DEVELOPMENT APPLICATION

PDPLANPMTD-2025/055039

PROPOSAL: Secondary Residence

LOCATION: 54 International Close, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 17 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 17 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 17 September 2025.

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

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

Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

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

Proposal: New Secondary Residence

Location:

Address 54 International Close

Suburb/Town Acton Park *Postcode* 7170

Current Owners/s:

Applicant:

Personal Information Removed

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

230,000

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: ~~Single Dwelling and outbuilding~~

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

Declaration:

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

Acknowledgement:

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

Applicant's Signature:

Personal Information Removed

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST

Clarence... a brighter place

Documentation required:

1. **MANDATORY DOCUMENTATION**

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

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

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

2. **ADDITIONAL DOCUMENTATION**

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

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

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

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
144604	56
EDITION	DATE OF ISSUE
3	18-Jul-2007

SEARCH DATE : 05-Jun-2025
SEARCH TIME : 03.40 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 56 on Sealed Plan 144604
Derivation : Part of 1200 Acres Located to Anthony Williams
Prior CT 140647/103

SCHEDULE 1

C705600 & C797980 JOACHIM GERALD BOYER and HALENA ANNE BILTON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP144604 COVENANTS in Schedule of Easements
SP144604 FENCING PROVISION in Schedule of Easements
SP144604 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
SP140647 COVENANTS in Schedule of Easements
SP140647 FENCING PROVISION in Schedule of Easements
SP140647 SEWERAGE AND/OR DRAINAGE RESTRICTION
C792803 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 23-May-2007 at noon
C797981 MORTGAGE to National Australia Bank Limited Registered 18-Jul-2007 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended covenants pursuant to Request to Amend No. C746134 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 144604 Lodged by PAGE SEAGER on 22-Sep-2006 BP: C746134
NOTICE: This folio is affected as to amended covenants pursuant to Request to Amend No. C746133 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed

Plan No. 140647 Lodged by PAGE SEAGER on 22-Sep-2006
BP: C746133

OWNER
T·G· & M· CASIMATY ~~G·J & K·J CASIMATY~~

FOLIO REFERENCE
C·T·140647/103

GRANTEE

PART OF 1000ac LOCATED TO WILLIAM RUMNEY
PART OF 1200ac LOCATED TO ANTHONY WILLIAMS

PLAN OF SURVEY

BY SURVEYOR CHRISTOPHER LEWIS ANDREWS
57 MT· RUMNEY ROAD, MT RUMNEY

LOCATION
CITY OF CLARENCE

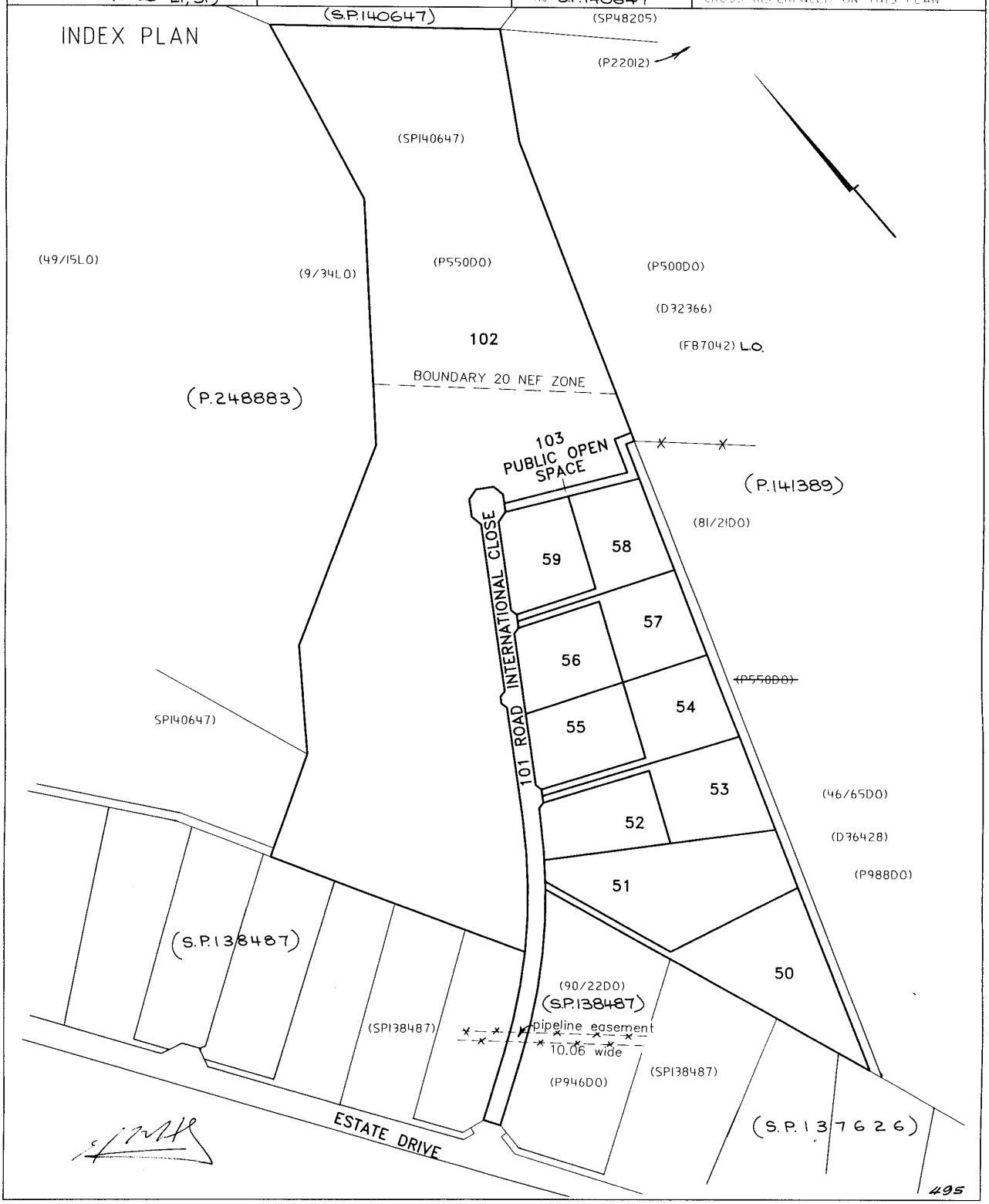
SCALE 1: 4000 LENGTHS IN METRES

REGISTERED NUMBER
SP144604

APPROVED
EFFECTIVE FROM - 9 JAN 2006
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No 107 (5225-35)
LAST UPI No FAH02
LAST PLAN No S.P.140647
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN



PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 4 SHEETS

OWNER SEE INDEX PLAN

FOLIO REFERENCE SEE INDEX PLAN

SCALE 1:500 LENGTHS IN METRES

Registered Number
SP 144604

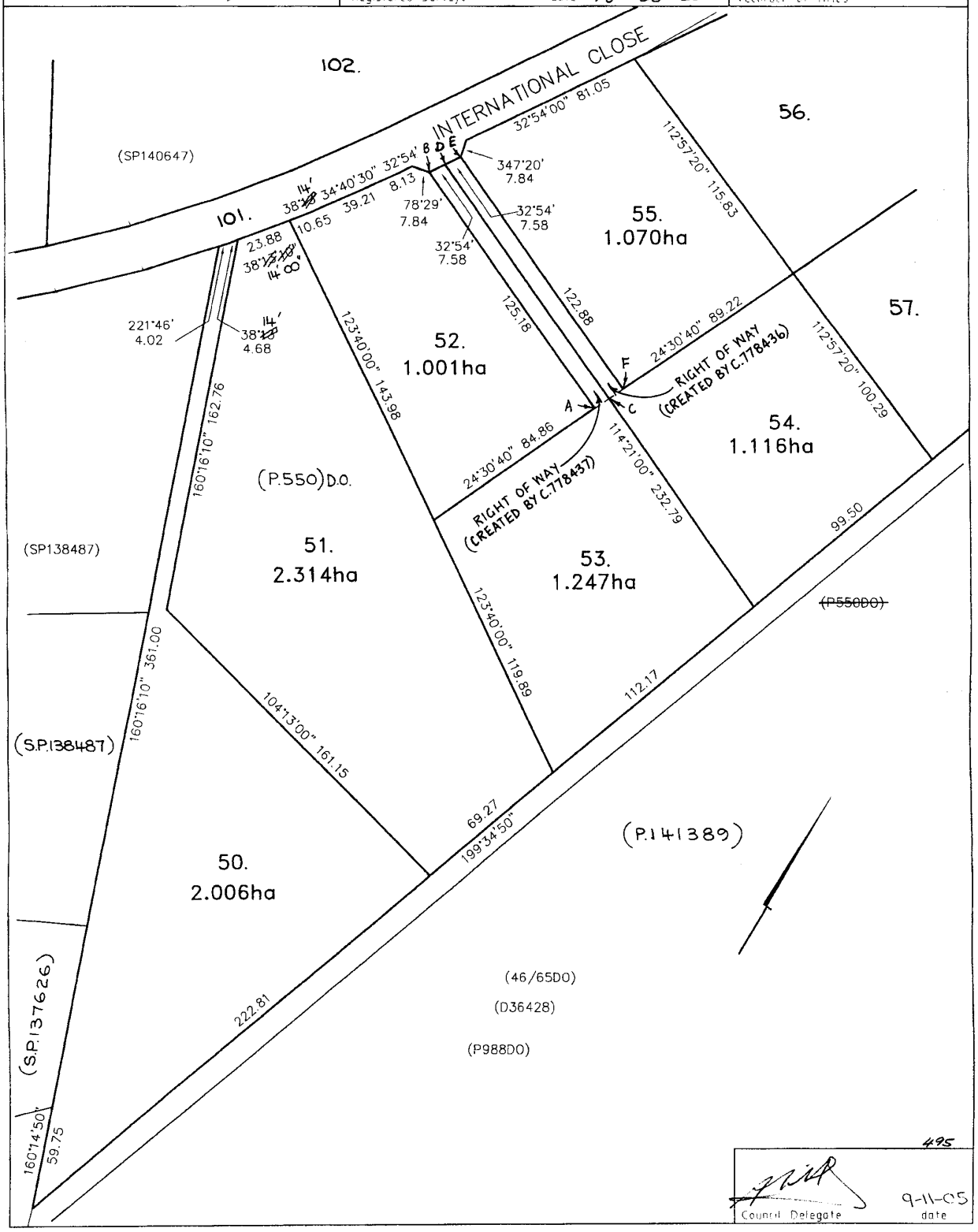
SIGNED FOR IDENTIFICATION PURPOSES

Council General Manager

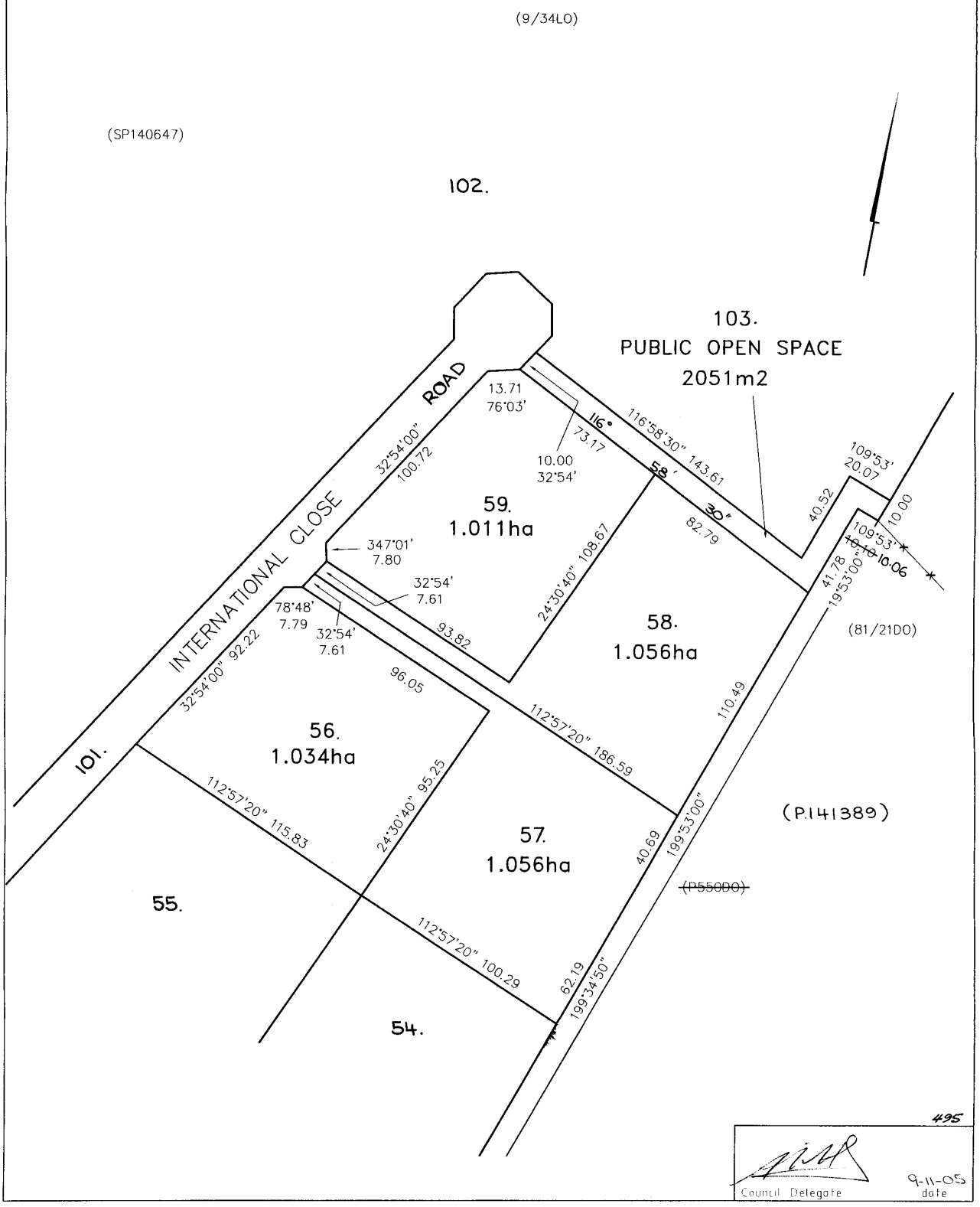
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Surveyor date 18-08-2005

APPROVED
EFFECTIVE FROM - 9 JAN 2006
Alice Kawa
recorder of titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER SEE INDEX PLAN FOLIO REFERENCE SEE INDEX PLAN SCALE 1: 1500 LENGTHS IN METRES	Registered Number SP144604
SIGNED FOR IDENTIFICATION PURPOSES Council General Manager	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Surveyor date 18-08-2005	APPROVED EFFECTIVE FROM - 9 JAN 2006 recorder of titles Alice Kawa



