



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061998

PROPOSAL: Deck & Swimming Pool (Single Dwelling)

LOCATION: 113 Spitfarm Road, Opossum Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13/07/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/07/2026. 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 13/07/2026.

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:

Alteration/Addition

Location:

Address 113 Spitfarm Rd

Suburb/Town Opossum Bay

Postcode 7023

Current Owners/s:

Name/s / Company Georgia & Jackson Kruse

Applicant:

Personal Information Removed

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

Is the property on the Tasmanian Heritage Register?

Yes

No

(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:

Existing dwelling and shed

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. 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.**

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.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 141046	FOLIO 63
EDITION 3	DATE OF ISSUE 02-Jan-2019

SEARCH DATE : 10-June-2026

SEARCH TIME : 10.15 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 63 on Sealed Plan [141046](#)

Derivation : Part of 3900 Acres Gtd to G H B Gellibrand

Prior CT [140144/1](#)

SCHEDULE 1

[M727528](#) TRANSFER to JACKSON KENNETH KRUSE and GEORGIA ELIZABETH KRUSE Registered 02-Jan-2019 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP141046](#) COVENANTS in Schedule of Easements

[SP141046](#) FENCING PROVISION in Schedule of Easements

[SP141046](#) WATER SUPPLY RESTRICTION

[SP141046](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[SP127600](#) COVENANTS in Schedule of Easements

[SP127600](#) FENCING PROVISION in Schedule of Easements

[SP127600](#) WATER SUPPLY RESTRICTION

[SP127600](#) SEWERAGE AND/OR DRAINAGE RESTRICTION

[E161470](#) MORTGAGE to Commonwealth Bank of Australia

Registered 02-Jan-2019 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

[N172056](#) PRIORITY NOTICE reserving priority for 90 days D/MORTGAGE COMMONWEALTH BANK OF AUSTRALIA to JACKSON KENNETH KRUSE and GEORGIA ELIZABETH KRUSE TRANSFER JACKSON KENNETH KRUSE and GEORGIA ELIZABETH KRUSE to JAYNE PARKER MORTGAGE JAYNE PARKER to PERPETUAL CORPORATE TRUST LIMITED Lodged by TAS CONVEYANCING PTY LTD on 24-Mar-2026 BP: [N172056](#)

[E455290](#) MORTGAGE to Perpetual Corporate Trust Limited Lodged by DOBSON MITCHELL ALLPORT on 21-May-2026 BP: [E455291](#)

[E455291](#) DISCHARGE OF MORTGAGE [E161470](#) Lodged by DOBSON

MITCHELL ALLPORT on 21-May-2026 BP: E455291
N171949 TRANSFER to JAYNE PARKER Lodged by DOBSON MITCHELL
ALLPORT on 21-May-2026 BP: E455291

SCHEDULE OF EASEMENTS	Registered Number SP 14 1046
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 3 ⁴PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 44 on the plan is:- Subject to a right of drainage for the Clarence City Council over the drainage easement 3.00 wide marked "X" on the plan within such lot.

~~**Lot 45 on the plan is:-** Together with a right of footway over the Rights of Footway (Private) 2.00 wide marked "Y" and "Z" on the plan.~~

Lot 46 on the plan is:- Together with a right of footway over the Right of Footway (Private) 2.00 wide marked "Z" on the plan.

Subject to a right of footway (appurtenant to lot 45 on the plan) over the Right of Footway (Private) marked "Y" on the plan within such lot.

Lot 47 on the plan is:- Subject to a right of footway (appurtenant to lots 45 and 46 on the plan) over the Right of Footway (Private) marked "Z" on the plan within such lot.

Lot 49 on the plan is:- Together with a right of way 'U' (Private) over lot 50 and a right of way 'T' (Private) over lot 51 as shown on the plan.

Subject to a right of way 'X' (Private) in favour of lots 50 and 51 on the plan.

Lot 50 on the plan is:- Together with a right of way 'T' (Private) over lot 51 and a right of way 'X' (Private) over lot 49 as shown on the plan.

Subject to a right of way 'U' (Private) in favour of lots 49 and 51 on the plan.

Lot 51 on the plan is:- Together with a right of way 'U' (Private) over lot 50 and a right of way 'V' (Private) over lot 49 as shown on the plan.

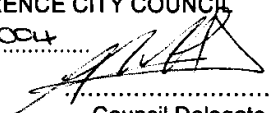
Subject to a right of way 'T' (Private) in favour of lots 49 and 50 on the plan.

Lot 61 on the plan is:- Subject to a right of drainage for the Clarence City Council over the drainage easement 3.00 wide marked "W" on the plan within such lot.

~~That part of lot 100 on the plan which formerly comprised lot 1 on Plan No. 127993 is:-~~

~~Together with a right of carriageway over the Rights of Way (Private) marked "X" and "Y" on the plan.~~

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ABALGRAM PTY LTD AND NEMARA PTY LTD. FOLIO REF: 140144/1 & 127993/1 SOLICITOR & REFERENCE: PAGE SEAGER (ARO: 03-1923)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 18 March 2004 SD 1995/3650 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 14 1046</p>
<p>SUBDIVIDER: ABALGRAM PTY LTD FOLIO REFERENCE: 140144/1 & 127993/1</p>	

That part of lot 100 on the plan which formerly comprised part of lot 1 on Plan No. 140144 is -
Subject to a right of carriageway (appurtenant to lot 1 on Plan No. 127993) over the Rights of Way (Private) marked "X" and "Y" on the plan within such lot.

EASEMENTS CONTINUED ON PAGE 4.

COVENANTS:-

The owner of each lot shown on the plan (except that part of lot 100 which formerly formed lot 1 on Plan No. 127993) covenants with the Vendor (ABALGRAM PTY LTD) and with the owner for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:-

1. Not to construct, erect or place on such lot any building greater in height than one storey.
2. Not to construct, erect or place on such lot any dwelling or residence (excluding outbuildings) of a less size than 170 square metres.
3. Not to construct, erect or place on such lot any dwelling or residence with a pitched roof but only a flat roof design which may be of various angles or slopes.
4. Not to construct the roof of any dwelling or residence on such lot of any material other than Colorbond or other non reflective material.
5. Not to construct, erect or place on such lot any dwelling or residence having exposed brick walls or being roofed with roofing tiles.
6. Not ~~to have the~~ ^{TO CONSTRUCT} exposed outside walls of any dwelling or residence on such lot ~~to be~~ ^{WITH ANY MATERIAL} other than Rendered, Granesite, Bagged Brick, Timber, Sandstone or current modern architectural materials including Colorbond.
7. Not to construct, erect or place on such lot any dwelling or residence with a height greater than 4.5 metres above natural highest ground level of such lot.
8. Not to construct any fence on such lot apart from a picket timber fence not exceeding ^{or rendered brick} one metre in height ^{1.25} ~~or a hedge planting of a type which would normally not exceed one metre in height.~~
9. Not to use in landscaping such lot any tree, bush or shrub apart from Australian native trees, bushes or shrubs.
10. Not (as relates to lots 41 to 44, 47, 49 to 51, 53 and 54 on the plan) to build, erect or place any paling fence on or near the boundary of such lot within the points on the respective boundary marked "ABC", "DEFGH" and "JKL" respectively on the plan.



