DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054033

PROPOSAL: Dwelling

LOCATION: 5 King Street, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 September 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 24 September 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

*The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.*

Proposal: New dwelling

Location:

Address 5 King Street

Suburb/Town Rokeby *Postcode* 7019

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of:
(if different from applicant)

Is the property on the Tasmanian Heritage Register? Yes [ ] No [X]

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name	
Current Use of Site:	Vacant land

Does the proposal involve land administered or owned by the Crown or Council?	Yes		No X

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Personal Information Removed

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST

Clarence... a brighter place

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ❑ Details of the location of the proposed use or development.
- ❑ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ❑ Full description of the proposed use or development.
- ❑ Description of the proposed operation.
  May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ❑ Declaration the owner has been notified if the applicant is not the owner.
- ❑ Crown or Council consent (if publically-owned land).
- ❑ Any reports, plans or other information required by the relevant zone or code.
- ❑ Fees prescribed by the Council.

  Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ❑ **Site analysis plan and site plan**, including where relevant:
  - *Existing and proposed use(s) on site.*
  - *Boundaries and dimensions of the site.*
  - *Topography, including contours showing AHD levels and major site features.*
  - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
  - *Soil type.*
  - *Vegetation types and distribution, and trees and vegetation to be removed.*
  - *Location and capacity of any existing services or easements on/to the site.*
  - *Existing pedestrian and vehicle access to the site.*
  - *Location of existing and proposed buildings on the site.*
  - *Location of existing adjoining properties, adjacent buildings and their uses.*
  - *Any natural hazards that may affect use or development on the site.*
  - *Proposed roads, driveways, car parking areas and footpaths within the site.*
  - *Any proposed open space, communal space, or facilities on the site.*
  - *Main utility service connection points and easements.*
  - *Proposed subdivision lot boundaries.*

- ❑ Where it is proposed to erect buildings, **detailed plan**s with dimensions at a scale of 1:100 or 1:200 showing:
  - *Internal layout of each building on the site.*
  - *Private open space for each dwelling.*
  - *External storage spaces.*
  - *Car parking space location and layout.*
  - *Major elevations of every building to be erected.*
  - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
  - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
  - *Materials and colours to be used on rooves and external walls.*
- ❑ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
  - *Planting concepts.*
  - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
  - *Plantings proposed for screening from adjacent sites or public places.*
- ❑ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185679	1
EDITION	DATE OF ISSUE
1	17-Sep-2024

SEARCH DATE : 16-Jul-2025
SEARCH TIME : 10.15 AM

DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Sealed Plan 185679
Derivation : Part of Lot 2, 0A-1R-0P Gtd. to John Morrisby
Prior CT 121160/1

SCHEDULE 1

N217760 LEESA ANNE PRASEK Registered 17-Sep-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185679 EASEMENTS in Schedule of Easements
SP185679 COVENANTS in Schedule of Easements
SP185679 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

N261673 PRIORITY NOTICE reserving priority for 90 days
TRANSFER LEESA ANNE FRASER to ALEXANDRA JEAN CULLEN
Lodged by SIMMONS WOLFHAGEN on 02-May-2025 BP: N261673
N261672 TRANSFER to ALEXANDRA JEAN CULLEN Lodged by SIMMONS WOLFHAGEN on 13-May-2025 BP: N261672

RESULT OF URDS SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 16-Jul-2025

SEARCH TIME : 10:20 am

CT: 185679/1

N261673 PRIORITY NOTICE reserving priority for 90 days

TRANSFER LEESA ANNE FRASER to ALEXANDRA JEAN CULLEN

Lodged by SIMMONS WOLFHAGEN on 02-May-2025 BP: N261673

N261672 TRANSFER to ALEXANDRA JEAN CULLEN Lodged by SIMMONS WOLFHAGEN on 13-May-2025 BP: N261672

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP. 185679

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is subject to a right of drainage (appurtenant to lot 2) over the land marked DRAINAGE EASEMENT 2.50 WIDE and PRIVATE SERVICE EASEMENT 3.00 WIDE passing through that lot on the plan.

Lot 1 is subject to a private service easement (appurtenant to lot 2) over the land marked PRIVATE SERVICE EASEMENT 3.00 WIDE passing through that lot on the plan.

Lot 2 is together with a right of drainage over the land marked DRAINAGE EASEMENT 2.50 Wide and PRIVATE SERVICE EASEMENT 3.00 WIDE on the plan.

Lot 2 is together with a private service easement over the land marked PRIVATE SERVICE EASEMENT 3.00 WIDE on the plan.

COVENANTS

The owner of lot 1 on the plan covenants with Clarence City Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Clarence City Council to observe the follow stipulations: -

1. Not to construct a building or any other structure that may obstruct flood flows outside the area marked ABCD on the plan; and
2. Not to fill the land other than within the area marked ABCD on the plan; and
3. Not to construct a dwelling outside the area marked ABCD on the plan; and
4. Not to construct a dwelling that has a finished floor level of less than 14.60 metres AHD

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER ~~LA Newell~~ L A PRASEK	PLAN SEALED BY: CLARENCE CITY COUNCIL
FOLIO REF: 121160/1	DATE: 12th August 2024
SOLICITOR: E R HENRY WHERRETT & BENJAMIN	2021-019950 REF NO. Clare Shea Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 185679
SUBDIVIDER: ~~L A NEWELL~~ L A PRASEK FOLIO REFERENCE: 121160-1	

FENCING PROVISION

In respect to the lots on the plan the vendor (Leesa Anne ~~Newell~~ Prasek) shall not be required to fence

INTERPRETATION

"PRIVATE SERVICE EASEMENT" means the right for the proprietor of the dominant tenement at any time with others and machinery to enter upon the land marked "PRIVATE SERVICE EASEMENT 3.00 WIDE" on the plan –

(a) To lay water and sewage pipes, valves and fittings along, through and under the said land, with the water and sewage to be run through separate pipes, for purpose of providing a supply of water to the dominant tenement and the passing of sewerage through the said separate pipes, valves and fittings; and

(b) To inspect, cleanse, maintain and repair the said pipes, valves and fittings; and

(c) To ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land; and

(d) Run and pass sewerage and water through and along the said pipes, valves and fittings; and

(e) Do all works reasonably required in connection with such activities or as may be authorised or required by law:

(i) Without doing unnecessary damage to the Land; and

(ii) leaving the Land in a clean and tidy condition.

Signed by LEESA ANNE ~~NEWELL~~ PRASEK being a registered proprietor of Folio 121160/1 in the presence of Witness: .....) L A Prasek

Print Full name: David Rees

Postal Address: Legal Practitioner
9 Victoria Street
HOBART TAS 7000

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

OWNER: LEESA ANNE ~~NEWELL~~ PRASEK

FOLIO REFERENCE: C.T. 121160/1

GRANTEE:
Whole of Lot 2, 0 acres 1 rood 0 perches granted to John Morrisby.

PLAN OF SURVEY

BY SURVEYOR: TONY WOOLFORD
72 GRAHAMS RD, MT. RUMNEY
PH. 0418 248 569
e: tnwoolford@tassie.net.au

LOCATION: CITY OF CLARENCE

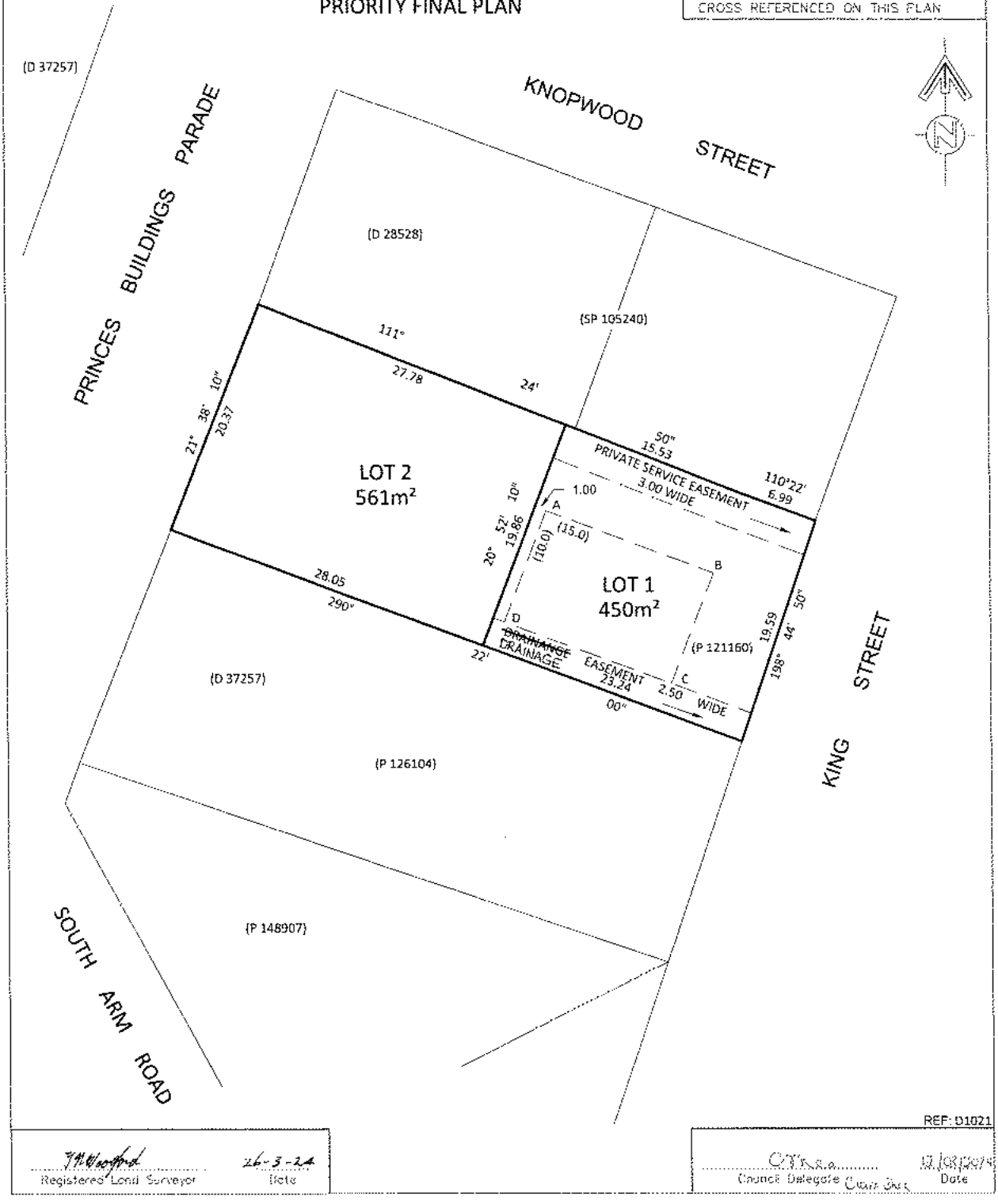
SCALE 1: 300 LENGTHS IN METRES

REGISTERED NUMBER
SP185679

APPROVED
EFFECTIVE FROM 17 SEP 2024
Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



T.N. Woolford — Registered Land Surveyor — 26-3-24 — Date

Council Delegate — Date

H1376 - Proposed Dwelling, CULLEN
AT 5 KING STREET, ROKEBY

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania. 7055
Ph. (03) 62 833 273 www.tasslehomes.com.au

Architectural Drawing No.	*Description*
01	Site Plan
01a	P1 & P2 Driveway Chainages
02	Drainage Plan
03	Floor Plan
04	Elevations
05	Section
06	Roof Plan
07	Electrical Plan
08	Flooring Layout Plan
09	Lighting Calculations, Insulation & Window Schedule
10	Compliance Notes
10a	Liveable Housing Specifications Sheet 1 of 3
10b	Liveable Housing Specifications Sheet 2 of 3
10c	Liveable Housing Specifications Sheet 3 of 3
11	Wet Area Specifications
11a	Stair Notes

Climate Zone - 7
C.T. No. 185679/1
Wind Speed - N2
Corrosion Environment - MODERATE
Soil Classification - M
Floor Area = 129.0m²
= 13.9 sq

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE	INTERNAL	No protection required	
More than 1km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas	EXTERNAL	Option 1 2 coats alkyd primer; or Option 2 2 coats alkyd gloss Option 3 Hot dip galvanise 300 g/m² min. Option 4 Hot dip galvanise 100 g/m² min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd	

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

REVISION	DATE	SHEETS	DESCRIPTION
A	6 August 2025	00, 01, new 01a & 02	Provide driveway chainages for P1 and P2 from site access to parking location as requested by CCC RFI. Modify drainage plan as required to work with driveway chainage.
B	3 September 2025	00 & 01	Provide information for vehicle restraint for 1 in 100 year flood event as requested by CCC engineering.

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

12 JUNE 2025 ● Preliminary drawings
6 AUGUST 2025 ● Development application drawings (DA)
○ Preliminary construction drawings Engineer not to sign this copy, only provide notes, additions & amendments
○ Final construction drawings (BA)
○ Approved by Engineer
○ Approved by Building Surveyor

DRAWING: COVER SHEET
DATE: 03/09/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC
DWG No: COVER SHEET

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTES:

The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

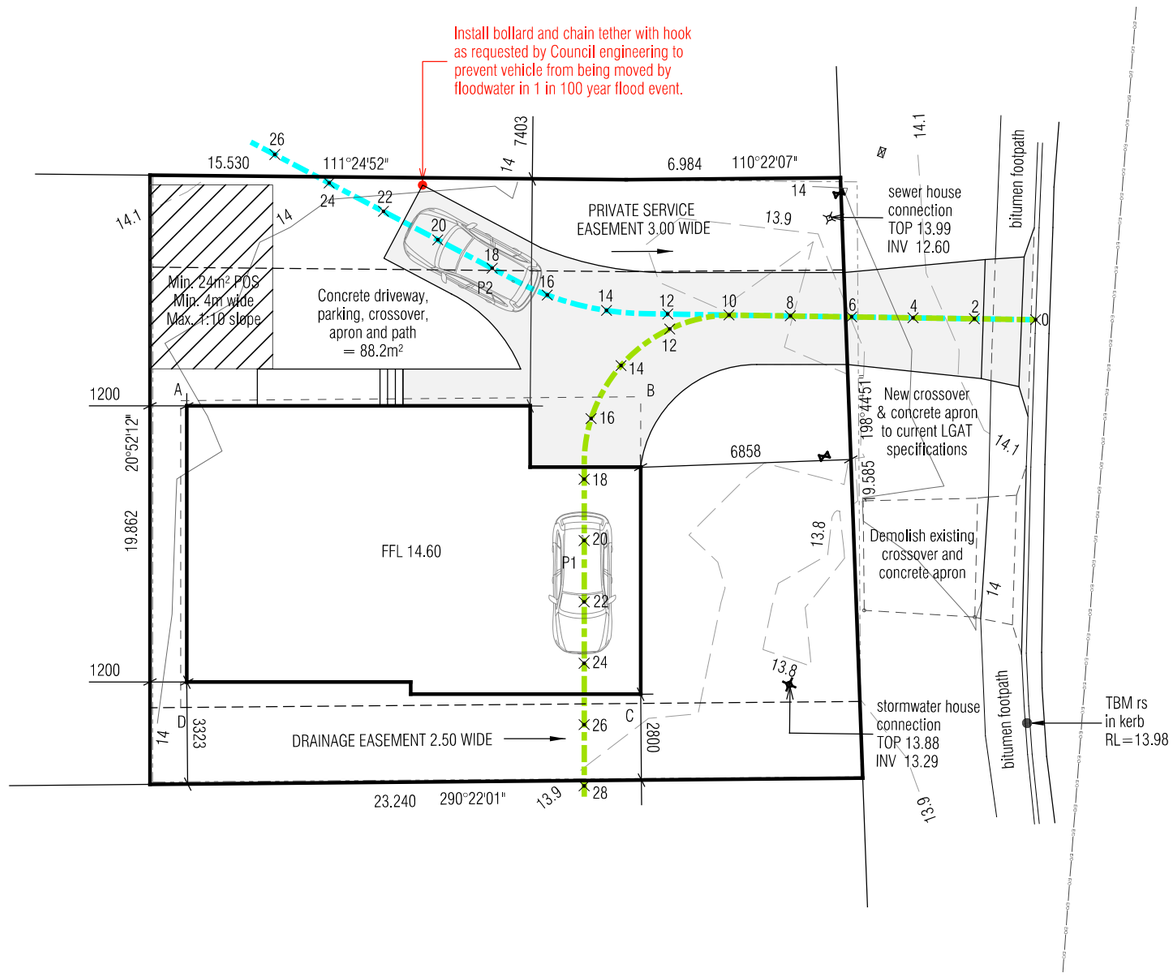
Batter slopes to be in accordance with NCC Table 3.2.1. Provide retaining walls as required to comply with NCC requirements.

C.T. No. 185679/1
450m²

- LOT BOUNDARY
- EASEMENT BOUNDARY
- BITUMEN EDGE
- KERB BACK
- KERB TOP
- FOOTPATH
- DRIVEWAY
- CABLE HYDRO OVERHEAD
- PALING FENCE
- TBM RS IN KERB
- STORMWATER HOUSE CONNECTION
- CULVERT 100
- CULVERT 150
- LIGHT POLE
- TELSTRA PIT
- SEWER HOUSE CONNECTION
- STOP VALVE
- METER WATER

SHEDULE OF EASEMENTS - SP.185679 COVENANT

1. Not to construct a building or other structure that may obstruct flood flow outside the area marked ABCD on the plan: and
2. Not to fill the land other than within the area marked ABCD on the plan: and
3. Not to construct a dwelling outside the area marked ABCD on the plan: and
4. Not to construct a dwelling that has a finished floor level of less than 14.60 metres AHD.



DRIVEWAY INFORMATION
Negligible upslope from crossover to end of driveway. Provide grated drain and pit to roadside end of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into stormwater. Driveway and path to be concrete, by builder.

