DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054625

PROPOSAL: Dwelling

LOCATION: 138 Dolina Drive, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29 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 29 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

Clarence... a brighter place

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 138 Dolina Drive

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)

Estimated cost of development $446,015.00

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: Vacan 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:

Signature **Personal Information Removed** *Date* 06/08/2025

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

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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.

OWNER DAESUNGTAS PTY LTD

FOLIO REFERENCE: CT.184319–501

GRANTEE PART OF LOT 37617 (56.81ha) GTD TO THE DIRECTOR–GENERAL OF HOUSING & CONSTRUCTION

PLAN OF SURVEY

BY SURVEYOR TIMOTHY LEIGH GOWLLAND
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898

CITY OF CLARENCE

SCALE 1:2500 LENGTHS IN METRES

REGISTERED NUMBER

SP185338

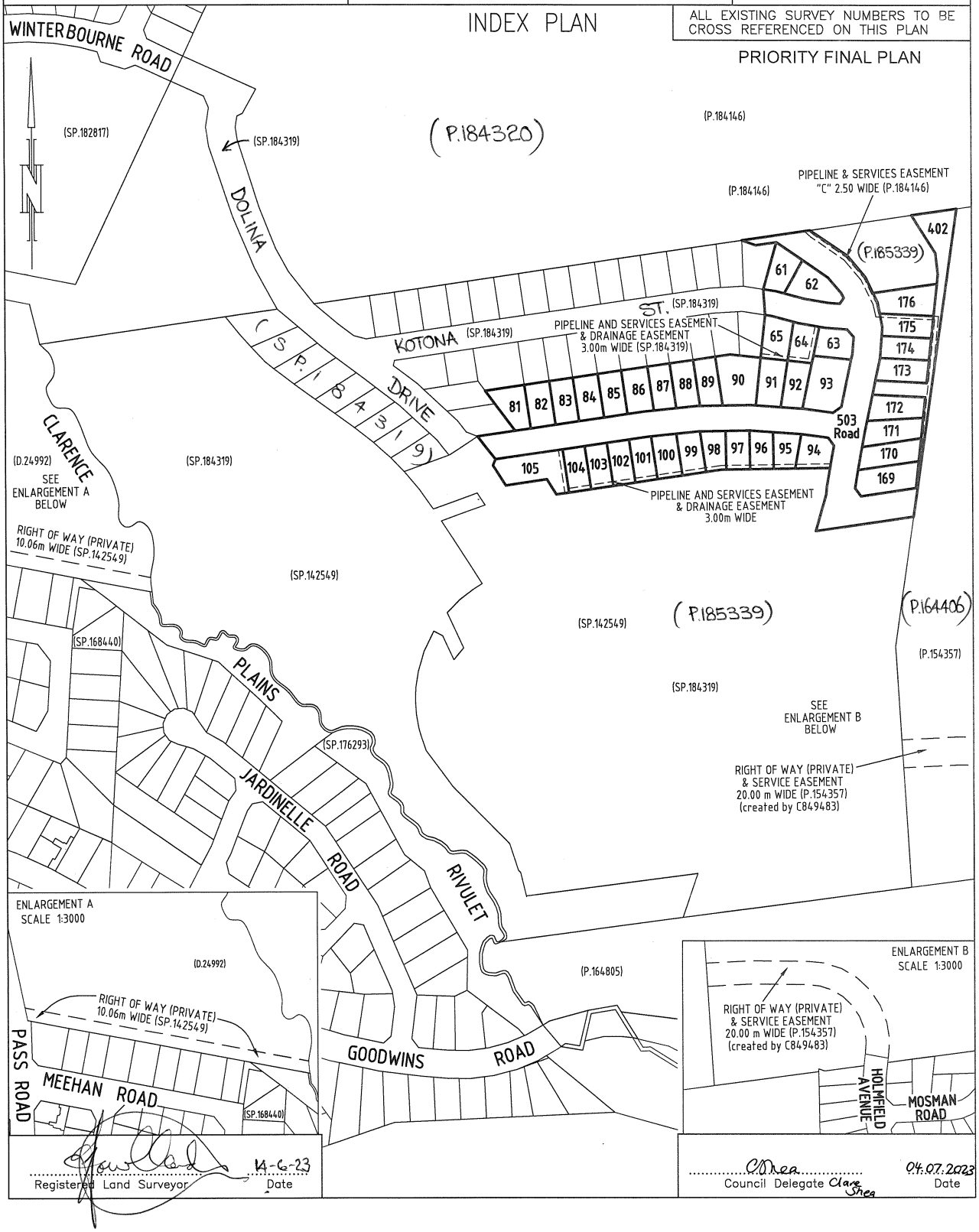
APPROVED
EFFECTIVE FROM 20 JUL 2023

Recorder of Titles

INDEX PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



Registered Land Surveyor 14-6-23 Date

Council Delegate Clare Shea 04.07.2023 Date

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS	OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.184319/501 SCALE 1: 750 LENGTH IN METRES	Registered Number SP 185338
SIGNED FOR IDENTIFICATION PURPOSES CMea — 04.07.2023 Council Delegate — Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — 14-6-23 Date	APPROVED EFFECTIVE FROM 20 JUL 2023 Recorder of Titles

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS	OWNER: DAESUNG TAS PTY LTD FOLIO REFERENCE: C.T.184319/501 SCALE 1:750 LENGTH IN METRES	Registered Number SP 185338
SIGNED FOR IDENTIFICATION PURPOSES C.Mea (Council Delegate) 04.07.2023 (Date)	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. (Registered Land Surveyor) 14-6-23 (Date)	APPROVED EFFECTIVE FROM 20 JUL 2023 (Recorder of Titles)

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185338	173
EDITION	DATE OF ISSUE
1	20-Jul-2023

SEARCH DATE : 17-Feb-2025
SEARCH TIME : 10.41 AM

DESCRIPTION OF LAND

City of CLARENCE
Lot 173 on Sealed Plan 185338
Derivation : Part of Lot 37617, 56.81ha Gtd. to The Director-General of Housing & Construction
Prior CT 184319/501

SCHEDULE 1

M535627 TRANSFER to DAESUNGTAS PTY LTD Registered 03-Nov-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185338 EASEMENTS in Schedule of Easements
SP185338 COVENANTS in Schedule of Easements
SP185338 FENCING PROVISION in Schedule of Easements
SP142549 & SP184319 COVENANTS in Schedule of Easements
SP184319 FENCING PROVISION in Schedule of Easements
SP142549 FENCING COVENANT in Schedule of Easements
SP142549 WATER SUPPLY RESTRICTION
SP142549 SEWERAGE AND/OR DRAINAGE RESTRICTION
N111707 MORTGAGE to Butler McIntyre Investments Ltd Registered 06-Apr-2023 at 12.05 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185338

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.

EASEMENTS

Lots 64 and 65 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE (SP.184319)** shown on the Plan ("the Easement Land").

Lots 64 and 65 on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE (SP.184319)** on the Plan.

Lots 94 to 105 (inclusive) ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** shown on the Plan ("the Easement Land").

Lots 94 to 105 (inclusive) on the Plan are subject to a Drainage Easement (as defined herein) in gross in favour of the Clarence City Council over the land marked **PIPELINE AND SERVICES EASEMENT & DRAINAGE EASEMENT 3.00m WIDE** on the Plan.

Director ..... Director/~~Secretary~~

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DAESUNGTAS PTY LTD	PLAN SEALED BY: Clarence City Council
FOLIO REF: 184319/501	DATE: 4th July 2023
SOLICITOR	Stage 4 5 + 6
& REFERENCE: Page Seager (DAS 221111)	REF NO. SD-2016/31 Council Delegate Clare Shea

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 185338
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 184319/501	

Lots 503, 175 and ~~403~~ 402 ("the Lots") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater created by and described in E295588 over the land marked **PIPELINE AND SERVICES EASEMENT "C" 2.50m WIDE (P.184146)** shown on the Plan ("the Easement Land").

Each lot on the Plan is together with a right of way created by and fully described in the Schedule of Easements to SP 142549 over the land marked **RIGHT OF WAY (PRIVATE) 10.06m WIDE (SP.142549)** on the Plan

Each lot on the Plan is together with a right of carriageway and service easement created by and fully described in C849483 over the land marked **RIGHT OF WAY (PRIVATE) & SERVICE EASEMENT 20.00m WIDE (P.154357) (created by C849483)** on the Plan.

COVENANTS

The owner of each Lot on the Plan covenants with the Vendor (Daesungtas Pty Ltd) and the Owner or Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other Lot shown on the plan to observe the following stipulations:

1. Not to subdivide that Lot at any time without the prior consent in writing of the Corporation.
2. Not to erect on that Lot more than a single residence, which may include an ancillary apartment together with usual outbuildings as may be permitted by the Corporation, without the consent of the Corporation.
3. Not to use the land for any purpose except as a residence or the for the purpose of house occupation without the prior consent of the Corporation in writing.
4. Not to use any engine or machinery in any trade of business, nor erect or use or permit to be used on any part of any lot shown on the Plan nor to conduct or permit to be conducted any trade or business on or from any part of the same, including but not limited to mining, quarrying, or market gardening.

Director ..... Director/~~Secretary~~

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 185338
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 184319/501	

The leasing of the property for private residential purposes is not deemed to be a breach of this covenant.

5. Not to keep any animals other than domestic pets on any lot shown on the Plan and not to make any application for a kennel licence in respect of any lot shown on the Plan nor to keep or establish or permit to be kept or established any licensed kennel upon any lot or any part of any lot shown on the Plan nor to keep at one time more than two adult canines on any lot shown on the Plan.

6. The Vendor may, at the Vendor's absolute discretion, waive the burden of any covenant contained in this Schedule of Easements in favour of any lot by notice in writing to the registered proprietor of that lot.

FENCING PROVISION

In respect of the Lots shown on the Plan, the Vendor (Daesungtas Pty Ltd) shall not be required to fence.

DEFINITIONS

"**Corporation**" means the Warden Councillors and Electors of the City of Clarence.

"**Drainage Easement**" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

"**Pipeline and Services Easement**" is defined as follows:-

Director ..... Director/~~Secretary~~

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 185338
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 184319/501	

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

(1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;

(4) run and pass sewage, water and electricity through and along the Infrastructure;

(5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition;

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Director ..... Director/~~Secretary~~

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 185338
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 184319/501	

Interpretation:

"**Infrastructure**" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

(a) sewer pipes and water pipes and associated valves;

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) electricity assets and other conducting media (excluding telemetry and monitoring devices);

(e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;

(f) anything reasonably required to support, protect or cover any other Infrastructure;

(g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and

(h) where the context permits, any part of the Infrastructure.

"**TasWater**" means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

Director

Director/~~Secretary~~

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 185338
SUBDIVIDER: DAESUNGTAS PTY LTD FOLIO REFERENCE: 184319/501	

EXECUTED by **DAESUNGTAS PTY LTD (ACN 607 472 131)** as registered proprietor of the land comprised in Folio of the Register Volume 184319 Folio 501 in accordance with section 127 of the Corporations Act 2001 by:

.....
Director Signature

YONG JUNG
.....
Director Full Name (print)

.....
Director/~~Secretary~~ Signature

DONGKEUN YOON
.....
*Director/~~Secretary~~ Full Name (print)

(*please strike out inapplicable)

Director

Director/~~Secretary~~

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DA

TASMANIAN PLANNING SCHEME

SHEET INDEX

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR

DECK	15.00
GARAGE	26.35
LIVING	137.06
PORCH	1.85
	180.26 m²

HIGHLY REACTIVE / PROBLEMATIC SOIL TYPE. REFER TO HYDRAULICS PLANS AND DETAILS PREPARED BY GANDY AND ROBERTS

AS & NCC COMPLIANCE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.

- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
- BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
- ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
- INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
- TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
- GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
- SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
- INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
- EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
- WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
- CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2019.
- BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
- SERVICES IN ACCORDANCE WITH NCC 2022.
- EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
- EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
- EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

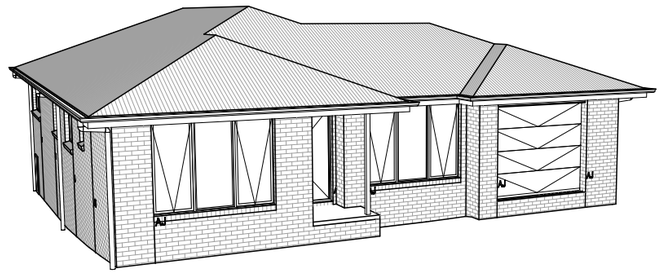
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	YES
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	YES
CLARENCE LOCAL PROVISIONS SCHEDULE	
TERRAIN CATEGORY	TC2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	5.30km
ZONING	GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION AREA	
LOCAL GOVERNMENT AUTHORITY	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	4,500mm
SIDE A	MIN. 1,500mm	3,000mm
SIDE B	MIN. 1,500mm	1,174mm
REAR	MIN. 1,500mm	13,591mm
BULK & SCALE		
SITE AREA	583m²	
SITE COVERAGE	MAX. 50%	30.97%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	236mm
FILL DEPTH	MAX. 1,000mm	7mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

LOCATION MAP

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S)	2445mm
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	DARK
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 50mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	AIRCELL FOR B&J

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: ENS TOILET
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:
- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:
- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

WINDOWS AND DOORS:
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

OTHER:
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

PRELIMINARY PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
7	PRELIMINARY PLAN SET - PLANNING RFI	ALL	2025.09.01	DKZ	-
6	PRELIMINARY PLAN SET - COLOUR AND VARIATION REF.001 UPDATE	ALL	2025.08.26	TNG	-
5	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.08.05	TNG	-

WILSON HOMES

SPECIFICATION: DISCOVERY

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	REVISION	DRAWN	
3	DRAFT SALES PLAN - CT2	JII	08/07/2025
4	DRAFT SALES PLAN - UPDATE	STL	15/07/2025
5	PRELIM PLANS - INITIAL ISSUE	TNG	05/08/2025
6	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG	26/08/2025
7	PRELIM PLANS - RFI UPDATE	DKZ	01/09/2025

CLIENT: JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE

ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019

LOT / SECTION / CT: 173 / - / 185338

COUNCIL: CLARENCE

HOUSE DESIGN: YORK 14

FACADE DESIGN: CLASSIC

SHEET TITLE: COVER SHEET

SHEET No.: 1 / 14

HOUSE CODE: H-WDCYOR10SA

FACADE CODE: F-WDCYOR10CLASA

SCALES:

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

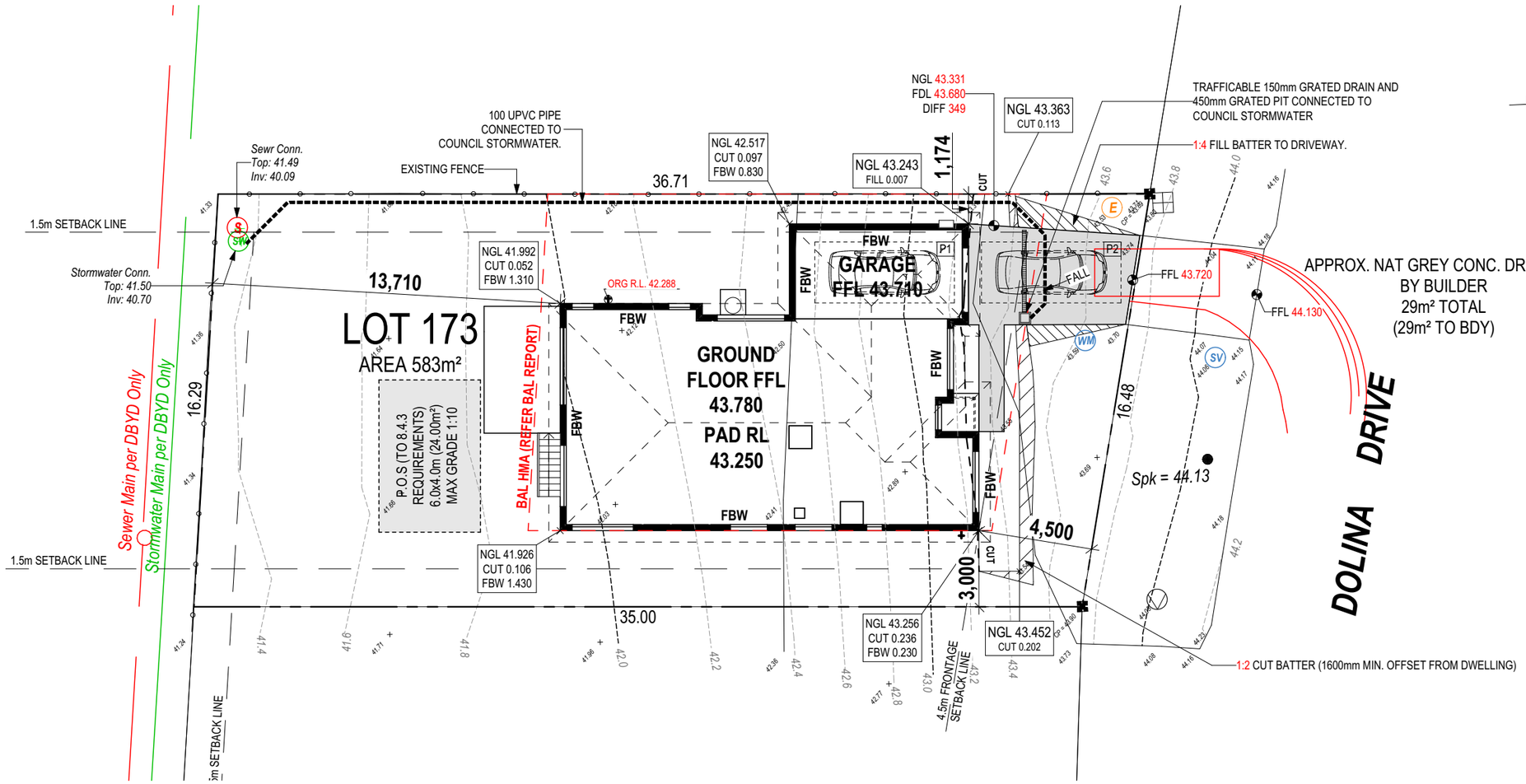
APPROX. CUT/FILL

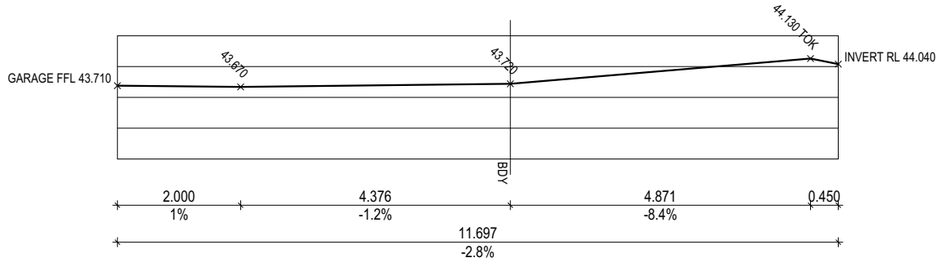
CUT	3.81m³	8.57t
FILL	0.00m³	0.00t
DIFFERENCE	3.81m³	8.57t

9 TONNES OF EXPORT FILL

LOT SIZE:	**583m²**
HOUSE (COVERED AREA)**:**	**180.26m²**
SITE COVERAGE:	**30.91%**

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS





AUSTRALIAN STANDARD DRIVEWAY PROFILE

DRIVEWAY DETAILS
SCALE: 1:100

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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SPECIFICATION: DISCOVERY		REVISION	DRAWN	CLIENT: JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE	HOUSE DESIGN: YORK 14
COPYRIGHT: © 2025	3	DRAFT SALES PLAN - CT2	JII 08/07/2025	ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019	FACADE DESIGN: CLASSIC
	4	DRAFT SALES PLAN - UPDATE	STL 15/07/2025		
	5	PRELIM PLANS - INITIAL ISSUE	TNG 05/08/2025		
	6	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG 26/08/2025	LOT / SECTION / CT: 173 / - / 185338 — COUNCIL: CLARENCE	SHEET TITLE: SITE PLAN — SHEET No.: 2 / 14
	7	PRELIM PLANS - RFI UPDATE	DKZ 01/09/2025		

HOUSE CODE: H-WDCYOR10SA
FACADE CODE: F-WDCYOR10CLASA
SCALES: 1:200, 1:100

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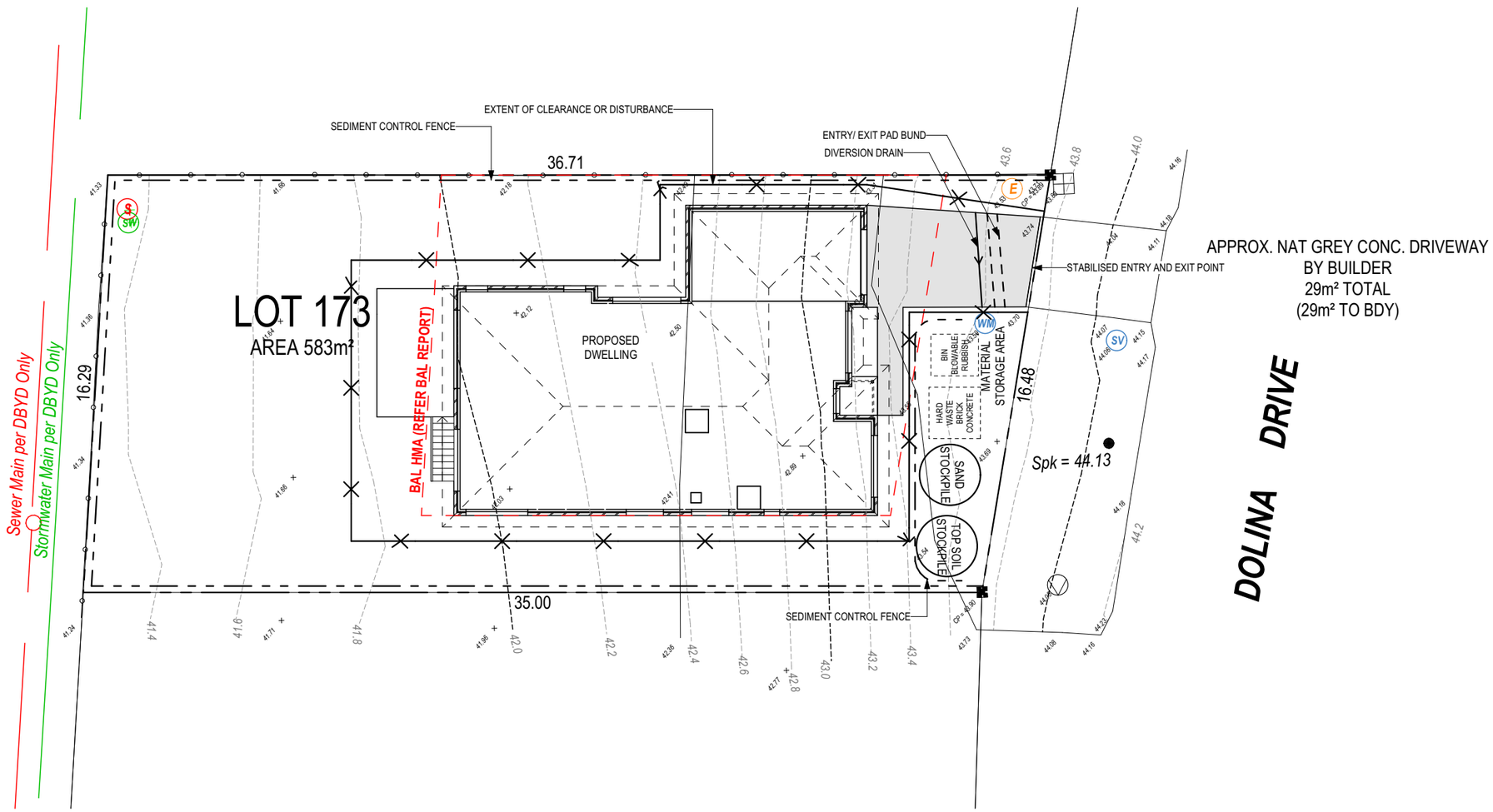
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

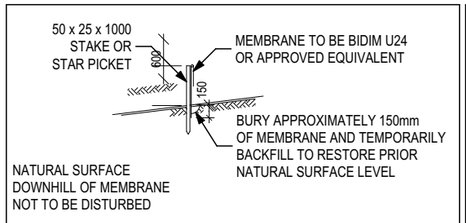
OWNER TO STABILISE THE SITE ON COMPLETION OF THE BUILD WITH TURF LAWNS, GRASS SEEDS, NATIVE GROUND COVERS AND/ OR MULCH SPREAD TO A DEPTH OF 75-100mm

THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

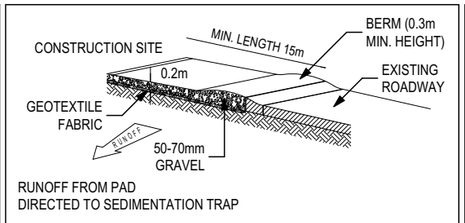
NOTES:
1. ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.
2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
3. ALL EROSION AND SEDIMENT CONROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET.
5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMAMENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID.

6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.





SILT FENCING DETAIL



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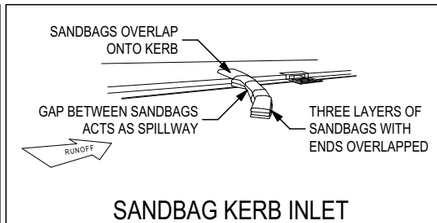

SANDBAG KERB INLET SEDIMENTATION TRAP

ALL RUNOFF AND SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED EACH WORKING DAY AND MAINTAINED IN A FUNCTIONAL CONDITION.

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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5	PRELIM PLANS - INITIAL ISSUE	TNG	05/08/2025
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7	PRELIM PLANS - RFI UPDATE	DKZ	01/09/2025

CLIENT: JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE
ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019
LOT / SECTION / CT: 173 / - / 185338
COUNCIL: CLARENCE
HOUSE DESIGN: YORK 14
FACADE DESIGN: CLASSIC
SHEET TITLE: SOIL & WATER MANAGEMENT PLAN
SHEET No.: 3 / 14
HOUSE CODE: H-WDCYOR10SA
FACADE CODE: F-WDCYOR10CLASA
SCALES: 1:200

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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

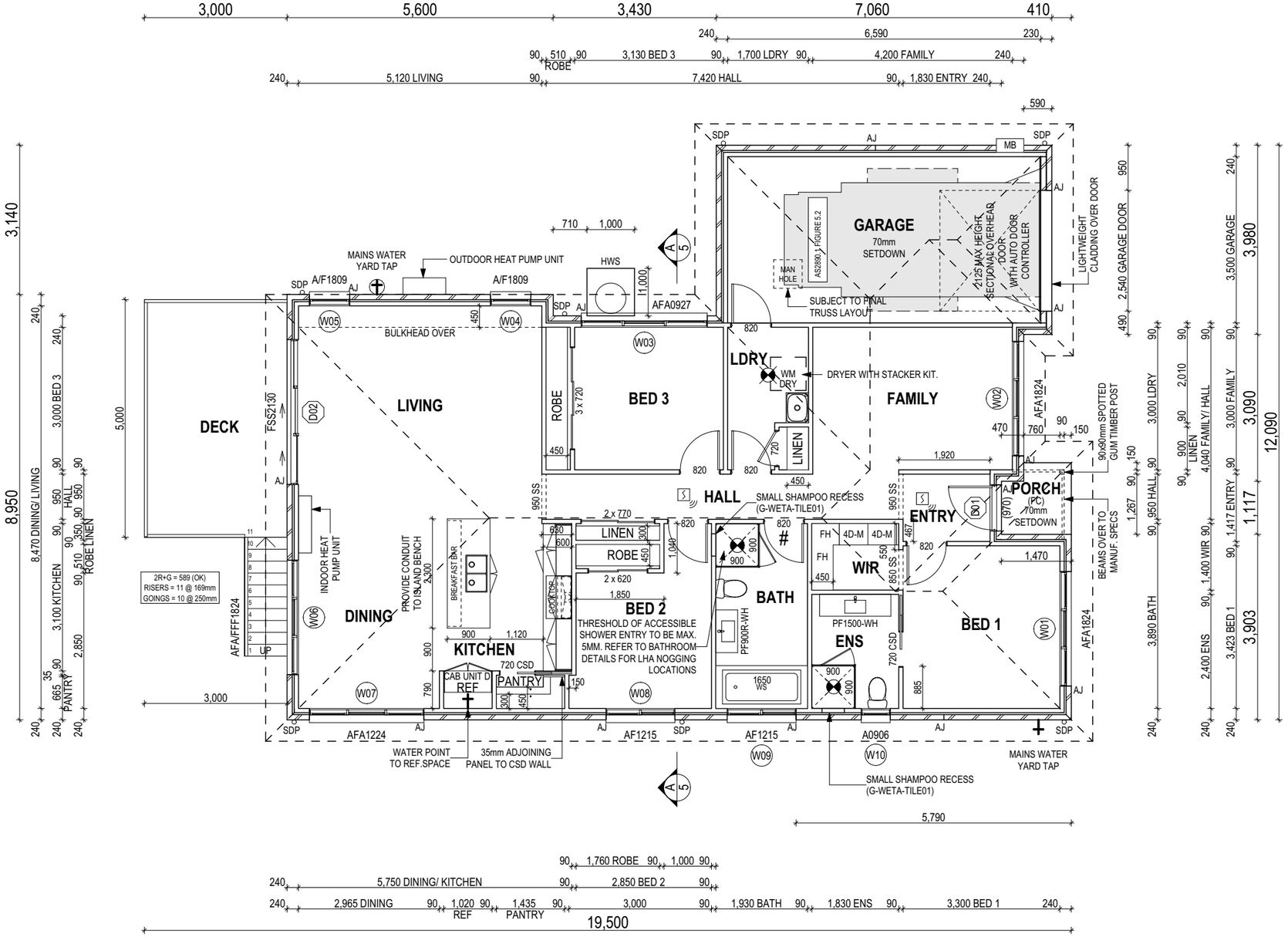
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS: A B C D