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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 14 10 46
SUBDIVIDER: ABALGRAM PTY LTD FOLIO REFERENCE: 140144/1 & 127993/1	

The lots on the plan (except that part of lot 100 which formerly formed lot 1 on Plan No. 127993) are affected by covenants more fully set forth in Sealed Plan No. 127600.

FENCING PROVISION:-

In respect of the lots shown on the plan (except that part of lot 100 which formerly comprised lot 1 on Plan No. 127993) the Vendor (ABALGRAM PTY LTD) shall not be required to fence.

THE COMMON SEAL of **ABALGRAM PTY LTD (ACN 002 573 060)** being the registered proprietor of the land in the Folio of the Register Volume 140144 Folio 1 as hereunto affixed in the presence of:

.....
 Director

Arnaldo Jasiak
 Director/Secretary



EXECUTED by **THE COMMON SEAL** of **NEMARA PROPRIETARY LTD (ACN 067 603 285)** being the registered proprietor of the land in the Folio of the Register Volume 127993 Folio 1 as hereunto affixed in the presence of: Pursuant to Section 127(1) of the Corporations Act.

.....
 Sole Director (William Alston)

NATIONAL AUSTRALIA BANK as mortgagee hereby consents to the within dealing.

Executed by the NATIONAL AUSTRALIA BANK Limited its Attorney **YVES SCHLABACH** (who states that he holds the office in the NATIONAL AUSTRALIA BANK LIMITED indicated under his name and who declares that he has received no notice revocation of the said Power) in the presence

[Signature]
YVES SCHLABACH
 RELATIONSHIP MANAGER

[Signature]
Ryan Maddox
 Business Banking Officer Level 10
 86 Collins Street HOBART.

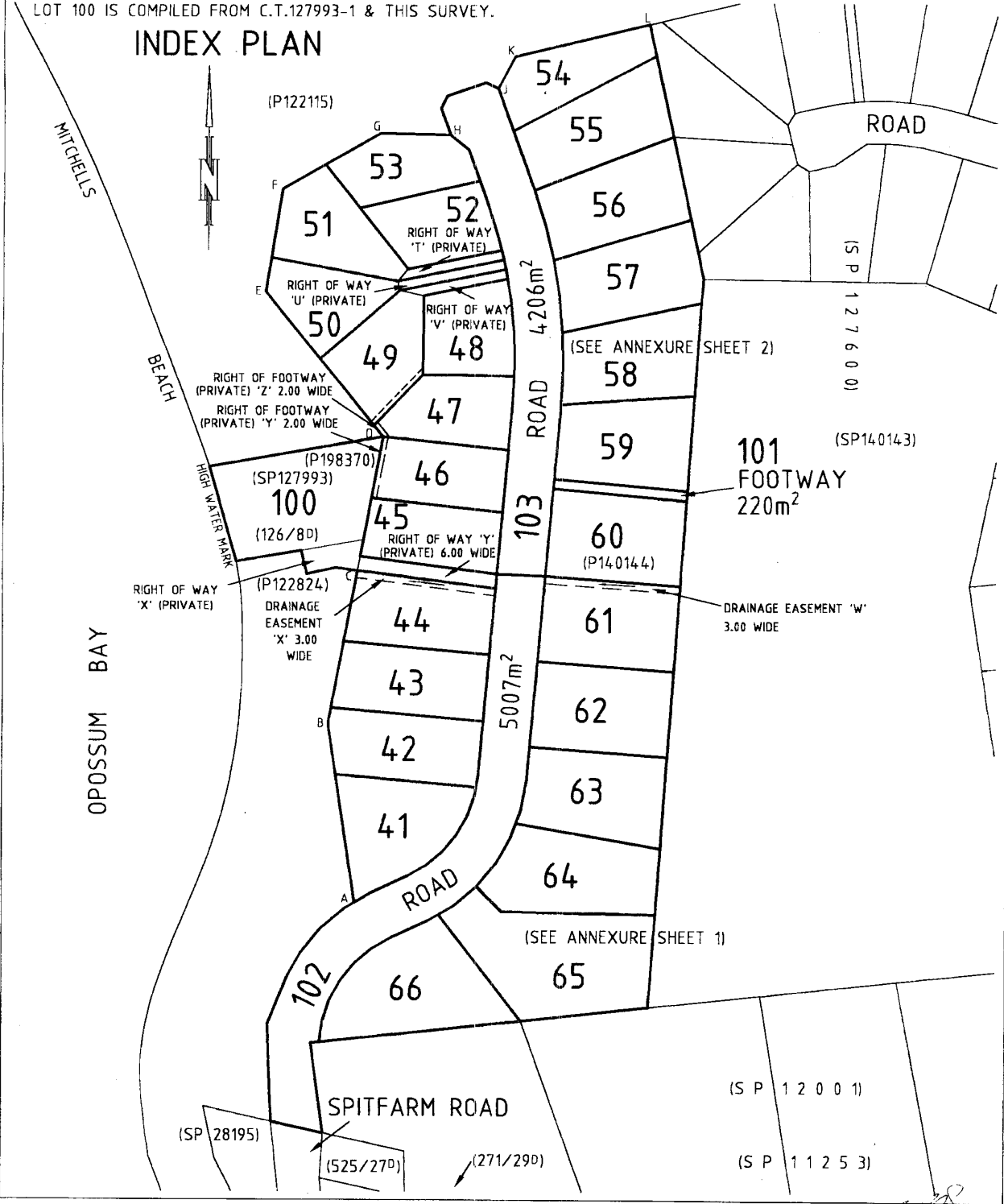
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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 141046</p>
<p>SUBDIVIDER: - ABALGRAM PTY LTD and NEMARA PTY LTD</p> <p>FOLIO REFERENCE: - 140144/1 and 127993/1</p>	
<p>EASEMENTS (continued)</p> <p>Lot 45 on the plan is together with a right of footway over the Rights of Footway (Private) 2.00 wide marked 'Y' and 'Z' shown passing through Lots 46 and 47 on the plan respectively.</p> <p>Lot 46 on the plan is together with a right of footway over the Right of Footway (Private) 2.00 wide marked 'Z' shown passing through Lot 47 on the plan.</p> <p>Lot 46 on the plan is subject to a right of footway (appurtenant to Lot 45 on the plan) over the Right of Footway (Private) 2.00 wide marked 'Y' within such lot.</p> <p>Lot 47 on the plan is subject to a right of footway (appurtenant to Lots 45 and 46 on the plan) over the Right of Footway (Private) 2.00 wide marked 'Z' shown within such lot.</p> <p>Lot 49 on the plan is together with a right of carriageway over the Rights of Way (Private) marked 'U' and 'T' shown within Lots 50 and 51 on the plan respectively.</p> <p>Lot 49 on the plan is subject to a right of carriageway (appurtenant to Lots 50 and 51 on the plan) over the Right of Way (Private) marked 'V' shown within such lot.</p> <p>Lot 50 on the plan is together with a right of carriageway over the Rights of Way (Private) marked 'V' and 'T' shown within Lots 49 and 51 on the plan respectively.</p> <p>Lot 50 on the plan is subject to a right of carriageway (appurtenant to Lots 49 and 51 on the plan) over the Right of Way (Private) marked 'U' shown within such lot.</p> <p>Lot 51 on the plan is together with a right of carriageway over the Rights of Way (Private) marked 'V' and 'U' shown within Lots 49 and 50 on the plan respectively.</p> <p>Lot 51 on the plan is subject to a right of carriageway (appurtenant to Lots 49 and 50 on the plan) over the Right of Way (Private) marked 'T' shown within such lot.</p> <p>Lot 100 on the plan is subject to a right of carriageway (appurtenant to Lot 1 on Plan 198370) over the Rights of Way (Private) marked 'X' and 'Y' shown within such lot.</p>	
<p>NOTE: - Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>	