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

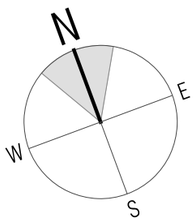
All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM 9524 with reputed AHD level of 14.827 from SURCOM on 16-05-25

At the time of this survey, CT.185679-1 was owned by LEESA ANNE PRASEK

Date of Survey : 16-05-25

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS



Scale 1:200

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

REVISION	DATE	DESCRIPTION
A	6 August 2025	Changes as described on Cover Sheet
B	3 September 2025	Changes as described on Cover Sheet

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: SITE PLAN
DATE: 03/09/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 01

TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

TASSIE HOMES

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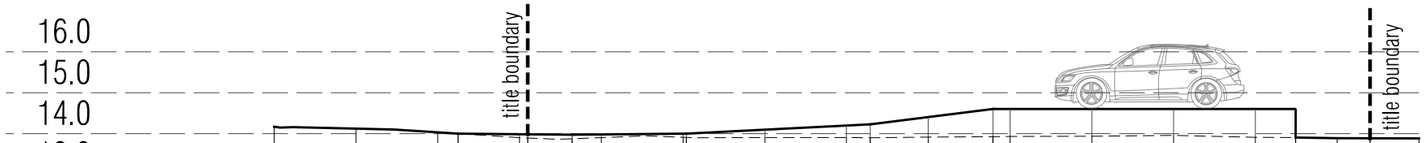
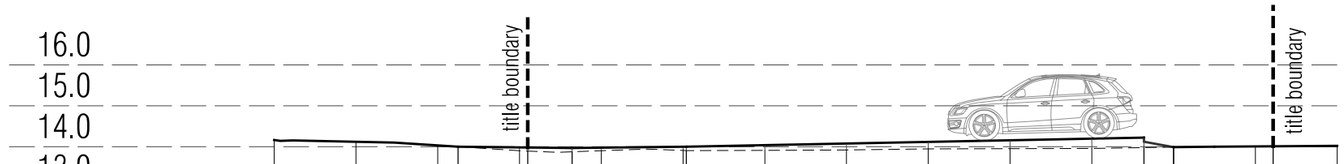


CHAINAGE	0.000	2.000	4.000	4.497	6.000	6.201	7.289	8.000	10.000	10.081	12.000	14.000	14.581	16.000	17.581	18.000	20.000	22.000	24.000	24.981	26.000	26.806	28.000				
NATURAL SURFACE LEVEL	14.168	14.122	14.032	14.000	13.903	13.893	13.893	13.903	13.911	13.908	13.901	13.904	13.900	13.912	13.927	13.932	13.933	13.956	13.907	13.901	13.886	13.884	13.881				
DESIGN SURFACE LEVEL	14.168	14.122	14.032	14.000	13.985	13.983	13.972	13.979	13.999	14.000	14.096	14.196	14.225	14.402	14.600	14.600	14.600	14.600	14.600	14.600	13.886	13.884	13.881				
DESIGN GRADIENT	kerb	existing natrual surface		transition 1% (1:100) (summit)			transition 1% (1:100) (sag)			standard 5% (1:20) (ramp)			transition 12.5% (1:8) (sag)			garage					existing natrual surface						

P1 driveway chainage



CHAINAGE	0.000	2.000	4.000	4.497	6.000	6.201	7.209	8.000	10.000	10.081	12.000	14.000	16.000	18.000	20.000	21.273		22.000	24.000		24.433	26.000					
NATURAL SURFACE LEVEL	14.168	14.122	14.032	14.000	13.903	13.893	13.893	13.903	13.911	13.908	13.914	13.924	13.947	13.954	13.957	13.980		13.992	14.008		14.011	14.024					
DESIGN SURFACE LEVEL	14.168	14.122	14.032	14.000	13.985	13.983	13.972	13.979	13.999	14.000	14.038	14.078	14.118	14.158	14.198	14.224		13.992	14.008		14.011	14.024					
DESIGN GRADIENT	crossover	existing natrual surface		transition 1% (1:100) (summit)			transition 1% (1:100) (sag)			standard 2% (1:50) (ramp)								existing natrual surface									

P2 driveway chainage

REVISION	DATE	DESCRIPTION
A	6 August 2025	Changes as described on Cover Sheet

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: P1 & P2 DRIVEWAY CHAINAGE
DATE: 06/08/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 01a

Scale 1:150

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

THIS PLAN IS ACCEPTED BY:

.....

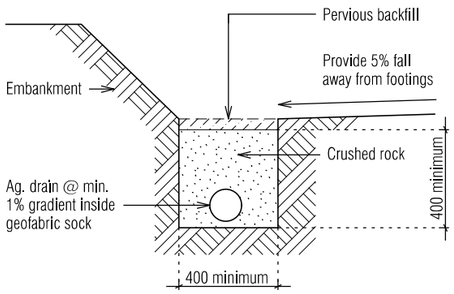
PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

.....

DATE:

.....

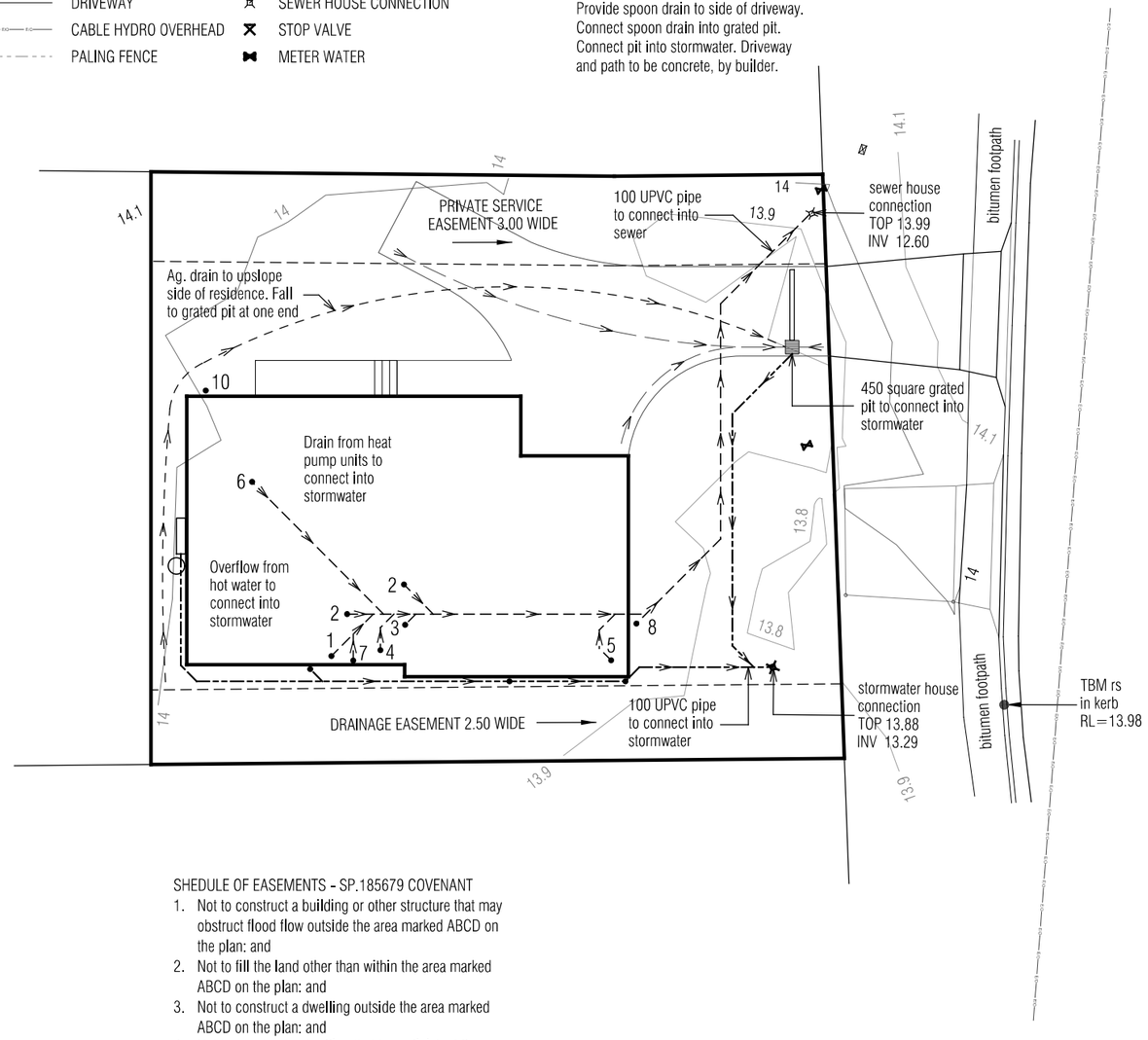
TASSIE HOMES
Unit 4/37 Ascot Drive, Huntingfield, Tasmania, 7055
Ph. (03) 62 833 273 www.tassiehomes.com.au



All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.

LOT BOUNDARY
EASEMENT BOUNDARY
BITUMEN EDGE
KERB BACK
KERB TOP
FOOTPATH
DRIVEWAY
CABLE HYDRO OVERHEAD
PALING FENCE
TBM RS IN KERB
STORMWATER HOUSE CONNECTION
CULVERT 100
CULVERT 150
LIGHT POLE
TELSTRA PIT
SEWER HOUSE CONNECTION
STOP VALVE
METER WATER

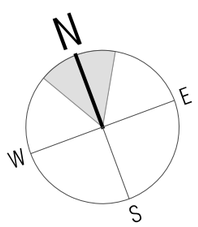
DRIVEWAY INFORMATION
Negligible upslope from crossover to end of driveway. Provide grated drain and pit to roadside end of driveway. Provide spoon drain to side of driveway. Connect spoon drain into grated pit. Connect pit into stormwater. Driveway and path to be concrete, by builder.



DRAINAGE LEGEND

1	WC	100 dia
2	HANDBASIN	40 dia
3	SHOWER	50 dia
4	BATH	40 dia
5	LAUNDRY TROUGH	50 dia
6	KITCHEN SINK	50 dia
7	VENT	50 dia
8	TAP CHARGED ORG min. 150mm below FFL	
9	DOWNPIPE	90 dia
10	TAP	
11	INSPECTION OPENING TO GROUND LEVEL	
f/w	FLOOR WASTE	

SHEDULE OF EASEMENTS - SP.185679 COVENANT
1. Not to construct a building or other structure that may obstruct flood flow outside the area marked ABCD on the plan: and
2. Not to fill the land other than within the area marked ABCD on the plan: and
3. Not to construct a dwelling outside the area marked ABCD on the plan: and
4. Not to construct a dwelling that has a finished floor level of less than 14.60 metres AHD.



Scale 1:200

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

REVISION	DATE	DESCRIPTION
A	6 August 2025	Changes as described on Cover Sheet

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: DRAINAGE PLAN
DATE: 06/08/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 02

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

.....

Floor Area = 129.0m²
Landing & Steps Area = 5.7m²

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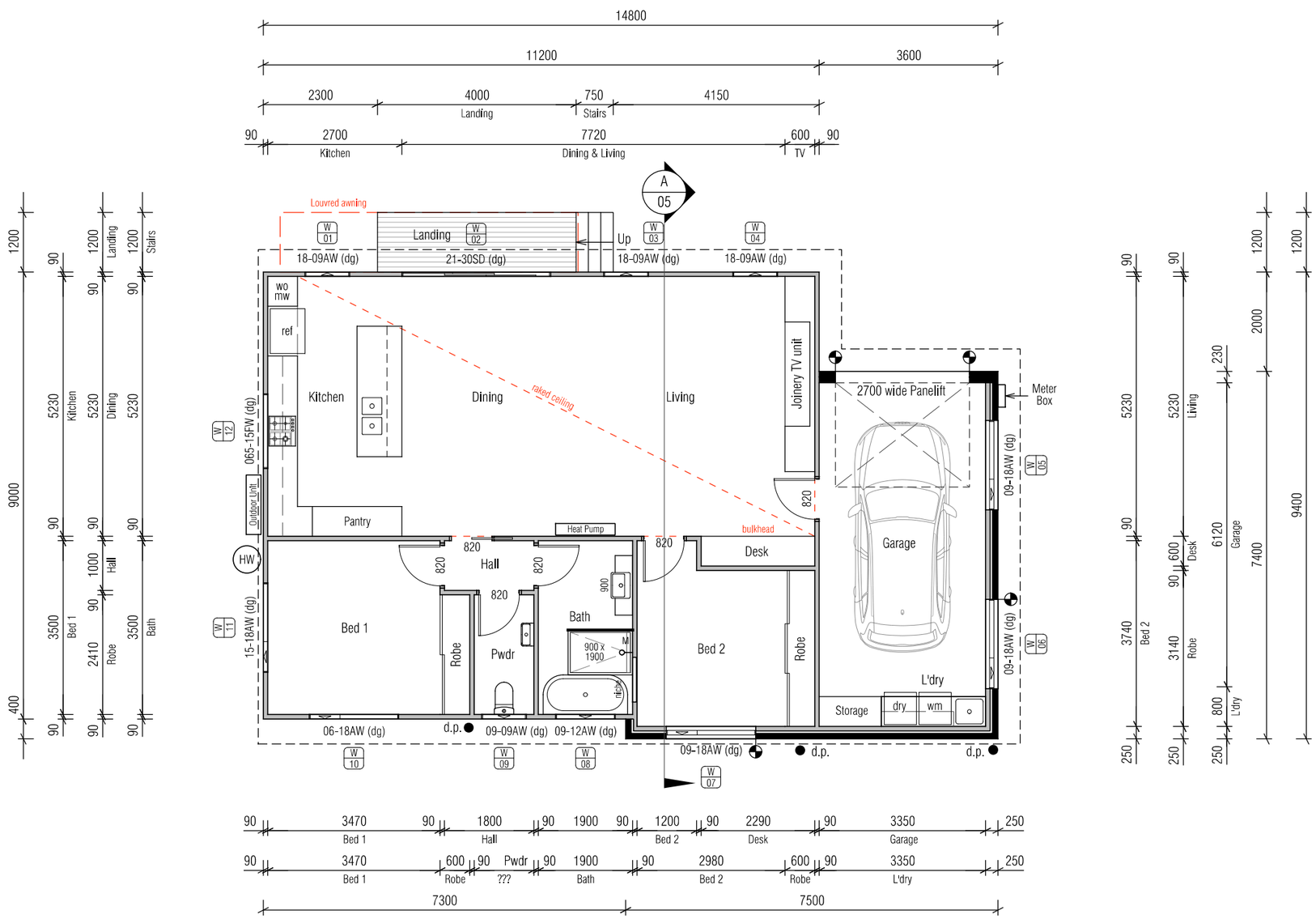
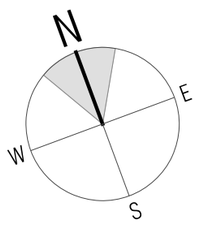
Ph. (03) 62 833 273 www.tassiehomes.com.au





Scale 1:100

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: FLOOR PLAN
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 03

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: no variations will be permitted after plans are signed by the client (with exception of Council requirements / approvals).
SIGNATURE:

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DATE:

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IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

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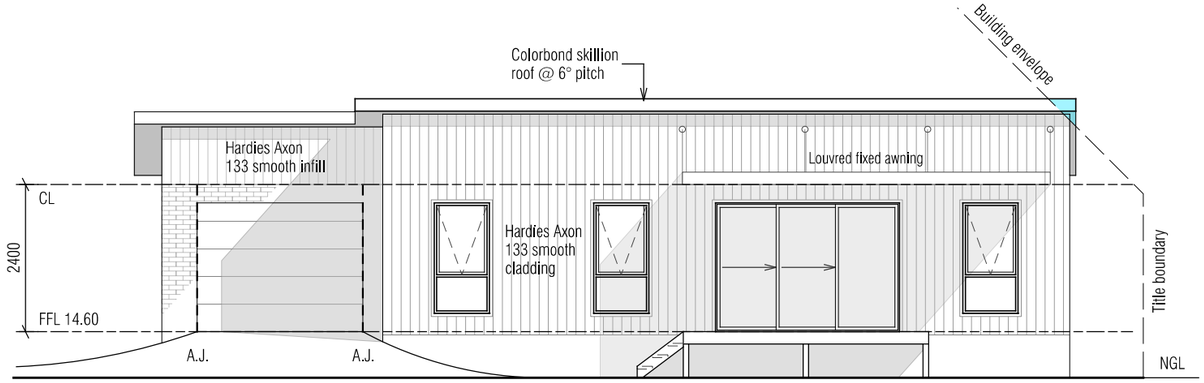
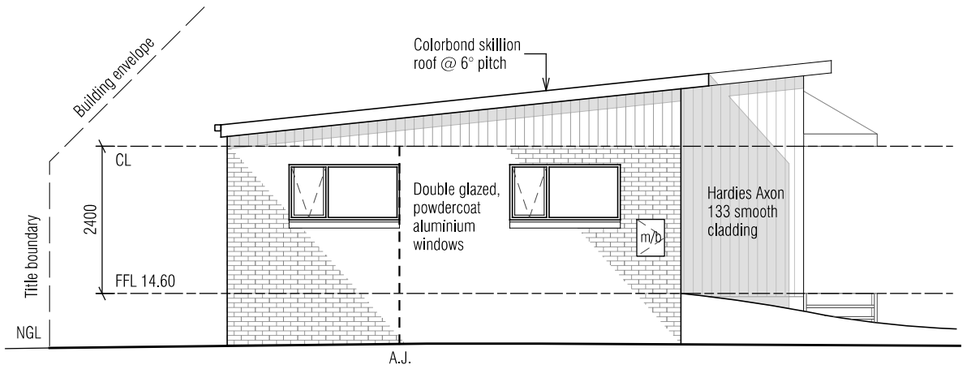
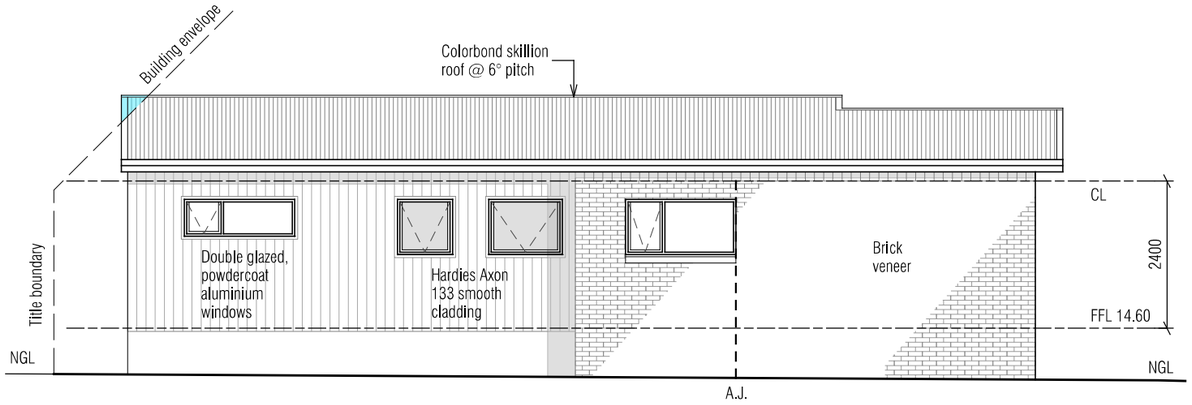


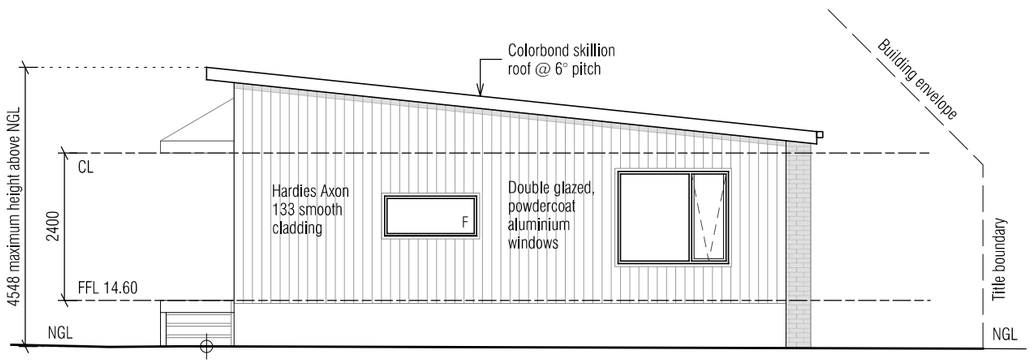
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: ELEVATIONS
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 04

Scale 1:100

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

.....

