

From: [Anushka Dissanayake](#)
To: [TPC Enquiry](#)
Cc: [Blyth, Louise](#); [Richard Jamieson](#)
Subject: Response to Direction 2 – Draft Planning Scheme Amendment PSA-LLP0029
Date: Friday, 31 July 2026 11:07:52 AM
Attachments: [Levee Protected Areas SAP \(Post Hearing Amendments\) with track changes - 31.07.2026 .docx](#)
[Submission in relation to the Tasmanian Planning Policies.pdf](#)
[PSA_LL0029 - Submission- Direction 2.pdf](#)

Dear Commission,

Please find attached the following documents in response to Direction 2 issued on 10 July 2026:

- a) Amended Flood Levee Protected Areas Specific Area Plan
- b) Submission in Response to the Tasmanian Planning Policies (TPPs)
- c) Submission in Response to the Matters Raised in Direction 2

Please let me know if any further information is required.

Kind regards,

Anushka

Anushka Dissanayake

Town Planner

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30 July 2026

Mr. Roger Howlett
Delegate (Chair)
Tasmanian Planning Commission

Attention: Ms Louise Blyth

Dear Mr Roger,

**Tasmanian Planning Scheme - Draft planning scheme amendment
Launceston - PSA-LLP0029
Response to Matters Raised in Direction 2**

The following submission has been prepared in response to the matters raised by the Tasmanian Planning Commission under Direction 2 for Draft Planning Scheme Amendment PSA-LLP0029.

Comment - (a)

LAU-S17.1 Plan Purpose:

The Plan Purpose does not currently identify all the matters that the standards in the SAP cover, specifically emergency management and dangerous goods and hazardous materials. Please provide an amended Plan Purpose that covers the matters in the standards, preferably in the order that the standards appear, unacceptable uses, intensity of use, dangerous goods and hazardous materials, emergency management, limiting risk and building resilience.

Current Plan Purpose

LAU-S17.1.1 The purpose of this Specific Area Plan is to minimise the risk to human life and damage to property caused by flooding and ensure that use and development of land protected by levees is managed to:

- a. To prevent the establishment or intensification of use and development with an unacceptable risk
- b. ensure consideration of the flood risk in the location of future land uses; and
- c. require new buildings to be resilient to the impacts of flood inundation.

Response

Proposed Plan Purpose

LAU-S17.1.1

The purpose of this Specific Area Plan is to minimise the risk to human life, property and the environment caused by flooding and ensure that the use and development of land protected by levees is appropriately managed by:

- a. preventing uses and development that presents an unacceptable risk when subject to, or isolated by, flood inundation;
- b. limiting the intensity of uses and development to ensure that flood risk remains tolerable over the intended life of the use and development;
- c. ensuring dangerous goods and hazardous materials are stored, handled and managed to avoid or minimise adverse impacts on human life, property and the environment during flood events;
- d. ensuring emergency management arrangements are incorporated into the design, operation and ongoing management of use and development to minimise risks during flood events;
- e. ensuring flood risk is appropriately considered in the location, design and ongoing management of use and development to avoid, reduce or manage risks associated with flood inundation; and
- f. requiring buildings and works to be designed and constructed to be resilient to the impacts of flood inundation.

I. Comment - (b)

Clause 5.3.3 of the SPPs does not permit a SAP to override the administrative provisions in clauses 3.0 - 6.0 or general provisions in clause 7.0. For example, the current definition for 'hazardous materials' in the SAP is the same as the SPPs definition for 'hazardous chemical of manifest quantity'. The SAP should defer to the SPPs definition or redefine the meaning of hazardous materials that has specific application to the SAP.

Response

The SAP has been updated to include the definition of "hazardous chemical of a manifest quantity", which refers to the relevant definition contained within the State Planning Provisions (SPPs).

II. Comment - (c)

The SAP defines 3 reports; comprehensive risk assessment, flood emergency response plan and flood hazard report. While each report has a specific function there is considerable overlap specified in the matters that each is to address. None of the reports appear to address dangerous goods and hazardous materials and, in some instances, more than one report is required to address a single standard. The various reports can add to the extent and complexity for permit applications.

The Commission notes that there appear to be 4 categories which the standards of the SAP aim to control, these are:

- 1) Use,*
- 2) Development,*
- 3) Emergency Management and*
- 4) dangerous goods and hazardous materials*

This leads to the Commission's query as to whether there can be one defined report that has a common set of information requirements then perhaps 4 sub-sections that address specific requirements. This approach means only one report being defined and required with just the relevant section(s) needing to be addressed.

An alternative approach is the identification of 4 separate reports each of which targets a specific concern. In addition, whichever approach is taken the definition in the SPPs for suitably qualified person should serve without the need for the SAP to request the qualifications and experience of the person preparing the report.

Response

The previously defined three reports has been replaced with one defined report, the 'Comprehensive Flood Risk Assessment'. The applicable performance criteria requirements in the SAP have also been amended to align with the proposed definition.

The proposed definition is as follows;

Comprehensive Flood Risk Assessment means a report prepared for a site by one or more suitably qualified persons, that must include:

- (a) details of, and be signed by, the person or persons who prepared or verified the report, including identification of the relevant part or parts of the report for which each person is responsible;

- (b) confirmation that each person who prepared or verified a part of the report has appropriate qualifications and expertise relevant to the matters addressed in that part of the report;
- (c) confirmation that the report has been prepared in accordance with any methodology, guideline or advice published by a Tasmanian State authority relating to flood risk management, emergency management, hazardous materials management or climate change; and
- (d) Evidence-based conclusions on the proposed use and/or development, addressing the matters relevant to the proposal and as required by the applicable Performance Criteria, including:

(i) Flood risk, whether the proposed use and/or development is likely to cause or contribute to the occurrence of flooding on the site or adjacent land and whether it can achieve and maintain a tolerable level of flood risk for the intended life of the use and/or development, having regard to:

- a. the nature, intensity and duration of the use;
- b. the type, form, scale and intended life of the development;
- c. flood hazard, including the likely depth, velocity, rate of rise, duration and warning time for flood events;
- d. the exposure of people, property, infrastructure, utilities and services to flood risk;
- e. the vulnerability of persons likely to be present on the site;
- f. the vulnerability and resilience of buildings, works, infrastructure, utilities and services to flood impacts;
- g. the likely change in the level of risk over the intended life of the use and/or development, including projected climate change conditions;
- h. the ability of the use and/or development to adapt to a change in the level of risk;
- i. flood events up to and including extreme events greater than a 1% AEP flood, including overtopping or breach of levees where relevant;
- j. whether the use and/or development is likely to cause or contribute to flooding on the site or adjoining land;
- k. any measures required to avoid, reduce, manage or mitigate flood risk within or beyond the boundary of the site; and
- l. any other matter relevant to the ongoing management of flood risk;

