
From: Kendy [REDACTED]
Sent: Thursday, 29 June 2023 12:57 PM
To: Representation
Cc: bradibi
Subject: Representation for Flood Prone Review [REDACTED], Sandy Bay
Attachments: Representation Flood Overlay [REDACTED] Sandy Bay.pdf

Hi
Please find attached our representation for the above 2 addresses.

I look forward to having this position reviewed and corrected.

Thanks

Kendy Morgan
[REDACTED]

27/6/2023

Representation for Hobart Draft Local Provisions Schedule – Flood Prone Area Hazard Overlay in respect of [REDACTED] Sandy Bay

We are writing to you with regard to a letter received from you dated 27/4/23 in respect to flood zoning changes which designates our properties (above) as being within a flood zone as a result of stormwater overflow.

The map is incorrect and does not represent the actual situation or elevation on our properties. We understand that the flood assessment was only an approximation of flood extent as explained on Council's website, and believe we have additional detail for our properties that will allow the approximation to be revised.

Given the additional information we provide below, we would like to formally dispute this designation and request reconsideration to correct the map to the actual position and location of the map and its subsequent waterflow.

No-one has accessed our properties to confirm the location of the stormwater drain when creating the new flood zone map. If they had it would have been clear that there is:

- A stormwater drain at the very bottom of the [REDACTED] property
- This stormwater drain is surrounded by a 3 feet tall concrete block wall on 3 sides protecting both properties (albeit needing some repair which has been organised, Quote attached)
- With the natural principle of water flow, water does not run uphill and therefore the proposed map is incorrect and does not encompass as much of the [REDACTED] property as it shows. In fact it is a tiny amount (3 feet wide by 10 feet long). Only this 3x10 feet section should be noted on the flood zone map. There is a clear separation between the pit that contains the stormwater and the rest of [REDACTED]. This pit more than adequately protects the remainder of the property's above.
- With the 3 feet high wall none of [REDACTED] will be affected and the map should be updated.
- The height differential between the house and the drain, coupled with the hill's slope, acts as an effective barrier against potential flooding upwards.

I recognise the councils primary concern is the safety of residents and their properties. However, flood zone designations can have a substantial impact on insurance premiums and property values as well as peace of mind for residents to am sure that rectifying the map to be true and correct is in the best interests of all parties.

It is critical that these designations are accurate and truly reflect the actual property.

In light of the above I kindly request a comprehensive review and revision of the map due to the fact that the drain is located in a pit 3 feet lower than 44 Beddome St (not affecting 2/46 Beddome at all) and is only a section measuring 3x10ft. The map does not accurately reflect this.

I am more than willing to facilitate any site visits or provide further information as required.

I trust that upon review, there will be agreement that the unique topography of my property and that the drain is in a pit lower than any of my other property it is impossible for any other land outside of this pit to flood if there is an event. This mitigates the risk of flooding on the remainder of my property, thus warranting a reconsideration of the flood zone designation.

I look forward to a favourable response and for common sense to prevail and that the true nature of the flood risk to my property is realised and changed.

HCC Proposed Flood Zone



Source HCC Draft LPS-Overlay-Maps---C12.0 flood (blue indicates HCC planned path)

My Proposed Flood Zone based on Actual Stormwater Drain location and Proximity to Boundary



Source HCC Draft LPS-Overlay-Maps---C12.0 flood (Green indicates my proposed planned path based on location of stormwater pit)

Photos

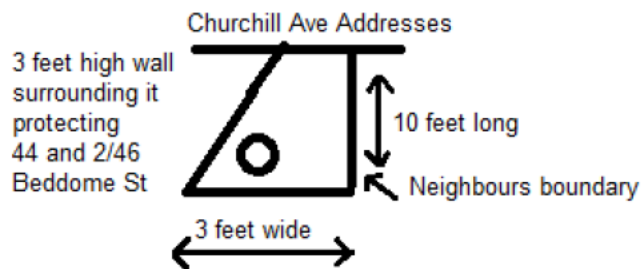
Approximate location of the Stormwater drain



Source: Google Maps

Photo of the stormwater drain and that it is lower than the remainder of my property

The stormwater drain is located at the bottom edge of my property boundary and is located down a 3 feet shaft which surrounds it.



3 feet high wall all around there is no way water will reach above this in an event.

3ft tall between stormwater lid
and top of wall

Slope downward



Wall Repair Quote

ABN 18789775227
Jo Carroll,

27/6/23

Quotation

To rebuild/repair retaining wall
surrounding storm water pit
3ft high as previous

\$1,000 + GST

for Cash