DATE:

.....

IMPORTANT NOTE:
Cladding to be installed over min. 10mm battens to provide airflow between cladding and vapour permeable membrane.

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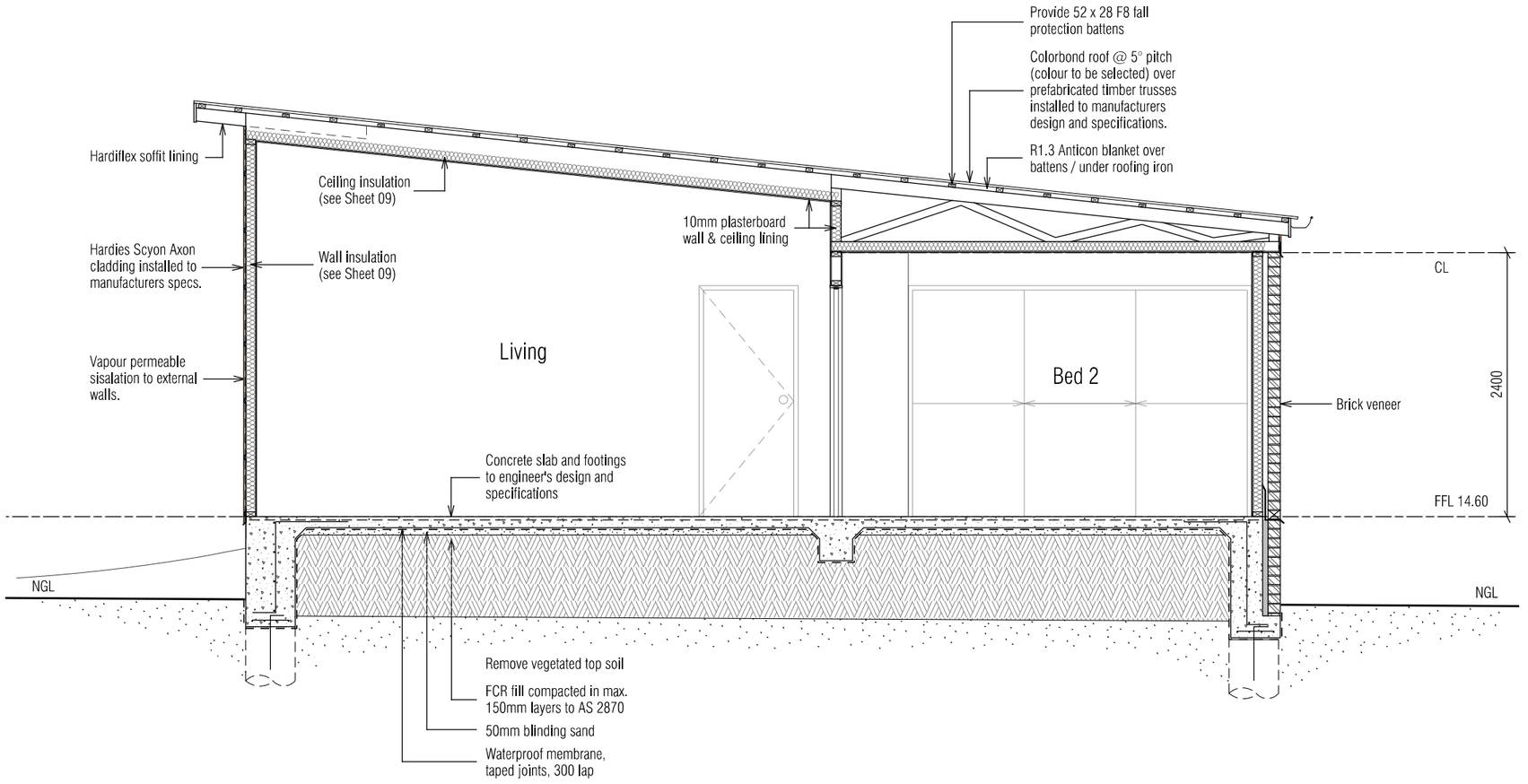

SECTION A

Scale 1:50

03

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: SECTION
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 05

Scale 1:50

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

.....

Scale 1:100

TASSIE HOMES
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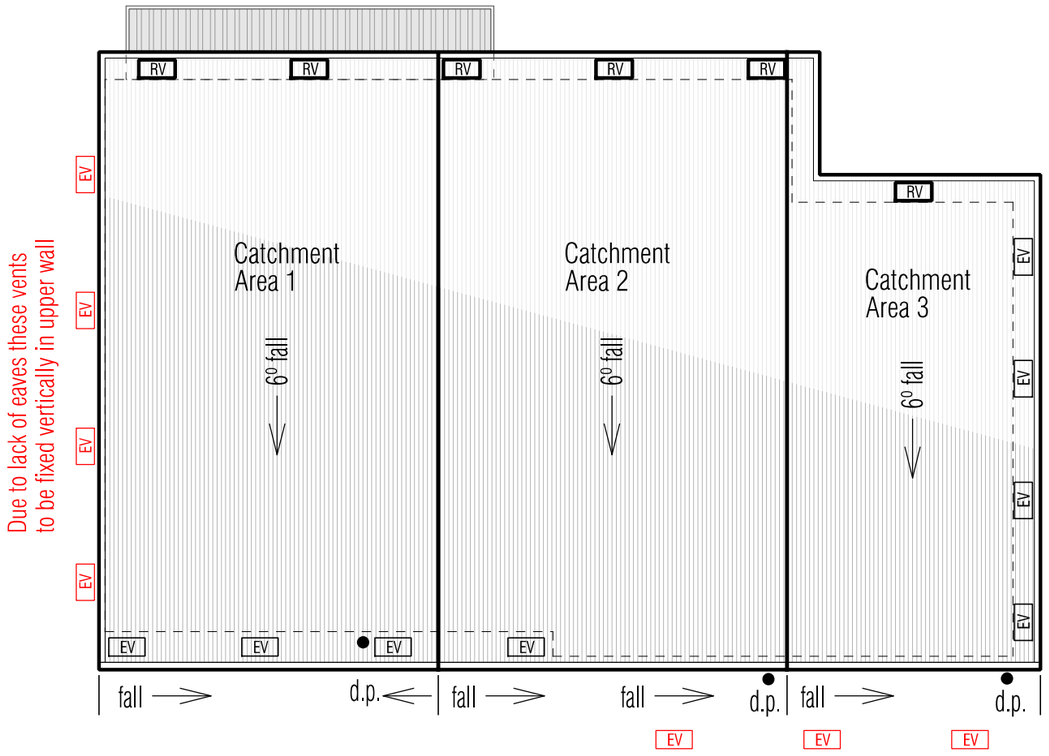
ROOF VENTILATION CALCULATIONS (6º skillion roof)

200 x 400 eaves vents (0.08m²)
Ceiling area = 121.8m² / 150 = 0.812m²
30% of 0.812m² = 0.244m²
0.244m² / 0.08m² = 3.0 (x 2) = 6 ridge vents
70% of 0.812m² = 0.567m²
0.567m² / 0.08m² = 7.0 (x 2) = 14 eaves vents
RV 200 x 400 ridge vent (50% opening)
EV 200 x 400 eaves vent (50% opening)



CATCHMENT AREA NOTES:
Colorbond skillion roof @ 6° pitch
CATCHMENT AREA 1 = 58.5m²
CATCHMENT AREA 2 = 60.2m²
CATCHMENT AREA 3 = 36.1m²

denotes roof area
d.p. denotes downpipe
denotes direction of fall
RV denotes 200 x 400 ridge vent
EV denotes 200 x 400 eaves vent

IMPORTANT NOTES:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
All roof areas shown are indicative only and not to be used for any other purpose.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC, BCA 2022, Volume 2, Part 10.8.3 'Ventilation of Roof Spaces' and AS 3959.

DOWNPIPE & ROOF CATCHMENT AREA CALCULATIONS (as per NCC Part 3.5.2)		
Ah	147.4	**Area of roof** (including 115mm Quad Gutter) (m²)
Ac	154.8	**Ah x slope factor** (determined from Table 3.2 from AS/NZS 3500.3) (m²)
Gutter type	A	**Cross sectional area** 6500mm² (determined from NCC Table 3.5.2.2)
DRI	85	**Design Rainfall Intensity** Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	**Catchment area per 90mm downpipe** (determined from NCC Table 3.5.2.2)
Downpipes Required	3	$\frac{Ac}{Acdp}$
Downpipes Provided	3	

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

NOT BUSHFIRE PRONE
As shown in the Tasmanian Planning Scheme Overlay

DRAWING: ROOF PLAN
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 06

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

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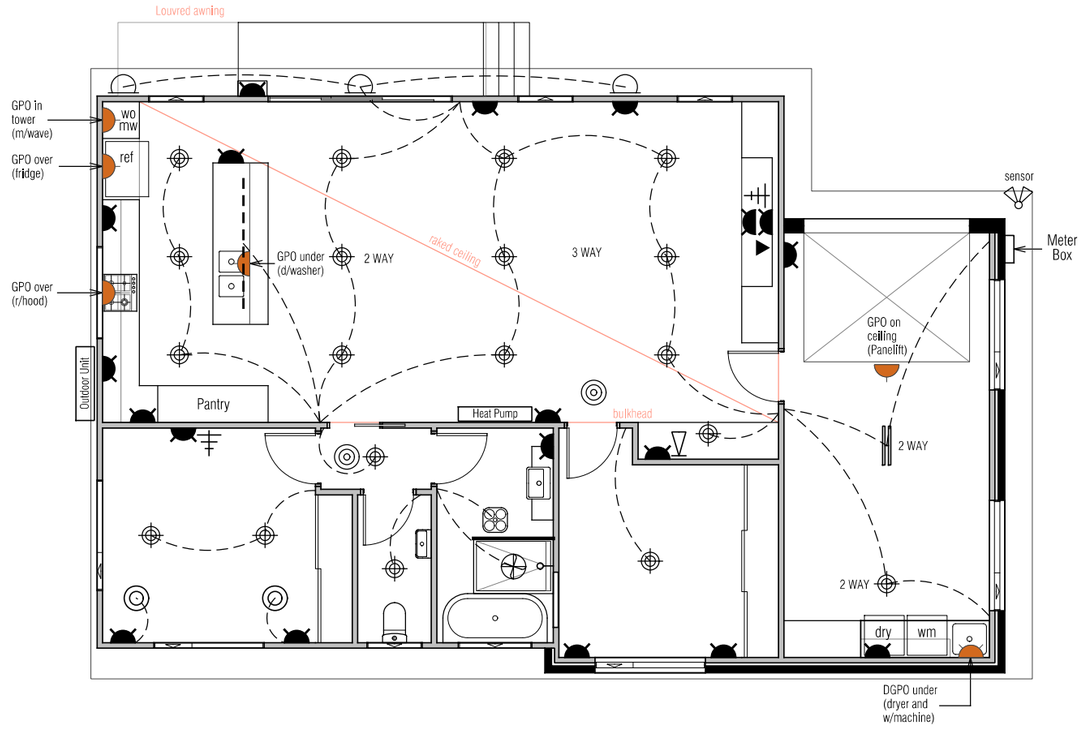

- LED strip light
- Wall light (28W)
- Fluorescent light (19 W)
- Ducted exhaust fan
- LED spotlight (sensor)
- 4-light Tastic (10W centre light only)
- Pendant light (28W)
- LED downlight (12W)
- Single GPO
- Double GPO
- Double GPO (exterior)
- Smoke alarm
- Phone / NBN point
- TV point
- Data point

IMPORTANT NOTES:
Smoke alarms are to be installed in accordance with the NCC 9.5. Smoke alarms are to be interconnected where more than one alarm is installed.
Toilet & bathroom fans to be min. 25L/s and to be ducted directly to outside where possible.
Kitchen & laundry fans to be min. 40L/s and to be ducted directly to outside where possible.
All downlights are to be sealed and IC-F rated.

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: ELECTRICAL PLAN
DATE: 16/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 07

Scale 1:100

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

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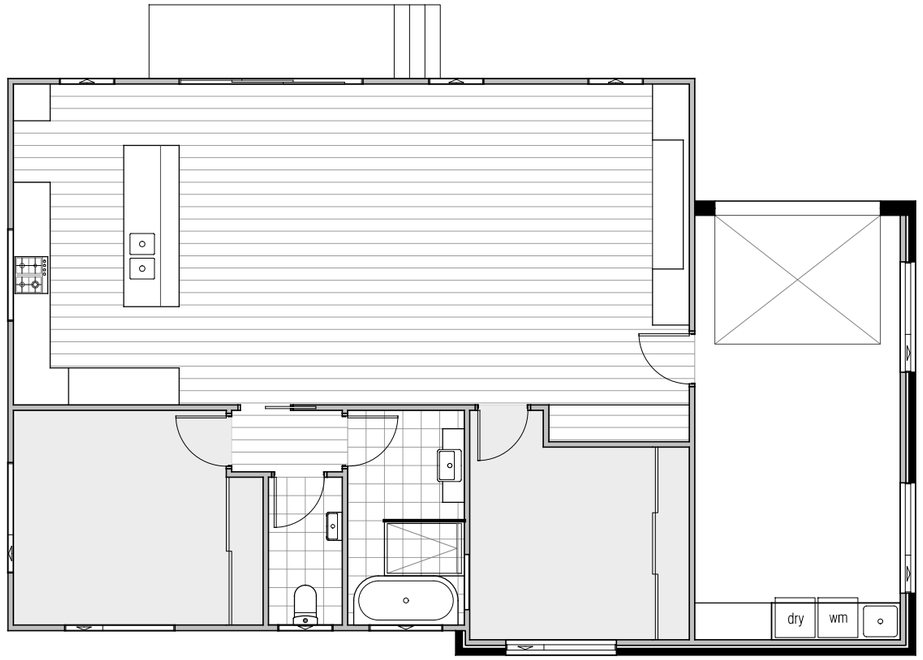

FLOORING LEGEND

Floating Flooring

Carpet

Tiles

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: FLOORING LAYOUT PLAN
DATE: 16/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 08

Scale 1:100

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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LIGHTING CALCULATIONS

ABCB — National Construction Code

Lighting

Class 1 & 10a buildings

Calculator

Building name/description	Classification
5 King Street, ROKEBY	Class 1

Number of rows preferred in table below: 7 (as currently displayed)

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor: Adjustment factor	Adjustment factor: Dimming % area	Adjustment factor: Dimming % of full power	Adjustment factor: Design lumen depreciation factor	SATISFIES PART 13.7.6: Lamp or illumination power density: System allowance	SATISFIES PART 13.7.6: Lamp or illumination power density: System design	SATISFIES PART 13.7.6: System share of % of aggregate allowance used
1	Kitchen, Dining & Living	Living Room	59.0 m²	206 W	Class 1 building					5.0 W/m²	3.5 W/m²	15% of 60%
2	Garage	Other	23.2 m²	32 W	Class 1 building					5.0 W/m²	1.4 W/m²	6% of 60%
3	Bed 2	Bedroom	12.0 m²	12 W	Class 1 building					5.0 W/m²	1.0 W/m²	4% of 60%
4	Bath	Bathroom	6.7 m²	10 W	Class 1 building					5.0 W/m²	1.5 W/m²	6% of 60%
5	Pwdr	Bathroom	2.9 m²	12 W	Class 1 building					5.0 W/m²	4.1 W/m²	17% of 60%
6	Hall	Corridor	5.0 m²	12 W	Class 1 building					5.0 W/m²	2.4 W/m²	10% of 60%
7	Bed 1	Bedroom	13.6 m²	78 W	Class 1 building					5.0 W/m²	5.7 W/m²	24% of 60%

		Allowance	Design average
119.2 m²	382 W	Class 1 building	5.0 W/m²	3.0 W/m²

if inputs are valid ✓

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS LIGHTING CALCULATOR

By accessing or using this calculator, you agree to the following. While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website (abcb.gov.au). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or another linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information available to their particular circumstances.

