



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/060675

PROPOSAL: Secondary Residence (Single Dwelling)

LOCATION: 33 Hookey Street, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13/05/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/05/2026 00:00:00. 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 13/05/2026 00:00:00.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **Proposed Secondary Dwelling**

Location: **33 Hookey Street, Rokeby**

Personal Information Removed



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Ryan Peterson

Current use of site: **Single Dwelling**

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

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.
- 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.

Personal Information Removed



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- 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 City of Clarence.

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

Additional Documents

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 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 plans 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.

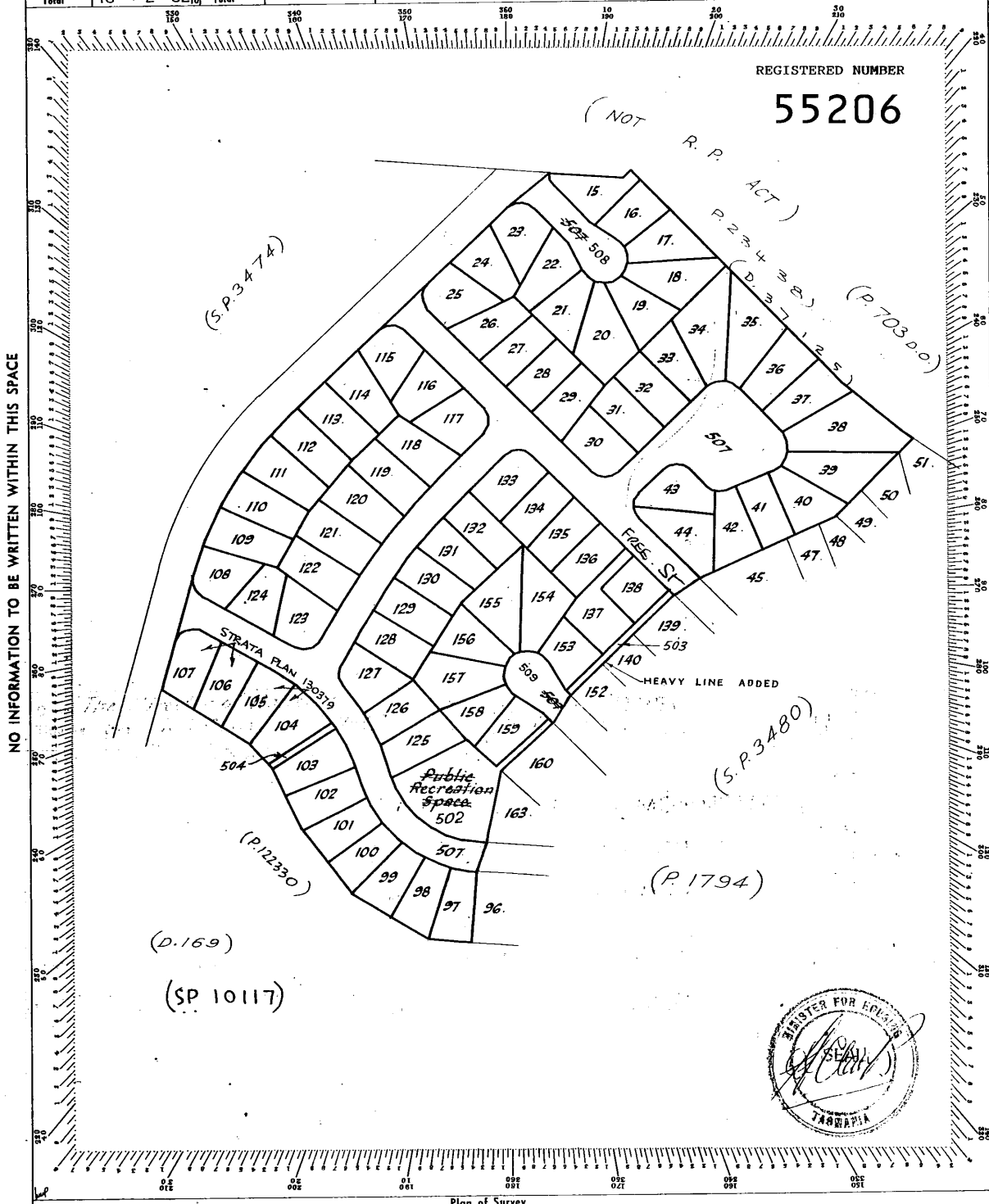
 - ☒ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
 - Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.

 - ☒ 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 City of Clarence Planning team on (03) 6217 9550.

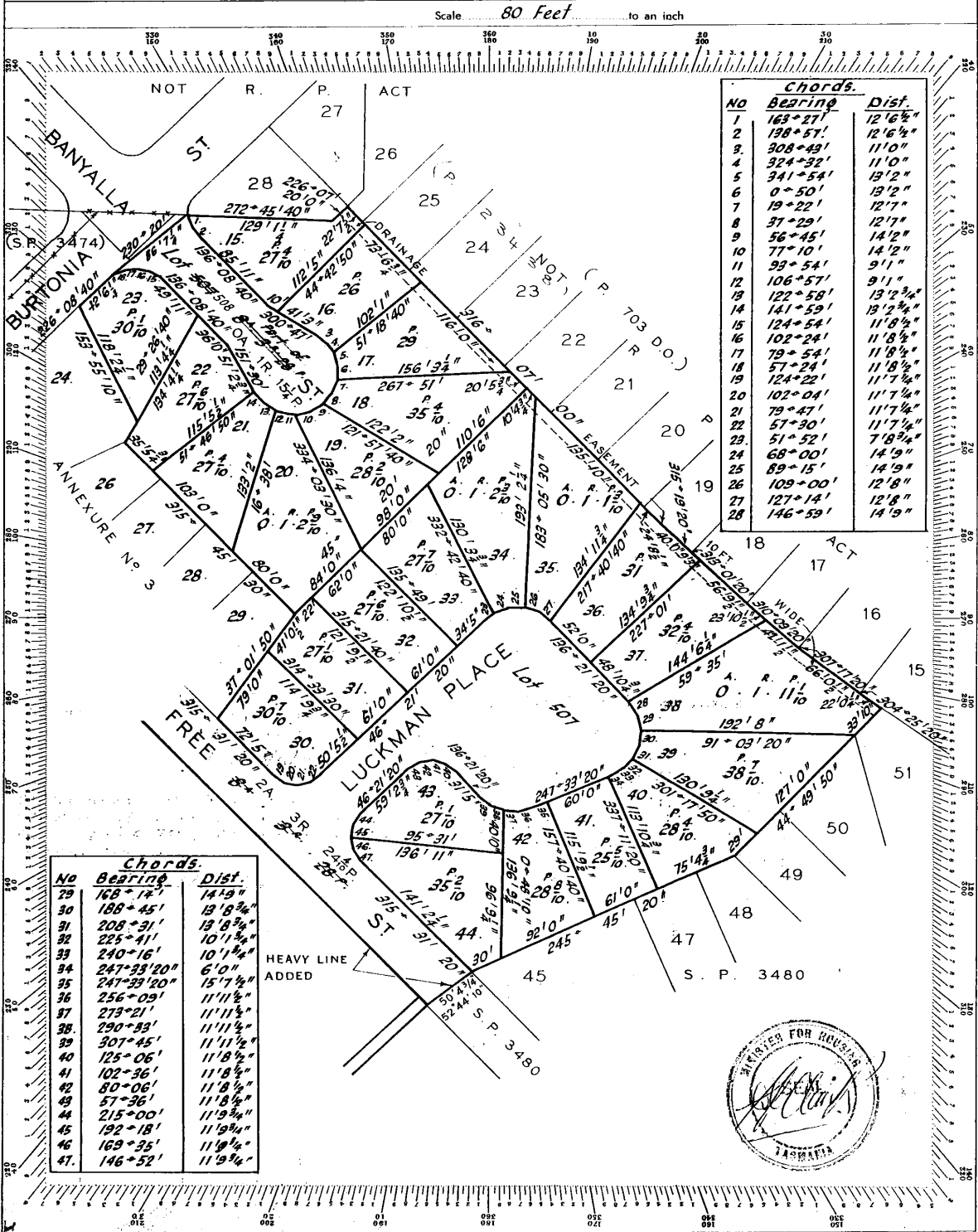


Owner <i>The Director of Housing</i>		PLAN OF SURVEY		Registered Number
Title Reference <i>A 5031 c.t. 473251-48</i>		by Surveyor <i>L.J. Holmes</i>		S.P.3481
of land situated in the		LAND DISTRICT OF MONMOUTH PARISH OF CLARENCE.		Filed by: <i>Robert Smith</i>
				on: at: <i>13.04</i>
Grantee: <i>Part of Location to J. Waterson, 125 acres Granted to D. Lord</i>		Scale <i>150 Feet.</i> to an inch		Receipt No. <i>00880</i>
Total				Receiving Clerk
A	R	P	Total	Effective from <i>22.12.1972</i>
18	2	32	51	Registrar of Deeds



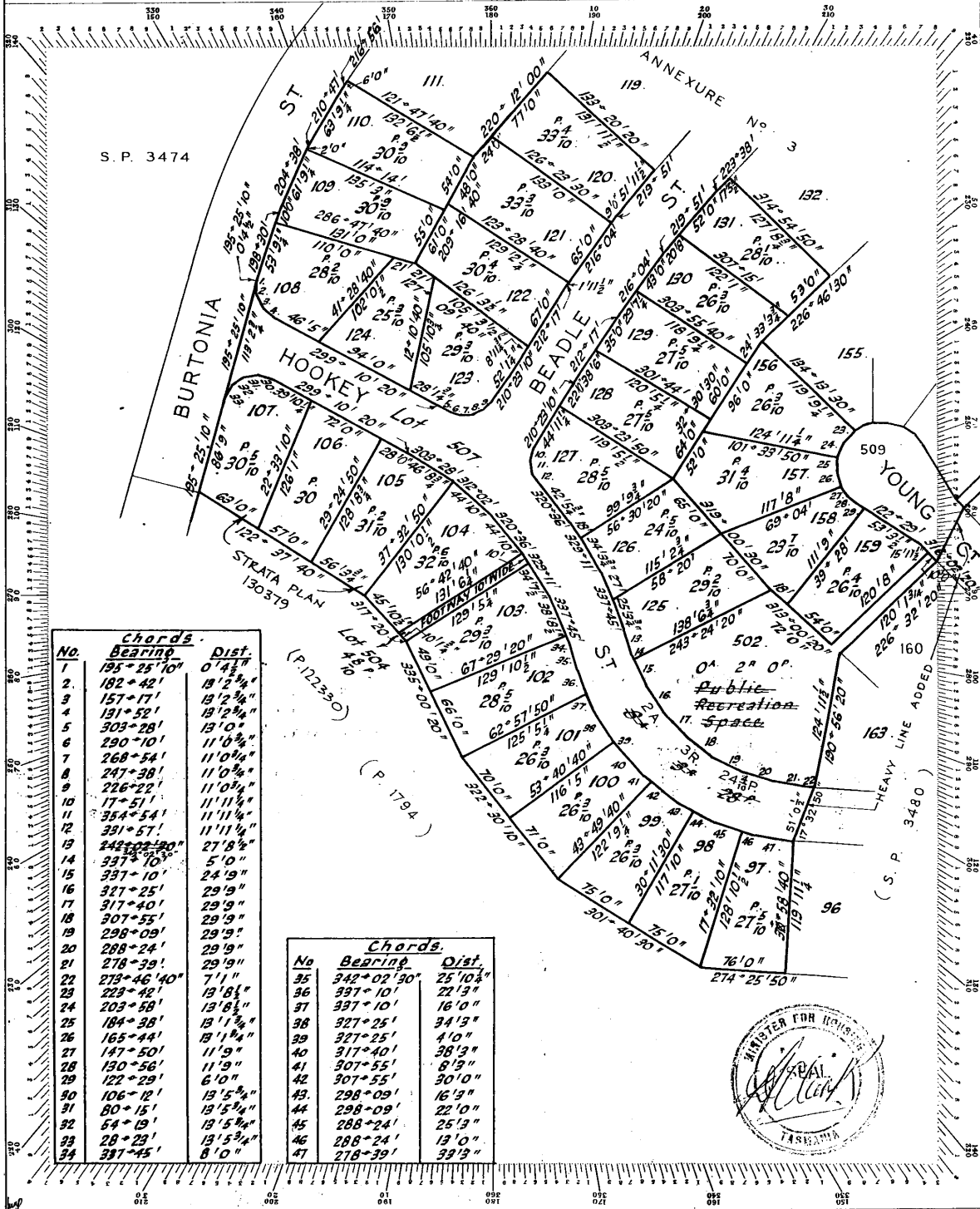
NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE

STAPLE HERE	ANNEXURE SHEET No. 1. (of 3 annexures) to Plan by Surveyor <i>L. J. Holmes</i>	Owner <i>The Director of Housing</i>		Registered Number
		Title Reference		S.P.3481
This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated 20-5-70, and that declaration extends to the detail shown on this sheet.		Area of Parcels		Lot Number Area
		Lot Number Area	Lot Number Area	
Surveyor <i>L. J. Holmes</i>		15. 27 ⁴ / ₁₀ P.	34. 0 ¹ / ₂ 1 ¹ / ₂ 2 ³ / ₁₀ P.	508 0A. 1R. 15 ¹ / ₂ P.
Signed for the purposes of identification.		16. 26 P.	35. 0 ¹ / ₂ 1 ¹ / ₂ 1 ³ / ₁₀ P.	
Council Clerk		17. 29 P.	36. 31 P.	
		18. 35 ⁴ / ₁₀ P.	37. 32 ⁴ / ₁₀ P.	
		19. 28 ² / ₁₀ P.	38. 0 ¹ / ₂ 1 ¹ / ₂ 11 ¹ / ₁₀ P.	
		20. 0 ¹ / ₂ 1 ¹ / ₂ 2 ³ / ₁₀ P.	39. 38 ¹ / ₁₀ P.	
		21. 27 ⁴ / ₁₀ P.	40. 28 ⁴ / ₁₀ P.	
		22. 27 ⁶ / ₁₀ P.	41. 25 ⁵ / ₁₀ P.	
		23. 30 ¹ / ₁₀ P.	42. 28 ⁶ / ₁₀ P.	
		30. 30 ¹ / ₁₀ P.	43. 27 ¹ / ₁₀ P.	
		31. 27 ¹ / ₁₀ P.	44. 35 ² / ₁₀ P.	
		32. 27 ⁶ / ₁₀ P.	507. 0¹/₂ 1¹/₂ 2³/₁₀ P.	
		33. 27 ¹ / ₁₀ P.	24. 3R. 24 ¹ / ₁₀ P.	
		Total	SEE PLAN	Total