(ii) Flood emergency response plan, where relevant to the proposed use and/or development, including whether persons on the site can be safely managed during a flood emergency, having regard to:

- a. the number and vulnerability of persons likely to be present on the site, including any persons requiring assistance during a flood emergency;
- b. the available warning time for flood events, including extreme floods involving the overtopping or breach of levees at the closest point in the levee;
- c. the reliability, capacity and safety of any evacuation route or access to a safe refuge and/or assembly area, having regard to Tasmanian evacuation planning principles;
- d. the procedures for warning, evacuation, shelter-in-place, emergency communication and assistance to persons requiring support;
- e. the availability and suitability of safe refuge for all potential floods up to the year 2090;
- f. the roles and responsibilities of owners, operators, staff, occupants and emergency services in implementing the plan, consistent with Tasmanian Emergency Management Arrangements;
- g. the requirements post event recovery;
- h. arrangements for maintaining, testing and reviewing the plan over the intended life of the use or development; and
- i. any matter specifically required by Performance Criteria in this code.

(iii) dangerous goods and hazardous materials management, including whether the storage, use or management of dangerous goods or hazardous materials can be appropriately managed during flood events, having regard to:

- a. the type, quantity and characteristics of the materials;
- b. potential impacts on people and the environment;
- c. measures required to prevent, minimise or manage flood-related impacts; and
- d. ongoing management and emergency response arrangements; and
- e. any matter specifically required by the applicable Performance Criteria in this Code.

III. Comment - (d)

LAU-s17.6.2 A2 (b)(ii) in the draft SAP specifies a maximum floor area for visitor accommodation. The SPPs include a use standard in relation to visitor

accommodation which is essentially the same as proposed. If this approach is to be taken, then the SPP wording should be used.

Further it is considered that the standard is not required where it already exists in the underlying zone, for example in the General Residential zone.

In addition, the floor area standard is not necessary to be included where the underlying zone prohibits visitor accommodation. Submissions are sought on whether the maximum floor area use standard is required at all, given the provisions of the SPP's. If it is, then wording from the SPP's should be used and restricted to those zones that the Planning Authority consider necessary.

Response

Most of the underlying zone provisions include an Acceptable Solution limiting visitor accommodation within a dwelling to a gross floor area of not more than 200m² per lot. However, where a proposal is unable to meet the Acceptable Solution, the underlying zone provisions provide a Performance Criteria pathway that may allow visitor accommodation uses exceeding 200m² to be considered.

The intent of LAU-S17.6.2 A2(b)(ii) is to ensure that where visitor accommodation exceeds the 200m² threshold, the proposal is assessed against the flood risk-related Performance Criteria of the SAP. This provides an additional assessment pathway that specifically considers flood risk associated with the use, including the ability to manage flood risk during flood events. These matters are not specifically addressed by the underlying zone provisions.

Accordingly, it is considered that the additional SAP control for Visitor Accommodation use remains appropriate for managing flood risk within the Flood Levee Protected Areas.

IV. Comment - (e)

There remain drafting details that we invite review including to confirm that the SAP does not duplicate or alter the meaning of words in the SPPs and to delete unnecessary words for example where the objectives for the standards refer to both 'establishment' and 'new', neither words are required and should be deleted.

Response

The clause LAU-S17.6.1 Unacceptable Uses of the SAP has been updated in accordance with the Commission's comment.

Comment - (f)

As foreshadowed at the hearing, the Tasmanian Planning Policies (TPPs) have been made and took effect on 1 July 2026. The draft amendment must now be assessed as to whether it 'satisfies the relevant criteria in relation to the TPPs' (Section 34(2)(da) Land Use Planning and Approvals Act 1993).

Response

A separate submission has been provided to address this requirement.

I trust that the information provided addresses the matters raised in Direction 2. Please contact me on 6323 3787 or anushka.dissanayake@launceston.tas.gov.au, if any further information or clarification is required.

Yours sincerely,



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Anushka Dissanayake

Town Planner

30 July 2026

Mr. Roger Howlett
Delegate (Chair)
Tasmanian Planning Commission

Attention: Ms Louise Blyth

Dear Mr Roger,

**Draft Planning Scheme Amendment PSA-LLP0029
Submission in Response to the Tasmanian Planning Policies (TPPs) –
Direction 2 Requirements**

Council provides the following submission in response to the matters raised by the Tasmanian Planning Commission under Direction 2 for Draft Amendment PSA-LLP0029 – Proposed LAU-S17 Flood Levee Protected Areas Specific Area Plan (SAP), particularly in relation to the matter identified under section (d).

This has been prepared in accordance with section 34(2)(da) of the Land Use Planning and Approvals Act 1993 (LUPAA). The Tasmanian Planning Policies (TPPs) came into effect on 1 July 2026, requiring amendments to the Local Provisions Schedule to be assessed against the policies. The provision of LUPAA is as follows:

34. LPS criteria...

(2) The LPS criteria to be met by a relevant planning instrument are that the instrument –...

(da) satisfies the relevant criteria in relation to the TPPs;...

As demonstrated in the assessment below the proposed planning scheme amendment - LAU-S17 Flood Levee Protected Areas Specific Area Plan (SAP) is considered to satisfy the criteria and be supportive of, the outcomes sought by the TPPs. The amendment specifically satisfies the Climate Change Statement and the relevant policies relating to Settlement, Environmental Values (including Waterways, Wetlands and Estuaries), Environmental Hazards (including Flooding), and Planning Processes.

The Specific Area Plan (SAP) that forms the amendment has been informed by a significant body of technical investigations, including the BMT North and South Esk Rivers Flood Modelling and Mapping Update (2019), the Molino Stewart Land Use Planning in Levee Protected Areas: Flood Risk Assessment and Mapping (2022), and the GLN Land Use Planning in Levee Protected Areas (2022). These studies provide an evidence-based approach for the application of risk-based planning controls, including consideration of flood behaviour, future climate change scenarios, and the consequences of potential levee failure or overtopping.

Climate Change Statement

The TPPs recognise that Tasmania is projected to experience significant climate change impacts, including increased temperatures, changes to rainfall patterns, increased rainfall intensity, sea level rise, and more frequent and intense extreme weather events. The TPPs identify that land use planning has an important role in supporting climate adaptation by ensuring that future development is resilient to changing environmental conditions and that risks associated with climate change are appropriately considered in planning decisions.

