



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062157

PROPOSAL: Dwelling

LOCATION: 7 South Arm Road, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 09/11/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 09/11/2026. 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 09/11/2026.

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.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Single Residential Dwelling**

Location: **7 South Arm Road, Rokeby**

Personal Information Removed



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 City of Clarence, please provide planner's name:

Current use of site:

Vacant Land

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

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision 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.



SEARCH OF TORRENS TITLE

VOLUME 179334	FOLIO 2
EDITION 2	DATE OF ISSUE 29-Mar-2022

SEARCH DATE : 05-Aug-2025

SEARCH TIME : 02.45 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [179334](#)

Derivation : Part of Location to Edward Kimberley

Prior CT [117057/1](#)SCHEDULE 1

[M930599](#) TRANSFER to ALISON WONG Registered 29-Mar-2022 at
12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP179334](#) EASEMENTS in Schedule of Easements[E287939](#) MORTGAGE to National Australia Bank Limited

Registered 29-Mar-2022 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: NGA CHING LAW	PLAN OF SURVEY BY SURVEYOR: CRAIG TERRY of PDA Surveyors WALTER SURPIS Surveying, Engineering & Planning 127 BATHURST STREET, HOBART	REGISTERED NUMBER SP179334
FOLIO REFERENCE: 117057/1		
GRANTEE: PART OF LOCATION TO EDWARD KIMBERLEY	LOCATION: CITY OF CLARENCE	
SCALE 1: 500 LENGTHS IN METRES		

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

<i>[Signature]</i> Registered Land Surveyor	14/5/20 Date	<i>[Signature]</i> Council Delegate	28.7.2020 Date
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SCHEDULE OF EASEMENTS	Registered Number SP 179334
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 6 PAGE/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.

EASEMENTS

Lot 2 on the Plan is subject to a Pipeline Easement in favour of Tasmanian Water and Sewerage Corporation (Southern Region) Pty Ltd over the land marked "Drainage Easement 3.00 Wide" shown on the Plan and set forth in P160423. and as created by and more fully set forth in C983400. (Subject to provisions) (as defined herein)

Lot 2 ("the Lot") is subject to a **Pipeline and Services Easement** in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns) ("TasWater") over the land marked "Pipeline and Service Easement 2.00 Wide" shown on the Plan ("the Easement Land").

~~COVENANTS~~

~~The owner of Lot 1 on the Plan covenants with the Clarence City Council that they will do or permit no works to the locally heritage-listed English oak tree adjacent to the north-western property boundary, within the boundaries of 3 South Arm Road, Rokeby (more particularly described in Certificate of Title Volume 36232 Folio 1) without the consent of Council.~~

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: NGA CHING LAW FOLIO REF: 117057/1 SOLICITOR & REFERENCE: MISS DEIDRE TAN : 062777	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 28.7.2020 SD-2015/6 REF NO.	 Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.		

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 6 PAGES	Registered Number SP 179334
SUBDIVIDER: NGA CHING LAW FOLIO REFERENCE: 117057/1	

DEFINITIONS

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

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

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.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 6 PAGES	Registered Number SP 179334
SUBDIVIDER: NGA CHING LAW FOLIO REFERENCE: 117057/1	

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 6 PAGES	Registered Number SP 179334
SUBDIVIDER: NGA CHING LAW FOLIO REFERENCE: 117057/1	

- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 6 PAGES	Registered Number SP 179334
SUBDIVIDER: NGA CHING LAW FOLIO REFERENCE: 117057/1	

Signed by the said Nga Ching Law)

in the presence of:)

羅雅程

羅雅程

Witness

[Signature]

Name:

Alison Wong

Address:

6/390 Russel Street Melbourne VIC 3000

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.

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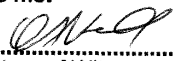
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 6 PAGES	Registered Number SP 179334
SUBDIVIDER: NGA CHING LAW FOLIO REFERENCE: 117057/1	

Westpac Banking Corporation as Mortgagee under Mortgage E164876 hereby consents to the registration of this Schedule of Easements.

Signed for and on behalf of
WESTPAC BANKING CORPORATION
ABN 33 007 457 141 by its Attorney:

before me:


.....
Signature of Witness **Debra Verrall**

.....
Name of Witness (BLOCK LETTERS)

Bank Officer 25 Pierson Street
Address and Occupation of Witness **LOCKLEYS SA 5032**

WESTPAC BANKING CORPORATION
by its Attorney who declares that he/she
has received no notice of revocation of
the said power:


.....
Under Power of Attorney registered in the
Registry of Deeds number 72/5446

Evelyn Collins
Tier Three Attorney
The Mortgage Centre

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DA
TASMANIAN PLANNING SCHEME

SHEET INDEX

1	COVER SHEET
2	SITE PLAN 1:300
3	SITE PLAN
4	SOIL & WATER MANAGEMENT PLAN
5	GROUND FLOOR PLAN
6	ELEVATIONS / SECTION
7	ELEVATIONS
8	WINDOW & DOOR SCHEDULES
9	CALCULATIONS
10	DETAILS (FACE BRICKWORK)
11	ROOF DRAINAGE PLAN
12	ROOF VENTILATION PLAN
13	FLOOR COVERINGS
14	KITCHEN DETAILS
15	BATHROOM DETAILS
16	ENSUITE DETAILS
17	WC DETAILS
18	LAUNDRY DETAILS
19	3D VIEWS
20	GENERAL NOTES
21	WET AREA & ENERGY EFFICIENCY NOTES

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
GARAGE		42.90
LIVING		113.50
PORCH		2.19
		158.59 m²

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

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

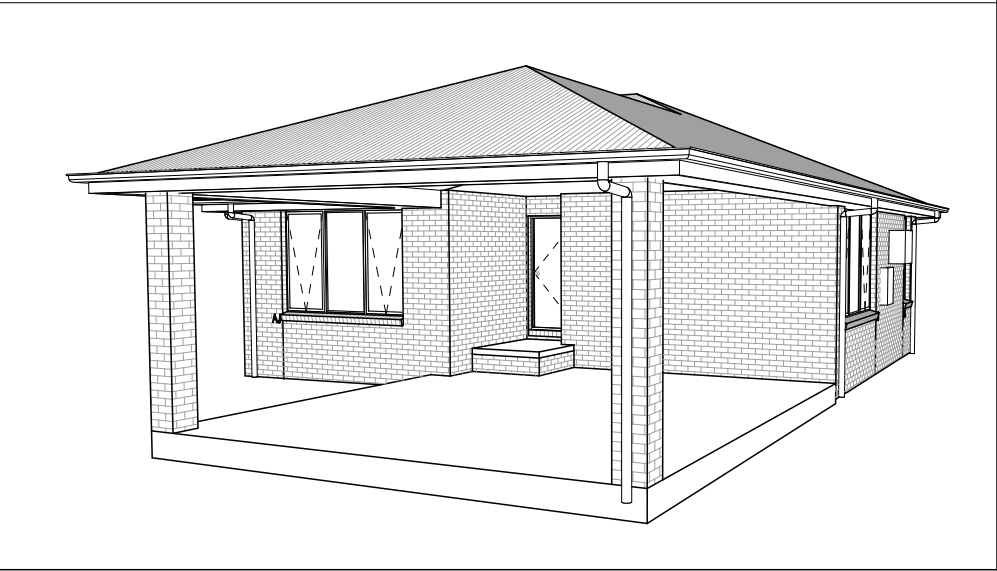
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE	YES
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC2
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	4.25km
ZONING	LOW DENSITY RESIDENTIAL
SIGNIFICANT TREES	ENGLISH OAK TREE

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	4,500mm
SIDE A	MIN. 5,000mm	2,111mm
SIDE B	MIN. 5,000mm	19,624mm
REAR	MIN. 5,000mm	2,816mm
BULK & SCALE		
SITE AREA	861m²	
SITE COVERAGE	MAX. 30%	17.52%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	82mm
FILL DEPTH	MAX. 800mm	0mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

3D PERSPECTIVE



NOTE TO OWNER

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

LOCATION MAP



This Plan has been prepared prior to the receipt of one or more of the following documents:-
Certificate of Title inclusive of lot specific zoning, easement and covenant documents, BAL report and rating, approved subdivision plans providing crossover locations and service connection points, power and communications connection point information, Geotechnical Site Investigation, Contour Survey, Dial Before You Dig Information, Planning Approval.

BUILDING INFORMATION	
GROUND FLOOR TOP OF WALL HEIGHT(S) 2455mm	
NOTE: CEILING HEIGHT 45mm LOWER THAN TOP OF WALL	
ROOF PITCH (U.N.O.)	23.0°
ELECTRICITY SUPPLY	SINGLE PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	MEDIUM
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE)
WALL WRAP	WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	B&J

NCC 2022 LIVABLE HOUSING COMPLIANCE

STEP FREE ENTRANCE LOCATION: N/A
ACCESSIBLE SANITARY COMPARTMENT LOCATION: WC (GROUND FLOOR)
ACCESSIBLE SHOWER LOCATION: ENS (GROUND FLOOR)

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5mm.
- THRESHOLD OF STEP FREE ENTRANCE DOOR TO BE MAX. 5mm.
- THRESHOLD OF INTERIOR DOORS SERVICING HABITABLE ROOMS, LAUNDRY, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO BE MAX. 5mm.
- INTERIOR DOORS NOMINATED AS 870 TO ACHIEVE MIN. 820mm CLEAR OPENING.
- CORRIDORS CONNECTING HABITABLE ROOMS, ACCESSIBLE SANITARY COMPARTMENT AND ROOM CONTAINING ACCESSIBLE SHOWER TO ACHIEVE MIN. 1000mm CLEARANCE BETWEEN FINISHED SURFACE OF OPPOSING WALLS (EXCL. SKIRTINGS).
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

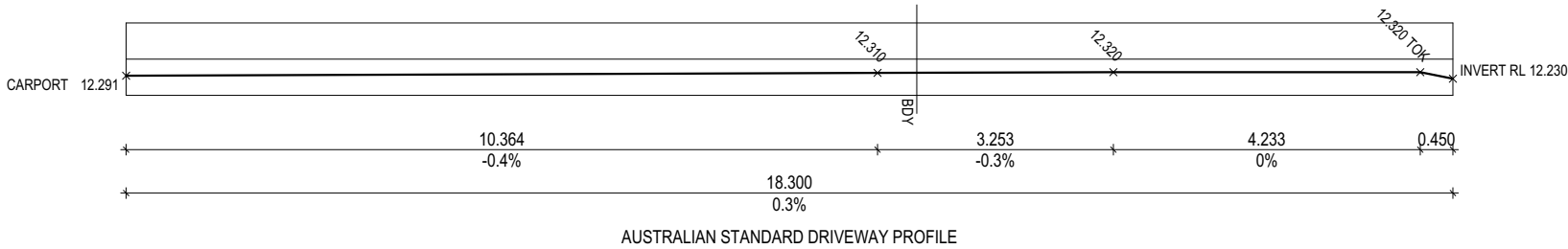
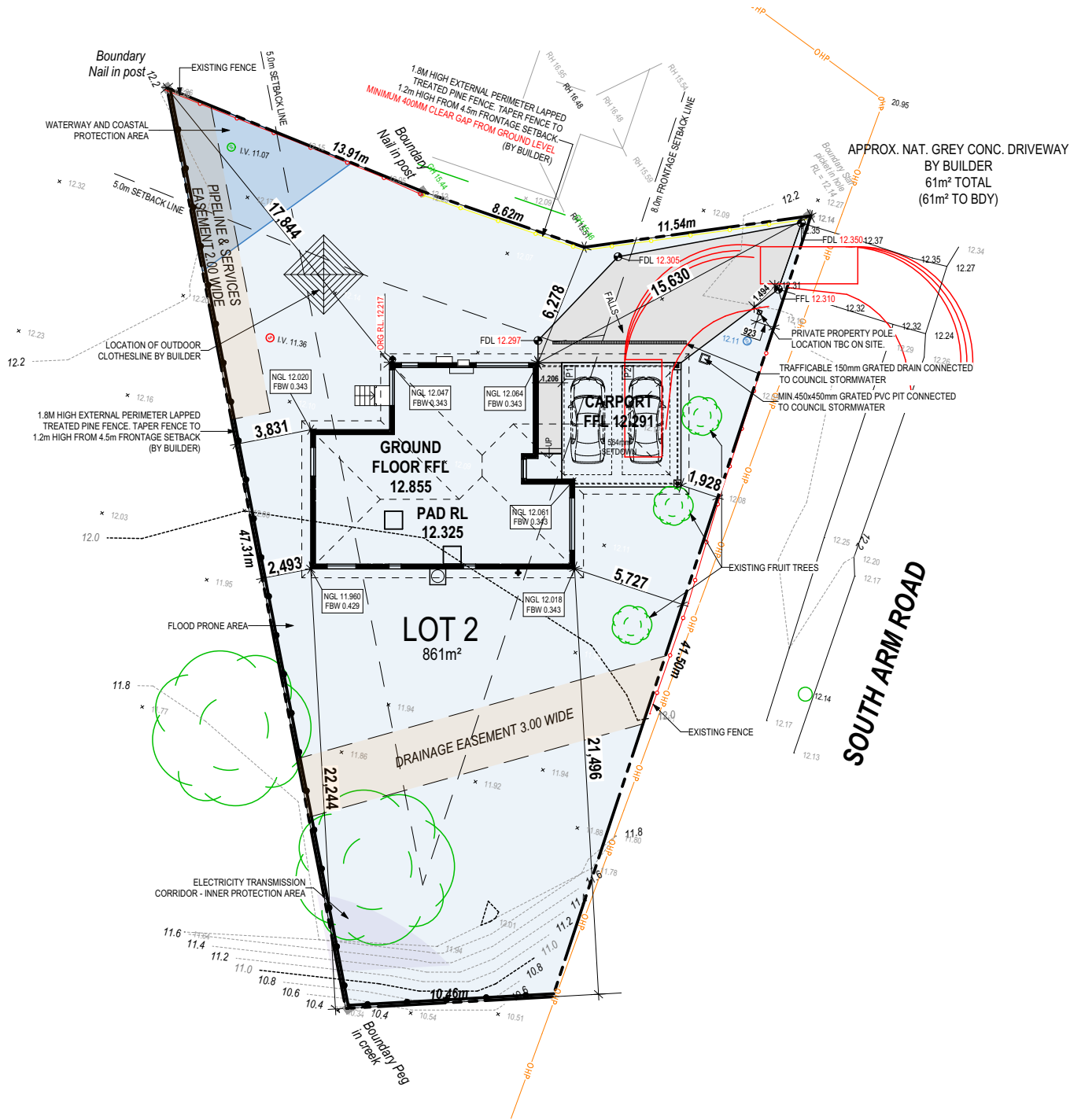
PRELIMINARY PLAN SET

5	PRELIMINARY PLAN SET - FLOOD REPORT REQUIREMENTS UPDATE	ALL	2026.09.22	RCS	-
4	PRELIMINARY PLAN SET - PLAN CORRECTIONS	2, 3	2026.07.15	NVO	-
3	PRELIMINARY PLAN SET - COLOUR UPDATE	ALL	2026.07.03	TDO	-
2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.06.02	TDI	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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 current Set ID: 6070220	SPECIFICATION:		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	DISCOVERY	1	CONSOLIDATED PROPOSAL 1	JJI	28/04/2026	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST		ASCOT 12			H-WDCASC10SA
	COPYRIGHT: © 2026	2	PRELIM PLANS - INITIAL ISSUE	TDI	02/06/2026	ADDRESS:		FACADE DESIGN:			FACADE CODE:
		3	PRELIM PLANS - COLOUR UPDATE	TDO	03/07/2026	7 SOUTH ARM ROAD, ROKEBY TAS 7019		CLASSIC			F-WDCASC10CLASA
		4	PRELIM PLANS - PLAN CORRECTIONS	NVO	15/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:		SCALES:
	5	PRELIM PLANS - UPDATE	RCS	22/09/2026	2 / - / 179334	CLARENCE	COVER SHEET	1 / 21	714530		

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:		
- SUSTAINABILITY REQUIREMENTS		
- SITE CLASSIFICATION		
- GENERAL BUILDING INFORMATION		
APPROX. CUT/FILL		
CUT	0.00m³	0.00t
FILL	0.00m³	0.00t
DIFFERENCE	0.00m³	0.00t
EVEN CUT & FILL		
LOT SIZE: 861m²		
HOUSE (COVERED AREA): 150.89m²		
SITE COVERAGE: 17.52%		



SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
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SPECIFICATION: DISCOVERY COPYRIGHT: © 2026	REVISION		DRAWN		CLIENT: CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST ADDRESS: 7 SOUTH ARM ROAD, ROKEBY TAS 7019 LOT / SECTION / CT: 2 / - / 179334 COUNCIL: CLARENCE	HOUSE DESIGN: ASCOT 12 FACADE DESIGN: CLASSIC SHEET TITLE: SITE PLAN 1:300	HOUSE CODE: H-WDCASC10SA FACADE CODE: F-WDCASC10CLASA SHEET No.: 2 / 21 SCALES: 1:300	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 714530
	1	CONSOLIDATED PROPOSAL 1	JJI	28/04/2026				
	2	PRELIM PLANS - INITIAL ISSUE	TDI	02/06/2026				
	3	PRELIM PLANS - COLOUR UPDATE	TDO	03/07/2026				
	4	PRELIM PLANS - PLAN CORRECTIONS	NVO	15/07/2026				
	5	PRELIM PLANS - UPDATE	RCS	22/09/2026				

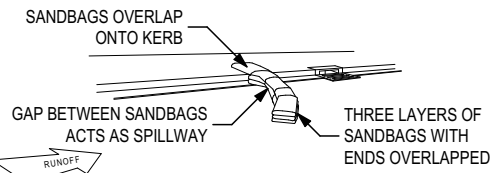
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

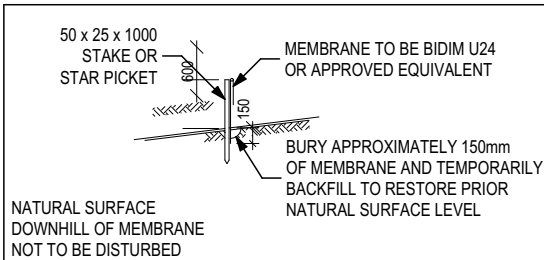
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

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

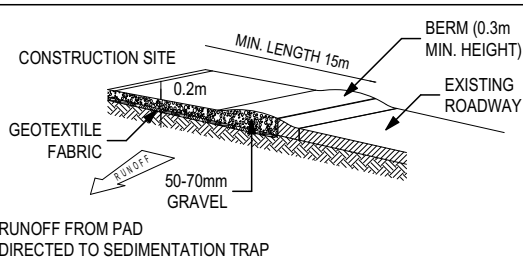
6. DIVERSION DRAINS ARE TO BE CONNECTED TO A LEAGAL DISCHARGE POINT (COUNCIL STORMWATER SYSTEM, WATERCOURSE OR ROAD DRAIN).
7. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING THE DRAINS.



