E15.0 Inundation Prone Areas Code

E15.1 Purpose

E15.1.1 The purpose of this provision is to:

(a) identify areas which are at risk of periodic or permanent inundation from one or more of the following:

(i) riverine, watercourse and inland flooding, (where spatial information exists),

(ii) storm tide,

(iii) sea level rise;

(b) manage development in areas at risk from periodic or permanent inundation so that:

(i) people, property and infrastructure are not exposed to an unacceptable level of risk,

(ii) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised,

(iii) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems from adverse impacts;

(c) facilitate sustainable development of the coast in response to the impacts of climate change;

(d) manage development on the coast so that:

(i) people, property and infrastructure are not exposed to an unacceptable level of risk,

(ii) adverse effects on the stability and functioning of the coastal environment are minimised,

(iii) future options for adaptation, protection, retreat or abandonment of property and infrastructure are maintained and associated future costs are minimised,

(iv) marine-infrastructure on coastal landforms is undertaken in a way that protects coastal features, processes and ecological systems from adverse impacts;

(e) preclude development that will affect flood flow or be affected by flood water, or change coastal dynamics in a way detrimental to development sites or other property;

(f) provide for appropriate development dependent on a coastal location.

E15.2 Application

E15.2.1 This code applies to:

(a) development on land in the Coastal Inundation High, Medium and Low Hazard Areas:

(i) where shown on the planning scheme maps as separate Coastal Inundation High, Medium and Low Hazard Area overlays,

(ii) where shown on the planning scheme maps as a combined Inundation Hazard Investigation Area overlay and as particularly defined and separated by reference to AHD values in Table E15.2;

(b) change of use from a non-habitable building to a habitable building or to a new use with a habitable room on land that is in the Coastal Inundation High, Medium and Low Hazard Areas or the Riverine Inundation Hazard Area;

(c) development on land subject to risk of riverine flooding of 1% AEP or more, including:

(i) land within the Riverine Inundation Hazard Area,

(ii) land not within the Riverine Inundation Hazard Area but nevertheless subject to risk of flooding of 1% AEP or more;

(d) development of buildings and works dependent on a coastal location, (including the subdivision of land for such buildings and works).

E15.3 Definition of Terms

E15.3.1 In this code, unless the contrary intention appears:

AEP	means annual exceedance probability.
buildings and works dependent on a coastal location	means buildings and works for which there is a demonstrated need to be located at a coastal location, including boat sales and storage, marine farming shore facilities, marine-related public open space & recreation facilities, pleasure boat facilities, roads & other utilities and wharves. Dwellings, except for a caretakers dwelling associated with any of the above, are not included.
Coastal Inundation Hazard Investigation Area	means an area for which risk from inundation from storm tide and permanent inundation from sea level rise has been identified but where the high, medium and low hazard areas have not been spatially quantified due to limitations of available data.
Coastal Inundation High Hazard Area	means an area forecast to be subject to 0.2 m sea level rise from the Mean High Tide by 2050 and a rounding up to the nearest highest 0.1 m.
Coastal Inundation Low Hazard Area	means an area forecast to be subject to inundation from a 1% AEP storm tide event in 2100, the 0.3 m free board, and a rounding up to the nearest highest 0.1 m.
Coastal Inundation Medium Hazard Area	Means an area forecast to be subject to a 1% AEP storm tide event in 2050 and 0.3 m free board, and a rounding up to the nearest highest 0.1 m.
coastal protection works	means a hard structure (such as a sea wall, groyne or breakwater) or soft engineering technique (such as beach nourishment), placed partially or wholly along the land-water interface to protect the land from the sea or to stop erosion of the shoreline.
coastal works management plan	means a specific site plan acceptable to the planning authority that details vegetation management measures and erosion control measures on building and construction sites on coastal landforms prepared by a suitably qualified person in accordance with best practice guidelines. [R1]
existing floor area	means the gross floor area as at the effective date.

flood hazard report	means a report prepared by a suitably qualified person for a site, that must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a relevant agency; and (d) conclusions based on consideration of the proposed use or development: (i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the level of risk across the intended life of the use or development; d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for flood reduction or protection measures beyond the boundary of the site; g. any inundation risk management plan in place for the site and/or adjacent land; and h. any advice relating to the ongoing management of the use or development; and (iii) any matter specifically required by Performance Criteria in this code.
inundation	means permanent, periodic or anticipated flooding of land whether by sea or rainfall and includes inundation by high tide.