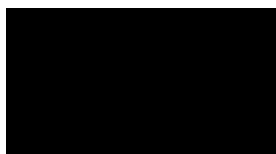
The proposed amendment directly supports this by incorporating climate change considerations into the flood risk assessment and modelling that informed the proposed planning scheme amendment. The associated background study recognises the important role of the existing levee system in reducing flood risk, while acknowledging that residual risk and the level of protection may change over time due to projected climate change impacts, including increased flood intensity, sea level rise, changing rainfall patterns and catchment behaviour.

Accordingly, the amendment provides a risk-based and adaptive planning approach that seeks to avoid inappropriate development in high-risk areas, support appropriate adaptation responses and resilient community outcomes.

The assessment (Attachment 1) below demonstrates how the proposed amendment aligns with the relevant TPPs and their objectives and strategies. All other policies have been considered in this assessment.

If you have any queries in relation to this, please contact me on 6323 3787 or anushka.dissanayake@launceston.tas.gov.au.

Yours sincerely,



Anushka Dissanayake

Town Planner

Attachment 1

Applicable Policy, Objective and Strategies	Assessment
Policy: 1.0 Settlement	The proposed amendment supports a sustainable pattern of development by ensuring that future use and development appropriately consider flood risk. It discourages use and development in areas where an acceptable level of flood risk cannot be achieved and establishes planning controls to ensure that use and development are appropriately located, designed and managed to minimise flood risk.
1.1 Growth Objective 1.1.2: 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. Applicable Strategy - 2 (d) ii: Discourage the development of land that is subject to environmental hazards where a tolerable level of risk cannot be achieved or maintained;	
1.6 Design Objective 1.6.2: To create functional, connected and safe urban spaces that positively contribute to the amenity, sense of place and enjoyment experienced by the community.	The proposed amendment is consistent with this objective and the relevant strategies as it provides a planning framework that supports safe, and climate-resilient use and development within the Flood Levee Protected Areas in Launceston. The Flood Risk Precincts identified in the SAP reflect the assessed level of flood risk and provide a risk-based framework to guide future use and development, ensuring flood risk is appropriately managed and community resilience is strengthened.

Applicable Strategies - 1.6.3 7. Promote subdivision design that provides a functional lot layout that: a) is responsive to topography, site constraints and environmental values and hazards;	The proposed amendment (SAP) provides for subdivision outcomes that respond to varying flood risk across the SAP area by limiting opportunities for inappropriate intensification of residential development in areas subject to higher flood risk. The subdivision provisions ensure that the creation of additional lots capable of future residential development occurs only where flood risk can be appropriately managed. Overall, the proposed amendment supports the creation of safe and resilient urban environments by ensuring that land use, subdivision and building design outcomes appropriately respond to environmental hazards (flood risk) and the projected impacts of climate change.
Policy: 2.0 Environmental Values	The proposed amendment seeks to minimise adverse impacts of flood events on human life, property and the environment by guiding uses and development within the overlay area.
2.2 Waterways, wetlands and estuaries Objective 2.2.2: To protect and improve the quality of Tasmania's waterways, wetlands and estuaries. Applicable Strategy - 2.2.3 (6) 6. Promote the collaboration and coordination of catchment management across the State and the implementation of integrated catchment management that considers the downstream impacts of land use	The provisions relating to dangerous goods and hazardous materials require appropriate storage, handling and management to avoid or minimise potential impacts on the environment during flood events. This assists in protecting downstream waterways, wetlands and estuaries and related environments from potential contamination or adverse impacts resulting from inappropriate use or development during flood events.

and development on water quantity and quality, and freshwater, coastal and marine environments.	
Policy: 3.0 Environmental Hazards	
3.3 Flooding Objective 3.3.2: To minimise the impact of flood hazards that have the potential to cause harm to human life, property and infrastructure and to reduce the cost to the community as a result of flood events. Applicable Strategies - 3.3.3 1. Identify and map land that is vulnerable to flooding based, as a minimum, on a 1% Annual Exceedance Probability (AEP) flood event, or an alternative as determined by the State Government for the management of flood risks associated with climate change and other matters. 2. Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to flood hazards	The proposed amendment provides a risk-based planning framework to manage flood risk within the Flood Levee Protected Areas in launceston, consistent with Objective 3.3.2 of the Environmental Hazards (Flooding) Policy under the TPPs. The SAP is informed by detailed flood modelling, flood risk assessments and consideration of current and future climate change impacts. It establishes planning controls to manage residual flood risk, avoid inappropriate intensification of development in high-risk areas, and support resilient development outcomes. The SAP supports the outcomes sought by TPP 3.3 – Flooding, as outlined under each applicable strategy below. Strategy 1 - The SAP establishes mapped Flood Risk Precincts (High, Medium and Low Flood Risk Precincts) based on the residual flood risk associated with the levee-protected floodplain. These precincts are derived from detailed hydraulic modelling and flood risk assessments, incorporating at least a 1% Annual Exceedance Probability (AEP) flood event together with consideration of levee overtopping, levee failure and projected climate change impacts. The mapping provides the statutory basis for applying planning controls proportionate to the level of flood risk. Strategy 2 – The SAP addresses this strategy by restricting or preventing land uses that are unable to achieve or maintain a tolerable level of flood risk during a flood event. The SAP prohibits multiple dwellings within the High Flood Risk Precinct, and uses such

that cannot achieve and maintain a level of tolerable risk from flood. 3. Consider and plan for the cumulative impacts of use and development on flooding behaviour. 4. Avoid locating, or intensifying, incompatible use and development on land subject to flood hazards unless hazard reduction and protection measures are considered and, where appropriate, incorporated into the planning and ongoing functioning of the use and development to reduce the level of risk to people, property and infrastructure to a tolerable risk level. 5. Avoid locating use and development on land subject to flood hazards, where a level of tolerable risk cannot be achieved and maintained, that involves: a) the storage of hazardous materials that if impacted by flooding may result in the release of materials, increasing the risk to public health and the environment caused by the flood hazards; b) activities where vulnerable people are gathered, who may not be able to respond, evacuate or protect themselves in the event of a flood; and	as residential care facilities, retirement villages, respite centres and assisted housing are proposed to be limited to the Low and Medium Flood Risk Precincts. Custodial facilities are also prohibited, and uses including liquid fuel depots and significant community infrastructure (as defined) are only permitted within the Low Flood Risk Precinct, where the level of flood risk is lowest. Strategy 3 – The SAP addresses cumulative flood risk impacts by requiring, where relevant, proposed development to be supported by a comprehensive Flood Risk Assessment. The assessment considers whether a proposal may alter flood behaviour, interact with floodwaters or increase flood impacts beyond the site boundaries. It also requires consideration of future climate change impacts and the identification of appropriate measures to avoid, minimise or mitigate potential flood impacts on surrounding areas. Strategy 4 – The SAP addresses this strategy by managing the intensity of uses that present an unacceptable risk when subject to, or isolated by, flood inundation. Further, the SAP limits the scale of residential development within the High and Medium Flood Risk Precincts and requires applications that do not meet the relevant Acceptable Solutions to demonstrate, through a Comprehensive Flood Risk Assessment, that flood risk can be reduced to and maintained at a tolerable level over the intended life of the development. The SAP further supports this strategy with standards for minimum floor levels, structural resilience and emergency management planning. These standards ensure that future use and development within the SAP area appropriately considers flood risk and incorporate measures to avoid, reduce or manage potential impacts on human life, property and infrastructure.
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6. Consider and support use and development that will assist in managing emergency responses and recovery to flood events including the provision of, and safe and efficient access to, evacuation centres, emergency accommodation and medical centres.
7. Support the development of flood mitigation infrastructure that has the capacity to lower the risk of flood hazards and provide greater protection to human life, property and infrastructure, if:
 - d) careful consideration is given to the appropriateness of intensifying the use and development of the area being protected to avoid exposing additional people, property and infrastructure to flood hazards, especially considering the unpredictability of climate change induced flood events.

