LAUNCESTON FLOOD AUTHORITY

MEMORANDUM

FILE NO: SF4493 / DA0502-2017

DATE: 9 October 2017

TO: Brian White   Planner, City of Launceston

CC: Carolyn Wrankmore   Planning Administration Officer

FROM: Andrew Fullard   General Manager

SUBJECT: DA0502/2017 - 9 GOODWIN STREET, INVERMAY

In response to the Planning Authority's request for comment on the above development application, we ask the following be noted.

The proposed development at 9 Goodwin Street is within the flood risk area of Invermay, protected by the levee system.

The site level is believed to be between 1.25m & 1.5m AHD. If there is a levee overtopping or failure, the resultant water level will be approximately 3.8m AHD (the level of the outlet at the River Street/Murphy Street intersection), thus, although unlikely, there is potential for inundation to a depth of approximately 2.5m above the existing ground level.

The proposed development drawings do not detail levels to AHD, but rather assume a Relative Level (RL). The finished floor levels are not dimensioned either, thus it is not possible to accurately determine the finished floor levels of the habitable areas.

If we estimate the ground floor level to be 150mm above ground surface level (1.25m AHD), then add the 2400 floor to ceiling height plus a nominal 250mm for the first floor thickness, we can estimate the finished floor level of the first floor to be at least 4.05m AHD. This places the floor level above the potential inundation level and above the 1 in 100 flood level.

The Flood Authority recommends the developers develop a Flood Emergency Management Plan (FEMP) to minimise loss and damage in the event of a flood event. The FEMP as a minimum should consider evacuation and shutting down of the building's services.

Accordingly, provided the lower wall finishes are constructed of flood resilient materials and electrical services are located on the first floor, the Flood Authority does not object to this development.

Please contact the LFA on 6323 3243 should further information be required.

Andrew Fullard
GENERAL MANAGER