MAIN DWELLING, GROUND FLOOR	
DECK	15.00
GARAGE	26.35
LIVING	137.06
PORCH	1.85
	180.26 m²

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	RENDER
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
3D	DENOTES DRAWER SIDE
	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
	THIS DOOR OPENS FIRST
	SMOKE ALARM
#	LIFT OFF HINGE
	WATER POINT
FW	FLOOR WASTE
GAS	GAS BAYONET

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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ALL DIMENSIONS ARE FRAME DIMENSIONS

WILSON HOMES

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5	PRELIM PLANS - INITIAL ISSUE	TNG	05/08/2025
6	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG	26/08/2025
7	PRELIM PLANS - RFI UPDATE	DKZ	01/09/2025

CLIENT: JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE

ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019

LOT / SECTION / CT: 173 / - / 185338

COUNCIL: CLARENCE

HOUSE DESIGN: YORK 14

FACADE DESIGN: CLASSIC

SHEET TITLE: GROUND FLOOR PLAN

SHEET No.: 4 / 14

HOUSE CODE: H-WDCYOR10SA

FACADE CODE: F-WDCYOR10CLASA

SCALES: 1:100

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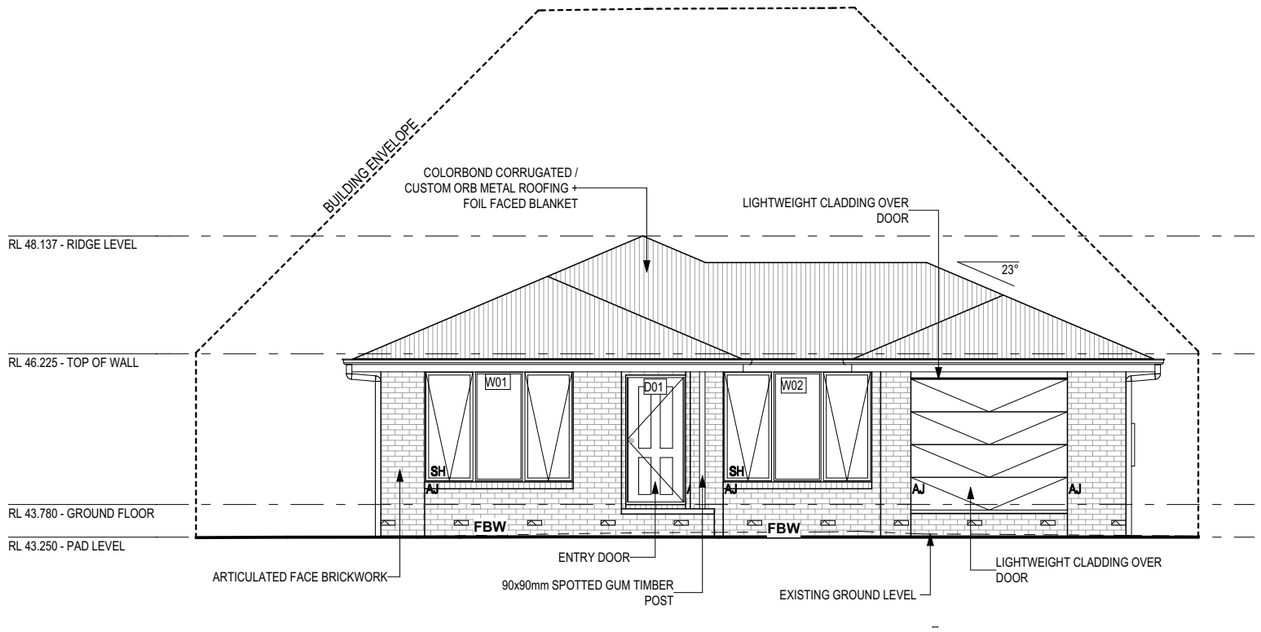
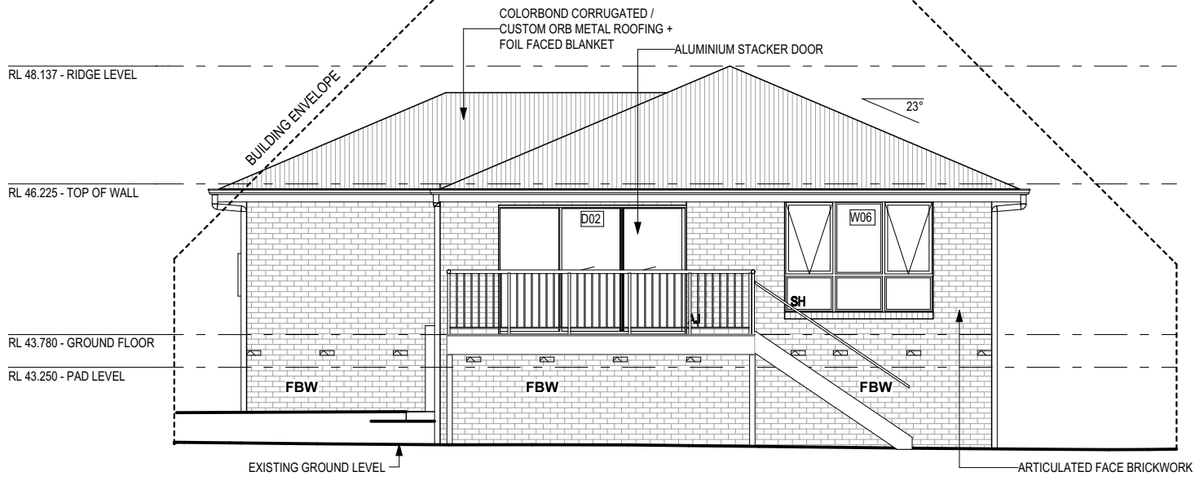
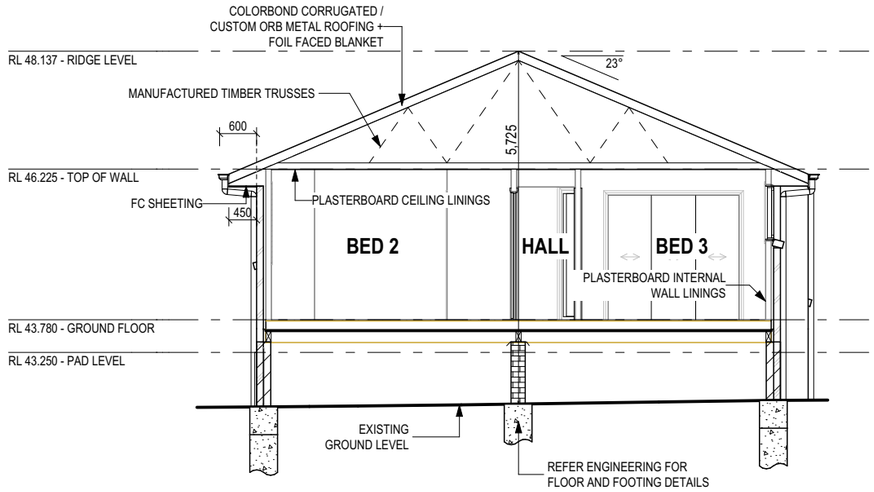
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100



GROUND CLEARANCE IN ACCORDANCE WITH NCC TABLE 3.4.1.2 FOR CLIMATIC ZONE C TO BE 150mm FOR THE FIRST 2m THEN 400mm CLEARANCE FOR ACCESS TO SERVICES.

SECTION A-A
SCALE: 1:100

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

ROOMS OTHER THAN BEDROOM WINDOW OPENINGS ABOVE 4m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

REFER TO THE FOLLOWING DETAILS:
BRICK COURSING W-BRIC-001

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND
CLEAR | OBSCURE

WINDOW TYPE LEGEND
AWNING | DOUBLE HUNG | FIXED | LOUVRE | SLIDING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: DATE:
SIGNATURE: DATE:
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

WILSON HOMES

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COPYRIGHT: © 2025	3	DRAFT SALES PLAN - CT2	JII	08/07/2025
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CLIENT: JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE
ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019
LOT / SECTION / CT: 173 / - / 185338
COUNCIL: CLARENCE

HOUSE DESIGN: YORK 14
FACADE DESIGN: CLASSIC
SHEET TITLE: ELEVATIONS / SECTION
SHEET No.: 5 / 14

HOUSE CODE: H-WDCYOR10SA
FACADE CODE: F-WDCYOR10CLASA
SCALES: 1:100

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BAL-12.5 BUSHFIRE REQUIREMENTS
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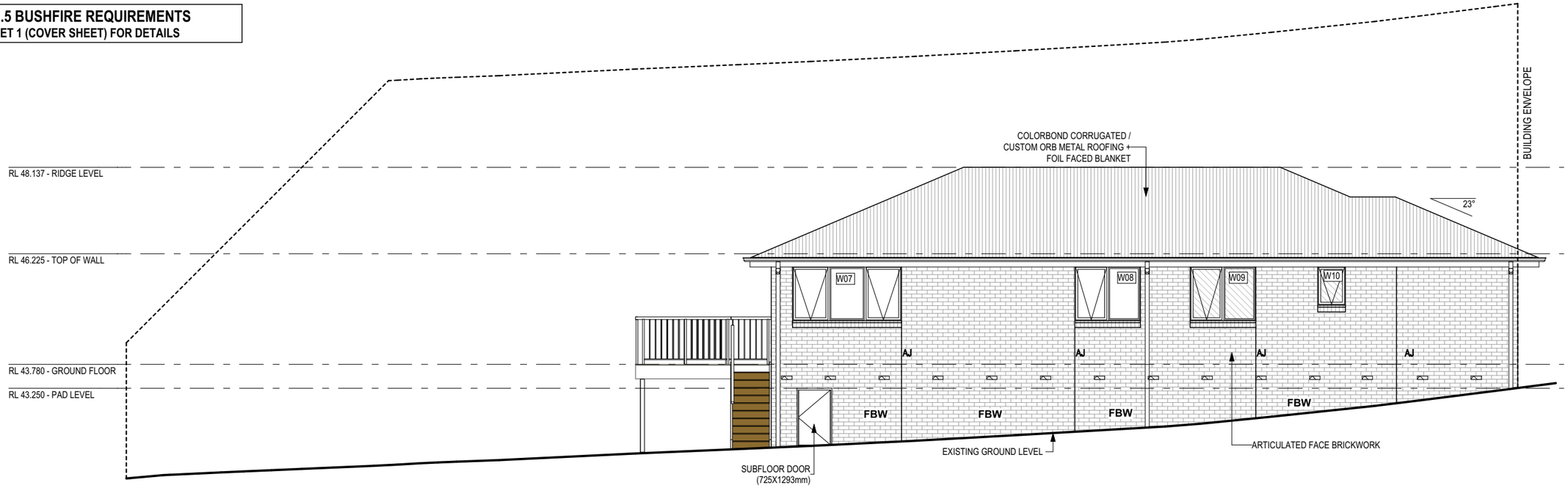
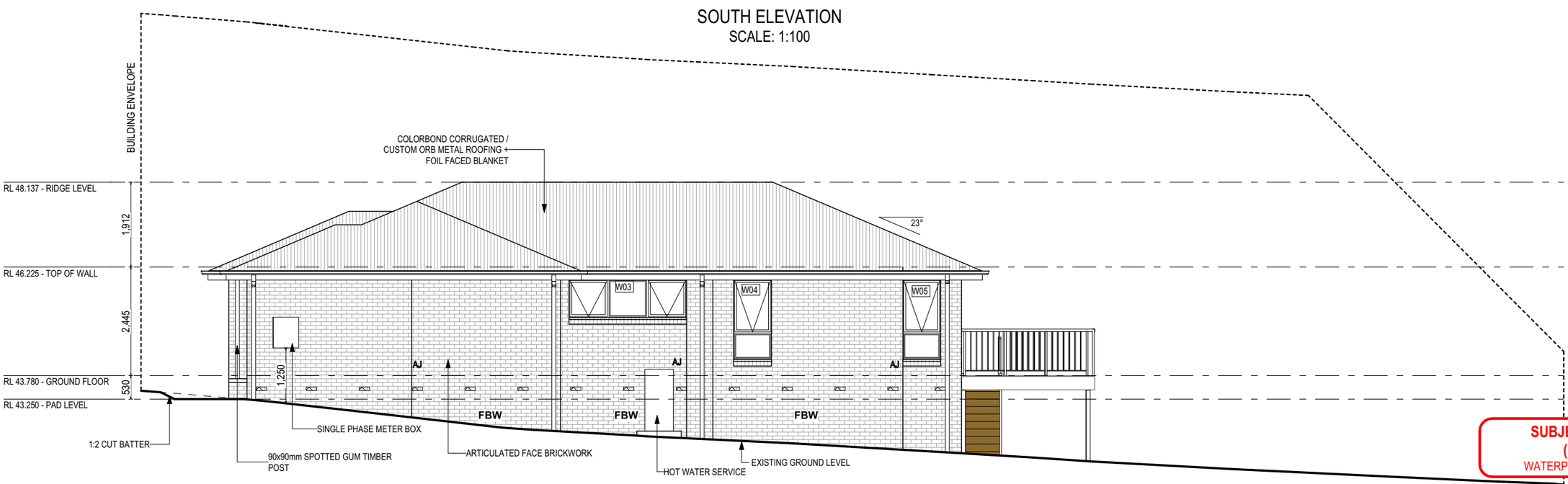


SOUTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100

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LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

GLASS TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

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LOT / SECTION / CT: 173 / - / 185338
COUNCIL: CLARENCE

HOUSE DESIGN: YORK 14
FACADE DESIGN: CLASSIC
SHEET TITLE: ELEVATIONS
SHEET No.: 6 / 14

HOUSE CODE: H-WDCYOR10SA
FACADE CODE: F-WDCYOR10CLASA
SCALES: 1:100

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EXTERIOR WINDOW & DOOR SCHEDULE [1,2] ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE[1]	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION[2]
WINDOW															
GROUND FLOOR	W01	AFA1824	AWNING	BED 1	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-12.5	SNAP HEADER	W	3.53	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W02	AFA1824	AWNING	FAMILY	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-12.5	SNAP HEADER	W	3.53	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W03	AFA0927	AWNING	BED 3	857	2,650	7,014	2.27	ALUMINIUM	BAL-12.5	ANGLED	S	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W04	A/F1809	AWNING	LIVING	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	S	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W05	A/F1809	AWNING	LIVING	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	S	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W06	AFA/FFF1824	AWNING	DINING	1,800	2,410	8,420	4.34	ALUMINIUM	BAL-12.5	SNAP HEADER	E	3.43	CLEAR, DOUBLE GLAZED	BP 600, MP 803-803/803-803
GROUND FLOOR	W07	AFA1224	AWNING	DINING	1,200	2,410	7,220	2.89	ALUMINIUM	BAL-12.5	ANGLED	N	2.28	CLEAR, DOUBLE GLAZED	MP 803-803
GROUND FLOOR	W08	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	N	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W09	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	N	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725
GROUND FLOOR	W10	A0906	AWNING	ENS	857	610	2,934	0.52	ALUMINIUM	BAL-12.5	ANGLED	N	0.35	OBSCURE, DOUBLE GLAZED, TOUGHENED	
								25.24					**20.00**		
DOOR															
GROUND FLOOR	D01	HD2110R	SWINGING	ENTRY	2,100	970	6,140	2.04	ALUMINIUM	BAL-12.5	SNAP HEADER	W	1.41	N\A	
GROUND FLOOR	D02	FSS2130	STACKER	LIVING	2,100	3,048	10,296	6.40	ALUMINIUM	BAL-12.5	SNAP HEADER	E	5.67	CLEAR, DOUBLE GLAZED, TOUGHENED	
								8.44					**7.08**		
								33.68					**27.08**		

LOW REFLECTANCE GLAZING TO BE USED ON WINDOWS AND GLAZED DOORS AS REQUIRED BY CLA-S4.7.1

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.

Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Window Manufacturer: Dowell Windows

No BAL / BAL 12.5			
Window Type	**WERS Code**	**U Value**	**SHGC**
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 19			
Window Type	**WERS Code**	**U Value**	**SHGC**
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 29			
Window Type	**WERS Code**	**U Value**	**SHGC**
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	GRN-009-001	4.29	0.53

NOTE:
Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Restricted windows to have their openability restricted as per N.C.C 11.3.6.

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	2 x 620	ROBEMAKER SLIDING	2,040	1,260	N/A	
GROUND FLOOR	1	2 x 770	ROBEMAKER SLIDING	2,040	1,560	N/A	
GROUND FLOOR	1	3 x 720	ROBEMAKER SLIDING	2,040	2,160	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	2	720 CSD	CAVITY SLIDING	2,040	720	N/A	
GROUND FLOOR	5	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	850 SS	SQUARE SET OPENING	2,155	850	N/A	
GROUND FLOOR	2	950 SS	SQUARE SET OPENING	2,155	950	N/A	

PICTURE, TV RECESS AND SS WINDOW OPENINGS

QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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WILSON HOMES

SPECIFICATION: DISCOVERY
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6	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG	26/08/2025
7	PRELIM PLANS - RFI UPDATE	DKZ	01/09/2025

CLIENT: JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE
ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019
LOT / SECTION / CT: 173 / - / 185338
COUNCIL: CLARENCE

HOUSE DESIGN: YORK 14
FACADE DESIGN: CLASSIC
SHEET TITLE: WINDOW & DOOR SCHEDULES
SHEET No.: 7 / 14

HOUSE CODE: H-WDCYOR10SA
FACADE CODE: F-WDCYOR10CLASA
SCALES:

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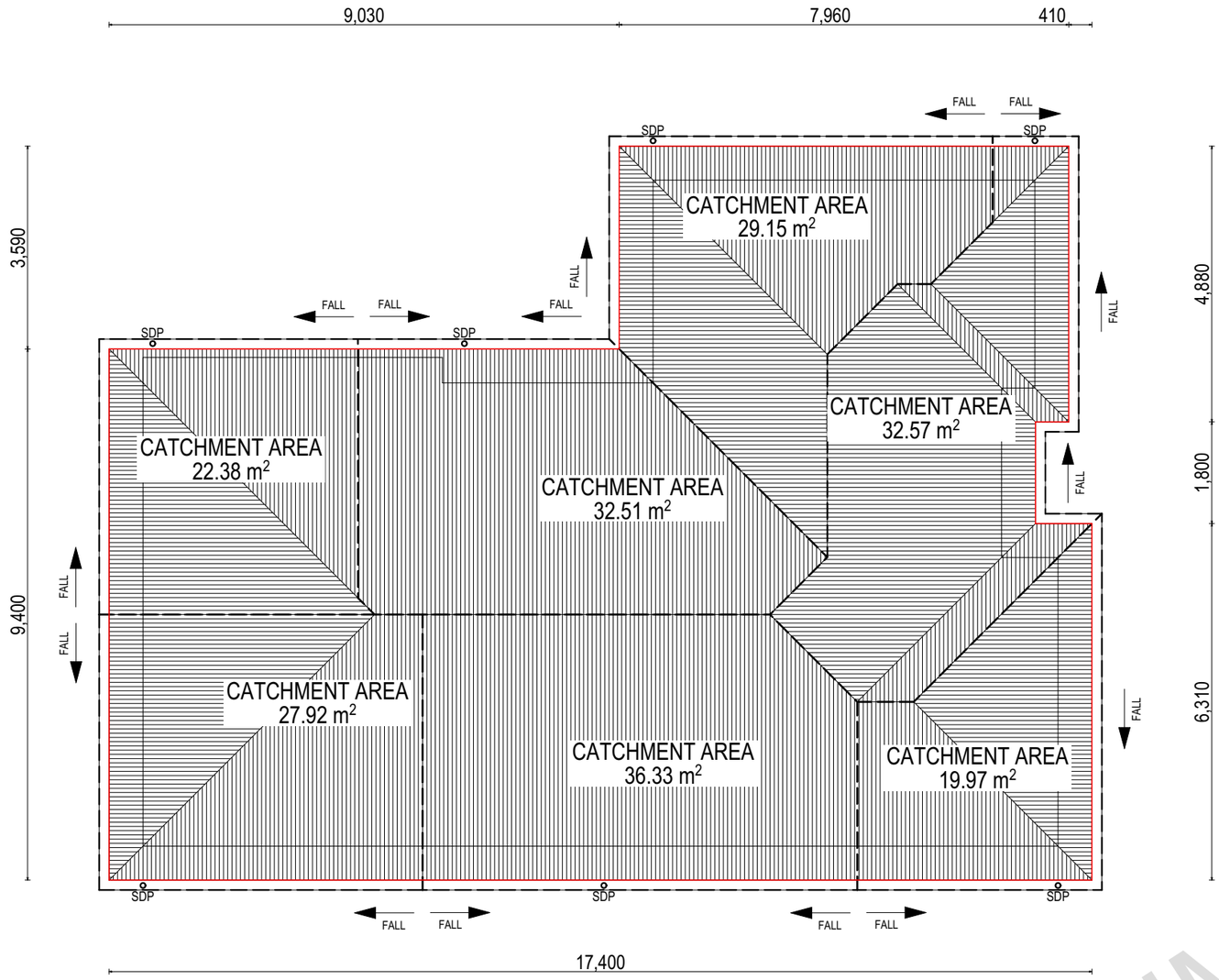

WHERE DOWNPIPES ARE FURTHER THAN 1.2m AWAY FROM VALLEY REFER TO N.C.C. 7.3.5(2)

POSITION AND QUALITY OF DOWNPIPES ARE NOT TO BE ALTERED WITHOUT CONSULTATION WITH DESIGNER.

AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data

	189.81	Flat Roof Area (excluding gutter and slope factor) (m^2)
	206.21	Roof Surface Area (includes slope factor, excludes gutter) (m^2)

Downpipe roof calculations (as per AS/NZA3500.3:2021)

Ah	200.83	Area of roof catchment (including 115mm Slotted Quad Gutter) (m^2)
Ac	243.00	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m^2)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm^2)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m^2)
Required Downpipes	3.8	Ac / Acdp
Downpipes Provided	7	

EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

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WATERPROOFING & PLUMBING

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PRELIMINARY

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CLIENT: JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE
ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019
LOT / SECTION / CT: 173 / - / 185338
COUNCIL: CLARENCE

HOUSE DESIGN: YORK 14
FACADE DESIGN: CLASSIC
SHEET TITLE: ROOF DRAINAGE PLAN
SHEET No.: 8 / 14

HOUSE CODE: H-WDCYOR10SA
FACADE CODE: F-WDCYOR10CLASA
SCALES: 1:100

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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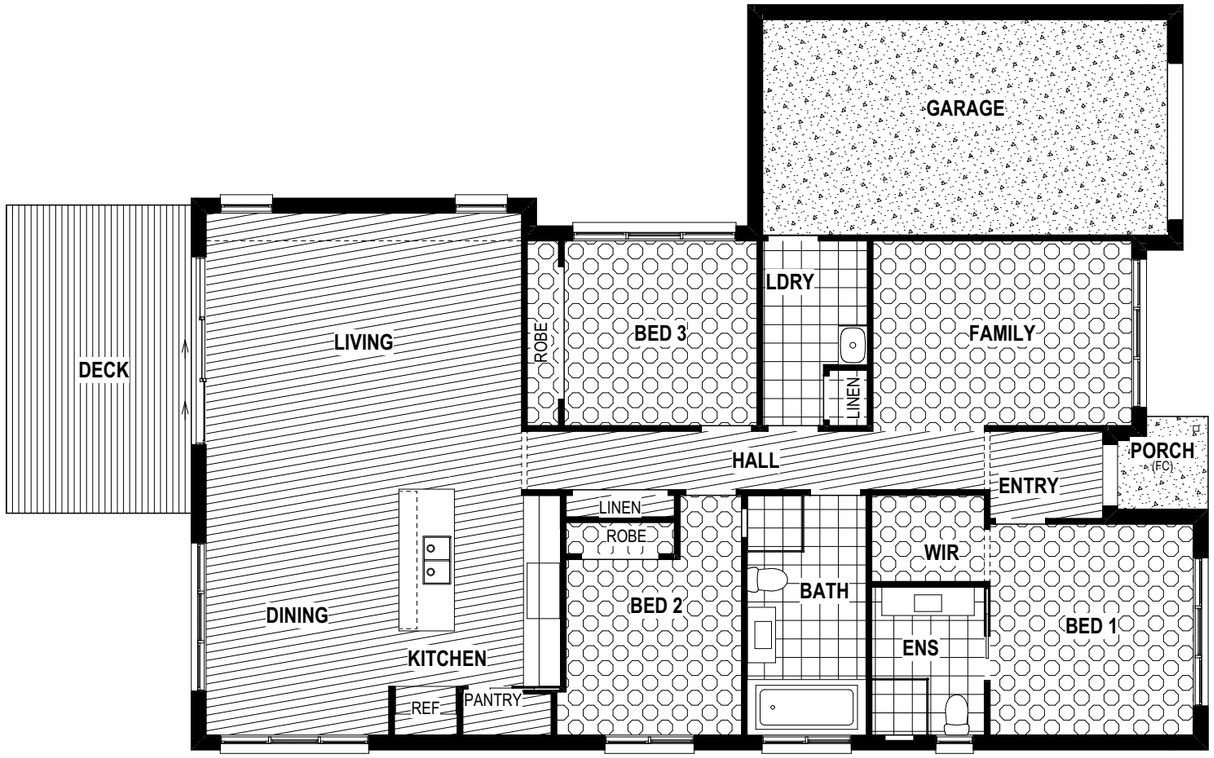
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

- NO COVERING
- COVER GRADE CONCRETE
- CARPET
- LAMINATE
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)
- DECKING



BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019
LOT / SECTION / CT: 173 / - / 185338
COUNCIL: CLARENCE

HOUSE DESIGN: YORK 14
FACADE DESIGN: CLASSIC
SHEET TITLE: FLOOR COVERINGS
SHEET No.: 9 / 14

HOUSE CODE: H-WDCYOR10SA
FACADE CODE: F-WDCYOR10CLASA
SCALES: 1:100

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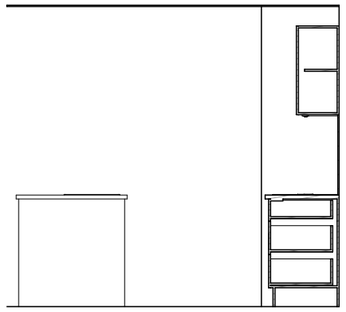

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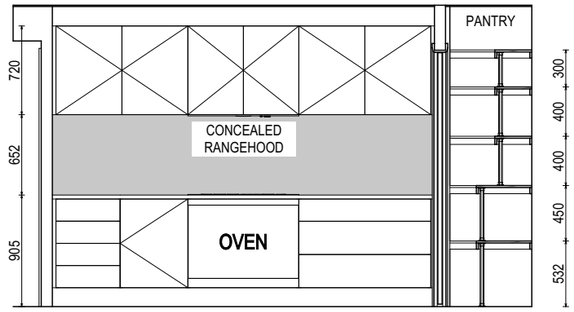

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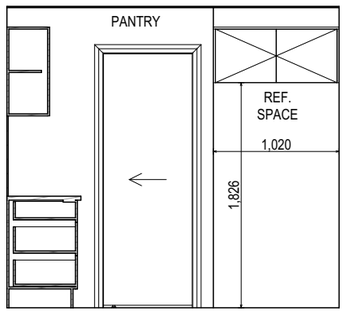

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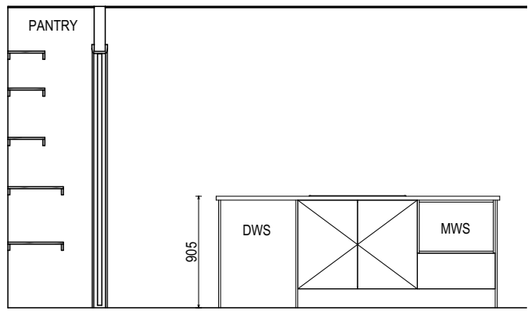

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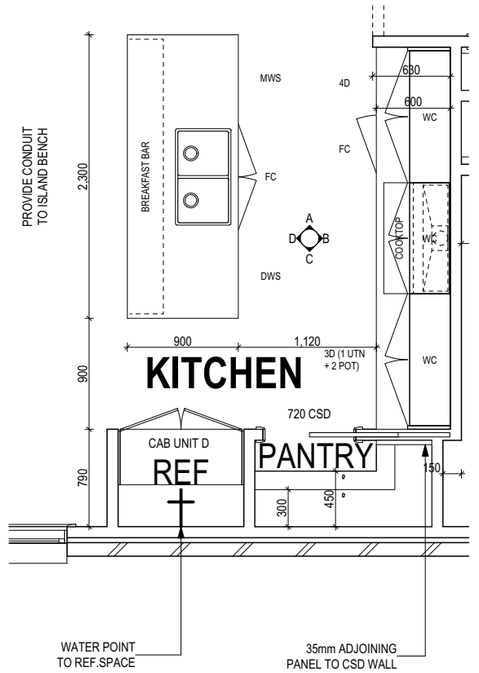
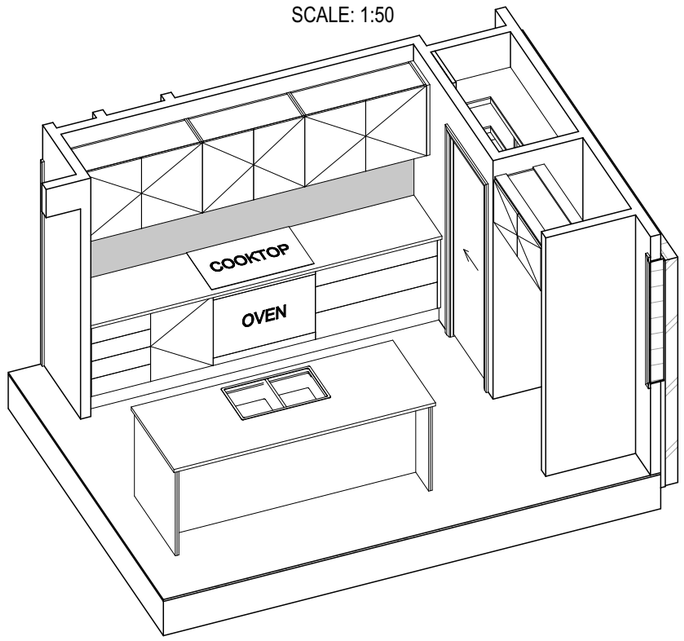
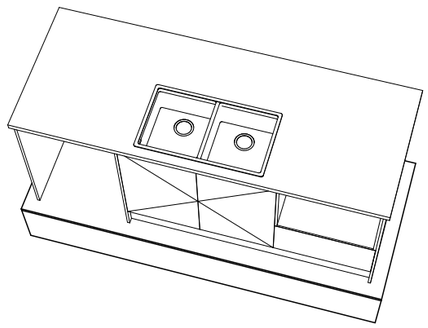


