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22 June 2020

Mr John Jordan
General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Index No. S02-13-002			
Doc No.			
ROVD	14 AUG 2020		MVC
Action Officer	JO	Dept.	I
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Dear Mr Jordan,

Representation – Substantial Modifications – Meander Valley Draft Local Provisions Schedule

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

- Deletion of the Kimberly Specific Area Plan; and
- Rezoning of land in Kimberly.

Deletion of the Kimberly Specific Area Plan

The Tasmanian Planning Commission (TPC) has directed Meander Valley Council (MVC) planning authority to delete the Kimberly Specific Area Plan (SAP) from the draft LPS. SES notes that the deletion of the Kimberly SAP will result in the removal of the local area Development Standards for Subdivision, which manages flood risk by prohibiting the creation of new lots. Flood-prone land in the Kimberley SAP is described in the Flood-Prone Area Overlay. In the absence of the Kimberly SAP development standards for subdivision, the State Planning Provisions (SPP) – Flood-Prone Area Hazard Code, section C12.7 Development Standards for Subdivision, may deliver suitable alternative provisions.

Rezoning of land in Kimberly

The TPC has directed MVC planning authority to rezone land east of Railton Road from Rural Living D to Rural Living B. This change has the potential to enable new lots in a known floodplain and increase flood risk in this locality. Table 1 below describes the minimum lot sizes for the Rural Living zone, (State Planning Provisions - 11.5 Development Standards for Subdivision):

Rural Living Zone A	1ha
Rural Living Zone B	2ha (proposed substantial modification)
Rural Living Zone C	5ha
Rural Living Zone D	10ha (exhibited in the draft LPS)

Table 1: SPP - section 11.5 Development Standards for Subdivision – minimum lot sizes

In its original representation (representation number 5), SES considered the proposed zoning in the Kimberly SAP and supported the Flood-Prone Area Hazards Overlay.

The Meander Valley municipality, including Kimberly, was significantly impacted by the June 2016 flood event. The Tasmanian Government prepared a statewide flood extent model of the June 2016 floods. This model was based on cross-sections of observed high water marks, including across Coilers Creek and the Mersey River at Kimberly. Two maps showing the modelled June 2016 flood extent and cross sections at Kimberly are attached.

SES recognises the limitations of this map to fully inform a Flood-Prone Areas Hazard Overlay. The map can assist an assessment of the development potential of a rezoning to Rural Living B that considers the potential flood risk, and to assess the comprehensiveness of the existing Flood-Prone Area Hazards Overlay.

