



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/038817

PROPOSAL: Additions and Alterations to Childcare Centre
(Educational and Occasional Care)

LOCATION: 2C Loinah Road, Montagu Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 July 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 08 July 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Location:

Current Owners/s:

Applicant:

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

Is the property on the Tasmanian Heritage Register? Yes No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

No

Current Use of Site:

Childcare Centre

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

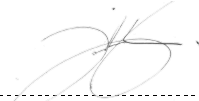
Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature..........Date 14.09.2023.....

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 138254	FOLIO 1
EDITION 2	DATE OF ISSUE 14-Mar-2023

SEARCH DATE : 11-Sep-2023

SEARCH TIME : 04.47 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 1 on Plan 138254
 Derivation : Part of 232 acres 217 acres Gtd to A Montagu
 Prior CT 235870/1

SCHEDULE 1

A140500 CLARENCE CITY COUNCIL

SCHEDULE 2

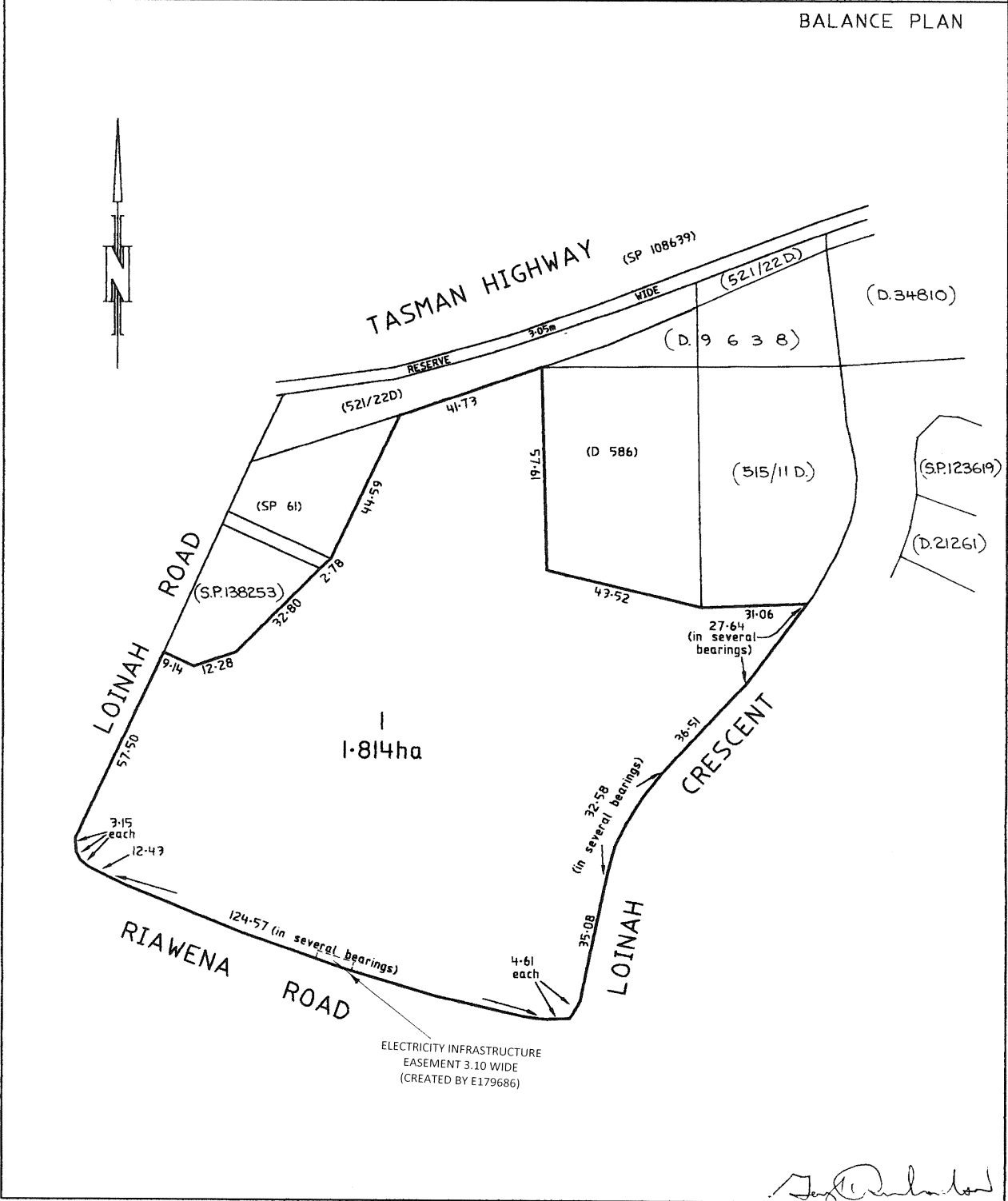
Reservations and conditions in the Crown Grant if any
 TRANSFER NO. A140500 was made SUBJECT TO conditions
 E179686 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with
 the benefit of a restriction as to user of land in
 favour of Tasmanian Networks Pty Ltd over the land
 marked Electricity Infrastructure Easement 3.10 wide
 (Subject to Provisions) Registered 14-Mar-2023 at
 noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER CLARENCE CITY COUNCIL		PLAN OF TITLE		REGISTERED NUMBER	
FOLIO REFERENCE CT 235870/1				P 138254	
GRANTEE PART OF 55 ACRES 232 ACRES & 217 ACRES GTD TO A. MONTAGU		LOCATION		APPROVED - 5 MAY 2003	
		CITY OF CLARENCE		<i>Alice Kawa</i>	
		FIRST SURVEY PLAN No P 235870		Recorder of Titles	
		COMPILED BY CRAIG B ROGERSON			
		SCALE 1:1000		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No 107 (5225-33,43)	LAST UPI No 1403666	LAST PLAN No P 235870	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

BALANCE PLAN



[Signature]
 A/CORPORATE SECRETARY
 CLARENCE CITY COUNCIL

Good evening, Imogen.

In response to your request for information dated 04.06.2024:

Recreation Zone

28.4.1 Building height, setback and siting – P2

- Please provide a response to the performance criteria, specifically part (b).

Please refer to attached document Rosny Early Learning Centre - Performance Criterion 28.4.1 P2 (b)

Car Parking and Sustainable Transport Code

- The proposal includes the conversion of three regular parking spaces into two DDA car parking space. It is noted that these parking spaces do not comply with the standards for DDA parking spaces in relation to the gradient and the car parking depth. Please provide compliant DDA car parking space as required under AS2890.6.

The previous iteration of the drawings showed one DDA car parking space. I have consulted with the project Building Surveyor Nigel Grice, who has confirmed that due to the size of the development (less than 25% extension and less than 50% works to the existing building) a DDA space is unlikely to be required for Certificate of Likely Compliance (Building Permit) assessment. Please see attached correspondence with Holdfast Building Surveyors and revised drawings Revision B.

