22 May 2019

Dear Ms A Du Plessis & Jason Massarotto

Re : Flood Inundation Assessment

We are pleased to present our report on the assessment for the construction of a proposed dwelling and visitor accommodation at 52 Hayes Road, Adventure Bay 7150.

This assessment follows a request to consider how a 1% Annual Exceedance Level (AEP) flood event will affect the proposed development. The report is based on a request from the Kingborough Council to address the Inundation Areas Code of the Kingborough Interim Planning Scheme.

Methodology

SEAM Environmental conducted an assessment of the site on 7th May 2019.

In preparing this 2019 assessment, the following documentation has been reviewed:

- Development plan prepared by Studio Kemukii
- The List Tasmania - Coastal Inundation Hazard Bands
- Google Earth map
- Kingborough Interim Planning Scheme

Investigation Results

After a desktop review it was revealed that according to the Coastal Inundation Hazard Bands (The LIST), the development is located outside the 1% AEP – Annual Exceedance Probability (1:100 year) for the storm event (see Figure 1).
The site has a natural drainage water course (Blighs Creek). There are also several drainage channels running through the property which appear to have been constructed to alleviate the natural drainage of the area. There are also some damp areas throughout the site and will impact on the type of wastewater disposal system selected. The buildings proposed should be constructed well above the natural ground level, suggested that the floor levels are 400mm above ground level.

Any water captured from the roof surfaces will be collected in rainwater tanks so that overflow can be directed to the existing creek. This should prevent the areas surrounding the proposed structures from becoming waterlogged.

It should also be noted that this assessment does not include future impacts from climate change and rising sea levels, and is based on current available data.

**Conclusion**

As the proposed accommodation is outside the 1:100 (1% AEP), the proposed development is not considered to cause any unreasonable risk to the users of the site or damage of the property.

Thank you for engaging SEAM.

Yours sincerely,

Jamie Wood
Principal Consultant

Certified Environmental Practitioner (Impact Assessment Specialist)
Accredited Building Practitioner – Designer Hydraulic # CC 1984K
Accredited Bushfire Practitioner # BFP 119
Figure 1 - The List Map Image– Illustrating the Coastal inundation Hazard Bands

Please note that this assessment does not include future impacts from climate change and rising sea levels.