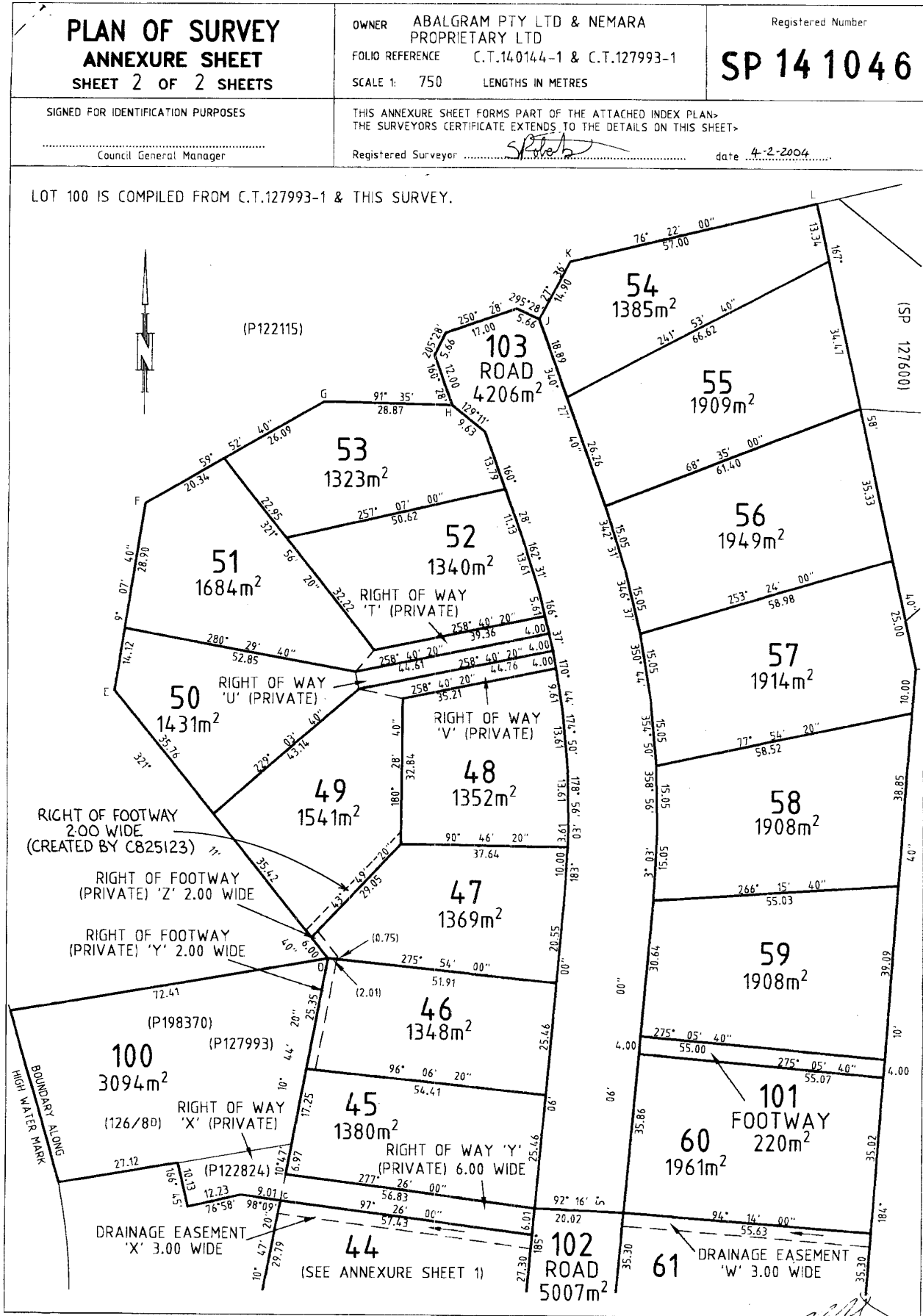
OWNER ABALGRAM PTY LTD & NEMARA PROPRIETARY LTD		PLAN OF SURVEY		REGISTERED NUMBER	
FOLIO REFERENCE C.T.140144-1 & C.T.127993-1				S P141046	
GRANTEE Part of 3900 Acres Gtd. to George Henry Blake Gellibrand		BY SURVEYOR S. Roberts of PEACOCK, DARCEY & ANDERSON PTY LTD AUTHORIZED SURVEYORS 127 BATHURST STREET, HOBART		APPROVED EFFECTIVE FROM - 3 MAY 2004...	
		LOCATION CITY OF CLARENCE		<i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No (5224-44)	107	LAST UPI No 1400789 FLS16	LAST PLAN No P140144	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 100 IS COMPILED FROM C.T.127993-1 & THIS SURVEY.