- It is noted that Council believes that the proposed development does not trigger a requirement for the provision of DDA car parking spaces and you therefore may choose to remove the DDA parking spaces from the proposal. If you choose to do this, we suggest that you confirm your DDA parking obligations with a building surveyor beforehand.

See above.

- The proposal refers to amendments of the existing car parking space to the north of the building. The manoeuvring and circulation areas appear to have a gravel surface treatment, which does not meet the construction of parking areas requirements under the Car Parking and Sustainable Transport Code. The proposed changes to the building do not trigger the need for additional parking spaces. Please clarify if the amendments to the parking area are to be included in the application, noting that if changes are proposed to the area, Council may require the area to be sealed.

No alterations to the existing parking (beyond the DDA parking now deleted) is shown on the drawings. An attempt has been made to tally the existing parking on site to demonstrate the current level of parking available. This is why the existing spaces have been numbered.

If you have any queries please do not hesitate to contact me.

Kind regards,

Jonathan Blood
Architect + Town Planner

BEnvDes. GradDipEnvPlan. (GK.) BArch. RAIA A+

loci architecture + planning

m. 0408 383 235
ABN 97 285 838 298



07.06.2024
2C LOINAH RD, MONTAGU BAY –
PERFORMANCE CRITERION 28.4.1 COMPLIANCE

In response to the additional information request dated 4.06.2024, please see below assessment against Performance Criterion 28.4.1 P2 (b) of the Tasmanian Planning Scheme:

The Performance Criterion states:

Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to:

- (a) providing for small variations in building alignment to break up long building façades; (b) providing for variations in building alignment to provide for a forecourt or space for public use, such as outdoor dining or landscaping;
- (c) the avoidance of concealment spaces;
- (d) the ability to achieve passive surveillance; and
- (e) the availability of lighting.

The information request is specific to part (b).

The proposed extension's alignment to the frontages to Riawena and Loinah Roads varies by virtue of the building's orientation. The significant setback from Riawena Road, and pre-existence of children's an outside play area between the building and the boundary negates any impact to this frontage. The Loinah Road frontage in its current form only provides a forecourt so far as it pertains to the access path to the main entrance of the building, and minimal landscaping in the form of a native garden bed surrounding the primary signage. The proposal will widen the forecourt area and provide a more open public-inclusive space adjacent to the footpath. The proposal is considered to be more compliant with 28.4.1 P2 (b) than the current form.



Jonathan Blood
Architect + Planner
BEnv Des. GradDipEnvPlan. BArch. RAIA A+

loci architecture + planning

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Project
ROSNY EARLY LEARNING - FIT OUT
2c Loinah Road, Montagu Bay, 7018

Client
Clarence City Council
38 Bligh Street, Rosny Park, 7018

Drawing
EXISTING SITE PLAN 01

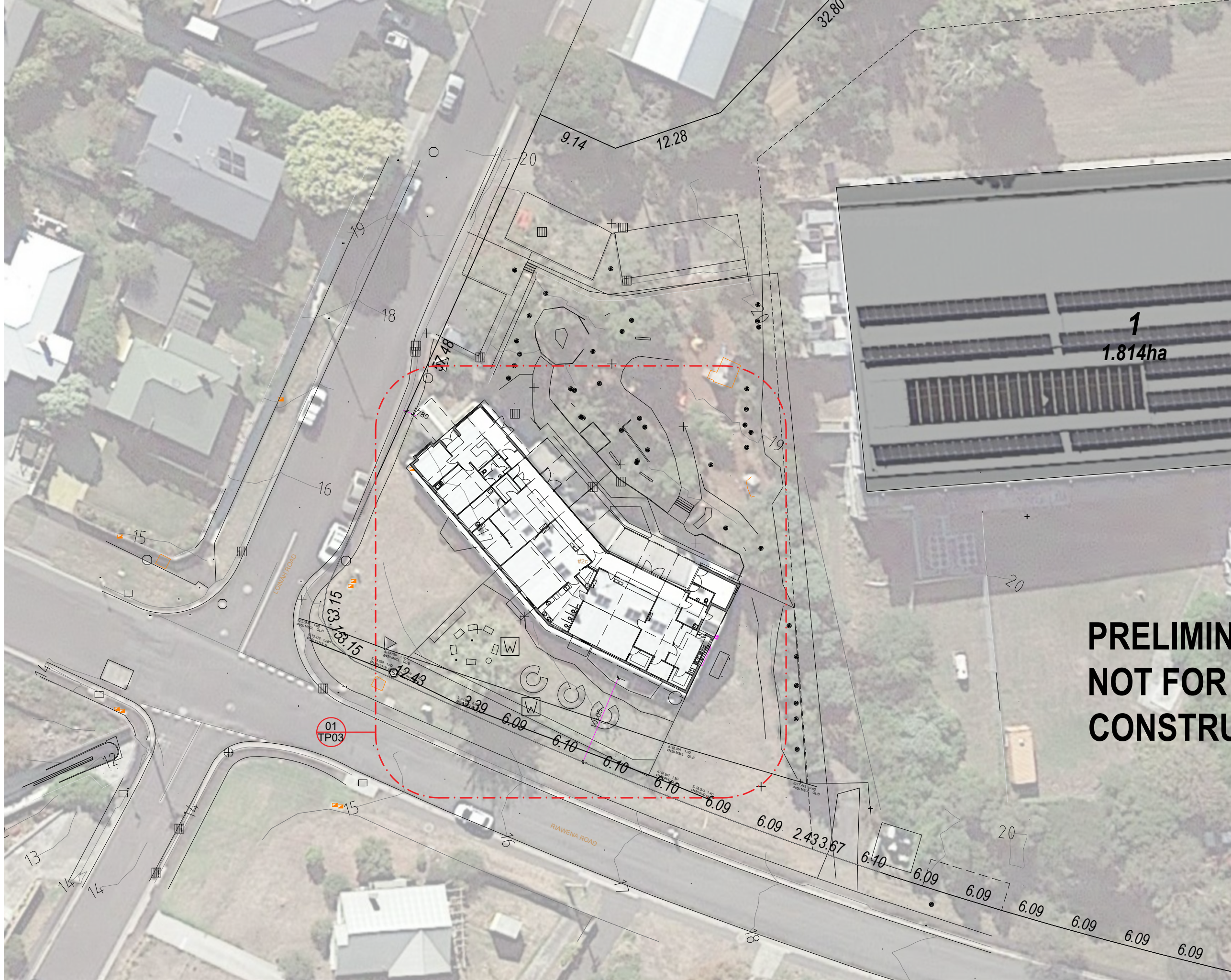
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 SCALE 1:1000

Document SA ID: 5278514
 Version: 1, Version Date: 13/06/2024
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

All work shall conform to the spec. & other relevant drawings. Figured dimensions take precedence over scaled dimensions. Check all dimensions on site. Shop drawings shall be submitted to this office for approval prior to the commencement of any fabrication.