PLAN OF SURVEY
ANNEXURE SHEET
SHEET 3 OF 4 SHEETS

OWNER SEE INDEX PLAN

FOLIO REFERENCE SEE INDEX PLAN

SCALE 1: 1500 LENGTHS IN METRES

SP 144604

SIGNED FOR IDENTIFICATION PURPOSES

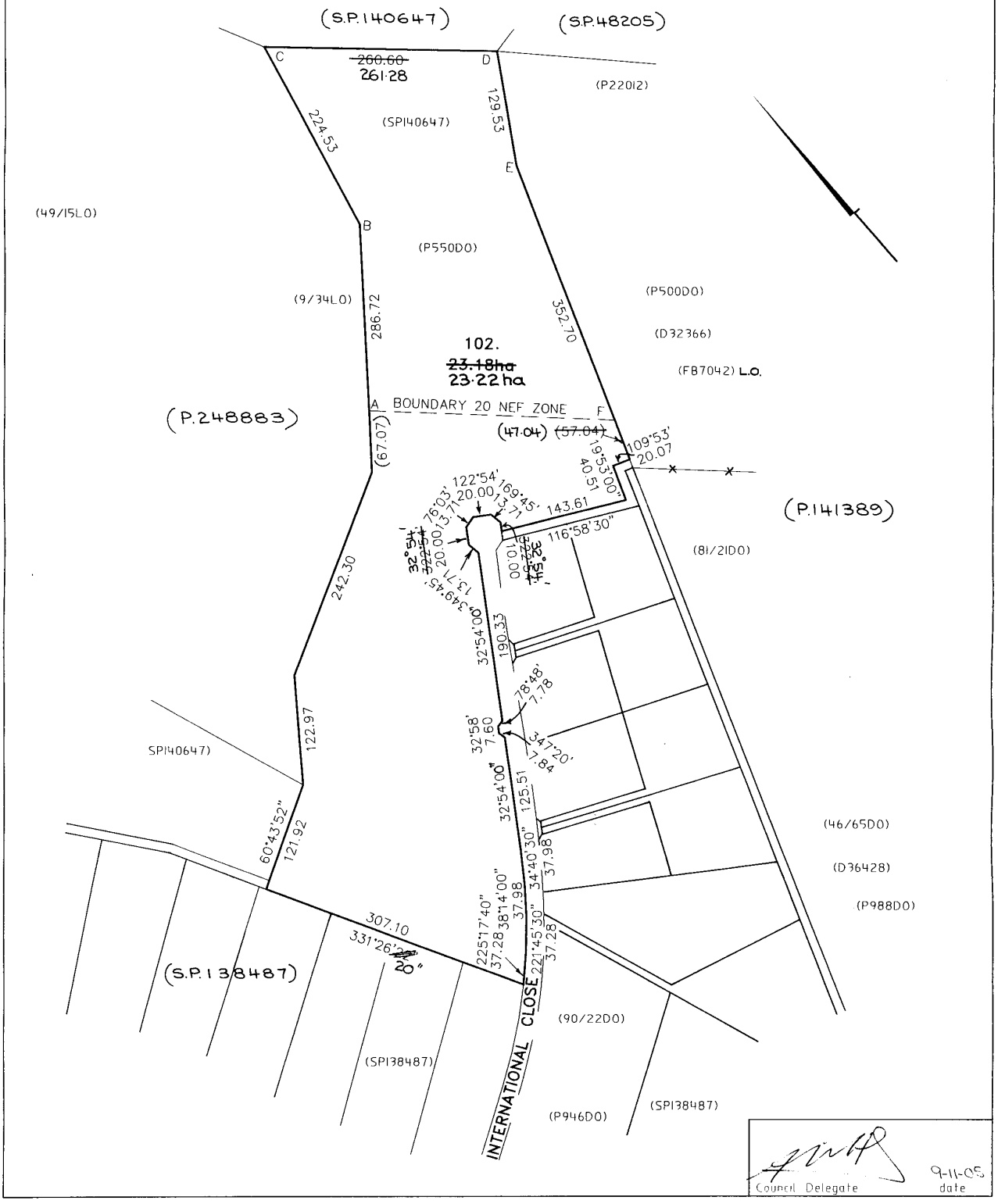
Council General Manager

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

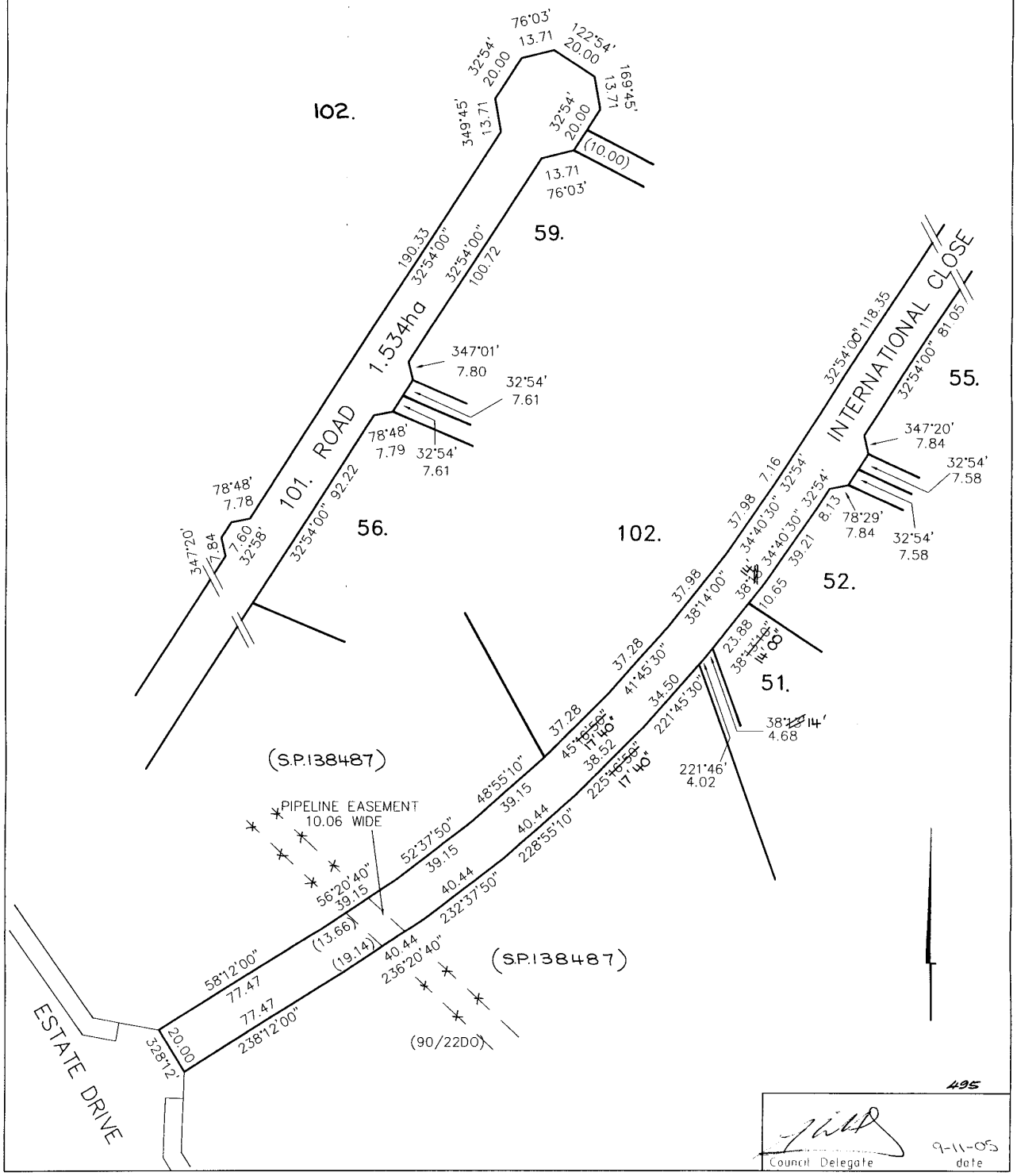
Registered Surveyor date 18-8-2005

EFFECTIVE FROM - 9 JAN 2006

Alice Kawa
recorder of titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS	OWNER SEE INDEX PLAN FOLIO REFERENCE SEE INDEX PLAN SCALE 1:1500 LENGTHS IN METRES	Registered Number SP144604
SIGNED FOR IDENTIFICATION PURPOSES Council General Manager	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Surveyor date 18-08-2005	APPROVED EFFECTIVE FROM - 9 JAN 2006 Alice Kawa recorder of titles



ISSUE

Sheet List				
Sheet Number	Sheet Name	Project Status	Current Revision	Revision Date
1 G-02	GENERAL NOTES	DA	R10	25/08/2025
2 A-00	SITE SURVEY	DA	R10	25/08/2025
2 A-01	SITE PLAN	DA	R10	25/08/2025
2 A-02	FLOOR PLAN	DA	R10	25/08/2025
2 A-03	ELEVATIONS	DA	R10	25/08/2025
2 A-04	ROOF PLAN	DA	R10	25/08/2025

DIAL BEFORE YOU DIG
www.1100.com.au

WARNING:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE DBYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

General Information

Designer: Daniel Bastin CC6836
Classification: 1a
Title Reference: 144604/56
Design Wind Speed: TBA
Soil Classification: TBA
Climate Zone: 7
BAL: N/A
Corrosion Environment: MEDIUM
Known Hazards: FLOOD PRONE AREAS
Floor Area: 59.98m²
Decks / Landings: 20.85m²

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.

systembuilt
designed for living
1063 Cambridge Road
Cambride, TAS 7170 (03) 6214 8888

Boyer Secondary Residence
54 International Close
David and Jenny Boyer

COVER

Project number	7005	
Drawing Status	DA	
Current Revision	25/08/2025 R10	

1 G-01

Scale on A3

25/08/2025 9:17:16 AM

GENERAL NOTES:

Check all dimensions, boundaries, easements and service locations on site.
All work shall comply with the Tasmanian Building Regulations 2016, National Construction Codes and relevant current Australian Standards.

Check carefully all aspects of these documents before commencing work.
Any errors or anomalies to be reported to the drawer before work is continued.
Confirm all sizes and heights on site. Do not scale off plan.

All framing to comply with AS 1684 Residential Timber-Framed Construction.
Note: All timber sizes specified are minimum requirement only.
Substitutes may be used as long as verification of equal performance is obtained.

All construction is to comply with the National Construction Codes and all relevant Australian Standards.

These documents to be used with specifications, soil tests and all documentation prepared by an engineer.

These documents are intended for council applications and normal construction.

SITE NOTES:
All site works shall be in accordance with NCC CSIRO BTF 18, 19, 22 and AS 2870

Minimal site disturbance is to be carried out.
Sediment control; 'geolab' silt fence 1000 or similar.
Topsoil stockpiles remaining on the site to be covered with plastic, adequately retained along all edges. Unused stockpiles to be removed from site or used for future landscaping.

SITE PREPARATION AND EXCAVATION:
In accordance with part 3.1 of current NCC and to local council requirements.

Internal finished floor level (ffl) to be min. 150mm above finished external ground areas (flower beds or grassed areas) and min. 50 mm above finished external sealed surfaces (paved areas). Provide 50 mm min. fall for the first metre away from building towards lower ground or alternatively sufficient drainage provisions (ag drains, sumps or similar).

FOOTINGS:
Concrete footings and slabs in accordance with part 3.2 of current NCC, AS 2870.1 and engineer's specifications.

Unless otherwise specified, footings 25mpa / slab 25mpa.
Strip footings to be placed with a mechanical vibrator. Concrete slabs to be moisture cured for min. of 7 days or apply approved curing compound.

Provide wall cavity drainage with weep holes at 960 max centres along line above finished ground level. (slab area).

BRICK AND BLOCK:
In accordance with part 3.3 of current NCC, AS 4773 and AS 3700

SUB-FLOOR VENTILATION:
In accordance with part 3.4.1 of current NCC
Minimum rate of sub-floor ventilation to be 6000mm2 per metre of external perimeter wall.

DAMP PROOFING:
In accordance with part 3.3.4 of current NCC and to AS/NZS 2904.

TIMBER FRAMING:
Timber framing, tie down and wind bracing details to AS 1684.2.and AS4055.

WALL CLADDING:
In accordance with part 3.5 of current NCC and manufacturer's specifications.

ROOF CLADDING, GUTTERING AND DOWNPIPES:
In accordance with 3.5.1 and parts 3.5.2 of current NCC and AS/NZS 3500.5. Installation to be in accordance with manufacturer's specifications and recommendations.

WET AREAS:
In accordance with part 3.8.1 of current NCC and AS 3470. Provide all surfaces to wet areas with a water impervious surface. All splash backs to be min. 150 high. Shower area to be fully lined as above to min. 1800 height.

WINDOWS & GLAZING:
All windows and glazing to AS 2047 and AS 1288 and part 3.6 of current NCC. Manufacturer to provide certification of compliance.
All window measurement shown are nominal only and are to be verified on site, prior to ordering.

CONDENSATION MANAGEMENT NOTES:

All condensation management in accordance with the NCC 3.8.7 as per following;

Pliable Building Membrane 3.8.7.2

(a) Where a pliable building membrane is installed in an external wall, it must--
(i) Comply with AS/NZS 4200.1; and
(ii) Be installed in accordance with AS4200.2; and
(iii) Be a vapour permeable membrane for climate zones 6, 7 and 8; and
(iv) Be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
(b) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

Flow Rate and Discharge of Exhaust Systems 3.8.7.3

(a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow
Rate of--
(i) 25 l/s for a bathroom or sanitary compartment; and
(ii) 40 l/s for a kitchen or laundry.
(b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged--
(i) Directly or via a shaft or duct to outdoor air; or
(ii) To a roof space that is ventilated in accordance with 3.8.7.4.

VENTILATION OF ROOF SPACES 3.8.7.4:
(a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to
Outdoor air through evenly distributed openings.
(b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch
Is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
(c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest
Point of the roof space, measured vertically, with the remaining required area provided by eave vents.

HYDRAULIC:
Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

ELECTRICAL:
All wiring and electrical installation to be in accordance with AS 3000
Smoke alarm/s - a 240 volt hard wired smoke alarm complying with AS 3768 should be located near sleeping areas on every story and as per current NCC.