STAPLE HERE	ANNEXURE SHEET No. 2. (of 3 annexures) to Plan by Surveyor <i>L. J. Holmes</i>	Owner <i>The Director of Housing</i>	Registered Number
		Title Reference	S.P.3481
This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated 20-5-70, and that declaration extends to the detail shown on this sheet.	Surveyor <i>L. J. Holmes</i>	Areas of Parcels	
		Lot Number	Area
Signed for the purposes of identification.	Council Clerk	97. 27 5/10 P.	110. 30 3/10 P.
		98. 27 1/10 P.	120. 33 4/10 P.
		99. 26 2/10 P.	121. 33 3/10 P.
		100. 26 3/10 P.	122. 30 4/10 P.
		101. 26 3/10 P.	123. 29 3/10 P.
		102. 28 5/10 P.	124. 25 3/10 P.
		103. 29 3/10 P.	125. 29 2/10 P.
		104. 32 6/10 P.	126. 24 5/10 P.
		105. 31 2/10 P.	127. 28 5/10 P.
		106. 30 P.	128. 27 5/10 P.
		107. 30 3/10 P.	129. 27 5/10 P.
		108. 28 2/10 P.	130. 26 3/10 P.
		109. 30 3/10 P.	131. 28 1/10 P.
		Total	Total
			156. 26 3/10 P.
			157. 31 4/10 P.
			158. 23 7/10 P.
			159. 26 4/10 P.
			502. 0 2 2/10 P.
			504. 4 5/10 P.
			507. 2 4 3/10 P.
			SEE PLAN

Scale 80 Feet to an inch



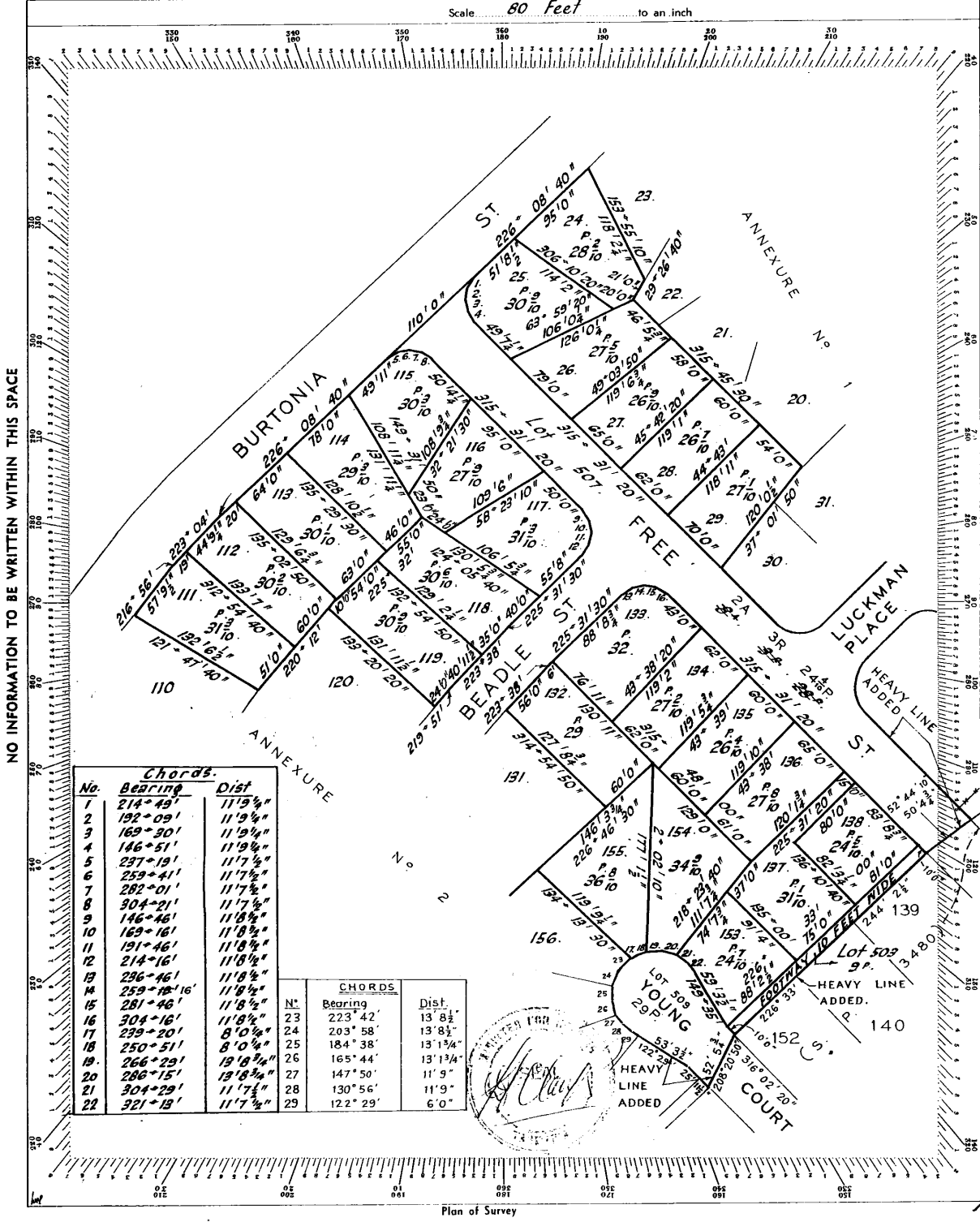
NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE

No.	Bearing	Dist.
1	195° 25' 10"	0' 4 1/2"
2	182° 42'	13' 2 3/4"
3	157° 17'	13' 2 3/4"
4	131° 52'	13' 2 3/4"
5	303° 28'	13' 10"
6	290° 10'	11' 0 1/2"
7	268° 54'	11' 0 1/2"
8	247° 38'	11' 0 1/2"
9	226° 22'	11' 0 1/2"
10	17° 51'	11' 11 1/2"
11	354° 54'	11' 11 1/2"
12	331° 57'	11' 11 1/2"
13	242° 02' 30"	27' 8 1/2"
14	337° 10'	5' 10"
15	337° 10'	5' 10"
16	327° 25'	29' 9"
17	317° 40'	29' 9"
18	307° 55'	29' 9"
19	298° 09'	29' 9"
20	288° 24'	29' 9"
21	278° 39'	29' 9"
22	273° 46' 40"	7' 1"
23	223° 42'	13' 8 1/2"
24	203° 58'	13' 8 1/2"
25	184° 38'	13' 1 1/2"
26	165° 44'	13' 1 1/2"
27	147° 50'	11' 9"
28	130° 56'	11' 9"
29	122° 29'	6' 0"
30	106° 12'	13' 5 3/4"
31	80° 15'	13' 5 3/4"
32	54° 19'	13' 5 3/4"
33	28° 29'	13' 5 3/4"
34	337° 45'	8' 0"

No.	Bearing	Dist.
35	342° 02' 30"	25' 10 1/2"
36	337° 10'	22' 3"
37	337° 10'	16' 0"
38	327° 25'	34' 3"
39	327° 25'	4' 0"
40	317° 40'	38' 3"
41	307° 55'	8' 3"
42	307° 55'	30' 10"
43	298° 09'	16' 3"
44	298° 09'	22' 10"
45	288° 24'	25' 3"
46	288° 24'	13' 0"
47	278° 39'	33' 3"

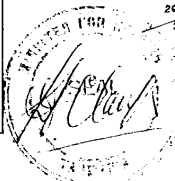


STAPLE HERE	ANNEXURE SHEET No. 3. (of 3 annexures) to Plan by Surveyor <i>L.J. Holmes.</i>	Owner <i>The Director of Housing</i>	Registered Number
		Title Reference	S.P.3481
This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated <i>20-5-70</i> , and that declaration extends to the detail shown on this sheet.	Surveyor <i>L.J. Holmes.</i>	Area of Parcels	
		Lot Number	Area
Signed for the purposes of identification.	Council Clerk	24. 28 ² / ₁₀ P.	118. 30 ⁸ / ₁₀ P.
		25. 30 ² / ₁₀ P.	119. 30 ² / ₁₀ P.
		26. 27 ⁵ / ₁₀ P.	132. 29 P.
		27. 26 ² / ₁₀ P.	133. 32 P.
		28. 26 ¹ / ₁₀ P.	134. 27 ² / ₁₀ P.
		29. 27 ¹ / ₁₀ P.	135. 26 ² / ₁₀ P.
		111. 31 ³ / ₁₀ P.	136. 27 ⁸ / ₁₀ P.
		112. 30 ² / ₁₀ P.	137. 31 ¹ / ₁₀ P.
		113. 30 ¹ / ₁₀ P.	138. 24 ⁴ / ₁₀ P.
		114. 29 ³ / ₁₀ P.	153. 24 ¹ / ₁₀ P.
		115. 30 ³ / ₁₀ P.	154. 34 ² / ₁₀ P.
		116. 27 ² / ₁₀ P.	155. 36 ⁸ / ₁₀ P.
		117. 31 ³ / ₁₀ P.	507. 8 ¹ / ₁₀ P.
		Total	509.
			SEE PLAN
		Total	3R. 24 ² / ₁₀ P.



No.	Bearing	Dist.
1	214° 49'	11' 9 1/4"
2	192° 09'	11' 9 1/4"
3	169° 30'	11' 9 1/4"
4	146° 51'	11' 9 1/4"
5	237° 19'	11' 7 1/2"
6	259° 41'	11' 7 1/2"
7	282° 01'	11' 7 1/2"
8	304° 21'	11' 7 1/2"
9	146° 46'	11' 8 1/2"
10	169° 16'	11' 8 1/2"
11	191° 46'	11' 8 1/2"
12	214° 16'	11' 8 1/2"
13	236° 46'	11' 8 1/2"
14	259° 16' 16"	11' 8 1/2"
15	281° 46'	11' 8 1/2"
16	304° 16'	11' 8 1/2"
17	239° 20'	8' 10 1/4"
18	250° 51'	8' 0 1/4"
19	266° 29'	13' 8 3/4"
20	286° 15'	13' 8 3/4"
21	304° 29'	11' 7 1/2"
22	321° 13'	11' 7 1/2"

No.	Bearing	Dist.
23	223° 42'	13' 8 1/2"
24	203° 58'	13' 8 1/2"
25	184° 38'	13' 13 1/4"
26	165° 44'	13' 13 1/4"
27	147° 50'	11' 9"
28	130° 56'	11' 9"
29	122° 29'	6' 0"



SEARCH OF TORRENS TITLE

VOLUME 55206	FOLIO 97
EDITION 4	DATE OF ISSUE 21-Jan-2022

SEARCH DATE : 17-Sep-2025

SEARCH TIME : 03.50 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 97 on Sealed Plan 55206 (formerly being SP3481)

Derivation : Part of 125 Acres Gtd. to D. Lord

Prior CT 3258/77

SCHEDULE 1

C276468 TRANSFER to KELLIE-ANNE JAY Registered 08-Feb-2001
at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

E430563 MORTGAGE to Australia and New Zealand Banking Group
Limited Lodged by DYE & DURHAM (ANZ) on 05-Sep-2025
BP: E430563



SCHEDULE OF EASEMENTS

PLAN NO.

S.P.3481

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No easements profits a preponder or covenants are created to benefit or burden any of the lots shown on the plan.

Lots 15 to 18 and 34 to 38 are SUBJECT TO a right (created by Indenture Registered Number 34/5 02 and therein called a right of drainage) for the Warden Councillors and Electors of the Municipality of Clarence over the Drainage Easements shown passing through those Lots

[Handwritten signature]

THE DIRECTOR OF HOUSING
Registered Proprietor of the
land shown on the plan in the
presence of:-

[Handwritten signature]



Certified correct for the purposes of the Real Property Act 1862, as amended.

[Handwritten signature]
CROWN SOLICITOR

This is the schedule of easements attached to the plan of ROKEBY GRANGE.....

SUBDIVISION..... comprising part of the land in

CERTIFICATE OF TITLE VOLUME FOLIO.....
(Insert Title Reference)

Sealed by on 19.....

.....
Council Clerk/Town Clerk

15th April 2026

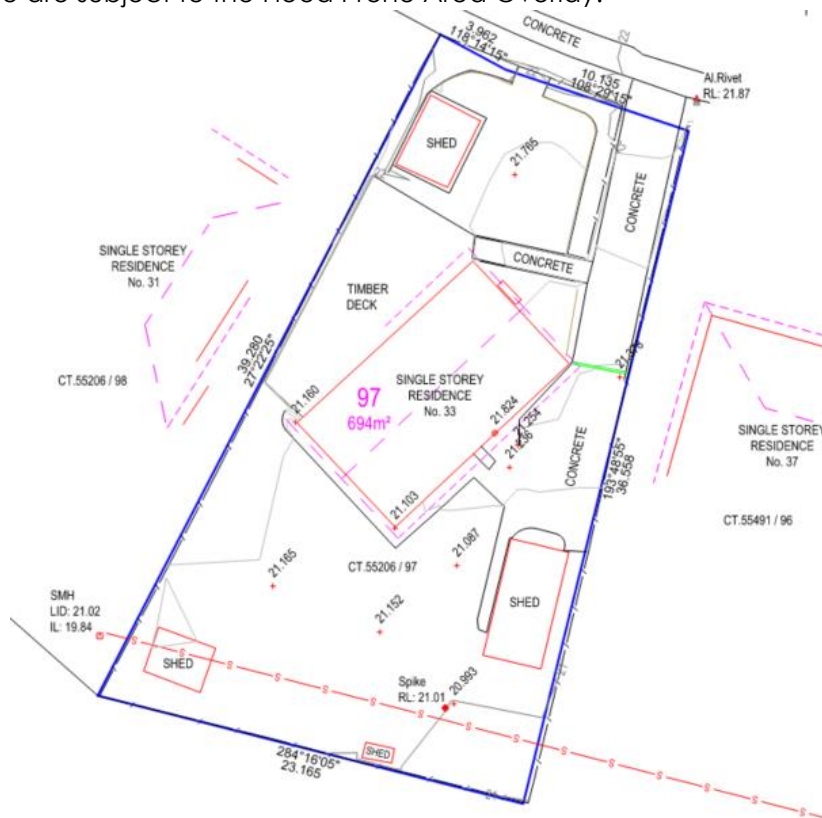
Clarence City Council
 PO Box 96
 Rosny Park TAS 7018

**Re: Development Application and Owners Notification
 33 Hookey Street, Rokeby (formerly PDNOPLNREQ-2026-060283)**

Dear Planner,

As advised in council's email dated 1st April 2026, please find attached documents for a discretionary planning application for a Secondary Dwelling at 33 Hookey Street, Rokeby.