SANDBAG KERB INLET
SEDIMENTATION TRAP



SILT FENCING DETAIL

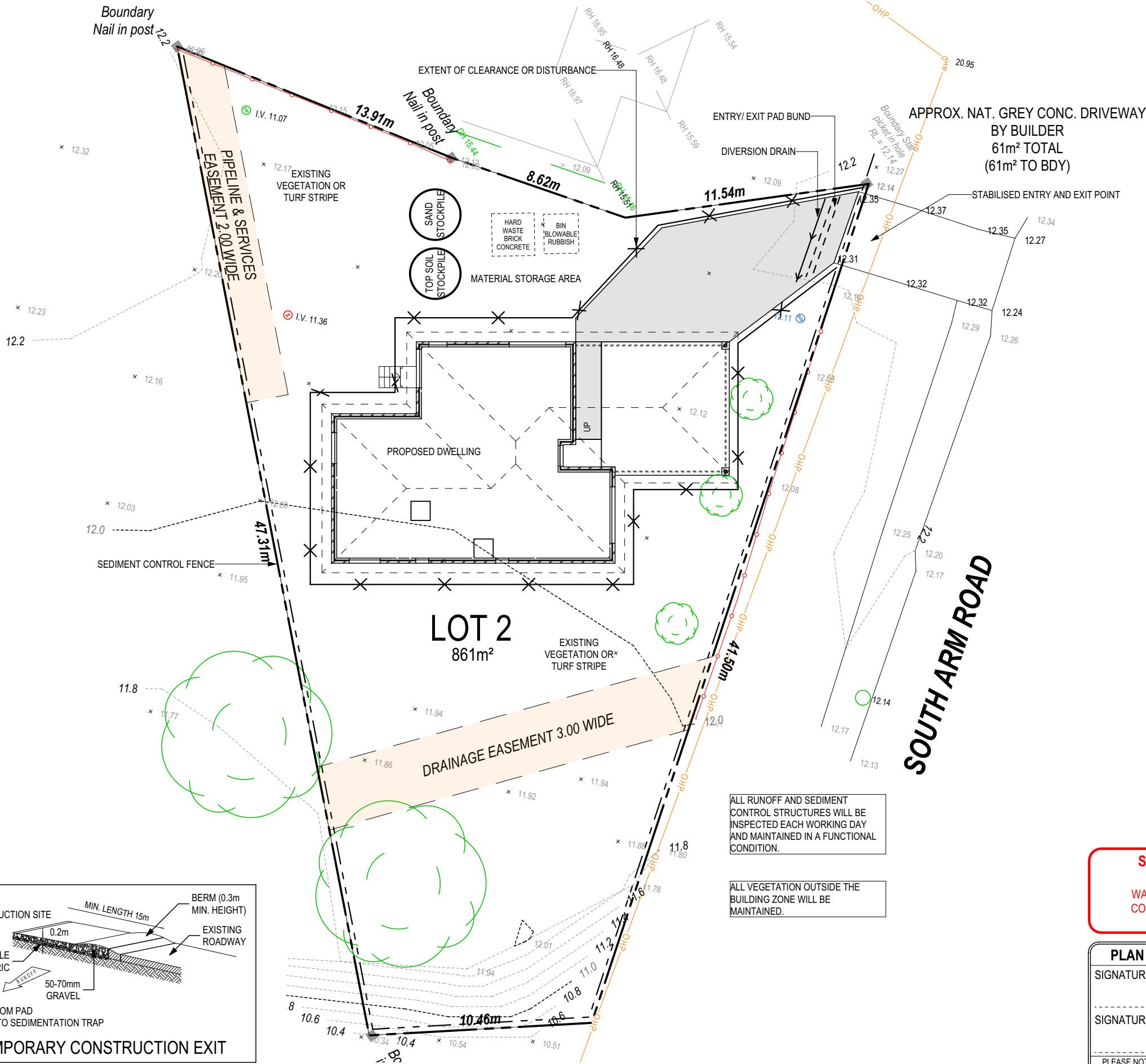


TEMPORARY CONSTRUCTION EXIT

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DISCOVERY		1	CONSOLIDATED PROPOSAL 1	JII	28/04/2026	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST		ASCOT 12		H-WDCASC10SA		
COPYRIGHT:		2	PRELIM PLANS - INITIAL ISSUE	TDI	02/06/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2026		3	PRELIM PLANS - COLOUR UPDATE	TDO	03/07/2026	7 SOUTH ARM ROAD, ROKEBY TAS 7019		CLASSIC		F-WDCASC10CLASA		
		4	PRELIM PLANS - PLAN CORRECTIONS	NVO	15/07/2026	LOT / SECTION / CT:		SHEET TITLE:		SHEET No.:	SCALES:	
		5	PRELIM PLANS - UPDATE	RCS	22/09/2026	2 / - / 179334		CLARENCE		4 / 21	1:200	
								SOIL & WATER MANAGEMENT PLAN				714530



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

ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

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

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

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

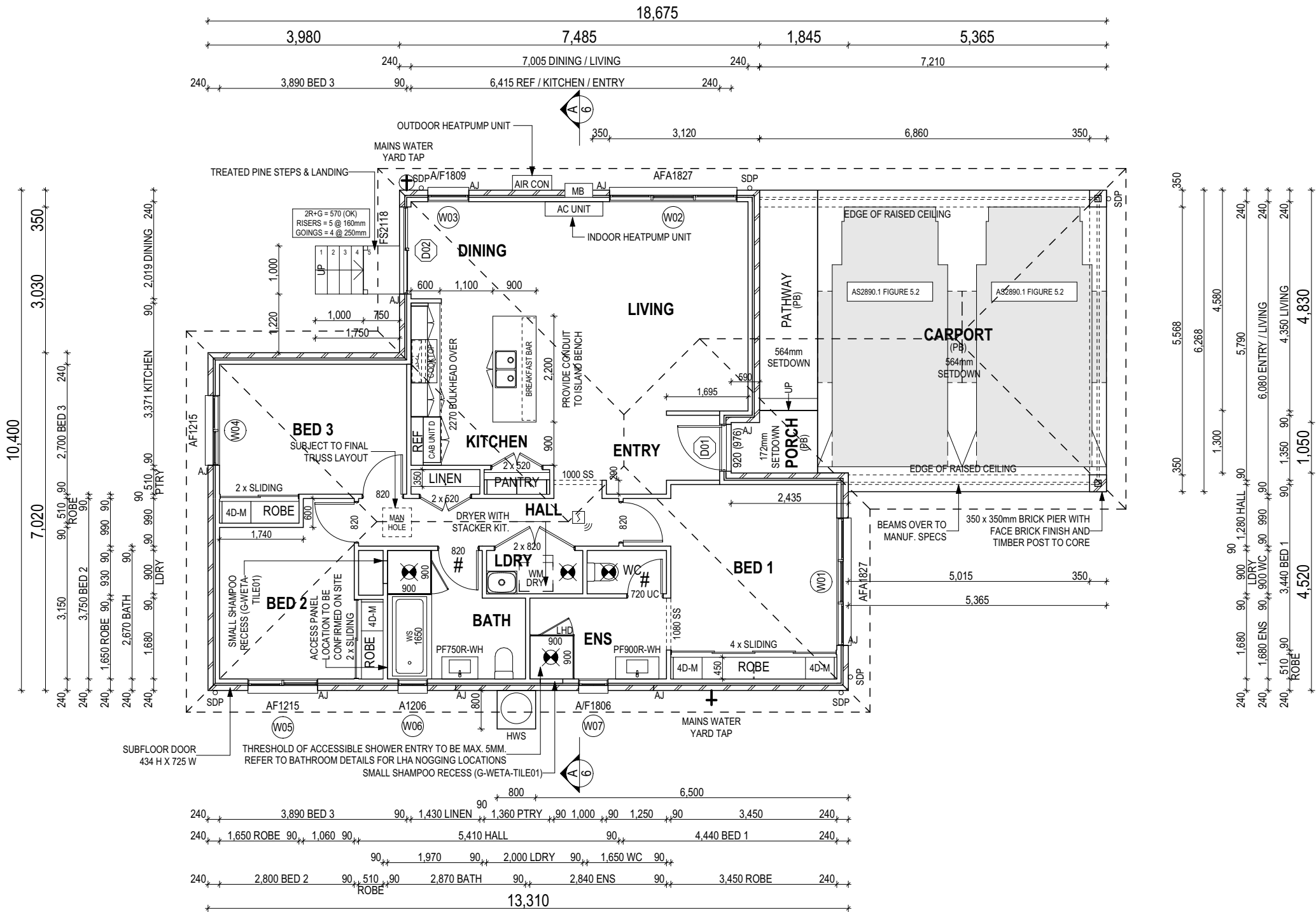


LEGEND

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

MAIN DWELLING, GROUND FLOOR

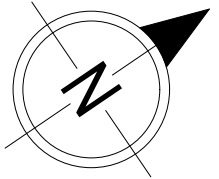
GARAGE	42.90
LIVING	113.50
PORCH	2.19
	158.59 m²



PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

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

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



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CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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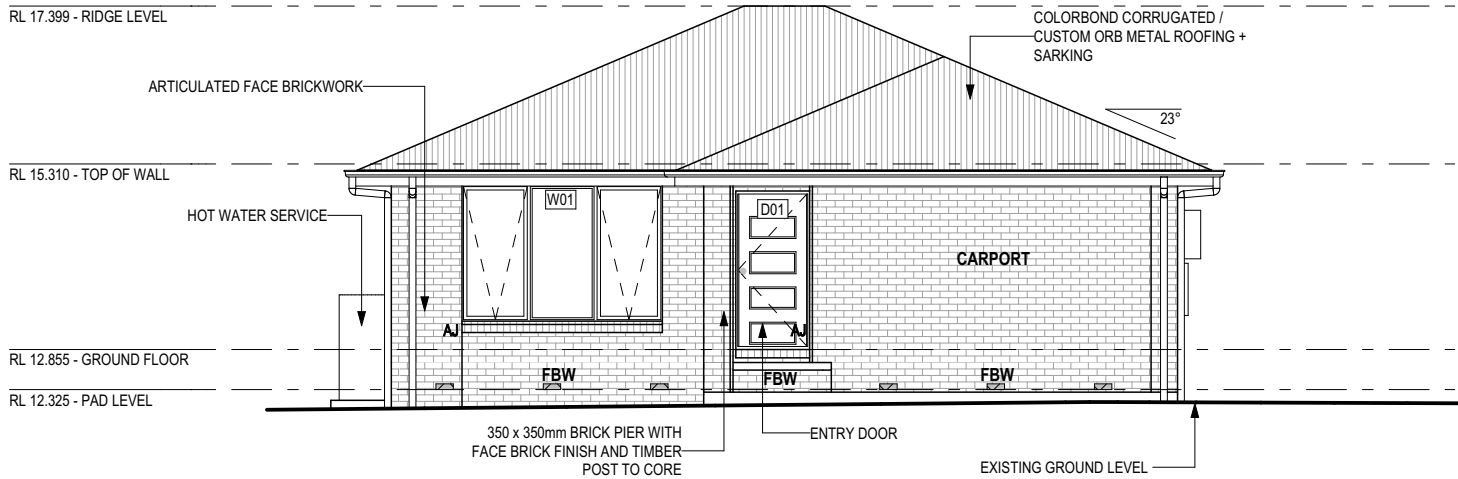
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ALL DIMENSIONS ARE FRAME DIMENSIONS

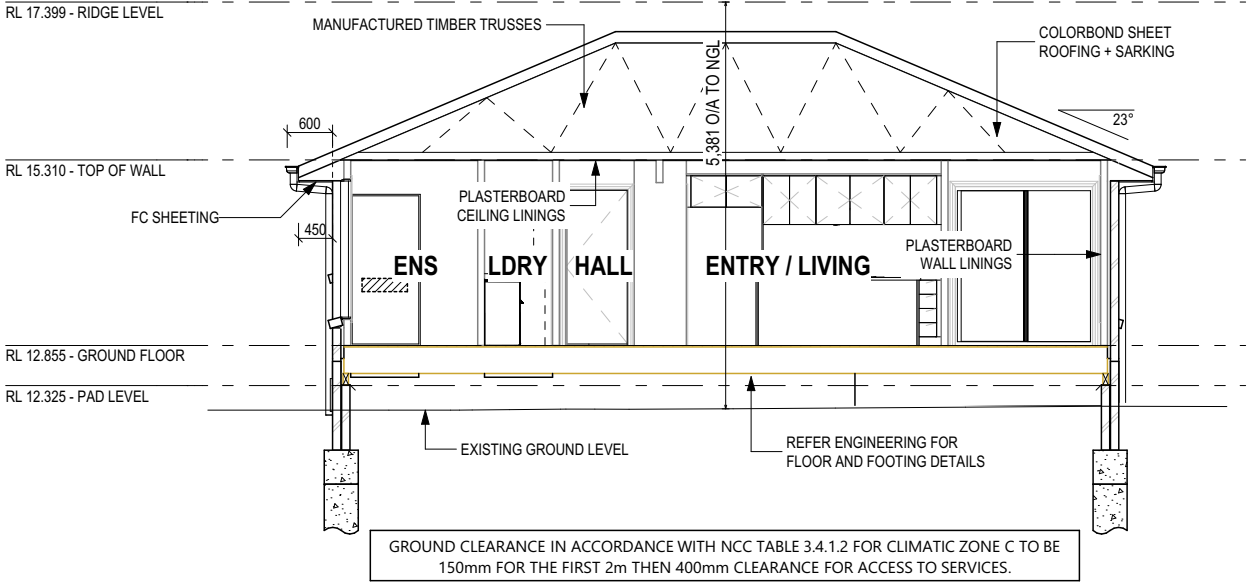
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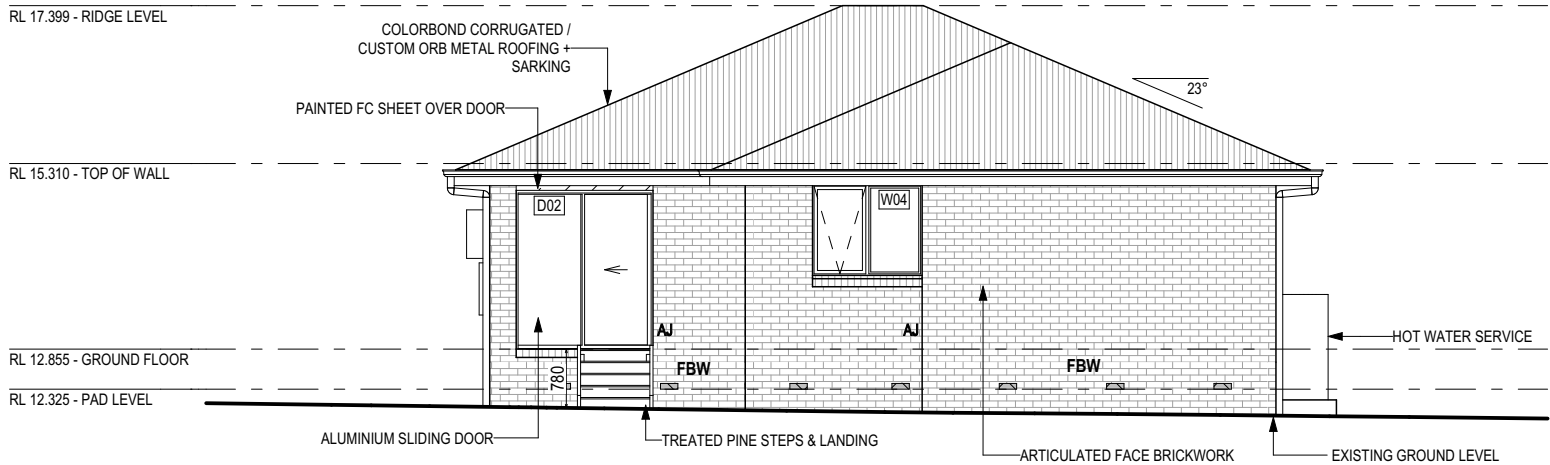
SPECIFICATION:	DISCOVERY	REVISION	1	CONSOLIDATED PROPOSAL 1	DRAWN	JJI	28/04/2026	CLIENT:	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST	HOUSE DESIGN:	ASCOT 12	HOUSE CODE:	H-WDCASC10SA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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		3	PRELIM PLANS - COLOUR UPDATE	TDO	03/07/2026	LOT / SECTION / CT:	2 / - / 179334	COUNCIL:	CLARENCE	SHEET TITLE:	GROUND FLOOR PLAN	SHEET No.:	5 / 21	
		4	PRELIM PLANS - PLAN CORRECTIONS	NVO	15/07/2026							SCALES:	1:100	714530
		5	PRELIM PLANS - UPDATE	RCS	22/09/2026									



NORTH EAST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



SOUTH WEST ELEVATION
SCALE: 1:100

 SUB-FLOOR VENT
PROVIDE SUBFLOOR VENTILATION AT MAX. 600mm FROM CORNERS AND EVENLY SPACED (REFER NCC FOR FURTHER DETAIL).
FINAL LOCATIONS MAY BE ADJUSTED TO SUIT BRICKWORK GUAGE.

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

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

SH = SNAP HEADER SILL

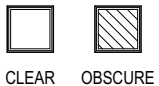
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

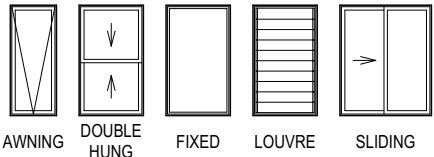
REFER TO THE FOLLOWING DETAILS:
BRICK COURSING **W-BRIC-001**

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GLASS TYPE LEGEND



WINDOW TYPE LEGEND



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	5	PRELIM PLANS - UPDATE	RCS	22/09/2026	2 / - / 179334	ELEVATIONS / SECTION	6 / 21	1:100	
					COUNCIL:	CLARENCE			

RL 17.399 - RIDGE LEVEL

RL 15.310 - TOP OF WALL

RL 12.855 - GROUND FLOOR

RL 12.325 - PAD LEVEL

ARTICULATED FACE BRICKWORK

FBW

FBW

FBW

FBW

W05

W06

W07

AJ

AJ

AJ

COLORBOND CORRUGATED /
CUSTOM ORB METAL ROOFING +
SARKING

23°

CARPORT

SUBFLOOR DOOR
434 H X 725 W

HOT WATER SERVICE

EXISTING GROUND LEVEL

SOUTH EAST ELEVATION

SCALE: 1:100

RL 17.399 - RIDGE LEVEL

RL 15.310 - TOP OF WALL

RL 12.855 - GROUND FLOOR

RL 12.325 - PAD LEVEL

ARTICULATED FACE BRICKWORK

FBW

FBW

FBW

FBW

W02

W03

AJ

AJ

COLORBOND CORRUGATED /
CUSTOM ORB METAL ROOFING +
SARKING

23°

CARPORT

PORCH

350 x 350mm BRICK PIER WITH
FACE BRICK FINISH AND TIMBER
POST TO CORE

EXISTING GROUND LEVEL

SINGLE PHASE METER BOX

OUTDOOR HEATPUMP UNIT

776

NORTH WEST ELEVATION

SCALE: 1:100

CLEAR

OBSCURE

GLASS TYPE LEGEND

AWNING

DOUBLE HUNG

FIXED

LOUVRE

SLIDING

WINDOW TYPE LEGEND

SIGNATURE: _____

DATE: _____

SIGNATURE: _____

DATE: _____

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					COUNCIL:				
					CLARENCE				

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Template Version: 24.042

EXTERIOR WINDOW & DOOR SCHEDULE ^{1,2} ASSUME LOOKING FROM OUTSIDE

STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AFA1827	AWNING	BED 1	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	ANGLED	NE	3.93	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W02	AFA1827	AWNING	LIVING	1,800	2,650	8,900	4.77	ALUMINIUM	N/A	ANGLED	NW	3.93	CLEAR, DOUBLE GLAZED	MP 883-883
GROUND FLOOR	W03	A/F1809	AWNING	DINING	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	NW	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W04	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SW	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W05	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	SE	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W06	A1206	AWNING	BATH	1,200	610	3,620	0.73	ALUMINIUM	N/A	ANGLED	SE	0.52	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W07	A/F1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	SE	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
							42,140 mm	16.38					13.13		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,097	976	6,146	2.05	ALUMINIUM	N/A	SNAP HEADER	NE	1.41	N/A	
GROUND FLOOR	D02	FS2118	SLIDING	DINING	2,100	1,810	7,820	3.80	ALUMINIUM	N/A	SNAP HEADER	SW	3.31	CLEAR, DOUBLE GLAZED, TOUGHENED	
							13,966 mm	5.85					4.73		
							56,106 mm	22.23					17.86		

Manufacturer - Clark Windows			
Window Type	Glazing	U-Value	SHGC
Awning	Single	6.5	0.67
	Double	4.1	0.57
Fixed	Single	5.9	0.75
	Double	3.2	0.67
Sliding	Single	6.4	0.76
	Double	4.2	0.59
Fixed Pane	Single	5.9	0.75
	Double	3.2	0.67
Fixed Glass Panel Hinged Door	Single	6.0	0.62
	Double	4.3	0.55
Sliding Door	Single	6.1	0.74
	Double	3.6	0.66
Stacking Door	Single	6.3	0.74
	Double	3.8	0.66
135 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
135 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
90 deg. Awning Bay Window	Single	6.5	0.67
	Double	4.1	0.57
90 deg. Sliding Bay Window	Single	6.5	0.76
	Double	4.2	0.59
Bifold Doors	Single	6.1	0.61
	Double	4.4	0.53

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

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1000 SS	SQUARE SET OPENING	2,155	1,000	N/A	
GROUND FLOOR	1	1080 SS	SQUARE SET OPENING	2,155	1,080	N/A	
GROUND FLOOR	2	2 x 520	SWINGING	2,040	1,040	N/A	
GROUND FLOOR	1	2 x 820	SWINGING	2,040	1,640	N/A	
GROUND FLOOR	2	2 x SLIDING	SLIDING	2,295	1,650	N/A	
GROUND FLOOR	1	4 x SLIDING	SLIDING	2,295	3,450	N/A	
GROUND FLOOR	1	720 UC	SWINGING	2,040	720	N/A	20mm UNDERCUT, LIFT-OFF HINGES
GROUND FLOOR	3	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820	SWINGING	2,040	820	N/A	LIFT-OFF HINGES

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

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

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		1	CONSOLIDATED PROPOSAL 1	JJI	28/04/2026	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST		ASCOT 12		H-WDCASC10SA			
	COPYRIGHT: © 2026	2	PRELIM PLANS - INITIAL ISSUE	TDI	02/06/2026	ADDRESS: 7 SOUTH ARM ROAD, ROKEBY TAS 7019		FACADE DESIGN: CLASSIC		FACADE CODE: F-WDCASC10CLASA			
		4	PRELIM PLANS - PLAN CORRECTIONS	NVO	15/07/2026	LOT / SECTION / CT: 2 / - / 179334	COUNCIL: CLARENCE	SHEET TITLE: WINDOW & DOOR SCHEDULES		SHEET No.: 8 / 21		SCALES:	714530
		5	PRELIM PLANS - UPDATE	RCS	22/09/2026								

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ`D (m2)	VENTILATION ACH`D (m2)
OPEN KITCHEN/ LIVING/ DINING	34.04 m²	W02, W03, D02	3.40 m²	8.43 m²	1.70 m²	5.66 m²
BED 1	14.61 m²	W01	1.46 m²	3.93 m²	0.73 m²	2.96 m²
BED 2	10.30 m²	W05	1.03 m²	1.38 m²	0.52 m²	0.79 m²
BED 3	11.34 m²	W04	1.13 m²	1.38 m²	0.57 m²	0.79 m²

PART 10.5.1 LIGHT: Minimum 10% of the floor area of a habitable room required (natural light)

PART 10.6 VENTILATION: Minimum 5% of the floor area of a habitable room required. (An exhaust fan may be used for sanitary compartment, laundry or bathroom provided contaminated air discharges directly to the outside of the building by way of ducts).