INTERIOR NOTES:

Plasterboard;
All internal plasterboard finishes to be in accordance with AS/NZS 2588

Joinery;
- Hardwood in accordance with AS 2796
- Softwood in accordance with AS 4785
- Plywood in accordance with AS/NZS 2270 and AS/NZS 2271

Domestic Kitchen Assemblies;
In accordance with AS/NZS 4386

Ceramic Tiling;
In accordance with AS 4662, AS 2358 and AS 4992

WATERPROOFING / WET AREAS:
In accordance with AS 3740
Waterproofing membrane and substrates to be installed to floors, walls and wall/floor junctions in accordance with AS 3740 Waterproofing of Domestic wet areas.
- Walls and floors of showers, baths, laundries and toilets, splash backs and floor wastes to BCA Clause 3.8.1.2 'Water resistance requirements'.
- All areas to be lined with resilient 'villaboard' or similar product.

PROTECTIVE COATINGS FOR STEELWORK - MODERATE

Internal	No protection required in a permanently dry location.	
External	Option 1.	2 coats alkyd primer
	Option 2.	2 coats alkyd gloss
	Option 3.	Hot dipped galv. 300g/m² min.
	Option 4.	Hot dipped galv. 100g/m² min. plus - a). 1 coat solvent based primer; *or* b). 1 coat vinyl gloss or alkyd

DIAL BEFORE YOU DIG www.1100.com.au

WARNING:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE DBYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

systembuilt
designed for living
1063 Cambridge Road
Cambride, TAS 7170 (03) 6214 8888

Boyer Secondary Residence
54 International Close
David and Jenny Boyer

GENERAL NOTES

Project number	7005	1 G-02
Drawing Status	DA	
Current Revision	25/08/2025 R10	Scale on A3 1 : 1

25/08/2025 9:17:18 AM

INTERNATIONAL CLOSE
(Road Reserve SP144604)

(Existing P & W mesh fence on Title boundary)

Title Boundary (F/R: Vol: 144604 Folio: 56)

(Row of Mature Boobyalla Trees / Privacy & Wind Protection)

(Approx. Edge of Boobyalla Trees)

Approx. Position Telcom Junction Box

(Property Gate)

Approx. Location of Water Meter Box

GI Steel Power Pole

Existing Blue Metal Access Formation

Title Boundary (F/R: Vol: 144604 Folio: 56)

3.45

3.35

3.30

3.25

3.20

Trunk Gum

Approx. Edge of Tree Canopy

Wooden Site Stake

3.23m Ground Level

(Sandy Soil)

GRID NORTH

GDA'94

(NO: 54
INTERNATIONAL CLOSE
ACTON PARK)

3.25m

PVC Down Pipe

Top Edge Gutter

Face of Brick Wall

3.24m

(Existing Brick Residence)

Top of Deck 3.68m

(Existing Wood Deck)

Top of Deck 3.70m

Top of IP 3.30m

Septic IP's

IMPORTANT NOTES:

1) Topographical Survey detail Sheet 1/1 has been prepared by Boland Surveying solely for Mr & Mrs D Boyer & their design/construction company SYSTEM BUILT, Cambridge, Tas and is not to be copied without notes attached

2) This Survey Detail Sheet Plan is not to be used for building setout to shown compiled title boundaries or prescribed set-backs without further survey

3) Information shown on this Detail Sheet is not suitable for any purpose such as financial dealings (eg: contract/ sale of property) as boundary dimensions are approximate only & subject to final survey.

Issue	Revision	Date
C		
B		
A		

Project DETAIL SURVEY
54 INTERNATIONAL CLOSE
ACTON PARK, TAS, 7170
Title Ref: Vol: 144604 Folio: 56
Owners: Joachim Gerald Boyer & Halena Anne Bilton

Project File. 54_International_Close_GDA94_D_Boyer_060625.pro

District	Acton Park	Scale	1: 250 @ A3 Plot
Horz. Datum	GDA'94	Date	10/06/2025
Vertical Datum	AHD'83	Cont. Int	0.05 m
	SPM 9518	CAD File	
		Surveyor	P.J.Boland 0418529695

Client
Mr D Boyer

Mobile: 0488082089
Email: davidcmboyer@gmail.com

SHEET 1 of 1

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL N/A

ISSUE

51 INTERNATIONAL CLOSE
ACTON PARK

EXISTING CROSSOVER (SEALED)

TELSTRA

STEEL POWER POLE

WATER METER

INTERNATIONAL CLOSE

96.06 m

DRIVEWAY (GRAVEL)

44979

92.22 m

10644

11611

3.40 m

3.30 m

3.25 m

PROPOSED DWELLING (SECONDARY RESIDENCE) 59.98m² FFL 4.0

PARKING / TURNING

EXISTING SHED

WATER TANK

WOODEN SITE STAKE RL 3.23 (GROUND)

3000L SEPTIC TANK AS PER GEOTECH REPORT

8697

Approx.

3.20 m

EXISTING DWELLING

DN90 STORMWATER TO ON-SITE WATER TANK

2M x 12M ABSORPTION TRENCH AS PER GEOTECH REPORT

3.25 m

44930

44930

EXISTING WATER TANK

100% RESERVE AS PER GEOTECH REPORT

54 INTERNATIONAL CLOSE
ACTON PARK

CT - 144604/56
1.034ha

95.25 m

56 INTERNATIONAL CLOSE
ACTON PARK

115.84 m

40 INTERNATIONAL CLOSE
ACTON PARK

DIAL BEFORE YOU DIG
www.1100.com.au

WARNING:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE DBYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.

systembuilt
designed for living
1063 Cambridge Road
Cambride, TAS 7170 (03) 6214 8888

Boyer Secondary Residence
54 International Close
David and Jenny Boyer

SITE PLAN

Project number	7005
Drawing Status	DA
Current Revision	25/08/2025 R10

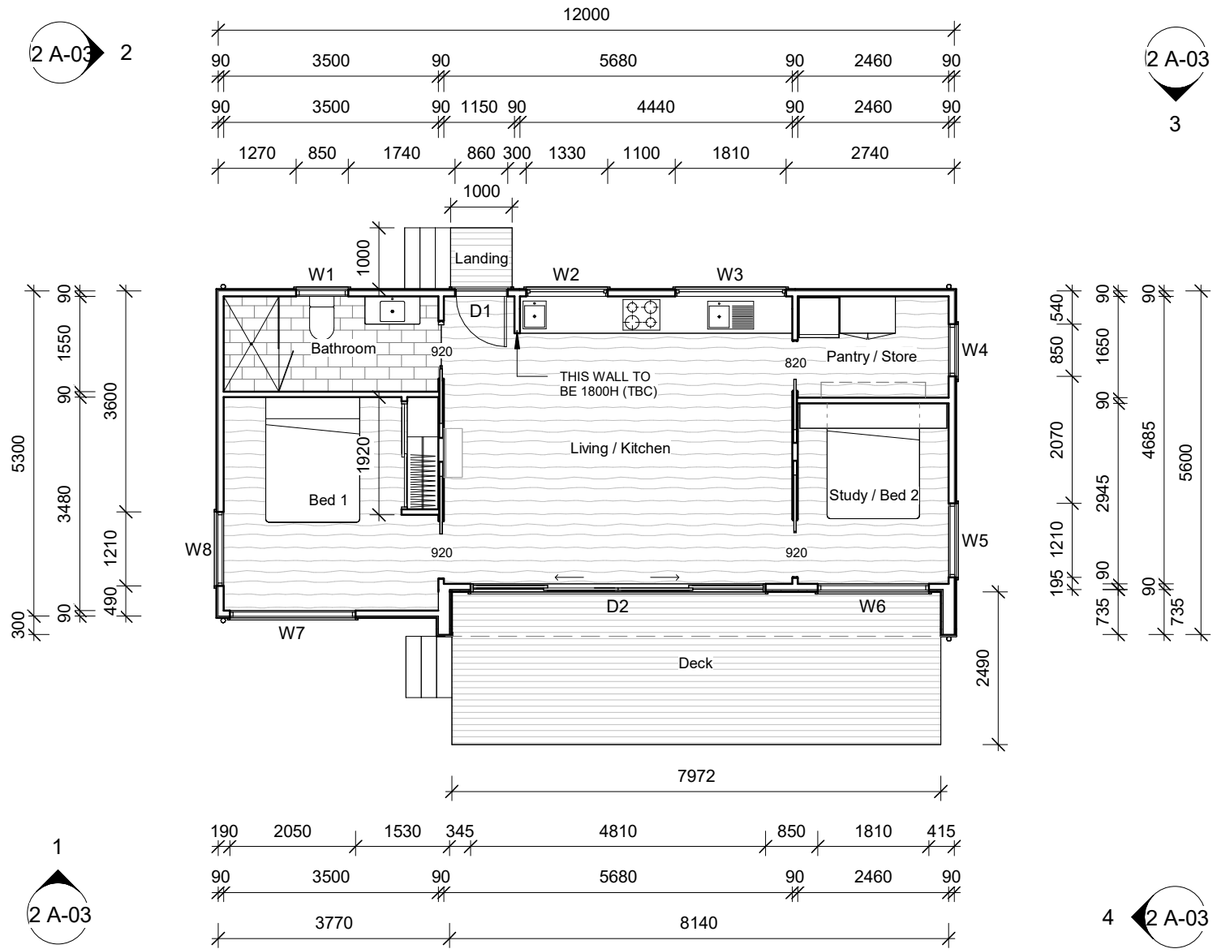
2 A-01

Scale on A3 1 : 500

25/08/2025 9:17:18 AM

ISSUE

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL N/A



Area Schedule	
House	59.98 m²
Decks / Landings	20.85 m²

Glazing Schedule - Double Glazed - Colour TBA - BAL N/A

Mark	Height	Width	Head Height	Description	Comments	Count
D1	2100	820	2100	Hinged Door	Clear	1
D2	2100	4810	2100	Sliding Door	Clear	1
W1	600	850	2100	Awning Window	White Trans	1
W2	450	1330	1425	Fixed Window	Clear	1
W3	450	1810	1425	Fixed Window	Clear	1
W4	1800	850	2100	Awning Window	Clear	1
W5	1200	1210	2100	Awning Window	Clear	1
W6	1200	1810	2100	Awning Window	Clear	1
W7	1200	2050	2100	Awning Window	Clear	1
W8	1200	1210	2100	Awning Window	Clear	1