The site is a 694m² north-facing suburban block in an established residential area of Rokeby. The site contains an existing single storey dwelling and several minor outbuildings, including a pergola, small shed and greenhouse. The site is zoned General Residential, and the rear two-thirds of the site are subject to the Flood Prone Area Overlay.



We have engaged Flussig Engineers to prepare a Flood Hazard Report for the proposed development, which determined that there is very minimal additional flood risk proposed by the development, and that the proposed floor level is more than 300mm above the 1% AEP flood level, as required.

The proposed secondary dwelling is located to the rear of the existing dwelling, almost parallel with the rear fence. It is to be 59.95m² in size, with lightweight cladding walls, and a skillion roof. It is set in from the rear fence due to a sewer main that sits approximately 3.2 metres from the back fence. This sewer main has been located by our surveyor and an underground services contractor. There is a small timber deck at the front of the secondary dwelling, which is approximately 400mm above ground level.

The proposal will utilise all existing service connections, and the existing driveway and parking arrangements are not proposed to change. Site coverage will be approximately 22%, and a 4x6m area of Private Outdoor Space is maintained outside the existing back door.

In addition to the above, I declare that I have advised the owner of the above property that I have lodged a planning application for the above property.

Please do not hesitate to contact me with any questions, and thank you for your assistance with our application.

Sincerely

PLANNING DRAWINGS

PROPOSED SECONDARY RESIDENCE

33 HOOKEY STREET, ROKEBY 7019

K-A. JAY

TITLE REFERENCE: 55206/97
SITE AREA: 694m²
FOOTPRINT: 154.47m² (22%) EXCLUDING LOW DECK
ZONING: GENERAL RESIDENTIAL
PLANNING OVERLAYS: FLOOD PRONE AREA
OTHER HAZARDS: SEWER MAIN NOT WITHIN EASEMENT

BUILDING CLASS: 1A
CLIMATE ZONE: 7
SOIL CLASSIFICATION: TBA
WIND SPEED: TBA
CORROSIVE RATING: TBA
BAL RATING: EXEMPT - NOT WITHIN BUSHFIRE PRONE
AREA OVERLAY

DRAWING SCHEDULE

- 01 SITE PLAN
- 02 GROUND FLOOR PLAN
- 03 ELEVATIONS
- 04 ELEVATIONS
- 05 ROOF PLAN



LI25013

MARCH 2026



LITTLE ISLAND BUILDING DESIGN
ph: 0408 316 564
e: info@libd.com.au
www.libd.com.au
PO Box 60 Claremont TAS 7011
Accredited Designer:
Alycia Mcconalogue CC6943

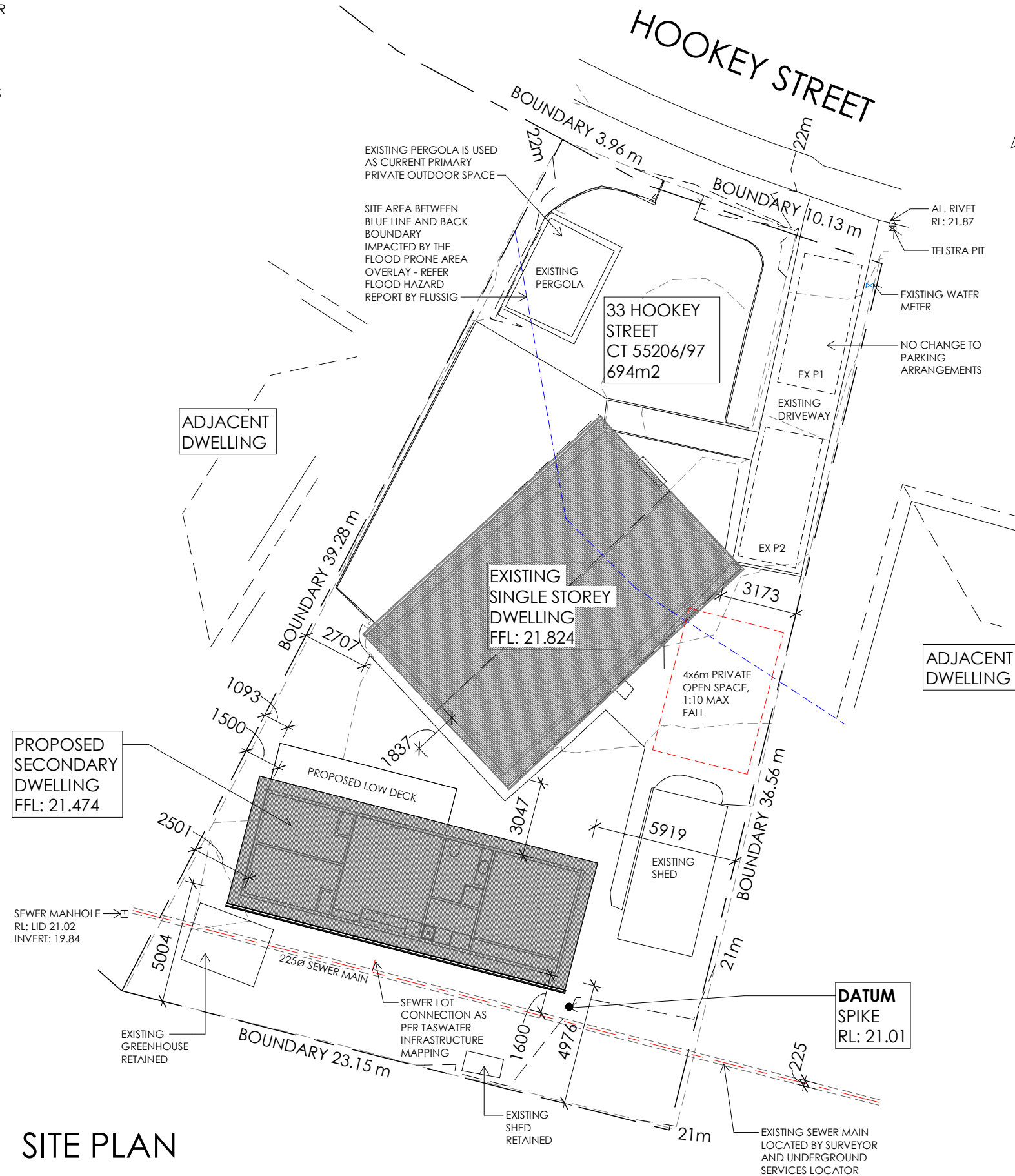
EXISTING DWELLING AREA	94.52	m ²
SECONDARY DWELLING AREA	59.95	m ²
TOTAL AREA	154.47	

SURVEY NOTES:

1. SURVEY COMPLETED BY PDA SURVEYORS IN APRIL 2022.
2. CONTOUR INTERVALS ARE 0.25m.
3. HORIZONTAL DATUM IS PLANE WITH MGA2020 - REFER SURVEY FOR ADDITIONAL DETAIL.
4. VERTICAL DATUM IS AHD PER SPM 10172 - REFER SURVEY FOR ADDITIONAL DETAIL.
5. TITLE BOUNDARIES HAVE NOT BEEN REMARKED.
6. SERVICES SHOWN ARE BASED ON VISIBLE ASSESSMENT AND INFRASTRUCTURE MAPPING. NO UNDERGROUND SERVICES INVESTIGATIONS HAVE BEEN COMPLETED.

SURVEY NOTES:

1. SURVEY COMPLETED BY LEARY COX & CRIPPS SURVEYORS IN NOVEMBER 2025.
2. CONTOUR INTERVALS ARE 0.20m.
3. HORIZONTAL DATUM WAS NOT PROVIDED.
4. VERTICAL DATUM IS AHD PER SPM6819 - REFER SURVEY FOR ADDITIONAL DETAIL.
5. TITLE BOUNDARIES HAVE NOT BEEN REMARKED.
6. SERVICES SHOWN ARE BASED ON VISIBLE ASSESSMENT AND INFRASTRUCTURE MAPPING, EXCEPT FOR THE SEWER MAIN, WHICH WAS LOCATED BY THE SURVEYOR ALONG WITH AN APPROVED UNDERGROUND SERVICES LOCATOR.



SITE PLAN

1 : 200



Accredited Building Designer
 Alycia Mcconalogue CC6943
 Ph: 0408 316 564
 E: info@libd.com.au
 www.libd.com.au

PLANNING DRAWINGS

PROPOSED SECONDARY RESIDENCE
 33 HOOKEY STREET,
 ROKEBY 7019

FOR:
 K-A. JAY

Date:
 27.03.2026

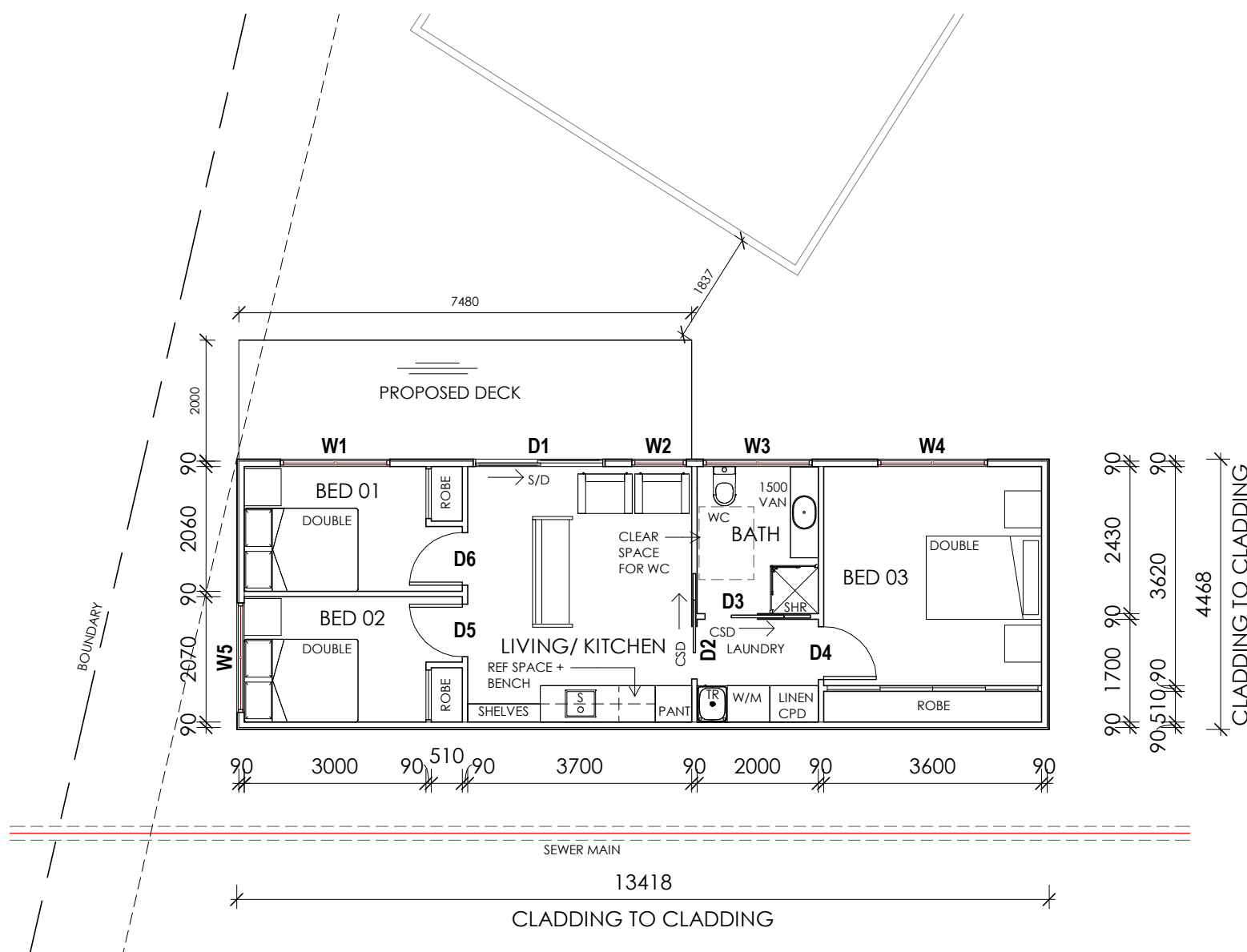
Project no/ Drawing no: Revision:
 LI25013 -01 01



Accredited Building Designer
 Alycia Mcconalogue CC6943
 Ph: 0408 316 564
 E: info@libd.com.au
 www.libd.com.au

DRAWING KEY

- COL COLUMN
- CSD CAVITY SLIDING DOOR
- G.S. GLASS SCREEN
- F EXHAUST FAN VENTED TO OUTSIDE AIR.
- OHC OVERHEAD CUPBOARDS
- S SINK
- S/D SLIDING DOOR
- SHR SHOWER
- TR TROUGH
- VAN VANITY
- W/M WASHING MACHINE



PROPOSED GROUND FLOOR PLAN

1 : 100

EXISTING DWELLING AREA	94.52	m2
SECONDARY DWELLING AREA	59.95	m2
TOTAL AREA	154.47	

WINDOW SCHEDULE				
	HEIGHT	WIDTH	WINDOW TYPE	NOTES
W1	1200	1810	Awning Window	
W2	2100	900	Awning Window	
W3	600	1800	Awning Window	OBSCURE GLASS
W4	1200	1810	Awning Window	
W5	1200	1810	Awning Window	