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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(1 MAY 2023)
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CONDENSATION MANAGEMENT
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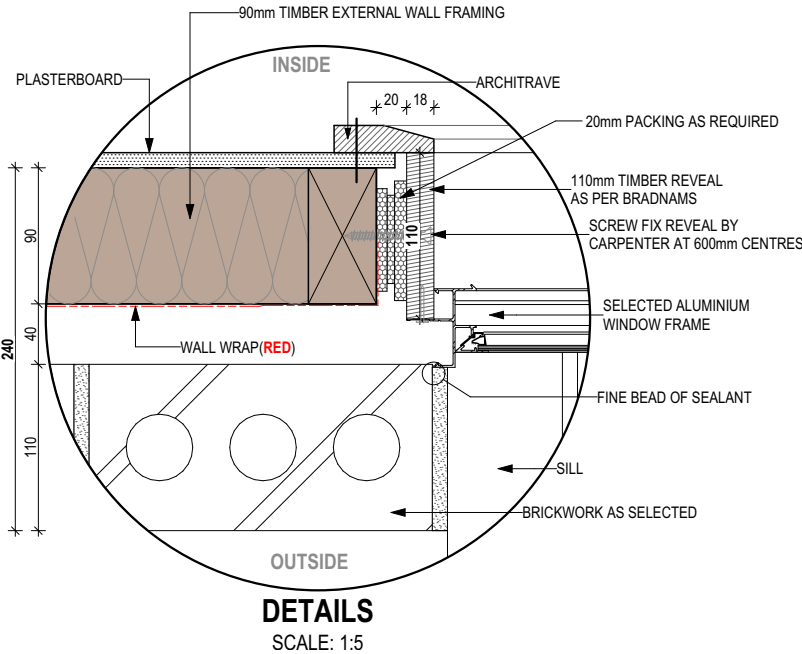
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	DISCOVERY	1	CONSOLIDATED PROPOSAL 1	JII	28/04/2026	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST		ASCOT 12		H-WDCASC10SA	
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	© 2026	3	PRELIM PLANS - COLOUR UPDATE	TDO	03/07/2026	7 SOUTH ARM ROAD, ROKEBY TAS 7019		CLASSIC		F-WDCASC10CLASA	
		4	PRELIM PLANS - PLAN CORRECTIONS	NVO	15/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		5	PRELIM PLANS - UPDATE	RCS	22/09/2026	2 / - / 179334	CLARENCE	CALCULATIONS	9 / 21		

STANDARD BRICK								STANDARD BRICK							
BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm				BRICKWORK DIMENSIONS			
FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm				VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm			
MANUFACTURING SIZE: 230x110x76mm				VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm			
VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm				VERTICAL GAUGE: 7 Courses to 600mm			
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36' ₂	8630		3086
1' ₂	350	370		26' ₂	6350	6370		11' ₂	2750	2770		36' ₂	8750		
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870		3172
2' ₂	590	610		27' ₂	6590	6610		12' ₂	2990	3010		37' ₂	8990		
3	710	730	257	28	6710	6730	2400	13	3110	3130	1114	38	9110		3257
3' ₂	830	850		28' ₂	6830	6850		13' ₂	3230	3250		38' ₂	9230		
4	950	970	343	29	6950	6970	2486	14	3350	3370	1200	39	9350		3343
4' ₂	1070	1090		29' ₂	7070	7090		14' ₂	3470	3490		39' ₂	9470		
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1286	40	9590		3429
5' ₂	1310	1330		30' ₂	7310	7330		15' ₂	3710	3730		40' ₂	9710		
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1372	41	9830		3514
6' ₂	1550	1570		31' ₂	7550	7570		16' ₂	3950	3970		41' ₂	9950		
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1457	42	10070		3600
7' ₂	1790	1810		32' ₂	7790	7810		17' ₂	4190	4210		42' ₂	10190		
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	1543	43	10310		3686
8' ₂	2030	2050		33' ₂	8030	8050		18' ₂	4430	4450		43' ₂	10430		
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	1629	44	10550		3772
9' ₂	2270	2290		34' ₂	8270	8290		19' ₂	4670	4690		44' ₂	10670		
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	1714	45	10790		3857
								20' ₂	4910	4930		45' ₂	10910		
								21	5030	5050	1800	46	11030		3943
								21' ₂	5150	5170		46' ₂	11150		
								22	5270	5290	1886	47	11270		4029
								22' ₂	5390	5410		47' ₂	11390		
								23	5510	5530	1972	48	11510		4114
								23' ₂	5630	5650		48' ₂	11630		
								24	5750	5770	2057	49	11750		4200
								24' ₂	5870	5890		49' ₂	11870		
								25	5990	6010	2143	50	11990		4286
								25' ₂	6110	6130		100	23990		8572

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.



**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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SIGNATURE:	DATE:

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	COPYRIGHT: © 2026	1	CONSOLIDATED PROPOSAL 1	JII 28/04/2026	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST	ASCOT 12		H-WDCASC10SA	
		2	PRELIM PLANS - INITIAL ISSUE	TDI 02/06/2026	ADDRESS:	FACADE DESIGN:		FACADE CODE:	
		3	PRELIM PLANS - COLOUR UPDATE	TDO 03/07/2026	7 SOUTH ARM ROAD, ROKEBY TAS 7019	CLASSIC		F-WDCASC10CLASA	
		4	PRELIM PLANS - PLAN CORRECTIONS	NVO 15/07/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	SCALES:	
		5	PRELIM PLANS - UPDATE	RCS 22/09/2026	2 / - / 179334	DETAILS (FACE BRICKWORK)	10 / 21		
					COUNCIL: CLARENCE				

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

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

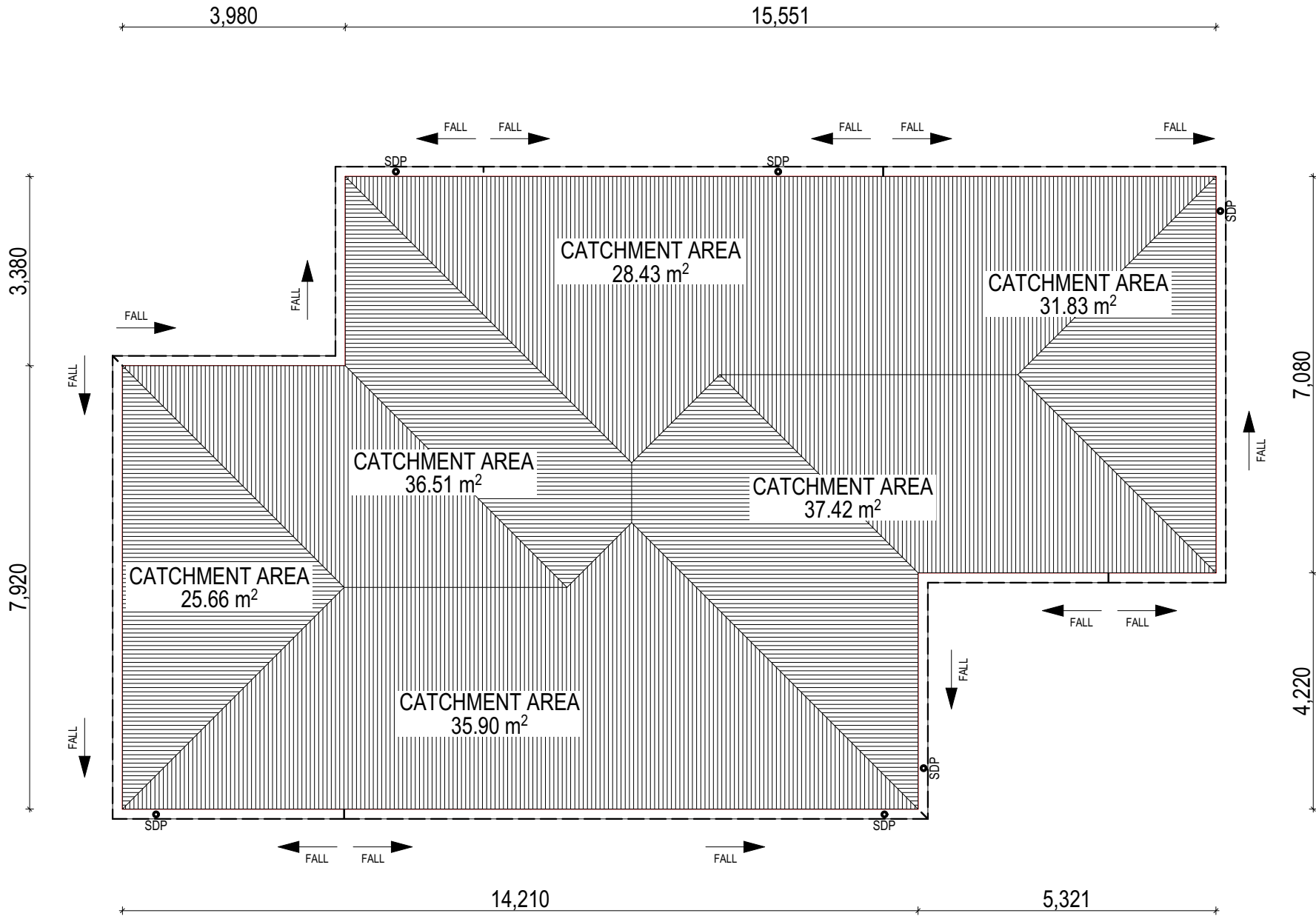
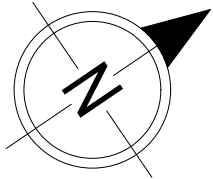
AREA'S SHOWN ARE SURFACE AREAS/ CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	184.79	Flat Roof Area (excluding gutter and slope factor) (m²)
	200.75	Roof Surface Area (includes slope factor, excludes gutter) (m²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	195.75	Area of roof catchment (including 115mm Slotted Quad Gutter) (m²)
Ac	229.5	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm²)
DRI	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Acdp	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m²)
Required Downpipes	3.59	Ac / Acdp
Downpipes Provided	7	

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		5	PRELIM PLANS - UPDATE	RCS	22/09/2026	2 / - / 179334		COUNCIL: CLARENCE		11 / 21	1:100	



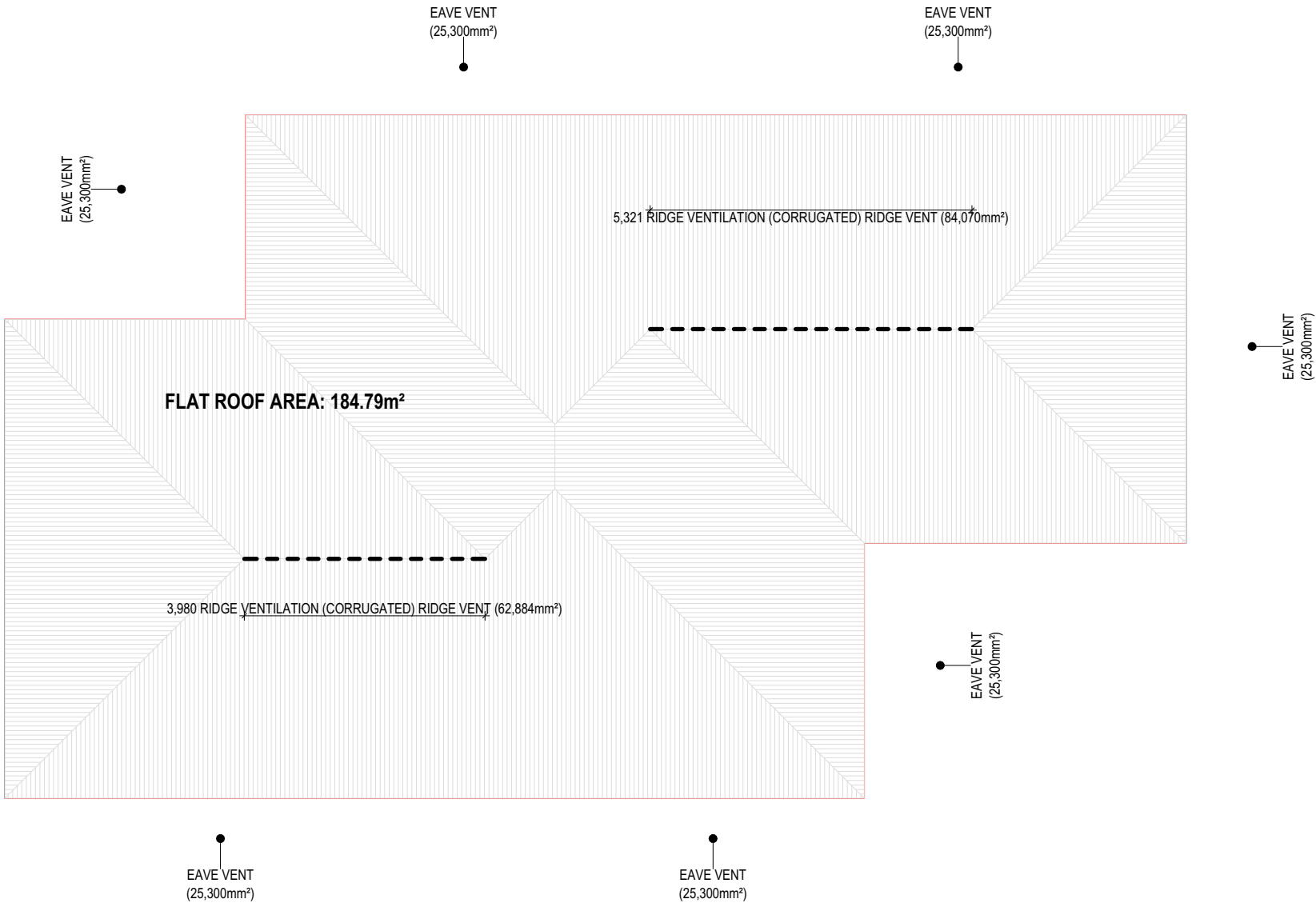
**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

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ROOF SPACE VENTILATION		
REFER TO ROOF PLAN FOR VENTILATION LOCATIONS		
GROUND FLOOR 23Â° ROOF		
LONGEST HORIZONTAL ROOF LENGTH		19.531m
ROOF PITCH		23.00°
HIGH LEVEL VENTILATION	REQUIRED	97,650mm² (5,000 x 19.531m)
	PROVIDED	146,954mm²
LOW LEVEL VENTILATION	REQUIRED	136,710mm² (7,000 x 19.531m)
	PROVIDED	202,400mm²
NO OF EAVE VENTS	REQUIRED	4.79
	PROVIDED	8

GROUND FLOOR 23° ROOF (ID 1)

ROOF LENGTH: 19.531m
ROOF PITCH: 23.0°
CEILING: FLAT
HIGH LEVEL VENTILATION REQUIRED: 97,650mm²
LOW LEVEL VENTILATION REQUIRED: 136,710mm²

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	5	PRELIM PLANS - UPDATE	RCS 22/09/2026	2 / - / 179334	CLARENCE	ROOF VENTILATION PLAN	12 / 21	1:100	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

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

COVERINGS LEGEND

NO COVERING

COVER GRADE CONCRETE

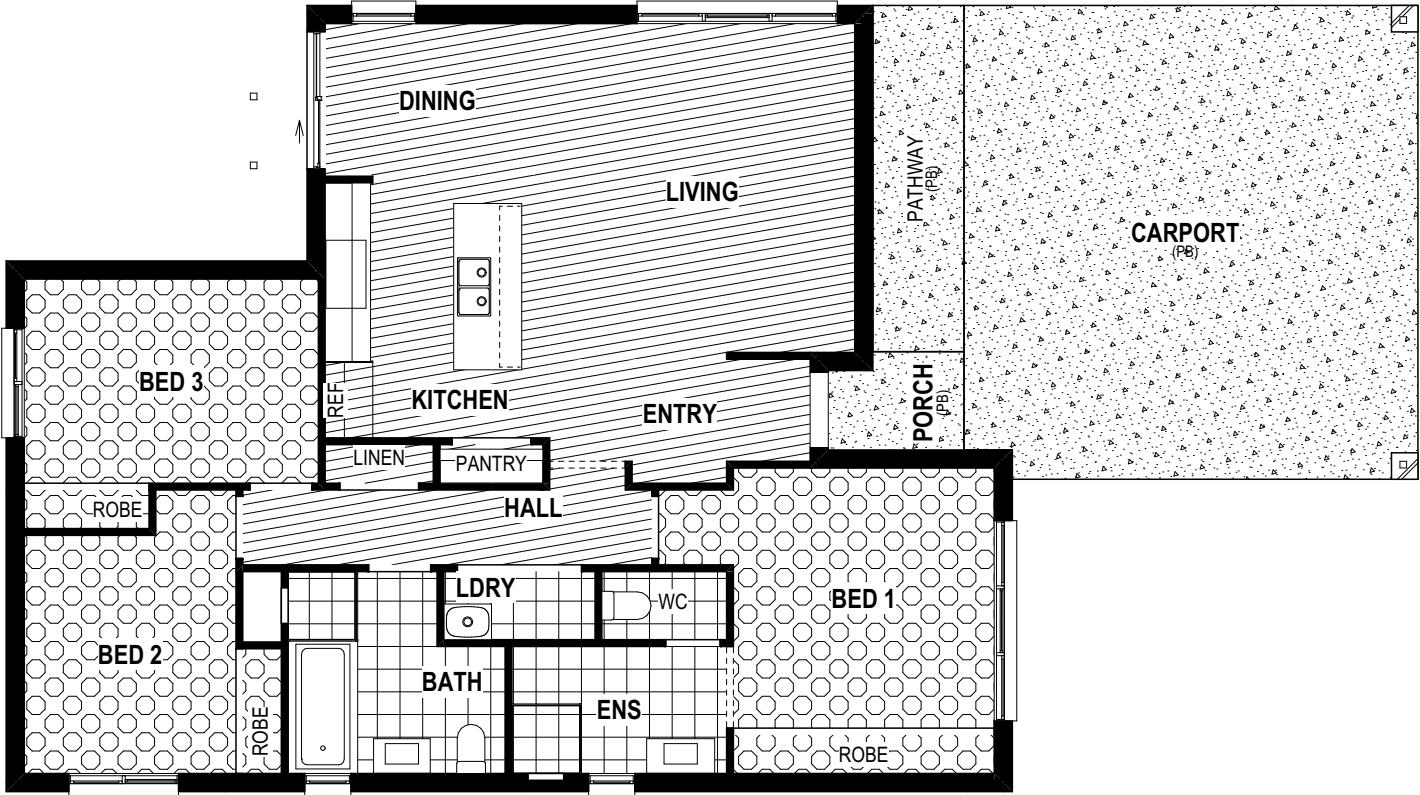
CARPET

LAMINATE

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

DECKING



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(1 MAY 2023)**
WATERPROOFING & PLUMBING
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LIVABLE HOUSING