KITCHEN PLAN
SCALE: 1:50





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CLIENT:	HOUSE DESIGN:	HOUSE CODE:
JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE	YORK 14	H-WDCYOR10SA
ADDRESS:	FACADE DESIGN:	FACADE CODE:
138 DOLINA DRIVE, ROKEBY TAS 7019	CLASSIC	F-WDCYOR10CLASA
LOT / SECTION / CT: 173 / - / 185338	COUNCIL: CLARENCE	SHEET TITLE: KITCHEN DETAILS
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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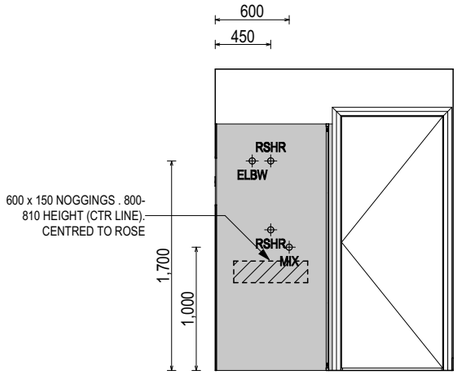
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



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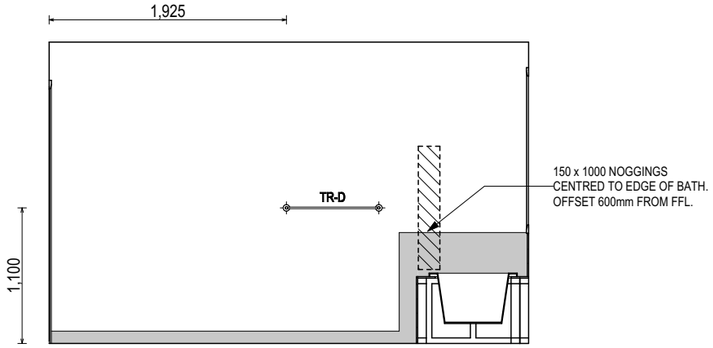

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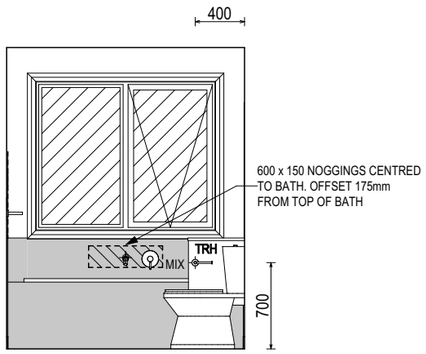
BATHROOM PLAN
SCALE: 1:50



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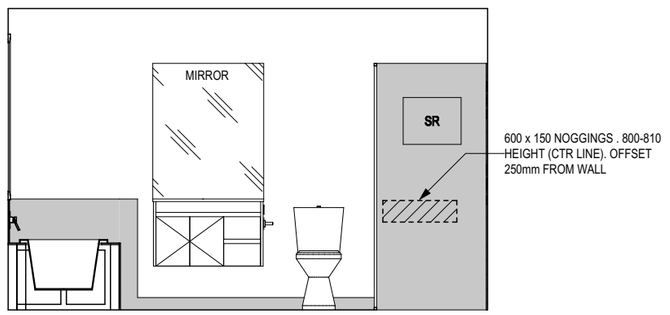

ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

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WILSON HOMES

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ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019
LOT / SECTION / CT: 173 / - / 185338
COUNCIL: CLARENCE
HOUSE DESIGN: YORK 14
FACADE DESIGN: CLASSIC
SHEET TITLE: BATHROOM DETAILS
SHEET No.: 11 / 14
HOUSE CODE: H-WDCYOR10SA
FACADE CODE: F-WDCYOR10CLASA
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO THE FOLLOWING DETAILS:
VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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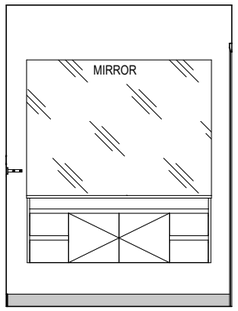

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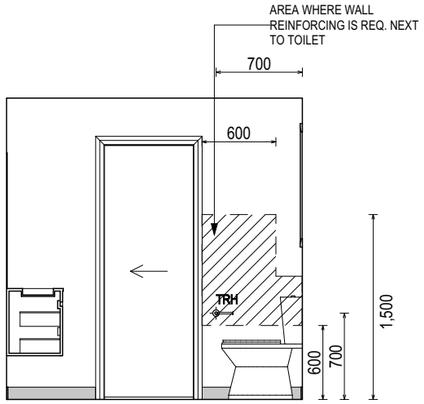

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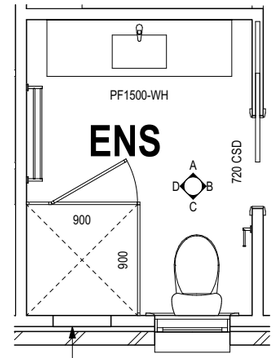


A0906

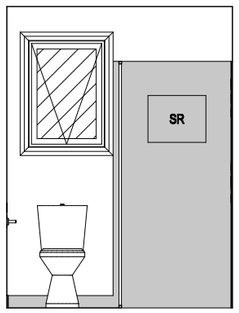
W10

SMALL SHAMPOO RECESS
(G-WETA-TILE01)

ENSUITE PLAN
SCALE: 1:50

LEGEND

RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER HOLDER
RNG	TOWEL RING
RH	ROBE HOOK
SHLF	SHELF
SR	SHAMPOO RECESS
SOAP	SOAP HOLDER



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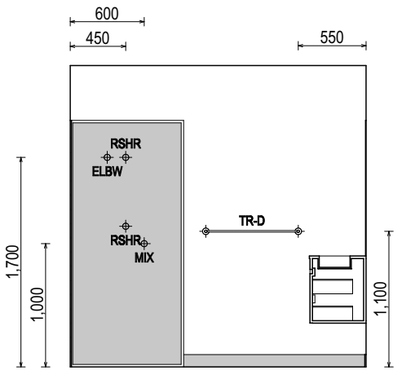

ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

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4	DRAFT SALES PLAN - UPDATE	STL	15/07/2025
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6	PRELIM PLANS - COLOUR AND VARIATION REF.001 UPDATE	TNG	26/08/2025
7	PRELIM PLANS - RFI UPDATE	DKZ	01/09/2025

CLIENT: JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE
ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019
LOT / SECTION / CT: 173 / - / 185338
COUNCIL: CLARENCE
HOUSE DESIGN: YORK 14
FACADE DESIGN: CLASSIC
SHEET TITLE: ENSUITE DETAILS
SHEET No.: 12 / 14
HOUSE CODE: H-WDCYOR10SA
FACADE CODE: F-WDCYOR10CLASA
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BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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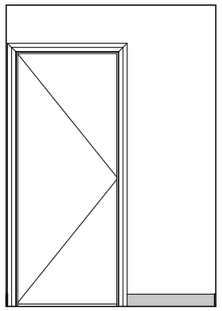

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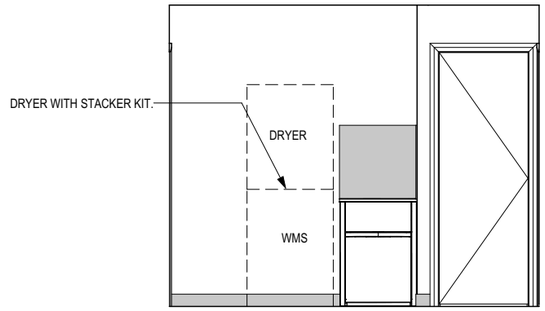

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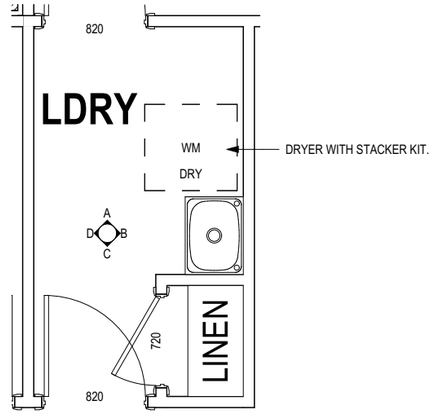

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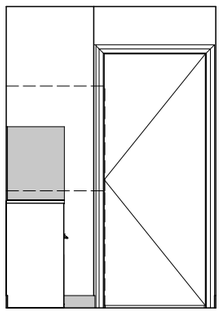

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ELEVATION D
SCALE: 1:50

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7	PRELIM PLANS - RFI UPDATE	DKZ	01/09/2025

CLIENT: JAYDEN JAMES STEVENSON & NATALIE O'BEIRNE		HOUSE DESIGN: YORK 14	HOUSE CODE: H-WDCYOR10SA
ADDRESS: 138 DOLINA DRIVE, ROKEBY TAS 7019		FACADE DESIGN: CLASSIC	FACADE CODE: F-WDCYOR10CLASA
LOT / SECTION / CT: 173 / - / 185338	COUNCIL: CLARENCE	SHEET TITLE: LAUNDRY DETAILS	SHEET No.: 13 / 14
			SCALES: 1:50

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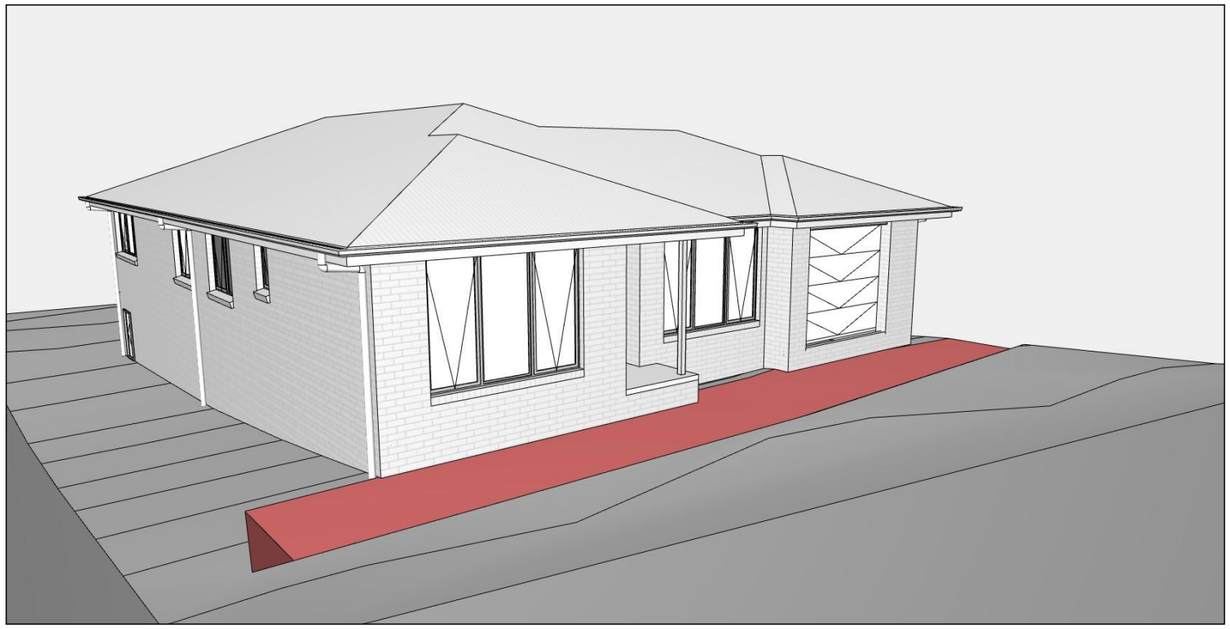

FRONT LEFT

FRONT RIGHT

REAR LEFT

REAR RIGHT

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(1 MAY 2023)
WATERPROOFING & PLUMBING

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FACADE DESIGN: CLASSIC

SHEET TITLE: 3D VIEWS

SHEET No.: 14 / 14

HOUSE CODE: H-WDCYOR10SA

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Prepared for:

Wilson Homes

138 Dolina Drive
Rokeby

FLOOD HAZARD REPORT

FE_25594

7 April 2025

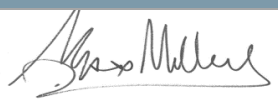
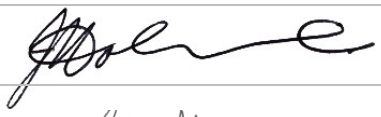
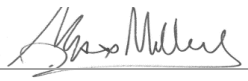
flüssig Engineers

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	Client	Document Number	Project Manager
138 Dolina Drive, Rokeby Flood Hazard Report	**Wilson Homes**	FE_25594	**Max W. Möller** *BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE (Aus.)* *Managing Director / Principal Hydraulic Engineer*

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller ***Principal Hydraulic Engineer***		02/04/2025
Prepared by	Ash Perera ***Hydraulic Engineer***		02/04/2025
Prepared by	Christine Keane ***Water Resources Analyst***		02/04/2025
GIS Mapping	Fraser Cumming ***Undergraduate Engineer***		01/04/2025
Reviewed by	John Holmes ***Senior Engineer***		07/04/2025
Authorised by	Max W. Möller ***Principal Hydraulic Engineer***		07/04/2025

Document Revision History

Rev No.	Description	Reviewed by	Authorised by	Date

Contents

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List of Figures

Acronyms

AEP: Annual Exceedance Probability
ARR: Australian Rainfall and Runoff
CC: Climate Change
TPS: Tasmanian Planning Scheme
RCP: Representative Concentration Pathway
CFT: Climate Futures Tasmania

1. Introduction

Flüssig Engineers has been engaged by **Wilson Homes,** to undertake a site-specific flood hazard report for the proposed additions at number 138 Dolina Drive, Rokeby in the **Clarence City Council** municipality. The purpose of this report is to determine the hydraulic characteristics on the existing and post-development scenarios and the flood hazard for the 1% AEP plus climate change (CC).

1.1 Development

The proposed development consists of a new of 165 m^2 proposed dwelling and a 21 m^2 proposed concrete driveway, introducing impervious area to the property. The site is approximately 577 m^2 located within a new subdivision within Rokeby. This development triggers the inundation code as the development falls within Clarence City Council, flood prone area.

1.2 Objectives and Scope

This flood analysis has been written to meet the standards of the Tasmanian Planning Scheme - Clarence (TPS) and S.54 of the Tasmanian Building Act 2000, with the intent of understanding the development risk with respect to riverine flooding. The objectives of this study are:

- Provide an assessment of the site's flood characteristics under the combined 1% AEP + CC scenario.
- Provide comparison for pre- and post-development against acceptable and performance criteria and mitigation recommendations for the development, where appropriate.