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DATE 12.06.2024	1:1000@A3
PROJECT NO. 2301	DRWN NO. TP01
	REV. B



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Drawing
EXISTING SITE PLAN 02

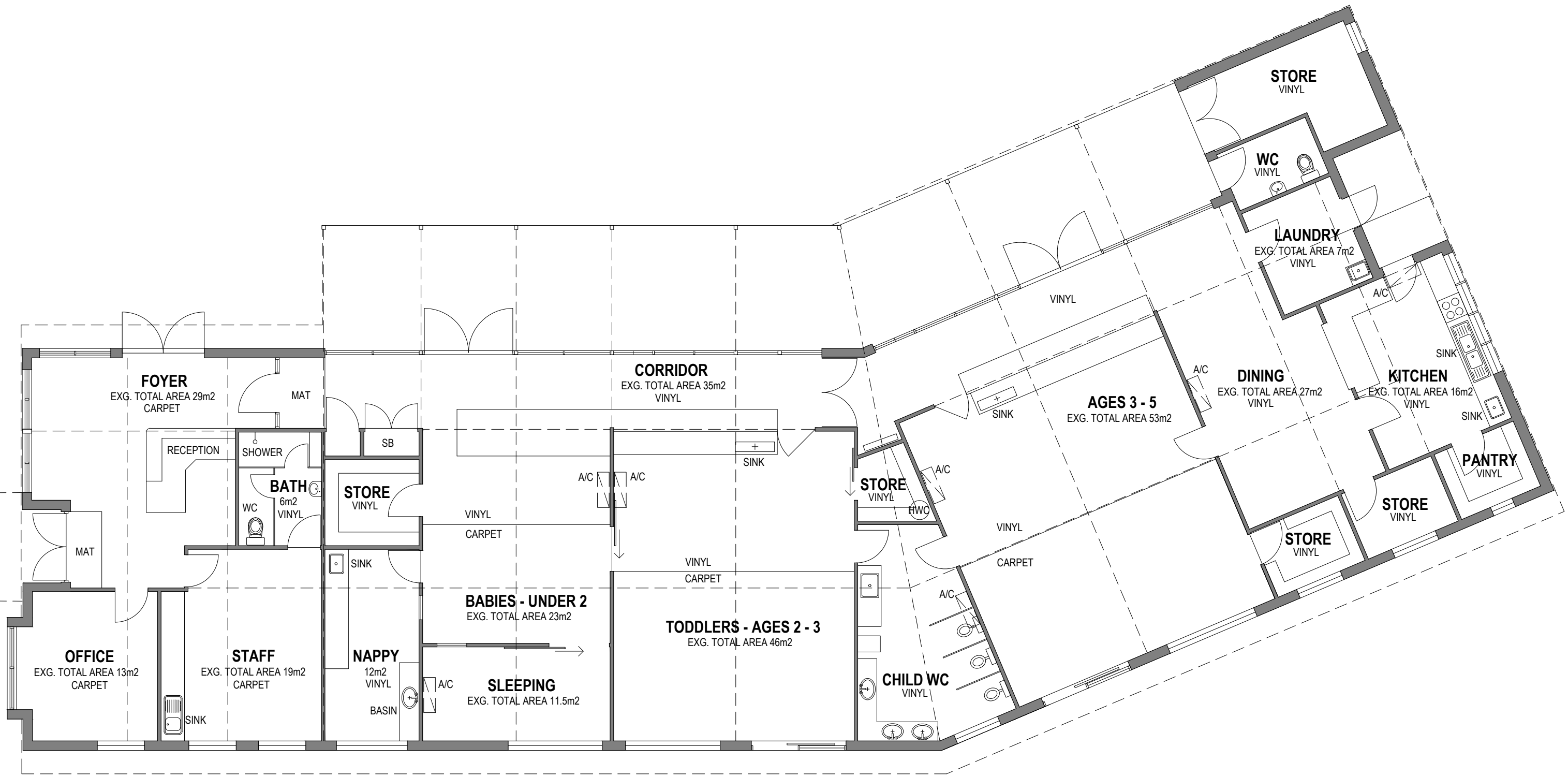
01
TP01
EXISTING SITE PLAN
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DRWN NO. TP02	

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TP02
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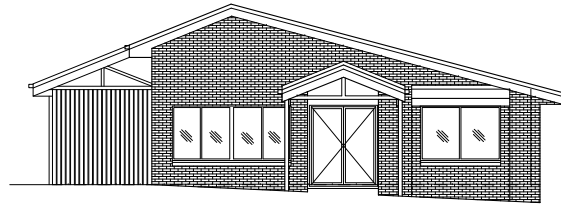
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Project
ROSNY EARLY LEARNING - FIT OUT
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Client
Clarence City Council
38 Bligh Street, Rosny Park, 7018
Drawing
EXISTING FLOOR PLAN

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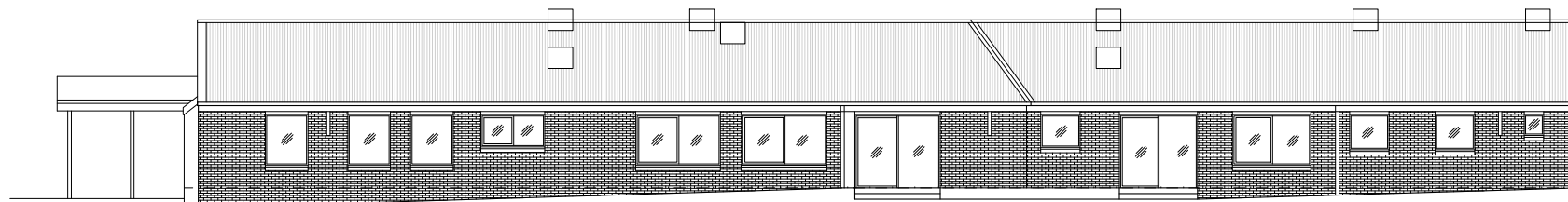
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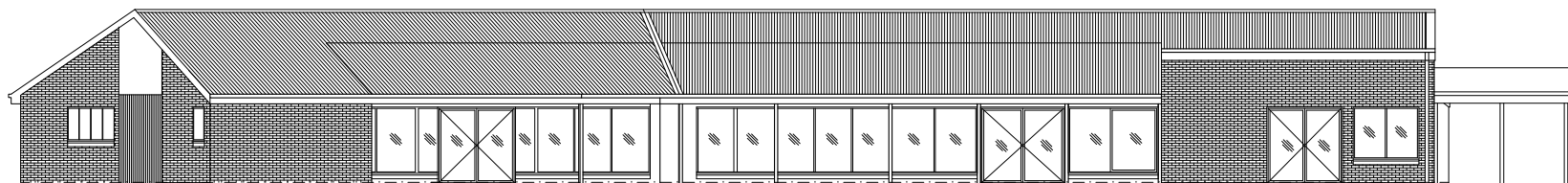
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01 NORTH-WEST ELEVATION
SCALE 1:200



