and operated to</u> enable uninterrupted operation of services and reduce likelihood of entrapment <u>in an extreme flood event</u> .	DTS/DPF 1.1 ~~Child care facilities, educational facilities, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.~~ <u>None are applicable.</u>
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping <u>incorporate a finished ground and floor level not less than 300mm above the height of a defined flood event.</u> ~~Finished Ground and Floor Levels~~

	<i>[Drafting note: remove the 'Finished Ground and Floor Levels' Technical and Numeric Variations field from DTS/DPF 2.1]</i> ~~In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.~~
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a ~~1% AEP~~ <u>defined flood event</u> to avoid potential environmental harm.	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the ~~1% AEP flood plain or flow path~~ <u>defined flood event</u>.

C4 Amendment to Part 7 – Land Use Definitions

In **Part 7**, in the Table of **Land Use Definitions**, insert, in alphabetical order, the following new land use definition:

Drafting note:

Green text = New text

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Buildings for vulnerable communities	In relation to a flood hazard overlay, means a Class 9 building containing any one or more of the following: (a) health-care building; (b) child care centre; (c) primary or secondary school; (d) residential care building.	Child care facility; Hospital; Nursing home.	

C5 Amendment to Part 8 – Administrative Terms and Definitions

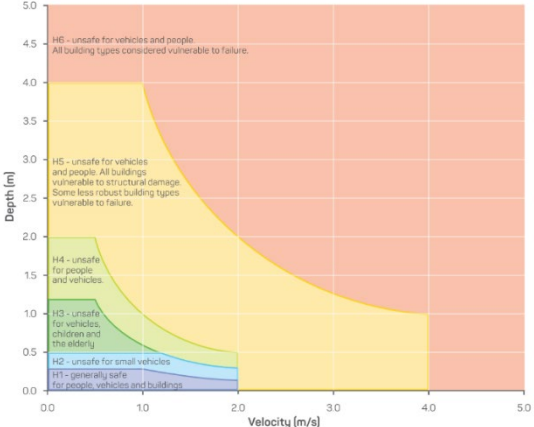
In **Part 8**, in the Table of **Administrative Terms and Definitions**, insert, in alphabetical order, the following new definitions:

Drafting notes:

Black text = existing text

Green text = New text

Term (Column A)	Definition (Column B)	Illustrations (Column C)
AEP	Means annual exceedance probability	
Defined flood event	Means a 1 percent annual exceedance probability (<u>AEP</u>) at a 2050 flood event.	
Extreme flood event	Means a 0.2 percent annual exceedance probability (<u>AEP</u>) at a 2050 flood event.	
FFL	Means finished floor level.	
Flood hazard	In relation to a <u>flood hazard overlay</u> , means the potential loss of life, injury and economic loss cause by future flood events. The degree of hazard varies with the severity of flooding and is affected by topography and flood behaviour (extent, depth, velocity).	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Flood hazard classification	In relation to a <u>flood hazard overlay</u>, means the classification of flood hazard from H1 to H6 based on depth and velocity with vulnerability thresholds as follows: H1 – generally safe for vehicles, people and buildings. H2 – unsafe for small vehicles. H3 – unsafe for vehicles, children and the elderly. H4 – unsafe for vehicles and people. H5 – unsafe for vehicles and people. All building types vulnerable to structural damage. Some less robust building types vulnerable to failure. H6 – unsafe for vehicles and people. All building types considered vulnerable to failure. As published by the Australian Institute for Disaster Resilience in the <i>Australian Disaster Resilience Guideline 7-3 Flood Hazard 2017</i> and illustrated in Column C of this term.	 Source: Australian Disaster Resilience Guideline 7-3 Flood Hazard published by the Australian Institute for Disaster Resilience dated 2017 and referred to the Flood Hazard, Technical Report 2014/07, prepared by Smith GP, Davey EK and Cox RJ at the Water Research Laboratory, University of New South Wales, Sydney dated 2014 (aidr.org.au)
Flood hazard overlay	Means any of the following: Flooding (Hazards) Overlay Flooding (Hazards – General) Overlay Hazards (Flooding – Evidence Required) Overlay	

Term (Column A)	Definition (Column B)	Illustrations (Column C)																											
Flood risk	In relation to a <u>flood hazard overlay</u> , means the potential risk of flooding to people, their social setting, and their built and natural environment. Flood risk varies from <u>tolerable flood risk</u> to <u>intolerable flood risk</u> depending on the likelihood of a flood event occurring (<u>AEP</u>) and the consequence (<u>flood hazard classification</u>).	<table><tr><th colspan="2" rowspan="2"></th><th colspan="4">Flood hazard classification</th></tr><tr><th>H1</th><th>H2</th><th>H3</th><th>H4-6</th></tr><tr><td rowspan="2">Likelihood</td><td>1% AEP</td><td></td><td></td><td></td><td></td></tr><tr><td>5% AEP</td><td></td><td></td><td></td><td></td></tr></table> <table><tr><th colspan="2">Legend</th></tr><tr><td></td><td>Tolerable flood risk</td></tr><tr><td></td><td>Intolerable flood risk</td></tr></table>			Flood hazard classification				H1	H2	H3	H4-6	Likelihood	1% AEP					5% AEP					Legend			Tolerable flood risk		Intolerable flood risk
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Likelihood	1% AEP																												
	5% AEP																												
Legend																													
	Tolerable flood risk																												
	Intolerable flood risk																												
High flow area	In relation to a <u>flood hazard overlay</u> , means the area in which a building is vulnerable to structural damage or failure from floodwater in the <u>flood hazard classification</u> H5 or H6 for flood events up to and including the 5 percent annual exceedance probability (<u>AEP</u>) at a 2050 flood event.																												
Intolerable flood risk	In relation to a <u>flood hazard overlay</u>, means a risk that, following understanding of the likelihood and consequences of flooding is so high that it requires consideration of implementation of treatments or actions to improve understanding, avoid, transfer or reduce the risk. <u>Intolerable flood risk</u> is quantified as: H3-6 flood hazard classification for a one per cent annual exceedance probability (AEP) at 2050 flood event H2-6 flood hazard classification for a five per cent AEP at 2050 flood event And illustrated in Column B of this term.	<table><tr><th colspan="2" rowspan="2"></th><th colspan="4">Flood hazard classification</th></tr><tr><th>H1</th><th>H2</th><th>H3</th><th>H4-6</th></tr><tr><td rowspan="2">Likelihood</td><td>1% AEP</td><td></td><td></td><td></td><td></td></tr><tr><td>5% AEP</td><td></td><td></td><td></td><td></td></tr></table> <table><tr><th colspan="2">Legend</th></tr><tr><td></td><td>Tolerable flood risk</td></tr><tr><td></td><td>Intolerable flood risk</td></tr></table>			Flood hazard classification				H1	H2	H3	H4-6	Likelihood	1% AEP					5% AEP					Legend			Tolerable flood risk		Intolerable flood risk
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	5% AEP																												
Legend																													
	Tolerable flood risk																												
	Intolerable flood risk																												