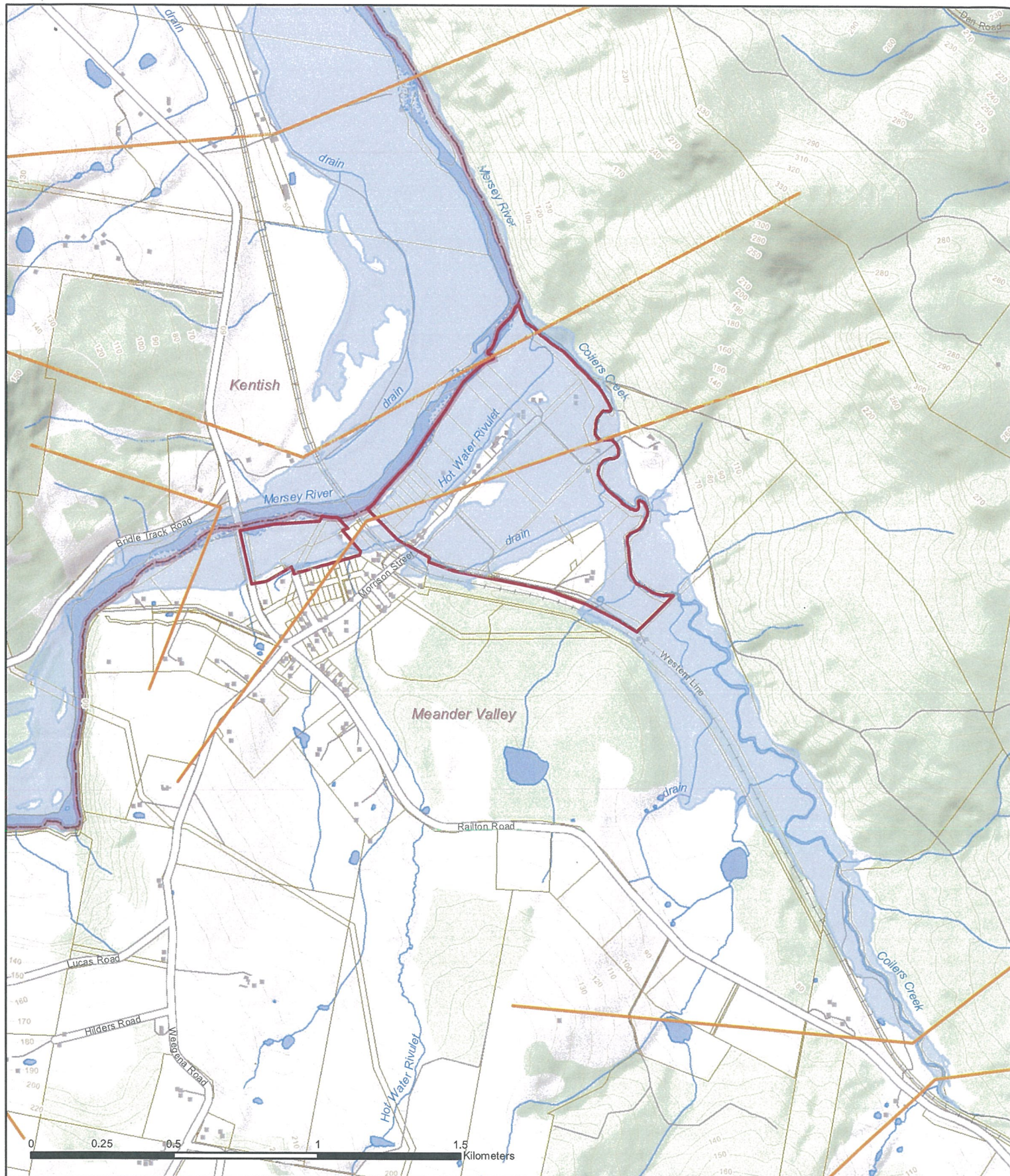
SES recommends the Flood-Prone Areas Hazard Overlay be reviewed for adequacy including; if the flood studies that have informed the overlay included inflow from both Coilers Creek and the Mersey River, and if the overlay includes likely inundation areas in the parcels identified for rezoning to Rural Living B.

SES supports the rezoning, if MVC considers the flood studies used to developed the Flood-Prone Area Hazards Overlay for this area have adequately considered the 1% AEP flood risk to include inflow from Coilers Creek to the Mersey River and coincident flooding from these waterways.





Yours faithfully




Andrew Lea ESM
Director



Legend

-  Rural Living Zone
-  June 2016 Floods HWM Cross Sections
-  June 2016 Floods HWM Flood Extent
-  Local Government Authority
-  Cadastral Parcels

 Data Sources: June 2016 Floods HWM Flood Extent and Cross Sections: State Emergency Services Tasmania; Basemap Data from www.theLIST.tas.gov.au State of Tasmania