Strategy 5 (a) and (b) – The SAP supports this strategy by specifically addressing uses involving the storage of dangerous goods or hazardous chemicals of a manifest quantity. The SAP requires these uses to be supported by a Comprehensive Flood Risk Assessment that considers the nature and quantity of materials, potential impacts on people, property and the environment, emergency management arrangements, and ongoing risk management measures.

The SAP also includes standards to manage the location of vulnerable uses by restricting their establishment within areas subject to higher flood risk. Uses such as residential care facilities, retirement villages, respite centres and assisted housing are limited to the Low and Medium Flood Risk Precincts. Custodial facilities are proposed to be prohibited, and uses including liquid fuel depots and significant community infrastructure (as defined) are only permitted within the Low Flood Risk Precinct, where flood risk is comparatively lower. These provisions ensure that uses with greater potential consequences during flood events are appropriately located, designed and managed to minimise risks to human life, property and the environment.

Strategy 6 – The SAP strongly supports emergency management by requiring flood emergency planning to form part of the assessment of development where appropriate. Comprehensive Flood Risk Assessment, which includes Flood Emergency Response Plan component addressing warning times, evacuation routes, safe refuge, emergency communications, responsibilities during flood events and post-event recovery. Development proposals must demonstrate that they can operate safely during flood events and effectively support emergency response and recovery.

	Strategy 7(d) – The SAP addresses this strategy by avoiding inappropriate intensification of vulnerable uses and requires consideration of residual flood risk, future flood conditions and climate change impacts when assessing use and development. Through controls relating to land use prohibitions, land use intensity, flood emergency management, building resilience and flood risk assessments, the SAP ensures that future uses and development in the SAP area are not exposed to unacceptable levels of flood risk. By incorporating these planning controls, the SAP addresses the potential for a perceived level of protection behind levees to result in increased development intensity and accumulation of risk over time. The SAP supports the ongoing effectiveness of the levee system by ensuring that future development within protected areas occurs in a manner that appropriately considers and manages residual flood risk.
Policy 7.0: Planning Processes	The proposed amendment supports the objective and strategies by incorporating a comprehensive and inclusive community engagement process throughout its preparation. Multiple phases of community consultation, including face-to-face workshops, have been undertaken to provide opportunities for the community and relevant stakeholders to contribute to the formulation of the SAP. Early engagement enabled community and stakeholder input to inform the preparation of the draft SAP, while subsequent consultation following the release of the draft SAP provided further opportunities for feedback and assisted in refining the planning controls.
7.1 Public Engagement Objective 7.1.2: To improve and promote public engagement processes to provide for the community’s needs, expectations and values to be identified and considered in land use planning. Applicable Strategies 7.1.3 1. Facilitate the community’s understanding of the planning system, land use planning issues and	The engagement process has supported meaningful participation by providing clear information about the proposed SAP, including

how they might be impacted, to encourage meaningful public engagement in land use planning. 2. Promote public engagement that is fair, inclusive, respectful and genuine, allowing people to express themselves freely and strengthening their confidence in participating in land use planning. 3. Support public engagement processes, and the outcomes generated from them, that are informative and transparent. 4. Provide supporting information that adequately explains and justifies the reasons for proposed planning policies, strategies and regulation to facilitate public engagement and understanding of planning process. 5. Acknowledge that planning outcomes, derived through public engagement processes, involves compromise and trade-offs that balance the community's social, economic and environmental interests.	background studies, flood risk information and the rationale for the proposed planning controls. Feedback received from the community, government agencies, technical experts and relevant stakeholders has been considered in refining the SAP. Through this transparent and collaborative engagement process, the SAP supports informed decision-making, strengthens community understanding of the planning process and promotes responsive and effective land use planning outcomes.
7.2 Strategic Planning Objective 7.2.2: To encourage the strategic consideration of land use planning issues by promoting integrated and	The proposed amendment supports these strategies by providing a contemporary, evidence-based and adaptive planning framework for managing flood risk within the Launceston Flood Levee Protected Areas, which ensures that land use planning decisions are informed by the best available scientific information and apply a precautionary,

coordinated responses that balance competing social, economic, environmental and inter-generational interests to provide for the long-term sustainable use and development of land.

Applicable Strategies 7.2.3

1. Support the application of the precautionary principle where the implications of planning decisions on the environment, now and into the future, is not fully known or understood.
2. Promote the identification, establishment and implementation of long-term land use planning priorities, that are environmentally sound, to strengthen inter-generational equity, allowing future generations to have access to the resources they need.
3. Strengthen the use of scientific-based evidence to make informed decisions about land use planning.
4. Promote the integration and coordination of land use planning with population strategies and social and physical infrastructure planning.
5. Promote collaboration and coordination between, and within, Commonwealth, State and local government to deliver integrated, efficient and effective planning outcomes.

risk-based approach consistent with national best practice flood risk management principles.

The SAP supports sustainable and resilient land use outcomes by guiding the location, intensity and design, of future use and development to minimise exposure to flood hazards and avoid creating unacceptable risks for current and future communities within the Launceston Flood Levee Protected Areas. The framework also promotes coordinated decision-making by integrating flood risk management and emergency management considerations, informed through collaboration with relevant agencies, including the State Emergency Service, technical experts and stakeholders.

The SAP represents a review and update of the existing flood risk planning controls, responding to advances in flood modelling, updated flood risk assessments, climate change considerations and contemporary floodplain management practices.

This ensures that flood risk management within the Launceston Flood Levee Protected Areas remains current, responsive and aligned with best practice principles for sustainable floodplain management.