INDEX PLAN



[Signature]
CORPORATE SECRETARY
CLARENCE CITY COUNCIL

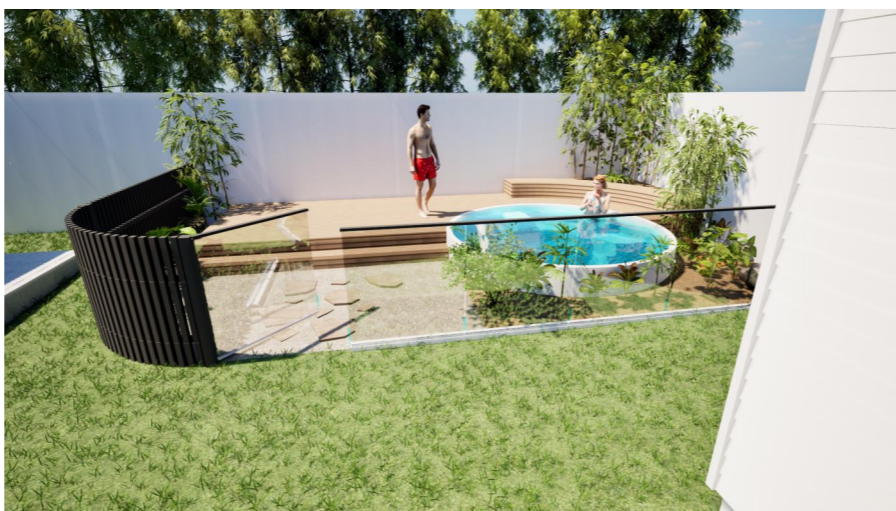
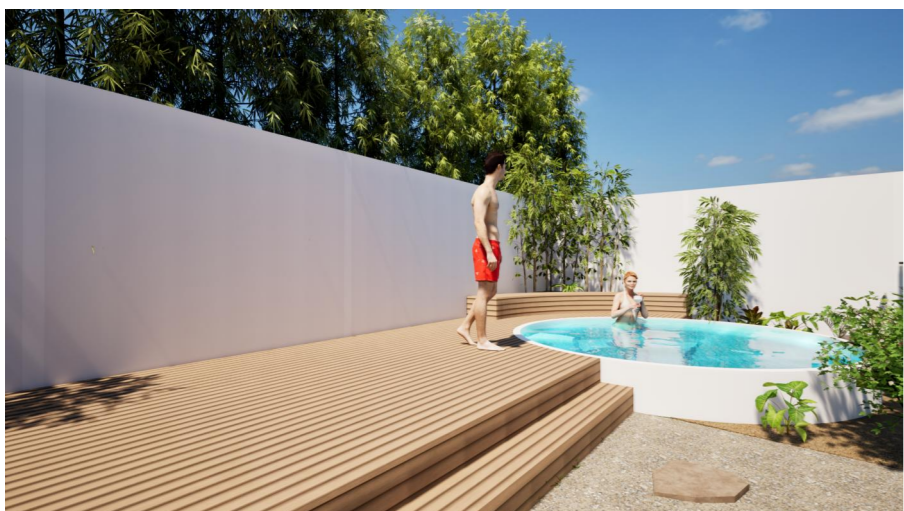
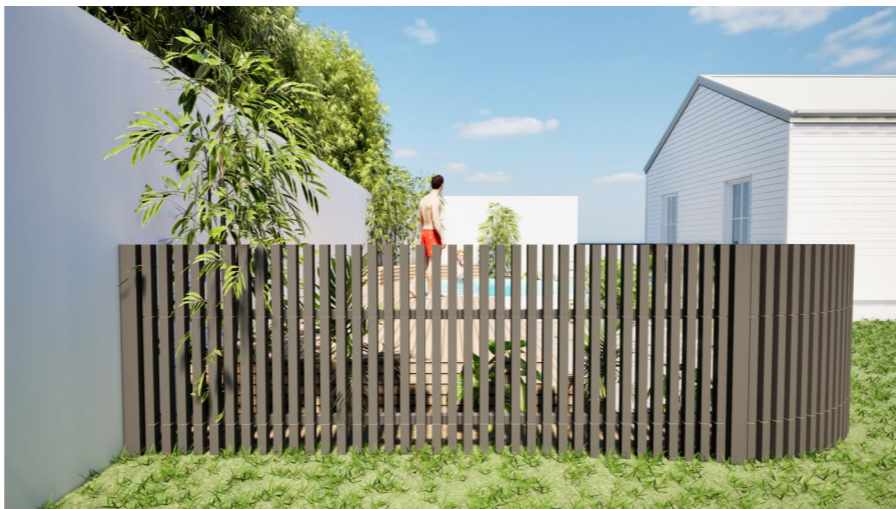


[Signature]
CORPORATE SECRETARY
CLARENCE CITY COUNCIL

P I N N A C L E

PINNACLE

Changes List			
Issue	Description of change	Date	Designer
Ch - 01	Changes to reflect gravel driveway and current existing infrastructure onsite.	17/06.2026	SH
Ch - 02	Fill to show scope of proposed development onsite.	17/06/2026	SH



Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.












113 Spitfarm Road, Opossum Bay 7023

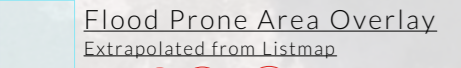
Owner(s) or Clients Jayne Parker
 Building Classification 1a
 Designer Jason Nickerson CC6073Y
 Total Floor Area (Combined) 000m² Deck 15.28m²
 Alpine Area N/A
 Other Hazards Flood Prone Areas
(e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)

Title Reference 141046/63
 Zoning Low Density Residential
 Land Size 2001m²
 Design Wind Speed N3
 Soil Classification A
 Climate Zone 7
 Corrosion Environment Very High
 Bushfire Attack Level (BAL) Low

