

Glenorchy CBD

Flood Study FAQs



Why is Council identifying flood-affected properties?

Flooding can cause significant damage to property and risk to life. All Councils in Tasmania are required by law to work towards identifying the land in their areas which has the potential to be affected by flooding. This helps councils to guide urban development, identify improvements to our stormwater infrastructure, protect property and keep the public safe.

Glenorchy City Council is currently developing management plans for its stormwater systems in urban areas. Investigating the effects of flooding is a key component of this process.

What does a 1% AEP and 5% AEP 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 it causes. It is used in flood studies to model the effects of different types of storm events.

The AEP is the probability or likelihood of a storm event occurring in any given year. It is usually expressed as a percentage (%).

A 1% AEP storm event has a 1% chance of occurring in any given year. This expression has replaced the use of the old terminology of a 1 in 100-year storm event.

Likewise, a 5% AEP storm event has a 5% chance of occurring in any given year and is likely to occur once every 20 years.

The lower the percentage (%) the more intense the rain and associated flood event.

How was the flood zone area worked out? How do we know it's accurate?

In 2018, Council engaged two leading Australian engineering consultancies in stormwater modelling (Snowy Mountains Engineering Corporation and WMAWater) to undertake and peer-review a detailed flood study of Glenorchy CBD and the surrounding area.

A computer model was set up using an historical flood event (the February 1996 flood) to estimate the extent of urban inundation for a range of flood events. This included a 5% AEP flood, a 1% AEP flood and other flood scenarios related to climate change.

What are the flood risk maps and what do they tell us?

The flood modelling data has been used to produce a set of flood risk maps which show the extent of inundation and hazard levels (discussed below). The flood risk maps will help Council to:

- protect the safety of the public in future flood events
- implement improved town planning controls to guide future development, and
- determine the minimum floor height for properties in flood prone areas.

What does the term ‘flood hazard’ mean and what do different flood hazard categories indicate (Low, Moderate, Significant and Extreme)?

Floods create hazardous conditions to which humans are particularly vulnerable.

The level of flood hazard is estimated by the depth and speed of water when there is a flood at a specific location. Flood hazards are categorised as either Low, Moderate, Significant or Extreme. The flood hazard categories used in the CBD flood study are in-line with best-practice in Australia.

- a ‘Low’ hazard means flow conditions are generally safe for children and adults
- a ‘Moderate’ hazard means flow conditions are dangerous for some adults and all children, but still safe for trained rescue workers
- a ‘Significant’ hazard means flow conditions are dangerous for most adults and extremely dangerous for children, and
- an ‘Extreme’ hazard means flow conditions are dangerous for all people.

How do I know what the flood hazard level at my property is?

The flood hazard levels for all properties in the study area are available on Council’s website.

Visit www.gcc.tas.gov.au/residents/living-in-glenorchy/glenorchy-cbd-flood-study.aspx

If my house is in a high-risk flood zone, is there anything I can do now? What will Council do about it?

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

Council will prioritise the upgrading of stormwater infrastructure to minimise the risk of flooding. This will not prevent flooding, but may mitigate the impacts of it.

Has Climate Change been considered?

Council’s flood study considered a range of different scenarios, including the impact of a sea level rise and change in rainfall intensity caused by climate change.



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 flooding?

Floods do not occur in a regular pattern. There may be long periods where there are no floods, followed by short periods with several floods.

A 1% AEP flood is considered as an extreme event and may not have occurred in your location while you have lived in the area.

I wasn't told my house was in a flood zone when I bought it. Why didn't Council have this information before?

Council is collecting information and developing an understanding of flooding within the municipality and may not have known that your property was in a flood zone when you purchased your property.

We can provide advice to any property owners and buyers about whether a property is subject to flooding and encourage you to get in touch with us if you're concerned.

Please note that a Land Information Certificate (also called a 'Section 337 Certificate') for a property does not provide information about flooding.

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

Council's underground stormwater drainage system is designed to carry runoff from storm events up to a 5% AEP.

For runoff from storm events more severe than the 5% AEP, it is expected that the capacity of the Council stormwater drainage network will be exceeded, and overland flows (flooding) will occur.

Should I take out flood insurance?

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

I have concerns about a stormwater drain near my house. What can I do?

Please report any concerns about blocked Council stormwater drains to Council's Customer Service team on (03) 6216 6800.

Please note that all drainage within private properties is the responsibility of the property owner.

Property owners are responsible for making sure that private stormwater systems are properly connected to Council's stormwater system. If you think there is a blockage in one of the drainage pipes on your property, you should contact a licensed plumber to investigate.

What is Council's role in managing flood risk?

Council has many different roles to play in relation to flood management. These include:

- developing and implementing local flood management plans to reduce the adverse effects of flooding to acceptable levels
- incorporating flood mapping and controls into the local planning schemes to manage land use and development (buildings, works and subdivisions) within flood prone areas
- managing local community infrastructure, by building, owning and maintaining it
- implementing and maintaining local flood warning systems
- supporting, developing and resourcing the implementation of flood response plans
- providing for the conservation of significant natural resources and environmental values.

If my house floods who do I call for help?

If you need assistance during a flood event, call your local State Emergency Service (SES) on 132 500 or triple-0 (000) in life-threatening situations.

What's next and what is Council doing about the flooding issues?

Council is currently developing flood maps for all urban areas in the municipality and will make these available to the general community.

The flood information will be used by Council to prioritise upgrades to our stormwater infrastructure and will guide the planning of new and future developments.

Council is currently working on updating its Flood Early Warning System which will provide information to Authorities including Council, SES and Police.

Where can I get more information?

You can find more information on Council's website here:

www.gcc.tas.gov.au/residents/living-in-glenorchy/glenorchy-cbd-flood-study.aspx

The Bureau of Meteorology also provides information on flooding on its website here:

http://www.bom.gov.au/water/floods/document/What_todo_floods.pdf

The State Emergency Service has information about what to do in an emergency here:

<https://www.ses.tas.gov.au/>

The Tas Alert service also provides flood warnings and alerts across the State here:

<http://alert.tas.gov.au/GetReady/Pages/Flood.aspx>

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GLENORCHY CITY
Where ideas happen