DOOR SCHEDULE			
MARK	WIDTH	DOOR TYPE	NOTES
D1	2100		SLIDING GLASS DOOR
D2	870	CAVITY SLIDING DOOR	
D3	870	CAVITY SLIDING DOOR	
D4	870		INTERNAL DOOR
D5	870		INTERNAL DOOR
D6	870		INTERNAL DOOR

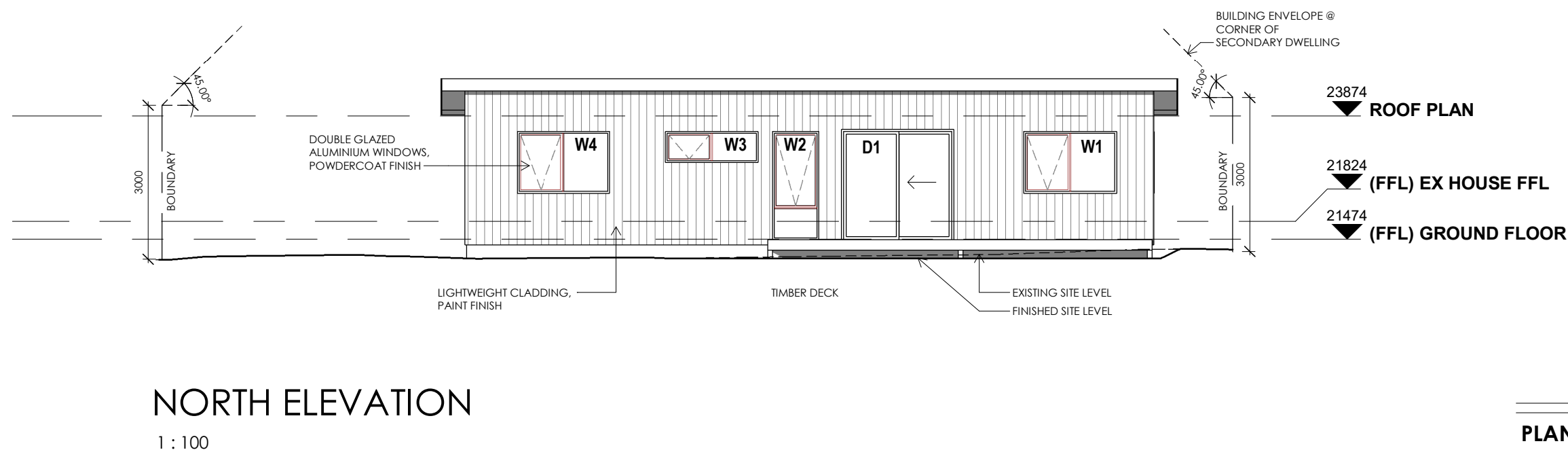
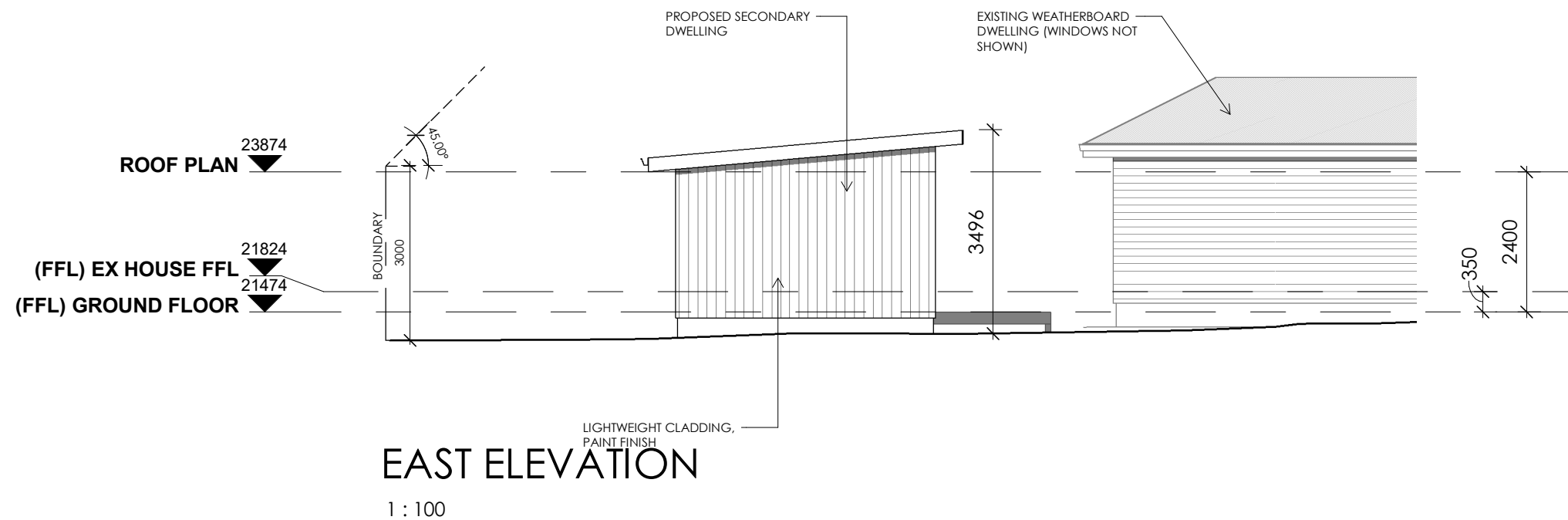
PLANNING DRAWINGS

PROPOSED SECONDARY RESIDENCE
 33 HOOKEY STREET,
 ROKEBY 7019

FOR:
K-A. JAY

Date:
27.03.2026

Project no/ Drawing no: Revision:
LI25013 -02 01



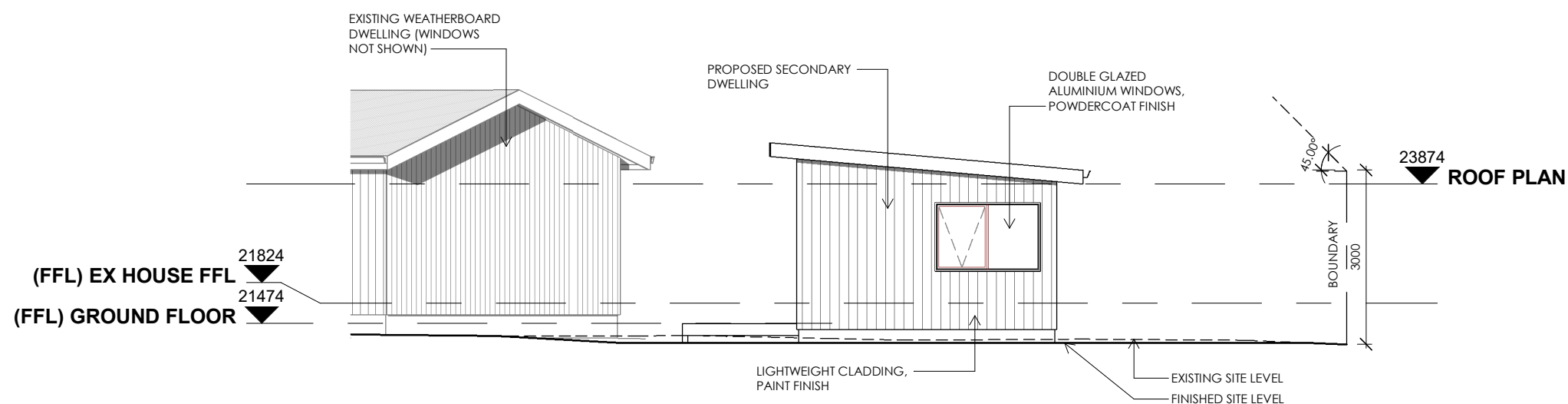
PLANNING DRAWINGS

PROPOSED SECONDARY RESIDENCE
33 HOOKEY STREET,
ROKEBY 7019

FOR:
K-A. JAY

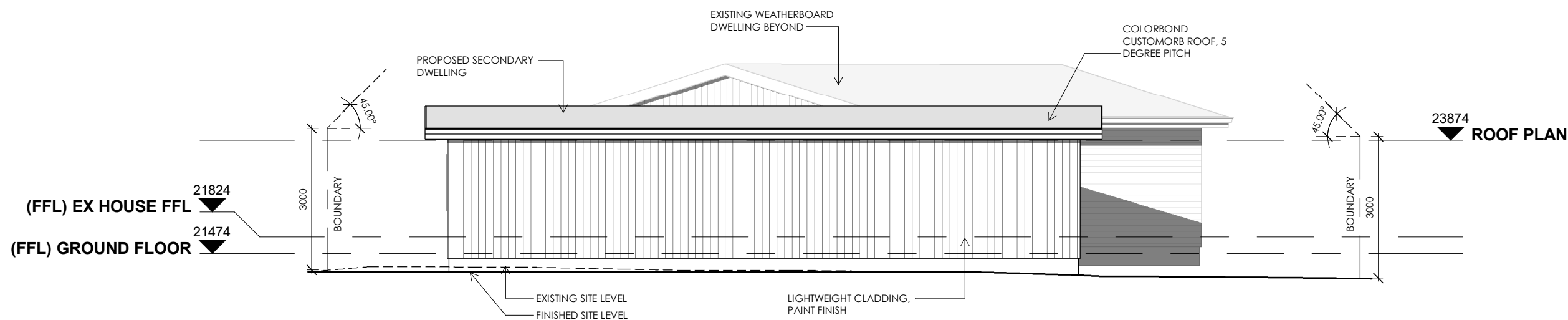
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WEST ELEVATION

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SOUTH ELEVATION

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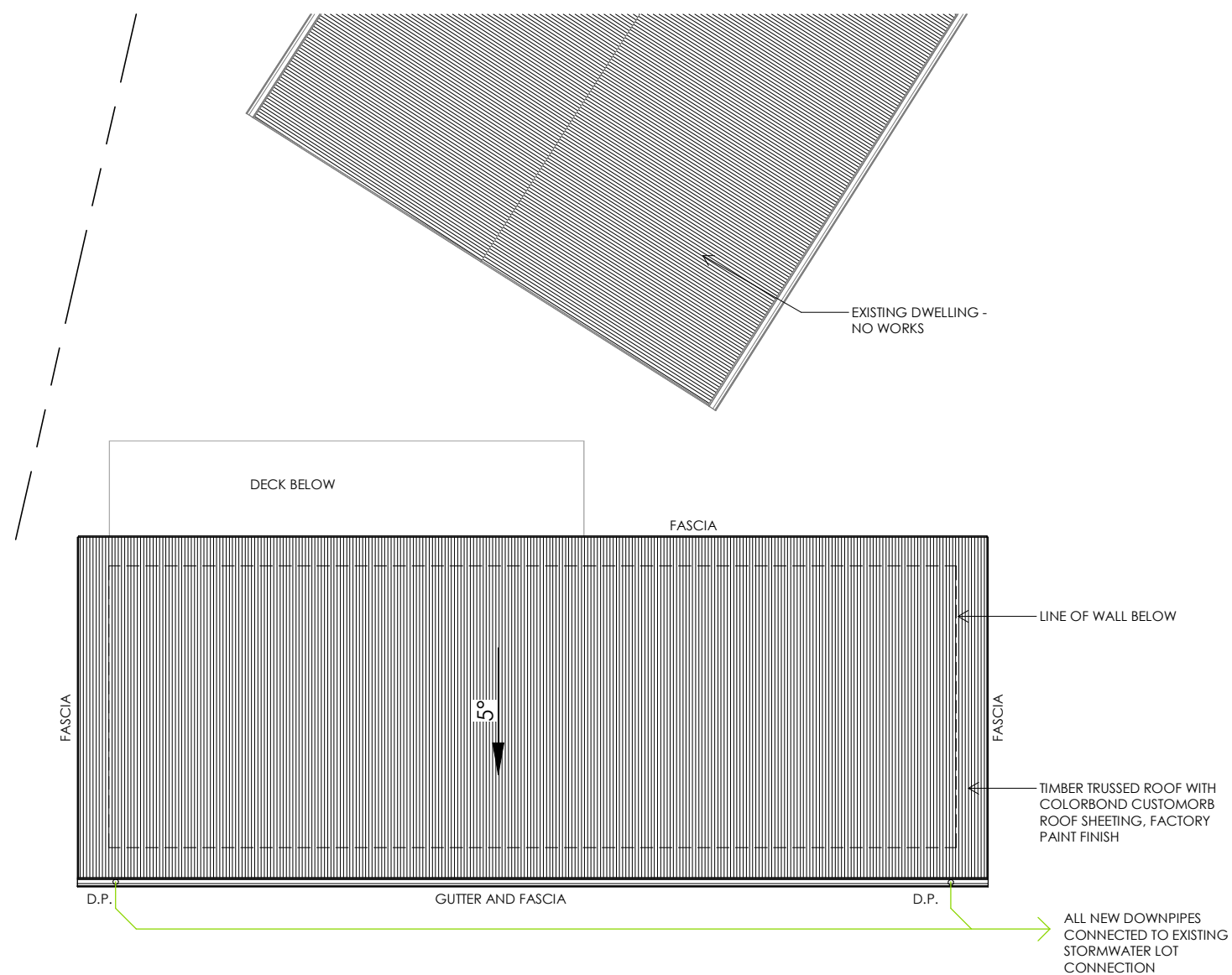
PLANNING DRAWINGS

PROPOSED SECONDARY
 RESIDENCE
 33 HOOKEY STREET,
 ROKEBY 7019

FOR:
 K-A. JAY

Date:
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Project no/ Drawing no: Revision:
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ROOF PLAN