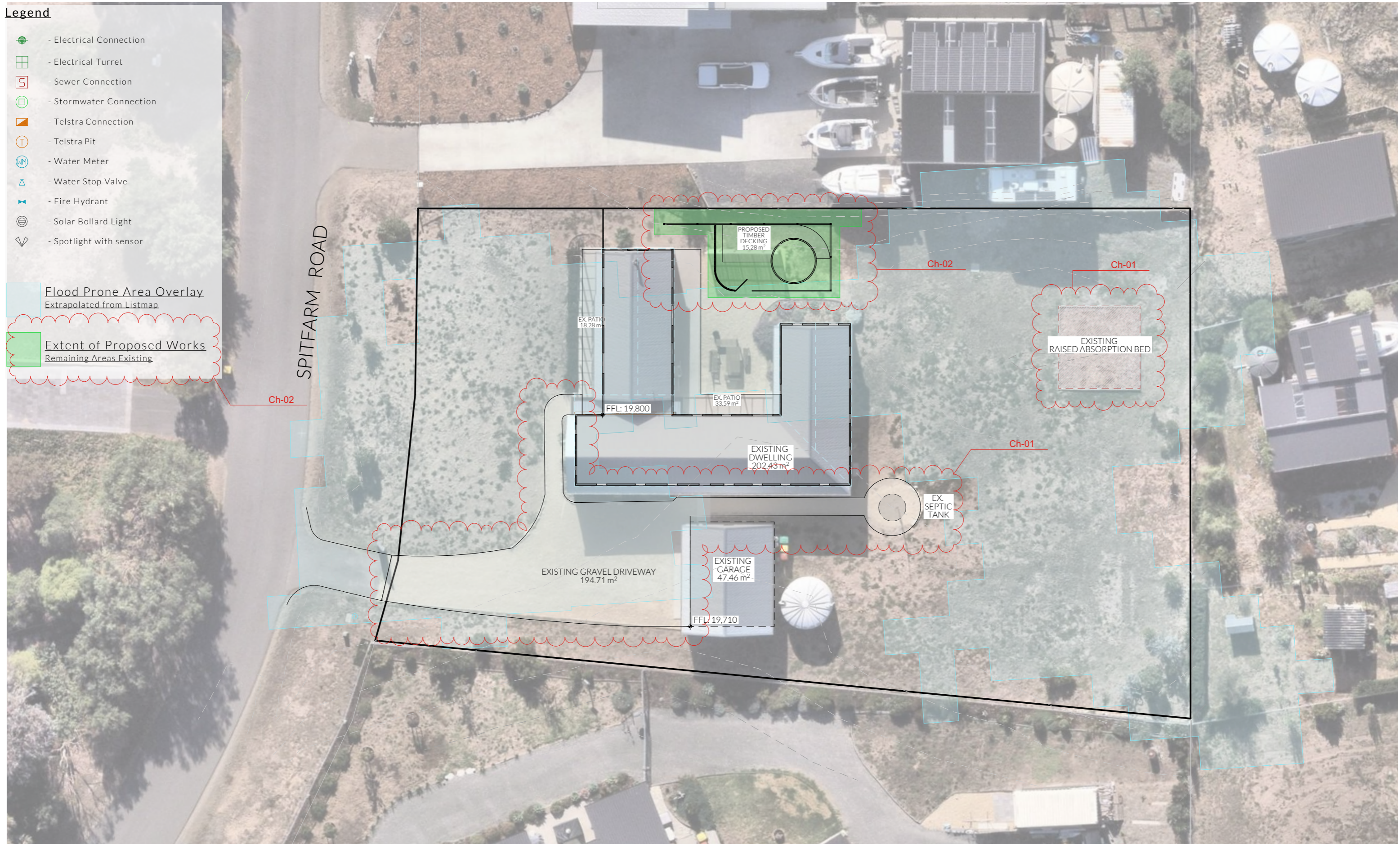
ID	Sheet Name	Issue
A.01	Location Plan	DA-01
A.02	Site Plan	DA-01
A.03	Floor Plan & Elevations	DA-01

Legend

-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve
-  - Fire Hydrant
-  - Solar Bollard Light
-  - Spotlight with sensor

 Flood Prone Area Overlay
Extrapolated from Listmap

 Extent of Proposed Works
Remaining Areas Existing



NOT FOR CONSTRUCTION

PINNACLE
 PINNACLE DRAFTING & DESIGN
 7/3 Abernant Way, Cambridge 7170
 03 6248 4218
 admin@pinnacledrafting.com.au
 www.pinnacledrafting.com.au
 Licence: CC6073Y

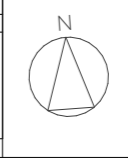
Location Plan
 Revision: DA-01
 Approved by: JRN

Scale: 1:250 @ A3
 Pg. No: A.01
 Proposal: Addition / Alteration
 Client: Jayne Parker
 Address: 113 Spitfarm Road, Opossum Bay 7023

Date: 19/05/26
 Drawn by: SJH
 Job No: 026-2026
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Designer
Ch-01	17/06/2026	SH
Ch-02	17/06/2026	SH

NOTE: Refer to cover page for further details on changes.



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Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
 - (i) 25mm over the first 1m from the building
 - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
 - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
 - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
 - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
 - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

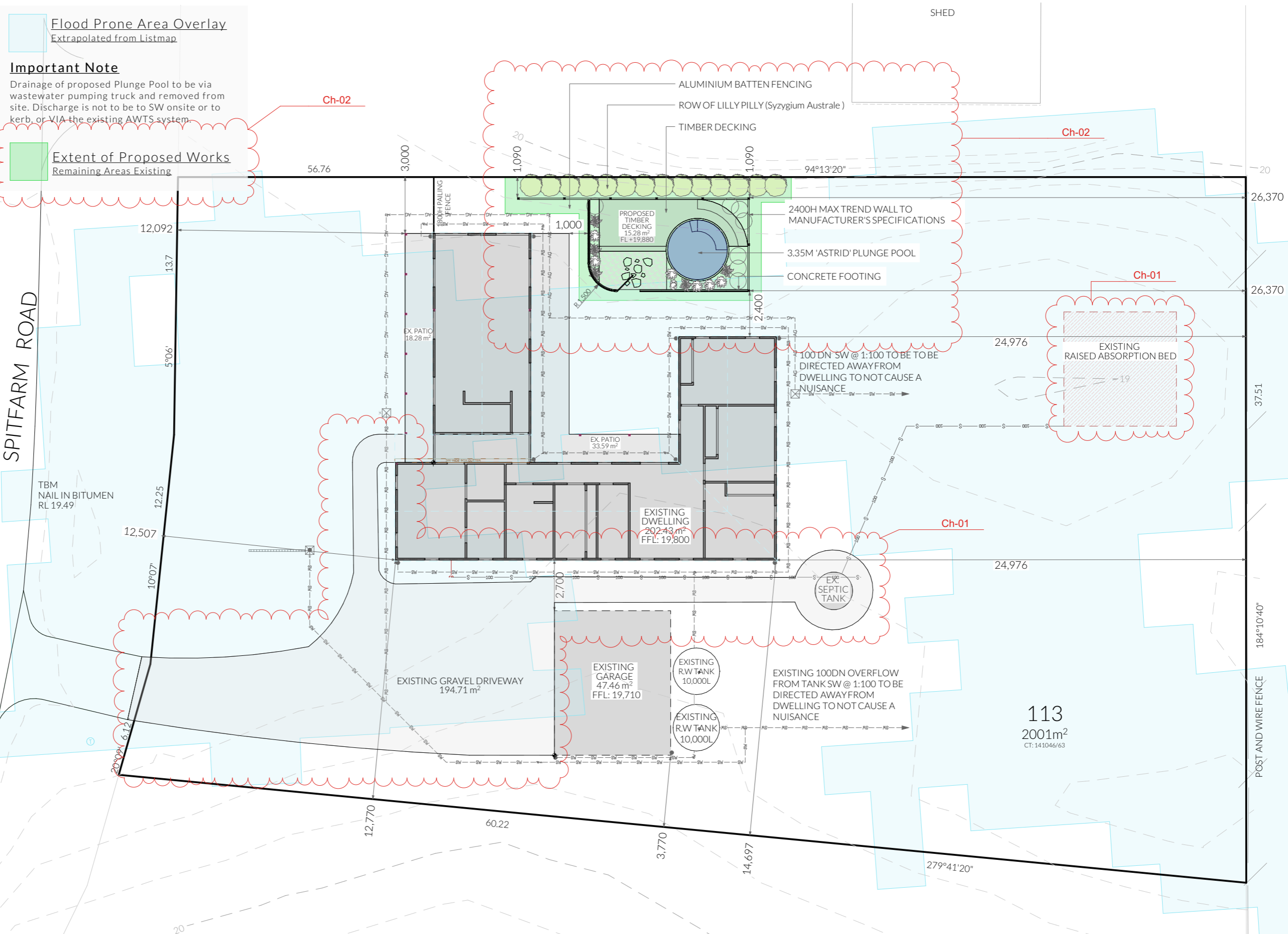
Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with-
 - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.



