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From: Irvine, Chris [REDACTED]  
Sent: Monday, 6 June 2022 4:19 PM  
To: Dorset Council <dorset@dorset.tas.gov.au>  
Cc: Stewart, Ann <[REDACTED]>  
Subject: SES Representation - Dorset Draft Local Provisions Schedule

Please find attached the SES representation on the draft Dorset LPS.

Regards

Chris Irvine  
Manager, Flood Policy Unit

State Emergency Service, Department of Police, Fire and Emergency Management Cnr Argyle and Melville Streets  
Hobart GPO Box 1290, Hobart TAS 7001

[REDACTED]  
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Our ref: A22/137707

26 May 2022

Mr Tim Watson  
General Manager  
Dorset Council  
PO Box 21  
SCOTTSDALE TAS 7260

Dear Mr Watson

### **Representation – Dorset Draft Local Provisions Schedule**

Thank you for the opportunity to make a representation on the Dorset Draft Local Provisions Schedule (LPS). This representation raises matters related to:

- Flood-prone area hazards;
- Coastal inundation hazards; and
- Zoning.

#### **Flood-prone areas hazards**

The State Emergency Service (SES) notes that a Flood-Prone Areas Hazard Overlay, has been included as part of the draft LPS. The Dorset draft LPS Supporting Report states with respect to the Flood-Prone Areas Hazard Overlay, that the:

*"In 2016 Council - in partnership with SES – undertook updated flood modelling mapping for the Ringarooma River in Branxholm and Derby. This mapping is proposed for inclusion into the Dorset LPS and would trigger 'flood-prone hazard area' consideration under the Code. To facilitate this, all existing flood prone area overlays will transition to the Dorset Local Provision Schedule except for an existing flood prone area (located along the Ringarooma River between Branxholm and Derby) that will be superseded by this updated Branxholm-Derby flood mapping. As the new Branxholm-Derby flood mapping is not part of the 'transitioning' overlay, it will subsequently be able to be the subject of representations."*

SES supports the introduction of the updated Braxholm-Derby flood mapping into the Flood-Prone Areas Hazard Overlay.

SES take this opportunity to recognise the limited flood-prone areas mapping across Tasmania and inform Dorset Council that the State Government is undertaking a Tasmanian Flood Mapping Project. This project will deliver a state-wide comprehensive and consistent flood hazard map later this year. The map will be made available to planning authorities for

land use planning purposes, including updating or introducing LPS Flood-Prone Areas Hazard Overlays. The SES invite Dorset Council to participate in this project.

Until the state-wide flood hazard map is delivered, many flood-prone areas will remain unmapped within a LPS Flood-Prone Areas Hazard Overlay.

SES take this opportunity to confirm the absence of a Flood-Prone Areas Hazard Overlay in a LPS does not preclude the implementation of the Flood-Prone Areas Hazard Code.

The Flood-Prone Hazard Areas Code applies in a number of circumstances, including; to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is requested by a planning authority, as subject to risk from flood or that has the potential to cause increased risk from flood.

A planning authority may request such a report where it reasonably believes, based on information in its possession, that the land is subject to risk from flood, or has the potential to cause increased risk from flood.

SES is working to prepare draft guidance on what information a planning authority should use to determine if it reasonably believes that land is subject to risk from flood, or where a proposed use or development has the potential to cause increased risk from flood, including offsite impacts and damages.

In the interim, SES suggests that, to determine if it reasonably believes land is subject to risk from flood, or where a proposed use or development has the potential to cause increased risk from flood, including offsite impacts and damages, planning authorities should have regard to the best, publicly available flood hazard information including:

- Flood-prone Areas Hazard Overlays
- any report adopted by a council in accordance with the *Building Regulations 2016* and *Director's Determination – Riverine Inundation Hazard Areas*;
- any flood study available on the Australian Flood Risk Information Portal;
- any flood hazard report prepared in accordance with the Flood-Prone Areas Hazard Code; any flood marks, photos, or other historical evidence that are publicly discoverable;
- Flood Data books available from the Department of Natural Resources and Environment; and,
- the modelled 2016 flood high water mark extent map available on ListMap (layer called June 2016 Flood HWM Extent).

### **Coastal inundation hazards**

SES notes the draft LPS has incorporated the Coastal Inundation Hazard Code and Overlay. The Code overlay mapping, and Code list in *LAT – Table C11.1 – Coastal Inundation Hazard Bands AHD Levels*, have been informed by the appropriate data source, (*Coastal Hazards Technical Report*, prepared by the Department of Premier and Cabinet (DPAC) in 2016), and prepared in accordance with the *TPC Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application*.

SES supports the use of this information in the draft LPS to enable the full application of the Code and the *Director's Determination – Building Requirements for Coastal Inundation Hazard Areas*, which commenced on the 16 March 2020, and will apply when the LPS is made.