inundation risk management plan	means a specific site plan acceptable to the planning authority that details: (a) the risk of inundation of the site, with respect to the proposed location and floor levels of buildings, within applicable timeframes (current, year 2050 and/or year 2100), (b) any inundation control measures or design features proposed to be employed to reduce risk to an acceptable level, prepared by a suitably qualified person in accordance with best practice guidelines.
landfill	means fill or manipulation of the natural ground level that is greater than 0.5 m in height and 10 m^2 in area but does not include fill within 3 m of the footings or foundations of a building.
Riverine Inundation Hazard Area	means land determined to be at risk from riverine, watercourse or inland flooding that has a 1% AEP or more. This includes: (a) land within the Riverine Inundation Hazard Area on the planning scheme maps; (b) land not within the Riverine Inundation Hazard Area on the planning scheme maps but nevertheless subject to risk of flooding of 1% AEP or more;
relevant agency	means as defined in the former provisions of the Act. [R2]
tolerable risk	means the lowest level of likely risk from the relevant hazard: (a) to secure the benefits of a use or development in a relevant hazard area; and (b) which can be managed through: (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or development.

Footnotes

[R1] The Tasmanian Coastal Works Manual by The Coastal and Marine Branch, EPA Division, Department of Primary Industries, Parks, Water and Environment is considered best practice guideline.

[R2] The former provisions of the Act as defined in Schedule 6 – Savings and transitional provisions of the L*and Use Planning and Approvals Amendment (Tasmanian Planning Scheme) Act 2015*.

E15.4 Development Exempt from this Code

E15.4.1 The following development is exempt from this code [R1] :

(a) coastal protection works undertaken by, or on behalf of, an agency or council that have been designed by a suitably qualified person;

(b) development on land at 141 Cemetery Road, Lunawanna (folio of the Register volume 201948 folio 1);

Footnotes

[R1] Emergency works are not regulated by planning schemes pursuant to S.40 of the Emergency Management Act 2006.

E15.5 Application Requirements

E15.5.1 In addition to any other application requirements, the planning authority must require the applicant for a development involving landfill to provide an assessment by a suitably qualified person, accompanied by any necessary engineering detail, outlining the following:

(a) existing overland flow paths associated with rainfall events and coastal processes affecting the subject land,

(b) how existing flow paths enter onto the subject land from adjoining land and how the flow paths exit onto adjoining land,

(c) how any modifications to flow paths proposed on the land impact on the flow paths relied on by nearby and adjoining land,

(d) how any proposed infrastructure and techniques will ensure the net discharge of stormwater does not exceed pre-development levels and water quality characteristics of receiving waters are maintained or improved;

(e) a site survey from a qualified land surveyor identifying the location of the Coastal Inundation High, Medium and Low Hazard Areas pursuant to the AHD levels provided in Table E15.1, if the proposed development site is within the Coastal Inundation Hazard Investigation Area overlay shown on the planning scheme maps.

E15.5.2 In addition to any other application requirements, the planning authority may require the applicant to provide any of the following information if considered necessary to determine compliance with performance criteria:

(a) an inundation risk management plan,

(b) a site analysis plan identifying any natural or constructed features that influence overland flow paths prior to and after inundation events,

(c) a coastal works management plan,

(d) evidence that proposed building or works will be designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by riverine, watercourse or inland flooding, or a storm surge event,

(e) a site survey from a qualified land surveyor identifying the location of the Coastal Inundation High, Medium or Low Hazard Area, as relevant, pursuant to the AHD levels provided in Table E15.1, if uncertainty exists as to the relative location of the development site,

(f) any of the information listed in E15.5.1, above.

Regional Explanatory Note

The Inundation Hazard Investigation Area has not yet been mapped.

It will cover stretches of the coast not covered by the mapped Coastal Inundation High, Medium and Low Hazard Areas.

This mapping will be completed prior to this planning scheme coming into effect and an overlay will be included in the final maps accordingly.

An approximate guide as to where the Coastal Inundation Hazard Investigation Area will occur is:

any land on or near the coast below the AHD levels provided in Table E15.1.

E15.6 Use Standards

Objective:	
To ensure that change of use involving habitable buildings and/or habitable rooms appropriately responds to inundation risk.	
Acceptable Solutions	Performance Criteria
A1 Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must comply with all of the following: (a) floor level of habitable rooms is no less than the AHD level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor level of habitable rooms is no less than the AHD level for the 1% AEP plus 300mm if in an area subject to riverine flooding.	**P1** Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must satisfy all of the following: (a) any increased reliance on public infrastructure must not result in a unacceptable level of risk; (b) need for future remediation works is minimised; (c) access to the site must not be lost or substantially compromised by expected future sea level rise either on or off-site;

	(d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.