01 SOUTH-WEST ELEVATION
SCALE 1:200



01 NORTH-EAST ELEVATION
SCALE 1:200

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Project
ROSNY EARLY LEARNING - FIT OUT
2c Loinah Road, Montagu Bay, 7018

Client
Clarence City Council
38 Bligh Street, Rosny Park, 7018

Drawing
EXISTING ELEVATIONS

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Drawing
PROPOSED SITE PLAN 01

01 EXISTING SITE PLAN
 SCALE 1:1000

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01
TP05
SCALE 1:200
PROPOSED SITE PLAN

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Project
ROSNY EARLY LEARNING - FIT OUT
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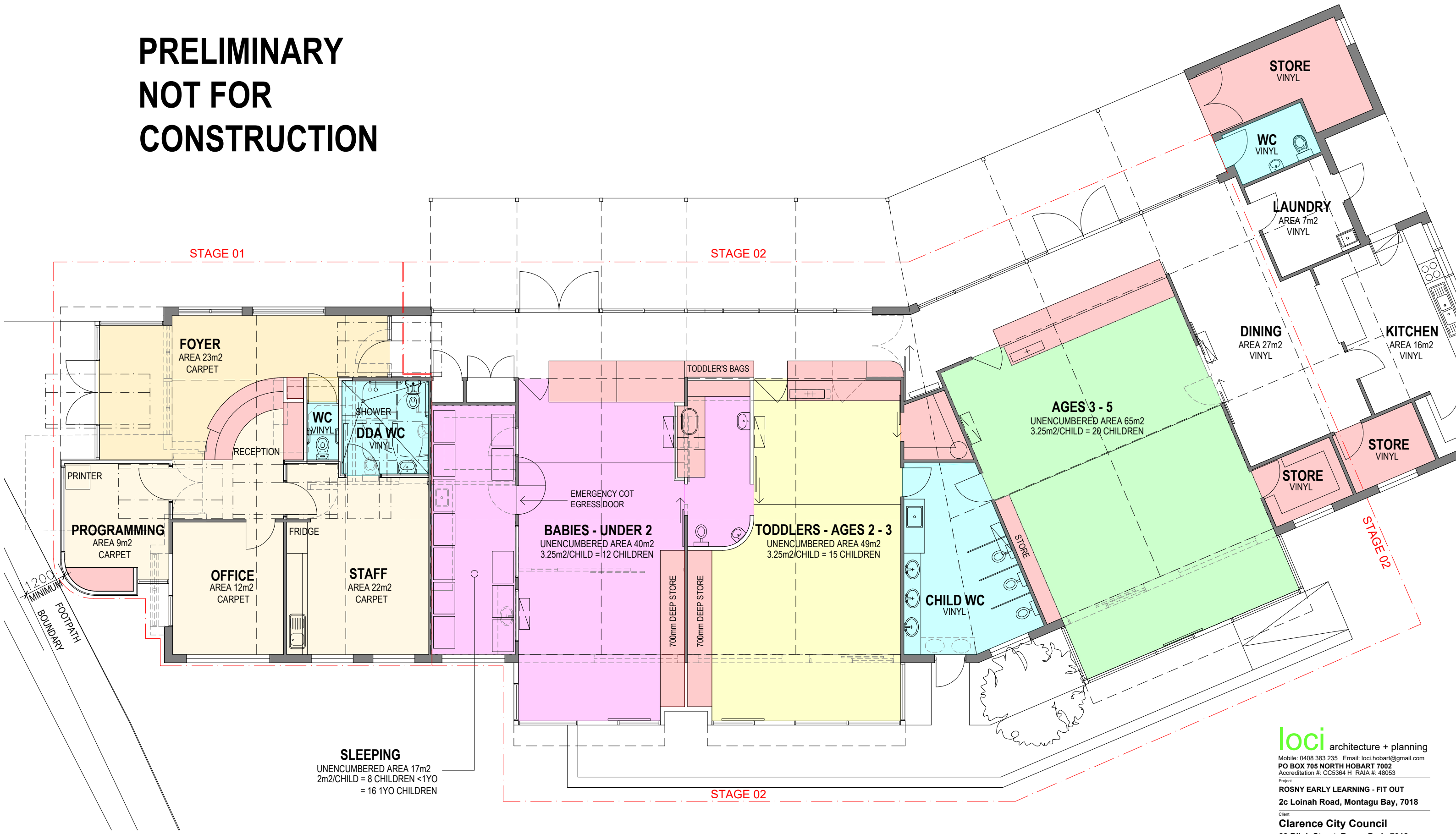
Drawing
PROPOSED SITE PLAN 02

All work shall conform to the spec. & other relevant drawings. Figured dimensions take precedence over scaled dimensions. Check all dimensions on site. Shop drawings shall be submitted to this office for approval prior to the commencement of any fabrication.
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Version: 1, Version Date: 13/06/2024
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

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1200
MINIMUM
FOOTPATH
BOUNDARY

SLEEPING
UNENCUMBERED AREA 17m²
2m²/CHILD = 8 CHILDREN <1YO
= 16 1YO CHILDREN

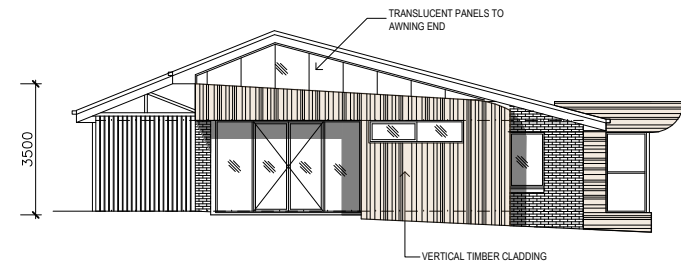
01 PROPOSED FLOOR PLAN
TP06
SCALE 1:100

Document ID: 5278514
Version: 1, Version Date: 13/06/2024
CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

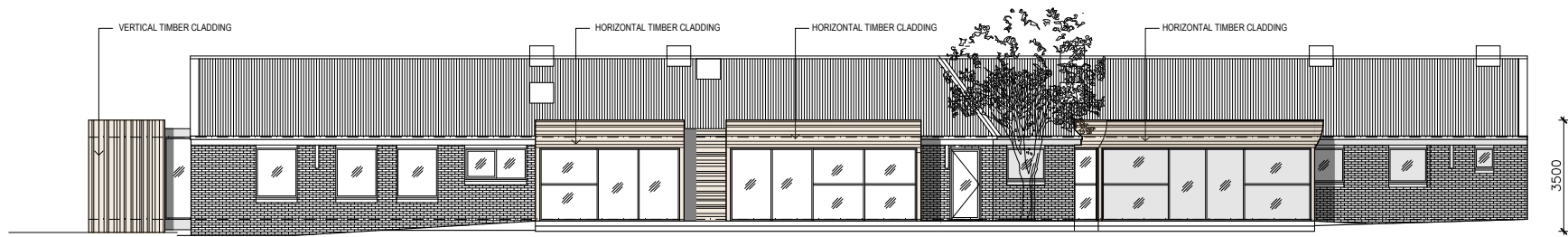
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Drawing
PROPOSED FLOOR PLAN