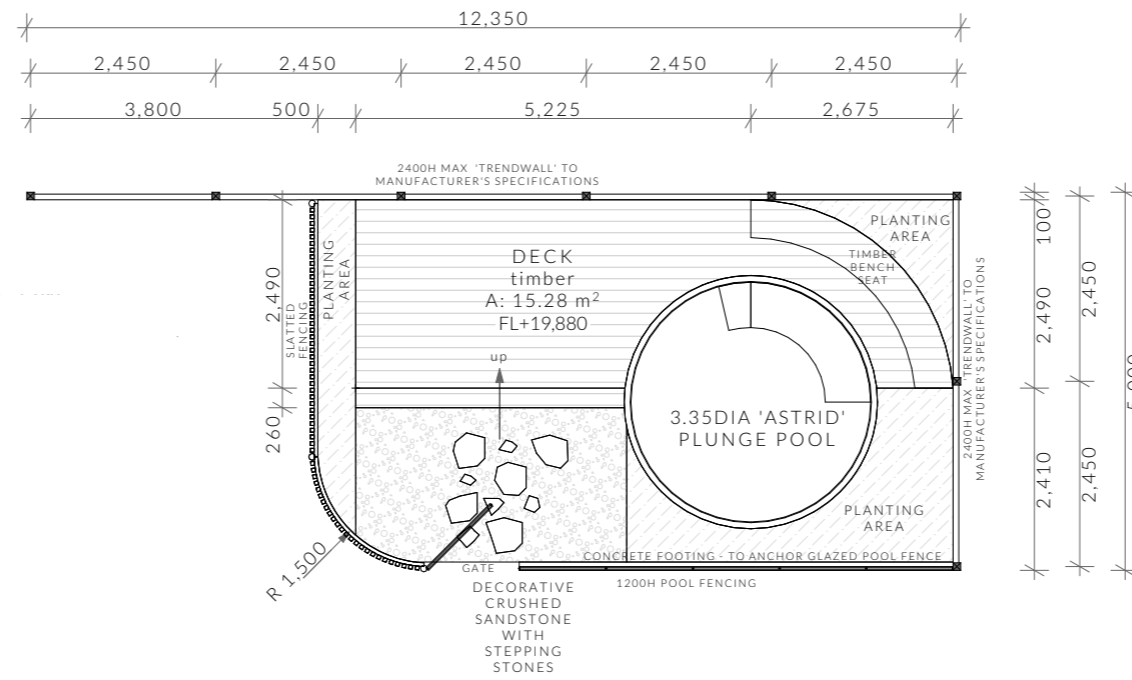
SPITFARM ROAD

POST AND WIRE FENCE

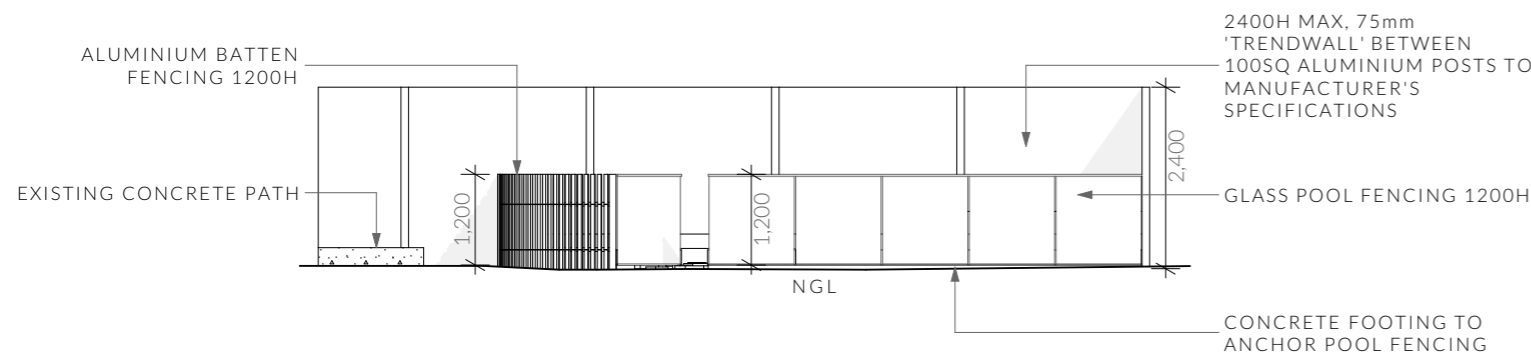
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	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Site Plan	Scale: 1:200 @ A3 Pg. No: A.02	Proposal: Addition / Alteration Client: Jayne Parker Address: 113 Spitfarm Road, Opossum Bay 7023	Date: 19/05/26 Drawn by: SJH Job No: 026-2026 Engineer: TBA Building Surveyor: TBA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Designer</th> </tr> </thead> <tbody> <tr> <td>Ch-01</td> <td>17/06/2026</td> <td>SH</td> </tr> <tr> <td>Ch-02</td> <td>17/06/2026</td> <td>SH</td> </tr> </tbody> </table>	Issue	Date	Designer	Ch-01	17/06/2026	SH	Ch-02	17/06/2026	SH		These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2026. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any Certificate of Likely Compliance and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF PINNACLE DRAFTING & DESIGN PTY LTD AS SOON AS PRACTICABLE. This document must be printed in colour. Pinnacle Drafting takes no responsibility for any errors, issues, or omissions caused by contractors and builders not following colour-printed plans.
	Issue	Date	Designer														
Ch-01	17/06/2026	SH															
Ch-02	17/06/2026	SH															
Document Set ID: 5947668 Version: 1, Version Date: 22/06/2026		Revision: DA-01 Approved by: JRN	NOTE: Refer to cover page for further details on changes.														