1.3 Limitations

This study is limited to the objectives of the engagement by the client, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All data provided by the client or government bodies for the purpose of this study is deemed fit for purpose.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study into the area without further assessment.

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

Planning Scheme Code	Objective
C12.5.1 Uses within a flood prone area	That a habitable building can achieve and maintain a tolerable risk from flood
C12.6.1 Building and works within a flood prone area	(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
	(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

2. Model Build

2.1 Overview of Catchment

The full contributing catchment for 138 Doline Drive, Rokeby is approximately 433 ha including the tributaries from the Meehan Ranges to the east including Mount Rumney, that flow into Stokell Creek that lies just over 30 m to the east of the site. The localised catchment originates near the intersection of Dolina and Angelina Drive, northwest of the site is approximately 5 ha.

The land use of the catchment is a mix of Rural and Rural Living, with the upper reaches zoned Landscape Conservation and the specific site being listed as General Residential.

Figure 1 and Figure 2 below outlines the approximate full and localised contributing catchment for the development site at 138 Dolina Drive, Rokeby.

Figure 1. Full Contributing Catchment, 138 Dolina Drive, Rokeby

Figure 2. Localised Catchment, 138 Dolina Drive, Rokeby

2.2 Hydrology

The following Table 2 shows the combined initial and continuing rainfall loss values adopted for the RAFTS full and localised catchment model. These values were based on detailed aerial imagery, and site visit. The values were conservatively selected using best practice and guidance from the *Australian Rainfall & Runoff Revision Project 6 – Urban Catchments Stage 2 Report*.

Table 2. Parameters for RAFTS catchment

Full Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
433	28/18/1	3.7/1.0/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

Under the Tasmanian Planning Scheme (TPS) 2021, developments must be assessed against the 1% Annual Exceedance Probability (AEP) event (equivalent to the 100-year ARI) over the full design life of the development. Accordingly, this analysis focuses on 1% AEP events incorporating climate change (CC) allowances.

Given the size and slope of the localised catchment, critical storm durations ranged from 10 minutes to 4.5 hours. However, consistent with previous studies for this area (accepted by Clarence City Council), a 4.5-hour storm duration was applied to the broader catchment.

Figure 3 below presents the box-and-whisker results for the 1% AEP model run. The 10-minute storm using temporal pattern 5 produced the highest median flow in the localised catchment and was therefore selected for use in the hydraulic model.

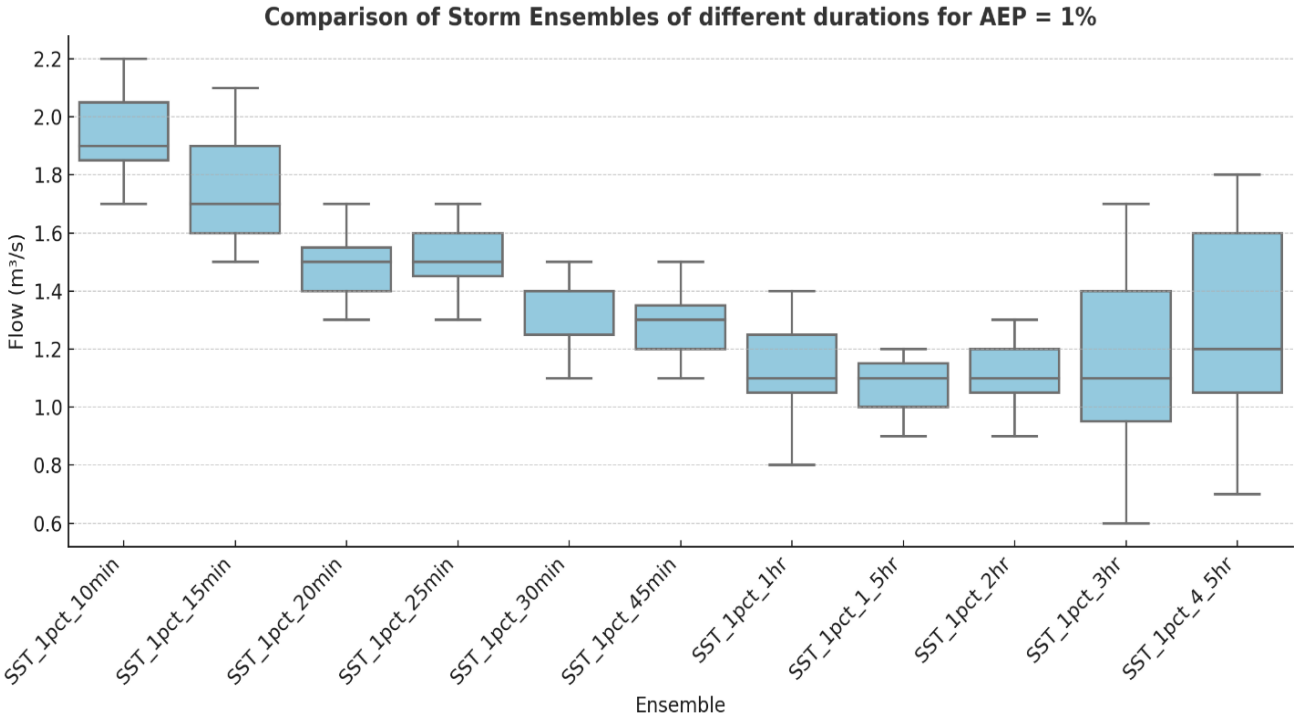

Figure 3. 1% AEP Box and Whisker Plot

2.2.2 Climate Change

As per the ARR 2019 Guide for Flood Estimation (Version 4.2), the recommended approach for estimating increases in rainfall due to climate change projections for the year 2100 scenario.

According to Table 3 of the guide, a multiplication factor of 1.86 is adopted for rainfall durations of less than 1 hour under the SSP5-8.5 2100 scenario for the localised catchment and factor of 1.58 for the rest of the full catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts and adopted by Clarence City Council.

Table 3. Climate Change Increases

Parameter	Localised Catchment SSP5-8.5 @ 2100	Full Catchment SSP5-8.5 @ 2100
<1 - hour & 4.5 - hours Rainfall Intensity	86% Increase	58% Increase

2.3 Hydraulics

A 1D-2D hydraulic model was created to determine the flood level through the target area.

2.3.1 Calibration/Validation

This catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and no past flood analysis undertaken to validate against the flows obtained in the model.

2.3.2 Survey

The 2D surface model was taken from a combination of LiDAR 2019 to create a 1m and cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below (Figure 4).

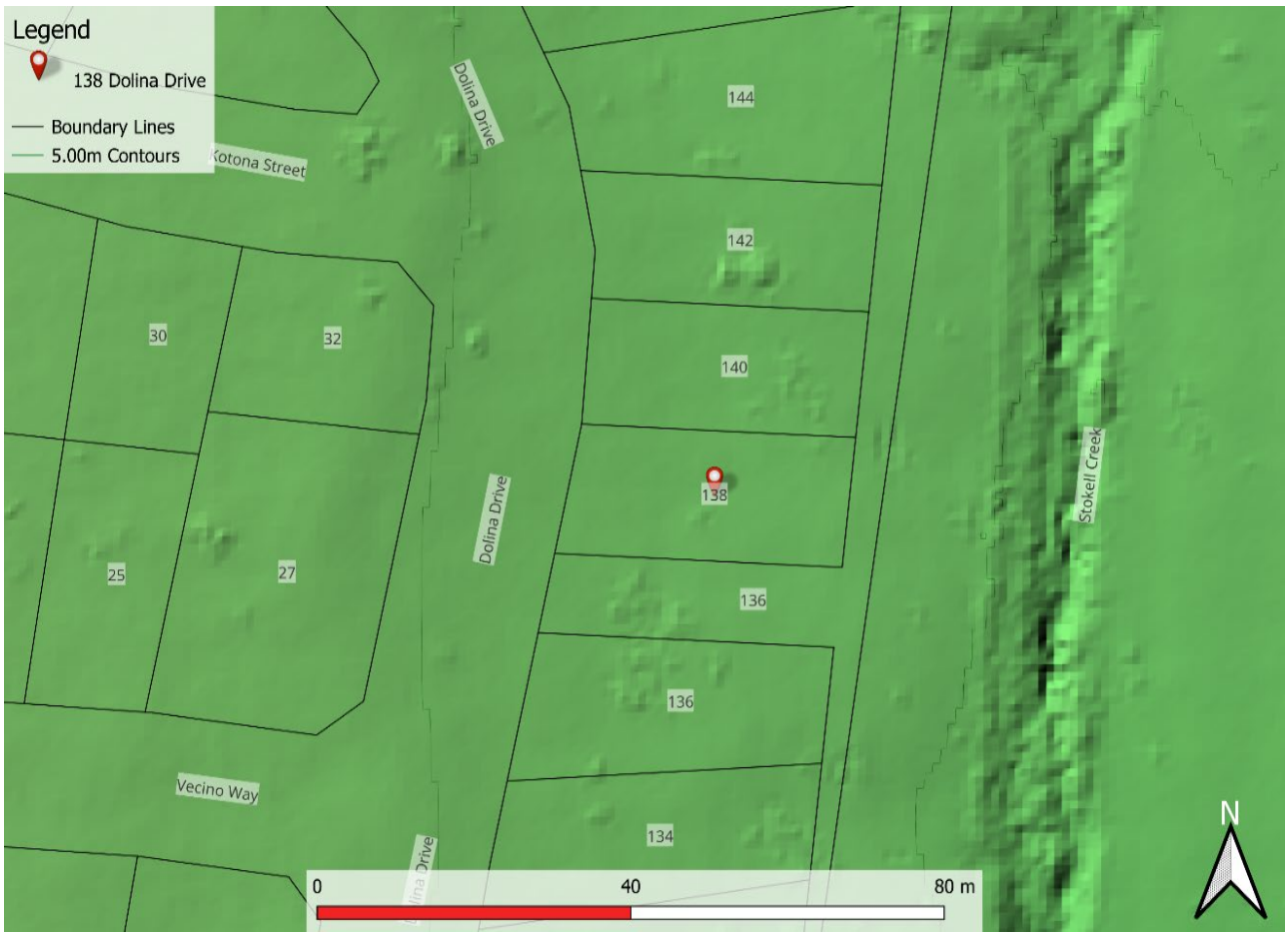

Figure 4. 1m DEM (Hill shade) of Lot Area, 138 Dolina Drive, Rokeby

2.3.3 Key Stormwater Assets including pipes and pits

Pipes and pits were modelled as 1D underground network within the catchment model and included identified culverts and discharge outlets. All upstream stormwater infrastructure was included within the model to provide insight into the capacity of the stormwater system. Where data was missing, this was inferred from surrounding data and where invert levels were missing, a 600 mm cover was applied.

2.3.4 Roads

Roads often form the basis for overland flow in high frequency events, however the kerb and channel are not always picked up by DEM surface. To correct for the drainage lines, mesh polygons were used to delineate road corridors with the roads being incorporated a z-line along the gutter to ensure the kerb invert is represent in the mesh.

In our Digital Elevation Model (DEM), a "z-line" refers to a line representing a constant elevation or contour line. These lines connect the existing kerb points of equal elevation on the terrain surface, allowing for visualisation of the terrain's shape and elevation changes.

2.3.5 Buildings

Specifically, residential houses and commercial buildings were integrated into the DEM by elevating the corresponding grid cells representing these structures by a standardised height of 0.3 meters above the natural ground surface. Subsequently, the re-sampled grids were utilised to establish the Infoworks ICM model, thus forming a foundational framework for the subsequent analysis and simulation of flood dynamics.

This method allows for flow through the building if the flood levels/ pressure become great enough. The aim is to mimic flow through passageways such as doors, windows, and hallways.

2.3.6 Walls

All significant fences and retaining structures were incorporated into the 2D model as 2D linear wall elements. Pallet fences were modelled with a maximum height of 250 mm, representing the estimated depth at which they are likely to collapse during a 1% AEP rainfall event. Solid material walls were modelled using a realistic height to reflect their structural integrity and expected behaviour under flood conditions.

2.3.7 Structures

In the process of crafting a two-dimensional grid to depict the ground surface of the floodplain, we initiated by re-sampling high-resolution LiDAR data to generate a digital elevation model (DEM) through the utilisation of GIS software.

Within this procedure, the attention was directed towards identifying and incorporating pertinent features such as residential structures, commercial buildings, walls, and roadways. Ensuring the comprehensive inclusion of these features within the re-sampled DEM was of utmost importance.

2.3.8 Roughness (Manning's n)

The model grid's roughness and equivalent Manning's n values were derived from land use data. Table 4 shows Manning's values used in the model. Values for this layer were derived from the ARR 2019 Guidelines. These parameters have proven effective in previous flood mapping projects undertaken in Tasmania.

Table 4. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning's n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

2.4 Development Runoff

Stormwater runoff from the development site has been assessed under pre- and post-development models to determine the potential impact the development at 138 Dolina Drive, Rokeby has on the immediate local flows. As per planning guidelines it is a requirement that this does not have a negative impact from pre to post development.

Site Characteristics for the pre- and post-development model are summarised in Table 5.

Table 5. Site Characteristics

	Pre-Development		Post-Development	
Land Use	**Area (m²)**	**% Total land**	**Area (m²)**	**% Total land**
Pervious	577	100	391	67.7
Impervious	0	0	186	32.3

3. Model Results

The result of 1% AEP + CC were run through the pre-development and post-development model scenarios to compare the changes to flooding onsite and to surrounding properties.

3.1 Flood depth and extent

3.1.1 Pre-Development Scenario

The subject site at 138 Dolina Drive, Rokeby is situated within a mild topographic gradient, forming part of a broader local catchment that conveys overland flow toward the downstream Stokell Creek system.

Under existing (pre-development) conditions, the site is traversed by a shallow, diffuse overland flow path that conveys local runoff across the lot, predominantly towards the southern boundary and into the downstream drainage easement.

Hydraulic modelling of the 1% Annual Exceedance Probability (AEP) event, including allowances for future climate change (Year 2100), indicates that the site is subject to sheet flow inundation primarily concentrated through the central and rear portions of the lot. Modelled flood depths under this scenario range generally between 0.01 m and 0.05 m, with spatial variation driven by microtopographic depressions across the site. No evidence of concentrated flow, channelisation, or significant ponding is observed, confirming that the dominant flood mechanism is shallow, distributed surface flow.

Velocity mapping supports this interpretation, with surface flow velocities across the site predominantly ranging between 0.1 m/s and 0.25 m/s. These velocities are consistent with low-intensity, low-energy surface runoff and indicate negligible potential for scour, sediment mobilisation, or hydraulic instability.

Corresponding flood hazard classification mapping categorises the entire allotment within the H1 hazard band, based on Australian Rainfall and Runoff (ARR) 2019 hazard criteria. This classification confirms that floodwaters are of insufficient depth and velocity to pose a threat to human safety, vehicular passage, or structural integrity.