NOTES:
3.12.5.5 - ARTIFICIAL LIGHTING

* Lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of:
  (i) 5W per m² in Class 1 building;
  (ii) 4W per m² on a verandah, balcony or the like attached to a Class 1 building (not including eave perimeter lights);
  (iii) 3W per m² in a Class 10a building associated with a Class 1 building.

* The illumination power density allowance must be increased by dividing it by the illumination power density adjustment factor for a control device as per BCA 2014 Table 3.12.5.3.

WINDOW SCHEDULE

WINDOW MANUFACTURER: *GLASS SUPPLIES*

Window Number	Type	ID	Size	Glass	Uw	SHGC
W01	AW	AWS-008-01	18-09	Clear	4.30	0.55
W02	SD	AWS-013-01	21-30	Clear	4.00	0.61
W03	AW	AWS-008-01	18-09	Clear	4.30	0.55
W04	AW	AWS-008-01	18-09	Clear	4.30	0.55
W05	AW	AWS-008-01	09-18	Clear	4.30	0.55
W06	AW	AWS-008-01	09-18	Clear	4.30	0.55
W07	AW	AWS-008-01	09-18	Clear	4.30	0.55
W08	AW	AWS-008-01	09-12	Opaque	4.30	0.55
W09	AW	AWS-008-01	09-09	Opaque	4.30	0.55
W10	AW	AWS-008-01	06-18	Clear	4.30	0.55
W11	AW	AWS-008-01	15-18	Clear	4.30	0.55
W12	FW	AWS-067-08	065-15	Clear	3.20	0.68

LEGEND:
SW = Sliding window, AW = Awning window, FW = Fixed window, SD = Sliding door, BF = Bi-fold Door or Window, FD = French door, TW = Transom Window

NOTE:
Windows supplied MUST HAVE Uw, SHGC & Air infiltration performance values EQUAL TO or BETTER THAN those specified above.
* Glass specification may change to comply with BAL requirements (Refer to sheet 13)

INSULATION

INSULATION SCHEDULE

AREA	INSULATION DETAILS
Roof	R1.3 anticon blanket under iron / over battens.
Ceiling	R4.0 bulk insulation (or equivalent).
Walls (external)	R2.0 bulk insulation (or equivalent) with 1 layer of vapour permeable sisalation.
Walls (internal)	R2.0 bulk insulation (or equivalent) to all internal walls adjoining unconditioned spaces.
Floors	R2.0 bulk insulation (or equivalent) to all timber floors above sub-floor and other unconditioned spaces below.

NOTE:
Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly;
220mm for R4.1 bulk insulation;
240mm for R5.0 bulk insulation;
260mm for R6.0 bulk insulation;
290mm for R7.0 bulk insulation.
These dimensions are nominal and may vary depending on the type of insulation to be installed.

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

DRAWING: LIGHTING CALCULATIONS, INSULATION & WINDOW SCHEDULE
DATE: 16/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 09

NCC VOLUME 2, CLASS 1 & 1a COMPLIANCE NOTES

SITE PREPARATION
Excavation and filling of site to be in accordance with NCC Part 3.1 and AS 2870.
Drainage works to be in accordance with NCC Part 3.1 & AS 3500.3.2.
Suface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be;
- Minimum 150 above finished ground;
- Minimum 50 above paved surfaces;

Prevent ponding of water under suspended floors.
All embankments that are left exposed must be stabilised with vegetation or similar to prevent erosion.
Embankments cannot exceed 2.0m in height without the aid of retaining walls or other approved types of soil retaining methods.
All unprotected embankments must comply with the slope ratios for soil type in NCC Table 3.2.1.

SOIL TYPE / CLASSIFICATION	EMBANKMENT SLOPE	
	Cut	Compacted Fill
STABLE ROCK (A)	8:1	3:3
SAND (A)	1:2	1:2
FIRM CLAY (M-E)	1:1	1:2
SOFT CLAY (M-E)	2:3	Not Suitable

FOOTINGS AND SLABS
Generally to be in accordance with NCC Part 4.2 (H1D4) and AS 2870.
Preparation for placement of concrete and reinforcement to be to AS 2870.
Concrete & steel reinforcement to be in accordance with AS 2870 & AS/NZS 3500.
The site classification to be in accordance with AS 2879.
Alternatively, footings & slabs to be in accordance with structural engineers design & specifications.

MASONRY
Generally masonry walls to be constructed in accordance with NCC Part 5 & AS 3700.
Un-reinforced masonry to NCC 5.2 & 5.3;
Reinforced masonry to NCC 5.4;
Masonry accessories to NCC 5.6;
Vertical articulation joints to NCC 5.6.8;
Weatherproofing of to NCC 5.7.

FRAMING
Timber framing to be in accordance with AS 1684.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2.
Sub-floor area to be clear of organic materials & rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm^{2}per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside of floor framing members unless specified otherwise by flooring material specification.
Tie down and bracing of frame to be in accordance with AS 1684 & AS 4055.
Structural steel framing to be in accordance with NCC 6.3, AS 1250, AS 4100 & structural engineers design & specifications.

ROOF AND WALL CLADDING
Generally to be in accordance with NCC 3.5.
Roof cladding to be in accordance with NCC 3.5.1 and;
Roof tiles to AS 2049 & AS 2050;
Metal sheet roofing to AS 1562.1;
Plastic sheet roofing to AS 4256.1, .2, .3 & .5 and AS 1562.3;
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS 3500.3.2 and The Tasmanian Plumbing Code.
Eaves, internal and valley guttering to have cross sectional area of 6500mm^2.
Roof space must be vented. Eave vents must be fitted to the soffit with BAL compliant, non-combustible ember mesh installed. Vents must be in accordance with the NCC 10.8.3 'Ventilation of Roof Spaces' and AS 3959.
Wall cladding to be installed in accordance with NCC 7.5 and manufacturer's specification. Flashings and cappings to NCC 7.2.7.

GLAZING
Generally glazing to be in accordance with NCC Part 8 and AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC 8.4 'Protection of Openable Windows'.
Glazing to comply with NCC (H1D8) 8.2, 8.3 & 8.4.
BAL REQUIREMENTS:
Glazing to comply with AS 3959 - 2009 Section 3.9 'Construction of Buildings in Bushfire-prone Areas' where applicable. Window weatherproofing to AS 2047.

FIRE SAFETY
Generally to be in accordance with NCC Part 9.
Fire separation to be in accordance with NCC 9.2. External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves and are to be constructed of a masonry skin 90 thick with FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Smoke alarm installations to be in accordance with NCC 9.5. Locations indicated on the floor plan.
Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
CEILINGS - 300 away from wall junction;
CATHEDRAL CEILINGS - 500 down from apex;
WALLS - 300 down from ceiling junction.
Heating appliances generally to NCC 12.4 and to be in compliance with AS 2918. Also refer to manufacturer's details and specifications for setbacks to adjacent combustible surfaces, flue installation and required hearth dimensions.
Construction in Bush Fire Area to be in accordance with AS 3959.

HEALTH AND AMENITY
Generally wet area waterproofing to be in accordance with NCC 10.2 and AS 3740.
Ceiling heights to be in accordance with NCC 10.3.
Construction of sanitary compartments to NCC 10.4.2.
Required facilities to NCC 10.4.1.
Provision of natural light to be in accordance with NCC 10.5.1. Windows / roof lights to provide light transmission area equal to 10% of the floor area of the room
Artificial lighting to NCC 10.5.2.
Ventilation generally to NCC Part 10.6. Exhaust fan from kitchen, laundry, bathroom & WC to be vented to outside for steel roof and to roof space for tile roof.Natural ventilation to be provided at a rate of 5% of room floor area, in accordance with NCC 10.6.2.
Mechanical ventilation to be in accordance with NCC 10.6.3 (b) & 10.8.2 or AS 1668.2
Sound insulation requirements generally to NCC Part 10.7.

SAFE MOVEMENT AND ACCESS
Stair and ramp construction to be in accordance with NCC 11.2.
Maximum of 18 risers to each flight;Riser opening to be less than 125;
Treads to have non-slip surface or nosing;
- RISERS - min. 115, max. 190;
- TREADS min. 240, max. 355.

Balustrade is generally in accordance with NCC 11.3.
Balustrade is required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level. 865 high on stairs, measured from line of stair nosing.1000 high above floor or landing. Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.
Protection from openable windows for rooms other than bedrooms to NCC 11.3.8.

ANCILLARY PROVISIONS
Generally in accordance with NCC Part 12.
Heating appliances, fireplaces, chimneys and flues to NCC Part 12.4.
OPEN FIREPLACE CONSTRUCTION to NCC 12.4.2;
CHIMNEY CONSTRUCTION to NCC 12.4.3;
INSERT FIREPLACES AND FLUES to NCC 12.4.4;
FREESTANDING HEATING APPLICANCES to NCC 12.4.5

ENERGY EFFICIENCY
Generally in accordance with BCA 2019 Part 3.12
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to Alpine areas)
BUILDING FABRIC INSULATION-
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE-
To be 'vapour permeable' with a minimum value of 4ug/Ns, installed to form 20mm airspace between reflective faces and external lining/ cladding, fitted closely up to penetrations/ openings, adequately supported and joints to be lapped minimum 150.
BULK INSULATION-
To maintain thickness and position after installation.Continuous cover without voids except around services/fittings.
ROOF INSULATION-
Roof construction to achieve minimum additional R Value of R4.0 unless noted otherwise.Roof lights to comply with 3.12.1.3.
EXTERNAL WALLS-
External wall construction to achieve minimum additional R Value of R2.5 unless noted otherwise.Wall surface density minimum - 220kg/m^2
FLOORS-
Generally in accordance with 3.12.1.5.Suspended floor with an unenclosed perimeter required to achieve a minimum Total R Value of R2.0.Concrete slab on ground with an in slab heating system to be insulated to R1.0 around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING-
External wall or separating wall between Class 1 building is required to achieve minimum Total R-Value of R1.9.
All hot water plumbing to be insulated in accordance with AS/NZS 3500: Plumbing and Drainage, Part 4 Heated Water Services.
Thermal insulation for central heating piping to NCC 13.7.2 and 13.7.3.
Heating and cooling ductwork to NCC 13.7.4
Chimneys or flues to be fitted with sealing damper or flap.Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.External windows & doors to habitable rooms / conditioned spaces to be fitted with air seal to restrict air infiltrations.Exhaust fans to habitable rooms / conditioned spaces to be fitted with self-closing damper or filter.Building envelope to be constructed to minimise air leakage. Construction joints and junctions or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.Windows and external door weatherproofing to AS 2047.

TASSIE HOMES
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As shown in the Tasmanian Planning Scheme Overlay

DRAWING: COMPLIANCE NOTES
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 10

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

THIS PLAN IS ACCEPTED BY:

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STEP-FREE ACCESS PATH
A continuous path to a dwelling entrance door must be provided from -

(1) The pedestrian entry at the allotment boundary from the ground level of the adjoining land; or
  (a) an appurtenant Class 10a garage or carport; or
  (b) a car parking space within the allotment that is provided for the exclusive use of the occupants of the dwelling.
  (c) Access for the purposes of (1) must be -
(2) via a pathway that -
  (a) has no steps; and
    (i) except for a step ramp provided under (5), has a maximum gradient of 1:14 in the direction of travel; and
    (ii) if crossfall is provided, has a crossfall not more than 1:40; and
    (iii) has a minimum width of 1000mm; and
    (iv) if it incorporates a section suspended above finished ground level, is able to take loading forces in accordance with AS/NZS 1170.1; and
    (vi) connects to a dwelling entrance door that complies with Section 2; or
    (vi) provided directly from an attached Class 10a garage or carport, via a door complying with the requirements of Section 2, other than Clause 2.3.
(3) For the purposes of (2), the following applies:
  (a) Any gates along the access path must have a minimum clear opening width of 820mm, measured as if the gate were an entrance door.
  (b) A deck or boardwalk-style path constructed in accordance with AS 1684 or NASH Standard – Residential and Low-rise Steel Framing would satisfy the requirements of (2)(a)(v).
(4) Where one or more ramps are used, the following applies:
  (a) The aggregate length of ramping (excluding landings) must not be more than—
    (i) 9 m for a 1:14 gradient; or
    (ii) 15 m for a 1:20 gradient; or
    (iii) a length determined by linear interpolation for ramps with a gradient between 1:14 and 1:20.
  (b) The minimum width of the ramp must be maintained at 1000mm between any handrails and/or kerbs (if provided) at each side of the ramp.
  (c) At each end of a ramp there must be a landing that is -
    (i) not less than 1200mm long; and
    (ii) at least as wide as the ramp to which it connects; and
    (iii) level, or has a gradient not more than 1:40 if a gradient is necessary for drainage.
  (d) A landing area required by Clause 2.3 may also be counted as a landing for the purposes of (c).
(5) The access path may incorporate one step ramp having a -
  (a) height of not more than 190mm; and
  (b) gradient not more than 1:10; and
  (c) width of at least 1000mm or equivalent to that of the access path, whichever is the greater; and
  (d) maximum length of 1900mm.

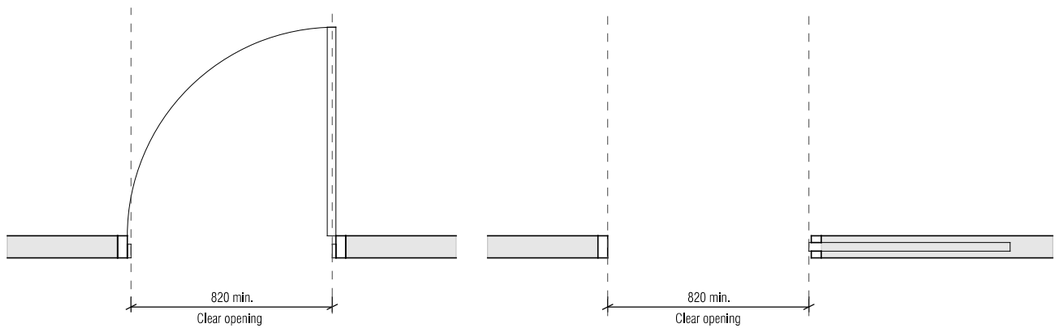
THRESHOLD NOTES:
The threshold of an entrance door must -
  (a) be level; or
  (b) have a sill height of not more than 5mm if the lip is rounded or bevelled: or
  (c) have a ramped threshold that -
    (i) does not extend beyond the depth of the door jamb; and
    (ii) has a gradient not steeper than 1:8; and
    (iii) is at least as wide as the minimum clear opening width of the entrance door; and
    (iv) does not intrude into the minimum dimensions of the required landing area; or
  (d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC for external entrance doors containing a raised door sill -
    (i) have no lip or upstand greater than 15mm within the sill profile; and
    (ii) have no more than 5mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

LANDING AREA NOTES:
An entrance door must have a space of at least 1200mm x 1200mm on the external (arrival) side of the door that is -
  (a) unobstructed (other than by a gate or a screen door); and
  (b) level, or has a gradient of not more than 1:40 if a gradient is necessary to allow for drainage.

WEATHERPROOFING FOR EXTERNAL STEP-FREE ENTRANCE
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
  (a) where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for within the entrance.
  (b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is provided that meets the requirements of Volume T20 H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are no greater than -
    (i) 8mm; or
    (ii) in a 'designated bushfire prone area' that is permitted by AS 3959.
  (c) A roof covering an area no smaller than 1200mm by 1200mm, where the area is provided with a fall away from the building not greater than 1:40.

LIVEABLE HOUSING NOTES
Internal doorways must provide a minimum clear opening width of 820mm,
At least one shower must have a hobless and step-free entry. A lip not more than 5mm in height may be provided for water retention purposes.
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000mm, measured between the finished surfaces of opposing walls.