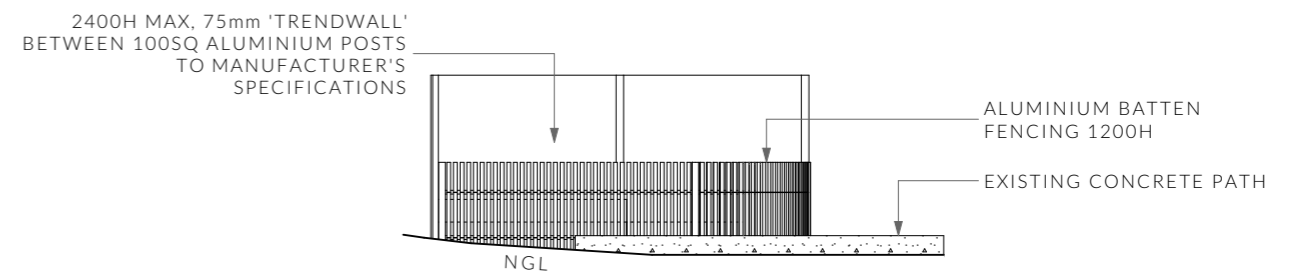


Floor Plan 1:100



South Elevation

1:100



West Elevation

1:100

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Floor Plan & Elevations

Revision: DA-01
Approved by: JRN

Scale: 1:100 @ A3
Pg. No: A.03

Proposal: Addition / Alteration
Client: Jayne Parker
Address: 113 Spitfarm Road, Opossum Bay 7023

Date: 19/05/26
Drawn by: SJH
Job No: 026-2026
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer



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bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Attention: Pinnacle Drafting and Design
7/3 Abernant Way
Cambridge TAS 7170

113 Spitfarm Road, Opossum Bay – Letter of Assessment

Rev No.	Description	Prepared by	Date
00	113 Spitfarm Rd Opossum Bay, Flood Desktop Assessment.	MM	18.06.2026

Introduction

This letter presents a summary assessment of the potential flood risk for the proposed development located at 113 Spitfarm Rd, Opossum Bay (PDPLANPMTD-2026/061998) prepared in response to Clarence City Council's request for a summary letter rather than a full flood hazard report. The assessment was completed to address the site's inclusion within the flood-prone area identified in both ListMap Tasmania and Clarence City Council flood mapping layers.

This review is based solely on publicly available flood data, LiDAR terrain, and aerial imagery, noting that the current ListMap flood mapping overlay. No site-specific hydraulic or hydrologic modelling has been undertaken, and this summary is intended only to support Council's review process, not for detailed design or certification purposes.

Purpose of Assessment

The purpose of this desktop review is to:

- Evaluate publicly available flood data affecting the subject site;
- Assess flood risk implications for the proposed development layout.
- Offer planning guidance regarding existing lot in flood-affected areas.

Existing Flood Mapping and Site Characteristics

The property is situated on the eastern side of Spitfarm Road in Opossum Bay that lies within a natural depression that results in the site being prone to low level flooding in a 1% AEP + CC flood event. The site currently contains an existing dwelling and garage.

The proposed development for the site includes:

- A 3.35 m diameter plunge pool
- Raised timber decking and a combination of timber and glass fencing.

This assessment has been based on the following information:

- LISTmap Tasmania – flood-prone land overlay and 1% AEP mapping
- Clarence City Council and SES Tasmanian Strategic Flood Map data
- Client-provided development layout
- Topographic and aerial imagery (via LISTmap)

No site visits, detailed surveys, or hydraulic modelling were undertaken. According to the State Emergency Service (SES), and Clarence City Council flood mapping, the site is within an overland flood-prone area, with a maximum hazard category of H1 during a 1% AEP + CC flood event. The flood overlay extends across a majority of the site with depths of up to 0.13 m in the proposed location of the plunge pool.

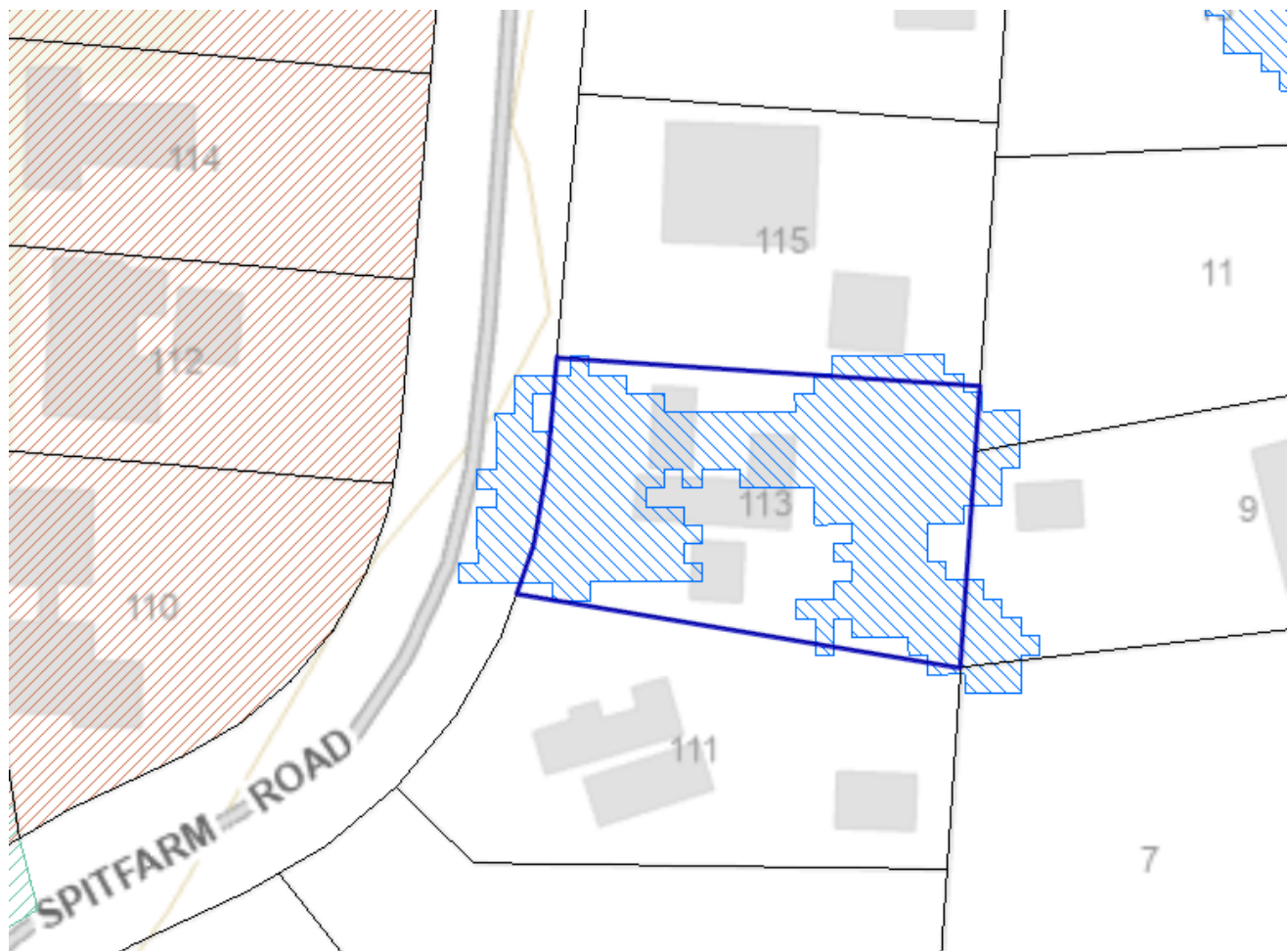


Figure 1. Development site with flood prone areas hazard code

Flood Prone Area Hazard Code C12 Compliance

The proposed development includes a plunge pool and surrounding decking of 15.28 m² as highlighted in green in the below Figure 2. As the development is not considered habitable, consists of raised decking with only a relatively small pool, and is located on the northern lot boundary which is only partially affected by the flood prone areas hazard code, the risk of the development to exacerbate flooding on site or on neighbouring lots is negligible.