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.

systembuilt
designed for living
1063 Cambridge Road
Cambride, TAS 7170 (03) 6214 8888

Boyer Secondary Residence
54 International Close
David and Jenny Boyer

FLOOR PLAN

Project number	7005
Drawing Status	DA
Current Revision	25/08/2025 R10

2 A-02

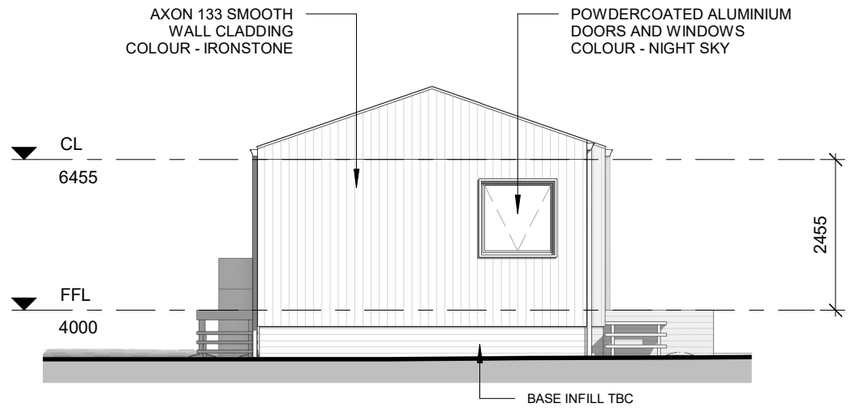
Scale on A3 1 : 100

25/08/2025 9:17:19 AM

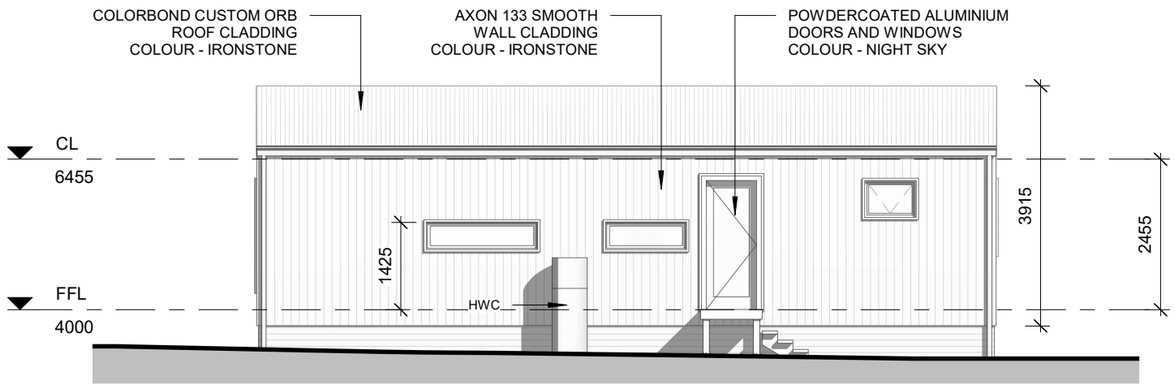
Construction and materials in accordance with current
NCC requirements and all relevant Australian
Standards - See General Notes
Construction in accordance with AS3959 = BAL N/A

ISSUE

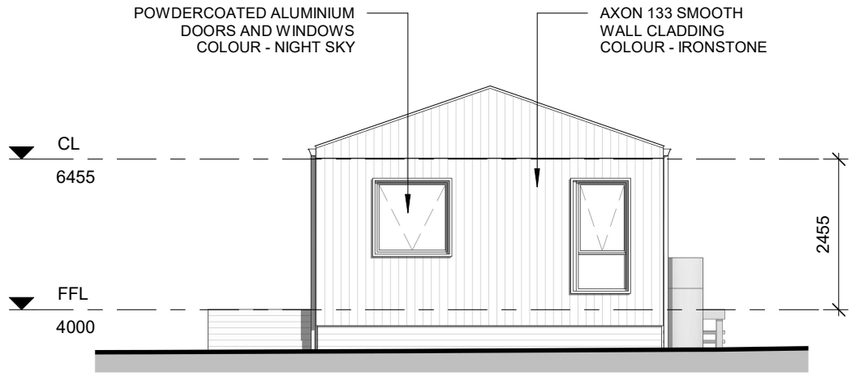
1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

NOTE:
ALL STEEL ROOF AND WALL CLADDING MATERIALS
TO HAVE A MINIMUM AM100 COATING.
USE ONLY COMPATIBLE FIXINGS AND INSTALL AS PER
MANUFACTURERS SPECIFICATIONS.

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.

systembuilt
designed for living
1063 Cambridge Road
Cambride, TAS 7170 (03) 6214 8888

Boyer Secondary Residence
54 International Close
David and Jenny Boyer

ELEVATIONS

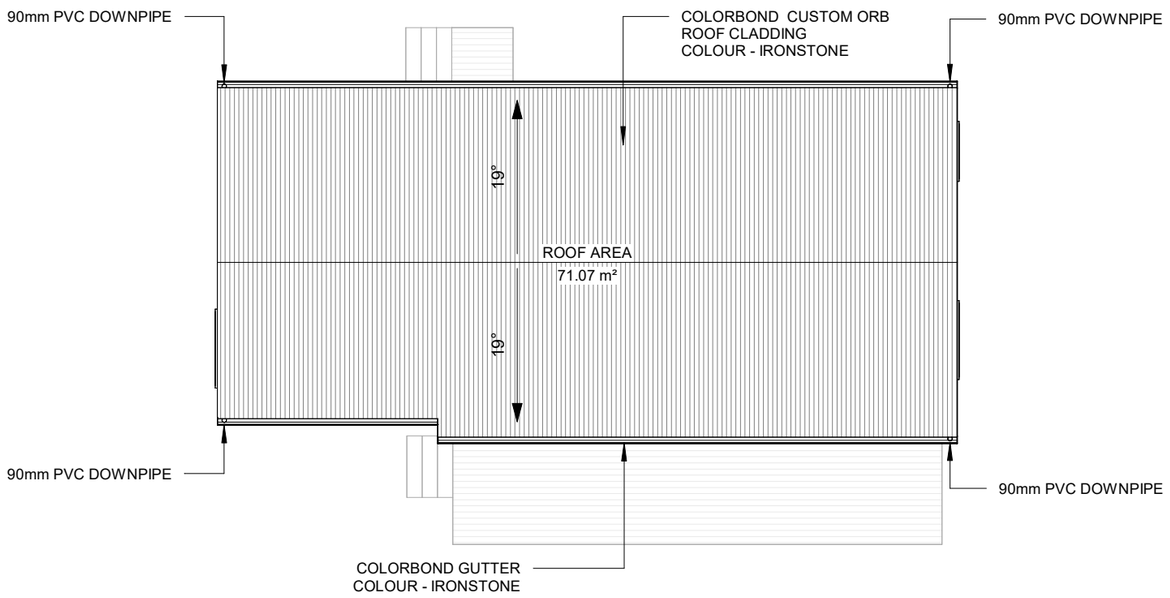
Project number	7005	
Drawing Status	DA	
Current Revision	25/08/2025 R10	Scale on A3 1 : 100

2 A-03

25/08/2025 9:17:20 AM

ISSUE

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL N/A



ROOF CLADDING, GUTTERING AND DOWNPIPES:
In accordance with 3.5.1 and parts 3.5.2 of current NCC and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

VENTILATION OF ROOF SPACES 3.8.7.4:
(a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to
Outdoor air through evenly distributed openings.
(b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch Is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
(c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest
Point of the roof space, measured vertically, with the remaining required area provided by eave vents.

HYDRAULIC:
Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

NOTE:
ALL STEEL ROOF AND WALL CLADDING MATERIALS TO HAVE A MINIMUM AM100 COATING.
USE ONLY COMPATIBLE FIXINGS AND INSTALL AS PER MANUFACTURERS SPECIFICATIONS.

systembuilt
designed for living
1063 Cambridge Road
Cambride, TAS 7170 (03) 6214 8888

Boyer Secondary Residence
54 International Close
David and Jenny Boyer

ROOF PLAN

Project number	7005
Drawing Status	DA
Current Revision	25/08/2025 R10

2 A-04

Scale on A3 1 : 100

25/08/2025 9:17:21 AM

FLOOD HAZARD REPORT

54 International Close, Acton Park

Head Office : L3, 51 York Street, Launceston Tas
Postal : PO Box 1971, Launceston Tas
Phone : (03) 6332 6955
Email : info@exceedengineering.com.au
Web : exceedengineering.com.au

CLIENT: David & Jenny Boyer
PROJECT: 54 International Close, Acton Park TAS 7170
JOB NO: EE1302

Date	Purpose of Issue/Nature of Revision	Author	Revision No.	Authorised by
11/07/2025	For planning approval	JW	REV01	LD

This report has been prepared by;

Jackson Whitbread *BSc*

Liam Dingemanse *BE(Civil) MIEAUST CPENG NER APEC Engineer IntPE(Aus) RPEQ GAICD*

This report is based on data, surveys, analyses, designs, plans, and other information provided by the client and referenced sources, as well as available data and assumptions detailed in the supporting documentation. Unless stated otherwise, Exceed Engineering has not independently verified the accuracy or completeness of this information. The designs meet current relevant standards as of the date of this report, but future updates to standards, changes in land use, maintenance practices, rainfall patterns, or extreme weather events beyond the design threshold may affect performance. Similarly, the passage of time, latent conditions, or future events may lead to differences from what is described in this report.'

The civil design has considered normal and reasonably anticipated conditions; however, it may not cover extraordinary events like natural disasters, extreme weather, unforeseen environmental changes, or future climate impacts on weather patterns, unless stated otherwise.