E15.7 Development Standards for Buildings and Works

E15.7.1 Coastal Inundation High Hazard Areas

Objective:	
To ensure that high risk from coastal inundation is appropriately managed and takes into account the use of buildings.	
Acceptable Solutions	Performance Criteria
A1 For a habitable building, including extensions to existing habitable buildings, there is no Acceptable Solution.	**P1** For a habitable building, including extensions to existing habitable buildings, there are no Performance Criteria except if it is development dependent on a coastal location. R1
A2 For a non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, there is no Acceptable Solution.	**P2** A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia must satisfy all of the following: (a) if an outbuilding, be a component of an existing dwelling; (b) risk to users of the site, adjoining or nearby land is acceptable; (c) risk to adjoining or nearby property or public infrastructure is acceptable; (d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods; (e) need for future remediation works is minimised; (f) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works. except if it is development dependent on a coastal location R1.

E15.7.1.R1 Refer E15.7.6

E15.7.2 Coastal Inundation Medium Hazard Areas

Objective:	
To ensure that medium risk from coastal inundation is appropriately managed and takes into account the use of buildings.	
Acceptable Solutions	Performance Criteria
A1 For a new habitable building there is no Acceptable Solution.	**P1** A new habitable building must satisfy all of the following: (a) floor level of habitable rooms, and rooms associated with habitable buildings (other than a dwelling) that are either publically accessible, used frequently or used for extended periods, must be no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) risk to users of the site, adjoining or nearby land is acceptable; (c) risk to adjoining or nearby property or public infrastructure is acceptable; (d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods; (e) need for future remediation works is minimised; (f) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site; (g) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works; except if it is development dependent on a coastal locationR1.
A2	**P2**

Except for new rooms associated with habitable buildings other than dwellings, for which there is no acceptable solution, an extension to an existing habitable building must comply with one of the following: (a) new habitable rooms must comply with both of the following: (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1, (ii) floor area of the extension no more than 40 m^2 from the date of commencement of this planning scheme; (b) new habitable rooms must be above ground floor.	An extension to an existing habitable building must satisfy all of the following: (a) new habitable rooms, and rooms associated with habitable buildings (other than a dwelling) that are either publically accessible, used frequently or used for extended periods, must satisfy one of the following: (i) floor level no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (ii) floor level no lower than the existing floor level and a floor area of the extension no more than 40 m² as at the date of commencement of this planning scheme; (b) risk to users of the site, adjoining or nearby land is not increased; (c) risk to adjoining or nearby property or public infrastructure is not increased; (d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works. except if it is development dependent on a coastal location[R1].
A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 40 m^2.	**P3** A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods;

	(d) need for future remediation works is minimised; (e) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works, except if it is development dependent on a coastal location[R1].

E15.7.2.R1 Refer E15.7.6

E15.7.3 Coastal Inundation Low Hazard Areas

Objective:	
To ensure that low risk from coastal inundation is appropriately managed and takes into account the use of the buildings.	
Acceptable Solutions	Performance Criteria
A1 A new habitable building must comply with the following: (a) floor level no lower than the the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1;	**P1** A new habitable building must satisfy all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design methods; (d) need for future remediation works is minimised; (e) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site; (f) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.
A2 An extension to a habitable building must comply with either of the following:	**P2** An extension to a habitable building must satisfy all of the following:

(a) floor level of habitable rooms is no lower than the Minimum Level for the Coastal Inundation Low Hazard Area in Table E15.1; (b) floor area is no more than 60 m^2.	(a) floor level is no lower than existing floor level; (b) risk to users of the site, adjoining or nearby land is not increased; (c) risk to adjoining or nearby property or public infrastructure is not increased.
A3 A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must have a floor area no more than 60 m^2.	**P3** A non-habitable building must satisfy all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) need for future remediation works is minimised; (d) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works; except if it is a building dependent on a coastal location[R1].