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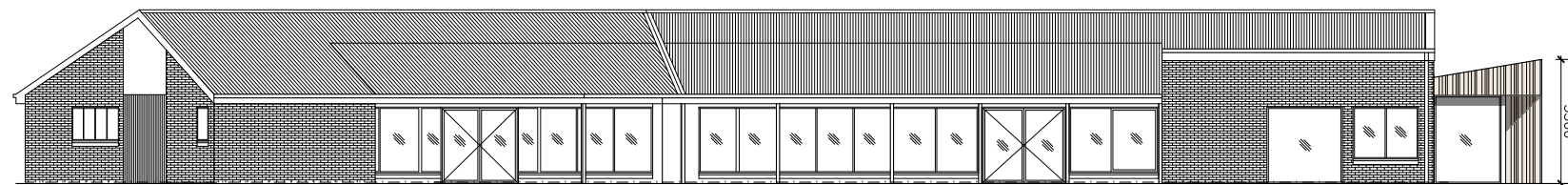
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PROJECT NO. 2301	REV. B
DRAWN NO. TP07	



01 NORTH-WEST ELEVATION
SCALE 1:200



01 SOUTH-WEST ELEVATION
SCALE 1:200



01 NORTH-EAST ELEVATION
SCALE 1:200

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Drawing
PROPOSED ELEVATIONS

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DATE 12.06.2024	1:200 @A3
PROJECT NO. 2301	DRWN NO. TP08
	REV. B



Rosny Early Learning Centre Flood Hazard Report

24 May 2024

To	Elena Wulian Li (CCC)	Contact No.	+61 3 6217 9540
Copy to	-	Email	eli@ccc.tas.gov.au
From	Danlu Lu, Fiona Haynes	Project No.	12605905
Project Name	Rosny Early Learning Centre		
Subject	Flood Hazard Report		

1. Introduction

GHD was commissioned by Clarence City Council (CCC) to prepare a Flood Hazard Report for the proposed building upgrade plan of Rosny Early Learning Centre at 2c Loinah Road, Montagu Bay (the site).

1.1 Purpose of this report

This report has been prepared to demonstrate that the proposed building upgrade plan meets the requirements of the Tasmanian Planning Scheme – Clarence’s Flood-Prone Hazard Areas Code and to provide a mitigation plan for the Rosny Early Learning Centre.

2. Scope and limitations

2.1 Scope of work

The scope of work comprised:

- Review the Flood-prone Hazard Areas code under the Tasmanian Planning Scheme – Clarence
- Assess existing flooding conditions across the site utilising the existing flood maps and survey drawing.
- Propose possible mitigation plans towards the flooding issues.

2.2 Limitations

This report: has been prepared by GHD for Clarence City Council and may only be used and relied on by Clarence City Council for the purpose agreed between GHD and Clarence City Council as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Clarence City Council arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section 2.3 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Clarence City Council and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

Accessibility of documents

If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.

2.3 Assumptions

The technical approach adopted in this report is as directed by CCC. The assessment relies on an existing flood depth map, a flood hazard map and latest survey drawings provided by CCC. No additional modelling was undertaken.

3. Site description

The site is located at 2c Loinah Road, Montagu Bay. The property is zoned Recreation under the Tasmanian Planning Scheme – Clarence (the Scheme).

The site is used as an early learning centre and it is proposed to upgrade the existing building as shown in Figure 1.



Figure 1 Existing site (imagery from LIST map)

A preliminary plan of proposed building upgrade was prepared by Loci Architecture + Planning for Clarence City Council and is provided in Figure 2. As shown, the proposed site plan indicates the room arrangement will be slightly adjusted within the building area also small expansion area.



Figure 2 Proposed development site plan (Loci Architecture + Planning)

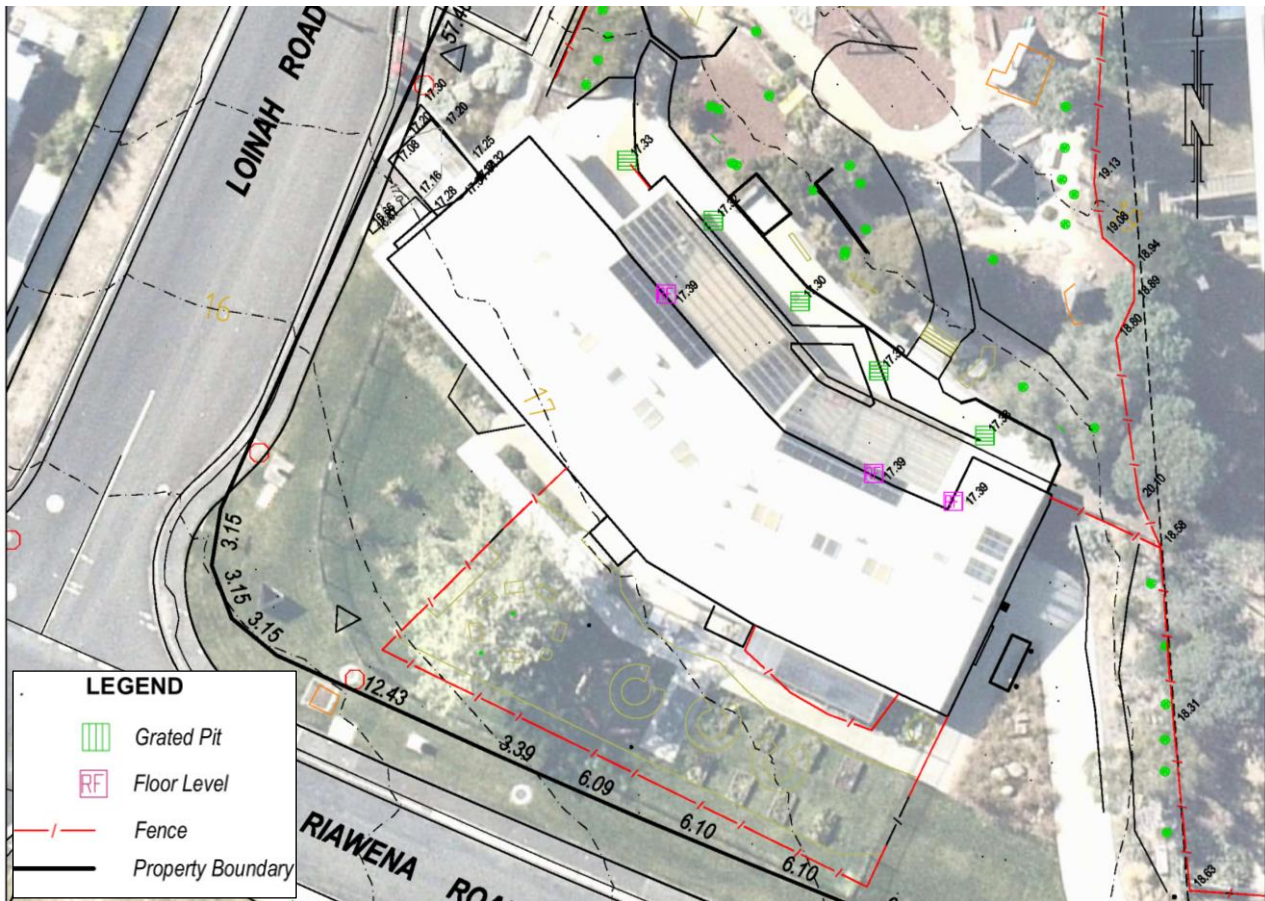


Figure 3 Latest Survey for Site area (Rogerson & Birch Surveyors)