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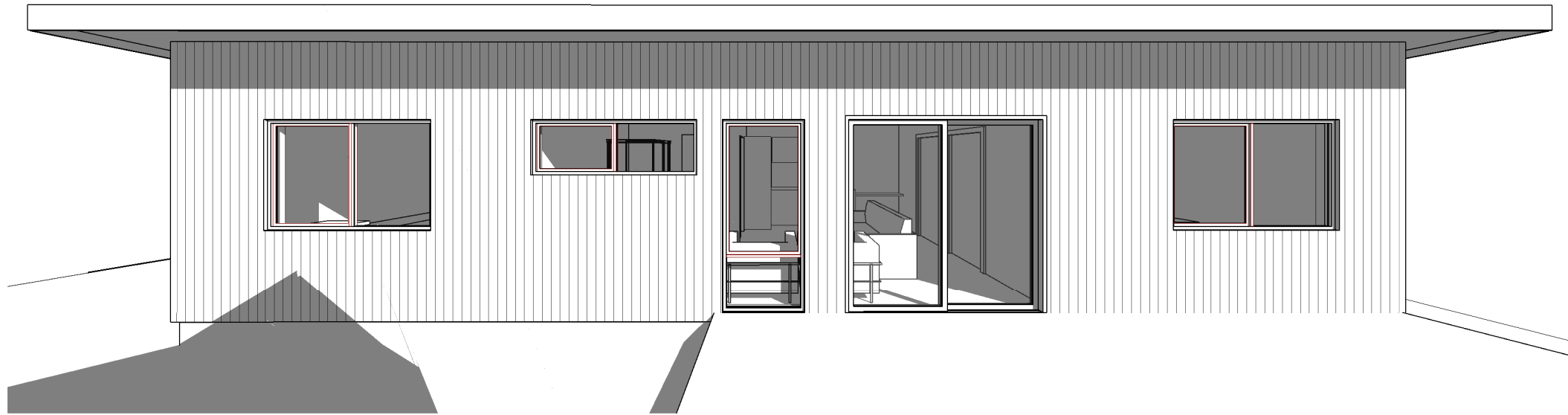
PLANNING DRAWINGS

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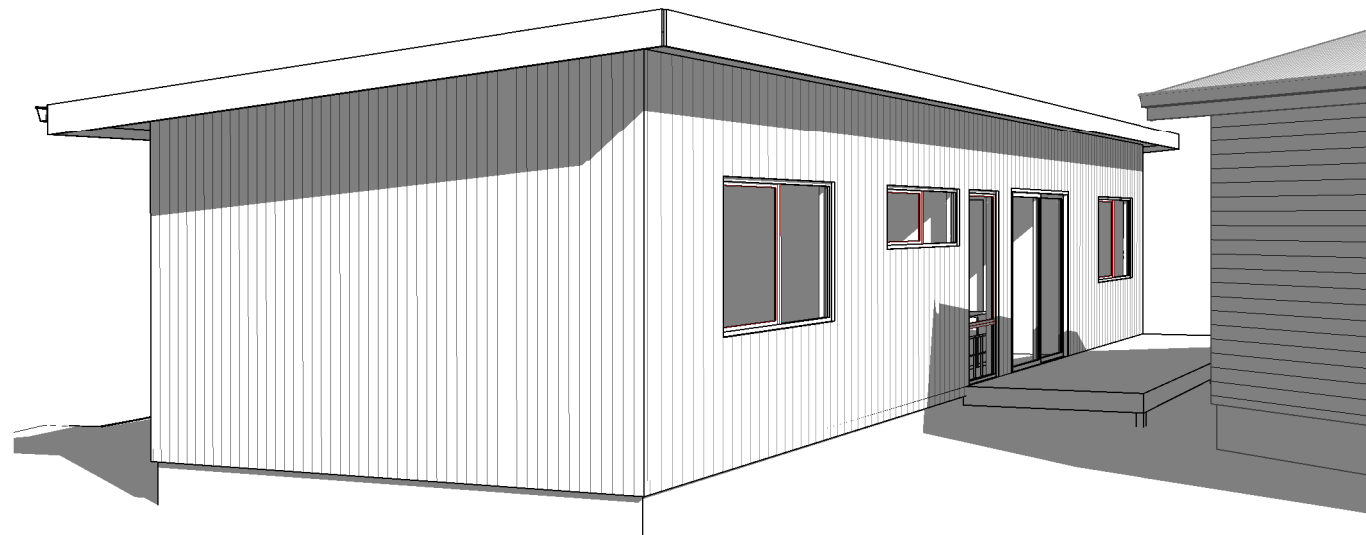
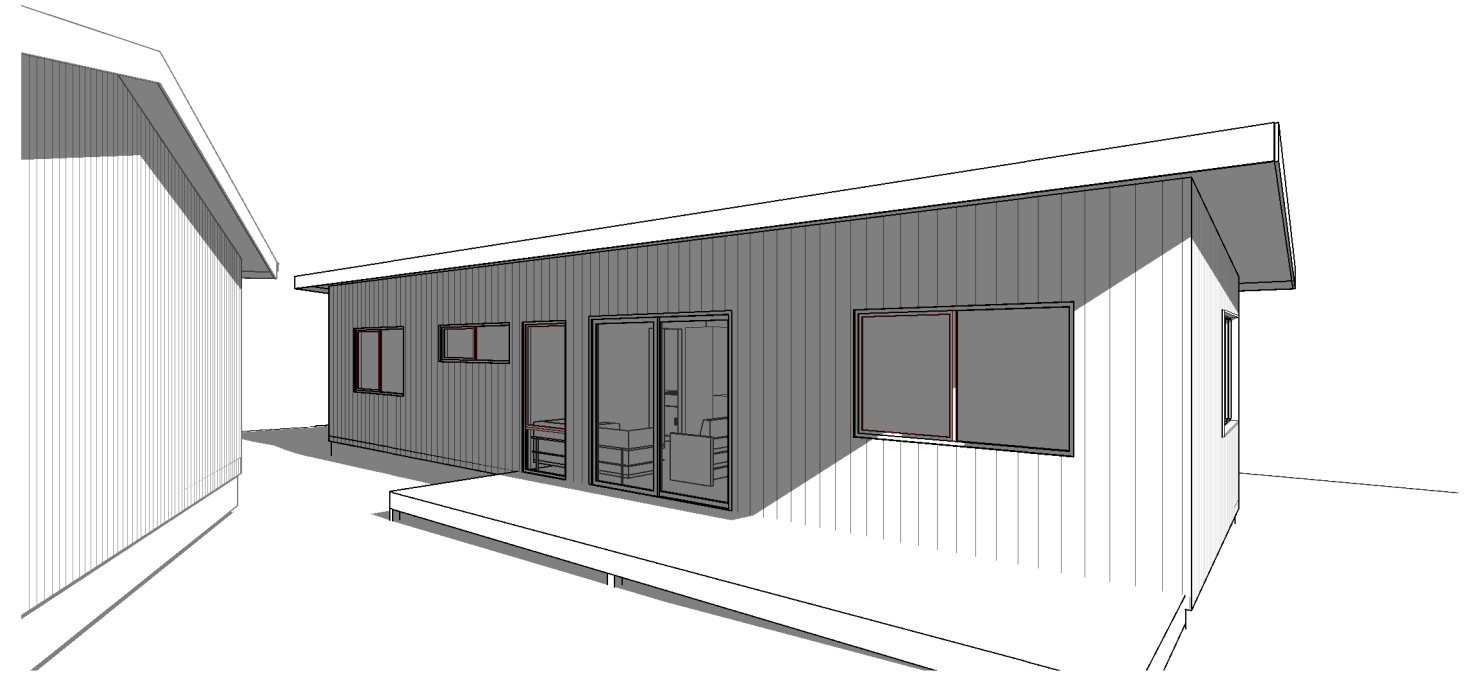
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Prepared for:
Little Island Building Design

33 Hookey Street Rokeby

FLOOD HAZARD REPORT

FE_26077
27 March 2026

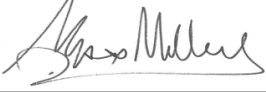




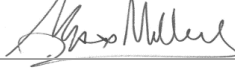


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Document Initial Revision

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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 **Little Island Building Design**, to undertake a site-specific flood hazard report for the proposed ancillary dwelling at number 33 Hookey Street, 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 78 m² proposed secondary dwelling with adjoining deck area of approximately 11 m², introducing additional impervious roof area to the property. The site is approximately 694 m² and contains an existing residential dwelling that is not being modified. 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 33 Hookey Street, Rokeby is approximately 65.5 ha, originating from the west along the Rokeby Hills, with an average slope of 9%.

The land use of the catchment is a mix of Open Space, General Residential, Low Density Residential, Local Business, Community Purpose, with the upper reaches zoned Landscape Conservation and the specific site being listed as General Residential.

Figure 1 below outlines the approximate contributing catchment for the development site at 33 Hookey Street, Rokeby.



Figure 1. Full Contributing Catchment, 33 Hookey Street, Rokeby

2.2 Hydrology

The following Table 2 shows the combined initial and continuing rainfall loss values adopted for the RAFTS catchment model. These values were based on detailed aerial imagery. 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
65.5	28-15/1	3.7-2/0.0	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 catchment, critical storm durations ranged from 10 minutes to 12 hours, consistent with previous studies for this area (accepted by Clarence City Council). Figure 2 below presents the box-and-whisker results for the 1% AEP model run. The 10-minute storm using temporal pattern 1 produced the highest median flow and was therefore selected for use in the hydraulic model.

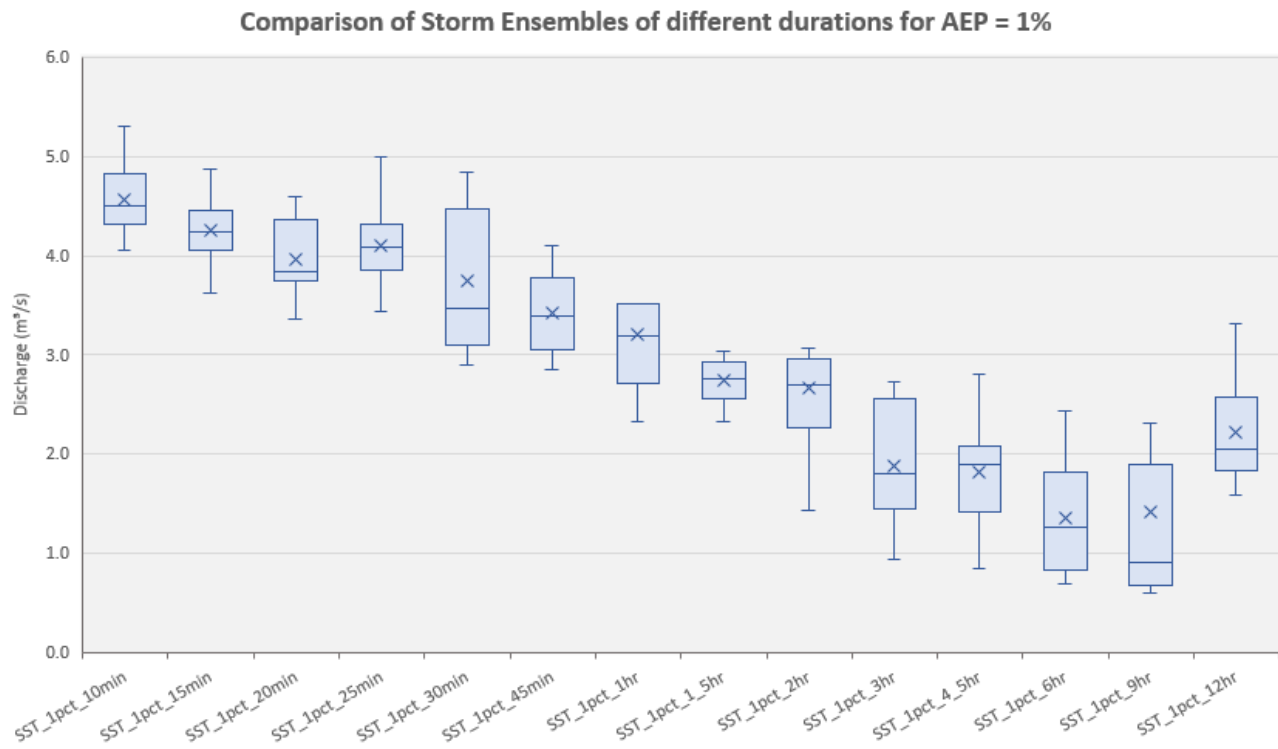


Figure 2. 1% AEP Box and Whisker Plot

2.2.2 Climate Change

The ARR 2019 Guide for Flood Estimation, Version 4.2, is regarded as the industry standard for assessing projected increases in rainfall under climate change conditions for the year 2100 scenario.

According to the guide, a multiplication factor of 1.86 is adopted for rainfall durations of less than 1 hour under the SSP5-8.5 at 2100 scenario for the localised catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts and is generally adopted by councils which is shown below in Table 3.

Table 3. Climate Change Increases

Parameter	Localised Catchment SSP5-8.5 @ 2100
<1 Hour Rainfall Intensity	86% 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 3).



Figure 3. 1m DEM (Hill shade) of Lot Area, 33 Hookey Street, 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 33 Hookey Street, 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

Land Use	Pre-Development		Post-Development	
	Area (m ²)	% Total land	Area (m ²)	% Total land
Pervious	532	76.6	454	65.4
Impervious	162	23.4	240	34.6

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 33 Hookey Street, Rokeby, is located on gently sloping terrain within a broader local catchment that conveys overland runoff eastward toward Clarence Plains Rivulet. Under existing, pre development conditions, the site is influenced by shallow overland flow generated from the surrounding catchment, with runoff entering and moving across the allotment from the western side and from Hookey Street to the north, although the more significant flow influence occurs from the southern boundary where the local topography directs runoff toward the rear of the lot.

Hydraulic modelling undertaken for the 1% Annual Exceedance Probability event, including projected climate change allowances to Year 2100, indicates that the site is affected by shallow sheet flow inundation under major storm conditions. The flooding is generally concentrated across the southern and rear portions of the allotment, particularly in the area where the proposed ancillary dwelling is intended to be constructed. Model results indicate flood depths across the site are typically in the order of 0.05 m to 0.30 m, with the south eastern corner of the property acting as a local low point where runoff tends to accumulate and pond against the southern fence alignment.

The velocity results are consistent with this flooding pattern and show that surface flows across the site are generally low, with modelled velocities predominantly ranging from 0.08 m/s to 0.80 m/s. These flow conditions are characteristic of shallow, low energy overland runoff and indicate that the flood behaviour at the site is not associated with aggressive hydraulic action. As such, the potential for scour, erosion, sediment transport, or structural instability arising from flow velocity is considered negligible under the assessed event.

The corresponding flood hazard mapping classifies most of the allotment within the H1 hazard category in accordance with the Australian Rainfall and Runoff 2019 hazard criteria. Localised areas along the southern lot boundary are classified as H2, primarily due to slightly greater flood depths caused by ponding against the existing southern timber paling fence. Overall, this hazard classification indicates that flood conditions across the site remain relatively low severity, with water depths and velocities generally insufficient to present a material risk to people, vehicles, or built structures.

