

CITY OF HOBART

FLOOD FACTS FOR RESIDENTS

This fact sheet provides information for property owners and residents whose land or premises has been identified as susceptible to flooding. It is intended as a supplementary to the [Flood Fact Sheet for Developers](#).

Why is the City identifying flood-affected (inundation at risk) properties?

Flooding can cause significant damage to property and risk to life. All councils in Tasmania are required by law to work towards identifying areas which have the potential to be affected by flooding. This helps councils to guide urban development so that when floods occur they can pass safely through the city with minimal impact to people and property.

How was the inundation zone area worked out?

Flood zones were calculated using computer modelling based on design rainfall events in accordance with industry guidelines.

Why are these inundation areas different to the ones in the advertised Tasmanian Planning Scheme?

The City of Hobart is working with the Tasmanian Planning Commission to reflect the latest inundation maps in the proposed Tasmanian Planning Scheme. The updated inundation hazard layers will be published in the revised Tasmanian Planning Scheme early in 2021. (Until then the published Tasmanian Planning Scheme hazard layers will show the superseded flood data.)

What are the inundation maps and what do they tell us?

The flood modelling data has been used to produce a set of inundation maps showing the predicted extent of flooding for a 1 per cent AEP event. This information is used by council to help protect the community by targeting infrastructure upgrades and managing urban development to limit risk to people and property. This information can help guide the planning on requirements such as development controls or minimum floor levels.

What does a 1 per cent and 5 per cent AEP event mean?

AEP stands for Annual Exceedance Probability. This is a term used to describe the intensity of a storm event, and the associated flood that is caused. The AEP is the probability or likelihood for a storm event occurring in a given year. It does not mean that once a flood event has occurred that there will be a defined period until it happens again. The probability exists every year independent of past events.

A 1 per cent AEP event means that this event has a 1 per cent chance of occurring in a single year. A 5 per cent AEP event is one with a 5 per cent chance of occurring in a single year. The lower the percentage (%) the more intense the storm event and thus the increased associated flood risk. For context, the flood event of May 2018 was close to a 1 per cent AEP event.

If my house is in an inundation zone is there anything I can do now? What will the City do about it?

We recommend that you contact your insurer to make sure that you have adequate flood insurance for your property.

You can prepare your home by maintaining your own private drainage infrastructure such as keeping the gutters on your house clear of leaves and debris, cleaning out drainage pits within your property, and ensuring your driveway crossover is cleared to enable the free flow of water in the kerb across the face of your property.

Advice on developing a Home Emergency Plan is available on the SES website: www.ses.tas.gov.au



The City is working to identify and prioritise the upgrade of stormwater infrastructure to minimize the extent of flood. Unfortunately no mitigation works can fully prevent flooding. Every year the council invests extensive resources seeking to mitigate the impact.

If my house is in an inundation zone, will this impact my ability to develop my property?

One of the key strategies in managing flood risk in an urban environment is keeping unobstructed pathways for flood waters to travel through. Council may impose restrictions on developments that impede or block overland flow paths.

Australian Building Regulations require that the floor level of any new habitable room (such as bedrooms or living areas) must be at least 300 mm higher than the predicted flood level.

Has climate change been considered?

The City of Hobart has formally acknowledged the evidence and impact of climate change. Based on this position City has incorporated potential climate impacts up to the year 2100 in all our public information and inundation maps.

I have been living in my house for many years and it has never flooded. Why is Council now saying that my property is subject to inundation?

Floods do not occur in a regular pattern. It may be possible to have long periods with no flooding followed by several flood events in a short period of time, such as what occurred during 2018. Furthermore, increased rainfall data, improved computer modelling and a better understanding of climate change, are constantly increasing our knowledge of flood risk.

Living in a mapped inundation area does not mean that you will necessarily experience flooding. It just means that a risk of flooding to your property has been identified and should be considered in the management of your property.

Should I take out flood insurance?

You should discuss any issues around insurance for your property directly with your insurer.

Will the stormwater system that runs through my property protect me from flooding?

Council's piped stormwater infrastructure is designed to carry runoff during a severe, but not an extreme flood.

I have concerns about the stormwater drains near my house.

Question or concerns can be raised to the City's Customer Service Centre team on coh@hobartcity.com.au or **03 6238 2711**.

It is noted that all drains serving a single property are the responsibility of the property owner. This includes pipework within the property to the connection point, and driveway kerb cross overs. If you think there is an issue with any of your private assets you should contact a licensed plumber to investigate.

For extreme storm events the flow of water will exceed the capacity of the piped infrastructure resulting in overland flows. The City designs its roads system to convey some of this flow, however if the low point of the land runs through private property, then excess flood waters will follow these paths.

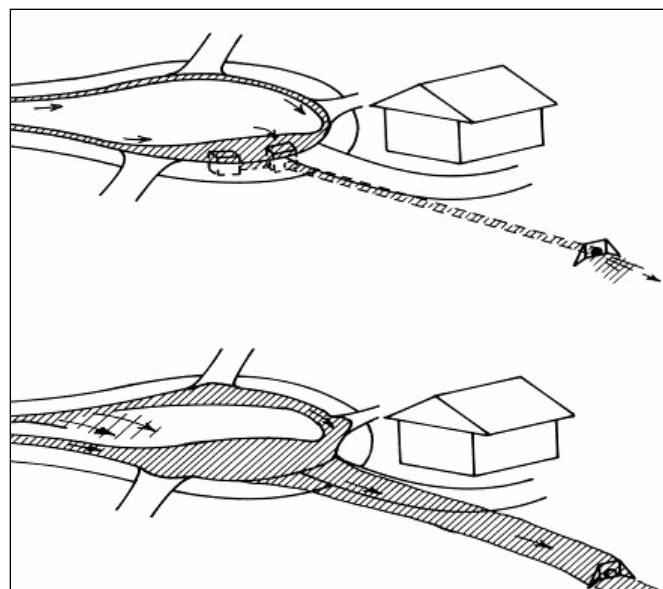
What is the City's role in managing flood risk?

The City of Hobart has many different roles in relation to flood management, including but are not limited to:

- Development and implementation of Stormwater System Management Plans and Stormwater Asset Management Plans.
- Incorporation of inundation maps into the relevant planning scheme for application in land use and development.
- Implementing and maintaining a flood warning and response system.
- Maintaining the existing stormwater infrastructure.

If my house floods who do I call for help?

If you need assistance during a flood event, call your local State Emergency Services (SES) on **13 2500** or **000** for life-threatening situations.



The stormwater network operating as designed: in small to moderate rainfall events, runoff is contained within kerbs and the piped system. In extreme events, runoff will follow overland flow paths.