6. Facilitate coordinated approaches between public and private investment to achieve common planning goals. 7. Adopt and implement best practice governance structures to provide strategic and innovative leadership within communities that will effectively inform land use planning. 8. Promote the regular review of land use strategies so that they remain current, adaptive and responsive to planning issues as they arise	
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LAU-S17 Flood Levee Protected Areas Specific Area Plan

LAU-S17.1 Plan Purpose

LAU-S17.1.1

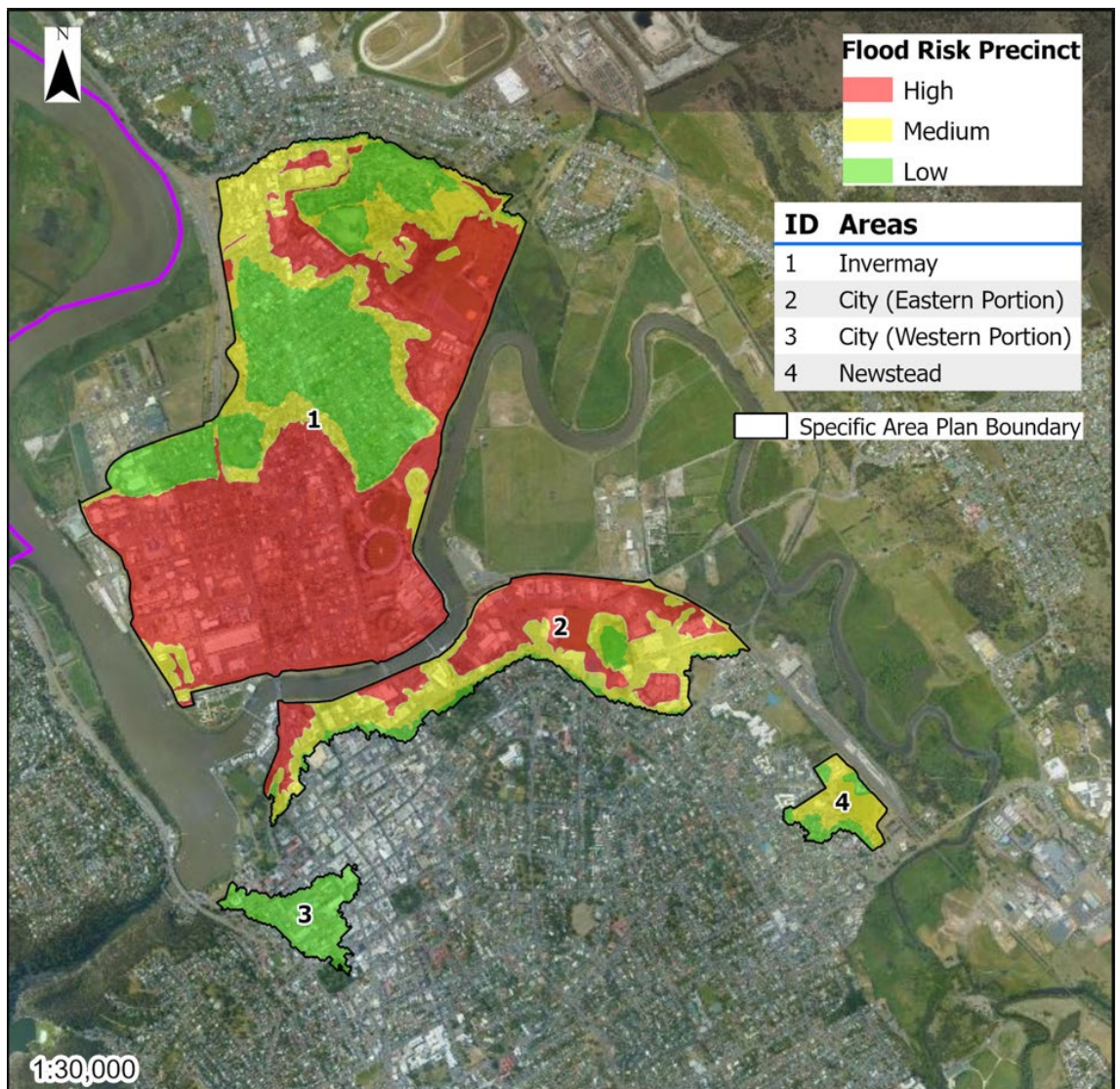
The purpose of this Specific Area Plan is to minimise the risk to human life, property and the environment caused by flooding and ensure that the use and development of land protected by levees is appropriately managed by:

- a. preventing uses and development that presents an unacceptable risk when subject to, or isolated by, flood inundation;
- b. limiting the intensity of uses and development to ensure that flood risk remains tolerable over the intended life of the use and development;
- c. ensuring dangerous goods and hazardous materials are stored, handled and managed to avoid or minimise adverse impacts on human life, property and the environment during flood events;
- d. ensuring emergency management arrangements are incorporated into the design, operation and ongoing management of use and development to minimise risks during flood events;
- e. ensuring flood risk is appropriately considered in the location, design and ongoing management of use and development to avoid, reduce or manage risks associated with flood inundation; and
- f. requiring buildings and works to be designed and constructed to be resilient to the impacts of flood inundation.

LAU-S17.2 Application of this Plan

LAU-S17.2.1 The specific area plan applies to the area of land designated as LAU-S17 Flood Levee Protected Areas Specific Area Plan shown on the planning scheme overlay maps and in Figure LAU-S17.1.

Figure LAU-S17.1



LAU-S17.2.2 Where a site the subject of an application is located within more than one flood risk precinct the controls specific to each flood risk precinct will apply if the development is capable of being divided into independently distinguishable components. Otherwise the controls applying to the highest flood risk precinct will apply.

LAU-S17.2.3 In the area of land to which this plan applies, the provisions of the specific area plan are in addition and to the provisions of the:

- a) General Residential Zone;
- b) Inner Residential Zone;
- c) Urban Mixed Use Zone;
- d) Local Business Zone;
- e) Central Business Zone;
- f) Commercial Zone;
- g) Light Industrial Zone;
- h) Rural Zone;
- i) Utilities Zone;
- j) Community Purpose Zone;



- k) Recreation Zone ;
- l) Open Space Zone; and
- m) Particular Purpose Zones.

LAU-S17.3 Use or Development exempt from this plan

LAU-S17.3.1 The following use or development is exempt from this Specific Area Plan:

- a) non-habitable buildings;
- b) modifications or alterations to the internal floor space of residential buildings approved at the effective date;
- c) natural values and Cultural values management;
- d) passive recreation;
- e) port and shipping in a proclaimed wharf area;
- f) resource development excluding a habitable building; or
- g) minor utilities.