3.1.2 Post-Development Scenario

Post development hydraulic modelling of the 1% AEP + CC event, indicates that the proposed development will generally preserve the existing overland flow path function across the site. The primary surface flow regime will continue to pass through the central and rear portions of the allotment, with local runoff still conveyed toward the southern and eastern boundaries before discharging to the downstream drainage system associated with Clarence Plains Rivulet. This indicates that the proposed layout does not interrupt the broader catchment flow path or isolate the site from its existing downstream hydraulic connectivity.

The post development results show only minor changes to flood behaviour across the allotment. Small increases in local flood depth are predicted in some areas due to the introduction of additional built form, together with minor changes in surface roughness and local obstruction effects caused by the proposed structures. Despite this, maximum flood depths across the developed site remain generally within the range of 0.05 m to 0.30 m, which is consistent with shallow sheet flow conditions. The overall inundation extent remains similar to the existing case, and the development does not generate any new concentrated flow corridors, breakout zones, or adverse hydraulic discontinuities.

Some localised shallow ponding, generally up to approximately 0.10 m in depth, is expected adjacent to the proposed entry area of the ancillary dwelling. This is primarily due to subtle local depressions in

the ground surface and small scale redirection of shallow runoff around the proposed building footprint. These ponded areas are limited in extent, remain shallow in nature, and do not materially alter the overall hydraulic performance of the site. On this basis, they are not considered to represent a significant risk to occupants, access, or the safe function of the proposed development.

Post development velocity mapping remains broadly consistent with the pre development scenario, with most of the site experiencing surface flow velocities of less than 0.80 m/s. These results confirm that the proposed development does not create high energy flow conditions or materially increase the risk of erosion, scour, debris transport, or hydraulic loading on structures. Flow across the site remains characteristic of low energy overland runoff, with no evidence of unstable or hazardous hydraulic behaviour being introduced as a result of the development.

The corresponding post development flood hazard mapping confirms that the site remains predominantly within the H1 hazard classification under the ARR 2019 hazard criteria. Only very limited areas near the southern boundary fence line remain within the H2 hazard band, which is associated with minor localised depth increases caused by ponding along that boundary. Overall, the modelled post development flood conditions continue to represent a low hydraulic hazard, with flood depths and velocities remaining insufficient to present a material risk to people, vehicles, or built infrastructure.

To address the residual flood risk associated with shallow inundation, the proposed ancillary dwelling is to be constructed with a finished floor level at or above the assessed 1% AEP plus climate change design flood level for Year 2100. This will ensure that the building floor level remains protected from modelled floodwaters and will maintain consistency with applicable floodplain development requirements and good engineering practice.

The modelling also confirms that post development runoff will continue to discharge toward the drainage easement along the southern boundary and ultimately into Clarence Plains Rivulet, without causing any measurable increase in off site peak flow rates or downstream flood impacts under the adopted design event. This demonstrates that the proposed development will not adversely affect neighbouring properties or alter the existing downstream flood regime.

To improve the realism of the assessment, the hydraulic model incorporated both the perimeter fences and the internal boundary fences along the Hookey Street properties. Including these features allowed the model to better represent the way shallow floodwaters interact with existing site obstructions and boundary elements, resulting in a more accurate simulation of overland flow behaviour across the local property interface.

As outlined in Section 2.3.6, the existing fences were assigned a maximum effective model height of 250 mm. This modelling assumption allows overland flow to pass through the fence alignment once water levels exceed the structural capacity of the fencing. This approach was adopted because the existing fences are predominantly timber paling fences, which are not expected to withstand significant flood loading and are likely to fail, deform, or collapse when exposed to flood depths in the order of approximately 250 mm to 450 mm. For the purpose of this assessment, the lower end of that failure range was conservatively adopted. This ensures the model does not unrealistically treat the fences as solid hydraulic barriers and therefore does not overestimate their ability to obstruct or redirect flood flows during major storm events.

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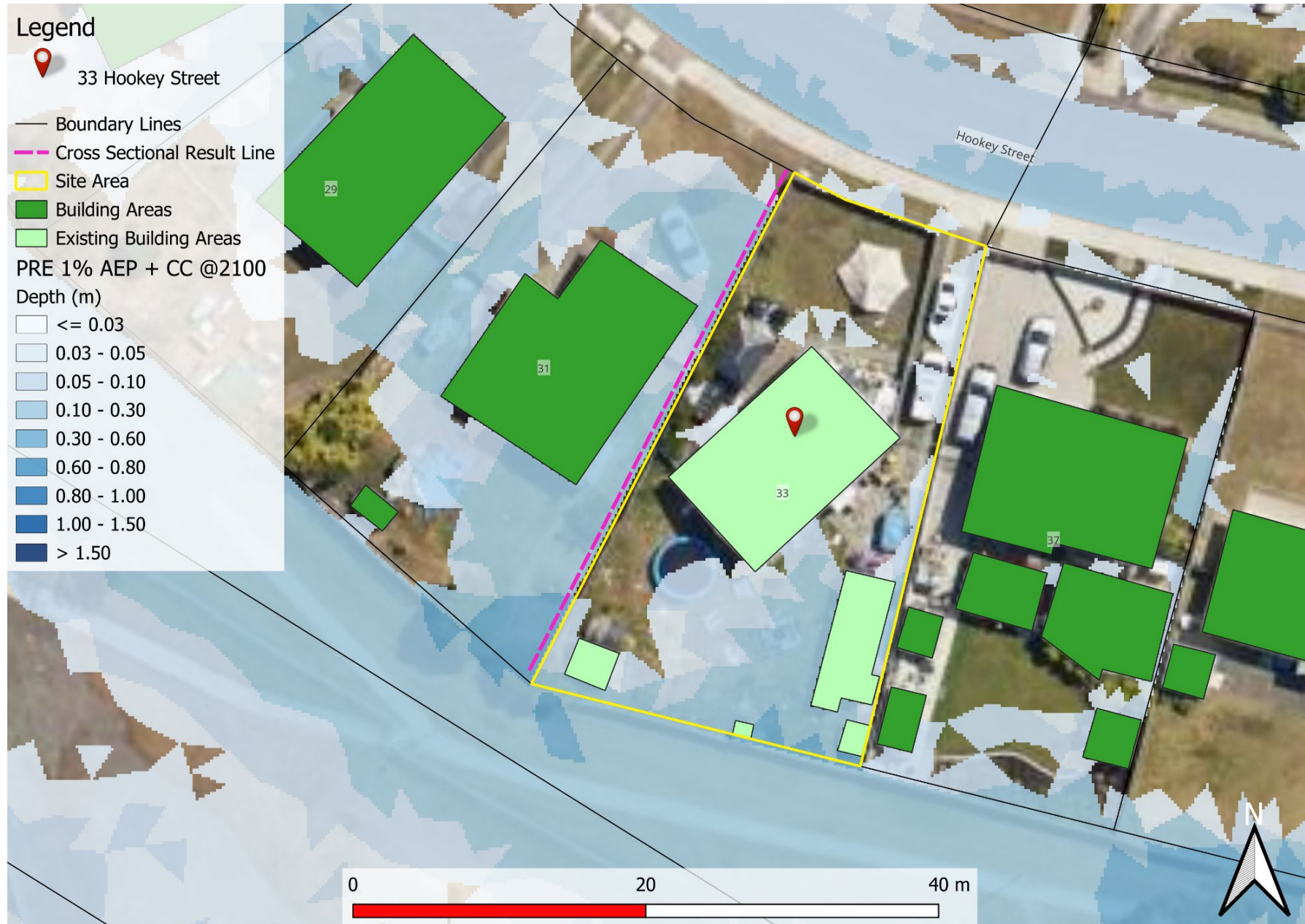


Figure 4. Pre-Development 1%+CC Flood Depths and extents

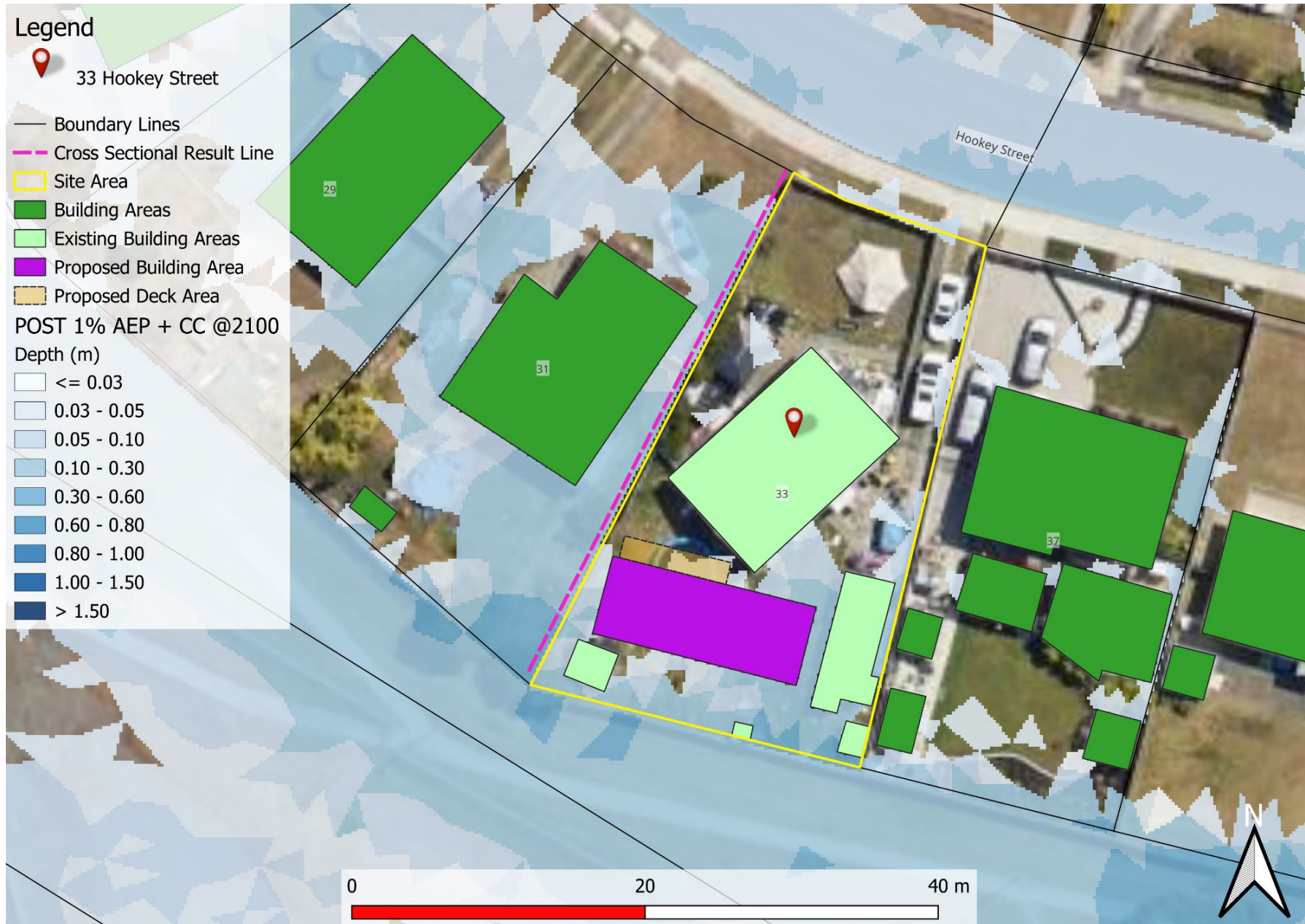


Figure 5. Post Development 1%+CC Flood Depth and extents

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 relatively limited increase in flood depths on adjacent properties surrounding the lot, with the overland flow relatively unimpeded to continue towards the natural overland flow path to the east and south boundaries of the 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 6 presents the discharge hydrograph for the 33 Hookey Street site, illustrating the comparative flow characteristics between pre- and post-development conditions. This graph, derived from hydraulic modelling outputs, captures net discharge variations at the cross-sectional result line for both pre and post development scenarios to assess potential impacts resulting from the proposed development.

The analysis indicates that post-development conditions result in a decrease of 0.31 m³/s in net discharge from 0.56 m³/s in the pre-development scenario, suggesting that any additional runoff generated by the new structure is within acceptable limits. Additionally, a slight increase in velocity of 0.07 m/s is observed, in which the proposed ancillary dwelling is impeding the flow slightly causing water to flow around the solid objects slightly quicker. These results confirm that the development has minimal impact on site hydrology, ensuring that overland flow characteristics remain consistent with pre-development conditions.

