

State Emergency Service

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24 July 2026

Mr Roger Howlett
Delegate (Chair)
Tasmanian Planning Commission

Via email: tpc@planning.tas.gov.au

CC: Richard.Jamieson@launceston.tas.gov.au
anushka.dissanayake@launceston.tas.gov.au

Dear Mr Howlett,

STATE EMERGENCY SERVICE SUBMISSION RESPONSE TO TPC DIRECTIONS LETTER DATED 10 JULY 2026 – LAUNCESTON DRAFT AMENDMENT PSA-LLP0029

In response to your directions letter to Representors dated 10 July 2026, regarding the Launceston Draft amendment PSA-LLP0029 – Levee Protected Areas Specific Area Plan (draft SAP), the State Emergency Service (SES) provide the following submission.

The TPC invited the SES, to provide a written submission on its view as to whether the draft SAP 'satisfies the relevant criteria in relation to the Tasmanian Planning Policies (TPPs)'.

The SES has identified several criteria from the TPPs that relate to managing risks associated with flood hazards, and provides the following comments.

Relevant Criteria

TPP - Policy and Objective	TPP -Strategies	SES comment
1.1 Growth <i>To plan for settlement growth that allocates land to meet the existing and future needs of the community and to deliver a sustainable pattern of development.</i>	2 Plan for growth that will: <i>a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to</i>	The draft SAP provides for controlled growth to continue to occur in an existing flood-prone settlement in keeping with strategy 2a). While there are risk-based limitations on growth, it is still provided for to enable the existing community to

	<i>allocating land for growth outside existing settlements</i> <i>d) discourage the development of land that:</i> <i>ii) is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;</i>	continue to be renewed and remain functional in response to the flood risk, now, and in the future, with consideration of climate change factored into the draft SAP provisions.
1.6 Design <i>To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.</i>	1 Encourage the use of urban design principles that creates, or enhances, community identity, sense of place, liveability, social interaction and climate change resilience. 7 Promote subdivision design that provides a functional lot layout that: <i>a) Is responsive to topography, site constraints and environmental values and hazards;</i> 8 Encourage the design, siting and construction of buildings to positively contribute to: <i>g) safe access and egress for pedestrian, cyclists and vehicles.</i>	The draft SAP Flood Risk Precincts have been determined inclusive of consideration to climate change to provide for more resilient use and development. The draft SAP provides for subdivision that is responsive and nuanced to varying flood risk across the SAP area. The draft SAP provides for design considerations that are responsive to flood risk in the Development Standards for Buildings and Works. Safe access and egress is provided for in the Emergency Management Standards and Flood Emergency Response Plan definition.
3.0 Environmental Hazards 3.3 Flooding <i>To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and to</i>	All strategies 1 – 7 Strategies 8 and 9 are not considered relevant.	The draft SAP provides for the relevant strategies (1 – 7) of <i>the TPP - Environmental Hazards – Flooding Policy</i> through: • Providing for the protection of human life, property and community infrastructure • Providing use and development standards

<i>reduce the cost to the community as a result of flood events.</i>		that support disaster resilient communities including consideration of emergency management and the requirement for a Flood Emergency Response Plan to support Performance Criteria solutions in several standards • Identifying and mapping flood hazard and risk categories known as Flood Risk Precincts • Providing standards that encourage use and development that is compatible with varying flood risk across the SAP area, including controlling intensification and not increasing risk of harm from flood to the existing community.
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If you have any questions regarding the matters raised in this submission, please contact Mr Chris Irvine, Manager SES Flood Risk Unit, through email, chris.irvine@ses.tas.gov.au, or call 6173 2700.

Yours sincerely,



Mick Lowe
EXECUTIVE DIRECTOR SES AND VOLUNTEERS