LAU-S17.4 Definition of Terms

LAU-S17.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition
<i>Annual Exceedance Probability (AEP)</i>	<i>means the probability of an event with a certain magnitude being exceeded in any one year.</i>
Comprehensive Flood Risk Assessment	<i>means a report prepared for a site by one or more suitably qualified persons, that must include:</i> <i>(a) details of, and be signed by, the person or persons who prepared or verified the report, including identification of the relevant part or parts of the report for which each person is responsible;</i> <i>(b) confirmation that each person who prepared or verified a part of the report has appropriate qualifications and expertise relevant to the matters addressed in that part of the report;</i> <i>(c) confirmation that the report has been prepared in accordance with any methodology, guideline or advice published by a Tasmanian State authority relating to flood risk management, emergency management, hazardous materials management or climate change; and</i> <i>(d) Evidence-based conclusions on the proposed use and/or development, addressing the matters relevant to the proposal and as required by the applicable Performance Criteria, including:</i>

(i) Flood risk, whether the proposed use and/or development is likely to cause or contribute to the occurrence of flooding on the site or adjacent land and whether it can achieve and maintain a tolerable level of flood risk for the intended life of the use and/or development, having regard to:

- a. the nature, intensity and duration of the use;
- b. the type, form, scale and intended life of the development;
- c. flood hazard, including the likely depth, velocity, rate of rise, duration and warning time for flood events;
- d. the exposure of people, property, infrastructure, utilities and services to flood risk;
- e. the vulnerability of persons likely to be present on the site;
- f. the vulnerability and resilience of buildings, works, infrastructure, utilities and services to flood impacts;
- g. the likely change in the level of risk over the intended life of the use and/or development, including projected climate change conditions;
- h. the ability of the use and/or development to adapt to a change in the level of risk;
- i. flood events up to and including extreme events greater than a 1% AEP flood, including overtopping or breach of levees where relevant;
- j. whether the use and/or development is likely to cause or contribute to flooding on the site or adjoining land;
- k. any measures required to avoid, reduce, manage or mitigate flood risk within or beyond the boundary of the site; and
- l. any other matter relevant to the ongoing management of flood risk;

(ii) Flood emergency response plan, where relevant to the proposed use and/or development, including whether persons on the site can be safely managed during a flood emergency, having regard to:

- a. the number and vulnerability of persons likely to be present on the site, including any persons requiring assistance during a flood emergency;
- b. the available warning time for flood events, including extreme floods involving the overtopping or breach of levees at the closest point in the levee;
- c. the reliability, capacity and safety of any evacuation route or access to a safe refuge and/or assembly area, having regard to Tasmanian evacuation planning principles;

	<i>d. the procedures for warning, evacuation, shelter-in-place, emergency communication and assistance to persons requiring support;</i> <i>e. the availability and suitability of safe refuge for all potential floods up to the year 2090;</i> <i>f. the roles and responsibilities of owners, operators, staff, occupants and emergency services in implementing the plan, consistent with Tasmanian Emergency Management Arrangements;</i> <i>g. the requirements post event recovery;</i> <i>h. arrangements for maintaining, testing and reviewing the plan over the intended life of the use or development; and</i> <i>i. any matter specifically required by Performance Criteria in this code.</i> <i>(iii) dangerous goods and hazardous materials management, where relevant to the proposed use, including whether the storage, use or management of dangerous goods or hazardous materials can be appropriately managed during flood events, having regard to:</i> <i>a. the type, quantity and characteristics of the materials;</i> <i>b. potential impacts on people, property and the environment;</i> <i>c. measures required to prevent, minimise or manage flood-related impacts; and</i> <i>d. ongoing management and emergency response arrangements; and</i> <i>e. any matter specifically required by the applicable Performance Criteria in this Code.</i>
<i>Dangerous Goods</i>	<i>dangerous goods are substances or articles classified under the Australian Dangerous Goods Code that pose a risk to health, safety, property, or the environment due to their explosive, flammable, toxic, corrosive, or environmentally hazardous properties</i>
<i>Flood compatible materials and methods</i>	<i>means, when inundated by flood water, materials that are resistant to damage, a building design that reduces the potential for the failure of electrical and plumbing services, and building methods that reduce the potential for the structural integrity of the building to be permanently damaged.</i>

<i>Flood Risk Precinct (FRP)</i>	<i>means that part of the floodplain distinctively shown on the LAU-S17 overlay map with an identified risk level of High, Medium or Low.</i>
<i>Freeboard</i>	<i>means a factor of safety expressed as the height above the design flood level. Freeboard provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific-event related, such as levee and embankment settlement.</i>
<i>High flood risk precinct</i>	<i>means that part of the floodplain distinctively shown on the LAU-S17 overlay map</i>
<i>Inveresk Cultural Precinct</i>	<i>means that area generally bound by Forster Street, Invermay Road and North Esk River, and as shown in Figure LAU-S17.2</i>
<i>Low flood risk precinct</i>	<i>means that part of the floodplain distinctively shown on the LAU-S17 overlay map</i>
<i>Medium flood risk precinct</i>	<i>means that part of the floodplain distinctively shown on the LAU-S17 overlay map</i>
<i>Probable Maximum Flood (PMF)</i>	<i>Means the largest flood that could conceivably occur at a particular location. The PMF defines the extent of flood-prone land – that is, the floodplain.</i>
<i>Significant community infrastructure</i>	<i>means a use and development that provides hospital services, emergency services or education and occasional care (excluding, tertiary institution or employment training centre).</i>

LAU-S17.5 Use Table

LAU-S17.5.1 This sub-clause is not used in this specific area plan.

LAU-S17.6 Use Standards

LAU-S17.6.1 Unacceptable uses

This clause is in addition to the:

- (a) General Residential Zone - Clause 8.3 Use Standards;
- (b) Inner Residential Zone - Clause 9.3 Use Standards;

- (c) Urban Mixed Use Zone - Clause 13.3 Use Standards;
- (d) Local Business Zone - Clause 14.3 Use Standards;
- (e) Central Business Zone - Clause 16.3 Use Standards;
- (f) Commercial Zone - Clause 17.3 Use Standards;
- (g) Light Industrial Zone - Clause 18.3 Use Standards;
- (h) Rural Zone - Clause 20.3 Use Standards;
- (i) Utilities Zone - Clause 26.3 Use Standards;
- (j) Community Purpose Zone - Clause 27.3 Use Standards;
- (k) Recreation Zone - Clause 28.3 Use Standards;
- (l) Open Space Zone - Clause 29.3 Use Standards; and
- (m) Particular Purpose Zones - Use Standards.