To understand the flood risk for the site and new development, a recent survey was carried out. A survey drawing, as shown in Figure 3 above, has been produced that includes the following information:

- Finished floor levels of building entrances (doors),
- Surface levels of grated stormwater pits in outdoor play space,
- Locations of play space fence line (red line) next to the flood hazard area.

4. Tasmanian Planning Scheme – Clarence

The property is zoned as Recreation under the Tasmanian Planning Scheme – Clarence. The proposed early learning centre is located within the Flood-prone Hazard Area Overlay, as shown in Figure 4.

As such, assessment is required against the Flood-Prone Areas Hazard Code (C12.0).

4.1 C12.0 Flood-Prone Areas Hazard Code

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

- (a) *people, property and infrastructure are not exposed to an unacceptable level of risk;*
- (b) *future costs associated with option for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and*
- (c) *it does not increase the risk from flood to other land or public infrastructure.*

C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.



Figure 4 Flood-prone Areas Hazard Code Overlay

C12.0 Code Application

C12.2.1 This code applies to development of land within a flood-prone hazard area.

C12.2.2 This code applies to use of land within a flood-prone hazard area if for:

- (a) a change of use that converts a non-habitable building to a habitable building; or
 - a. a new habitable room within an existing building.

C12.2.3 This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4 The planning authority may only make a request under clause C12.2.3 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.

C12.2.5 This code does not apply to land subject to the Coastal Inundation Hazard Code.

Comment – code applies

The site is identified within the Flood-prone Hazard Area overlay. As such, the code applies.

4.1.1 C12.5 Use Standards

The Use Standards of the code apply to habitable buildings and critical use, hazardous use or vulnerable use. We understand that the childcare centre is educational care and is defined as **vulnerable use** based on the C12.3 Definition of term.

As such, the Use Standard applies to the proposed development.

4.1.2 C12.6 Development Standards

C12.5.2 Critical use, hazardous use or vulnerable use		
Objective: That critical, hazardous and vulnerable uses , located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.		
Acceptable Solutions	Performance Criteria	Respond
<p>A1 <i>No Acceptable Solution</i></p>	<p>P1 A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to:</p> <ul style="list-style-type: none"> (a) the type form and duration of the use; and (b) a flood hazard report that demonstrates that: <ul style="list-style-type: none"> (i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or (ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures. 	<p>The Hazard categories within the site boundary aligned with fence is predominantly rated as H1 safe for children. There are certain areas shown as H2 to H5 (unsafe for children) along the fence outside the site boundary from Figure 7. Since the flood hazard zone is confined outside the children's playground and fenced off, there is no increase of flood risk for the proposed development.</p> <p>In addition, we propose managing the risk by restricting access to the outside fence areas during floods.</p> <p>Therefore, compliance with P1 is achieved.</p>
<p>A2 <i>No Acceptable Solution</i></p>	<p>P2 In addition to the requirements in clause C12.5.2 P1, a critical use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to:</p> <ul style="list-style-type: none"> (a) the ability of the use to function and maintain service during the flood event and recovery period; (b) any interruption to the operation of the critical use in locations external to the immediate impact of the flood; (c) the creation of risk to the health or safety of people from damage or disruption to: <ul style="list-style-type: none"> (i) a water supply service; or (ii) the drainage and treatment of waste water; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity or a council 	<p>Not Applicable This is for critical use, and the site is vulnerable use, thus not applicable.</p>
<p>A3 <i>No Acceptable Solution</i></p>	<p>P3 In addition to the requirements in clause C12.5.2 P1, the impact of flood on a hazardous use within a flood prone hazard area must achieve and maintain a tolerable risk, having regard to:</p> <ul style="list-style-type: none"> (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity or a council. 	<p>Not Applicable This is for hazardous use, and the site is vulnerable use, thus not applicable.</p>
<p>A4 <i>No Acceptable Solution</i></p>	<p>P4 In addition to the requirements in clause C12.5.2 P1, a vulnerable use within a flood-prone hazard area, must be protected from flood, having regard to:</p> <ul style="list-style-type: none"> (a) any protection measures, existing or proposed; 	<p>Refer respond of P1 above for protection measures</p>

C12.5.2 Critical use, hazardous use or vulnerable use

(b) the ability and capability of people in a flood event who may live, work or visit the site, to: (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency;	Evacuation to designated safe locations is possible if necessary, as the Hazard Category H1 at the main building is child safe. Multiple exits are available for evacuation to open space safe areas that are not flood prone.
(c) any emergency evacuation plan;	We recommend an evacuation plan is developed including identification of a safe area to shelter and evacuation routes..
(d) the level of risk for emergency personnel involved in evacuation and rescue tasks;	Low. The level of risk has been assessed based on <i>the Technical flood risk management guideline: Flood hazard (2014)</i> ¹ . The depth and velocity fall within the H1. H1 is generally safe for people vehicles and buildings, which is well below H3 (unsafe for vulnerable people).
(e) the advice contained in a flood hazard report; and	Refer above
(f) any advice from a State authority, regulated entity or a council.	Occupants to follow advice given during a flood event (if any).

5. Flood Hazard Classification

To manage flood risk, it is important to understand the potential flood behaviour and identify the relative degree of flood hazard on a floodplain. This section defines flood hazard as the potential loss of life, injury, and economic loss caused by future flood events.

The combined flood hazard curves presented in Figure 5 set hazard thresholds that relate to the vulnerability of the community when interacting with floodwaters. The combined curves are divided into hazard classifications that relate to specific vulnerability thresholds as described in Table 1.

For full details and additional information on the flood hazard classification, please refer to the *Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience*.

Table 1 Combined hazard curves – vulnerability thresholds

Hazard Vulnerability Classification	Description
H1	Generally safe for vehicles, people and buildings.
H2	Unsafe for small vehicles.
H3	Unsafe for vehicles, children and the elderly.
H4	Unsafe for vehicles and people.
H5	Unsafe for vehicles and people. All building types vulnerable to structural damage. Some less robust building types vulnerable to failure.
H6	Unsafe for vehicles and people. All building types considered vulnerable to failure.