No responsibility is accepted for using this report in a different context, for a different purpose, or by third parties. This report does not provide legal advice, and readers should consult professional legal advisers for such guidance. The report should be read alongside all notes, warnings, and cautions in the associated final civil design drawings.

Exceed Engineering
51 York St, PO Box 1971
Launceston Tasmania 7250 Australia
Telephone: (03) 63326955
Email: info@exceedengineering.com.au

Contents

Terms used in this report

Australian Height Datum (AHD): *This is a standard reference level used in Australia to measure heights and elevations. It represents the mean sea level, calculated from tide gauge observations around the Australian coast between 1966 and 1968. Heights, like those of buildings or land, are measured relative to this datum, which is set as 0.000 metres.*

Defined flood level (DFL): *The flood level associated with a defined flood event relative to AHD. This is the 1% AEP flood level and represented as m AHD.*

Finished Floor Level (FFL): *The height of the completed floor surface in a building, typically measured relative to the AHD.*

Flood hazard level (FHL): *This represents the defined flood level (DFL) plus 0.3m freeboard and is the minimum habitable floor level.*

Flood prone hazard area*: Area shown on a planning overlay map, this is the 1% AEP flood level.*

1 Introduction

This flood assessment has been prepared by Exceed Engineering to support a planning application for a proposed new dwelling to be constructed within the SES modelled 1% AEP flood inundation area (climate change).

1.1 Purpose and scope

The purpose of this report is to satisfy a planning approval requiring a flood hazard report, as follows:

The Clarence Council have requested that a Flood Hazard Report be completed. This report will detail how the proposed building within the flood-prone hazard area can achieve and maintain a tolerable risk from a flood, having regard to:

(a) the type, form, scale and intended duration of the development;

(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;

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

(d) the advice contained in a flood hazard report.

Further, the flood hazard report will demonstrate that the building and works:

(i) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and

(ii) 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.

1.2 Author's declaration

This report has been prepared by Jackson Whitbread BSc and reviewed and authorised by Liam Dingemanse *BE(Civil) MIEAUST CPENG NER APEC Engineer IntPE(Aus) RPEQ GAICD*.

Liam is a qualified civil engineer with over 18 years of experience and has the requisite expertise regarding flood assessments, and holds professional indemnity insurance of $5M.

2 Site and development details

2.1 Existing site conditions

The site comprises a single land parcel located at 54 International Close, Acton Park, Tasmania (Title Reference: 144604/56), with a total area of 1.034 hectares.

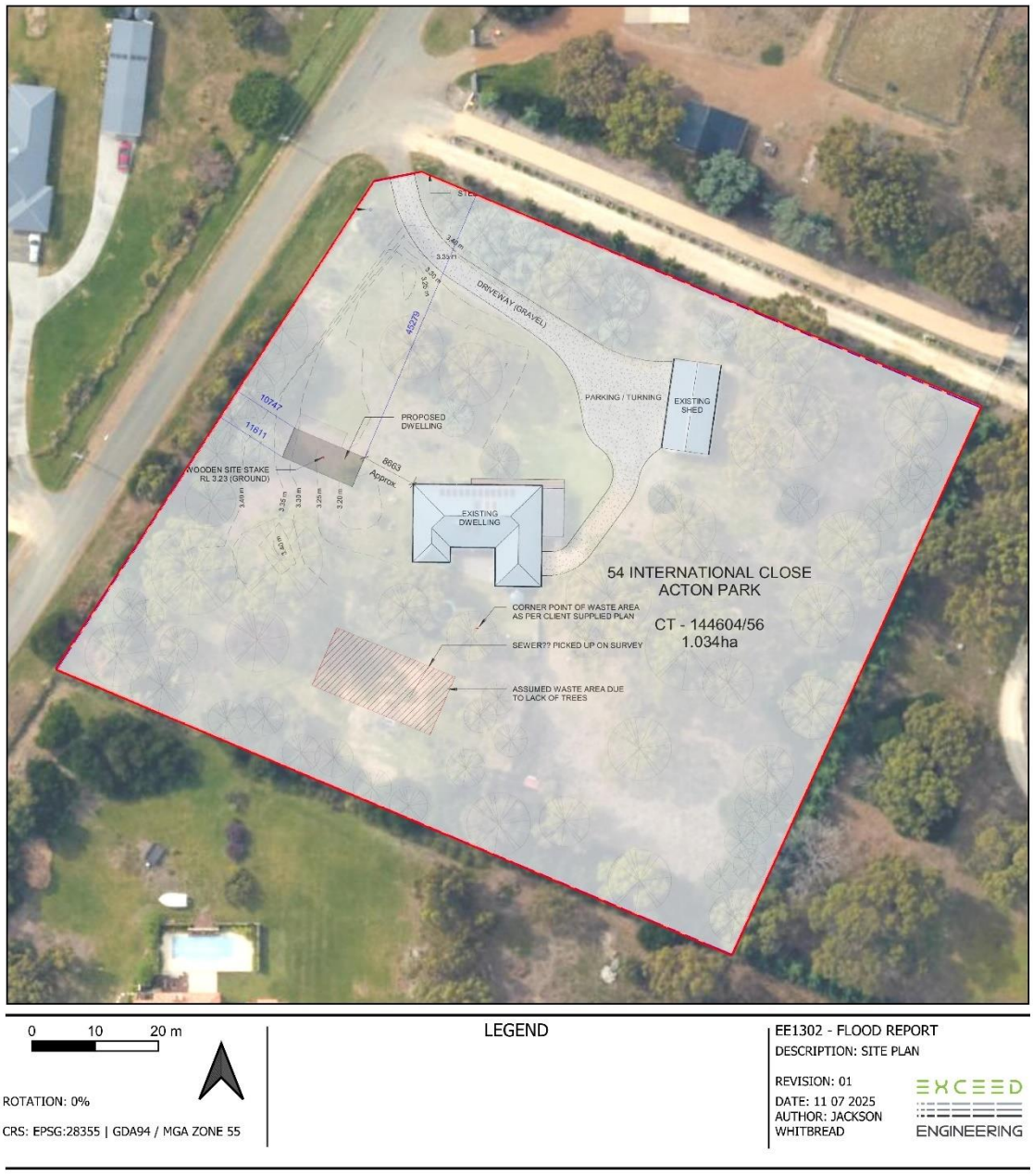


Figure 1 Site plan (Source: System Built Site plan, processed in QGIS)

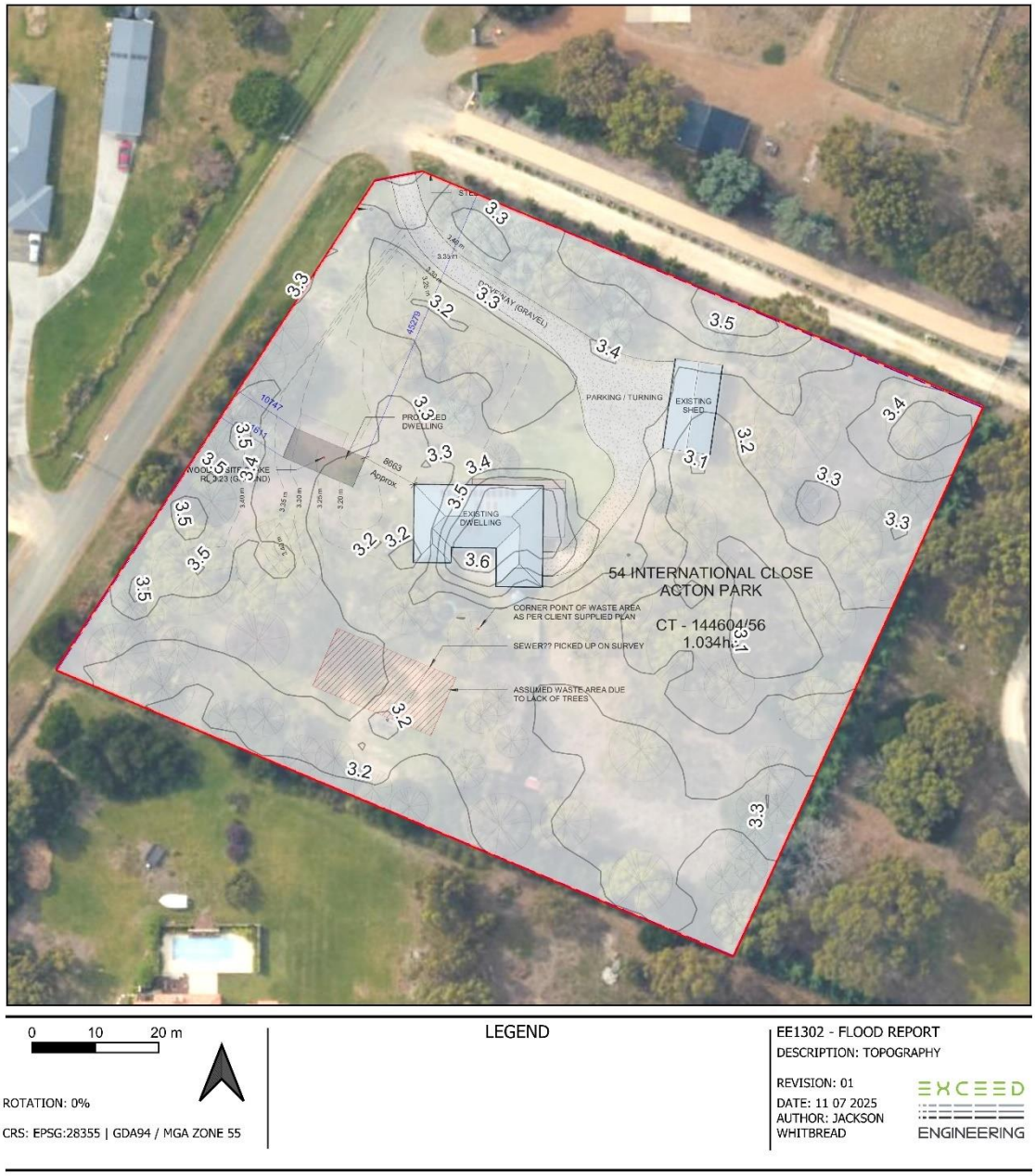


Figure 2 LiDAR Topography and survey data

LiDAR data sourced from the Tasmanian Government's Digital Elevation Model (DEM) indicates that site elevation ranges from approximately 3.2 m to 3.6 m AHD. The site is relatively flat, with no clearly defined slope or gradient direction.