MEASUREMENT OF CLEAR OPENING WIDTH



OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

OPENING TO BE CLEAR OF DOOR LEAF AND FRAMES

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

TASSIE HOMES
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As shown in the Tasmanian Planning Scheme Overlay

DRAWING: LIVEABLE HOUSING NOTES 1 of 3
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 10a

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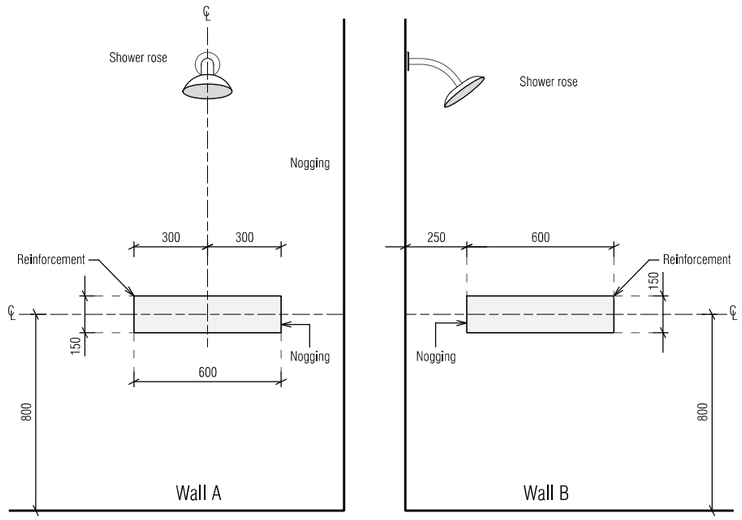
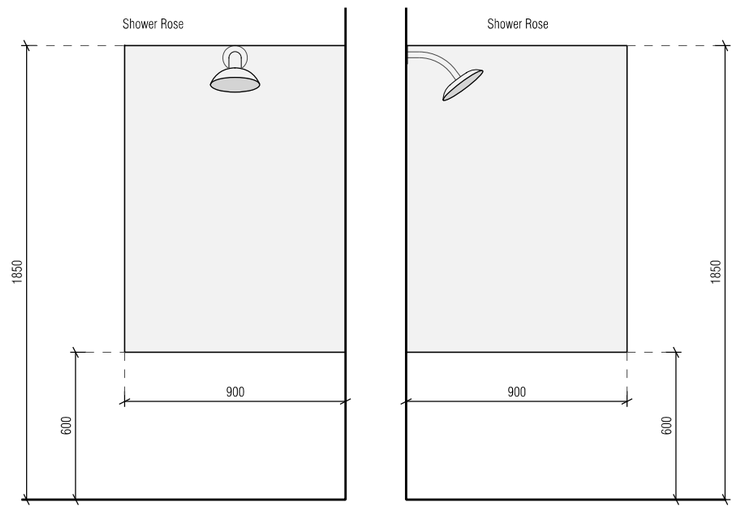
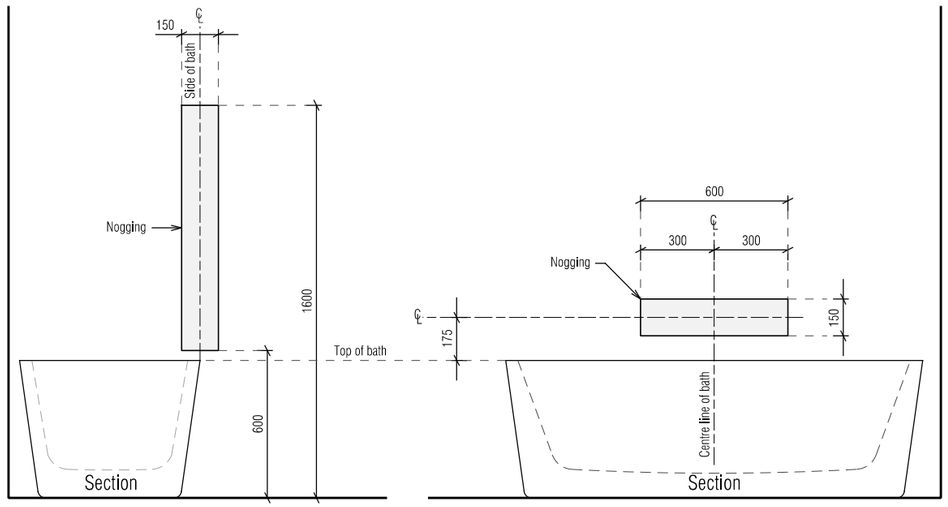


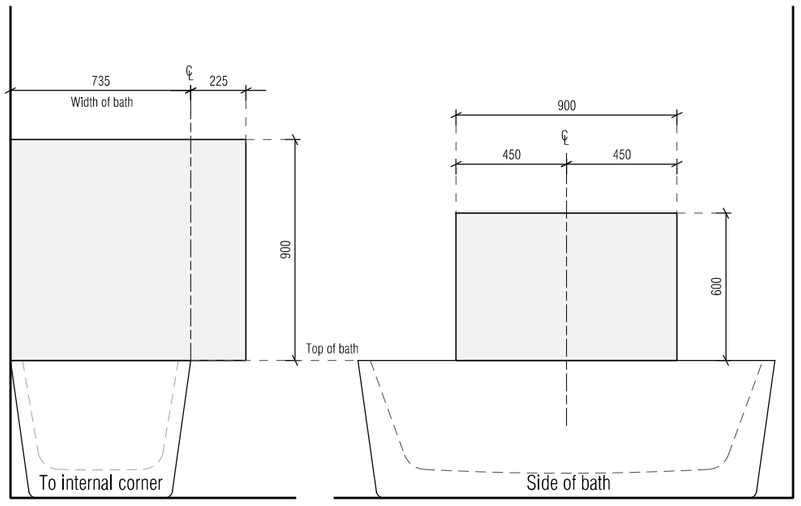
LOCATION OF NOGGINGS FOR SHOWER WALLS



LOCATION OF SHEETING FOR SHOWER WALLS



LOCATION OF NOGGINGS FOR WALLS SURROUNDING A BATH



LOCATION OF SHEETING FOR WALLS SURROUNDING A BATH

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: LIVEABLE HOUSING NOTES 2 of 3
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 10b

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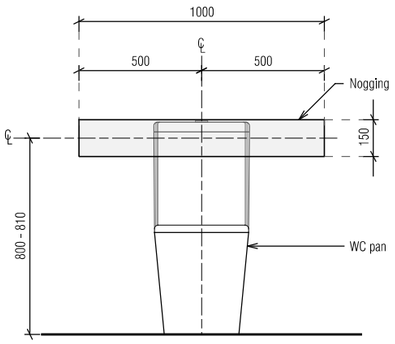
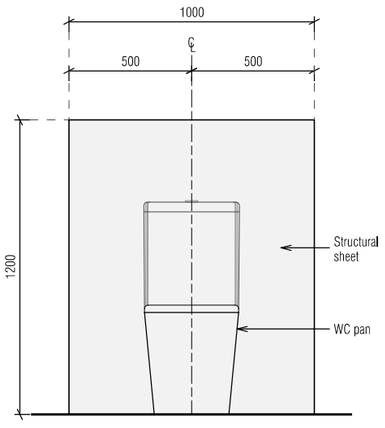
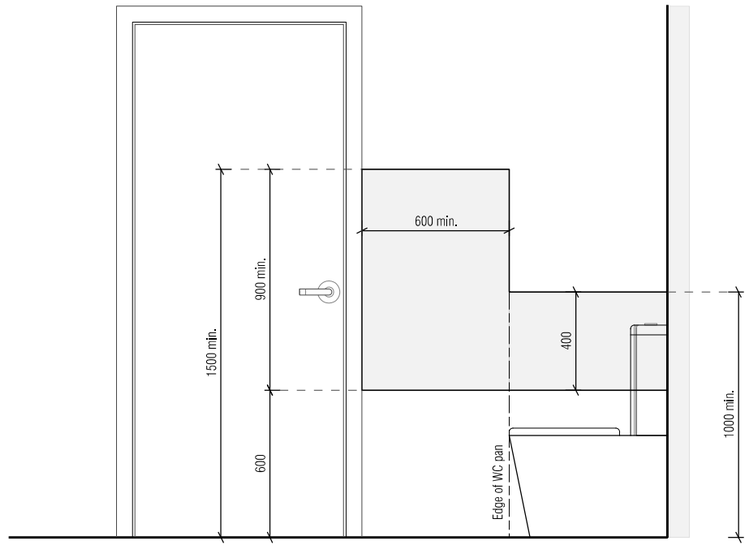


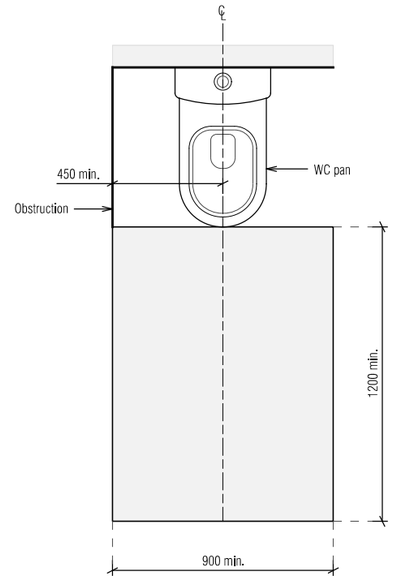
LOCATION OF NOGGINGS FOR
A WALL BEHIND TOILET PAN



LOCATION OF SHEETING
BEHIND TOILET PAN



MINIMUM EXTENT OF SHEETING FOR
A WALL ADJACENT TO A TOILET PAN



CIRCULATION SPACE
FOR A TOILET PAN

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

DRAWING: LIVEABLE HOUSING NOTES 3 of 3
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 10c

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Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Enclosed shower with hob	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower without hob	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with step down	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level whichever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Enclosed shower with preformed shower base	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Unenclosed showers	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring	Water resistant to entire floor	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Areas outside the shower area for timber floors including particleboard, plywood and other timber based flooring materials	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

Vessels or area where the fixture is installed	Floors and horizontal surfaces	Walls	Wall junctions and joints	Penetrations
Areas adjacent to baths and spas for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to floor level.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Inserted baths	N/A for floor under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the lip of the bath.	N/A for wall under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Walls adjoining other vessels (eg. sinks, laundry tubs and basins)	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Laundries and WCs	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A

IMPORTANT NOTES:

1. If a shower is included above a bath, refer to the requirements for shower area walls and penetrations.
2. N/A means not applicable. Wet areas waterproofing by licensed and accredited installer (eg Wet Seal).
3. Certification to be provided to the Building Surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with NCC Volume 2, H4D2 & H4D3 and to notify the Building Surveyor for inspection arrangements during installation.
5. The above information is for general guidance and is indicative only.
   Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.

NOTES TO THE OCCUPANT

Due to potential problems with condensation in residential buildings which can lead to structural damage over time and which may also be detrimental to the health of the occupants, the following strategies are recommended:

1. Open windows every day for a few minutes especially when showering and cooking. Not every window needs to be opened, just those required to provide cross ventilation and extraction of moisture laden air;
2. Ensure extractor fans are used every time when bathing;
3. Ensure extractor fans are ducted to the outside; *
4. Ensure non-condensing clothes dryers are ducted to the outside; **
5. Install a rangehood or limit steam from cooking activities. i.e. by keeping lids on pots etc;
6. Avoid the use of unflued gas heaters;
7. Do not store large quantities of firewood inside the home in unventilated spaces;
8. Avoid plants and water features in unventilated spaces;
9. Ensure covers are kept on aquariums;
10. Dry clothes in rooms that are warm, have adequate ventilation and are separated from the main house;

* these details are also noted on the plans for the builders.
** or install separate air extractor on ceiling. However, direct ducting is recommended.

PROPOSED DWELLING FOR CULLEN
AT 5 KING STREET, ROKEBY

NOT BUSHFIRE PRONE

As shown in the Tasmanian Planning Scheme Overlay

DRAWING: WET AREA SPECIFICATIONS
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 11

TIMBER DECKING SPECIFICATIONS

TIMBER TYPE	THICKNESS (mm)	RECOMMENDED MAXIMUM JOIST SPACING (mm)
Kwila, jarrah, other hardwoods	19	500
Treated pine	22 dressed	450
	19 sawn (25 actual thickness)	500
Cypress	21	400
	25	500

BOLTS FOR BEARER TO STUMP/POST CONNECTIONS

BOLT TYPE	MAXIMUM ALLOWABLE DECK AREA SUPPORTED PER BOLT (m²) - REFER NOTES			
	Seasoned Hardwood (F17) Minimum timber thickness: 35mm		Treated Pine (F5) Minimum timber thickness: 35mm	
	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)	Bearer to one side only (fig. 18)	Spaced Bearer (fig. 19)
M10	1.0	1.7	0.8	1.3
M12	1.3	2.0	1.0	1.5
M16	1.7	2.7	1.2	2.0
M20	2.1	3.4	1.5	2.5

TIMBER STAIR TREADS

TIMBER TYPE	STAIR WIDTH (mm)				
	750	1000	1200	1500	1800
	RECOMMENDED THICKNESS OF TREAD (mm)				
Treated Pine, Cypress	45	50	55	65	80
Jarrah, other hardwoods	45	45	45	55	60
	SCREW TYPE / NUMBER				
	3#10	3#10	3#10	3#12	3#12

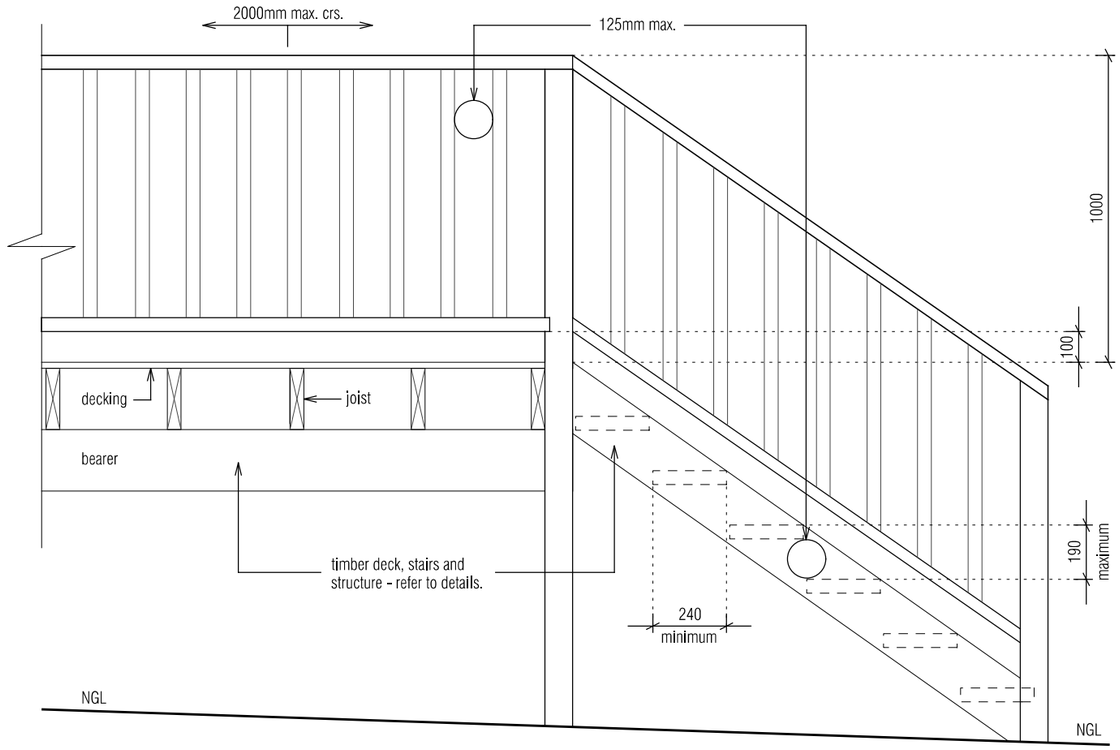
STRINGER TO WALL FIXING

INTERNAL	14 gauge, 75mm bugle screws into wall studs
EXTERNAL	M10 masonry anchors into masonry @ 600 centres

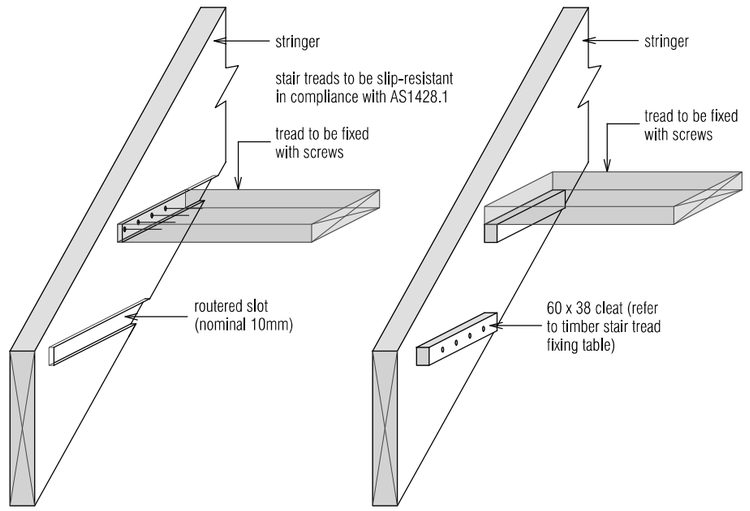
19mm THICK DECKING BOARD FIXING REQUIREMENTS

DECKING SPECIES	JOIST SPECIES	NAILING			
		Machine Driven		Hand Driven	
Hardwood, Cypress	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head
Seasoned Treated Pine	Hardwood, Cypress	50 x 2.5 Flat Head		50 x 2.8 Flat Head	
	Seasoned Treaded Pine, Oregon	50 x 2.5 DS Flat Head	65 x 2.5 Flat Head	50 x 2.8 DS Flat Head	65 x 2.8 Flat Head

NOTES:
DS - Deformed shank
1. Nails to be hot dipped galvanised or stainless steel (mechanical galvanised plated not recommended).
2. In areas subjected to extreme wetting and drying conditions (e.g. around swimming pools), consideration should be given to increasing the nail diameter and/or length.
3. Dome head nails may be used in lieu of flat head nails.



TREAD TO STRINGER FIXING OPTIONS



PROPOSED DWELLING FOR CULLEN AT 5 KING STREET, ROKEBY

TASSIE HOMES
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DRAWING: STAIR NOTES
DATE: 10/07/25
FILE NAME: H1376 DA 300525.dgn
DRAWN BY: PC

DWG No: 11a

COPY

pitt&sherry

4 Princess Buildings Parade, Rokeby

Flood Impact Assessment

Prepared for
Leesa Prasek

Client representative
Leesa Prasek

Date
13 January 2022

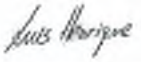
Rev 00

Table of Contents

List of figures

List of tables

Appendices

Prepared by — Luis Henrique		**Date — 13 January 2022**
Reviewed by — Joshua Coates		**Date — 13 January 2022**
Authorised by — Joshua Coates		**Date — 13 January 2022**

Revision History

Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Issued to Client	LHF	JC	JC	13/01/2022

1. Introduction

The owner of the property at 4 Princess Parade, Rokeby, intends to subdivide the property and Clarence City Council have requested documentation that suitably addresses the Inundation Prone Areas Code. Council flood mapping indicates that the property may be subject to flooding in the 1% AEP ("100-year flood") plus climate change flood scenario.

To acknowledge that the subdivision is feasible, the flood assessment is required to demonstrate that a new dwelling can be constructed on the subdivided land with appropriate flood protection and that adjacent properties do not have the flood behavior altered owing to the new construction.