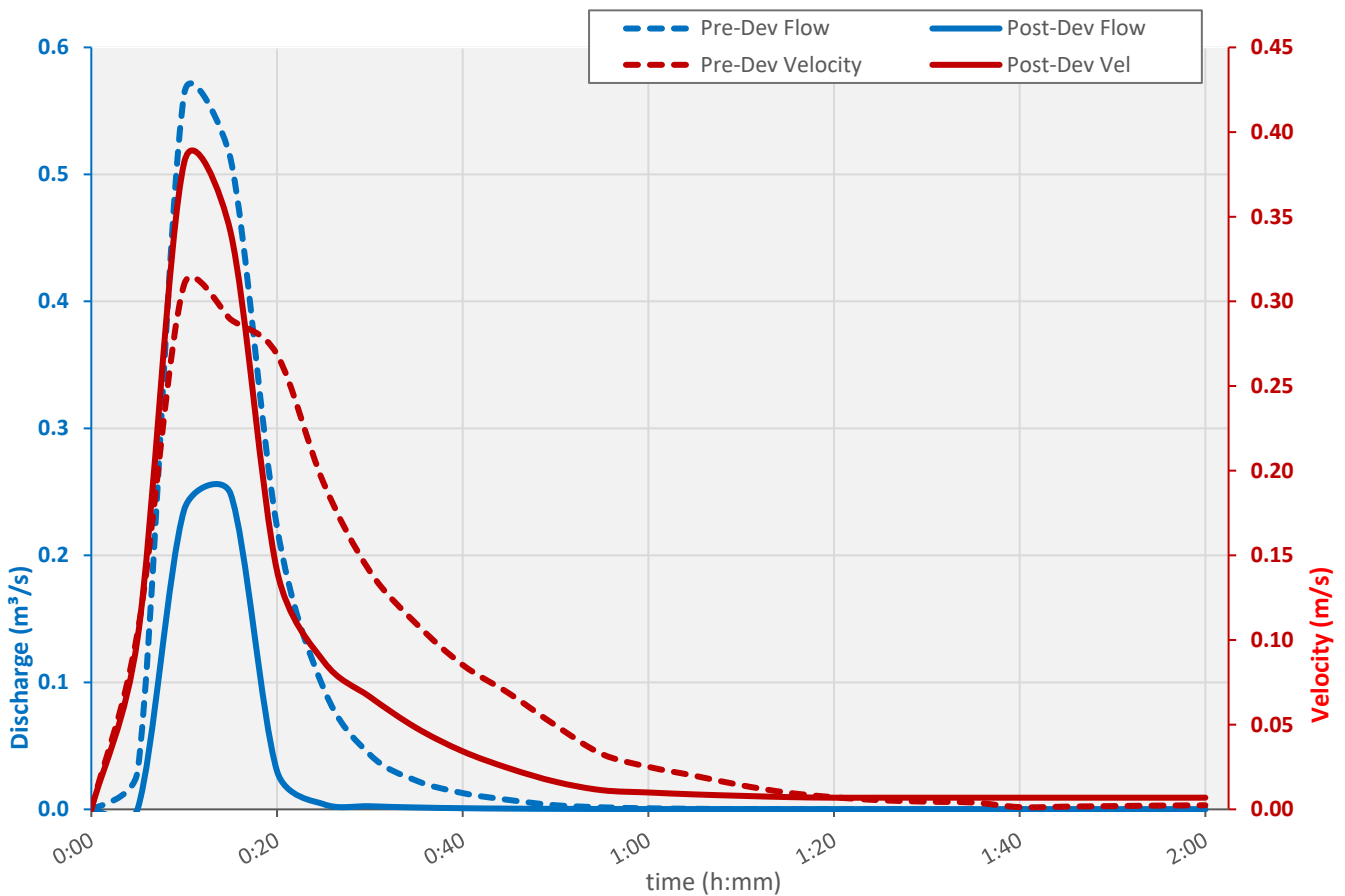


Figure 6. Pre and Post Development Net Discharge 1% AEP +CC, 33 Hookey Street

3.4 Model Summary

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

	Pre-Development	Post-Development	Net Change
Depth (m)	0.11	0.12	+ 0.01
Velocity (m/s)	0.31	0.38	+ 0.07
Discharge (m ³ /s)	0.56	0.25	- 0.31

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 33 Hookey Street, 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 Secondary Dwelling	21.06	21.36

4. Flood Hazard

Appendix A presents a detailed assessment of the modelled flood depth, flow velocity, and hazard conditions within the subject lot and the immediately surrounding area under both pre development and post development scenarios. For the existing site conditions, hydraulic modelling at the adopted cross sectional reference line indicates a maximum flow velocity of 0.31 m/s and a corresponding flood depth of 0.11 m. Based on the hazard classification criteria set out in the Australian Flood Resilience and Design Handbook, these hydraulic conditions fall within the H1 hazard category, which is generally considered safe for people, vehicles, and buildings. The relevant hazard criteria and mapping outcome are shown in Figure 7.

Under the post development scenario, the modelling indicates only a very minor change in local flood behaviour at the same reference location. Maximum flow velocity is predicted to increase by approximately 0.07 m/s, while maximum flood depth increases by only 0.01 m. These changes are negligible in hydraulic terms and indicate that the proposed development does not materially alter the local flooding regime or generate any significant worsening of flood conditions within the assessed area. Importantly, the resulting hazard classification remains within the H1 category, confirming that the flood risk at the site continues to remain within an acceptable and low hazard range under the adopted design event. The comparative hazard mapping provided in Appendix A clearly illustrates the consistency between pre development and post development conditions.

This assessment is limited to flood behaviour within the property boundary and its immediate surrounds and does not extend to the wider public road network or external access routes. As such, the study has not assessed the performance, safety, or accessibility of surrounding roads during flood events, and no conclusions can be drawn regarding evacuation routes, external site access, or emergency vehicle movement beyond the property itself. In view of this limitation, it is recommended that occupants, residents, and visitors remain within the dwelling during any flood event unless otherwise advised or directed by emergency services.

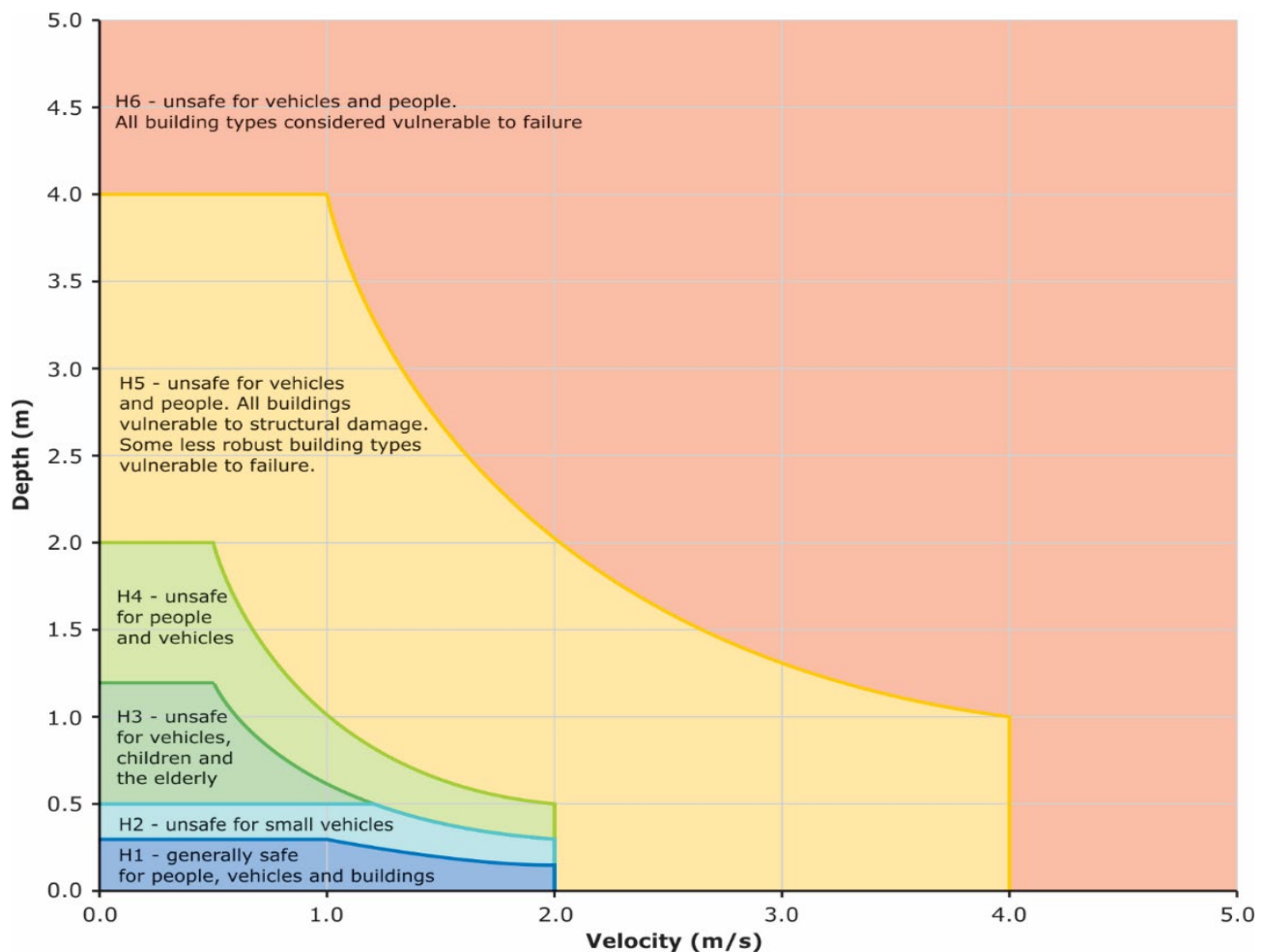


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The flood analysis for the property at 33 Hookey Street, Rokeby indicates that the proposed ancillary dwelling 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 ancillary 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 ancillary dwelling at 33 Hookey Street, Rokeby, within a 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 (only a very minor area of H2 along the southern fence line).

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 secondary 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 33 Hookey Street, 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 0.12 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 decrease of 0.31 m³/s from pre- to post-development, riverine flood scenarios.
5. There is a minor increase of 0.07 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 a majority of H1 that 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. All new surface areas surrounding the buildings must be designed to drain away from all entrances.
3. The new dwelling must be engineered to withstand flood forces, including debris impact, based on the specified flood conditions.
4. No additional solid structures are to be constructed on the property without a further flood impact assessment.
5. Future use of lot areas must be restricted to zones classified as safe under the ARR Disaster Manual categories.
6. 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 ancillary dwelling will meet current acceptable solutions and performance criteria under the Tasmanian Planning Scheme 2021.

7. Limitations

Flüssig Engineers were engaged by **Little Island Building Design**, for the purpose of a site-specific Flood Hazard Report for 33 Hookey Street, 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.

The results, findings, and interpretations contained in this report are based on the existing site conditions, available LiDAR surface data, hydraulic modelling, and other third-party information provided to Flüssig Engineers. Should any aspect of the site, catchment, or proposed development design change, including modifications to ground levels, drainage patterns, or surrounding infrastructure, the flood behaviour and associated risks may also change. In such cases, this report must be re-evaluated and updated to reflect those modifications before further use.

This report must be read and used in its entirety. It may not be quoted, reproduced, or relied upon in part or for any purpose other than that expressly stated within, unless prior written consent is obtained from Flüssig Engineers.

Flüssig Engineers accepts no responsibility or liability for errors or inaccuracies arising from information supplied by external sources, third-party consultants, or other data providers used in preparing this report. The outcomes and conclusions presented herein are valid only for the conditions and assumptions explicitly described in this document.

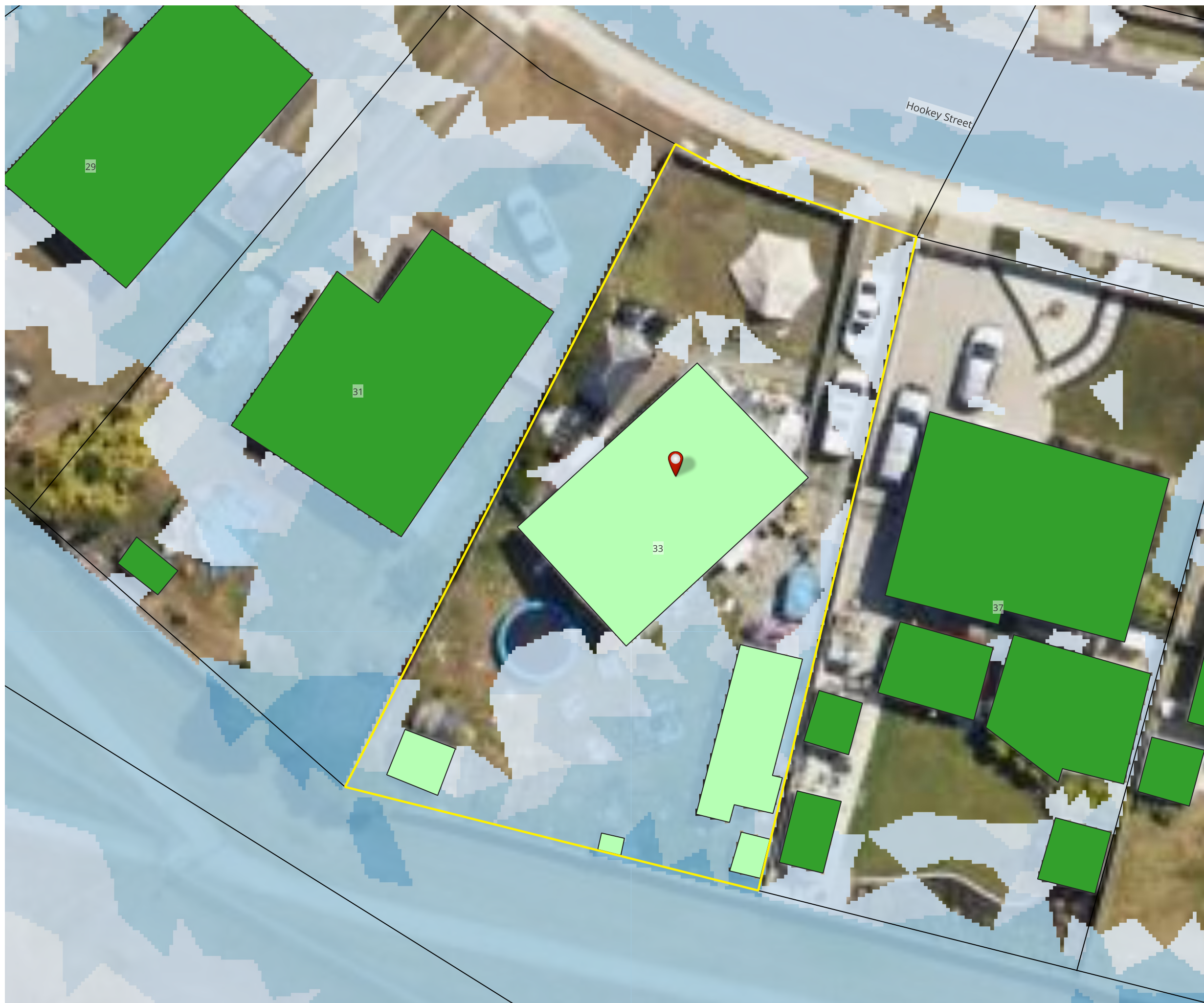
8. References

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9. Appendices

Appendix A Flood Maps

PRE 1% AEP + CC @ 2100



Legend

 33 Hookey Street

— Boundary Lines

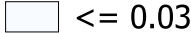
 Site Area

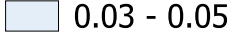
 Building Areas

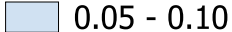
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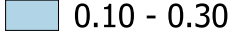
PRE 1% AEP + CC @2100


Depth (m)