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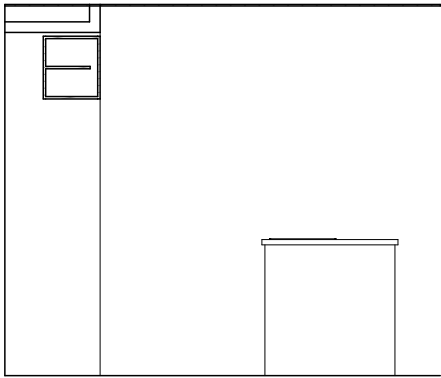
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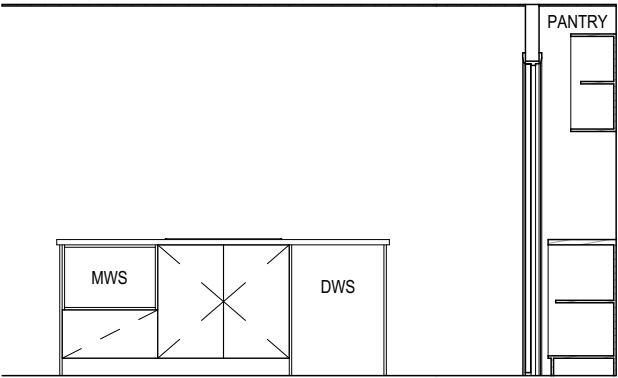
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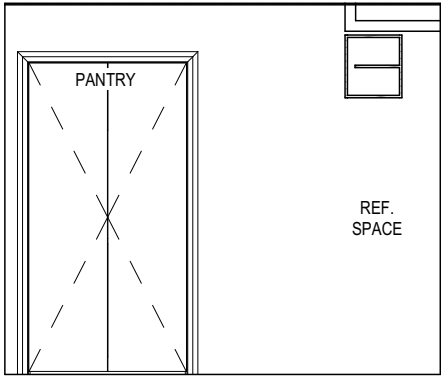
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	5	PRELIM PLANS - UPDATE	RCS 22/09/2026	2 / - / 179334	CLARENCE	FLOOR COVERINGS		13 / 21	1:100	714530



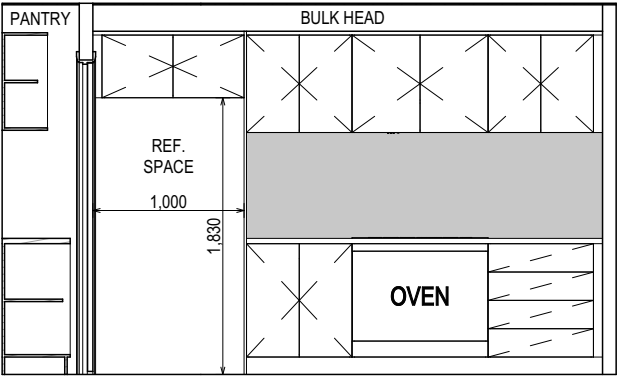
ELEVATION A
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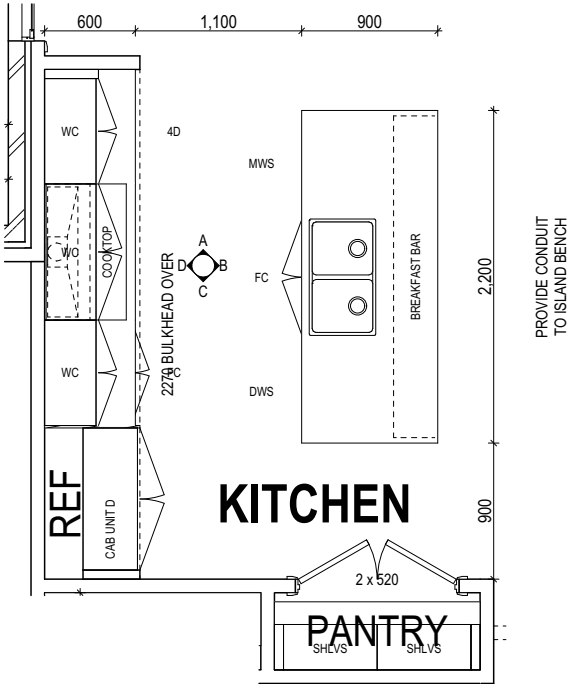
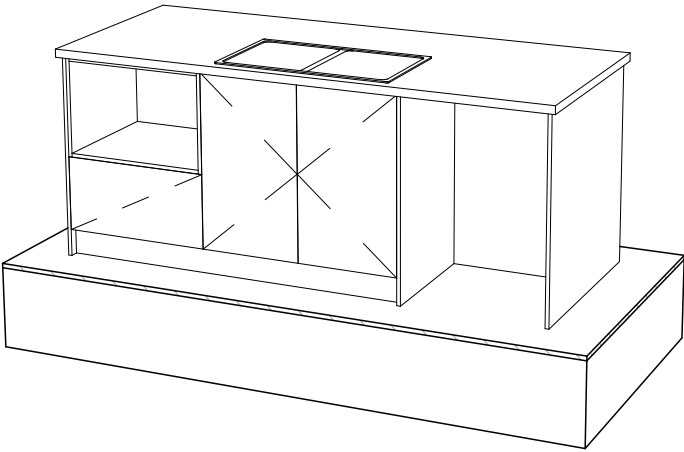
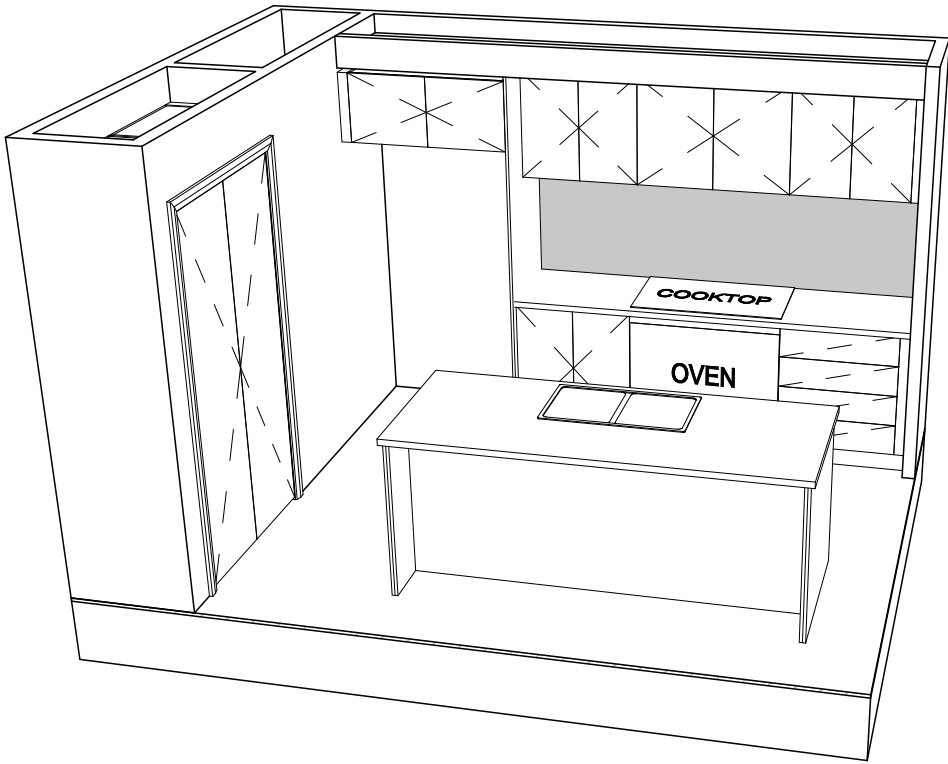
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

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DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETS AS REQUIRED.

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ALL DIMENSIONS ARE FRAME DIMENSIONS

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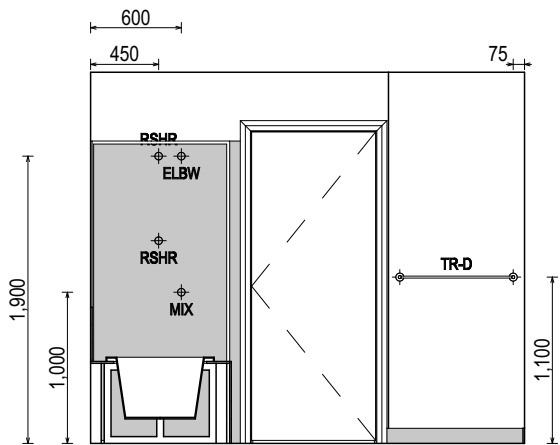
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VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

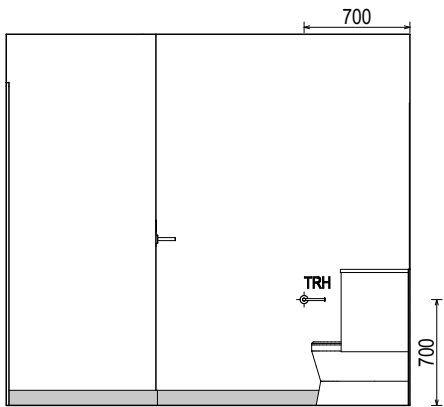
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REPRESENTATION ONLY

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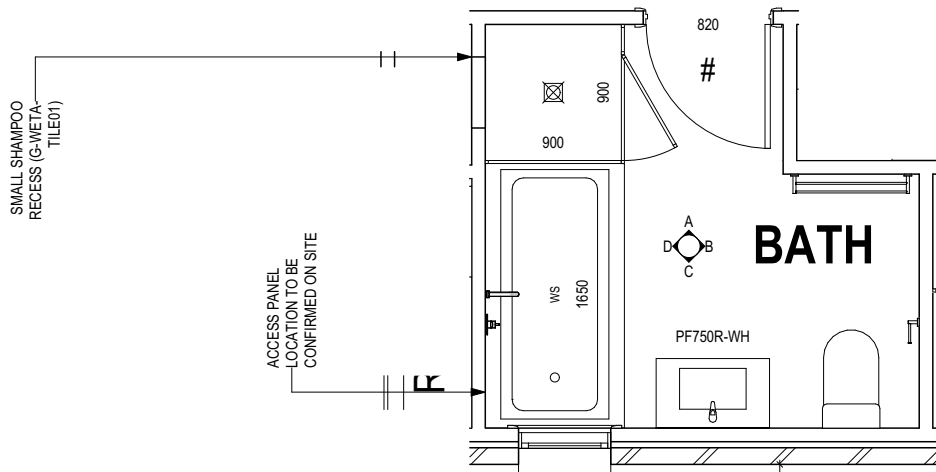
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



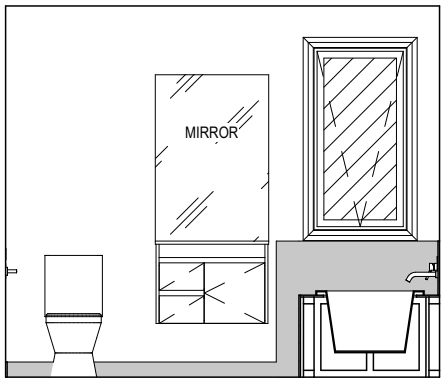
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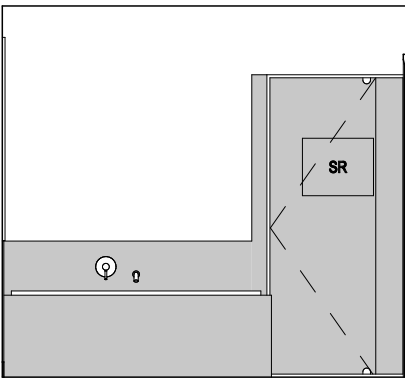
ELEVATION B
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

ALL DIMENSIONS ARE FRAME DIMENSIONS

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 Document Set ID: 6070322	SPECIFICATION: DISCOVERY		REVISION		DRAWN		CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	COPYRIGHT: © 2026	1	CONSOLIDATED PROPOSAL 1		JII	28/04/2026	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST			ASCOT 12			H-WDCASC10SA		
		2	PRELIM PLANS - INITIAL ISSUE		TDI	02/06/2026	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
		3	PRELIM PLANS - COLOUR UPDATE		TDO	03/07/2026	7 SOUTH ARM ROAD, ROKEBY TAS 7019			CLASSIC			F-WDCASC10CLASA		
		4	PRELIM PLANS - PLAN CORRECTIONS		NVO	15/07/2026	LOT / SECTION / CT:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
	5	PRELIM PLANS - UPDATE		RCS	22/09/2026	2 / - / 179334		CLARENCE		BATHROOM DETAILS		15 / 21	1:50	714530	

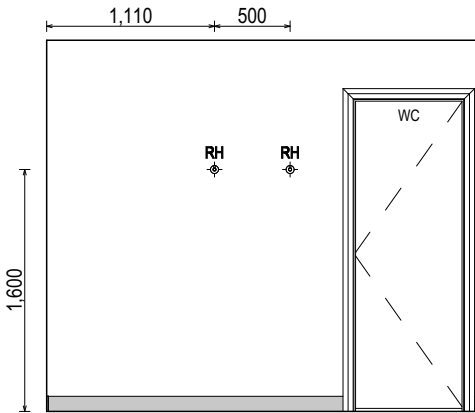
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VANITY DETAILS G-VANI-001
WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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

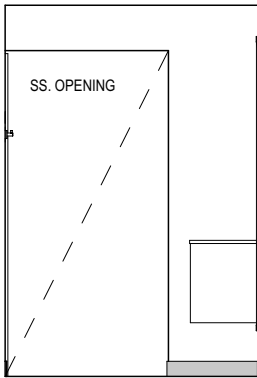
DETAILS DEPICTED ON THIS SHEET ARE A
REPRESENTATION ONLY

LEGEND

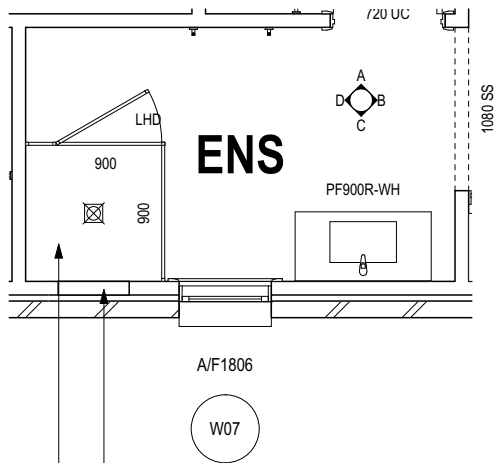
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



ELEVATION A
SCALE: 1:50



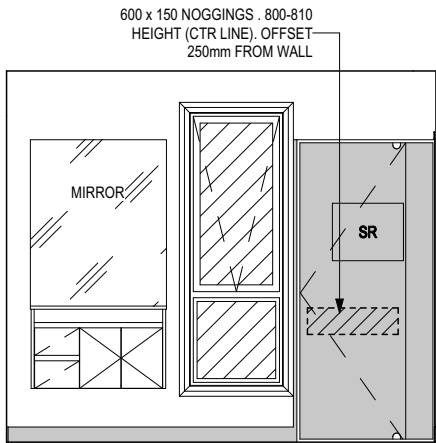
ELEVATION B
SCALE: 1:50



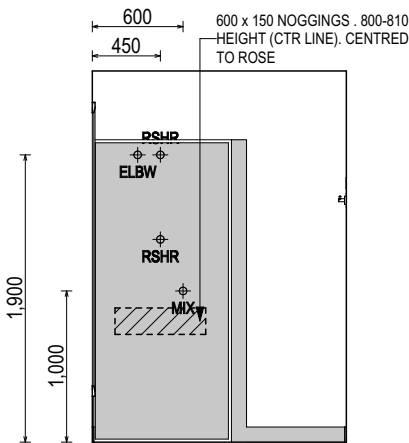
ENSUITE PLAN
SCALE: 1:50

THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM.
REFER TO BATHROOM DETAILS FOR LHA NOGGING LOCATIONS

SMALL SHAMPOO RECESS (G-WETA-TILE01)



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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

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DISCOVERY	1	CONSOLIDATED PROPOSAL 1	JII	28/04/2026	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST	ASCOT 12	H-WDCASC10SA	714530
COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE	TDI	02/06/2026	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2026	3	PRELIM PLANS - COLOUR UPDATE	TDO	03/07/2026	7 SOUTH ARM ROAD, ROKEBY TAS 7019	CLASSIC	F-WDCASC10CLASA	
	4	PRELIM PLANS - PLAN CORRECTIONS	NVO	15/07/2026	LOT / SECTION / CT:	SHEET TITLE:	SCALES:	
	5	PRELIM PLANS - UPDATE	RCS	22/09/2026	2 / - / 179334	ENSUITE DETAILS	1:50	
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					CLARENCE			

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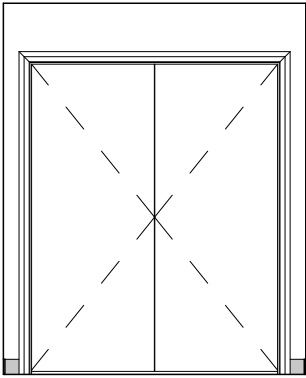
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ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
TMB	TUMBLER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



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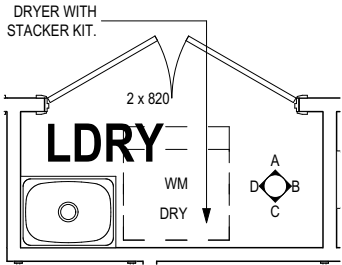
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DISCOVERY	1	CONSOLIDATED PROPOSAL 1	JLI 28/04/2026	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST		ASCOT 12		H-WDCASC10SA	
COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE	TDI 02/06/2026	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
© 2026	3	PRELIM PLANS - COLOUR UPDATE	TDO 03/07/2026	7 SOUTH ARM ROAD, ROKEBY TAS 7019		CLASSIC		F-WDCASC10CLASA	
	4	PRELIM PLANS - PLAN CORRECTIONS	NVO 15/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
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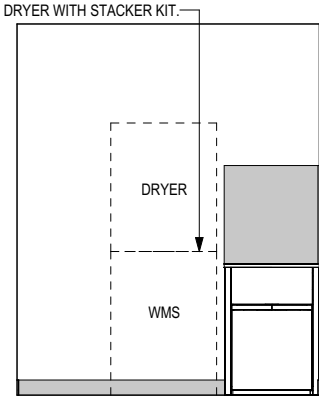
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SCALE: 1:50



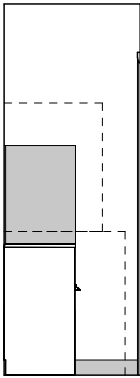
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

**SUBJECT TO NCC 2022
(1 MAY 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
LIVABLE HOUSING

PLAN ACCEPTANCE BY OWNER

SIGNATURE:	DATE:

SIGNATURE:	DATE:

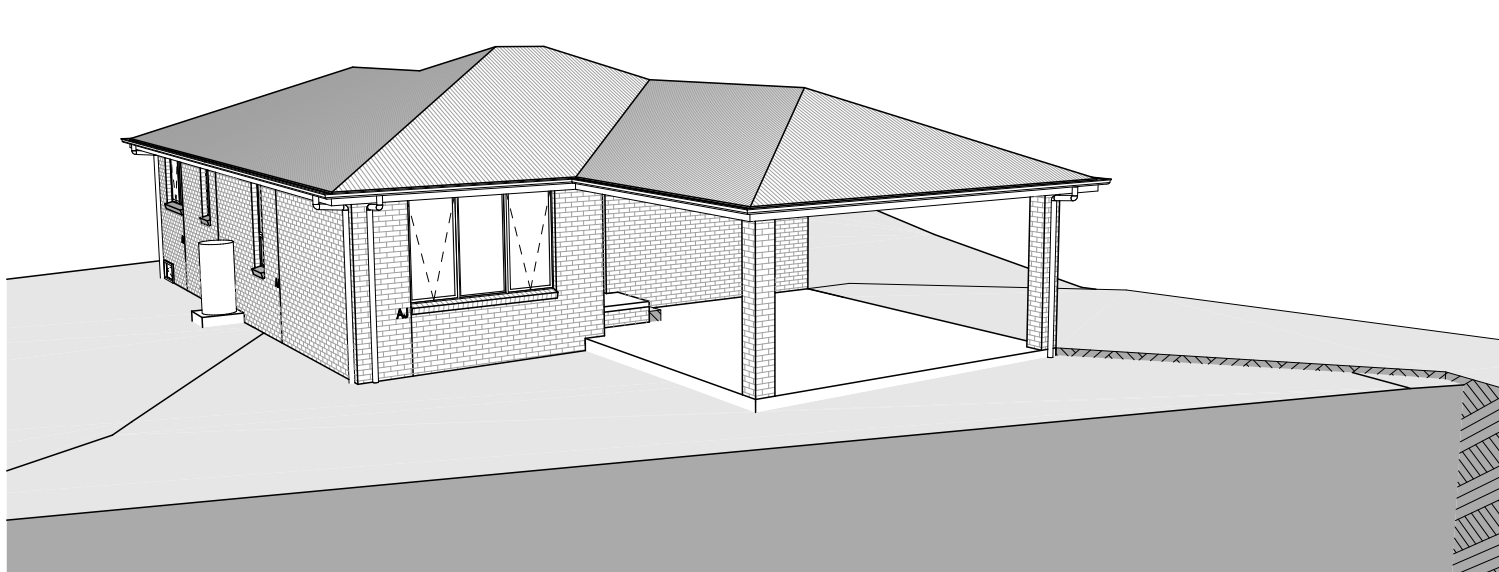
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ALL DIMENSIONS ARE FRAME DIMENSIONS

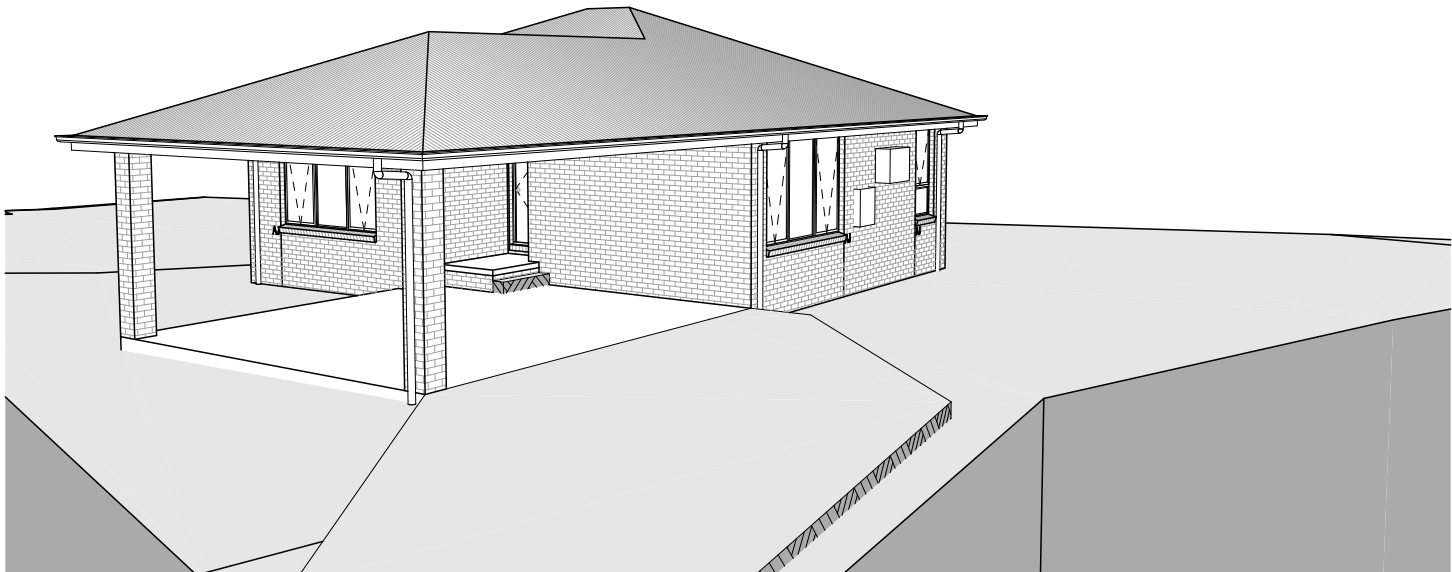
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	DISCOVERY	1	CONSOLIDATED PROPOSAL 1	JII	28/04/2026	CHI MAN MAGGIE CHENG & MAGGIE CHENG FAMILY TRUST			ASCOT 12			H-WDCASC10SA	
	COPYRIGHT:	2	PRELIM PLANS - INITIAL ISSUE	TDI	02/06/2026	ADDRESS:			FACADE DESIGN:			FACADE CODE:	
	© 2026	3	PRELIM PLANS - COLOUR UPDATE	TDO	03/07/2026	7 SOUTH ARM ROAD, ROKEBY TAS 7019			CLASSIC			F-WDCASC10CLASA	
		4	PRELIM PLANS - PLAN CORRECTIONS	NVO	15/07/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:			
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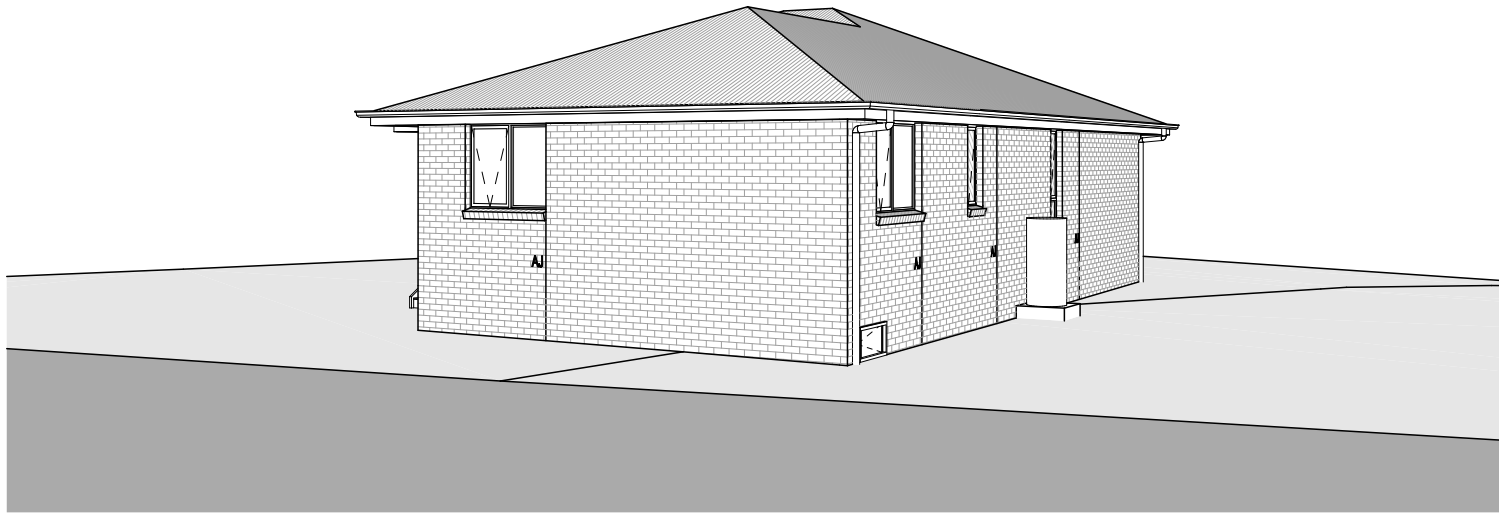
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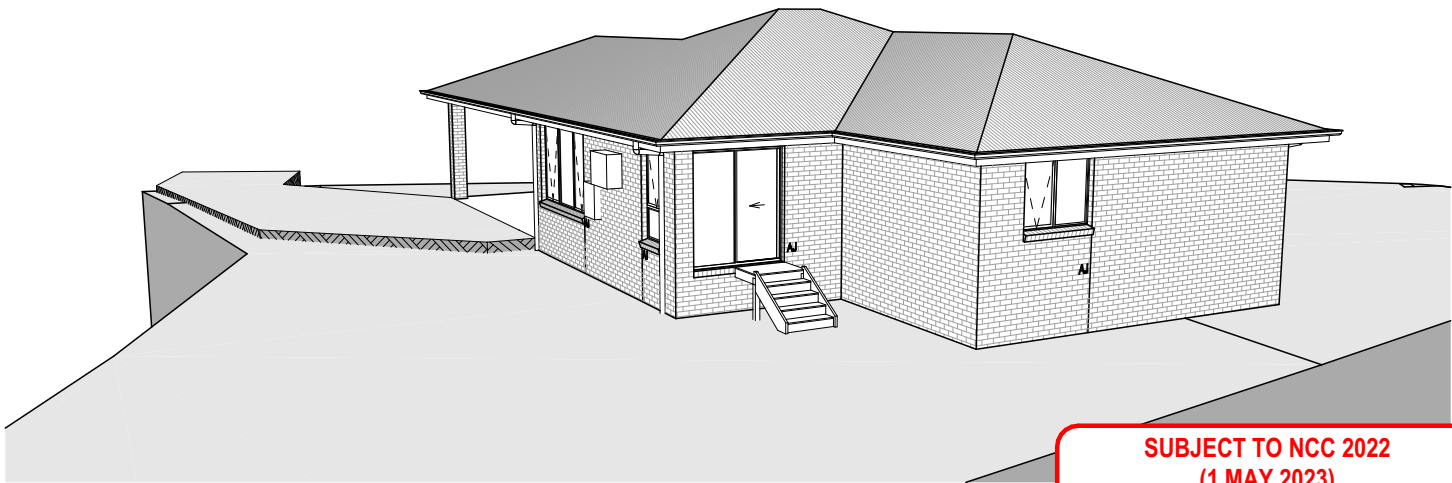
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WET AREA NOTES

VESSELS OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTIONS AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING HOB.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA, INCLUDING WATERSTOP.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH STEPDOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCLUDING THE STEPDOWN.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICHEVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
UNENCLOSED SHOWERS	WATERPROOF ENTIRE UNCLOSED SHOWER AREA.	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAXIMUM RETAINED WATER LEVEL WHICH EVER IS THE GREATER WITH THE REMAINDER BEING WATERPROOF TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FINISHED FLOOR LEVEL.	WATERPROOF INTERNAL AND EXTERNAL CORNERS AND HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE THE FLOOR LEVEL WITH NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION.	WATERPROOF ALL PENETRATIONS.
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING	WATER RESISTANT TO ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS	WATERPROOF ENTIRE FLOOR.	N/A	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEET FLOORING.	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
AREAS ADJACENT TO BATHS AND SPAS (SEE NOTE 1) FOR TIMBER FLOORS INCLUDING PARTICLEBOARD, PLYWOOD AND OTHER TIMBER BASED FLOORING MATERIALS.	WATERPROOF ENTIRE FLOOR.	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL.	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS MUST BE WATERPROOF FOR SHOWERS OVER BATH AND WATER RESISTANT FOR ALL OTHER CASES.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
INSERTED BATHS	N/A FOR FLOOR UNDER BATH. ANY SHELF AREA ADJOINING THE BATH OR SPA MUST BE WATERPROOF AND INCLUDE A WATERSTOP UNDER THE VESSEL LIP.	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH.	N/A FOR WALL UNDER BATH. WATERPRROF TO NOT LESS THAN 150 mm ABOVE THE LIP OF A BATH OR SPA.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
WALLS ADJOINING OTHER VESSELS (EG. SINKS, LAUNDRY TUBS AND BASINS)	N/A	WATERPROOF TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL.	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF VESSEL.	WATERPROOF ALL TAP AND SPOUT PENETRATIONS WHERE THEY OCCUR IN A HORIZONTAL SURFACE.
LAUNDRIES AND WCS	WATER RESISTANT TO ENTIRE FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL/FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm.	N/A

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WET AREA WAERPROOFING BY LICENSED AND ACCREDITED INSTALLER. CERTIFICATION TO BE PROVIDED TO BUILDING SURVEYOR. CONTRACTOR OR BUILDER TO DETERMINE THE APPROPRIATE WATERPROOFING IN ACCORDANCE WITH AS3740 PART 10.2 OF N.C.C AND TO NOTIFY THE BUILDING SURVEYOR FOR INSPECTION ARRANGEMENTS DURING INSTALLATION.

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ENERGY EFFICIENCY - GENERAL

STATED R VALUES ARE FOR ADDITIONAL INSULATION REQUIRED AND ARE NOT RT VALUES (TOTAL SYSTEM VALUE)

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

BULK INSULATION IS NOT TO BE COMPRESSED AS THIS REDUCES THE EFFECTIVE R RATING

N.C.C 2022 TAS PART H6

IN TASMANIA, FOR NCC PART H6 REFER TO NCC 2019 AMENDMENT 1 PART 2.6; FOR NCC PART 13.1 REFER TO NCC 2019 PART 3.12

N.C.C 2019 3.12.0 (A)

PERFORMANCE REQUIREMENT P2.6.1 FOR THE THERMAL PERFORMANCE OF THE BUILDING IS SATISFIED BY COMPLYING WITH:

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS

TO REDUCE HEATING AND COOLING LOADS MUST ACHIEVE AN ENERGY RATING USING HOUSING ENERGY RATING SOFTWARE OF NOT LESS THAN 6 STARS.

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION

BUILDER TO ENSURE THAT ALL INSULATION COMPLIES WITH AS/NZS 4859.1 AND BE INSTALLED TO N.C.C 3.12.1.1.

3.12.1.2(e) - FOR COMPENSATING FOR A LOSS OF CEILING INSULATION

REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE

(i) IF ALLOWANCE HAS BEEN MADE FOR CEILING PENERATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN NO FURTHER ACTION REQUIRED.

(ii) IF NO ALLOWANCE HAS BEEN MADE FOR CEILING PENETRATIONS IN NATHERS (FIRST RATE 5) CERTIFICATION PROCESS THEN CEILING PENETRATION AREA MUST BE CALCULATED AND THE NECESSARY ADJUSTMENT MADE TO THE SPECIFIED INSULATION AS PER TABLE 3.12.1.1B OF NCC

3.12.1.5(c) AND 3.12.1.5(d) - FOR FLOOR EDGE INSULATION

FOR CONCRETE SLAB ON GROUND WITH IN SLAB HEATING OR COOLING.

3.12.3 - FOR BUILDING SEALING

3.12.3.1 - CHIMNEYS AND FLUES

THE CHIMNEY OR FLUE OF AN OPEN SOLID FUEL BURNING APPLIANCE MUST BE PROVIDED WITH A DAMPER OR FLAP THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE.

3.12.3.2 - ROOF LIGHTS

(a) A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:

(i) A CONDITIONED SPACE; OR

(ii) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8

(b) A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:

(i) AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR

(ii) A WATERPROOF SEAL; OR

(iii) A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS

(a) ROOFS, EXTERNAL WALLS, EXTERNAL FLOORS AND AN OPENING SUCH AS A WINDOW FRAME, DOOR FRAME, ROOF LIGHT FRAME OR THE LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE IN ACCORDANCE WITH (b) WHEN FORMING PART OF THE EXTERNAL FABRIC OF:

(i) A CONDITIONED SPACE; OR

(ii) A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.

(b) CONSTRUCTION REQUIRED BY (a) MUST BE:

(i) ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR

(ii) SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS

AN EVAPORATIVE COOLER MUST BE FITTED WITH A SELF CLOSING DAMPER OR THE LIKE WHEN SERVING:

(a) A HEATED SPACE; OR

(b) A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING

(a) LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:

(i) 5W/m² IN A CLASS 1 BUILDING

(ii) 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);

(iii) 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.

(b) THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

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2 / - / 179334

COUNCIL:

CLARENCE

HOUSE DESIGN:

ASCOT 12

FACADE DESIGN:

CLASSIC

SHEET TITLE:

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Prepared for:
Wilson Homes

Lot 2, 7 South Arm Rd Rokeby

FLOOD HAZARD REPORT

FE_25639

30 September 2025

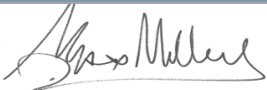
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Document Initial Revision

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Contents

1.	Introduction	3
1.1	Development	3
1.2	Objectives and Scope	3
1.3	Limitations	3
1.4	Relevant Planning Scheme Requirements	3
2.	Model Build	4
2.1	Overview of Catchment	4
2.2	Hydrology	5
2.2.1	Design Rainfall Events.....	5
2.2.2	Climate Change	6
2.3	Hydraulics.....	6
2.3.1	Calibration/Validation.....	6
2.3.2	Survey.....	6
2.3.3	Key Stormwater Assets including pipes and pits.....	7
2.3.4	Roads.....	7
2.3.5	Buildings	7
2.3.6	Walls	8
2.3.7	Structures.....	8
2.3.8	Roughness (Manning's n).....	8
2.4	Development Runoff	8
3.	Model Results	8
3.1	Flood depth and extent.....	8
3.1.1	Pre-Development Scenario.....	8
3.1.2	Post-Development Scenario	9
3.2	Displacement of Overland Flow on Third Party Property	12
3.3	Development Effects on Stormwater Discharge	12
3.4	Model Summary	13
3.5	New Habitable Building	13
4.	Flood Hazard	13
4.1	Tolerable Risk.....	14
5.	Conclusion	17
6.	Recommendations.....	17
7.	Limitations.....	18
8.	References	19
9.	Appendices	20

List of Tables

Table 1. TPS Planning Scheme Requirements	3
Table 2. Parameters for RAFTS catchment.....	5
Table 3. Climate Change Increases	6
Table 4. Manning's Coefficients (ARR 2019).....	8
Table 5. Site Characteristics.....	8
Table 6. Pre-development and post-development results at the cross-sectional line within the lot.....	13
Table 7. Habitable Floor Construction Levels.....	13
Table 8. TPS C12.5.1 Uses within a flood prone area	15
Table 9. TPS C12.6.1 Building and works within a flood-prone hazard area.....	16

List of Figures

Figure 1. Full Contributing Catchment, Lot 2, 7 South Arm Road, Rokeby	4
Figure 2. Localised Catchment, Lot 2, 7 South Arm Road, Rokeby.....	5
Figure 3. 1% AEP Box and Whisker Plot.....	6
Figure 4. 1m DEM (Hill shade) of Lot Area, Lot 2, 7 South Arm Road, Rokeby	7
Figure 5. Pre-Development 1%+CC Flood Depths and extents	10
Figure 6. Post Development 1%+CC Flood Depth and extents	11
Figure 7. Pre and Post Development Net Discharge 1% AEP +CC, Lot 2, 7 South Arm Road	12
Figure 8. Hazard Categories Australian Disaster and Resilience Handbook.....	14

Acronyms

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

1. Introduction

Flüssig Engineers has been engaged by **Wilson Homes**, to undertake a site-specific flood hazard report for the proposed development at number Lot 2, 7 South Arm Road, 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 150 m² proposed building and a 94 m² proposed concrete driveway, introducing impervious area to the property. The site is approximately 861 m². 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 affecting Lot 2, 7 South Arm Road, Rokeby is approximately 17 km² and extends across the Meehan Range, Mount Rumney and surrounding rural and urban areas. Runoff generated within the elevated upper catchment is conveyed through a network of tributaries toward Stokell Creek and subsequently Clarence Plains Rivulet, which passes adjacent to the western side of the subject site.

The broader catchment includes extensive forested and rural land through the upper reaches, with development becoming progressively denser toward Rokeby and the lower catchment. Land use comprises a mixture of General Residential, Rural, Rural Living and Landscape Conservation areas, while the subject property is located within the Low Density Residential Zone.

A more localised catchment of approximately 1.9 km² also contributes directly toward the site. As shown in Figure 2, this catchment extends predominantly west and northwest through established residential areas and the lower slopes of the Rokeby Hills, with additional contributions from land east of South Arm Road. Runoff is conveyed through roads, open drainage corridors, grassed areas and existing residential development toward the Clarence Plains Rivulet system.