A detailed flood model was developed to confirm flood behavior, ascertain the flood protection elements and flood impacts to adjacent properties.

1.1 Site Description

The subject site is shown in Figure 1 below. The existing site grades generally west to east and north to south. The following features will affect flooding through the site:

- Timber fences will partially obstruct flow, some water allowed to pass through,
- Surrounding dwellings will obstruct flows to some degree depending on ingress of water to each building.

The intent of this assessment is to propose a scenario where the new dwelling is flood resilient for the design flood scenario and surrounding dwellings are not adversely affected by afflux.

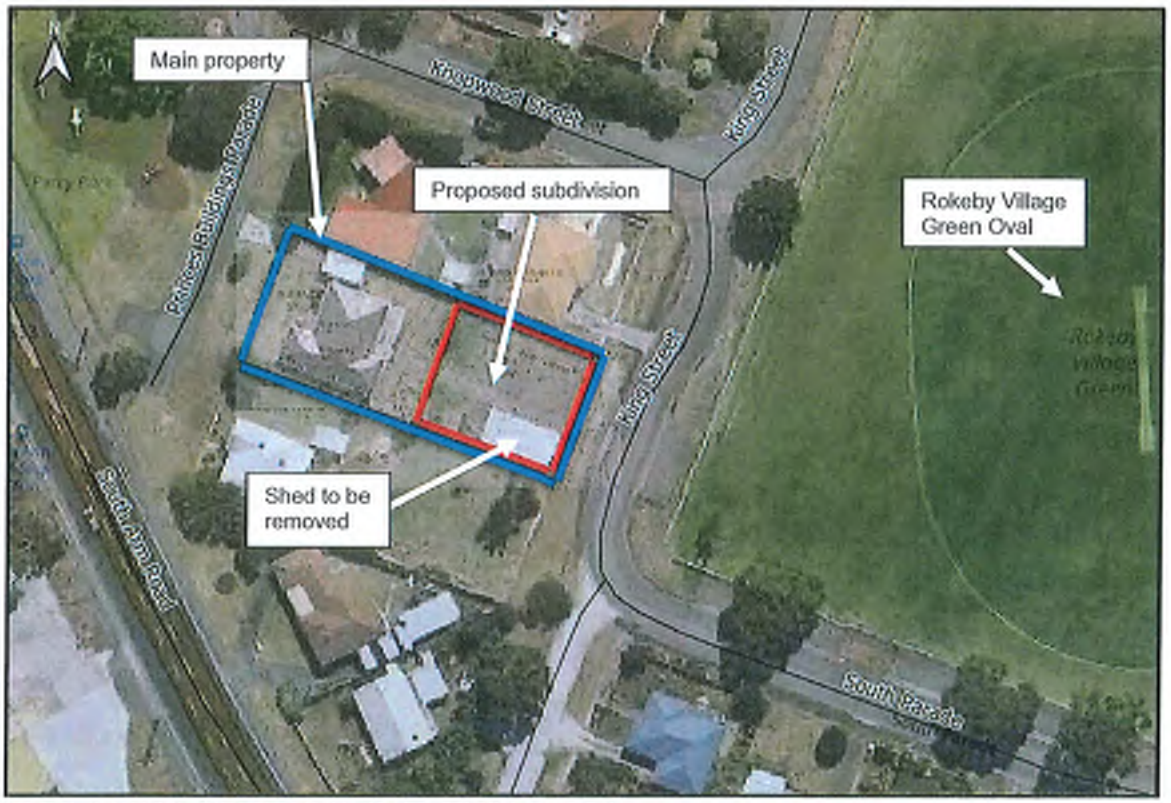


Figure 1: Subject Site, Main property (blue), Proposed subdivision (red)

2. Inundation Assessment

2.1 Assessment Criteria

The Clarence City Council condition requires an overland flow assessment as per the Inundation Prone Areas Code, specifically section E15.8.3 (P1) as described at pitt&sherry proposal T-P.21.1859-CIV-PRO-001-Rev00. The parameters of the flood assessment are:

- 1% AEP event
- Rainfall Intensity Increase of 16.3% (Year 2090, RCP8.5)
- Catchment surface as per existing scenario.

The assessment is required to demonstrate:

- The buildings are free from inundation in the above event, with 300mm freeboard
- Adjacent properties are not adversely affected by changes to flood behavior as a result of the proposed development.

To assess this case against the Council requirements, two models were developed. These are:

- Existing Case
  - 1% AEP flood event plus Climate Change; and
  - Existing terrain.
- Developed Case:
  - 1% AEP flood event plus Climate Change; and
  - Developed site terrain including a new dwelling, removal of the existing shed and additional flood features.

2.2 Catchments

The upstream catchment contributing to the site is approximately 67-hectares. An additional 83-hectares catchment that directs flow approximately 450m downstream of the subject site has also been included as Clarence City Council flood assessment results (see Figure 2) has shown a possible spilling across catchments in multiple locations. The spilling across catchments could potentially change the flows discharging to the site. The catchment break up is shown in Figure 3.

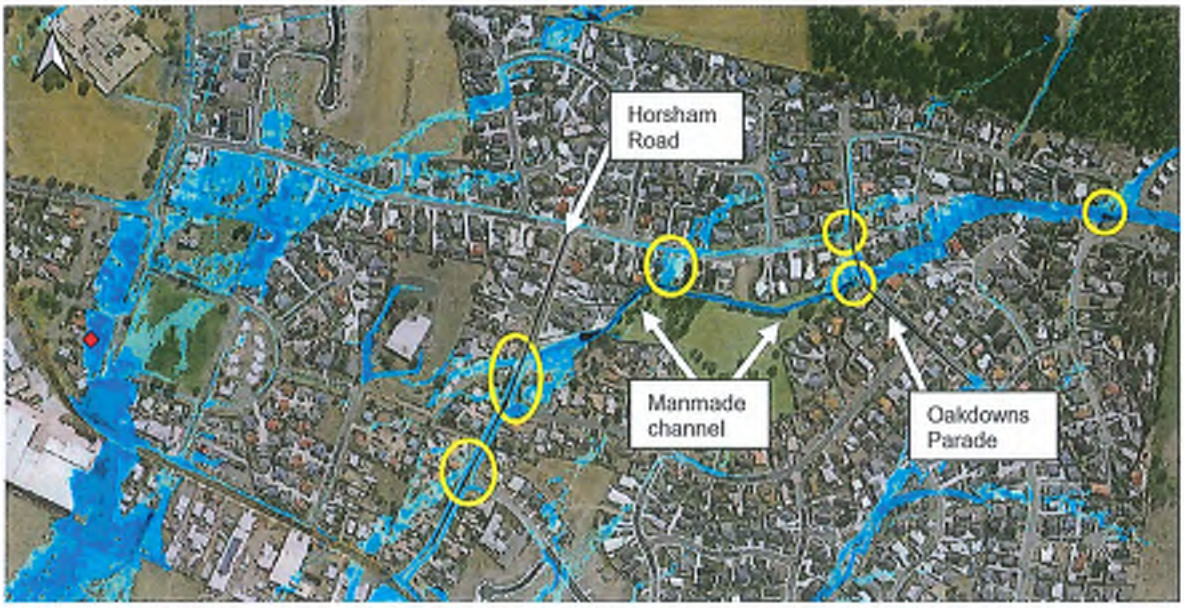


Figure 2: CCC flood assessment results, Subject Site (red dot), Possible cross spilling locations (yellow)

The top of the catchment is mostly bushland and grades steeply, with slopes from 15% to 25% generally. The downstream area is mostly urban and is less steep with slopes generally grading from 2% to 3.5%.

The pipe network is consistent throughout the urban area, with 3 of these pipes as main trunks:

- A 1050mm RCP pipe main collects runoff from Cologne Drive down to Oakdowns Parade, with minimum diameter found along the line of 900mm, discharging to a manmade channel between Oakdowns Parade and Horsham Road (see Figure 3)
- Downstream, this channel discharges runoff into a 1200mm RCP pipe main. This main trunk is complex and changes its diameter several times, with minimum diameter found along the line of 600mm, and eventually it discharges into a channel south of South Arm Road
- A 600mm RCP pipe main collects runoff from North Parade down to a channel south of South Arm Road. This main trunk appears to consistently maintain its diameter.

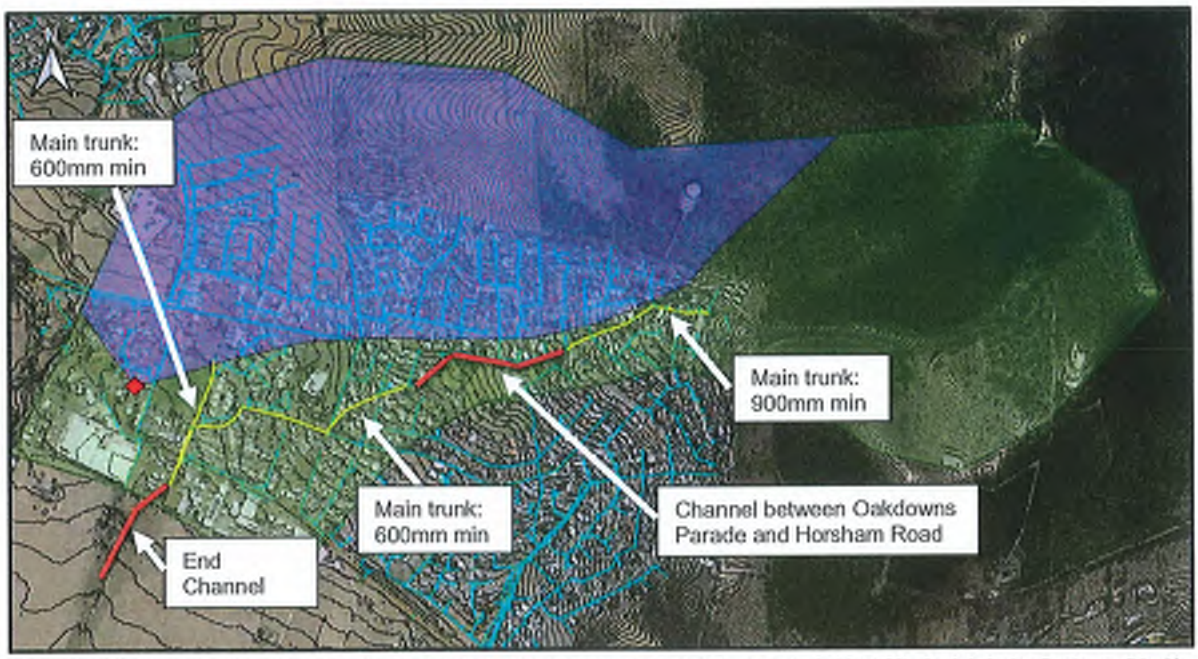


Figure 3: Catchment (purple, 67 hectares), Assessed area (purple and green, 150 hectares), Subject Site (red dot), 1m Contours (black) derived from Lidar, Pipe Network (blue), Main Trunks (yellow), Channels (brown)

2.3 Hydrologic Data and Assumptions

The software used to undertake the overland flow assessment was TUFLOW HPC using a direct rainfall model. This model applies rainfall directly to a two-dimensional (2D) domain. The following data was used, and the following hydrologic assumptions made:

- Rainfall Intensity Duration Frequency (IFD) data was obtained from the Bureau of Meteorology
- Factor of 1.163 applied to the rainfall values to represent 16.3% climate change increase
- Pervious area (bushland and grass) initial loss 30mm and continuing loss 1.24mm (a coefficient of 0.4 was applied to the continuing loss ARR value of 3.1mm to not over-estimate losses)
- Impervious area (roofs and pavement) initial loss 1mm and continuing loss 0mm
- Pre-burst rainfall depths were included in the direct rainfall model as rainfall prior to the main storm
- Durations of 15min, 30min, 45min, 1-hour, 1.5-hour, 2-hour, 3-hour, 4.5-hour, and 6-hour were modelled
- A single temporal pattern was nominated for each run duration.

Figure 4: Two-Dimensional Rain on Grid Model Extents (green), Pipe Mains (yellow), Downstream Boundary (blue), Site location (red)

2.4 Hydraulic Model Data and Assumptions

The terrain surface used for the hydraulic assessment was obtained from existing Clarence 2019 1m DEM LiDAR freely available from Geoscience Australia

The following hydraulic assumptions were made:

- The catchment surfaces were estimated from aerial imagery (roughness layer shown in Figure 5)
- The pipe network was modelled for the trunk stormwater mains only
- The pipe network data was obtained from the Clarence City Council
- Model cell size of 1m
- Pipes manning 'n' values were assumed to be 0.013 for all pipes
- Road surface manning's 'n' of 0.020
- Concreted surface manning's 'n' of 0.015
- Buildings surrounding the property were modelled as flow obstructions, with manning's 'n; of 0.5
- Urban areas were modelled with depth varied manning's, 0.01 up to 30mm, and 0.4 above 100mm, with values interpolated between the two depths
- Bushland areas were modelled with depth varied manning's 'n', 0.15 up to 100mm and 0.06 above 400mm, with values interpolated between the two depths
- Vegetated areas were modelled with depth varied manning's 'n', 0.20 up to 100mm and 0.1 above 400mm, with values interpolated between the two depths
- Lawn area was modelled with depth varied manning's 'n', 0.06 up to 100mm and 0.035 above 500mm, with values interpolated between the two depths
- Fences were modelled with depth varied manning's 'n', 0.50 up to 250mm and 0.15 above 600mm, with values interpolated between the two depths
- Downstream boundary conditions were estimated from ground terrain grades and were located sufficiently downstream of the site to avoid backwater impacts
- Existing shed is removed in the Developed Case and terrain level was adjusted to match the external area level.

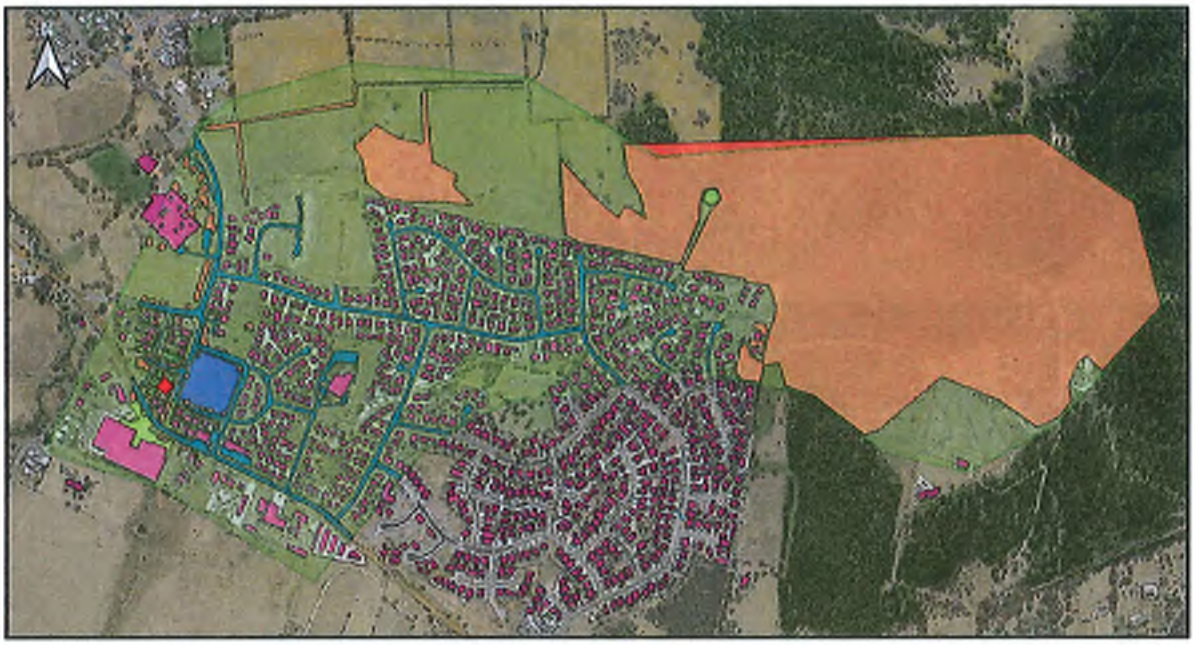


Figure 5: TUFLOW Model Material Roughness Layers

2.5 Results

Results indicate that amongst the durations modelled, the storm event of 270 minutes is critical for the site. Flood depths and extents are displayed in Figure 6, Figure 7 and Figure 8.

Flood velocities on site are low, varying from 0.3m/s to 0.6m/s (see Figure 9).

The model results are similar to the results provided by the Clarence City Council. Minor differences may occur given modelling assumptions and LiDAR data.

Flood depths shown are for depths greater than 100mm and velocity vectors demonstrate the flow direction. The main overland flow path has the following features:

- The bulk of the runoff flowing through the property is from the north,
- The area bound by King Street, South Arm Road and Knopwood Street is depressed. Overland flow will migrate to this location.
- The existing shed diverts runoff with a portion being conveyed east and the remainder west,
- The construction of the proposed dwelling and demolition of the existing shed will change flood behaviour on site with most of the runoff being diverted to a section between the proposed dwelling and front yard fence, where previously was the shed,
- The proposed dwelling floor level to be elevated to 14.60m AHD. This is 300mm above the modelled flood level of 14.30m AHD. Building components below this level to be sufficiently flood proofed.