Objective:	
To prevent land uses that present an unacceptable risk when subject to, or isolated by, flood inundation	
Acceptable Solution	Performance Criteria
A1 If for a non-residential use except for: (a) Custodial facility; (b) Storage (Liquid fuel depot), within the High or Medium FRP; (c) Significant community infrastructure within the high or Medium FRP. A2.1 If for a residential use within the low or medium FRP except for: (a) Residential care facility; (b) Retirement village; (c) Respite centre (d) Assisted housing A2.2 If for a single dwelling in the High FRP	P1 No Performance Criterion.

LAU-S17.6.2 Intensity of Uses

This clause is in addition to the:

- (a) General Residential Zone - Clause 8.3 Use Standards;
- (b) Inner Residential Zone - Clause 9.3 Use Standards;
- (c) Urban Mixed Use Zone - Clause 13.3 Use Standards;

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- (d) Local Business Zone - Clause 14.3 Use Standards;
- (e) Central Business Zone - Clause 16.3 Use Standards;
- (f) Commercial Zone - Clause 17.3 Use Standards;
- (g) Light Industrial Zone - Clause 18.3 Use Standards;
- (h) Rural Zone - Clause 20.3 Use Standards;
- (i) Utilities Zone - Clause 26.3 Use Standards;
- (j) Community Purpose Zone - Clause 27.3 Use Standards;
- (k) Recreation Zone - Clause 28.3 Use Standards;
- (l) Open Space Zone - Clause 29.3 Use Standards; and
- (m) Particular Purpose Zones - Use Standards.

Objective:	
To limit the intensity of uses that present an unacceptable risk when subject to, or isolated by, flood inundation.	
Acceptable Solution	Performance Criteria
A1 a) if for residential use in the low FRP; or b) in the High or medium FRP: (i) Residential use up to 200m² of gross floor area on a single title; or (ii) Extensions to existing residential use of no more than 10% of the gross floor area existing or approved at the effective date.	P1 No Performance Criterion.
A2 a) if for non-residential use in the low FRP, except for: (i) Significant community infrastructure; (ii) Community meeting and entertainment. b) in the High or medium FRP: (i) Non-Residential use up to 400m² of gross floor area on a single title; or (ii) Visitor accommodation use within a dwelling up to 200m² of gross floor area on a single title; or (iii) Extensions to existing non-residential use of no more than 10% of the gross floor area existing or approved at the effective date.	P2 Must be designed and located to prevent an unacceptable level of risk to life and property having regard to a comprehensive flood risk assessment addressing the flood risk and flood emergency response plan components.

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LAU-S17.6.3 Dangerous Goods and Hazardous Materials

This clause is in addition to the:

- (a) General Residential Zone - Clause 8.3 Use Standards;
- (b) Inner Residential Zone - Clause 9.3 Use Standards;
- (c) Urban Mixed Use Zone - Clause 13.3 Use Standards;
- (d) Local Business Zone - Clause 14.3 Use Standards;
- (e) Central Business Zone - Clause 16.3 Use Standards;
- (f) Commercial Zone - Clause 17.3 Use Standards;
- (g) Light Industrial Zone - Clause 18.3 Use Standards;
- (h) Rural Zone - Clause 20.3 Use Standards;
- (i) Utilities Zone - Clause 26.3 Use Standards;
- (j) Community Purpose Zone - Clause 27.3 Use Standards;
- (k) Recreation Zone - Clause 28.3 Use Standards;
- (l) Open Space Zone - Clause 29.3 Use Standards; and
- (m) Particular Purpose Zones - Use Standards.

Objective:	
To ensure the storage of dangerous goods and hazardous materials are managed to avoid impacts on people, property infrastructure and the environment during a flood event.	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1 Dangerous Goods or hazardous chemical of a manifest quantity must be stored in a manner that avoids impacts on the environment during a flood event, having regard to a comprehensive flood risk assessment, addressing the flood risk, flood emergency response plan and dangerous goods and hazardous materials management components. i.

LAU-S17.6.4 Emergency Management

This clause is in addition to the:

- (a) General Residential Zone - Clause 8.3 Use Standards;
- (b) Inner Residential Zone - Clause 9.3 Use Standards;
- (c) Urban Mixed Use Zone - Clause 13.3 Use Standards;
- (d) Local Business Zone - Clause 14.3 Use Standards;
- (e) Central Business Zone - Clause 16.3 Use Standards;
- (f) Commercial Zone - Clause 17.3 Use Standards;
- (g) Light Industrial Zone - Clause 18.3 Use Standards;
- (h) Rural Zone - Clause 20.3 Use Standards;

- (i) Utilities Zone - Clause 26.3 Use Standards;
- (j) Community Purpose Zone - Clause 27.3 Use Standards;
- (k) Recreation Zone - Clause 28.3 Use Standards;
- (l) Open Space Zone - Clause 29.3 Use Standards; and
- (m) Particular Purpose Zones - Use Standards.

Objective:	
To ensure use appropriately considers flood risk and emergency management planning in the event of a flood and as part of its ongoing operations, to minimize risk to human life and property	
Acceptable Solution	Performance Criteria
A1 If for: (a) Residential uses with less than 4 dwellings; or (b) Non-residential uses with a gross floor area of 400 m² or less.	P1 Use must demonstrate that it is designed and would operate to minimise the impacts of inundation having regard to a comprehensive flood risk assessment addressing the flood risk and flood emergency response plan components.

LAU-S17.7 Development standards for Buildings and Works

LAU-S17.7.1 Floor Levels

This clause is in addition to the:

- (a) General Residential Zone - Clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;
- (b) Inner Residential Zone - Clause 9.4 Development Standards for Dwellings and clause 9.5 Development Standards for Non-dwellings;
- (c) Urban Mixed Use Zone - Clause 13.4 Development Standards for Buildings and Works;
- (d) Local Business Zone - Clause 14.4 Development Standards for Buildings and Works;
- (e) Central Business Zone - Clause 16.4 Development Standards for Buildings and Works;
- (f) Commercial Zone - Clause 17.4 Development Standards for Buildings and Works;
- (g) Light Industrial Zone - Clause 18.4 Development Standards for Buildings and Works;
- (h) Rural Zone - Clause 20.4 Development Standards for Buildings and Works;
- (i) Utilities Zone - Clause 26.4 Development Standards for Buildings and Works;

- (j) Community Purpose Zone - Clause 27.4 Development Standards for Buildings and Works;
- (k) Recreation Zone - Clause 28.4 Development Standards for Buildings and Works;
- (l) Open Space Zone - Clause 29.4 Development Standards for Buildings and Works; and
- (m) Particular Purpose Zones - Development Standards for Buildings and Works.