E15.7.3.R1 Refer E15.7.6

E15.7.4 Riverine Inundation Hazard Areas

Objective:	
To ensure that risk from riverine, watercourse or inland flooding is appropriately managed and takes into account the use of the buildings.	
Acceptable Solutions	Performance Criteria
A1 A new habitable building must have a floor level no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm.	**P1** A new habitable building must have a floor level that satisfies all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable;

	(c) risk to buildings and other works arising from riverine flooding is adequately mitigated through siting, structural or design methods; (d) need for future remediation works is minimised; (e) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works.
A2 An extension to an existing habitable building must comply with one of the following: (a) floor level of habitable rooms is no lower than the 1% AEP (100 yr ARI) storm event plus 300 mm; (b) floor area of the extension no more than 60 m^2 as at the date of commencement of this planning scheme.	**P2** An extension to an existing habitable building must satisfy all of the following: (a) floor level to be no lower than existing floor level; (b) risk to users of the site, adjoining or nearby land is not increased; (c) risk to adjoining or nearby property or public infrastructure is not increased.
A3 The total floor area of all non-habitable buildings, outbuildings and Class 10b buildings under the Building Code of Australia, on a site must be no more than 60 m^2.	**P3** A non-habitable building, an outbuilding or a Class 10b building under the Building Code of Australia, must satisfy all of the following: (a) risk to users of the site, adjoining or nearby land is acceptable; (b) risk to adjoining or nearby property or public infrastructure is acceptable; (c) need for future remediation works is minimised; (d) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works;

E15.7.5 Riverine, Coastal Investigation Area, Low, Medium, High Inundation Hazard Areas

Objective:

(a) To ensure that landfill and mitigation works do no unreasonably increase the risk from riverine, watercourse and inland flooding, and risk from coastal inundation. (b) To ensure that the risk to waste water management from riverine, watercourse and inland flooding, and risk from coastal inundation is appropriately managed.	
Acceptable Solutions	Performance Criteria
A1 For landfill, or solid walls greater than 5 m in length and 0.5 m in height, there is no acceptable solution.	**P1** Landfill, or solid walls greater than 5 m in length and 0.5 m in height, must satisfy all of the following: (a) no adverse affect on flood flow over other property through displacement of overland flows; (b) the rate of stormwater discharge from the property must not increase; (c) stormwater quality must not be reduced from pre-development levels.
A2 No acceptable solution.	**P2** Mitigation measures, if required, must satisfy all of the following: (a) be sufficient to ensure habitable rooms will be protected from flooding and will be able to adapt as sea levels rise; (b) not have a significant effect on flood flow.
A3 A land application area for onsite wastewater management must comply with all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must be no less than 100 m; (b) vertical separation distance from the water table must be no less than 1.5 m.	**P3** A land application area for onsite wastewater management must satisfy all of the following: (a) horizontal separation distance from high water mark or from the top of bank of a watercourse or lake must satisfy all of the following: (i) be no less than 15 m, (ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system,

	(iii) the average gradient is no more than 16 degrees; (b) vertical separation distance from the water table must satisfy all of the following: (i) be no less than 0.6 m, (whether 'in ground' or by use of a raised bed), (ii) effluent must be no less than secondary treated effluent standard and applied through a subsurface land application system.

E15.7.6 Development Dependent on a Coastal Location

Objective:	
To ensure that buildings and works dependent on a coastal location are appropriately designed and sited to account for risk from inundation, taking into account the nature of the development.	
Acceptable Solutions	Performance Criteria
A1 An extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway must be no more than 20% of the size of the facility existing at the effective date.	**P1** Buildings and works must satisfy all of the following: (a) need for a coastal location is demonstrated; (b) new facilities are grouped with existing facilities, where reasonably practical; (c) building design responds to the particular size, shape, contours or slope of the land and minimises the extent of cut and fill; (d) waste, including from cleaning and repairs of vessels and other maritime equipment and facilities, solid waste, is managed to ensure waste is safe from inundation events; (e) risk from inundation is acceptable, taking into account the nature of the development and its users.
A2 No Acceptable Solution.	**P2** Dredging or reclamation must satisfy all of the following:

	(a) be necessary to establish a new or expanded use or development or continue an existing use or development (b) potential for foreshore erosion or seabed instability is minimised; (c) impacts to coastal processes, including sand movement and wave action are minimised and any potential impacts will be mitigated so that there are no unreasonable adverse long-term effects, (d) limited and acceptable impact on aquatic flora, fauna and habitat; (e) risk of re-suspension of potentially contaminated material is minimised; (f) extracted material will be adequately and appropriately disposed of, including appropriate management of any declared weeds, local environmental weeds and other contamination;
A3 No Acceptable Solution for coastal protection works initiated by the private sector.	**P3** Coastal protection works initiated by the private sector must satisfy all of the following: (a) be designed by a suitably qualified person; (b) minimise adverse effect to coastal processes, including wave action and behaviour, sediment dynamics, current and tidal flows in the area; (c) cause no adverse effects on other parts of the coast, including increased risk of erosion; (d) minimise the potential for erosion as far as practicable; (e) not unduly reduce existing visual amenity; (f) provide habitat for flora and fauna as appropriate.