Term (Column A)	Definition (Column B)	Illustrations (Column C)																											
Tolerable flood risk	In relation to a <u>flood hazard overlay</u>, means a risk that, following understanding of the likelihood and consequences of flooding are tolerated provided the risk is reduced as low as reasonably practicable. <u>Tolerable flood risk</u> is quantified as: H1-2 flood hazard classification for a one per cent annual exceedance probability (AEP) at 2050 flood event H1 flood hazard classification for a five per cent AEP at 2050 flood event As illustrated in Column B of this term.	<table><tr><th colspan="2" rowspan="2"></th><th colspan="4">Flood hazard classification</th></tr><tr><th>H1</th><th>H2</th><th>H3</th><th>H4-6</th></tr><tr><td rowspan="2">Likelihood</td><td>1% AEP</td><td></td><td></td><td></td><td></td></tr><tr><td>5% AEP</td><td></td><td></td><td></td><td></td></tr></table> <table><tr><th colspan="2">Legend</th></tr><tr><td></td><td>Tolerable flood risk</td></tr><tr><td></td><td>Intolerable flood risk</td></tr></table>			Flood hazard classification				H1	H2	H3	H4-6	Likelihood	1% AEP					5% AEP					Legend			Tolerable flood risk		Intolerable flood risk
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ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

D1 State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

The Principles of Good Planning are set out under section 14 of the Act and have been taken into consideration in preparation of this Code Amendment, with the key relevant principles noted below.

Principles of Good Planning	Relevance to Code Amendment
Long-term focus principles Policy frameworks should be based around long-term priorities, be ecologically sound, and seek to promote equity between present and future generations. Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs.	The Code Amendment proposes flood hazard mapping and policy so that development considers longer-term flood risk on people, property, infrastructure and the environment to a 2050 scenario.
Sustainability principles Cities and towns should be planned, designed and developed to be sustainable. Particular effort should be focused on achieving energy efficient urban environments that address the implications of climate change. Policies and practices should promote sustainable resource use, reuse and renewal and minimise the impact of human activities on natural systems that support life and biodiversity.	The Code Amendment proposes to incorporate climate modelling to 2050 within the flood hazard mapping so that development addresses the implications of projected climate conditions including rising temperatures, sea level rise and rainfall projections.
Investment facilitation principles Planning and design should be undertaken with a view to strengthening the economic prosperity of the state and facilitating proposals that foster employment growth. The achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals.	The Code Amendment seeks to improve certainty and consistency in flood hazard mapping and policy so that public or private entities carrying out development, including for employment generating development, can better understand where flood hazard is identified so that risks can be appropriately avoided, mitigated or minimised.

Principles of Good Planning	Relevance to Code Amendment
Integrated delivery principles Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes. Planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities. Any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.	The Code Amendment seeks to align with policies outside of the planning system as discussed under D3 – Other Strategic Plans in the coordination and response to flood risk across South Australia.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

State Planning Policy	Code Amendment Outcome
SPP 5: Climate Change Objective: Provide for development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts. SPP 5.5 Avoid development in hazard-prone areas or, where unavoidable, ensure risks to people and property are mitigated to an acceptable or tolerable level through cost-effective measures. SPP 5.8 Encourage decision-making that considers the impacts of climate change and that draws on the best available information. SPP 5.9 Encourage development that does not increase our vulnerability to, or exacerbate the impacts of climate change and which makes the fullest possible contribution to mitigation.	The Code Amendment proposes to incorporate new and enhanced flood hazard mapping that used the best available climate change information at the time of preparation. Proposed new administrative definitions improve consistency and enhance policies to avoid development subject to an intolerable flood risk, accommodate development where risks can be mitigated to a tolerable flood risk, and strengthen policies for more vulnerable land uses in the Hazards (Flooding) Overlay and Hazards (Flooding – General) Overlay. The Code Amendment and maintains the Hazards (Flooding – Evidence Required) Overlay where flood data is insufficient, to not exacerbate the impacts of projected climate conditions. The proposed change under Part 1 of the Code seeks to enable a pathway to

State Planning Policy	Code Amendment Outcome
	update the flood hazard overlays more efficiently, so that decisions on development can draw on the best available flood hazard information. Given the above, the Code Amendment is considered to achieve the relevant climate change policies.
SPP 15: Natural Hazards Objective: To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards. SPP 15.1: Identify and minimise the risk to people, property and the environment from exposure to natural hazards including extreme heat events; bushfire; terrestrial and coastal flooding; soil erosion; drought; dune drift; acid sulfate soils; including taking into account the impacts of climate change SPP 15.2: Locate and design development in accordance with a risk hierarchy of 'avoid', 'accommodate' and 'adapt'. SPP 15.3 Avoid locating sensitive developments and communities in areas at high risk of hazards – namely hospitals, telecommunication towers, major transport infrastructure, energy base stations and water services – or ensure that these developments are subject to a higher level of assessment.	The Code Amendment seeks to better identify terrestrial flood hazard through more contemporary and consistent mapping with projected climate conditions to 2050. The Code Amendment proposes to better identify flood risk with enhanced definitions on what is considered flood risk and flood hazard, including consideration of AEP flood events and the flood hazard classification model (AIDR 2017). Lastly, the Code Amendment proposes to enhance the policies within the hierarchy to avoid development subject to an intolerable risk and accommodate development where subject to a tolerable flood risk and where risks can be appropriately mitigated. Further changes seek to strengthen policies for land uses vulnerable to intolerable flood risk such as hospitals or key infrastructure. The above is considered to achieve the relevant natural hazards policies.

D2 Regional Plans

Being a state-wide Code Amendment, all Regional Plans are relevant to this Code Amendment as listed below:

- Greater Adelaide Regional Plan
- Eyre and Western Regional Plan
- Far North Regional Plan
- Kangaroo Island Regional Plan
- Limestone Coast Regional Plan

- Murray Mallee Regional Plan
- Yorke Peninsula and Mid North Regional Plan.

The investigations undertaken to date and outlined in this Code Amendment will ensure that the proposed policy changes are largely consistent with the key policies and targets of the Regional Plans described below.