 <= 0.03


 0.03 - 0.05

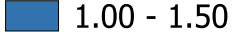
 0.05 - 0.10

 0.10 - 0.30

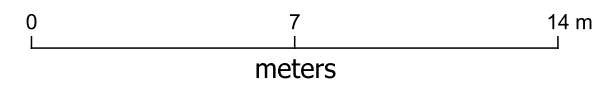
 0.30 - 0.60

 0.60 - 0.80

 0.80 - 1.00

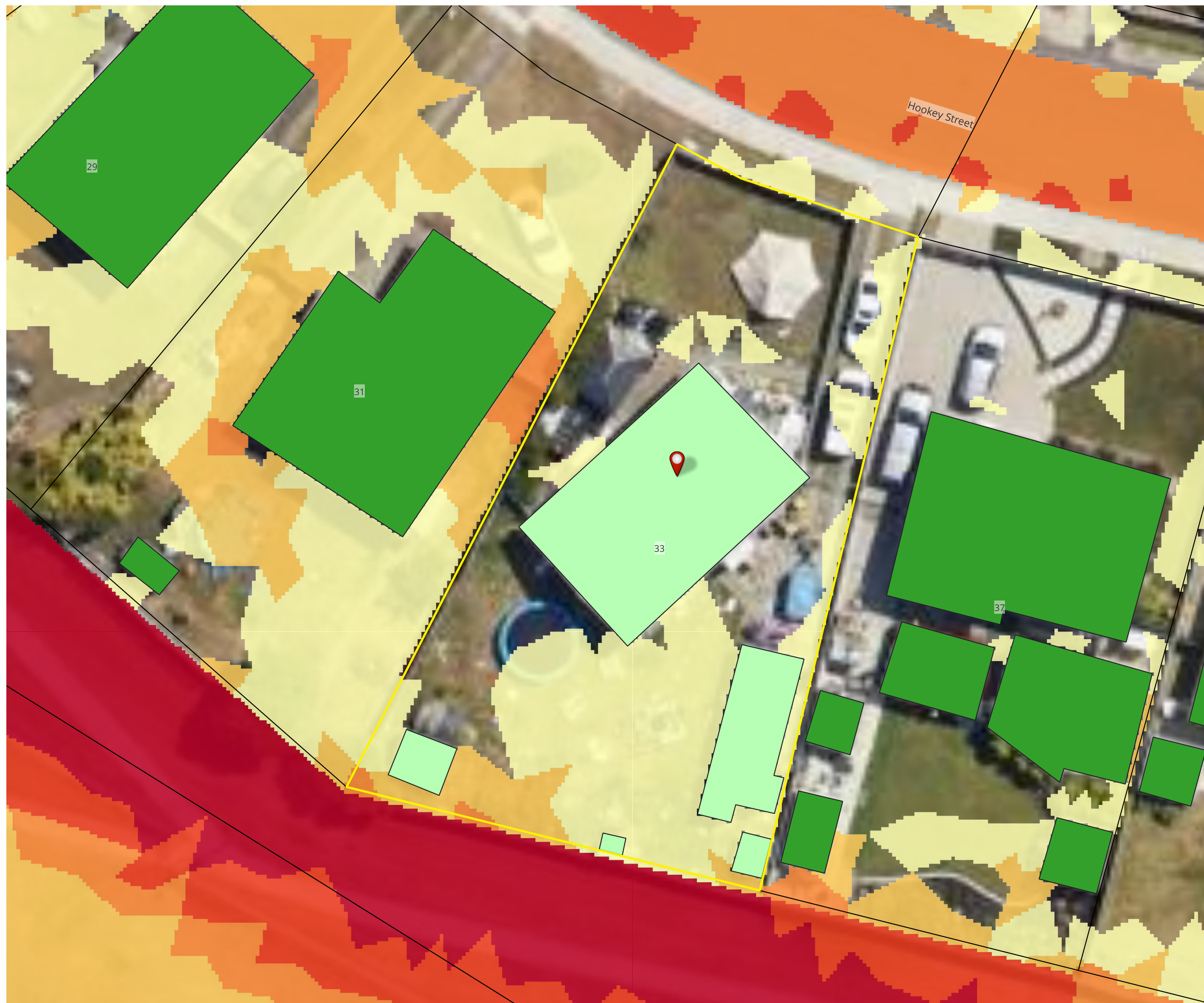
 1.00 - 1.50

 > 1.50



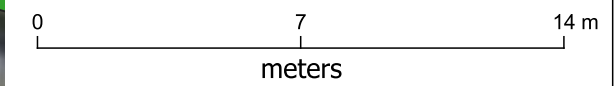
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PRE 1% AEP + CC @ 2100



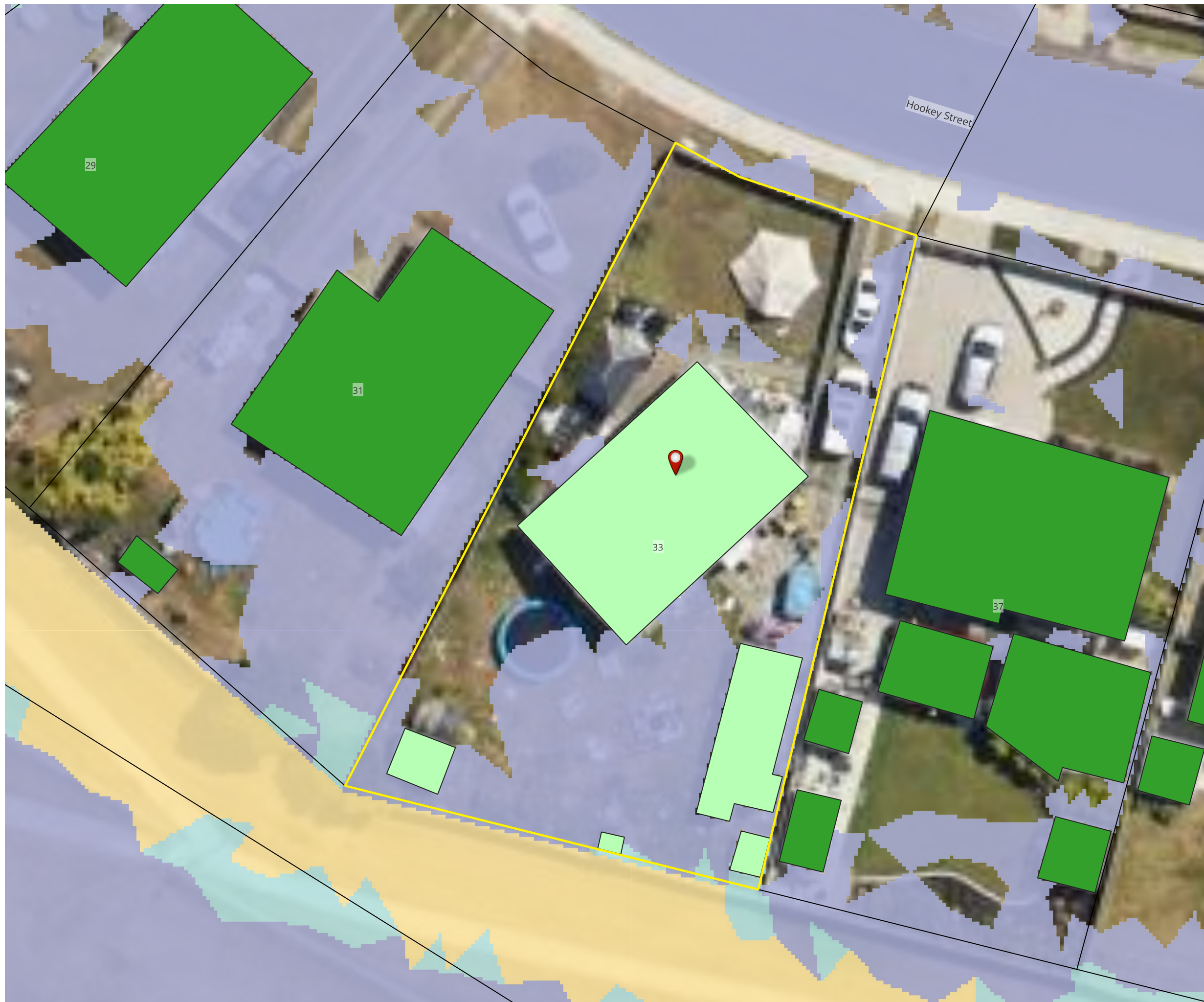
Legend

- 33 Hookey Street
- Boundary Lines
- Site Area
- Building Areas
- Existing Building Areas
- PRE 1% AEP + CC @2100
- Velocity (m/s)
 - <= 0.50
 - 0.50 - 1.00
 - 1.00 - 1.50
 - 1.50 - 2.00
 - > 2.00




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Legend

 33 Hookey Street

 Boundary Lines

 Site Area

 Building Areas

 Existing Building Areas


PRE 1% AEP + CC @2100


Hazard

 H1

 H2

 H3

 H4

 H5

 H6



0 7 14 m
meters



flüssig
Engineers

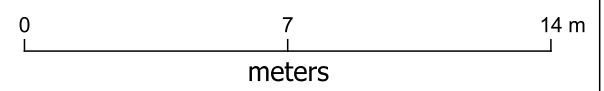
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POST 1% AEP + CC @ 2100



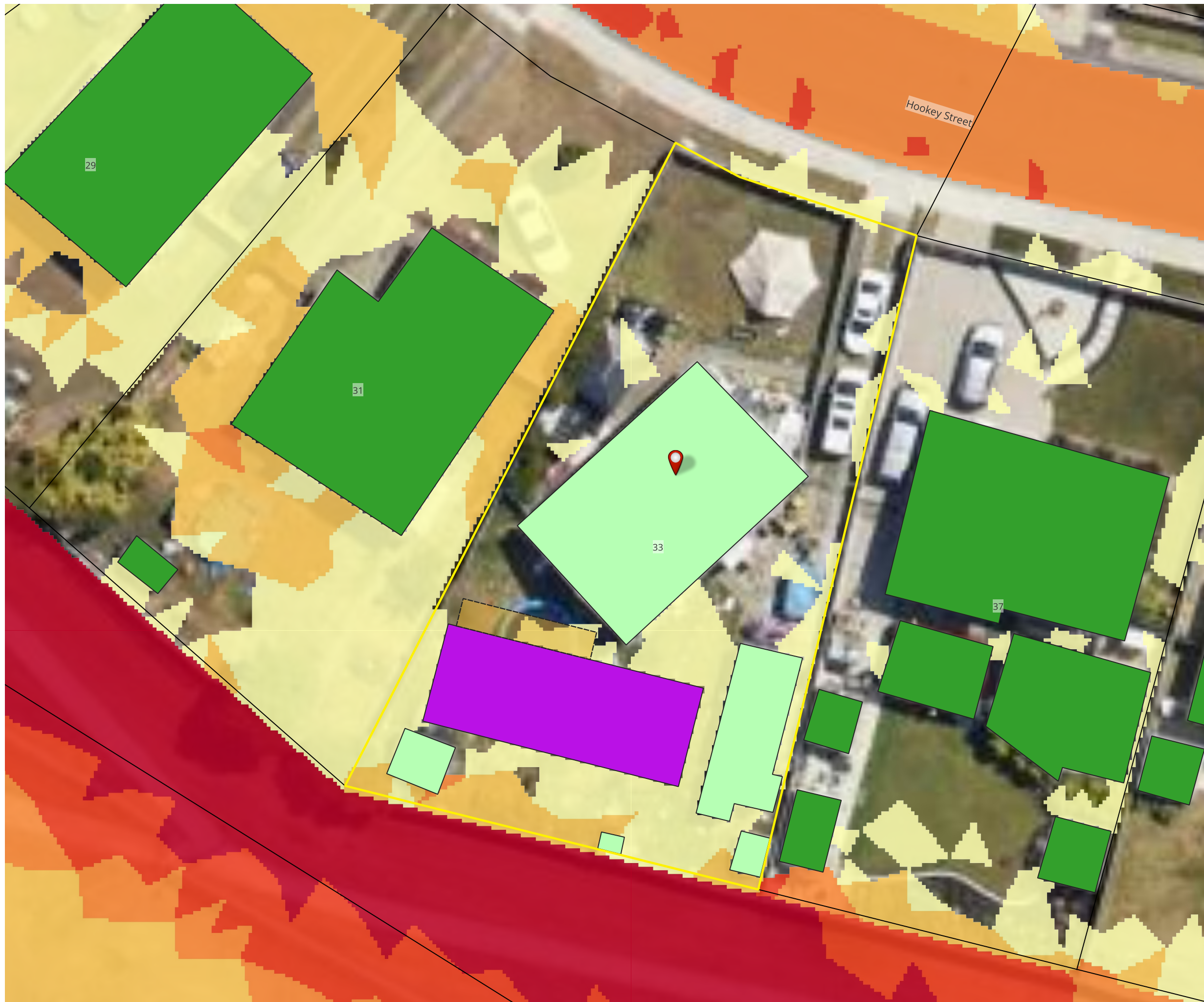
Legend

- 33 Hookey Street
 - Boundary Lines
 - Site Area
 - Building Areas
 - Existing Building Areas
 - Proposed Deck Area
 - Proposed Building Area
- 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



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POST 1% AEP + CC @ 2100



Legend

 33 Hookey Street


— Boundary Lines

 Site Area

 Building Areas

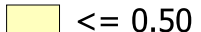
 Existing Building Areas


 Proposed Deck Area


 Proposed Building Area


POST 1% AEP + CC @2100


Velocity (m/s)

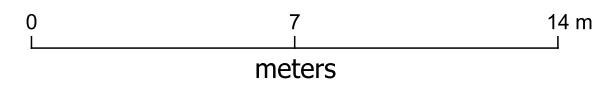
 <= 0.50

 0.50 - 1.00

 1.00 - 1.50

 1.50 - 2.00

 > 2.00



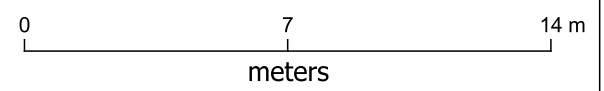
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POST 1% AEP + CC @ 2100



Legend

- 33 Hookey Street
 - Boundary Lines
 - Site Area
 - Building Areas
 - Existing Building Areas
 - Proposed Deck Area
 - Proposed Building Area
- POST 1% AEP + CC @2100
- Hazard
- H1
 - H2
 - H3
 - H4
 - H5
 - H6



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