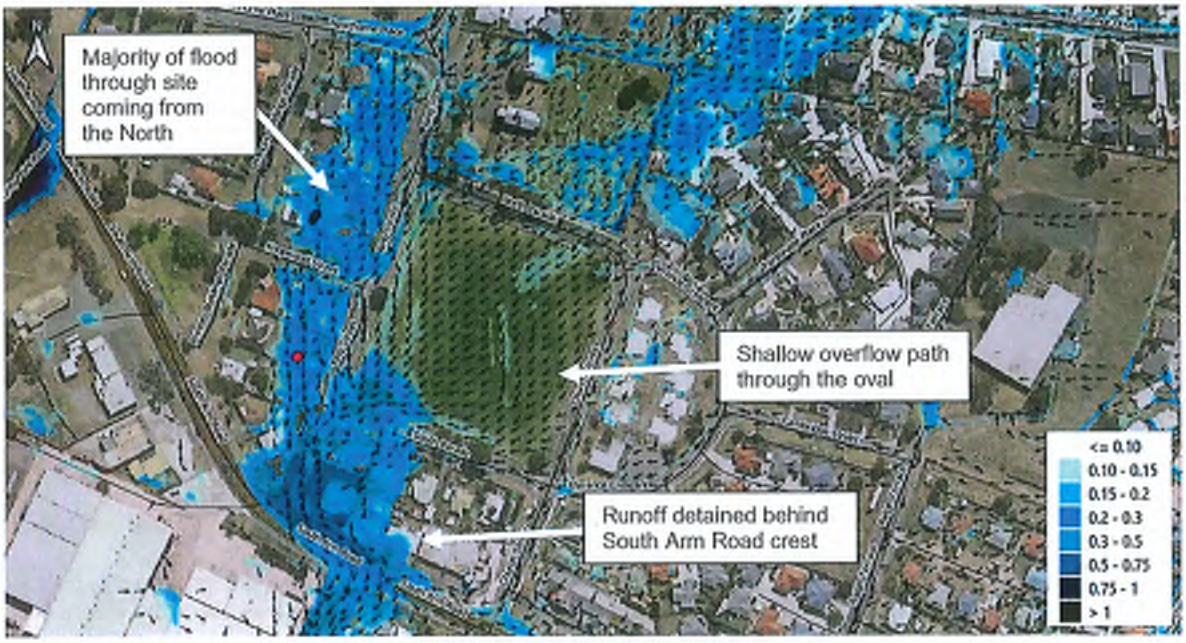


Figure 6: Flood Extent (1% AEP + climate change) Existing Case, Site location (red)

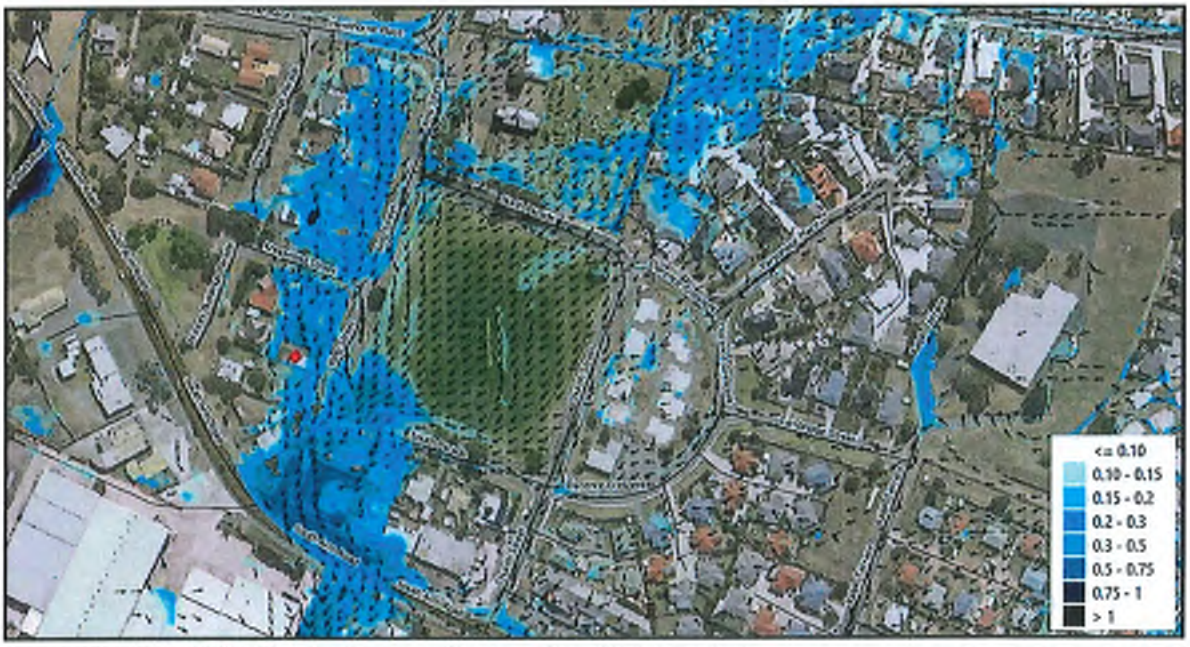


Figure 7: Flood Extent (1% AEP + climate change) Developed Case, Site location (red)

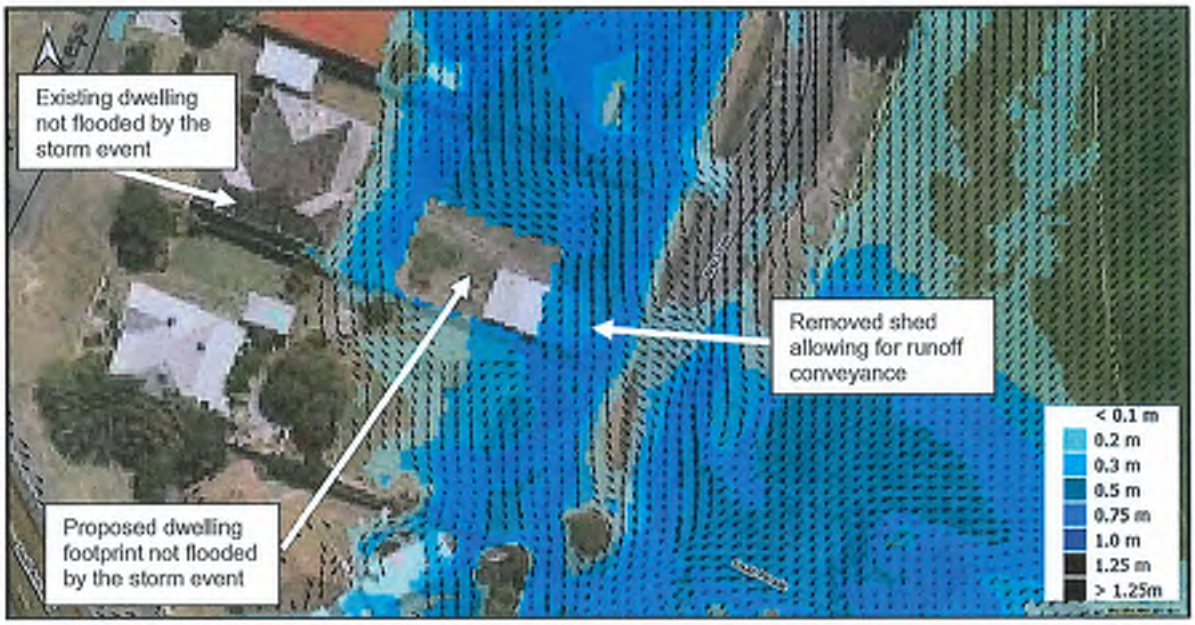


Figure 8: Flood Extent (1% AEP + climate change) Developed Case

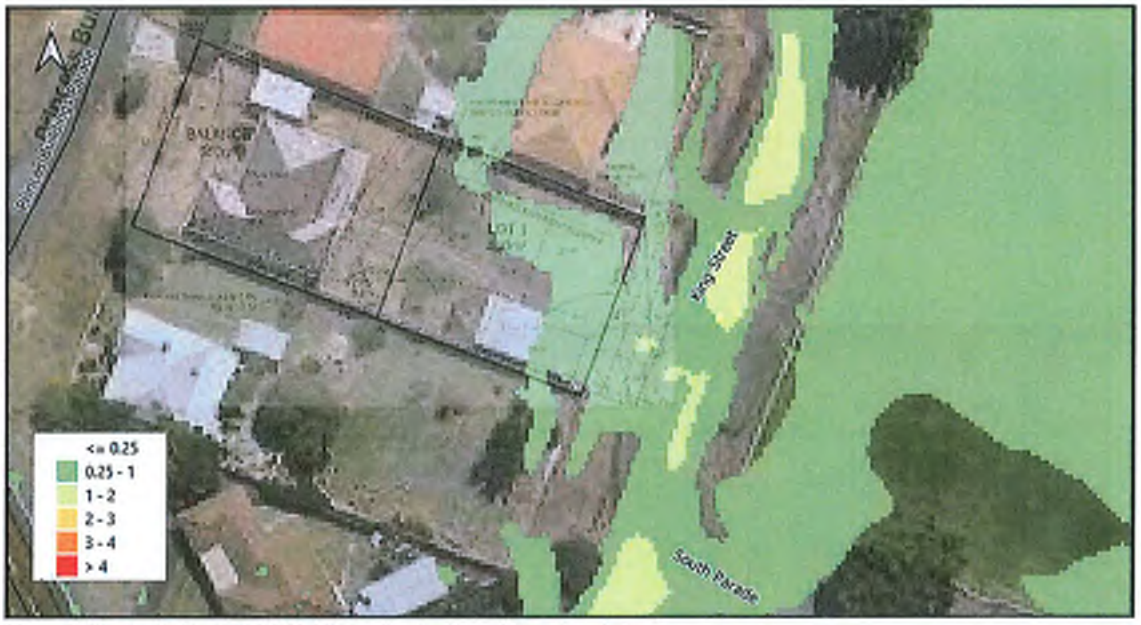


Figure 9: Flow velocities (m/s) (1% AEP + climate change) Developed Case

2.5.1 Flood Hazard

Flood hazard is presented in Figure 10 below. As can be seen the flows through the site are mostly category H2 under the Australian Rainfall and Runoff Hazard categories (Figure 11). Flood hazard increased on site and marginal changes were observed on the neighbor property to the North.

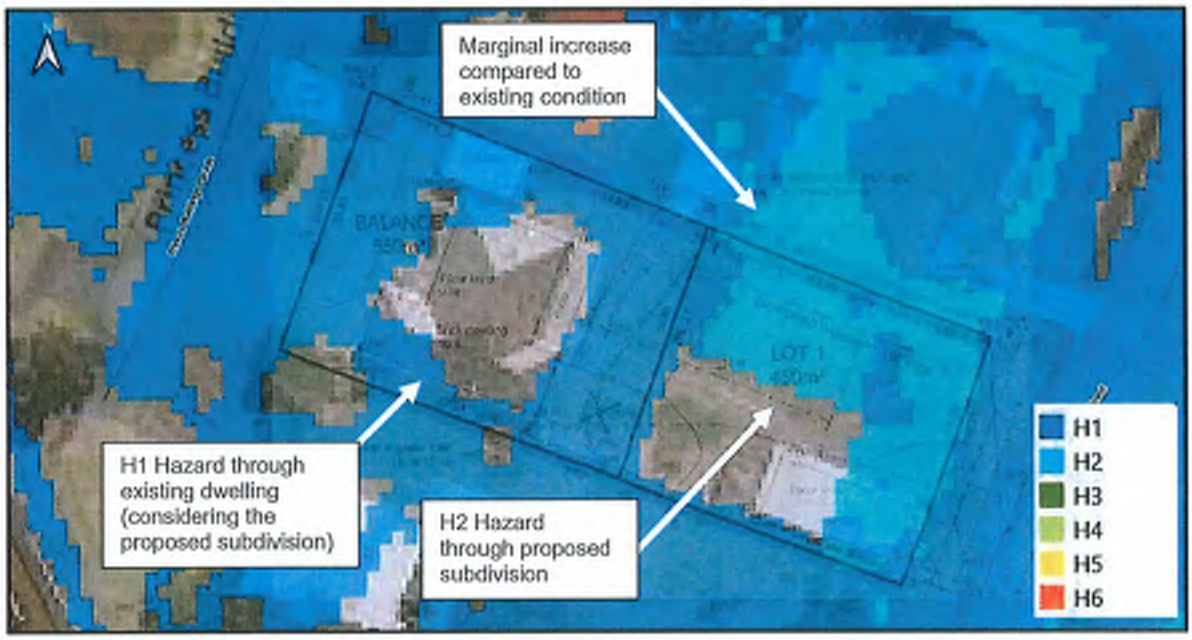


Figure 10: Flood Hazard Developed Case

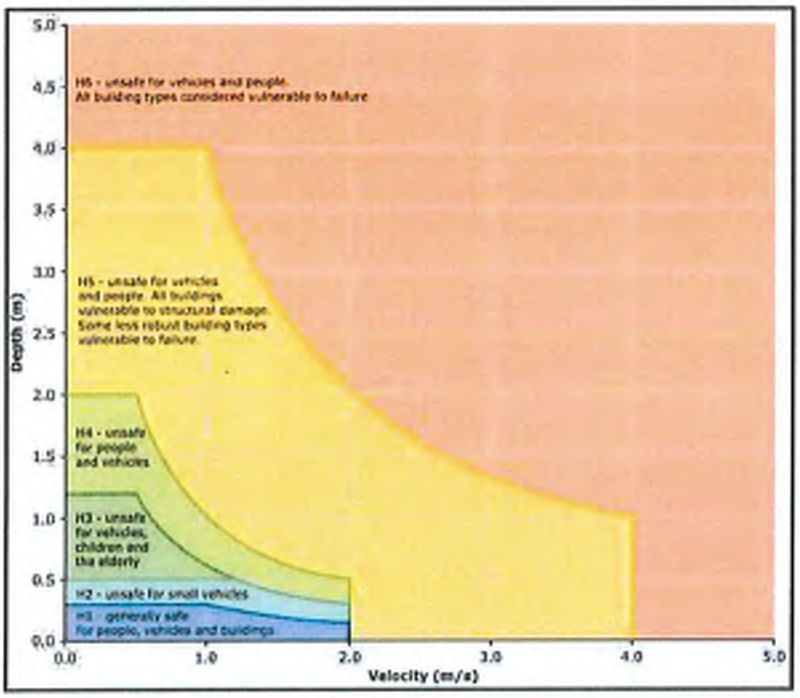


Figure 11: Flood Hazard Categories (ARR19)

2.5.2 Flood Afflux

Flood afflux is the measure of water level change due to the development. The flood afflux map is presented in Appendix A and Figure 12. The results show the majority of the impact is on the same property. Marginally or no impact were found on adjacent properties. The afflux to the North property is up to 300mm and to the South property is up to 400mm. A positive impact occurred to the South properties where a decrease in water level up to 100mm was observed.

Inherently there is significant uncertainty surrounding the flows and depths obstructed by multiple timber fences. this assessment isolates the possible impact of the proposed dwelling, although at this scale it can be difficult to quantify the true impact.

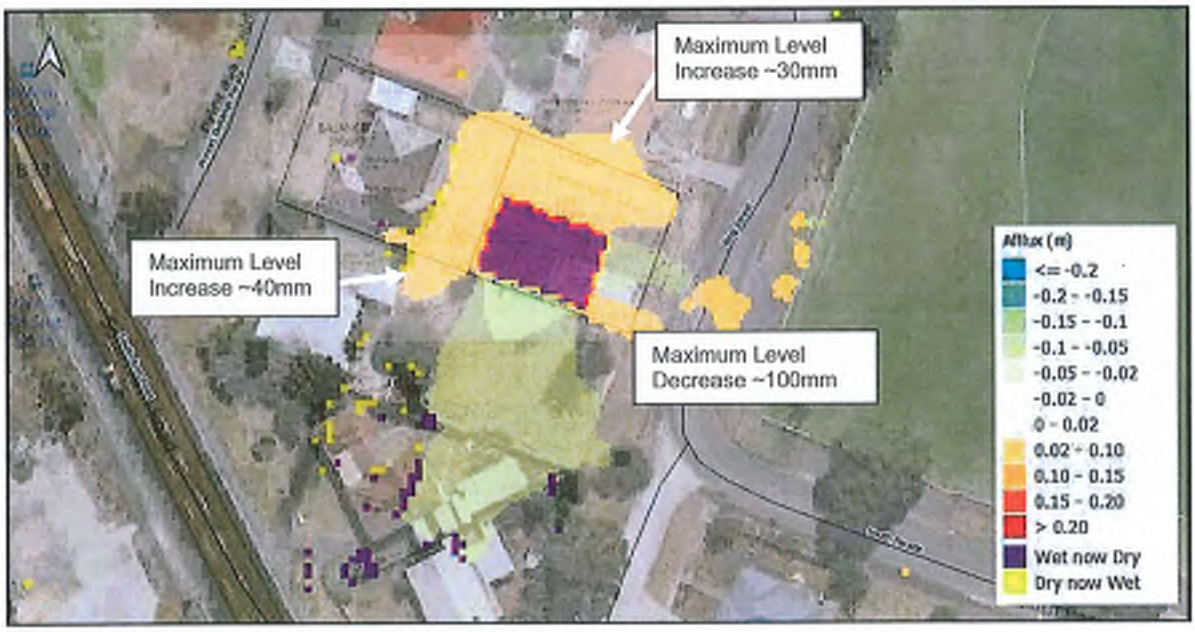


Figure 12: Flood Afflux Developed – Existing vs Developed

3. Discussion & Recommended Measures

An assessment of flood conditions under a 1% AEP flood with 16.3% increase in rainfall intensity (climate change) was undertaken for the proposed site. Flood water will move near to and through the site with features of the proposed design ensuring that the development will meet the condition requirements of the CCC. With reference to Figure 13 the following features and recommendations will ensure the requirements are met:

- The peak water level at the site is 14.30m AHD. 300mm of freeboard is required for proposed development, as such the minimum floor level is 14.60m AHD,
- A section of area where the shed sits presently will be part of the proposed building and the remainder is to be demolished and terrain level must match the level of the external area,
- No construction that would obstruct the flow should be made in the proposed subdivision other than the proposed building as it would change flood behaviour and could affect adversely the proposed dwelling and neighbouring buildings.