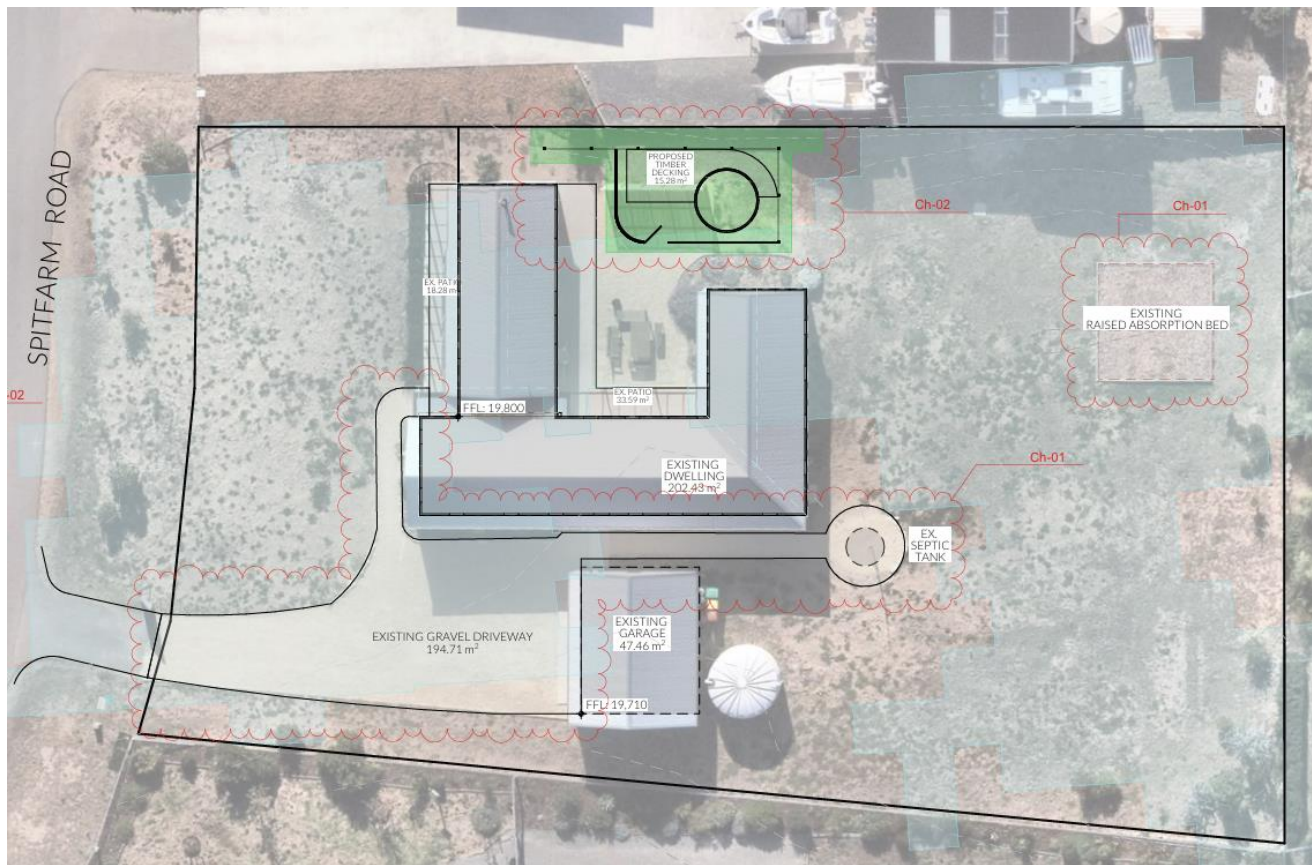


Figure 2. Proposed Development 113 Spitfarm Rd, Opossum Bay (Pinnacle Drafting & Design)

Conclusion

Based on this desktop assessment and the available public mapping:

- The maximum flood depth in the vicinity of the development according to SES Tasmanian Strategic Flood Map data is 0.16 m which is the lowest hazard category of H1.
- The proposed development has a relatively small footprint that is only partially affected by the flood prone areas hazard code.
- The risk as a result of the development does not increase or exacerbate flooding within the lot or on surrounding property and can be deemed as acceptable considering the proposed use as an outdoor recreational area.

Please see table below for the specific response to C12.6.1 of the Tasmanian Planning Scheme.

Table 1. Tasmanian Planning Scheme C12.6.1 Building and Works Within a Flood Prone Area

C12.6.1 Building and works within a flood prone 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:	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed plunge pool and surrounding deck of 15.28 m ² is not considered habitable.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No hazard reduction or protections measures required as site affected by low-level flooding with proposed pool and decking only minimally impacted by flood prone areas.
(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)	Full flood hazard report not required due to the small scale and non-habitable nature of the development.
Performance Criteria			
P1.2		P1.2	
A flood hazard report also demonstrates that the building and works:		Response:	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	Risks of increasing flooding extents and depths within the site, on adjacent land or public infrastructure is very low considering the size and location of the development within the lot in an area only partially affected by the flood prone areas overlay.
(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)	The development can achieve a tolerable risk to the 1% AEP storm event for the intended use of an outdoor plunge pool and decking without additional flood protection measures.

Should you require a further site-specific investigation, please feel free to get in touch.

Regards

Max W. Moller

Max W. Moller

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Disclaimer

This letter constitutes a desktop-level flood risk assessment and is based solely on information publicly available at the time of preparation.

The data sources used include digital flood overlays from LISTmap Tasmania, hazard mapping provided by Clarence City Council and the State Emergency Service (SES), publicly available topographic data, aerial imagery, and client-supplied development drawings.

No field verification or hydraulic/hydrologic modelling has been conducted as part of this assessment.

While all reasonable care has been taken to interpret the publicly available data, Flüssig Engineers does not accept any responsibility or liability for errors, omissions, or inaccuracies in the external data sources relied upon in this report. Any conclusions drawn are inherently limited by the quality, resolution, and currency of the information available.