Survey data for the development area on the site generally aligns with the DEM, showing that the development area elevation ranges from 3.2 m ADH to 3.4 m AHD, the centre of the dwelling has an RL of 3.23 m, refer Figure 2.

2.2 Development proposal

The proposed development involves the construction of a new single dwelling on a site where an existing dwelling is already present. The proposed dwelling is located in the central west of the site (Figure 1).

3 Flood Assessment

3.1 Information sources

The State Emergency Service (SES) developed the Tasmanian Strategic Flood Maps (TSFM) to help understand flooding that is

- likely to occur,
- will have an impact, and
- needs to be managed.

This report will use the 1% AEP with climate change modelling scenario to assess the flood risk to the development.

3.2 Assessment

The following SES Flood modelling layers were viewed to determine the relevance to the Site.

- 1.0 Percent AEP Water Level Overland Flooding [Climate Change] (No data)
- 1.0 Percent AEP Water Level Riverine Flooding [Climate Change] (one feature)
- 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] (one feature)

Based on the available data, the relevant flood mapping layers are the 1.0 Percent AEP Water Level Riverine Flooding [Climate Change] and the 1.0 Percent AEP Hazard Riverine Flooding [Climate Change] layer. This model represents a 1% Annual Exceedance Probability (AEP) event under the climate conditions projected for the year 2100.

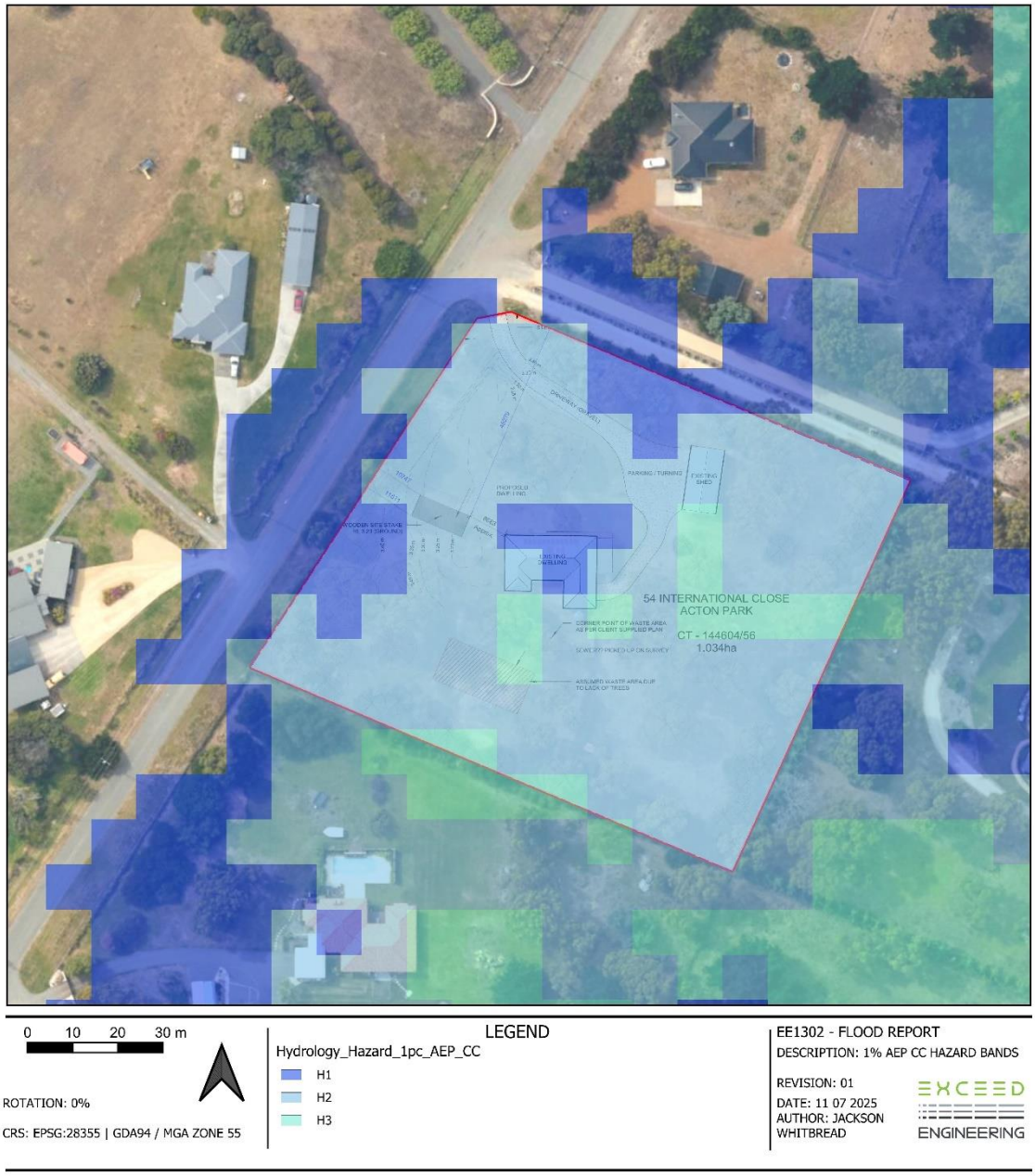


Figure 3 1% AEP Flood Hazard Bands 2100 Climate Change model (SES flood modelling data)

The area of the site proposed for development is classified as Hazard Category H2 – Unsafe for Small Vehicles, in accordance with the SES 1% AEP Climate Change (CC) flood hazard modelling, refer Figure 3 and Figure 4.

3.3 Flood Risk

The development area has a maximum hazard rating of H2, in reference to The Australian Disaster Resilience Handbook Collection, Guideline 7-3 - Flood Hazard. This classifies flood hazard bands based on flood velocity and water depth, and the vulnerability of the community when interacting with floodwaters (Figure 4).

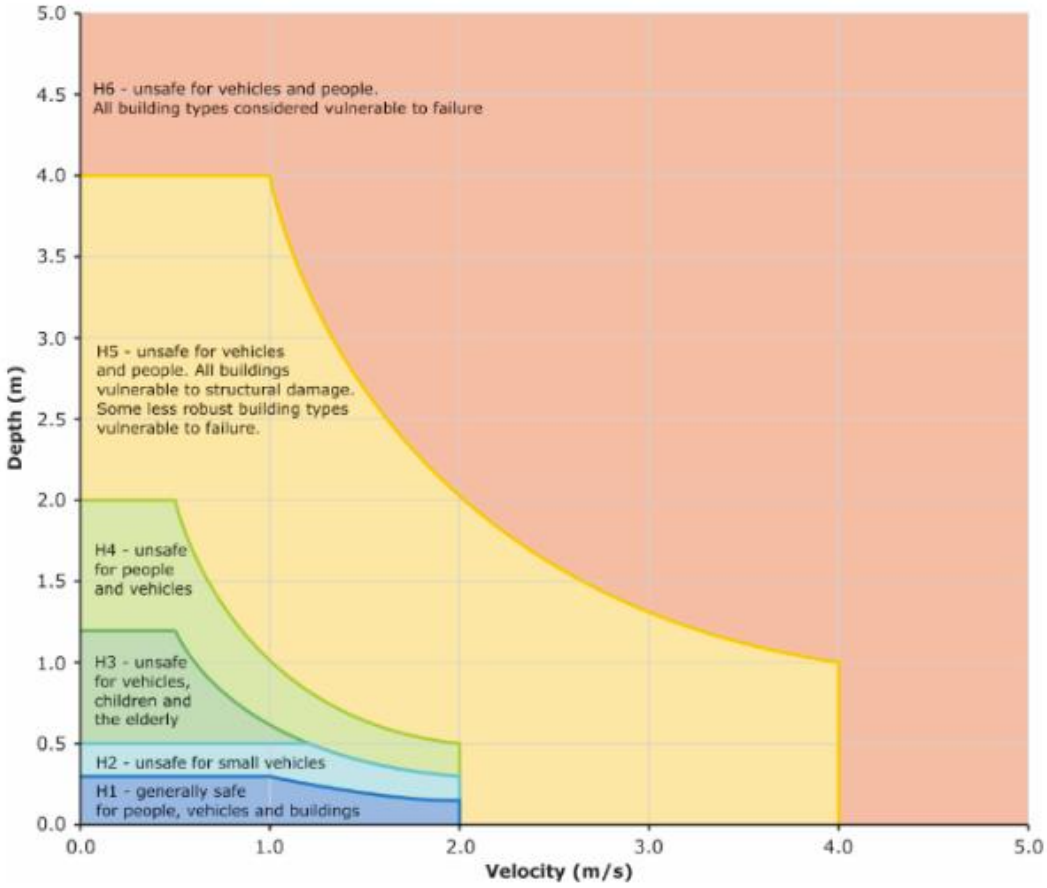


Figure 4 Flood hazard curves from Australian Disaster Resilience Handbook Collection, Guideline 7-3 - Flood Hazard

The defined flood level (DFL) is equivalent to the 1% AEP flood (+ climate change) level. Relative to AHD, at the proposed new residence it is 0.4 m flood depth + 3.23 m AHD = 3.63 m AHD.

In accordance with the *ABCB Standard: construction of buildings in flood hazard areas*, the finished floor level (FFL) of habitable rooms in a residence must be set higher than the Flood Hazard Level, which is defined as the DFL plus freeboard. Freeboard is typically set at 0.3m, as such the **FHL for this site is assessed as 3.93 m AHD.** Accordingly, the FFL of the residence should be set to >3.93m AHD, i.e. 4.0 m AHD.