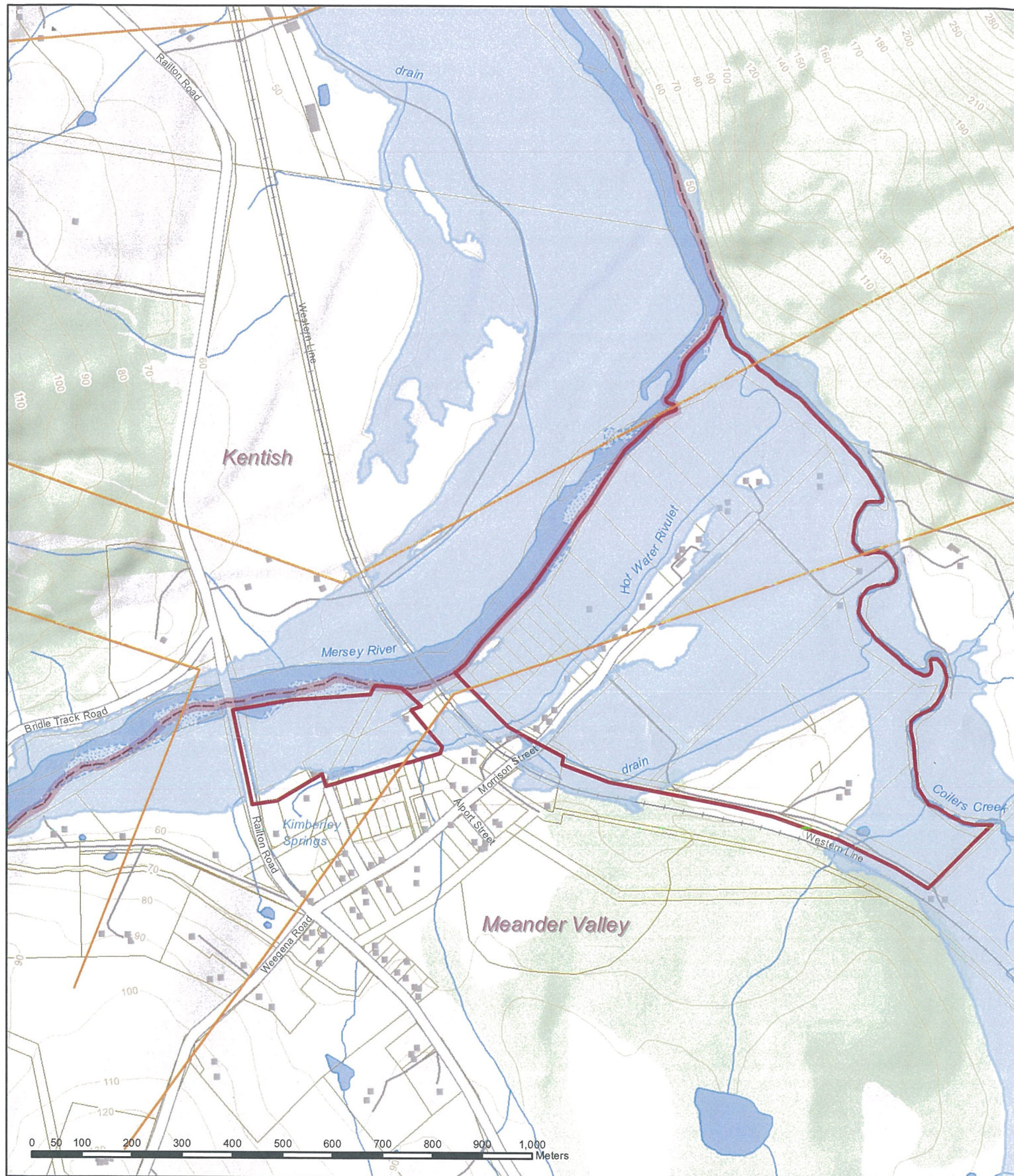
Disclaimer: While all efforts have been taken to ensure the accuracy of this product, there may be errors or omissions in the data presented. Users are advised to independently verify all data for accuracy and completeness prior to use.

Town of Kimberley

Statewide Flood Extent Model
of the June 2016 Floods,
showing Coilers Creek Cross Sections




Scale: 1:17,500
Coordinate System: GDA 1994 MGA Zone 55
Date: 11/08/2020
Publisher: SES Tasmania, Flood Policy Unit



Legend

- Rural Living Zone
- June 2016 Floods HWM Cross Sections
- June 2016 Floods HWM Flood Extent
- Local Government Authority
- Cadastral Parcels

 **Data Sources:** June 2016 Floods HWM Flood Extent and Cross Sections: State Emergency Services Tasmania; Basemap Data from www.theLIST.tas.gov.au@State of Tasmania

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Town of Kimberley

Statewide Flood Extent Model
of the June 2016 Floods



Scale:	1:10,000
Coordinate System:	GDA 1994 MGA Zone 55
Date:	11/08/2020
Publisher:	SES Tasmania, Flood Policy Unit