¹ *Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience* CC BY-NC

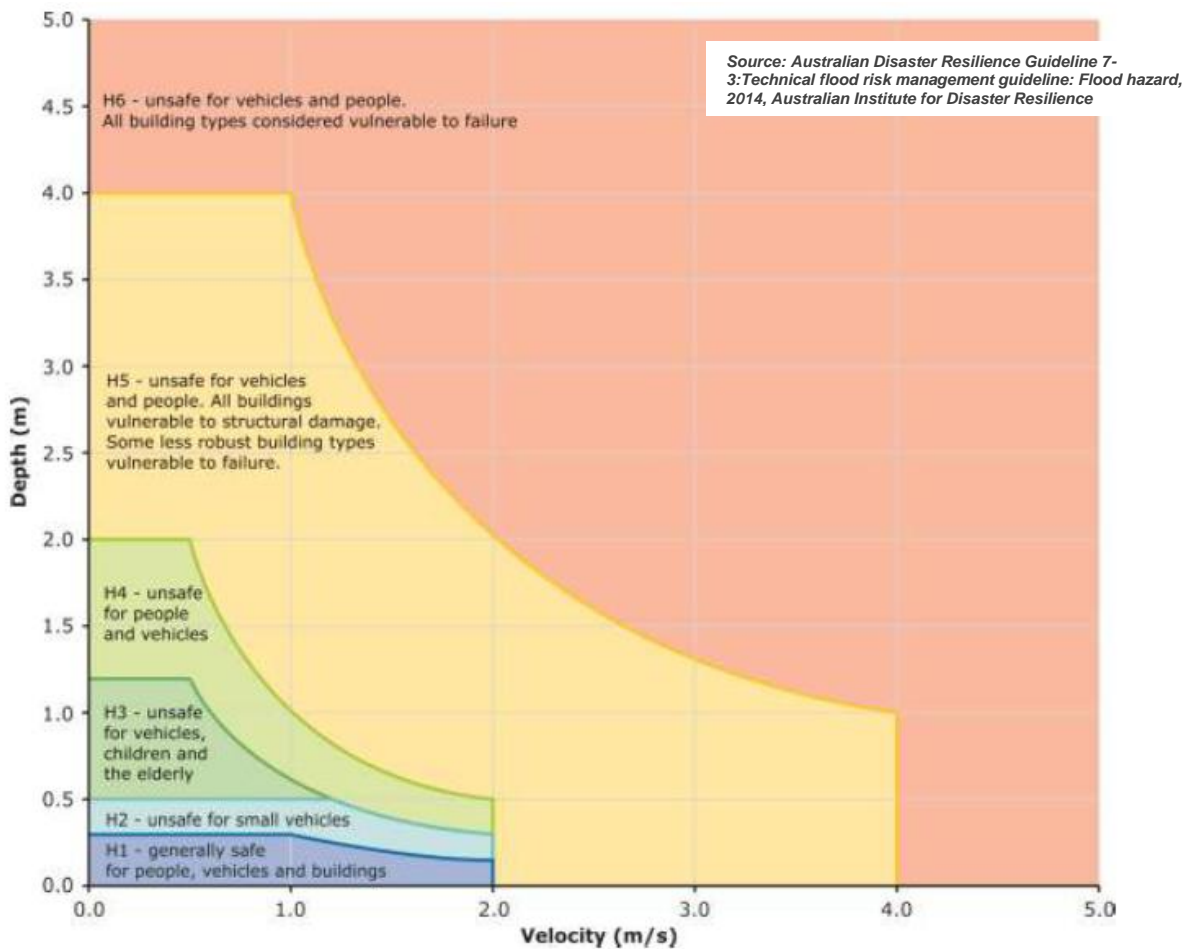


Figure 5 General flood hazard vulnerability curves

6. Flood Hazard Assessment

The flood hazard assessment was undertaken using the existing hydraulic model maps results and latest survey drawings provided by CCC.

Figure 6 shows that for the 1% AEP flood depth across the site, shallow flood waters (0.05-0.2 m) inundate a majority area of the site. Figure 6 also shows that the proposed development within the site is elevated above the surrounding ground level, with 5 existing drainage pits identified along the north-east side of building to prevent the risk of flood water flow into the building. There is a depression which potentially collects water to the east of the development outside of the fenced boundary with observed deep flood water depth, however the likelihood is very low for the flood water entering the site through the current fence line. Nevertheless, considering that the estimated maximum flood height at the depression is potentially higher than the finished floor level of the proposed building entrances, a grading flow path along the fence is recommended to mitigate the risk of flood water flow to the building.

In general, it is unlikely to have an intolerable risk on site given the 1% AEP event flow depths are very small.