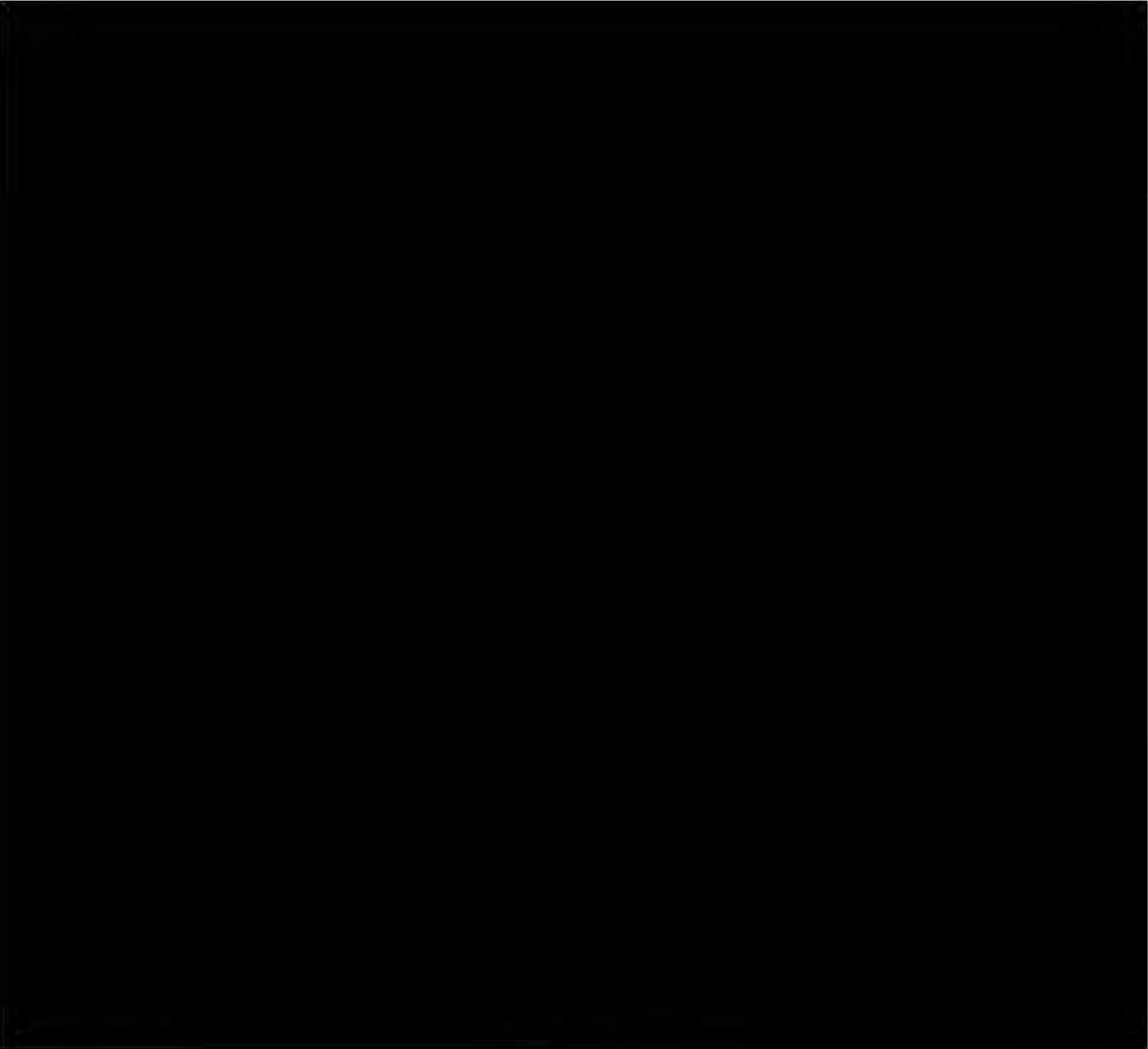
## **Zoning and Specific Area Plans (SAPs)**

SES notes there are changes in zoning in the transition from the Interim Planning Scheme to the draft LPS. SES supports the use of zones that provide for the management of density in flood-prone and coastal inundation hazardous areas.

Yours sincerely



**Leon Smith  
A/Director**



**From:** Odin Kelly [REDACTED]  
**Sent:** Monday, 6 June 2022 2:48 PM  
**To:** Dorset Council <dorset@dorset.tas.gov.au>  
**Cc:** Anita Bourn [REDACTED]  
**Subject:** TasNetworks submission on Dorset LPS

Dear Dorset Council

Please find attached TasNetworks representation regarding the draft Dorset Local Provisions Schedule.

Please don't hesitate to contact me if you require any further information.

It would be appreciated if you could please confirm receipt of this representation.

Regards