

Glenorchy City Council

Flood Maps FAQs



Why is Council identifying flood-affected areas?

Flooding can cause significant damage to property and risk to the community. Identifying flood-affected areas helps to guide urban development, identify improvements to our stormwater infrastructure, 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 are the flood maps and what do they tell us?

The flood modelling data has been used to produce a set of flood maps which show the likely extent of flooding. The flood maps will help Council to:

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

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

Council's engineers have undertaken detailed flood studies of the urban areas in the city of Glenorchy. These flood studies have adopted the approach recommended by national guidelines for flood modelling in Australia. The studies were peer reviewed by a leading Australian stormwater modelling engineering consultancy.

Computer models have been set up using historical flood events, which allows Council to estimate the extent of urban flooding for a range of flood events including flood scenarios related to climate change.

This assessment of flood risk is based on past flooding records, expert opinion, as well as computer modelling about where flooding might occur in the future. We are using as much material as we currently have available, limited by our current knowledge and resources. We didn't study rural catchment areas.

What does AEP mean?



AEP stands for Annual Exceedance Probability. This is a term used to describe the intensity and likelihood 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 likelihood of a storm event occurring in any given year. It is usually expressed as a percentage (%).

The lower the percentage (%), the less likely an event is to occur but more intense. The higher the percentage (%) the more likely an event is to occur but less intense. Very extreme rainfall events have a low chance of occurring in any given year, whereas less extreme events are more frequent and more likely.

What are 1% AEP and 5% AEP flood events?

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.

Flood mapping included on Council's website is based on the 1% AEP storm event and includes an allowance for climate change. Rainfall is predicted to be heavier because of climate change, which means that flooding may also be more frequent and more severe. This possible increase in rainfall has been considered Council's flood mapping. This is the storm event which is used by Council to implement town planning and building controls, as well as plan for the safety of the public.

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.

Underground stormwater infrastructure in Tasmania is typically designed for a 5% AEP flood event (one in 20 year event). This is considered to provide a reasonable level of protection from flooding at a cost which is sustainable to the community.

How does the flood mapping affect me and my property?

The availability of more accurate information about the flood risk to your property may affect your property's flood insurance, so you are encouraged to contact your insurance provider to ensure you are adequately covered.

How do I know if my property is flood affected?

Flood mapping is available on Council's website at <https://www.gcc.tas.gov.au/residents/your-home/floods-and-stormwater/>

If we indicate that an area is not within a flood prone area, that does not mean that your property is free from possibly severe future flooding events. The map is meant to give you only an estimate of the possible flood risk. If you are worried about the future flood risk at your property, you can also seek your own expert advice.

If my house is flood affected, what does this mean for me?



Council recommends that you contact your insurer to make sure that you have adequate flood insurance for your property.

Council is working on prioritising infrastructure projects to mitigate the impact of future flood events. Increasing our understanding of existing and future flood risks allows for improved planning to better prepare for and manage these events into the future.

Has climate change been considered?

Council's flood studies considered a range of different scenarios, including the impact of sea level rise and change in rainfall intensity caused by climate change. Council always uses the most up-to-date climate change predictions and acknowledges that this may change in the future as more information becomes available. The flood maps provided on the Council website include an allowance for climate change and sea level rise.

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. 1% AEP storm event has a one percent chance of occurring in any given year.

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

Council has been and continues to collect information and improve our understanding of flooding within the municipality. Council may not have known that your property was in a flood zone when you purchased your property. Advances in technology have also improved our ability to model and predict flood events.

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?

Underground stormwater infrastructure in Tasmania is typically designed for a 5% AEP flood event (one in 20 year event). This is considered to provide a reasonable level of protection from flooding at a cost which is sustainable to the community.

In the event of a more severe storm, where the capacity of the underground system is exceeded, overland flow can be expected to occur. In contemporary design, it is best practice to allow for additional capacity in the road reserve, or through easements on private land, for overland flooding to occur without damage to infrastructure and property.



However, older infrastructure was built at a time when there were different design standards, different climate and a lower level of urbanisation. As a result, parts of Council's stormwater drainage network may reach capacity for weather events that happen more often than the 5% AEP and overland flow paths for flooding, once the system capacity is exceeded, may not have been provided for.

Council is continuously working on upgrading its stormwater drainage network to meet the expected level of service.

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.

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?

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. In its budget for 2021/22 Council has included \$1.3m on flood mitigation projects and extending Council's stormwater network to unserved areas.

Where can I get more information?

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

<https://www.gcc.tas.gov.au/residents/your-home/floods-and-stormwater/>

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>