3.1.2 Post-Development Scenario

Post-development hydraulic modelling of the 1% AEP + CC (2100) event indicates that the proposed development will retain the existing overland flow path functionality, maintaining the primary surface flow regime through the central and rear sections of the allotment. Local surface runoff will continue to be conveyed towards the existing drainage easement on the southern lot boundary, preserving flow connectivity with the downstream creek system.

Post-development flood depths are predicted to increase marginally due to minor changes in surface roughness and obstruction effects from proposed structures. However, maximum flood depths across the developed site remain within the range of 0.10 m to 0.25 m, with the inundation footprint still dominated by sheet flow characteristics. No concentrated flow zones or hydraulic discontinuities are introduced by the development layout.

Localised shallow ponding (up to approximately 0.10 m) is anticipated adjacent to the proposed driveway and garage apron due to slight surface depressions and flow diversion effects. These areas are limited in spatial extent and do not materially affect the hydraulic behaviour of the site.

Surface flow velocities remain consistent with pre-development conditions, with the majority of the site experiencing velocities below 0.25 m/s. This confirms that the proposed development does not introduce high-energy flow conditions or increase the potential for erosion, debris transport, or structural impact.

The flood hazard mapping confirms that the entire site remains within the H1 hazard classification, indicating that post-development conditions continue to pose minimal hydraulic risk to life, vehicles, and built infrastructure.

To mitigate residual flood risk, the proposed dwelling will incorporate a Finished Floor Level (FFL) at or above the assessed 1% AEP + CC (2100) design flood level, ensuring protection from shallow inundation and maintaining compliance with floodplain development guidelines.

Additionally, the small overland flow path within the site will be subtly regraded and directed toward the existing easement. The adjusted overland flow alignment has been designed to maintain hydraulic conveyance without altering the flow regime or affecting neighbouring allotments. Discharge will continue into the easement and ultimately into Stokell Creek, with no measurable increase in off-site flow rates or flood impacts observed under modelled design storm conditions.

Figure 5. Pre-Development 1%+CC Flood Depths and extents

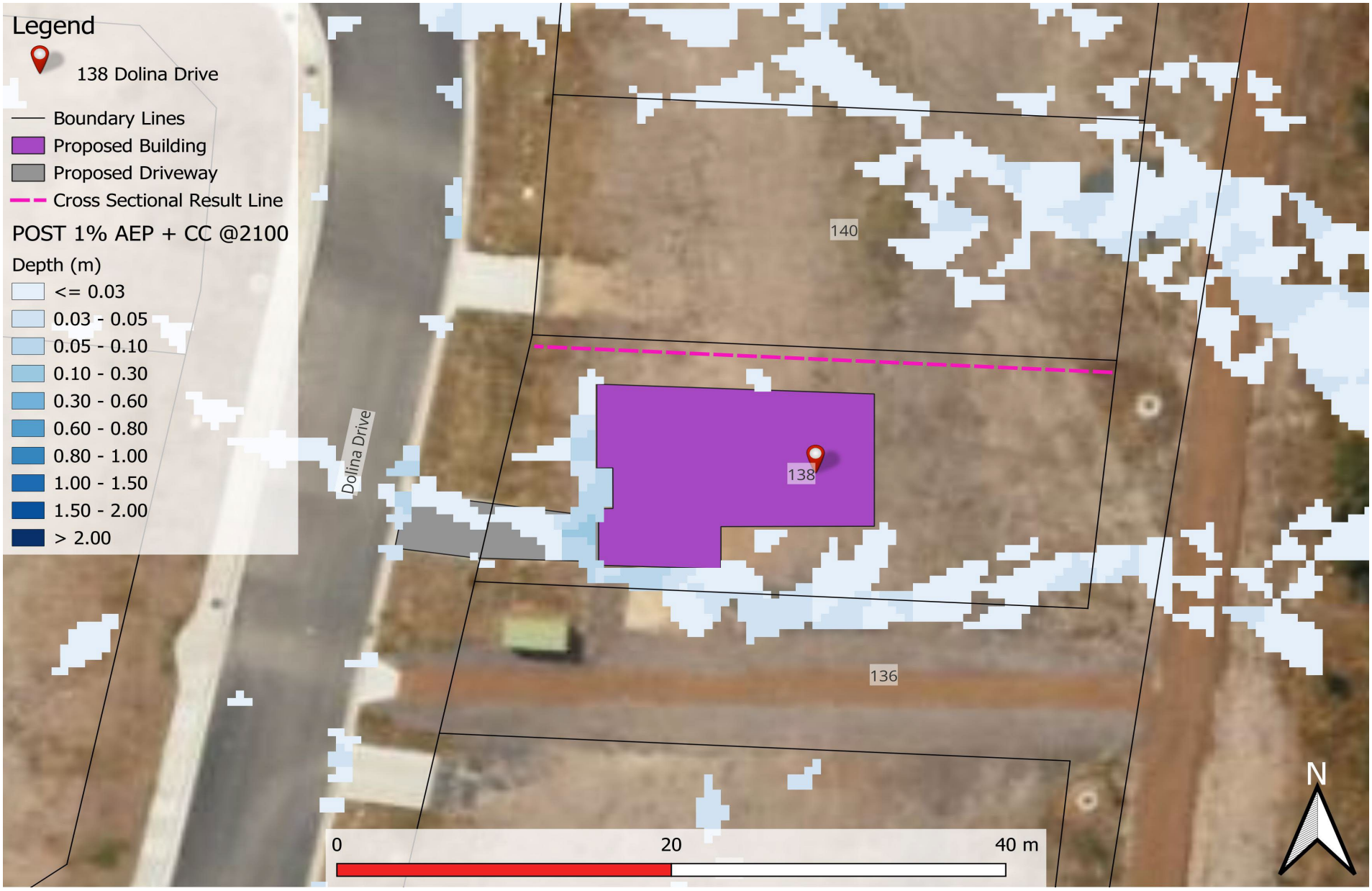

Figure 6. Post Development 1%+CC Flood Depth and extents

3.2 Displacement of Overland Flow on Third Party Property

Figure 5 presents the post-development flow conditions, demonstrating that when compared to pre-development scenarios, there is some increase in flood depths or extents on south neighbouring properties surrounding 138 Dolina Drive, Rokeby. The results indicate that the proposed development does influence the easement on the southern lot boundary, at a maximum depth of 0.09 m as well as a small increase on the following southside property by 0.02 m, however this is a Local Government Area easement, not a privately owned lot.

Further analysis, as detailed in Section 4, confirms that the hazard rating on neighbouring properties and surrounding infrastructure remains unchanged at H1, consistent with the pre-development scenario. This classification indicates that flood conditions in these areas remain low risk, posing no additional threats to people, vehicles, or structures following the development.

It is therefore deemed that the post development model does not have an adverse effect on flood depths or extent on surrounding properties.

3.3 Development Effects on Stormwater Discharge

Figure 7 presents the discharge hydrograph for the 138 Dolina Drive site, illustrating the comparative flow characteristics between pre- and post-development conditions. This graph, derived from hydraulic modelling outputs, captures net discharge variations across both scenarios to assess potential impacts resulting from the proposed development.

The analysis indicates that post-development conditions result in a negligible increase of 0.008 m^3/s in net discharge, suggesting that any additional runoff generated by the new structures and grading adjustments remains minimal and within acceptable limits. Additionally, a slight increase in velocity of 0.02 m/s is observed, though this change is insignificant in influencing overall flow behaviour or presenting an elevated flood hazard. These results confirm that the development has minimal impact on site hydrology, ensuring that overland flow characteristics remain consistent with pre-development conditions.

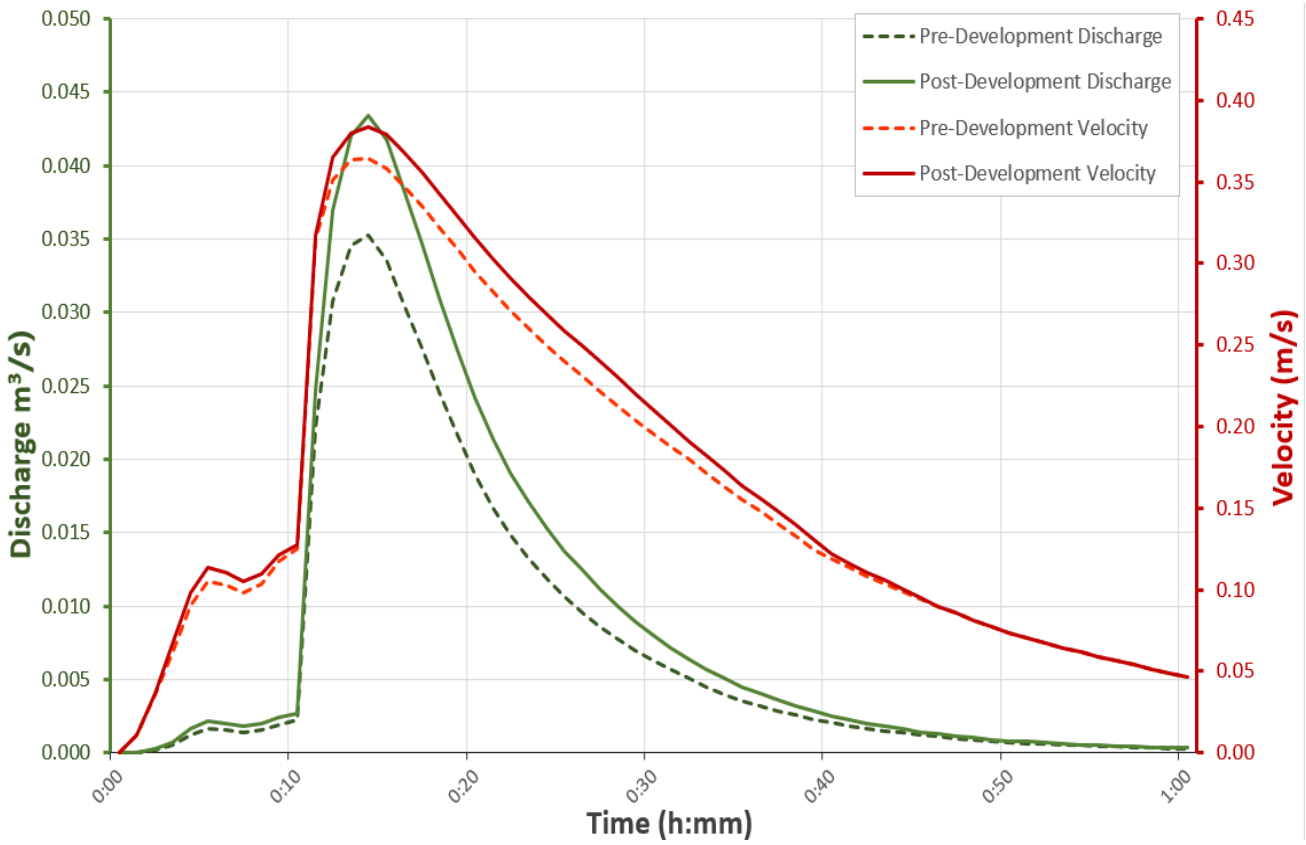

Figure 7. Pre and Post Development Net Discharge 1% AEP +CC, 138 Dolina Drive

3.4 Model Summary

Table 6. Pre-development and post-development results at the cross-sectional line within the lot

	Pre-development	Post-development	Net Change
Depth (m)	0.05	0.10	0.05
Velocity (m/s)	0.35	0.37	0.02
Discharge (m^3/s)	0.035	0.043	0.008

3.5 New Habitable Building

To meet the performance criteria of the Building Regulations 2016 S.54, the construction of a new habitable building is required to have a habitable floor level is greater than 300mm above the 1% AEP + CC flood level. The new development at 138 Dolina Drive, Rokeby must meet this regulation as shown in Table 7. (The floor level >1% AEP + CC flood level + 300 mm does not apply for non-habitable areas).

Table 7. Habitable Floor Construction Levels

Habitable Floor	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Proposed Dwelling	43.4	43.7

4. Flood Hazard

Appendix A provides a comprehensive assessment of velocity and depth variations along the northern lot boundary under both pre- and post-development conditions. In the existing scenario, hydraulic modelling indicates a maximum velocity of 0.35 m/s and a flood depth of 0.05 m at the cross-sectional reference line. According to the Australian Flood Resilience and Design Handbook, this corresponds to a hazard rating of **H1, classified as generally safe for people, vehicles, and buildings** as indicated in Figure 8.

Following the proposed development, modelling results show a minor velocity increase of 0.02 m/s, while flood depth decreases by 0.05 m. These slight variations indicate that the development does not introduce significant changes to local flood behaviour. Importantly, the maximum hazard rating remains at H1, demonstrating that the site's flood risk remains within acceptable thresholds. Comparative hazard rating maps in Appendix A illustrates these findings.

This study is limited to conditions within the property boundary and does not extend to public access roads. Consequently, external accessibility during flood events has not been assessed, and no conclusions can be drawn regarding evacuation routes or emergency vehicle access beyond the site. Given these constraints, it is advisable for residents and visitors to remain indoors during flooding unless directed otherwise by emergency services.

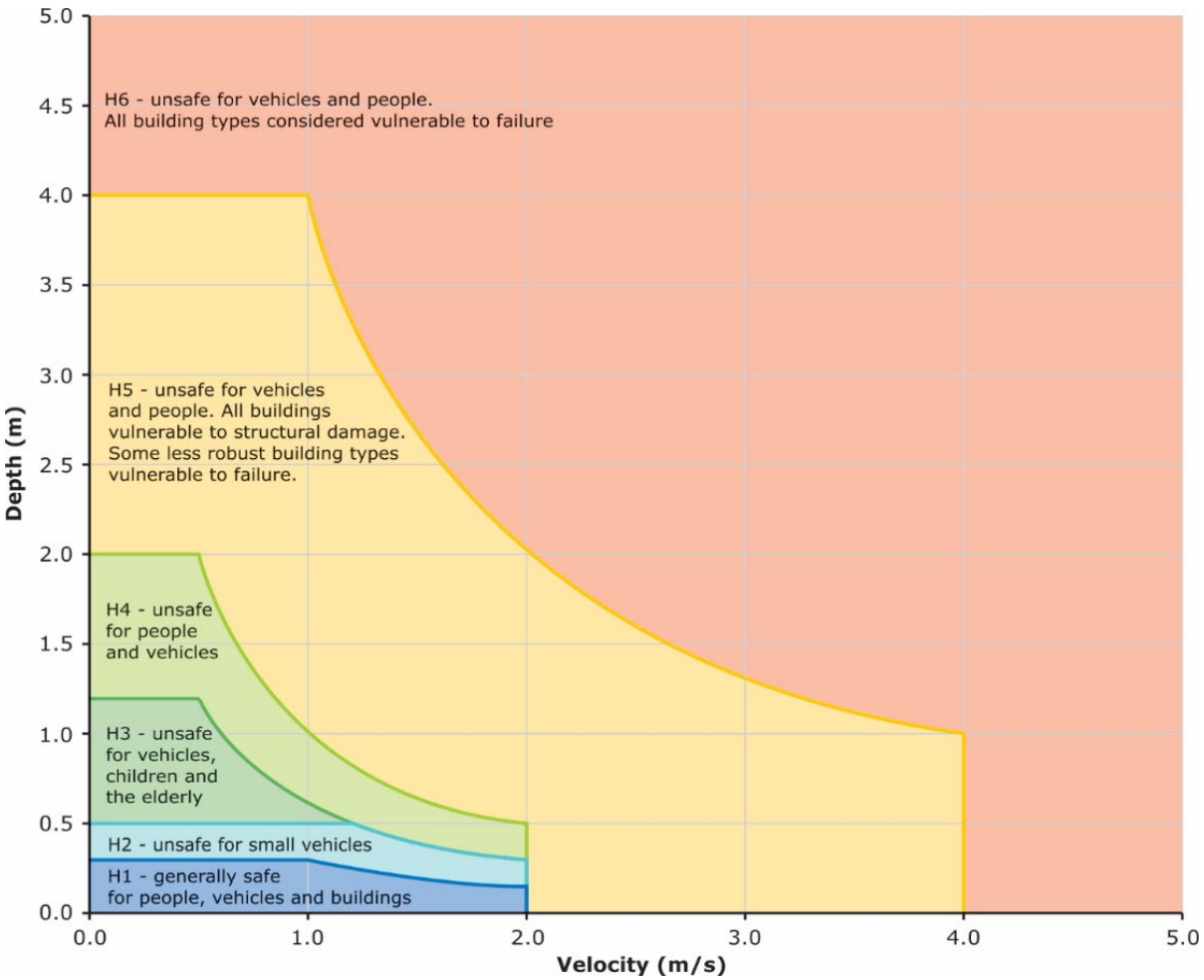

Figure 8. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The flood analysis for the property at 138 Dolina Drive, Rokeby indicates that the proposed dwelling and driveway is situated within an overland flow path characterised by shallow flood depths. The majority of the surrounding area has been classified with a low (H1) hazard rating under the 1% AEP plus climate change scenario, signifying that floodwaters in this location are generally safe for people of all ages, vehicles, and buildings. While this classification suggests a manageable flood risk, localised flow conditions must still be carefully considered in the design and construction of the development.