Regional Plan (Greater Adelaide)	Code Amendment Outcome
Theme: Natural resources, environment and landscapes Outcome 4: A greener, wilder and more climate-resilient environment <u>Climate change</u> Long-term strategic objectives: #6 Monitor and review the impact of climate change on hazard risk and update hazard overlays within the Code to manage these risks. <u>Natural Hazards</u> Long-term strategic objectives: #1 Avoid locating future growth and sensitive developments (such as hospitals, major transport infrastructure and critical services) in areas of high natural hazard risk where the mitigation strategies are unable to bring risks to an acceptable level. #2 Maintain contemporary data and mapping for areas that are at risk of natural hazards including bushfire, flooding, acid sulphate soils, erosion and other hazards. #3 Provide a risk-based approach to policies within the Planning and Design Code with consistent application of state interest overlays. Action: Flood Hazard Mapping Finalise the State-Wide Flood Hazard Code Amendment, and update floodwater mapping in the Greater Adelaide Regional Plan to align with the	The Code Amendment has investigated the impact of projected climate conditions on flood hazard across South Australia (refer sections 6.1.6, 6.2.2 and 6.2.5). This has informed the proposed updates to policy and spatial application of the flood hazard overlays of the Code to better manage potential flood risks. This is considered to achieve the long-term objective 6 of climate change. The Code Amendment has investigated policies that better protect land uses vulnerable to intolerable flood risk (i.e. hospitals, key infrastructure and emergency services facilities) (refer section 6.2.5). This has informed stronger and clearer policies including consideration of more extreme flood events to 0.2% AEP, avoiding development subject to intolerable flood risk, and defining buildings for vulnerable communities. This is considered to meet long-term objective 1 of natural hazards. The Code Amendment has investigated the use of more contemporary mapping and data to identify areas at risk of flood hazard. This included the preparation of commissioned flood studies with a consistent methodology to quantify flood hazard per the flood hazard classification (AIDR 2017), available council studies, and coarse scale mapping (refer sections 6.1 and 6.2.2) to update the flood hazard overlays. Investigations reviewed Part 1 of the Code and the use of section 71(e) of the Act (section 6.2.3) to enable more efficient updates to the flood hazard overlays. This is considered to achieve long-term objectives 2 and 3 from natural hazards and Action: Flood Hazard Mapping in providing more contemporary and consistent data for these overlays.

Regional Plan (Greater Adelaide)	Code Amendment Outcome
finalisation and publication of the Code amendment.	Lastly, the Code Amendment has investigated policies to be consistent and proportionate to the level of flood risk (section 6.2.5). This includes enhancement of policies that seeks to avoid development subject to an intolerable risk, accommodate development where subject to a tolerable flood risk where risks can be mitigated, and definitions related to flood hazard and flood risk. This is considered to achieve long-term objective 3 for natural hazards. This Code Amendment directly progresses the action Flood Hazard Mapping.

Regional Plans (Eyre and Western, Far North, Kangaroo Island, Limestone Coast, Murray Mallee, Yorke Peninsula and Mid North).	Code Amendment Outcome
Theme: Natural resources, environment and landscapes Outcome 3: A more climate-resilient and sustainable environment <u>Climate change</u> Long-term strategic objectives: #6 Actively investigate, as well as monitor and review the impact of climate change on hazard risk, and update hazard overlays and other measures within the Code to manage these risks⁴. <u>Natural Hazards</u> Long-term strategic objectives: #1 Avoid locating future growth and sensitive developments (such as hospitals, major transport infrastructure and critical services) in areas of high natural hazard risk where the mitigation	The Code Amendment has investigated the impact of projected climate conditions on flood hazard across the South Australia (refer sections 6.1.6, 6.2.2 and 6.2.5). This has informed the proposed updated policy and spatial application of the flood hazard overlays of the Code to better manage these potential flood risks. This is considered to achieve long-term objective 6 of climate change. The Code Amendment has investigated policies that better protect land uses vulnerable to intolerable flood risk (i.e. hospitals, key infrastructure and emergency services facilities) (refer section 6.2.5). This has informed stronger policies including avoiding development subject to intolerable flood risk, in more extreme events and with a definition for buildings for vulnerable communities to better capture these land uses. This is considered to meet long-term objective 1 of natural hazards. The Code Amendment has investigated the use of more contemporary mapping and data to identify areas at risk of flood hazard and

⁴ Regional Plans for Kangaroo Island, Far North and Murray Mallee have varied wording in objective 6: *Actively investigate, monitor and review the impact of climate change on hazard risk, and update hazard overlays and other measures within the Code.*

Regional Plans (Eyre and Western, Far North, Kangaroo Island, Limestone Coast, Murray Mallee, Yorke Peninsula and Mid North).	Code Amendment Outcome
strategies are unable to bring risks to an acceptable level. #2 Maintain contemporary data and mapping for areas that are at risk of natural hazards including bushfire, flooding, acid sulphate soils, erosion and other hazards. Action: Flood Hazard Mapping Finalise the State-Wide Flood Hazard Code Amendment, and update floodwater mapping in the Regional Plan to align with the finalisation and publication of the Code amendment.	future updates to this mapping. This included the preparation of commissioned flood studies using a consistent methodology to quantify flood hazard per the flood hazard classification (AIDR 2017), available council studies, and coarse scale mapping (refer sections 6.1 and 6.2.2) to update the flood hazard overlays. Investigations reviewed Part 1 of the Code and the use of section 71(e) of the Act (section 6.2.3) to enable more efficient updates to the flood hazard overlays. This is considered to achieve long-term objective 2 of natural hazards and Action: Flood Hazard Mapping in providing more contemporary data and mapping for these overlays. This Code Amendment directly progresses the action Flood Hazard Mapping.

D3 Other Strategic Plans

Additional documents may relate to the broader intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment.

Other Relevant Document	Code Amendment Outcomes
The South Australian State Emergency Management Plan (2025)	The State Emergency Management Plan sets out the State's comprehensive emergency management arrangements. It includes a clear set of principles that define the responsibilities of government agencies in emergency management activities. The Code Amendment will provide more accurate mapping of flood hazard and provide relevant policy to facilitate appropriate development while mitigating flood hazard.
Flood Hazard Risk Reduction Plan (2024)	The purpose of the Flood Hazard Risk Reduction Plan is to set out arrangements and provide information for effective, efficient and coordinated flood management in South Australia. It includes State government flood management priorities for the coming years. The spatial application of the flood hazard overlays will be used to inform future

Other Relevant Document	Code Amendment Outcomes
	South Australian Flood Hazard Risk Reduction Plans. The primary audience for the Flood Hazard Plan is the State Emergency Management Committee (SEMC), the emergency management sector, other relevant State Agencies, local councils, local government authorities and boards as well as the broader public.
State Infrastructure Strategy (2025)	The State Infrastructure Strategy sets out the assessment and advice of Infrastructure South Australia relating to the current state and projected needs and challenges in addition to key priorities for 20 years for the state's infrastructure. <i>Outcome 3 shaping a sustainable future: infrastructure decisions advance climate readiness, safeguard nature and culture and promote a circular economy</i> is of relevance to the Code Amendment, specifically item 3.3.2.3 community and planning. The spatial application of the flood hazard overlays will enable more accurate knowledge of flood risk and location of flood hazards. This information can be used to build infrastructure in places that are less exposed to threats and hazards supports overall community resilience.
Stronger Together – South Australia's Disaster Resilience Strategy (2019)	The Stronger Together – South Australia's Disaster Resilience Strategy (led by South Australian Fire and Emergency Services Commission (SAFECOM)) provides a foundation upon which State and local governments, non-government organisations, businesses, and communities can work together to build resilience and make South Australia a safer place. The Stronger Together – South Australia's Disaster Resilience Strategy also focusses on building the capability of emergency services and other emergency management organisations. The Code Amendment will provide more accurate mapping of flood hazard which may be used by emergency services agencies to establish appropriate management strategies for disaster resilience.