Figure 1 presents the approximate full contributing catchment, while Figure 2 shows the localised catchment influencing Lot 2, 7 South Arm Road, Rokeby.



Figure 1. Full Contributing Catchment, Lot 2, 7 South Arm Road, Rokeby



Figure 2. Localised Catchment, Lot 2, 7 South Arm Road, Rokeby

2.2 Hydrology

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

Table 2. Parameters for RAFTS catchment

Full Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
1691	28/18/1	3.7/1.0/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

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

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

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

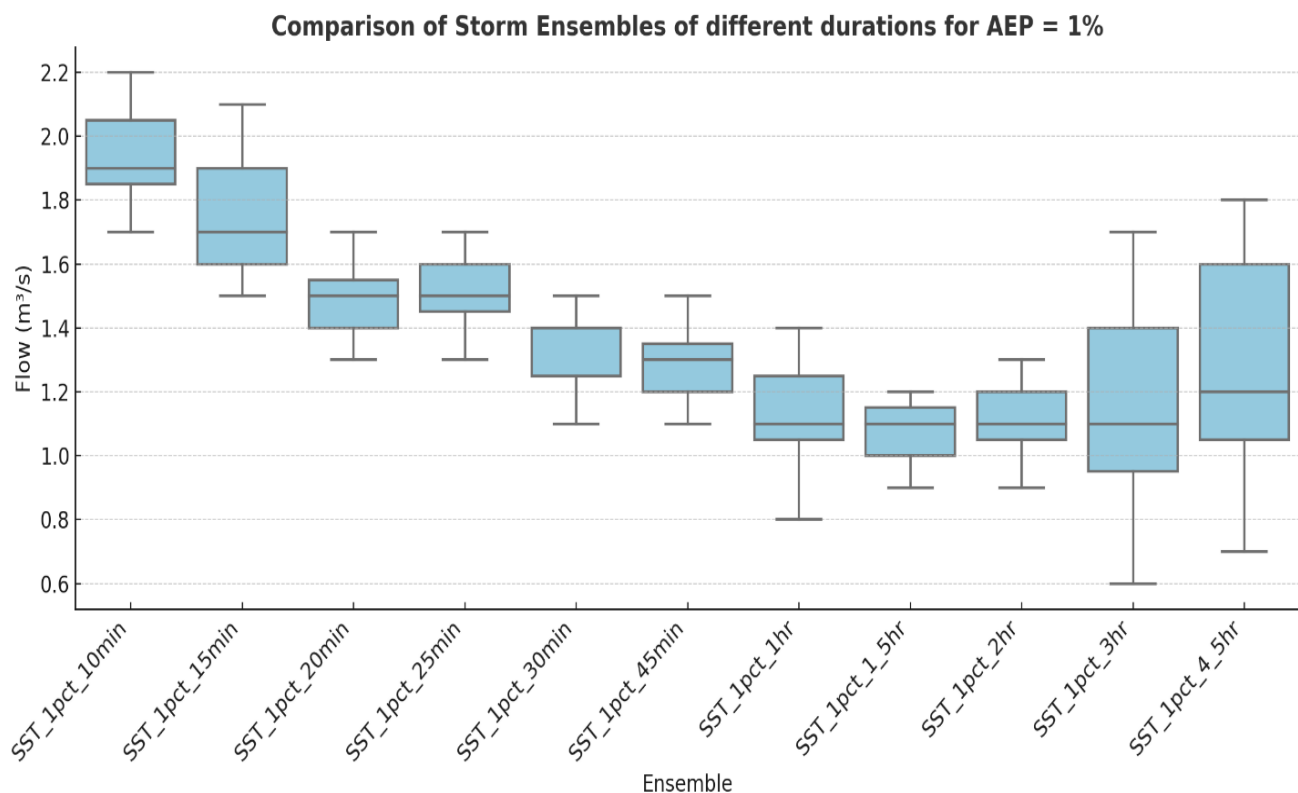


Figure 3. 1% AEP Box and Whisker Plot

2.2.2 Climate Change

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

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

Table 3. Climate Change Increases

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

2.3 Hydraulics

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

2.3.1 Calibration/Validation

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

2.3.2 Survey

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



Figure 4. 1m DEM (Hill shade) of Lot Area, Lot 2, 7 South Arm Road, 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 Lot 2, 7 South Arm Road, Rokeby has on the immediate local flows. As per planning guidelines it is a requirement that this does not have a negative impact from pre to post development.

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

Table 5. Site Characteristics

	Pre-Development		Post-Development	
Land Use	Area (m ²)	% Total land	Area (m ²)	% Total land
Pervious	863.7	100	655.3	75.88
Impervious	0	0	208.4	24.12

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 Lot 2, 7 South Arm Road, Rokeby, is situated within a mild topographic gradient, forming part of a broader local catchment that conveys overland flow toward the downstream Clarence

Plains Rivulet system. Under existing (pre-development) conditions in Figure 5, the site is traversed by a shallow, diffuse overland flow path that conveys local runoff across the lot, predominantly from the northern boundary along South Arm Road and into the Clarence Plains Rivulet adjacent to the western boundary of the lot.

Hydraulic modelling of the 1% Annual Exceedance Probability (AEP) event, including allowances for future climate change (year 2100), indicates that the site is subject to sheet flow inundation primarily concentrated through the north and east portions of the lot. Modelled flood depths under this scenario range generally between 0.01 m and 0.50 m, with spatial variation driven by topographic depressions across the site. There appears to be evidence of concentrated flow, and significant ponding observed on the eastern property boundary adjacent to Droughty Point Road at 1.3 m, confirming that when a major storm event occurs, the development site is impacted by the increased volume and overflow of Clarence Plains Rivulet into the site at Lot 2, 7 South Arm Road.

Velocity mapping supports this interpretation, with surface flow velocities across the site predominantly ranging between 0.1 m/s and 1.2 m/s, with higher velocities witnessed on approach to the Droughty Point Road and along the northern and north-east lot boundaries. These velocities are consistent with low-intensity, low-energy surface runoff and indicate minor potential for scour, sediment mobilisation, or hydraulic instability.

Corresponding flood hazard classification mapping categorises the surrounding area of the existing building and most of the allotment within the H1-H2 hazard band, based on Australian Rainfall and Runoff (ARR) 2019 hazard criteria. However, due to the increased flood depths of the open drain on the eastern side of the property, hazard classification reaches H5 indicating flood depth and velocity could pose a threat to human safety, vehicular passage, or structural integrity, however this only affects a small strip of the lot on the eastern boundary and is not within the building envelope.

3.1.2 Post-Development Scenario

The post development scenario in Figure 6, assesses the proposed development at Lot 2, 7 South Arm Road, Rokeby for the 1% AEP event including climate change to year 2100. The hydraulic model incorporates the proposed new dwelling location, driveway, carport, carport piers, fencing and associated site works. Flood behaviour remains influenced by Clarence Plains Rivulet to the west and by localised overland flow passing through the subject property.

The depth mapping indicates that the site remains flood affected, with depths varying according to local ground levels and proximity to established flow paths. Around the proposed dwelling and driveway, flood depths are generally within the shallow to moderate range, predominantly approximately 0.10 m to 0.60 m. Greater depths occur toward the western and eastern margins, where flow becomes more concentrated and locally exceeds 0.60 m. The proposed building footprint does not coincide with the deepest mapped inundation.

Velocity across much of the development area is generally between approximately 0.50 m/s and 1.00 m/s. Localised areas between 1.00 m/s and 1.50 m/s occur toward the eastern side and along more defined surface flow routes. Higher velocities remain concentrated beyond the central building area, particularly toward the western Clarence Plains Rivulet corridor and along localised eastern conveyance paths.

The hazard mapping shows that the proposed dwelling, driveway and carport are predominantly located within H1 and H2 conditions, with localised H3 areas occurring around the outer portions of the development. Hazard increases toward the site margins where greater depth and velocity coincide, with H4 and H5 conditions associated with the more active flood corridors.

The proposed layout therefore retains the principal building and access areas within the comparatively lower hazard portion of the lot while allowing floodwater to continue moving around the development. The carport pier arrangement also limits obstruction to flow compared with a continuous foundation. Final surface levels, fencing, driveway construction and external works should remain consistent with the modelled arrangement so that existing hydraulic pathways are maintained and floodwater is not unnecessarily concentrated or redirected.

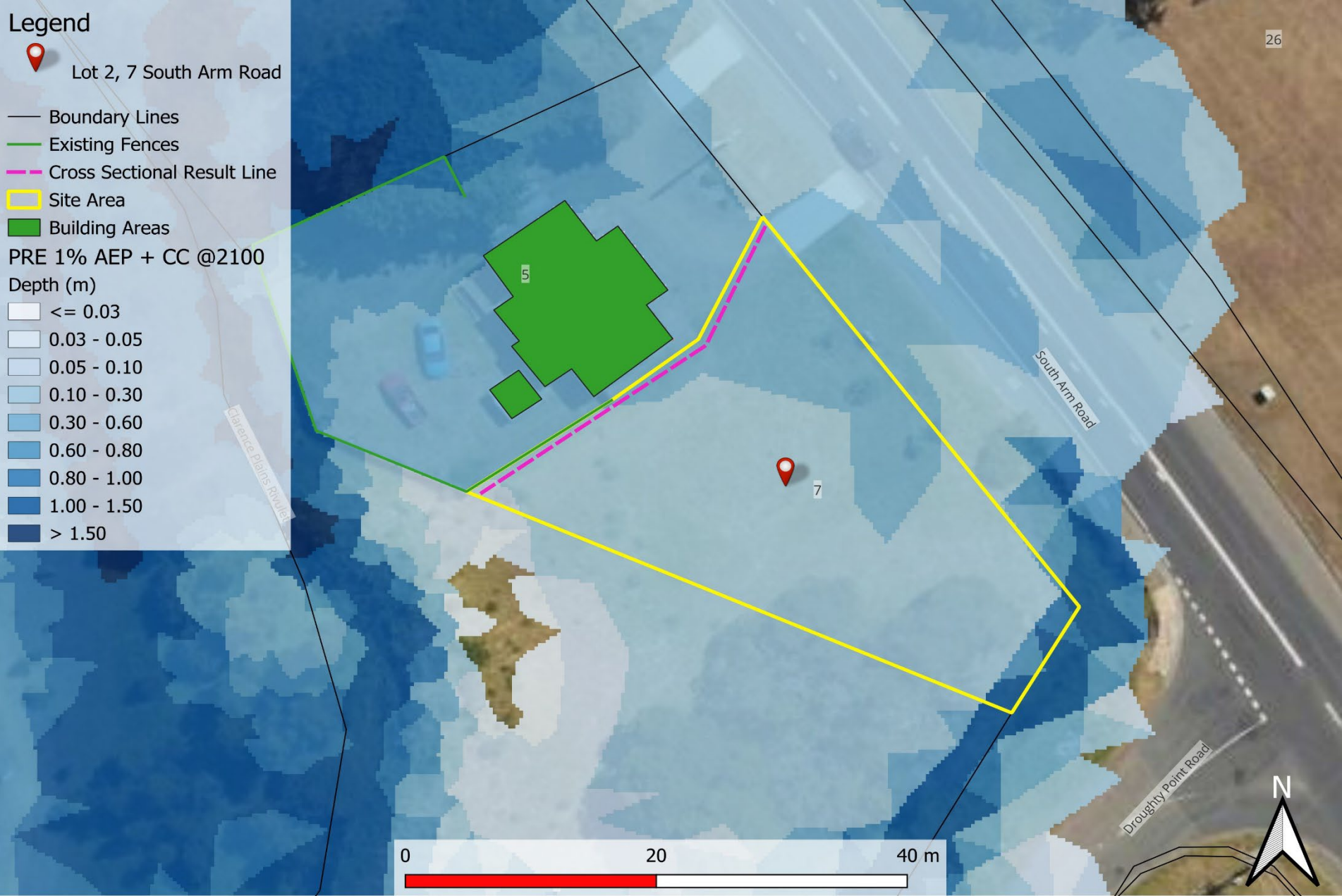


Figure 5. Pre-Development 1%+CC Flood Depths and extents

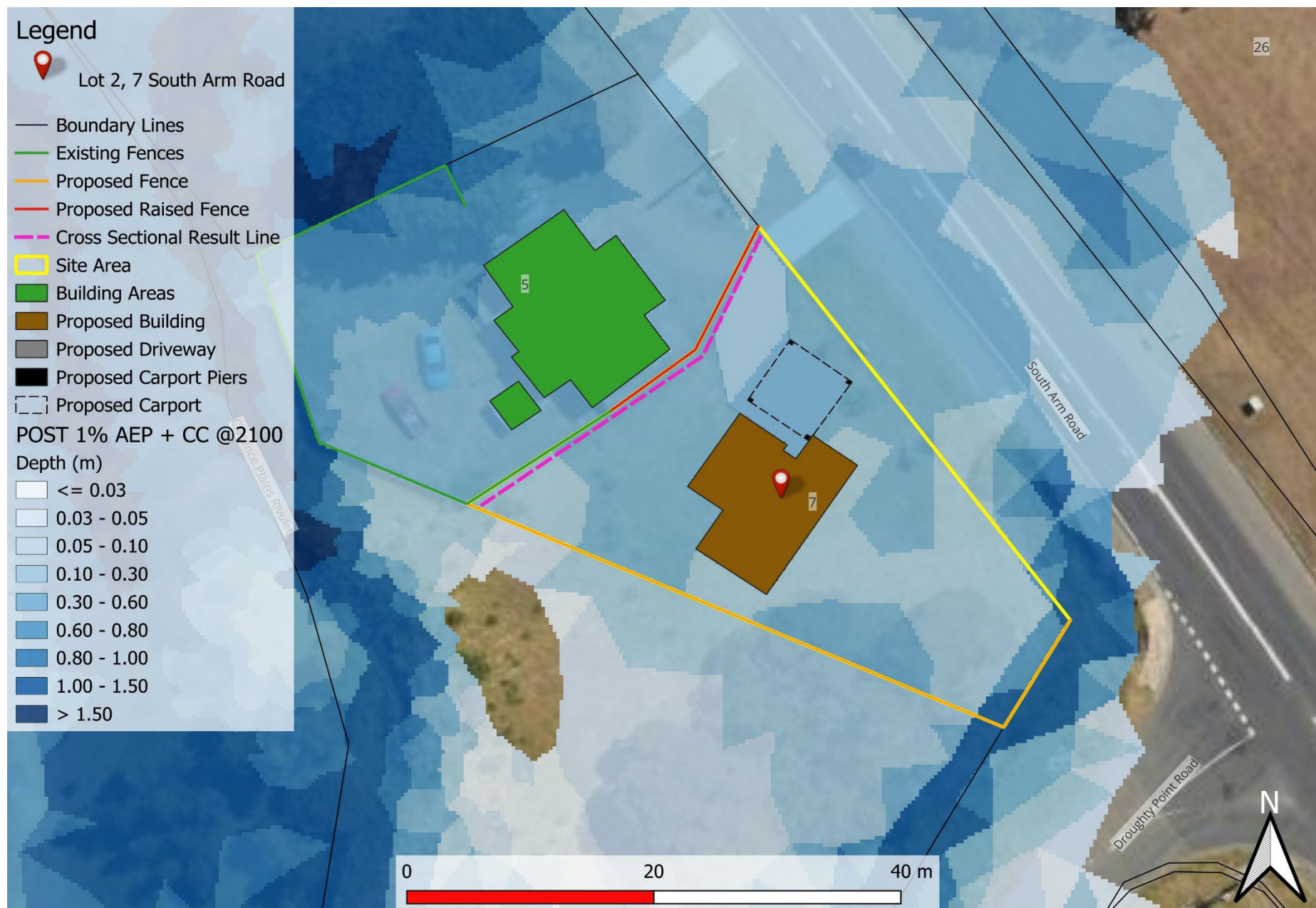


Figure 6. Post Development 1%+CC Flood Depth and extents

3.2 Displacement of Overland Flow on Third Party Property

The post development hydraulic results indicate that the proposed works at Lot 2, 7 South Arm Road do not cause a material displacement of overland flow onto adjoining properties. The proposed dwelling, driveway and carport are positioned within the comparatively lower hazard portion of the site, while the principal flood pathways remain concentrated toward Clarence Plains Rivulet and the existing localised flow corridors.

Local changes in depth and velocity occur around the proposed building footprint, driveway and carport piers as floodwater moves around these structures. These changes are confined primarily within the subject site and do not establish a new concentrated flow path toward neighbouring land. The pier supported carport and the updated dwelling location arrangement further assists in maintaining hydraulic continuity by reducing obstruction to shallow surface flow through the development area.

3.3 Development Effects on Stormwater Discharge

Figure 7 presents the effects of the proposed development on stormwater discharge have been assessed by comparing the pre development and post development hydraulic conditions at the adopted result line. Flood depth increases from approximately 0.42 m to 0.49 m, representing a small local increase associated with redistribution of flow around the proposed dwelling, driveway and carport.

Modelled velocity reduces from approximately 0.82 m/s to 0.73 m/s, corresponding to a decrease of 0.09 m/s. This indicates that the proposed development does not accelerate flow through the assessed location. Discharge remains effectively unchanged, increasing only from approximately 6.03 m³/s under pre development conditions to 6.045 m³/s under post development conditions, a difference of approximately 0.015 m³/s.

The results indicate that the development does not materially increase stormwater discharge leaving the site. The minor increase in flood depth is associated with local redistribution and storage within the property, while the reduction in velocity indicates a slight reduction in flow energy. Accordingly, the proposed works are not expected to cause a material adverse change in downstream stormwater or flood behaviour at the assessed hydraulic result line

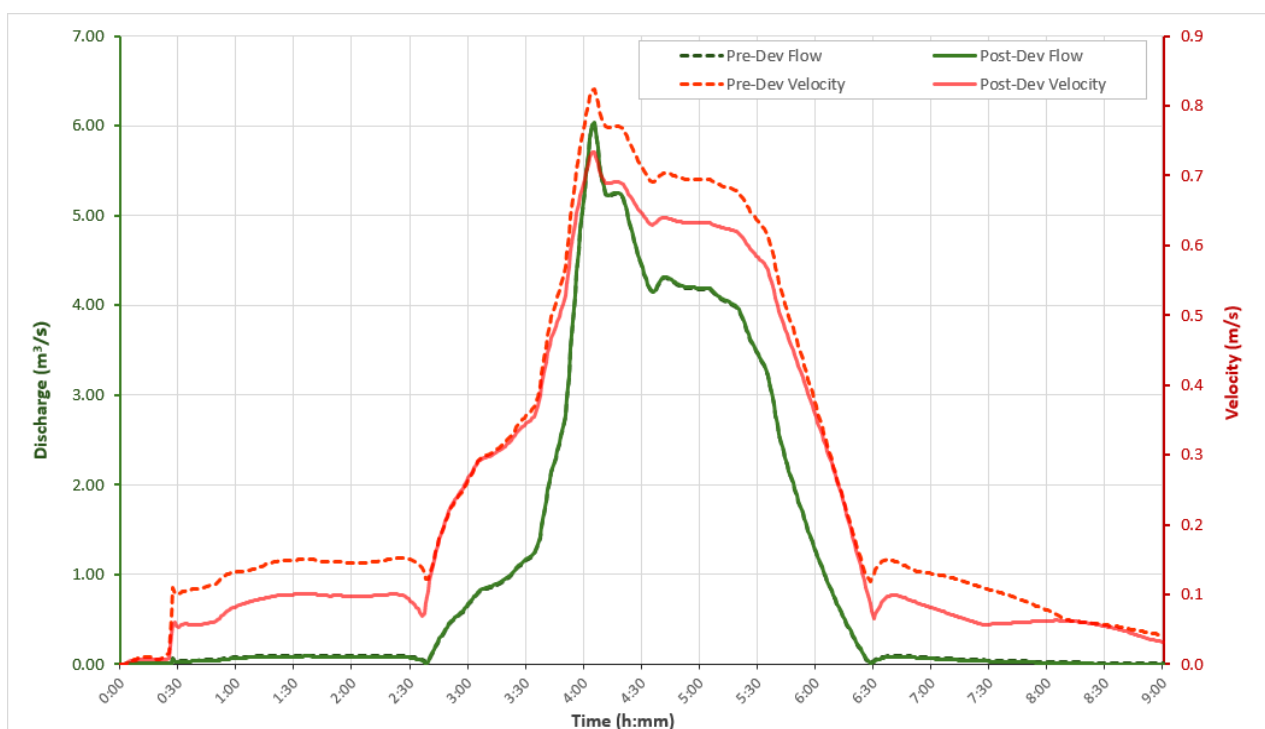


Figure 7. Pre and Post Development Net Discharge 1% AEP +CC, Lot 2, 7 South Arm Road

3.4 Model Summary

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

	Pre-development	Post-development	Net Change
Depth (m)	0.42	0.49	+0.06
Velocity (m/s)	0.82	0.73	-0.09
Discharge (m ³ /s)	6.03	6.045	+0.015

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 300 mm above the 1% AEP + CC flood level. The new development at Lot 2, 7 South Arm Road, 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 Building	12.55	12.85

4. Flood Hazard

Appendix A provides a comprehensive assessment of The flood hazard assessment for Lot 2, 7 South Arm Road, Rokeby compares the pre development and post development conditions for the 1% AEP event including climate change to year 2100. The hazard classification reflects the combined influence of flood depth and velocity and provides the basis for assessing the suitability of the proposed dwelling, driveway, carport and associated site works.