Although flood velocities and depths within the lot are relatively minor, they can still contribute to erosion, sediment transport, and potential debris movement during flood events. To mitigate these risks, all structural elements must be designed to withstand hydrostatic and hydrodynamic forces, ensuring resilience against water pressure, buoyancy, and flow-induced forces. Flood-resistant construction methodologies should be applied, incorporating materials and design strategies that minimise potential damage and maintain structural integrity under expected flood conditions.

Assuming the appropriate structural considerations are integrated into the building design, the proposed dwelling — classified as a Class 1a habitable building under the BCA 2019—can be expected to maintain a tolerable level of flood risk throughout its 50-year asset life. However, achieving this outcome is contingent upon strict adherence to the recommendations outlined in this report, particularly regarding construction standards, site grading, and flood-resilient design measures.

Table 8 TPS C12.5.1 Uses within a flood prone area

C12.5.1 Uses within a flood prone area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		**P1.1**	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed new dwelling at 138 Dolina Drive, Rokeby, within a shallow, slow moving overland flood path.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented along with the recommended finished floor levels, no additional flood protection measures required for the life expectancy of a habitable building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		**P1.2**	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development is at H1.

Table 9. TPS C12.6.1 Building and works within a flood-prone hazard area

C12.6.1 Building and works within a flood-prone hazard area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		**P1.1**	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed new dwelling development.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No requirement to provide hazard reduction protection measures.
(c)	any advice from a state authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		**P1.2**	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	There is no increase in the level of risk within the lot, adjacent land and to surrounding infrastructure.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Can achieve tolerable risk without mitigation measures provided the minimum floor level recommendations are followed.

5. Conclusion

The Flood Hazard Report for 138 Dolina Drive, Rokeby has reviewed the potential pre- vs post-development flood scenarios.

The following conclusions and observations were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against the Tasmanian Planning Scheme – Clarence, C12.5.1 & C12.6.1.
2. Slight increase of 0.05 m in peak flood depths for the 1% AEP + CC at the cross-sectional line in the post-development model compared to the pre-development model.
3. Building Regulations S.54 requires a floor level of no less than the values stated in Table 7.
4. Peak discharge a negligible increase of 0.008 m^3/s from pre- to post-development, riverine flood scenarios.
5. There is a minor increase of 0.02 m/s in velocity from pre- to post-development along the cross-sectional results line.
6. The pre-development model shows the hazard from flooding in the area is H1 remains unchanged in the post-development scenario.

6. Recommendations

Flussig Engineers therefore recommend the following engineering design be adopted for proposed addition to ensure the works meets the Flood Prone Areas Hazard Code and the Building Regulations:

1. The proposed dwelling must have a minimum finished floor level as stated in Table 7.
2. The new driveway surface must have a minimum slope of 1.5% directing runoff away from the garage door.
3. All new surface areas surrounding the buildings must be designed to drain away from all entrances.
4. The new dwelling must be engineered to withstand flood forces, including debris impact, based on the specified flood conditions.
5. No additional solid structures are to be constructed on the property without a further flood impact assessment.
6. Future use of lot areas must be restricted to zones classified as safe under the ARR Disaster Manual categories.
7. Any future structures within the flood extent that are not included in this report will require a separate assessment of their potential impacts.

Under the requirements of this Flood Hazard Report, the proposed dwelling will meet current acceptable solutions and performance criteria under the Tasmanian Planning Scheme 2021.

7. Limitations

Flüssig Engineers were engaged by **Wilson Homes,** for the purpose of a site-specific Flood Hazard Report for 138 Dolina Drive, Rokeby as per C12.5.1 and C12.6.1 of the Tasmanian Planning Scheme - Clarence 2021. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the development should change, the plan will need to be reviewed against all changes.

This report is to be used in full and may not be used in part to support any other objective other than what has been outlined within, unless specific written approval to do otherwise is granted by Flüssig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy of third-party documents supplied for the purpose of this flood report.

8. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC
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- Flüssig Engineers, 30 Hallett Drive, Rokeby Flood Inundation Report,2022
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- Clarence City Council, 2021, Climate Change Impacts and Adaptation Plan 2021–2031, Clarence City Council.

9. Appendices

Appendix A Flood Maps

PRE 1% AEP + CC @2100

Legend

138 Dolina Drive

Boundary Lines

PRE 1% AEP + CC @2100

Depth (m)

- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

0 6 12 m

meters

N

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07-04-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @2100

Legend

138 Dolina Drive

Boundary Lines

PRE 1% AEP + CC @2100

Velocity (m/s)

- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

0 6 12 m

meters

N

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PRE 1% AEP + CC @2100

Legend

138 Dolina Drive

Boundary Lines

PRE 1% AEP + CC @2100

Hazard

- H1
- H2
- H3
- H4
- H5
- H6

0 6 12 m

meters

N

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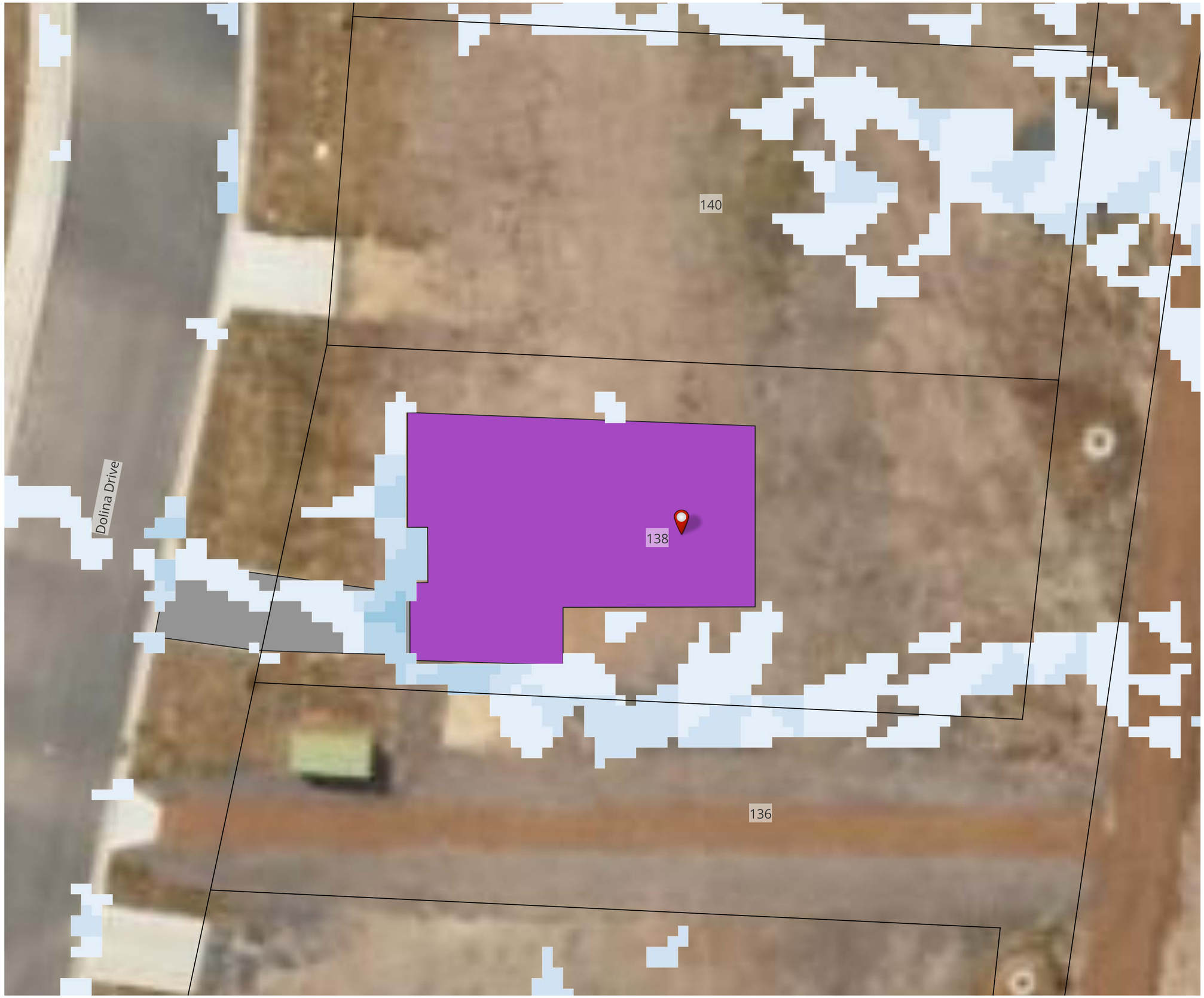
POST 1% AEP + CC @2100



Legend

138 Dolina Drive

Boundary Lines
Proposed Building
Proposed Driveway

POST 1% AEP + CC @2100

Depth (m)
<= 0.03
0.03 - 0.05
0.05 - 0.10
0.10 - 0.30
0.30 - 0.60
0.60 - 0.80
0.80 - 1.00
1.00 - 1.50
1.50 - 2.00
> 2.00

0 6 12 m

meters

N

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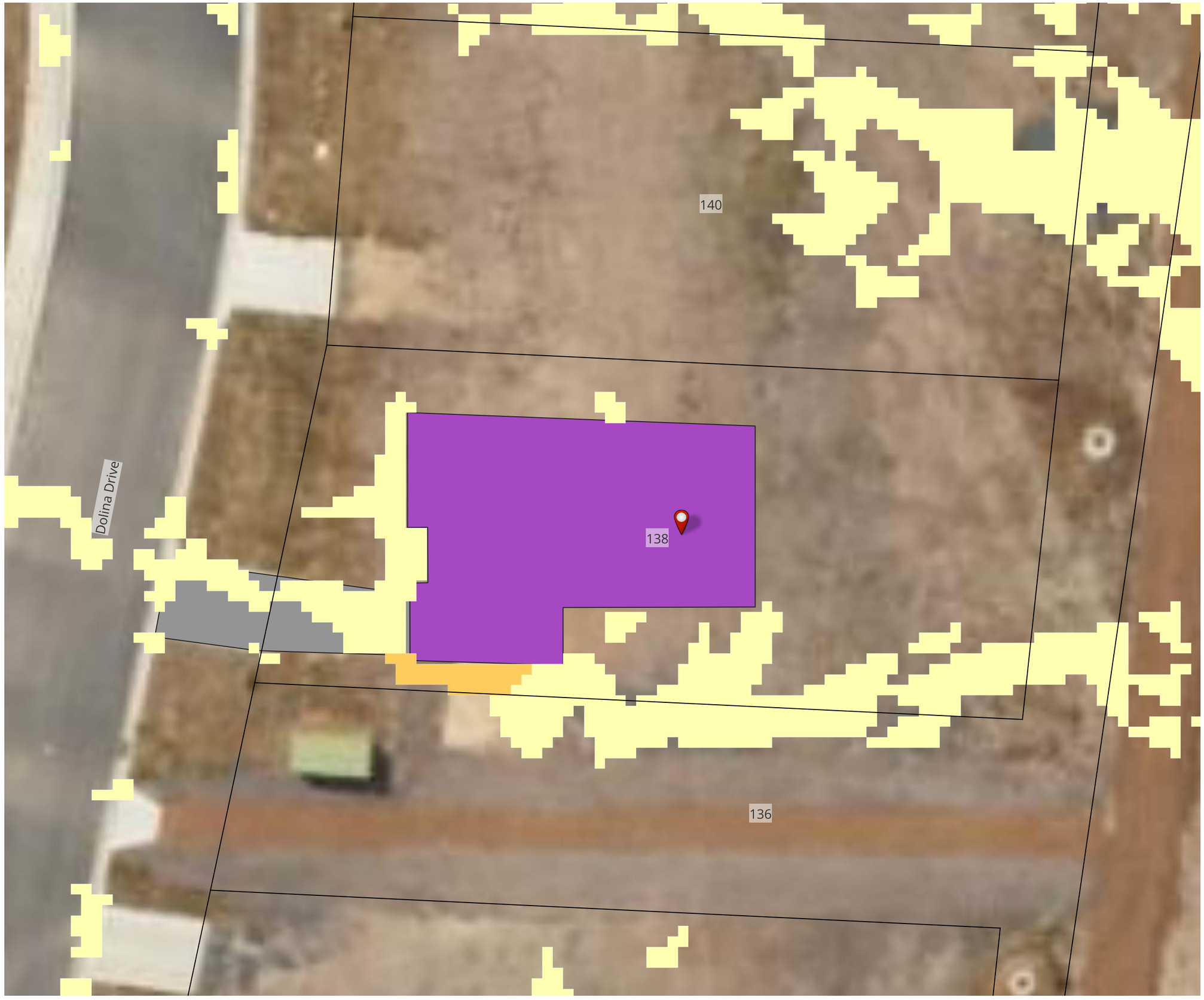
POST 1% AEP + CC @2100



Legend

138 Dolina Drive

Boundary Lines
Proposed Building
Proposed Driveway

POST 1% AEP + CC @2100

Velocity (m/s)

<= 0.50
0.50 - 1.00
1.00 - 1.50
1.50 - 2.00
> 2.00

0 6 12 m

meters

N

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Legend

138 Dolina Drive

Boundary Lines
Proposed Building
Proposed Driveway

POST 1% AEP + CC @2100

Hazard
H1
H2
H3
H4
H5
H6

0 6 12 m

meters

N

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