Other Relevant Document	Code Amendment Outcomes
South Australian Government's Climate Change Resilience and Adaptation Actions (2024)	South Australian Government's Climate Change Resilience and Adaptation Actions provide a range of foundational actions to respond to climate change. Updated flood hazard policy and the spatial application of the hazard flood overlays with projected climate conditions align with the following actions in: • Part 3 – Built and Urban Environments: Action 3.1 – Strengthen climate smart planning, building and design policies and their implementation in the planning systems; and • Part 4 – Communities: Action 4.7 – Integrate future climate change risk into hazard mapping and information.
National Disaster Risk Reduction Framework (2018)	The National Disaster Risk Reduction Framework is a multisector collaboration led by the National Resilience Taskforce within the Australian Government Department of Home Affairs. The Framework guides national, whole-of-society efforts to proactively reduce disaster risk to minimise the loss and suffering caused by disasters from natural hazards. The overall intent of the Code Amendment aligns with the framework in mitigating flood hazards and protecting people and property.
Australian Disaster Preparedness Framework (2018)	This document describes the Australian Disaster Preparedness Framework and its seven components. It outlines the principles that underpin national preparedness and defines what constitutes preparedness capabilities for severe to catastrophic disasters. Importantly, the document provides guidelines that can be used by all jurisdictions to inform the development of capability across Australia to prepare for and manage severe to catastrophic disasters. Introducing more accurate flood hazard mapping in the Code will enable better preparedness for future flood events.
Climate Change Science and Knowledge Plan (2022)	The Climate Change Science and Knowledge Plan seek to improve the evidence base supporting climate change response for South Australia. This plan identified a gap in South Australia's response to climate change through its flood mapping. The Code Amendment proposes

Other Relevant Document	Code Amendment Outcomes
	to include flood studies with climate scenario modelling to better guide policy, planning and decision making.
Guide to Climate Projections for Risk Assessment and Planning in South Australia (2022)	The Guide to Climate Projections for Risk Assessment and Planning in South Australia describes state-wide climate trends for the state projected to 2050 and beyond. The guide described that for decisions with a lifetime to 2050 or before, planning according to a high emission scenario to 2050 is a suitably precautionary approach. The Code Amendment has included flood hazard modelling to a high emission scenario to 2050.
AIDR Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia (2017), including companion documents: Guideline 3: Flood hazard Guideline 5: Flood information to support land-use planning.	The AIDR Handbook 7 and companion documents provide a framework for best practice management of flood risk including how to assess flood hazard, how to use flood information to inform land use planning decisions and references the International Organisation for Standardization (ISO) <i>ISO 31000:2009</i> providing principles on risk management. The Code Amendment seeks to incorporate mapping and policy accounting for future flood hazard, use of the Flood Hazard Classification model to quantify flood hazard, refined policy for buildings for vulnerable communities, and enhancement of definitions related to flood hazard and flood risk, in accordance with this handbook and guidelines.

ATTACHMENT E – INVESTIGATIONS

E1 Residential Development Potential Analysis (RDPA)

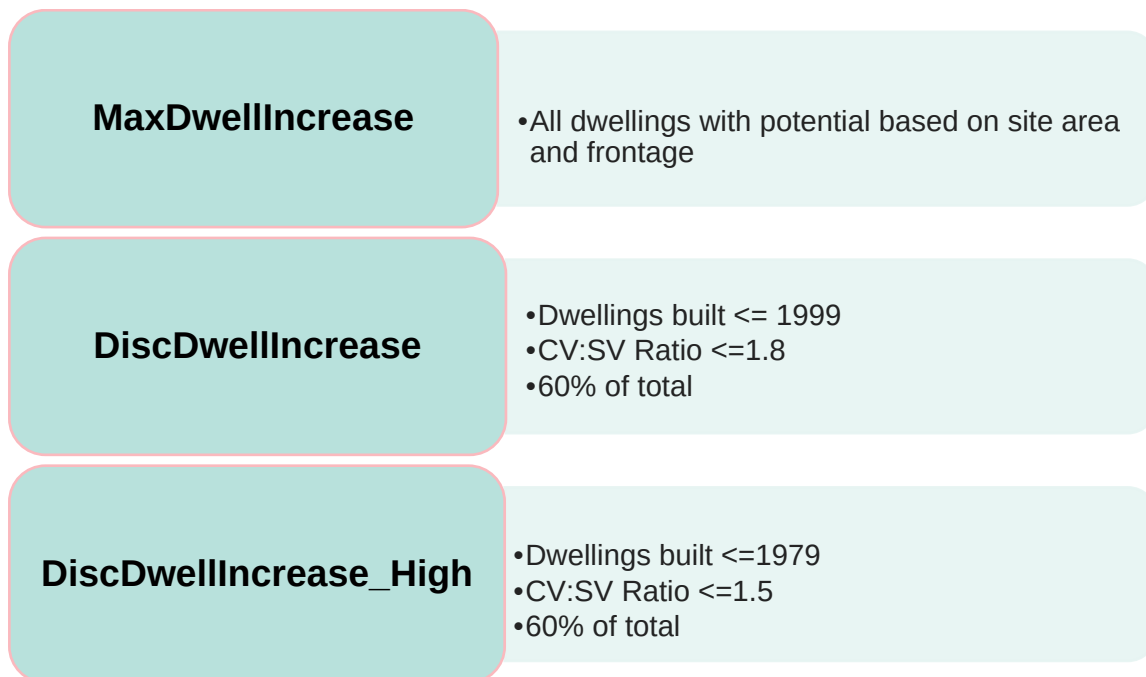
The commissioned flood studies modelled a 2050 scenario with future development projections using a RDPA to determine the development infill projections as follows.

Table identifying key fields

Field	Description
Dwell2020	Number of dwellings at June 2020 (including Non-private dwellings)
NPD2020	Number of non-private dwellings at June 2020
Dwell-w-Pot (Dwell-w-Po)	Number of dwellings with potential for development (dwelling increase ≥ 1)
<i>The following fields are for the maximum dwelling potential. This number considers that all dwellings with potential are demolished and replaced with the maximum dwelling increase allowed for that site</i>	
MaxNewDwell (MaxNewDwel)	New dwellings that could be built on demolition sites
MaxDwellIncrease (MaxDwellIn)	Net increase in dwellings (new dwellings minus demolitions)
MaxDwellFuture (MaxDwellFu)	Total number of dwellings (including those that have not been developed) in the future following development of all parcels with potential
<i>The following fields provide a more realistic dwelling potential. This number considers that only dwellings built ≤ 1999 and that currently have a CV:SV Ratio ≤ 1.8 will be developed. It assumes that of the selected sites with potential, only 60% of max potential will be achieved</i>	
DiscDwell-w-Pot (DiscDwell_)	Number of dwellings with potential for development (dwelling increase ≥ 1)
DiscNewDwell (DiscNewDwe)	New dwellings that could be built on demolition sites
DiscDwellIncrease (DiscDwellI)	Net increase in dwellings (new dwellings minus demolitions)
DiscDwellFuture (DiscDwellF)	Total number of dwellings (including those that have not been developed) in the future following development of all parcels with potential
<i>The following fields provide a more realistic dwelling potential, highlighting the stock that has a higher probability of being developed. This number considers that dwellings built ≤ 1979 and that currently have a CV:SV Ratio ≤ 1.5 are more likely to be developed first. It assumes that of the selected sites with potential, only 60% of max potential will be achieved</i>	
DiscNewDwell_High (DiscNewD_1)	New dwellings that could be built on demolition sites

Field	Description
DiscDwellIncrease_High (DiscDwel_1)	Net increase in dwellings (new dwellings minus demolitions)
DiscDwellFuture_High (DiscDwel_2)	Total number of dwellings (including those that have not been developed) in the future following development of all parcels with potential

Figure: Process of determining likely development potential



Each output was put into each local government area with the realistic potential for urban areas based on zoning, site area and frontage, with the RDPA provided to the flood study consultants for preparation of the relevant flood study. The summary of each local government area part of the RDPA is provided below.