Under pre development conditions, much of the central portion of the lot is affected by H1 hazard, with H2 conditions extending through parts of the northern and western site. Hazard increases toward the outer margins, particularly toward Clarence Plains Rivulet to the west and along the eastern side approaching South Arm Road, where H3 to H5 conditions occur locally. The highest hazard areas remain associated with the established external flow corridors rather than the central development area.

The post development mapping indicates that this general hazard pattern is maintained following construction. The proposed dwelling and the majority of the driveway and carport area are located within the lower hazard portion of the site, predominantly surrounded by H1 and H2 conditions. Localised H3 areas occur around portions of the development perimeter, particularly toward the eastern and western margins where flood depth and velocity increase. H4 and H5 conditions remain concentrated away from the principal building footprint and closer to the established flood conveyance areas.

Comparison with the pre development mapping indicates that the proposed works cause only local redistribution of hazard within the property and do not create a new concentrated higher hazard pathway through the site.

The development layout therefore places the primary building and access areas within the comparatively lower hazard portion of the lot. Flood affected margins should remain free from unnecessary obstruction, and fencing, landscaping and surface treatments should preserve existing

hydraulic connectivity and avoid redirecting flow toward neighbouring properties. This arrangement provides a suitable basis for maintaining tolerable flood risk across the development.

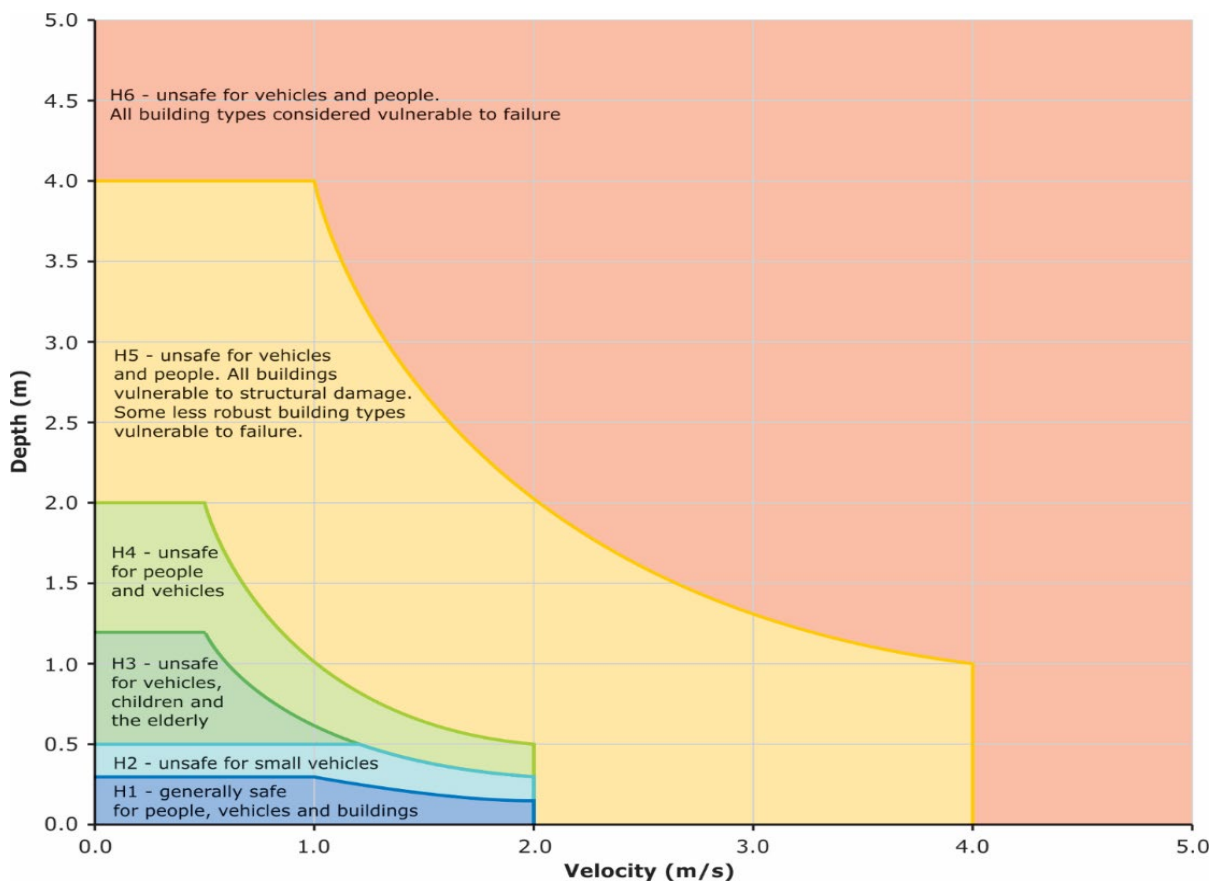


Figure 8. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The tolerable risk assessment for Lot 2, 7 South Arm Road, Rokeby considers the post development flood conditions for the 1% AEP event including climate change to year 2100. The assessment recognises that the site remains flood affected, but that the proposed dwelling, driveway and carport are positioned predominantly within the lower hazard portion of the property.

The post development mapping indicates that the proposed dwelling and the majority of the internal access area are generally surrounded by H1 and H2 conditions. Localised H3 conditions occur around parts of the development perimeter, while H4 and H5 hazard remains concentrated closer to the established flood conveyance areas toward the outer site margins. The principal building footprint therefore remains separated from the more hazardous flow paths affecting the property.

The proposed carport is supported on piers, allowing floodwater to pass beneath and around the structure and reducing obstruction to existing conveyance. Flood affected external surfaces should be constructed using stable, non erosive materials, and fencing or landscaping should remain sufficiently permeable so that existing flow paths are not obstructed or redirected.

Vehicle and pedestrian access should not be relied upon once floodwater begins to occupy the driveway or surrounding lower areas. Occupants should monitor relevant weather and flood warnings during significant rainfall and avoid entering or leaving the property through unsafe floodwater.

The adopted layout also maintains separation between habitable areas and the higher hazard corridors.

Subject to maintaining the modelled development arrangement, preserving hydraulic connectivity through the site, avoiding unnecessary obstruction within the flood affected margins and implementing appropriate flood responsive construction, the proposed development is considered capable of achieving a tolerable level of flood risk for the assessed design event.

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

C12.5.1 Uses within a flood prone area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		P1.1	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed new dwelling, within a shallow, slow moving overland flood path adjacent to the higher hazard Clarence Plains Rivulet.
(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 within the lot boundaries is at H5, however, this is a small area adjacent to Droughty Point Road and does not require additional flood protection measures.

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

C12.6.1 Building and works within a flood-prone hazard area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		P1.1	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed new dwelling, adjacent driveway and carport.
(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 assessment for Lot 2, 7 South Arm Road, Rokeby confirms that the proposed dwelling, driveway, carport and associated site works can be accommodated within the property while maintaining the established flood behaviour of the surrounding area. The post development modelling for the 1% AEP event including climate change to year 2100 indicates that the principal building and access areas remain predominantly within the lower hazard portion of the site.

The comparison between pre development and post development conditions shows that the proposal causes only localised redistribution of floodwater within the property. Modelled discharge remains effectively unchanged, velocity is slightly reduced, and there is no indication of a material increase in flood impact beyond the site boundary.

The proposed new dwelling revised location and carport pier arrangement assists in maintaining hydraulic continuity by allowing floodwater to pass around the structure. Flood affected external areas should be constructed using stable, non erosive materials, while fencing, landscaping and other site elements should avoid obstructing established flow paths.

Higher hazard conditions remain concentrated toward the outer flood affected margins and established conveyance corridors. Subject to maintaining the modelled layout, preserving hydraulic connectivity and implementing the recommendations contained within this report, the proposed development is considered capable of achieving a tolerable level of flood risk throughout its design life.

6. Recommendations

The following recommendations are provided for the proposed development at Lot 2, 7 South Arm Road, Rokeby:

1. The proposed building must have a minimum finished floor level as stated in Table 7.
2. The proposed dwelling, driveway, carport and associated works should be constructed generally in accordance with the arrangement represented in the post development hydraulic model. Material changes to building locations, finished ground levels, driveway geometry or external works should be subject to hydraulic review.
3. The proposed raised fence, shown in red on the post development mapping, must incorporate a minimum 400 mm clear opening above finished ground level. This clearance is required to maintain hydraulic connectivity along the western and northwestern side of the development and allow floodwater to pass beneath the fence without creating a continuous obstruction.
4. The 400 mm opening beneath the proposed raised fence must remain unobstructed for the life of the development. Landscaping, garden edging, retaining elements, stored materials or other features must not reduce the available clearance.
5. Existing and proposed flow corridors through the site must remain free from unnecessary filling, solid structures, storage or landscaping that could reduce flood conveyance or redirect water toward adjoining properties.
6. The proposed carport should retain the pier supported configuration shown in the hydraulic model. The area between the carport piers should remain open to allow floodwater to pass through and around the structure.
7. Carport piers, footings and associated structural elements exposed to flooding should be designed and certified by a suitably qualified structural engineer.
8. The driveway and other flood affected external surfaces should be constructed using stable, non erosive materials capable of resisting the predicted flow velocities and avoiding mobilisation during flooding.

9. In the event of a major flood, all occupants and visitors are to remain inside the dwelling and adopt a "Shelter in Place" approach, unless they receive instructions to evacuate from emergency services.
10. Finished surface levels and site grading should remain consistent with the modelled post development terrain to maintain the assessed flow distribution and avoid creating new concentrated pathways or localised ponding.
11. Any future modification to the raised fence, proposed fencing, carport, driveway, finished ground levels or flood affected portions of the site should be reviewed to confirm that the conclusions of this assessment remain applicable.

7. Limitations

Flüssig Engineers were engaged by **Wilson Homes**, to prepare a site specific Flood Hazard Report for the proposed development at Lot 2, 7 South Arm Road, Rokeby. The assessment has been prepared using the site information, proposed development layout, available terrain data, hydraulic modelling inputs and other information available at the time of preparation in response to the Flood Inundation Hazard Codes C12.5.1 and C12.6.1 of the Tasmanian Planning Scheme.

The hydraulic modelling represents the anticipated flood behaviour for the assessed 1% AEP event including climate change to year 2100. The results are dependent on the proposed dwelling, driveway, carport, carport piers, fencing, raised fence, finished surface levels and associated site works being constructed generally in accordance with the arrangement represented in the post development hydraulic model.

Particular reliance is placed on maintaining the proposed raised fence with a minimum 400 mm clear opening above finished ground level, together with the hydraulic permeability of other fencing located within flood affected areas. Any future reduction in this clearance, introduction of solid fencing, filling, landscaping, storage, retaining structures or other obstructions within the mapped flow paths may alter flood depth, velocity, discharge or flow distribution and should be subject to further hydraulic review.

Actual flood behaviour may vary from the modelled conditions due to factors including rainfall intensity and duration, catchment wetness, debris accumulation, blockage of drainage infrastructure, vegetation growth, erosion, sediment movement, infrastructure failure or future changes within the surrounding catchment.

This assessment does not provide structural certification of the proposed dwelling, carport piers, fencing or associated civil works. Structural design and certification remain the responsibility of appropriately qualified practitioners.

This report must be read and relied upon in its entirety and only for its stated purpose. Flüssig Engineers accepts no responsibility for inaccuracies arising from third party information, unapproved design changes or conditions outside those specifically assessed within this report.

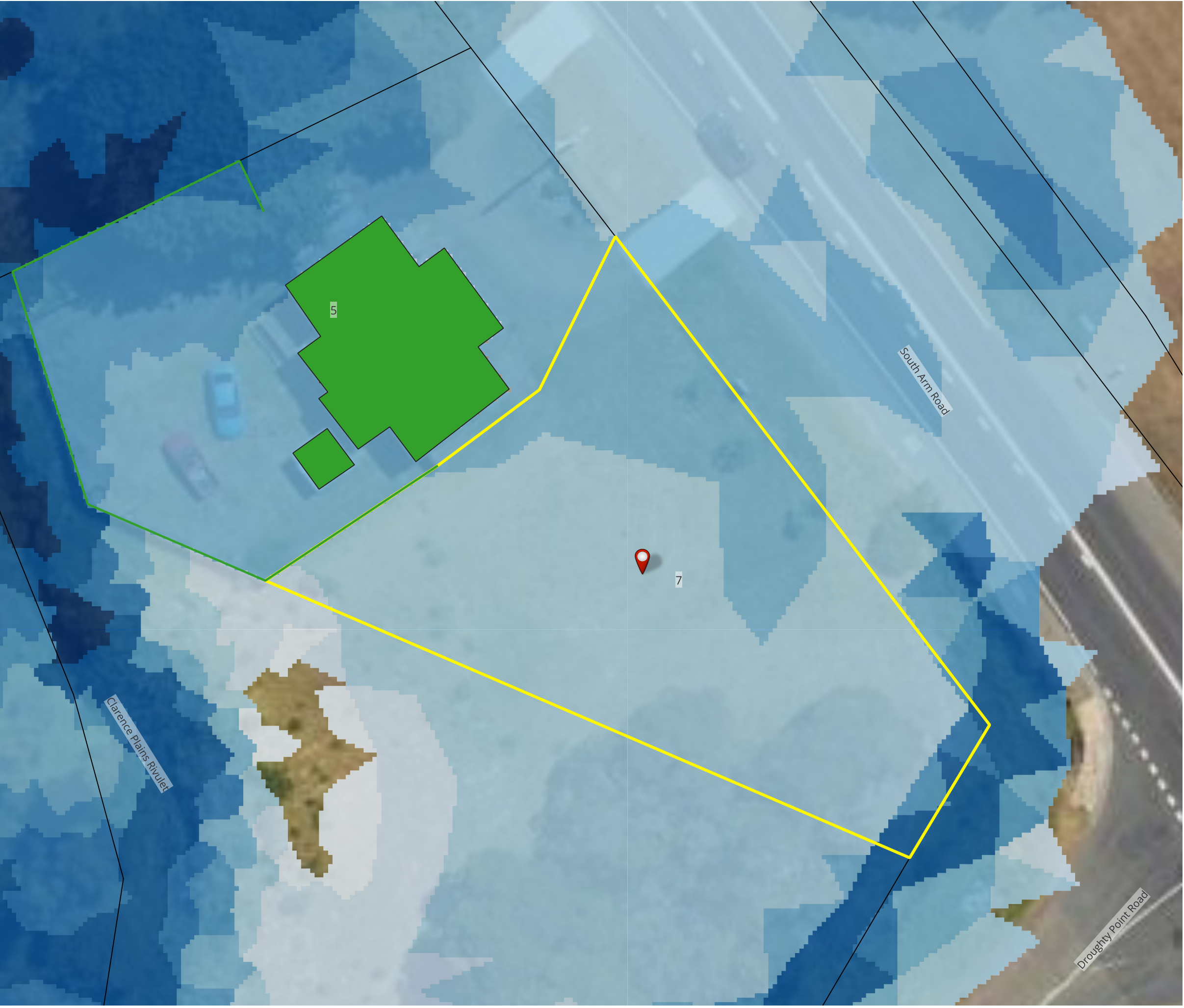
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9. Appendices

Appendix A Flood Maps

PRE 1% AEP + CC @2100



Legend

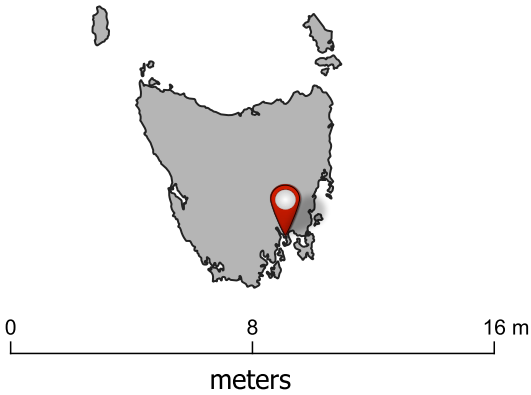
Lot 2, 7 South Arm Road

- Boundary Lines
- Existing Fences
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

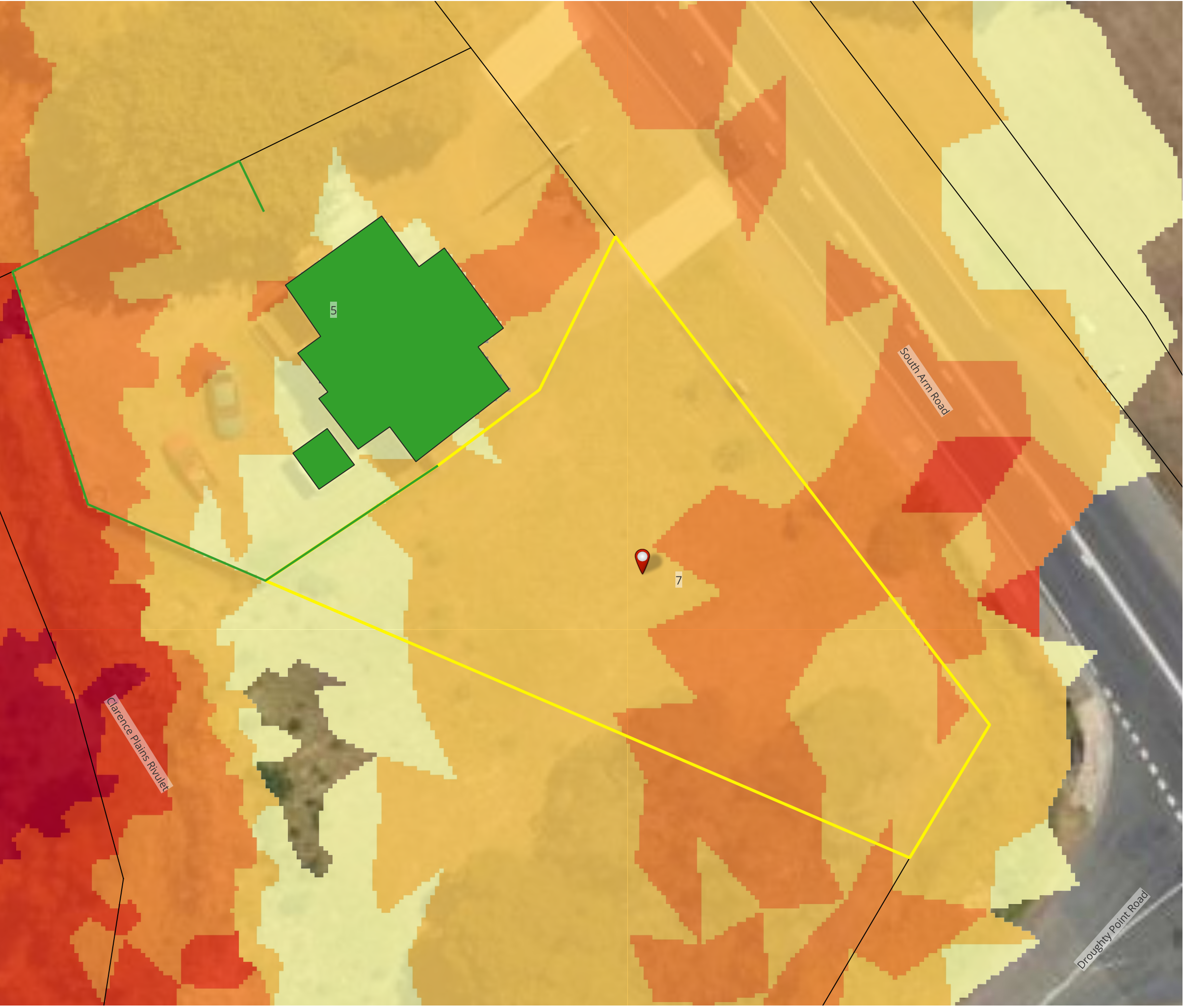
Depth (m)