Objective:	
To ensure building floor levels are constructed in a manner that minimises the risk to human life and damage to property caused by flooding.	
Acceptable Solutions	Performance Criteria
A1 Habitable floor levels of buildings within the Residential or Visitor Accommodation Use classes must be equal to or higher than the level shown in Table 17.7.1.	P1 No Performance criterion.
A2.1 If for a non-residential development in the low FRP, except for: (i) Significant community infrastructure; ; or (ii) Community meeting and entertainment. which must have a floor levels equal to or higher than the level shown in Table 17.7.2.	P2 (a) Buildings must have a floor level that demonstrates that the development will be able to manage the risk of flooding to tolerable levels, having regard to a comprehensive flood risk assessment addressing the flood risk assessment and flood emergency response plan components. (b)

Table 17.7.1

Location	Minimum Floor level (including 300 mm freeboard)
Invermay	5.3 m AHD
City (Eastern Portion)	5.3 m AHD
City (Western Portion)	3.5 m AHD
Newstead	5.6 m AHD

Table 17.7.2

Location	Minimum Floor Level (0.5% AEP, including 300 mm freeboard)
Invermay	5.8 m AHD
City (Eastern Portion)	5.9 m AHD
City (Western Portion)	5.9 m AHD
Newstead	5.9 m AHD

LAU-S17.7.2 Effects on Others

This clause is in addition to the:

- (a) General Residential Zone - Clause 8.4 Development Standards for Dwellings and Clause 8.5 Development Standards for Non-dwellings;
- (b) Inner Residential Zone - Clause 9.4 Development Standards for Dwellings and clause 9.5 Development Standards for Non-dwellings;
- (c) Urban Mixed Use Zone - Clause 13.4 Development Standards for Buildings and Works;
- (d) Local Business Zone - Clause 14.4 Development Standards for Buildings and Works;
- (e) Central Business Zone - Clause 16.4 Development Standards for Buildings and Works;
- (f) Commercial Zone - Clause 17.4 Development Standards for Buildings and Works;
- (g) Light Industrial Zone - Clause 18.4 Development Standards for Buildings and Works;
- (h) Rural Zone - Clause 20.4 Development Standards for Buildings and Works;
- (i) Utilities Zone - Clause 26.4 Development Standards for Buildings and Works;
- (j) Community Purpose Zone - Clause 27.4 Development Standards for Buildings and Works;
- (k) Recreation Zone - Clause 28.4 Development Standards for Buildings and Works;
- (l) Open Space Zone - Clause 29.4 Development Standards for Buildings and Works; and
- (m) Particular Purpose Zones - Development Standards for Buildings and Works.

Objective:

To ensure that new buildings and works do not alter the behaviour of floods in a manner that has a materially detrimental impact on property or the safety of persons external to the development site.

Acceptable Solution	Performance Criteria
A1 If for: (a) new buildings with 400m ² or less Gross Floor Area; and (b) filling of land utilising less than 25m ³ (Net) of imported material at the effective date.	P1 Building and works must not have a detrimental impact on the characteristics of the flood or cause an increase in adverse impact to human life and property having regard a comprehensive flood risk assessment addressing the flood risk component.

LAU-S17.7.3 Building resilience

This clause is in addition to the:

- (a) General Residential Zone - Clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-dwellings;
- (b) Inner Residential Zone - Clause 9.4 Development Standards for Dwellings and clause 9.5 Development Standards for Non-dwellings;
- (c) Urban Mixed Use Zone - Clause 13.4 Development Standards for Buildings and Works;
- (d) Local Business Zone - Clause 14.4 Development Standards for Buildings and Works;
- (e) Central Business Zone - Clause 16.4 Development Standards for Buildings and Works;
- (f) Commercial Zone - Clause 17.4 Development Standards for Buildings and Works;
- (g) Light Industrial Zone - Clause 18.4 Development Standards for Buildings and Works;
- (h) Rural Zone - Clause 20.4 Development Standards for Buildings and Works;
- (i) Utilities Zone - Clause 26.4 Development Standards for Buildings and Works;
- (j) Community Purpose Zone - Clause 27.4 Development Standards for Buildings and Works;
- (k) Recreation Zone - Clause 28.4 Development Standards for Buildings and Works;
- (l) Open Space Zone - Clause 29.4 Development Standards for Buildings and Works; and
- (m) Particular Purpose Zones - Development Standards for Buildings and Works.

Objective:	
To ensure that buildings are designed and constructed to be resilient to the impacts of flooding.	
Acceptable Solution	Performance Criteria
A1 If for buildings in a low or medium FRP.	P1 Buildings within the high FRP must be capable of withstanding the forces of flood

	water, debris and buoyancy for flood levels specified in Table 17.7.3 assuming no levee protection, having regard to a comprehensive flood risk assessment addressing the flood risk component.
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Table 17.7.3 - Flood levels

Location	Flood level
Invermay	5.0 m AHD
City (Eastern Portion)	5.0 m AHD
City (Western Portion)	3.2 m AHD
Newstead	5.3 m AHD

LAU-S17.7.4 Subdivision

This clause is in addition to the:

- (a) General Residential Zone - 8.6 Development Standards for Subdivision;
- (b) Inner Residential Zone - 9.6 Development Standards for Subdivision;
- (c) Urban Mixed Use Zone - 13.5 Development Standards for Subdivision;
- (d) Local Business Zone - 14.5 Development Standards for Subdivision;
- (e) Central Business Zone - 16.5 Development Standards for Subdivision;
- (f) Commercial Zone - 17.5 Development Standards for Subdivision;
- (g) Light Industrial Zone - 18.5 Development Standards for Subdivision;
- (h) Rural Zone - 20.5 Development Standards for Subdivision;
- (i) Utilities Zone - 26.5 Development Standards for Subdivision;
- (j) Community Purpose Zone - 27.5 Development Standards for Subdivision;
- (k) Recreation Zone - 28.5 Development Standards for Subdivision;
- (l) Open Space Zone - 29.5 Development Standards for Subdivision; and
- (m) Particular Purpose Zones - Development Standards for Subdivision.

Objective:	
To limit opportunities for the intensification of residential development and occupation of areas subject to flood risk.	
Acceptable Solution	Performance Criteria
A1 Subdivision must not create any additional lots capable of any future residential development unless: (a) it is within the Low FRP or medium FRP; or	P1 No Performance Criterion.

(b) it is for residential activities within the Inveresk Cultural Precinct; or

(c) it is to:

- i. separate existing dwelling units; or
- ii. separate existing residential and non-residential buildings;

that have been approved by Council on a single title.

Figure LAU-S17.2 - Inveresk Cultural Precinct Map as required by clause LAU-S17.7.4