Residential Development Potential Analysis, 2015 - Summary of Output by LGA

Theoretical maximum development potential			
LGA	1_TO_1_3	1_3_TO_2	GT2
BURNSIDE	1,565	1,330	307
CAMPBELLTOWN	17,012	6,384	795
CHARLES	10,457	6,820	466
GAWLER	782	4,694	1,574
HOLDFAST	3,146	1,738	130
MARION	10,660	4,587	1,530
MITCHAM	3,566	3,300	988
NPSP	3,537	1,626	158
ONKAPARINGA	4,655	51,165	24,923
PLAYFORD	2,744	21,456	2,865
PROSPECT	1,458	979	28
PTAD	13,311	8,707	917
SALISBURY	9,390	17,050	1,120
TEA TREE GULLY	20,797	35,269	3,157
UNLEY	1,285	880	43
WALKERVILLE	1,052	202	15
WEST TORRENS	7,191	1,784	205
TOTAL	112,608	167,971	39,221

CV/SV ratio	Theoretical maximum development potential	Availability Assumption	Realistic Potential
1_TO_1_3	112,608	40%	45,043
1_3_TO_2	167,971	30%	50,391
GT2	39,221	30%	11,766
TOTAL	319,800	100%	107,201

E2 Commissioned Flood Studies

The 2022 flood studies commissioned by the Attorney General's Department include the following:

1. Fleurieu Peninsula Townships by HARC
2. Onkaparinga River Lower by HARC
3. River Torrens (Lower) and River Torrens (Upper) Townships by HARC
4. Sturt River (Lower) by HARC
5. Clare Gilbert Valleys by WaterTech
6. Light River by WaterTech
7. Naracoorte by WaterTech
8. Smith Creek by WaterTech
9. Gawler extended Model by WaterTech
10. Adams Creek and Greater Edinburgh Park, Little Para River by Tonkin
11. First to Fifth Creek by Tonkin
12. Marion Holdfast Bay by Tonkin
13. Nuriootpa by Tonkin
14. Port Lincoln by Tonkin
15. West Lakes by Tonkin
16. Goolwa to Port Elliot by Stantec
17. Balaklava to Wakefield by Southfront
18. Barker Inlet by Southfront
19. Bremer River at Langhorne Creek by Southfront
20. Cobbler Creek by Southfront
21. Lefevre Peninsula by Southfront
22. Moonta Area by Southfront
23. Mount Barker by Southfront
24. Port River East by Southfront
25. Port Road by Southfront
26. Strathalbyn by Southfront
27. Upper Onkaparinga River Townships by Southfront
28. Victor Harbor by Southfront
29. Wallaroo by Southfront
30. Kadina by WGA.

Documents available to view at: plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?catsid=10042

E3 Comparative Maps

DHUD and DEW prepared maps comparing the spatial extent, flood depth, and assessment pathway differences between the 2022 and 2050 scenarios relating to the following flood studies to be incorporated within the Code Amendment:

- Barker Inlet by Southfront
- Lefevre Peninsula by Southfront
- River Torrens (Lower) by HARC
- Sturt River (Lower) by HARC
- First to Fifth Creeks by Tonkin
- Gawler River by Water Technology (spatial extent only).

The comparative maps are below.

E4 Technical and Numeric Variation (TNV) and Water Surface Elevation (WSE) Maps

DHUD prepared maps to evaluate the spatial application of the existing where subject to only the Hazards (Flooding – General) Overlay and proposed WSE (flood level at AHD) for the 1% AEP at 2050 flood event provided in the commissioned flood studies.

The maps show areas in City of Holdfast Bay, Town of Playford, and Port Adelaide Enfield. It is noted that 300mm was added to the water surface elevation to determine the minimum floor and ground level at AHD and compare with the existing TNV AHD heights.

The TNV and WSE maps are below.

24430039

21 May 2026

Level 10
83 Pirie Street
Adelaide SA 5000GPO Box 1815
Adelaide SA 50011800 752 664
saplanningcommission@sa.gov.au

Mr David Hitchcock
Executive Officer
Gawler River Floodplain Management Authority

By email: eo@grfma.com

Dear Mr Hitchcock

PUBLIC CONSULTATION IS NOW OPEN ON THE STATE-WIDE FLOOD HAZARD CODE AMENDMENT

I am pleased to advise that the State Planning Commission has released a draft State-Wide Flood Hazard Code Amendment for public consultation.

Public consultation is open for 12 weeks from 21 May to 13 August 2026.

The draft Code Amendment proposes to update flood hazard overlay mapping across the state, based on new and updated flood studies and modelling, along with updates to policies in the flood hazard overlays.

The proposed updated flood hazard overlay mapping utilises modelling of flood event scenarios for the year 2050, factoring in projected climate conditions and development growth scenarios to protect new homes from flooding now and in the future.

The proposed changes to the policies of the flood hazard overlays seek to update terminology to provide greater consistency and clarity in the assessment of development and to achieve alignment with national natural hazard mitigation guidance, including guidance from the Australian Institute for Disaster Resilience.

This Code Amendment is the final stage of the Flood Hazard Mapping and Assessment Project, which included delivering the Flooding Hazards Mapping Update Code Amendment and procuring new, detailed flood studies to update and enhance flood hazard mapping across the state.

Code Amendment documents

The draft Code Amendment and supporting information can be viewed on the PlanSA website at: plan.sa.gov.au/en/ca/state-wide-flood-hazard.

Proposed changes to spatial application of flood hazard overlays can be viewed via the Map Viewer at plus.geodata.sa.gov.au/floodconsult/index.html. This includes a 'swipe' function to easily compare the Current and Proposed flood hazard overlays.

An information session for key stakeholders will be held on Monday, 1 June, 11 am to 12 noon to provide further information about the draft code amendment and answer questions. Register to attend via Eventbrite: eventbrite.com.au/e/1989285859556?aff=oddtcreator.

A series of public online information sessions will be held during the 12-week engagement period. Details will be published on the PlanSA and YourSAy websites.

How to provide feedback

Feedback is encouraged to be submitted via the YourSAy website by 5:00 pm on **13 August 2026** at: yoursay.sa.gov.au/state-wide-flood-hazard-code-amendment.