- <= 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



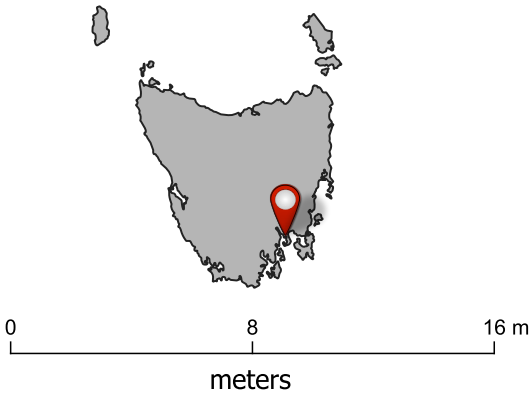
Legend

- Lot 2, 7 South Arm Road
- Boundary Lines
- Existing Fences
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

Velocity (m/s)

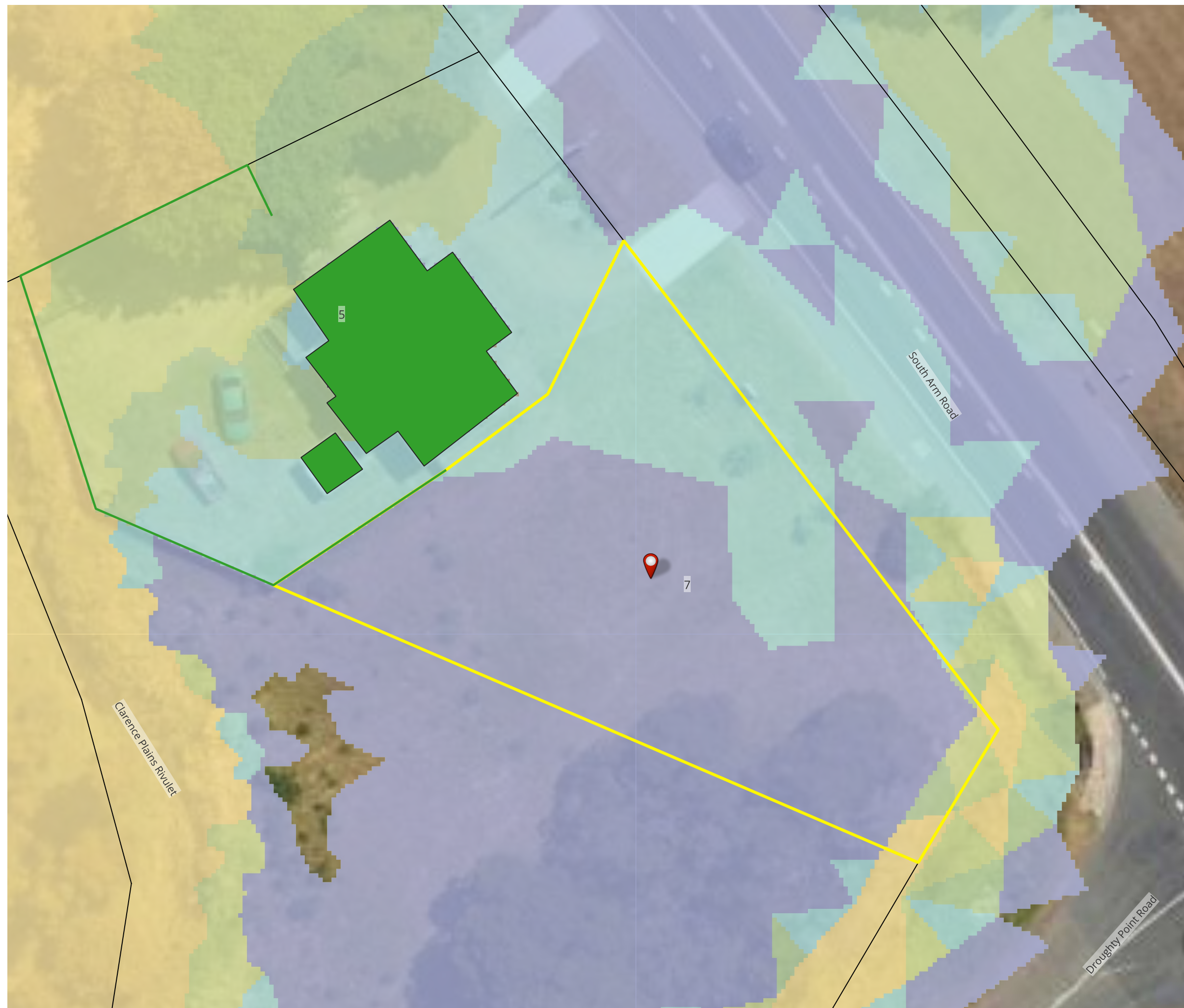
	<= 0.50
	0.50 - 1.00
	1.00 - 1.50
	1.50 - 2.00
	> 2.00



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PRE 1% AEP + CC @2100



Legend



Lot 2, 7 South Arm Road

— Boundary Lines

— Existing Fences

□ Site Area

■ Building Areas

PRE 1% AEP + CC @2100

Hazard

■ H1

■ H2

■ H3

■ H4

■ H5

■ H6



0 8 16 m

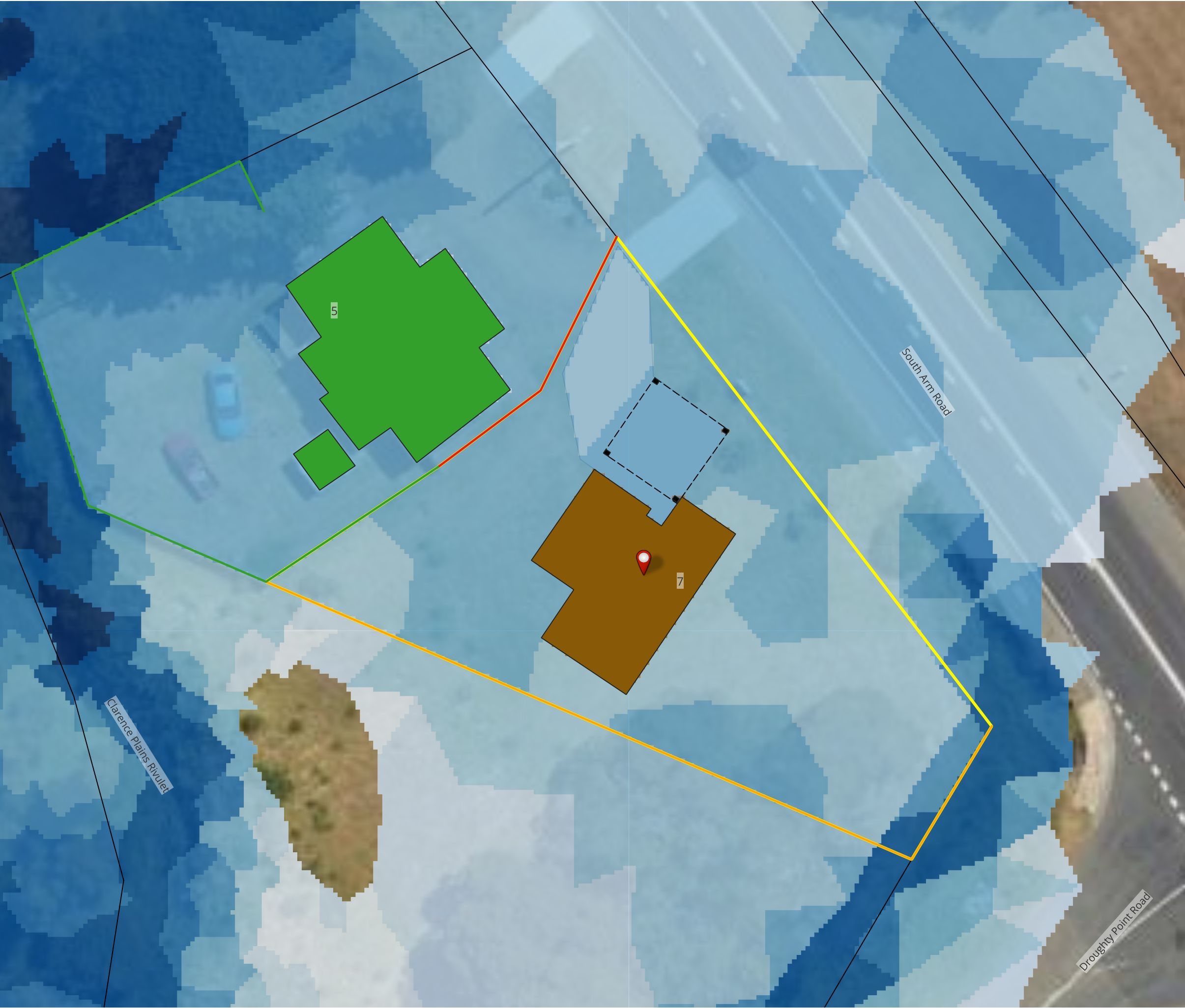
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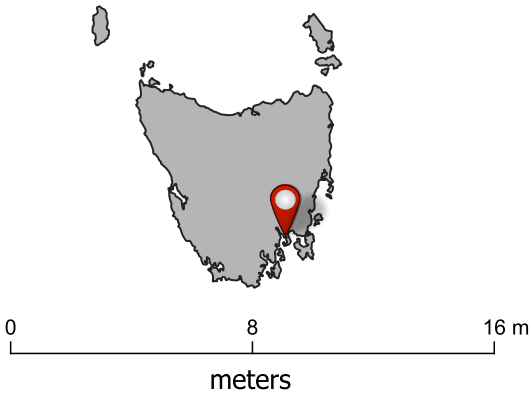
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POST 1% AEP + CC @2100



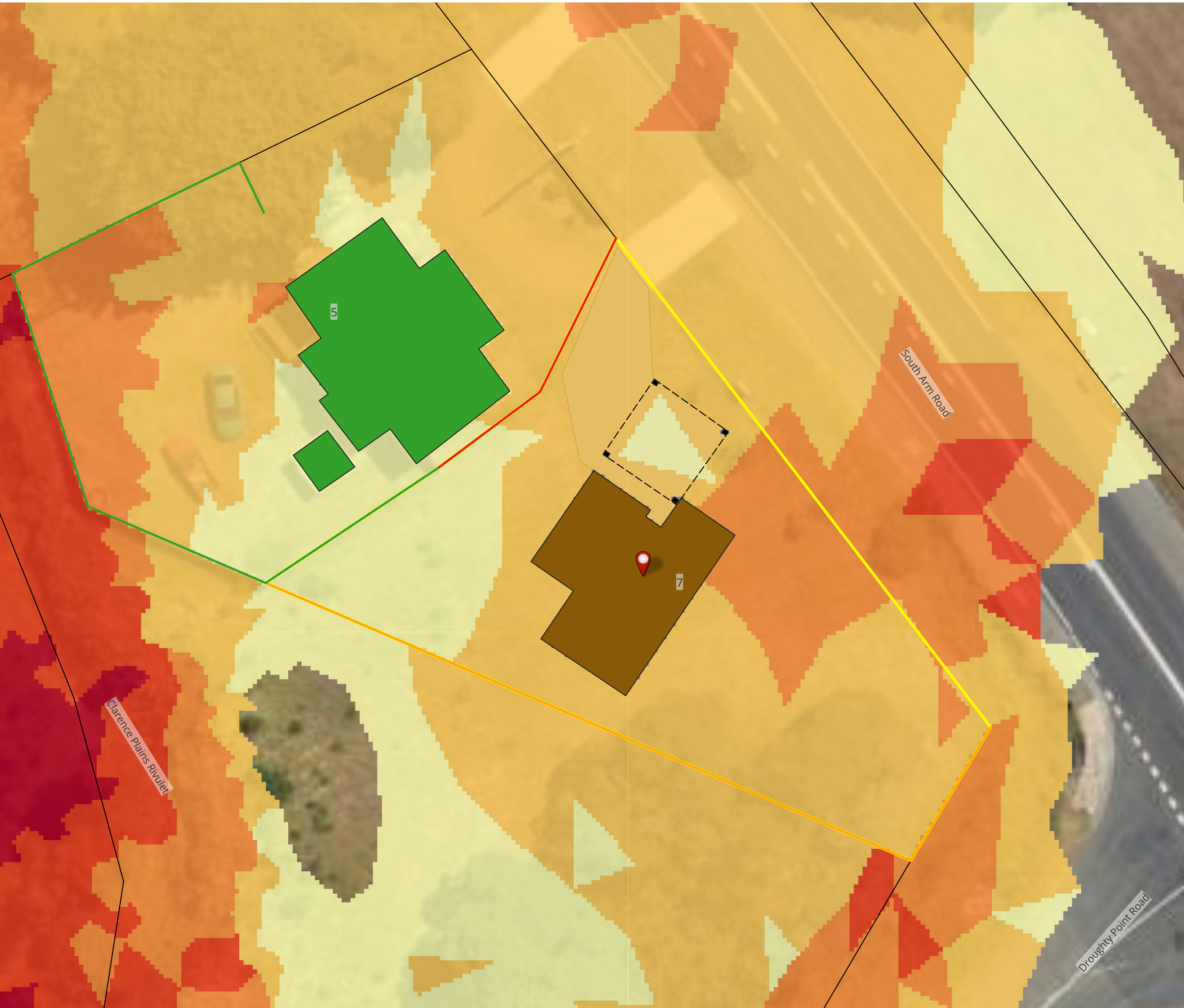
- Legend**
- Lot 2, 7 South Arm Road
 - Boundary Lines
 - Existing Fences
 - Proposed Fence
 - Proposed Raised Fence
 - Site Area
 - Building Areas
 - Proposed Building
 - Proposed Driveway
 - Proposed Carport Piers
 - Proposed Carport

- 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



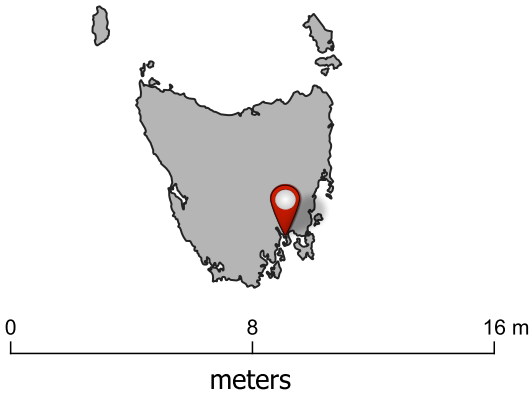
Legend

- Lot 2, 7 South Arm Road
- Boundary Lines
- Existing Fences
- Proposed Fence
- Proposed Raised Fence
- Site Area
- Building Areas
- Proposed Building
- Proposed Driveway
- Proposed Carport Piers
- Proposed Carport

POST 1% AEP + CC @2100

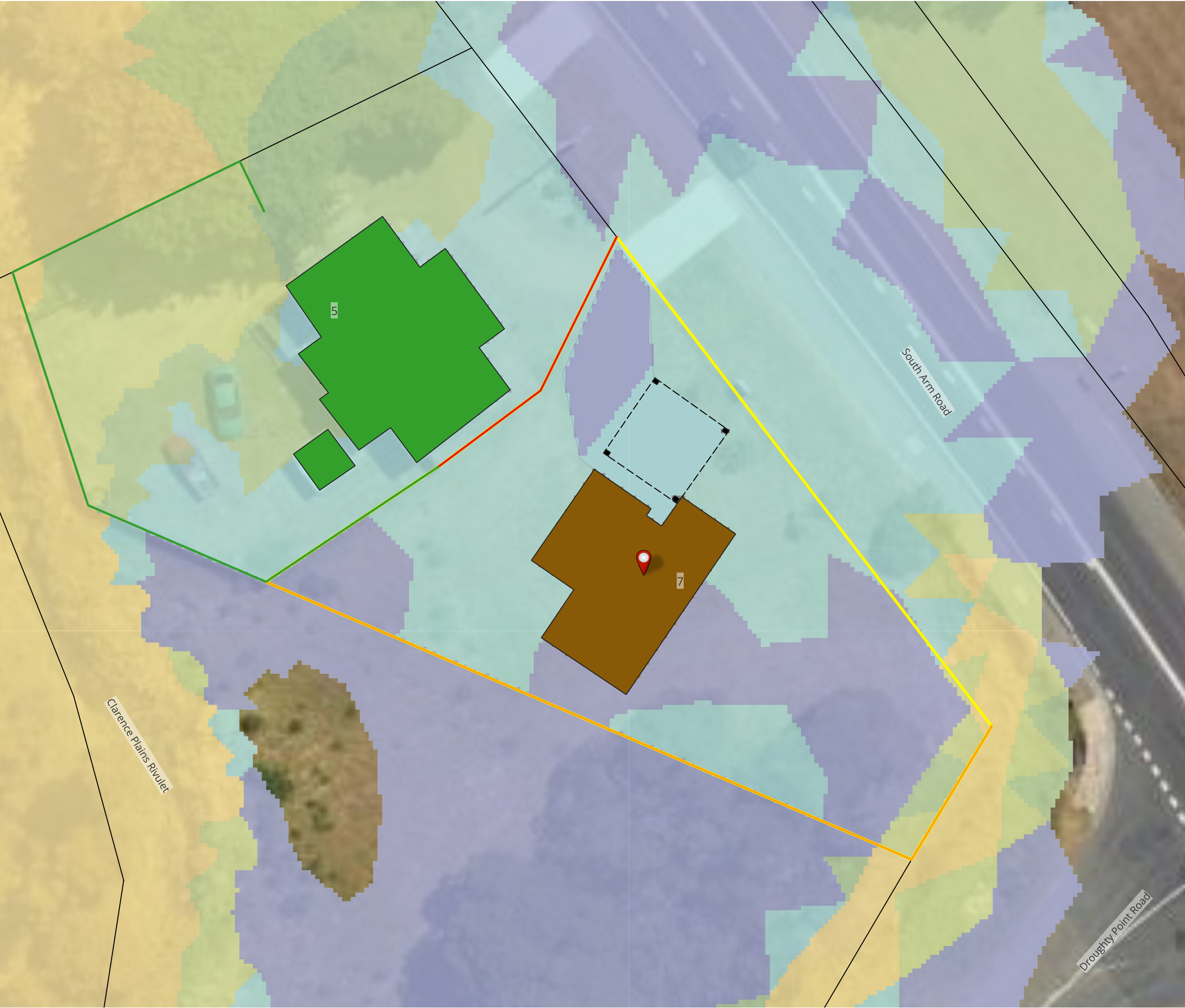
Velocity (m/s)

- ≤ 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00



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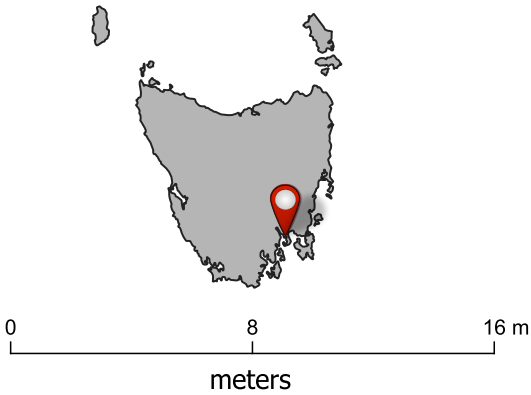
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Hazard

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



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Capability and Expertise

Flood, stormwater, coastal and water engineering specialists

● Flood modelling 2D hydraulic modelling and flood hazard assessment	● Stormwater Drainage strategy, detention and overland flow design
● Coastal inundation Sea level rise, storm tide and coastal hazard response	● Dam breach assessment Dam safety, breach modelling and consequence mapping
● Water quality WSUD, treatment trains and MUSIC assessment	● Engineering Feasibility Feasibility assessments and practical advice to support planning, approvals and early project decisions.

Trusted specialists in water engineering, flood modelling and resilient infrastructure

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