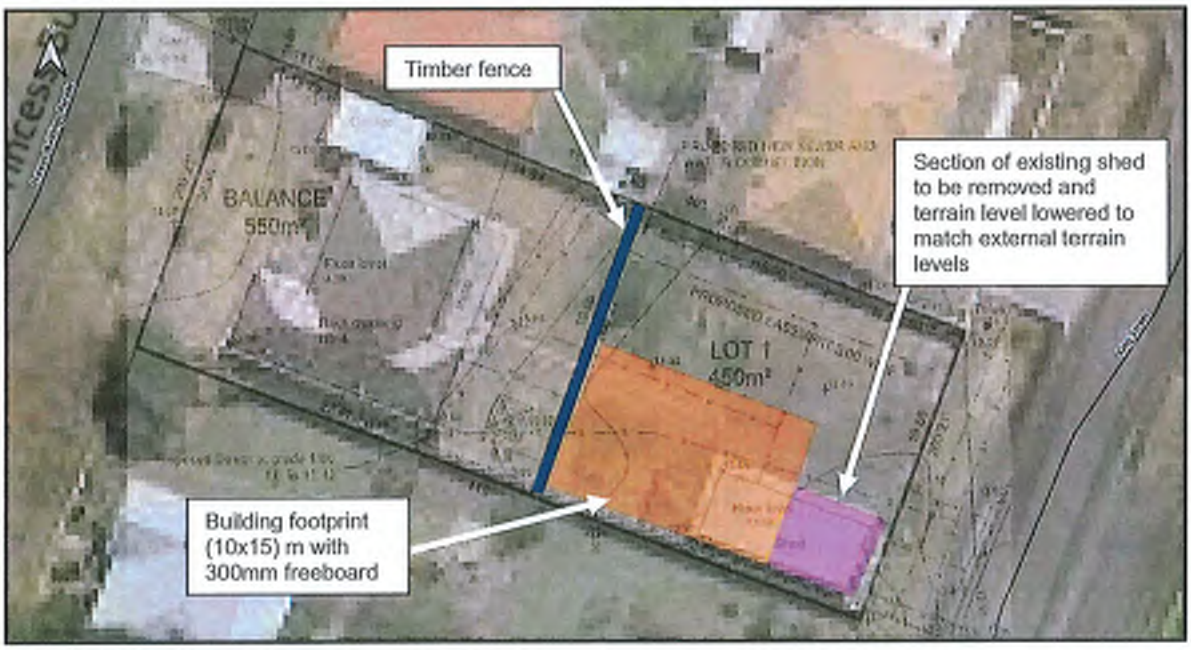


Figure 13: Proposed design scheme

It is important to note that the floor levels provided to secure 300mm freeboard was based on LiDAR data, as there is no local survey, and the levels may be different. It is recommended to obtain local survey data to compare to LiDAR and adjust the levels if necessary.

The results of this assessment are conservative as additional stormwater is likely diverted away from the site by the underground network.

The location of the building footprint is the most appropriate location from a flooding assessment perspective

4. Conclusion

An assessment of flood conditions at the site was made for the 1% AEP flood event with 16.3% increase in rainfall intensity. The existing and developed case conditions were assessed to ensure the floors of property are not flood impacted and there is no detrimental effect to neighbouring properties. The following was demonstrated:

- The assessment considers the 1% AEP event plus Climate Change (increase in 16.3% to rainfall depth) considering Year 2090, RCP8.5 (highest values found on ARR Data Hub Interim Climate Change factors)
- Although flood affected, it is possible to construct a new dwelling. The location of the dwelling on the lot and the minimum floor level are important controls and should be applied to the development
- Floodwater will move through the property, especially through the proposed subdivided lot
- The proposed design must ensure that 300mm freeboard is provided to the new dwelling floor levels. The modelled flood level is 14.30m AHD. As such the minimum floor level of the proposed dwelling is 14.60m AHD
- The impact of the development to other buildings and land is minimal, with much of the adverse impact contained on the subject lot., the ARR19 hazard category of floodwater is not altered on any other properties
- The floodwater though the driveway area of the site is hazard category H2 under ARR19 guidelines
- There will be no major increase in flood risk for adjacent land
- There will be no major increase in water levels affecting adversely neighbouring buildings.

5. Clarence City Council requirements

The requirements of the Stormwater Management Code are displayed below with demonstrated solution or performance criteria displayed below.

Table 1: Clarence City Council requirements

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 14inimize 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.

Assessment

As the proposed dwelling is located within a mapped inundation prone area, The proposal does not satisfy A1, As such Performance criteria are to be addressed. Refer to the responses to each of the performance criteria below:

a) any increase in risk from flood for adjacent land;

The risk from flood to adjacent land is mostly unaltered. A small area on the property to the North of the proposed subdivision had a marginal increment in risk from H1 to H2 under the Australian Rainfall and Runoff Hazard categories.

b) the level of risk to use or development arising from an increased reliance on public infrastructure;

The modelling did not rely on any increment on public infrastructure; hence the level of risk regarding public infrastructure remains unaltered.

c) the need to 15inimize future remediation works;

The changes in flood behavior are constrained on site. The primary control is a minimum allowable floor level. This is the 1% AEP + Climate Change flood level at the site of 14.30m AHD, plus 300mm freeboard, resulting in a minimum floor level of 14.60m AHD

d) any loss or substantial compromise by flood of access to the lot, on or off site;

The hazard category to the access of the proposed subdivision remained mostly unaltered (H2), Hence the existing access arrangement are appropriate

e) the need to locate building areas outside the riverine inundation hazard area;

An assessment of flood behavior at the site suggests a hazard categorization of H1 to H2

f) any advice from a State authority, regulated entity or a council; and

This assessment considered the Clarence City Council flood maps to compare the model results to.

g) the advice contained in a flood hazard report.

Refer to conclusion section of this report

Flood Maps

Appendix A

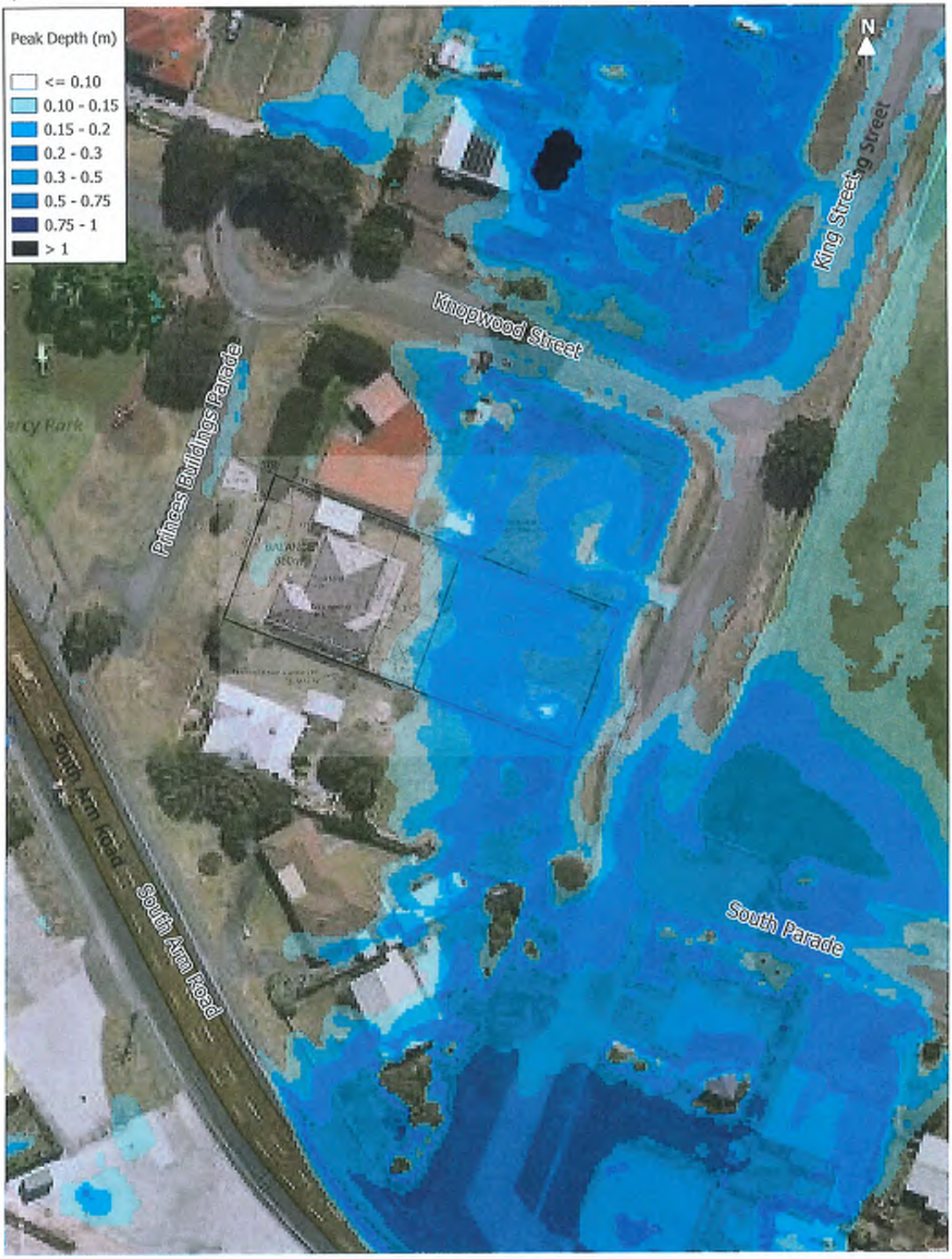


Figure 01 - Peak Depth - 1% AEP/CC EXISTING

Flood Map

Clarence City Council
Flood Assessment
4 Princess Parade, Rokeby

pitt&sherry

MAP REF:	P211859_Workspace.qgz
AUTHOR:	Brisbane Compute
REVISION:	A
DATE:	2022-01-12T12:45
DATA SOURCES:	Thel IST Orthophoto

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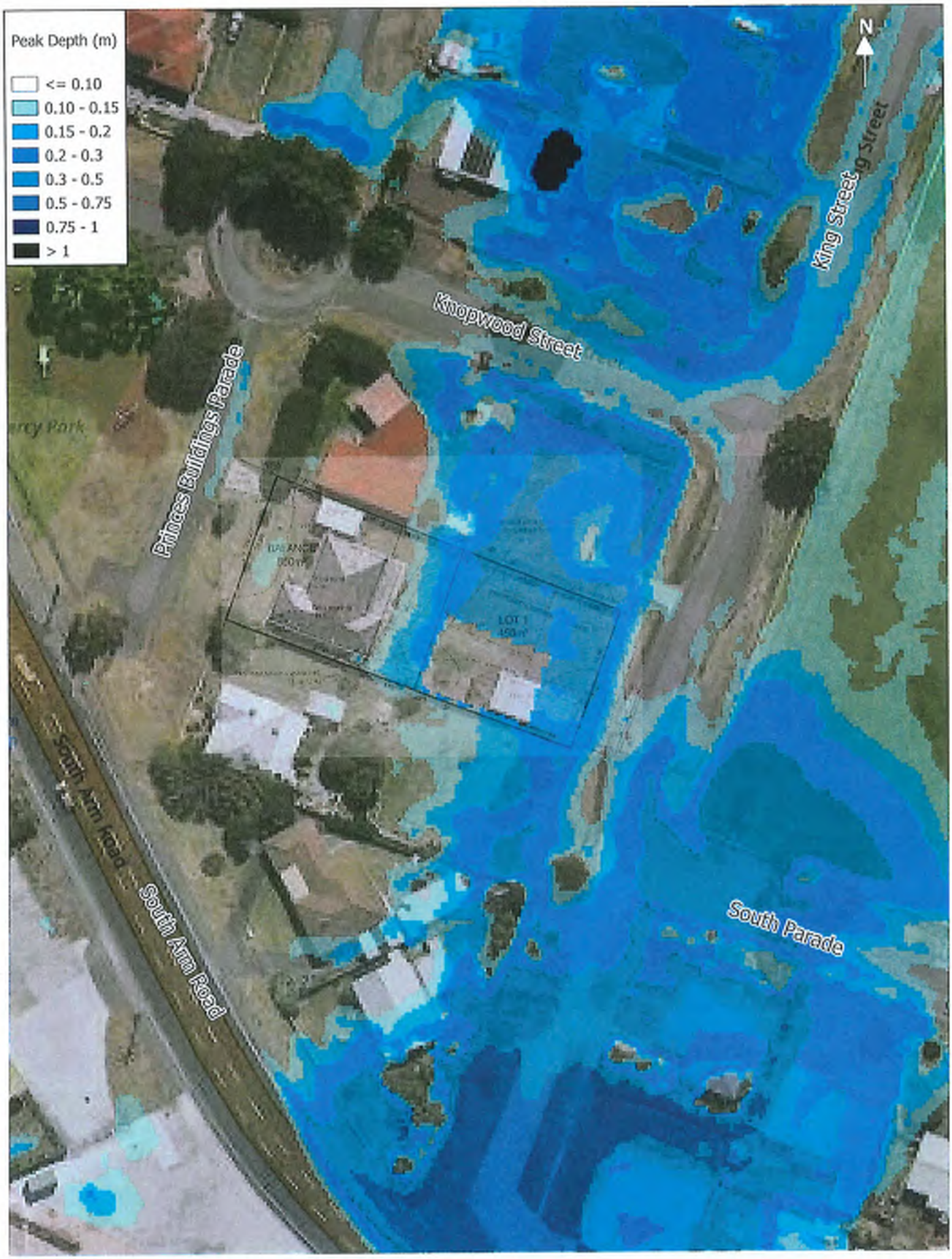

Figure 02 - Peak Depth - 1% AEP/CC DEVELOPED

Flood Map

Clarence City Council
Flood Assessment
4 Princess Parade, Rokeby

pitt&sherry

MAP REF:	P211859_Workspace.qgz
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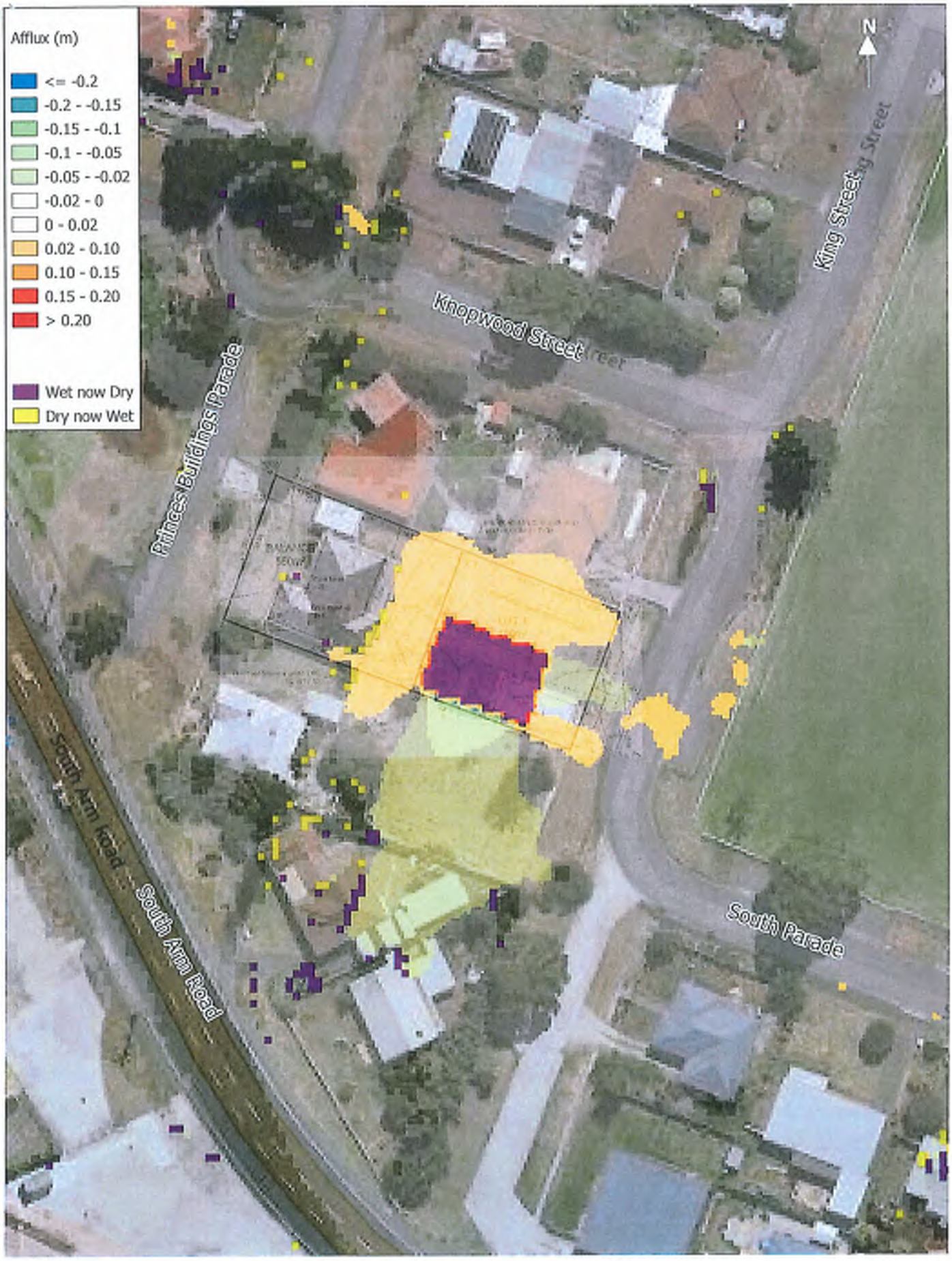

Figure 03 - Afflux - 1% AEP/CC (DEV - EXG)

Afflux Map

Clarence City Council
Flood Assessment
4 Princess Parade, Rokeby

pitt&sherry

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AUTHOR:	Brisbane Compute
REVISION:	A
DATE:	2022-01-12T12:48
COORDINATE SYSTEM:	EPSG:28355

0 10 20 30 40 m

pitt&sherry

4 Princess Buildings Parade, Rokeby

Flood Impact Assessment

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