Feedback can also be provided via:

- the PlanSA [online submission form](#)
- email to plansasubmissions@sa.gov.au
- post addressed to:
Submission – State-wide Flood Hazard Code Amendment
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

The final engagement report and Code Amendment will be provided to the Minister for Planning once all submissions have been considered. Should approval be granted, these documents will be published on the PlanSA website within 5 business days of the Minister's approval, including all feedback received during consultation. Names and organisations will be included with published submissions but personal addresses, email addresses and phone numbers will be redacted.

Should you have any questions regarding the draft Code Amendment, please do not hesitate to contact Ms Mollie O'Connor, Project Lead, Department for Housing and Urban Development via email at Mollie.Oconnor@sa.gov.au or on 08 7133 3969.

Yours sincerely



Craig Holden
Chair

Att Draft State-wide Flood Hazard Code Amendment for Consultation

Agenda Item:	8.5
Committee:	GRFMA Board
Meeting Date:	25 June 2026
Title:	Financial Report

Recommendation:

That the GRFMA receives the financial report as of 31 May 2026 showing a cash at bank balance of \$201,526.03

Financial Report 31 May 2026

See attachments for the monthly reconciliations:

- ✧ Bank Reconciliation to 31/05/2026
- ✧ LGFA Deposit Reconciliation to 31/05/2026
- ✧ Balance Sheet 31/05/2026

Cash Management

The table below provides a summary of internal borrowing currently being utilised to offset Cash Advance Debenture interest costs. Net internal lending \$ 331,589,072.

Internal lend calc		
Deposits	\$	231,982.72
Less Withdraw	\$	20,000.00
Less Interest	\$	374.00
Less CAD principle Pd		
Plus Dam capital	\$	119,981.00
	\$	331,589.72

Reconciliation Report

PO Box 366
Seacliff Park SA 5049
ABN: 12 925 534 861
Email: eo@grfma.com

ID No.	Date Memo/Payee	Deposit	Withdrawal
Account: 1-1110 Bank SA Account			
Date Of Bank Statement: 30/05/2026			
Last Reconciled: 30/04/2026			
Last Reconciled Balance: \$942.86			
Cleared Cheques			
SC300526	30/05/2026 Safe deposit fee		\$5.00
Total:		\$0.00	\$5.00
Cleared Deposits			
TR000044	5/05/2026 Money Transfer	\$20,000.00	
Total:		\$20,000.00	\$0.00
Reconciliation:			
AccountRight Balance On 30/05/2026:		\$20,937.86	
Add: Outstanding Cheques:		\$0.00	
SubTotal:		\$20,937.86	
Deduct: Outstanding Deposits:		\$0.00	
Expected Balance On Statement:		\$20,937.86	

Transaction History Report

Please advise any error or unauthorised transaction promptly to the bank

Account name	GAWLER RIVER FLOODPLAIN MANAGEMENT
Account number	010 0101 248 140
BSB	105-010
Currency	AUD
Opening balance	942.86CR
Transaction period from	01/05/2026 to 31/05/2026

Date	Description	Serial number	Debit	Credit	Balance
05/05/2026	OSKO DEPOSIT 05MAY14:26 40401 LOCAL GOVERNMENT FINANCE AUTHORIT			20,000.00	20,942.86CR
20/05/2026	SAFE DEPOSIT FEE (INC GST)		5.00		20,937.86CR
	TOTAL		5.00	20,000.00	20,937.86CR

Reconciliation Report

ID No.	Date Memo/Payee	Deposit	Withdrawal
--------	-----------------	---------	------------

Account: 1-1130 LGFA Investment Account
Date Of Bank Statement: 30/05/2026
Last Reconciled: 30/04/2026
Last Reconciled Balance: \$199,851.00

Cleared Cheques

TR000044	5/05/2026	Money Transfer		\$20,000.00
Total:			\$0.00	\$20,000.00

Cleared Deposits

IE300526	30/05/2026	LGFA interest		\$737.17
Total:			\$737.17	\$0.00

Reconciliation:	AccountRight Balance On 30/05/2026:	\$180,588.17
	Add: Outstanding Cheques:	\$0.00
	SubTotal:	\$180,588.17
	Deduct: Outstanding Deposits:	\$0.00
	Expected Balance On Statement:	\$180,588.17

Transaction Statement from 01/05/2026 to 31/05/2026 inclusive

Council Deposits

Deal	Action Date	Transaction	Interest Rate	Amount	Balance
Gawler River General					
Council Dep - 24HR Mthly - 64387					
	01/05/2026	Opening Balance	4.40%		\$199,851.00
64387	01/05/2026	Capitalise Interest	4.40%	\$737.17	\$200,588.17
64387	05/05/2026	Withdrawal	4.40%	-\$20,000.00	\$180,588.17
	31/05/2026	Closing Balance	4.65%		\$180,588.17
Accrued Interest for Selected Period				\$716.71	
Unpaid Accrued Interest for Interest Period				\$716.71	
Gawler River General Total for Selected Period				\$716.71	
Gawler River General Total Unpaid for Interest Period				\$716.71	

Summary

Council	Accrued Interest	Unpaid Accrued Interest
Gawler River General Total	\$716.71	\$716.71
Grand Total	\$716.71	\$716.71

Balance Sheet

As of May 2026

ABN: 12 925 534 861

Assets			
Current Assets			
Bank Accounts			
Bank SA Account	\$20,937.86		
LGFA Investment Account	\$180,588.17		
Total Bank Accounts		\$201,526.03	
Other Current Assets			
ATO Payments & Refunds	\$1,100.64		
Total Other Current Assets		\$1,100.64	
Total Current Assets			\$202,626.67
Non-Current Assets			
Infrastructure	\$52,883,174.00		
Accum. Depr. Infrastructure	-\$11,898,714.28		
Land	\$477,000.00		
Access Roads	\$84,000.00		
Accumulated Dep Access Rd	-\$39,200.00		
Repairs / Renewals	\$591,879.00		
Accumulated Depreciation Repairs/Renewals	-\$197,293.60		
Total Non-Current Assets		\$41,900,845.12	
Total Assets			\$42,103,471.79
Liabilities			
Current Liabilities			
GST Liabilities			
GST Collected	\$30,067.00		
GST Paid	-\$16,272.85		
ATO Payments & Refunds	-\$15,171.00		
Total GST Liabilities		-\$1,376.85	
Other Current Liabilities			
Accrued Expense	\$82,248.78		
Cash Advance Debenture	-\$58.82		
Total Other Current Liabilities		\$82,189.96	
Total Current Liabilities			\$80,813.11
Total Liabilities			\$80,813.11
Net Assets			\$42,022,658.68
Equity			
Accumulated Surplus		\$15,974,461.00	
Asset Revaluation Reserves		\$30,364,320.11	
Retained Earnings		-\$4,464,707.49	
Current Year Surplus/Deficit		\$148,585.06	
Total Equity			\$42,022,658.68

This report includes Year-End Adjustments.

Agenda Item:	8.6
Committee:	GRFMA Board
Meeting Date:	25 June 2026
Title:	Executive Officer Report

Recommendation:

That the GRFMA receives the report.

On 28/06/2023 the GRFMA engaged LUVROK Pty Ltd to undertake GRFMA Executive Officer services, in accordance with the agreed contract for service, for the term 1 July 2023 to 31 December 2027.