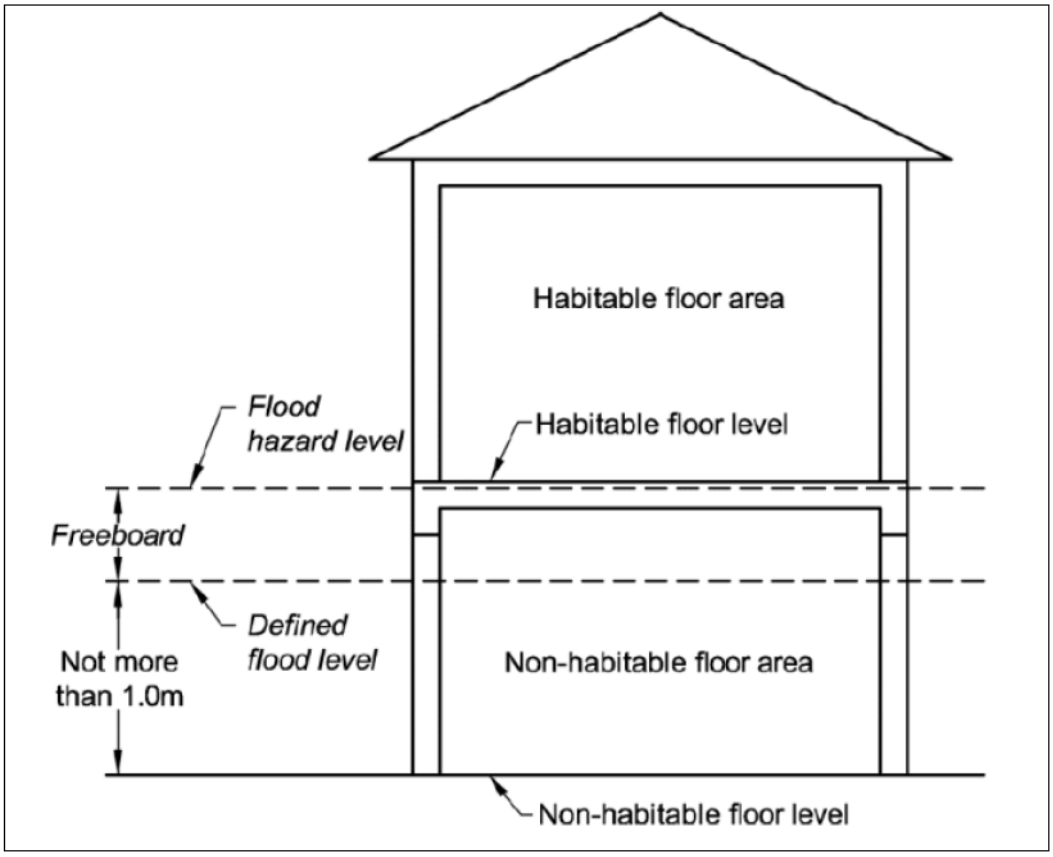


Figure 5 Identifying Defined Flood Level, Flood Hazard Level and freeboard from ABCB

3.4 Emergency Management

In the event of a substantial flood, the responsible authority is the State Emergency Service (SES). Directions and information updates can be obtained from www.alert.tas.gov.au during emergency events. More information regarding flood preparedness and response in the local area can be found on the Clarence Council website https://www.ccc.tas.gov.au/living/your-neighbourhood/emergency-response/

Floodplains are classified in relation to their isolation and access to inform emergency response management. This is defined in the Australian Disaster Resilience Guideline 7-2 Flood Emergency Response Classification.

The habitable floor level is above the Flood Hazard Level. The development area is classified as H2 as per the flood hazard classification, which is unsafe for small vehicles. Under the H2 category, wading is considered safe at depths (0.3 - 0.5 m) and therefore, site evacuation too is considered safe. As per 7-2 Flood Emergency Response Classification, the site is classified as flooded, exit route and overland escape (FEO) for small vehicles, and flooded, exit route and rising road (FER) for vehicles larger than a

small car, refer **Figure 6** and Figure 7. Residents can evacuate in a northerly direction to International Close which is outside the modelled 1% AEP flood extent (refer Figure 3), providing a safe and viable evacuation route during flood events.

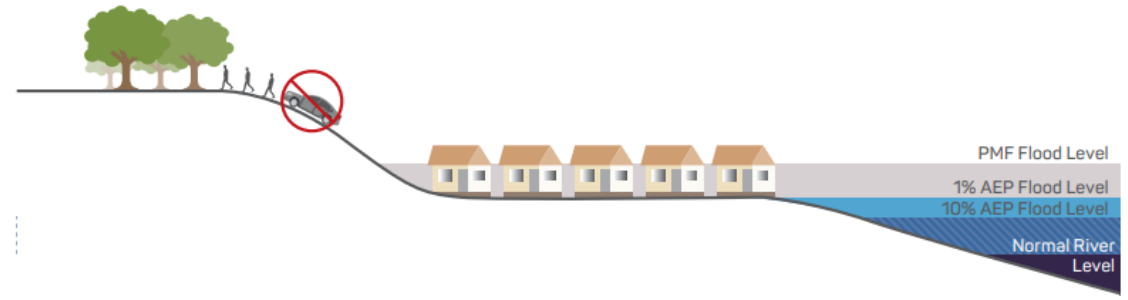


Figure 6 FEO category examples of evacuation with overland escape. Source: The Australian Disaster Resilience Guideline 7-2 Flood Emergency Response Classification

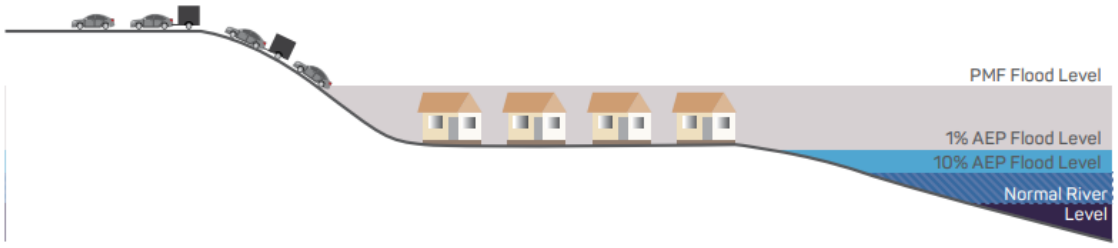


Figure 7 FER category, examples of evacuation with road access. Source: The Australian Disaster Resilience Guideline 7-2 Flood Emergency Response Classification

4 Code Response

Based on this assessment, the development area experiences maximum flood hazard classification of H2.

To ensure compliance with the ABCB standard and mitigate potential flood risk to the new residence, the FFL for the proposed dwelling has been set at 4.0 m AHD to ensure a tolerable flood risk is maintained.

A response to the relevant sections of the Flood Prone Areas Code of the TPS are as follows:

C12.5.1 Uses within a flood-prone hazard area

Criteria	Response
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: (a) the location of the building; (b) the advice in a flood hazard report; and (c) any advice from a State authority, regulated entity or a council.	N/A
P1.2 A flood hazard report also demonstrates that: (a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures; or (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.	This report has demonstrated that there is no increase in the level of risk from flood associated with the proposal. It has been determined that the risk from flood, as defined by the FHL, is nil, as the minimum FFL of the residence is above this level. The proposed use can thus maintain a tolerable risk from the 1% AEP plus climate change flood event, without requiring specific flood protection measures.

C12.6.1 Buildings and works within a flood-prone hazard area

Criteria	Response
P1.1 Buildings and works within a flood-prone	The development has an intended life of 50 - 100 years. The flood modelling

hazard area must achieve and maintain a tolerable risk from a flood, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report	scenario utilised includes climate conditions projected for the year 2100. As the dwelling FFL is greater than the FHL, this report has assessed that the proposal can maintain a tolerable risk for the life of the development. This is because the residence FFL is greater than the 1% AEP plus climate change flood level, without requiring specific flood protection measures. This report has utilised flood modelling data made available from the State Emergency Service.
P1.2 A flood hazard report also demonstrates that the building and works: (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (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.	There are no changes to the site surface levels within the FHL, thus there will be no displacement of floodwaters that would increase in flood risk at the site, adjacent land or public infrastructure. As above, this report has assessed that the proposal can maintain a tolerable risk from the 1% AEP + CC flood event, without requiring specific flood protection measures.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

[redacted]

wner /Agent

ldress

burb/postcode

Form **55**

Qualified person details:

Qualified person: Liam Dingemanse

Address: Exceed Engineering
51 York Street, PO Box 1971

Launceston TAS 7250

Phone No: (03) 6332 6955

Fax No:

Licence No: CC5339H

Email address: info@exceedengineering.com.au

Qualifications and Insurance details: BE(Civil) MIEAUST CPENG NER APEC Engineer IntPE(Aus) RPEQ GAICD

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Engineering

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 54 International Close, Acton Park

TAS 7170

Lot No:

Certificate of title No:

The assessable item related to this certificate: Flood Report

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Structural Engineering

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

◉ building work, plumbing work or plumbing installation or demolition work

OR

○ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Flood Hazard Report Prepared by Exceed Engineering dated 11/07/2025
Relevant calculations:	
References:	The National Construction Code (NCC) 2022, AS1170, AS1684, AS1720, AS2870.1, AS3600, AS3700, AS4100 & AS4600, CSIRO BTF 18-2011

Substance of Certificate: (what it is that is being certified)

Flood Report

Scope and/or Limitations

There is a requirement to construct in accordance with and adhering to drainage, compaction, maintenance and landscaping requirements noted on drawings and geotechnical reports. Failure to do this will void this certification.
Any deviation from engineering design and documentation must be checked by responsible designer to ensure design remains relevant and adequate. A failure to do this will void this certification.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		EE1302	17/07/2025