E15.8 Development Standards for Subdivision

E15.8.1 Medium and High Inundation Hazard Areas

Objective:	
To ensure subdivision does not create opportunity for development that will be unnecessarily exposed to unacceptable risk from inundation in the high or medium inundation hazard areas.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Subdivision of a lot, all or part of which is within a Medium or High Inundation Hazard Area must be for the purpose of one or more of the following: (a) separation of existing dwellings; (b) creation of a lot for the purposes of public open space, public reserve or utilities; (c) creation of a lot in which the building area, access and services are outside the hazard area, with the exception of stormwater.
A2 Subdivision is not prohibited by the relevant zone standards.	**P2** No performance criteria.

E15.8.2 Subdivision Dependent on a Coastal Location

Objective:	
To provide for subdivision of development dependent on a coastal location.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution.	**P1** Subdivision of land must be for the purposes of creation of a lot for buildings or works dependent on a coastal location and must not be prohibited by the relevant zone standards.

E15.8.3 Subdivision within a Riverine Inundation Hazard Area

Objective:
That subdivision within a Riverine Inundation Hazard Area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within a Riverine Inundation Hazard Area must: (a) be able to contain a building area, vehicular access and services, that are wholly located outside a Riverine Inundation Hazard Area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a relevant agency; or (d) be required for the provision of Utilities.	**P1** Each lot, or a lot proposed in a plan of subdivision, within a riverine inundation hazard area , must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: (a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the riverine inundation hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.

Table E15.1 Coastal Inundation High, Medium & Low Hazard Areas - Minimum Levels

				Modelled Inundation Scenarios			
				Hazard Areas			
			Building Control	**High**	**Medium**		**Low**
LGA and Suburb	**Postcode**	**Base_Ht**	**HAT***	**TR_20SLR**	**AEP1pct_2050**	**TR_80SLR**	**AEP1pct_2100**
Description		RU	RU	RU	RU and 300mm FB	RU	RU and 300mm FB
Kingborough Council		0.6	0.8	0.8	1.9	1.4	2.5