Mr David Hitchcock is identified as the key person providing the services pursuant to the agreed terms. The contract provides:

***Services** means the services described in Item 10 of Schedule 1 or such other services as may be agreed in writing by the Principal and the Contractor from time to time.*

***Item 10 Schedule 1** In accordance with the requirements of GRFMA EO Key Performance Indicators 1 July 2023. The Contractor will report to the Board of the Principal and provide a written report at every Board meeting.*

A work management program has been established to identify and measure actions and resources required to deliver the services required.

The work management program reports on Annual Business Plan achievements and GRFMA Strategic Plan priorities, which is a work in progress.

Please refer to the separate attachment for the GRFMA Executive Officer work management plan,

Activities Update

GHD Pty Ltd (GHD) was engaged by Gawler River Floodplain Management Authority (GRFMA) to undertake the 2025 Intermediate Surveillance Inspection of Bruce Eastick North Para Flood Mitigation Dam.

The Intermediate inspection was undertaken in accordance with the Australian National Committee on Large Dams (ANCOLD, 2003) guidelines and represents compliance (in part) with the due diligence obligations of a dam owner in managing the dam to current guidelines, in lieu of any dam safety regulatory authority (or similar) in South Australia.

The 12/02/2026 GRFMA meeting subsequently resolved:

GB4/26 *That the GRFMA:*

- 1. Includes expenditure provision of \$100,000, for a Dam Safety Review, as recommended in the Intermediate Surveillance Inspection of Bruce Eastick North Para Flood Mitigation Dam 2025 Report (GHD) be included in the draft 2026/2027 GRFMA Budget and 2026/2027 Annual Business Plan.*
-

2. *Endorses the remaining report recommendation items, as below, be funded from the programmed funding outlined in the Bruce Eastick North Para Flood Mitigation Dam Maintenance Cost Analysis 2023-2032 (Chris Sale Consulting, 26th July 2022):*
- *Develop a Dam Safety Management Plan (DSMP) for the Dam. P2a Consultant \$5,000 - \$10,000.*
 - *Undertake a comprehensive update to the Dam Safety Emergency Plan (DSEP) in consideration of the recommendations made in the 2025 Intermediate Surveillance Report. P2a Consultant \$10,000 - \$20,000.*
 - *Undertake a comprehensive update the to the Operations Maintenance Manual (OMM) P2a in consideration of the recommendations made in the 2025 Intermediate Surveillance Report. Consultant \$10,000 - \$15,000.*
 - *Site based maintenance and minor repairs. P1and P2a GRFMA facilitate \$5,000 - \$10,000.*

See the attached summary of actions taken in response to the 2025 Intermediate Surveillance Inspection recommendations.

2026/2027 Insurance and Scheme Review

The Local Government Mutual Schemes, which include LGAWCS, LGAMLS, LGAAMF & LGIPF, are self-managed, discretionary Mutual Funds that retain risk and procure a range of reinsurances to protect the funds and Members.

The GRFMA is part of the Local Government Mutual Scheme and participates in the annual insurance renewal process, which includes Membership Renewal questionnaires and meetings to finalise coverage.

The Member renewal is an annual declaration with specific questions that facilitates input of updated information, such as changes to the GRFMA risk profile/operations, acquisitions and disposals. It is essential to provide the Scheme with accurate and current information to help negotiate the best terms and conditions, ensuring adequate protection for Members through the Mutual Schemes and Funds.

The Membership Renewal Declarations, as they apply to GRFMA, for 2026/2027 have now been completed by the GRFMA Executive Officer.

Requested insurances were confirmed at the 17/6/2026 renewal meeting with JLT.

This includes renewal of Cyber insurance, from 1 July 2026, and accident and journey insurance for the GRFMA Chairman, Audit and Risk Committee Chairman and Executive Officer.

Recommendations from the 3/10/2025 Intermediate Inspection Report (GHD)

Number	Recommended Action	Priority	Actioned via	June 2026	Dec 2026	June 2027	Cost Actual
R 2025(4.3.2) (b)	Repair handrails footings at the left abutment	P1	GRFMA		Scheduled		
R 2025(4.3.2) (a)	Remove vegetation and saplings from the left abutment block	P2a	GRFMA Completed where safe access available	☑			★
R 2025(4.3.2) (a)	Remove vegetation and saplings from the right abutment overflow channel	P2a	GRFMA Completed	☑			★
R 2025(4.3.3)(a)	Remove obstruction from the weir outlet.	P2a	GRFMA Completed	☑			★
R 2025(4.3.3)(b)	Remove any saplings > 300 mm in height from the rock at the left side of the stilling basin	P2a	GRFMA Completed where safe access available	☑			★
R 2025(4.3.3)(c)	Remove the deceased animal from the outlet weir of the stilling basin	P2a	GRFMA Completed	☑			★
R 2025 (4.3.4)(a)	Remove grass/vegetation from within 5 m of the secondary spillway, including any vegetation on the spillway	P2a	GRFMA Completed	☑			★
R 2025 (4.3.5)	Repair concrete around the right HLOP outlet to prevent future concrete spalling	P2b	GRFMA		To be Scheduled		
R 2025(5)(a)	Develop an instrumentation layout plan for the dam and include this in the OMM	P2b	Consultant Completed	☑			
R 2025 (5)(b)	Collect all available reservoir level and rainfall data to a single consolidated source.	P2a	BOM/DEW			To be Scheduled	
R 2025(5)(c)	Collate all available survey data to a consolidated source to plot the movement of the dam with time	P2b	Consultant Completed	☑			
R 2025(5)(d)	Confirm when the latest control survey was completed and document this in the dam log book	P2b	GRFMA	☑ Control survey	Dam logbook Scheduled		
R 2025(6.2)(a)	Develop a DSMP for North Para Dam	P2a	Consultant			Subject to completion Business Case	

Recommendations from the 3/10/2025 Intermediate Inspection Report (GHD)

Number	Recommended Action	Priority	Actioned via	June 2026	Dec 2026	June 2027	Cost Actual
R 2025 (6.3)(a)	Undertake a comprehensive update to the DSEP in consideration of the recommendations made in the 2025 Intermediate Surveillance Report of North Para Dam	P2a	Consultant			Subject to completion DSMP	
R 2025 (6.4)(a)	Undertake a comprehensive update to the OMM in consideration of the recommendations made in the 2025 Intermediate Surveillance Report of North Para Dam	P2a	Consultant			Subject to completion DSMP	
R 2025(7.2)(a)	Undertake a review of the flood handling capacity of the dam	P3	Consultant			Subject to completion Business Case	
R 2025 (7.3)(a)	Update the dam break consequence category with the incorporation of the revised hydrology data per ARR 2019 v 4.2	P3				Subject to completion Business Case	
R 2025 (7.3)(b)	Confirm the appropriateness of the assumption of 'adequate warning time' is provided for downstream PAR.	P3	GRFMA /SES			To be Scheduled	
R 2025 (7.3)(c)	Update inundation maps to show depth (m), level (m AHD), depth-velocity product, and the impacted PAR	P3	Consultant			Process of Business Case	
R 2025 (7.4)(a)	Undertake an updated stability assessment aligned with the guidance of ANCOLD (2013) to review the performance of the dam, including updated flood and seismic loading conditions	P2	Consultant			Process of Business Case	
R 2025 (7.5)(a)	Undertake concrete coring to verify the material design assumptions for the dam	P3	Consultant			Process of Business Case	
R 2025(7.6)(a)	Complete a Safety Review for North Para Dam per ANCOLD (2003).	P2b	Consultant				