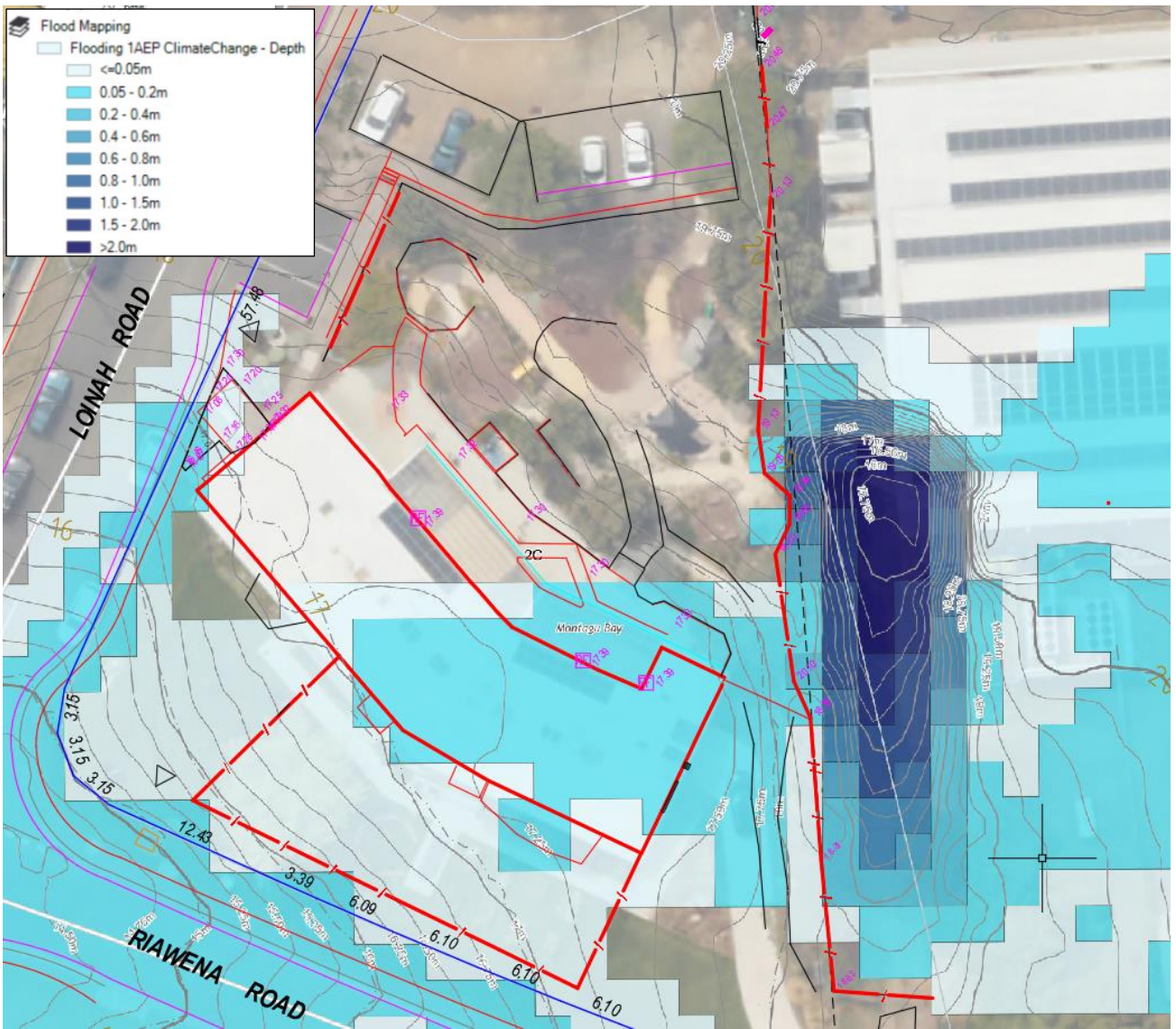


Figure 6 1% AEP flood depth mapping

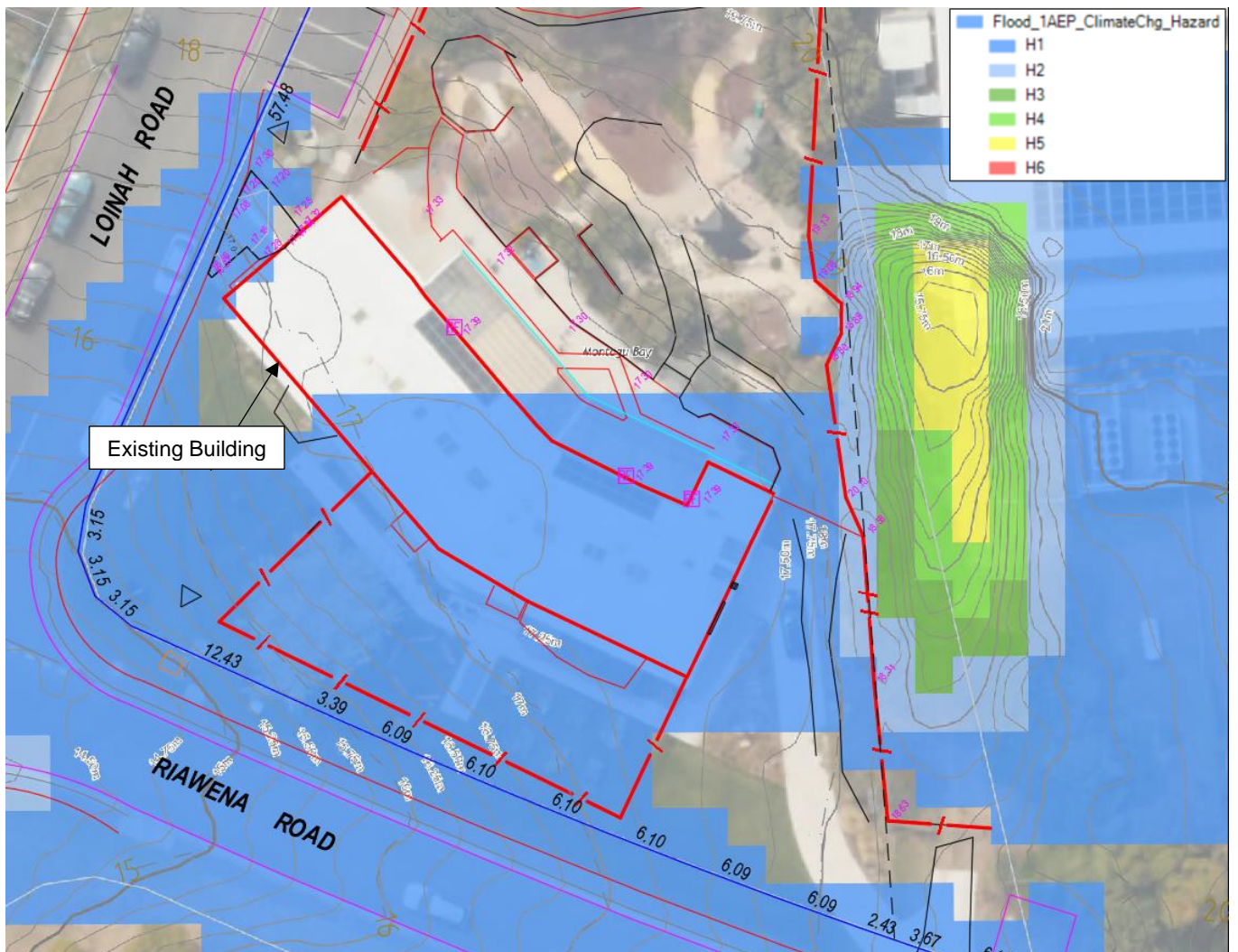


Figure 7 1% AEP Flood Hazard mapping

Figure 7 shows the 1% AEP Flood Hazard code for the proposed development area. The existing building and proposed extension area is situated within H1 Hazard Category which means generally safe for vehicles, people and buildings with comparatively low flood risk. The unsafe flood hazard area outside the fence is unlikely to increase any flood risk to the building as described above. Further, as the proposed development will not extend the building area on its side facing the unsafe flood hazard zone, it will not increase the level of flood risk. With a recommended emergency evacuation plan for rarer flood events beyond the scope of this analysis, the risk of flood can be controlled within a tolerable level.





7. Conclusions

This report has been prepared to demonstrate that the proposed building upgrade plan of Early Learning Centre, located at 2c Loinah Road, Montagu Bay, meets the requirements of the Tasmanian Planning Scheme – Clarence’s Flood-Prone Areas Hazard Code.

The proposed building includes rearrangement of room areas and small area of extension.

To assess the flood hazard of the proposed site, existing hydraulic modelling maps and latest survey drawings provided by CCC were utilised. The results indicate that a half area of the proposed development is inundated by shallow sheet flow (< 0.2 m). Based on the existing assessment results, the proposed building upgrade plan is not anticipated to cause or contribute to flooding on adjacent land, public infrastructure or worsen flooding at the site.

Recommendations to control the risk of flood within a tolerable level include establishment of a grading flow path along the eastern boundary fence, and establishment of an emergency evacuation plan that considers an exit route to a designated safe area.

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