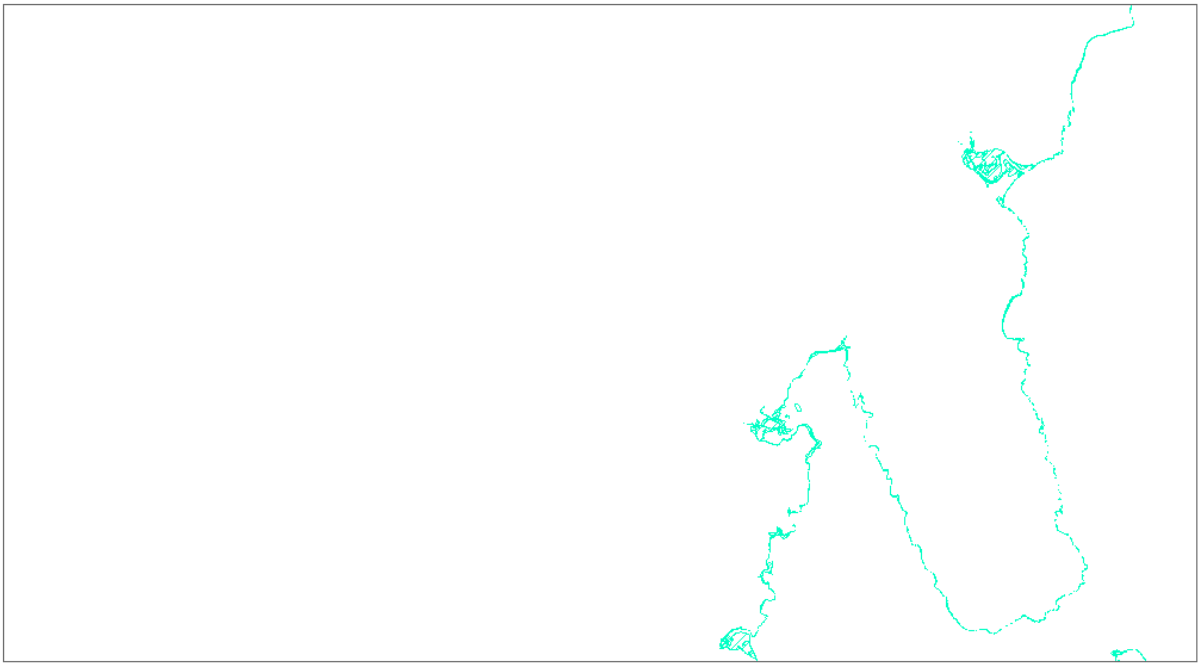
No assigned suburb		0.6	0.8	0.8	1.9	1.4	2.5
Adventure Bay	7150	0.6	0.8	0.8	1.8	1.4	2.4
Alonnah	7150	0.7	0.8	0.9	1.9	1.5	2.5
Apollo Bay	7150	0.6	0.8	0.8	1.9	1.4	2.5
Barnes Bay	7150	0.6	0.8	0.8	1.9	1.4	2.5
Barretta	7054	0.6	0.8	0.8	1.9	1.4	2.5
Birchs Bay	7162	0.6	0.8	0.8	1.9	1.4	2.5
Blackmans Bay	7052	0.6	0.8	0.8	1.9	1.4	2.5
Bonnet Hill	7053	0.6	0.8	0.8	1.9	1.4	2.5
Coningham	7054	0.6	0.8	0.8	1.9	1.4	2.5
Dennes Point	7150	0.6	0.8	0.8	1.9	1.4	2.5
Electrona	7054	0.6	0.8	0.8	1.9	1.4	2.5
Flowerpot	7163	0.6	0.8	0.8	1.9	1.4	2.5
Gordon	7150	0.7	0.8	0.9	1.9	1.5	2.5
Great Bay	7150	0.6	0.8	0.8	1.9	1.4	2.5
Howden	7054	0.6	0.8	0.8	1.9	1.4	2.5
Kettering	7155	0.6	0.8	0.8	1.9	1.4	2.5
Killora	7150	0.6	0.8	0.8	1.9	1.4	2.5
Kingston	7050	0.6	0.8	0.8	1.9	1.4	2.5
Kingston Beach	7050	0.6	0.8	0.8	1.9	1.4	2.5
Lower Snug	7054	0.6	0.8	0.8	1.9	1.4	2.5
Lunawanna	7150	0.7	0.8	0.9	1.9	1.5	2.5
Margate	7054	0.6	0.8	0.8	1.9	1.4	2.5
Middleton	7163	0.6	0.8	0.8	1.9	1.4	2.5
North Bruny	7150	0.6	0.8	0.8	1.9	1.4	2.5
Oyster Cove	7150	0.6	0.8	0.8	1.9	1.4	2.5
Simpsons Bay	7150	0.6	0.8	0.8	1.8	1.4	2.4

Snug	7054	0.6	0.8	0.8	1.9	1.4	2.5
South Bruny	7150	0.6	0.8	0.8	1.9	1.4	2.5
Taroona	7053	0.6	0.8	0.8	1.9	1.4	2.5
Tinderbox	7054	0.6	0.8	0.8	1.9	1.4	2.5
Woodbridge	7162	0.6	0.8	0.8	1.9	1.4	2.5

Notes and Modelled Scenarios	
RU	Rounded Up
FB	Freeboard
HAT	Highest Astronomical Tide
	(the highest tide that might be expected under normal conditions. HAT Data is missing for some suburbs)
	HAT values for rivers and estuary regions should not be relied upon (as these have been interpolated)
	* HAT data has not been included for inland areas as it could be misleading.
TR_20SLR	Sea Level Rise by 20cm above 2010 base levels
TR_80SLR	Sea Level Rise by 80cm above 2010 base levels
AEP1pct_2050	Modelled 1% Annual Exceedence Probability for the year 2050
AEP1pct_2050	Modelled 1% Annual Exceedence Probability for the year 2100
	The results include the effects of tides, storm surges, and SLR only. They do not account for other factors such as wave sets and run up. To account for this, 300mm FB has been added to the data.

Map E15.1 Coastal Inundation Hazard Area – LISTmap

Open the full map extent (link to interactive map)



Legend
Coastal Inundation Hazard Area

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.
Please follow the interactive map link above and remove the overlay filter to display all overlays. All overlays can also be viewed in the Overlay Map at the end of this Planning Scheme.