Recommendations from the 3/10/2025 Intermediate Inspection Report (GHD)

Number	Recommended Action	Priority	Actioned via	June 2026	Dec 2026	June 2027	Cost Actual
R 2018(6)	The cracks in the second spillway should be visually monitored at each inspection for significant change	P2 (ongoing)	GRFMA	☒			
R 2025	Patch the porous concrete surfaces and chipped corners of the inlet chamber walls	Complete	GRFMA	☒			

*Accumulated total cost \$8,600

P1: Immediate action Critical actions that need to be undertaken immediately to safeguard the integrity of the dam or the safety of personnel. P2: Short-term action Operation, maintenance, minor works, investigation or monitoring issues required detailed attention or action, in addition to normal routine actions and monitoring. Note: P2a describes recommendations for action with 12 months and P2b describes recommendations to be actioned within 24 months. P3: Long-term action Lower priority, long-term operation, maintenance, minor works, investigation or monitoring issues that will require attention within 24-48 months. P4: Major works Items requiring capital works upgrades to address dam safety and/or business risks

GRFMA work requirements

Add your board's description here

EO Service requirements				
Name	Subitems	Status	Date	next scheduled
Maintain the business office of the Authority		Done	2026-06-17	
Prepare Agendas & Minutes Attend meetings		Done	2026-06-17	
Attend the minute actions as required		In progress	2026-06-17	
Management of the GRFMA strategic management documents	Strategic Plan, Long Term Financial Plan, Asset Management Plan	In progress	2026-06-17	2026-08-31
Subitems	Name	Status	Date	
	Strategic Plan	In Progress	2024-11-20	
	Asset Management Plan	Done	2024-10-08	
	Long Term Financial Plan	Done	2024-10-08	
Prepare the Annual Report.		Done	2026-07-01	2026-07-16
Prepare the Annual Business Plan, Budgets and reports		Done	2026-02-12	2026-06-30
liaise with constituent councils, Green Adelaide, Northern Yorke Landscape Board, Stormwater Management Authority		In progress	2026-04-06	
Engage with relevant federal and state ministers/MPs & CEOs		In progress	2026-06-17	
Actively pursue grant funding		Done	2026-02-03	
Proactively promote the works and activities of the Authority.		In progress	2026-06-17	
Report annually on progress with implementation of the SMP .		To be scheduled	2026-06-17	2026-06-30
Develop and implement a schedule of flood mitigation infrastructure works for the SMP		In progress	2027-04-30	
			2026-02-03 to 2027-04-30	2026-06-30 to 2026-08-31

Meeting agenda process				
Name	Subitems	Status	Date	next scheduled
Draft Agenda reports		Done	2026-06-17	2026-08-20
Forward drafts to Admin to format and compile		Done	2026-06-17	2026-08-20
Send Agenda to Board, Councils Town of Gawler webpage		Done	2026-06-19	2026-08-26
Draft minutes , KOS send to Admin to format		In progress	2026-06-24	2026-08-26
Send minutes and KS to Board, Councils, Town of Gawler webpage		In progress	2026-06-24	2026-08-26
Action minute resolutions and directions		In progress	2026-06-24	2026-08-26
			2026-06-17 to 2026-06-24	2026-08-20 to 2026-08-26

Strategic Plan Priority Actions				
Name	Subitems	Status	Date	next scheduled
Work to facilitate delivery of the objectives of the Gawler River Stormwater Management Plan		Done	2026-04-06	2026-06-30
Review, with Constituent Councils and stakeholders, design standards for infrastructure works including costs and benefits		In progress	2026-04-06	2026-06-30
In conjunction with the Constituent Councils, develop and implement a schedule of flood mitigation infrastructure works for the Gawler River referencing the Gawler River Stormwater Management Plan		To be scheduled	2026-04-06	2026-06-30
Working with the Constituent Councils, develop a framework to clearly articulate the respective roles and responsibilities of the Authority and the Councils and suitable partnering arrangements to maintain a low-cost base for the Authority.		Done	2026-04-06	2026-06-30
Continue to advocate for improved governance and funding arrangements for flood avoidance, resilience, and mitigation in South Australia		Done	2026-04-06	2026-06-30
Assist the Constituent Councils in communicating with general communities and specific interest groups in relation to flood mitigation for the Gawler River		In progress	2026-04-06	2026-06-30
			2026-04-06	2026-06-30

GRFMA Projects				
Name	Subitems	Status	Date	next scheduled
Deliver Stormwater Management Plan		Done	2025-11-04	
Engage with DHUD with Business Case completion		In progress	2026-02-03	2026-06-17
Market Test and appointment GRFMA Chairperson position		Done	2024-05-01	
Transition EO services to corporate status		Done	2023-06-30	
Deliver quarterly GFMA Audit Committee meetings	December 2022, June 2023, August 2022 Meeting, March 2023	Done	2026-04-06	2026-06-30
Subitems	Name	Status	Date	
	August 2022 Meeting	Done	2022-08-09	
	December 2022	Done	2023-12-12	
	March 2023	Done	2023-03-09	
	June 2023	Done	2023-06-06	
Prepare and finalise 25/26 Financial Statements		In progress	2026-06-30	2026-08-04
Deliver actions required from 2025 Dam Inspection Report		In progress	2026-06-30	2026-12-31
			2023-06-30 to 2026-06-30	2026-06-17 to 2026-12-31

Maintenance and Operations				
Name	Subitems	Status	Date	next scheduled
Delivery of scheduled maintenance at Dam as per Maintenance Cost Analysis 2023-2032.	signage, Inspections, Removal debri, Survey monument check, Engineer 5 yr inspection, Swales ,sumps and culverts, Access roads, Weeds, Gates and Fences	Done	2026-04-06	2026-05-01
Subitems	Name	Status	Date	
	Inspections	Done	2025-02-11	
	Access roads	To be scheduled	2025-02-11	
	Gates and Fences	In Progress	2025-02-11	
	Swales ,sumps and culverts	In Progress	2025-02-11	
	signage	In Progress	2025-02-11	
	Removal debri	In Progress	2025-02-11	
	Engineer 5 yr inspection	To be scheduled	2028-09-01	
	Survey monument check	To be scheduled	2027-02-10	
	Weeds	In Progress	2025-02-11	
Scheduled inspections and environmental management of land associated with the Dam location		Done	2026-02-03	2026-05-01
Revaluation of the Bruce Eastick North Para Flood Mitigation Dam (5 year program		Done	2024-02-01	2029-02-01
Continuation of the revegetation program		Done	2026-02-03	2026-06-30
Implementation of an Information Management Framework for a digital environment		Done	2024-06-26	
			2024-02-01 to 2026-04-	2026-05-01 to 2029-02-