DEVELOPMENT APPLICATION

PDPLANPMTD-2026/064275

PROPOSAL: Dwelling

LOCATION: 27 Titara Avenue, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30/11/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30/11/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 30/11/2026 00:00:00.

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

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

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

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: New Residential Dwelling

Location: 27 Titara Avenue, Rokeby

Personal Information Removed

Document Set ID: 6052362
Version: 1, Version Date: 23/09/2026

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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:

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.

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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.

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- 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.

Document Set ID: 6052362
Version: 1, Version Date: 23/09/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185273	37
EDITION	DATE OF ISSUE
2	01-Sept-2023

SEARCH DATE : 23-Sept-2026
SEARCH TIME : 07.29 am

DESCRIPTION OF LAND

City of CLARENCE
Lot 37 on Sealed Plan 185273
Derivation : Part of Lot 36312, 87.56ha Gtd. to The Director of Housing.
Prior CTs 242355/1 and 10117/1

SCHEDULE 1

M957514 TRANSFER to MISSION AUSTRALIA HOUSING TASMANIA
Registered 21-June-2022 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185273 EASEMENTS in Schedule of Easements
SP185273 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

N288467 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Mission Australia Housing Tasmania to Stanley Shannon Po So & Lindsay Ailie Lim Sy
MORTGAGE Stanley Shannon Po So & Lindsay Ailie Lim Sy to Australia and New Zealand Banking Group Limited
Lodged by BLACKWOOD BEATTIE LEGAL on 06-July-2026 BP: N288467

E461758 MORTGAGE to Australia and New Zealand Banking Group Limited Lodged by DYE & DURHAM (ANZ) on 27-July-2026 BP: N288392

N288392 TRANSFER to STANLEY SHANNON PO SO and LINDSAY AILIE LIM SY Lodged by DYE & DURHAM (ANZ) on 27-July-2026 BP: N288392

Document Set ID: 4052362
Version: 1, Version Date: 23/09/2026

PRIORITY FINAL PLAN

OWNER: MISSION AUSTRALIA HOUSING TASMANIA

FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1

GRANTEE:

PART OF LOT 36312 87.56ha
GRANTED TO THE DIRECTOR OF HOUSING

PLAN OF SURVEY

BY SURVEYOR: RUSSELL JAMES SMITH

LOCATION: CITY OF CLARENCE

SCALE 1:750 LENGTHS IN METRES

REGISTERED NUMBER

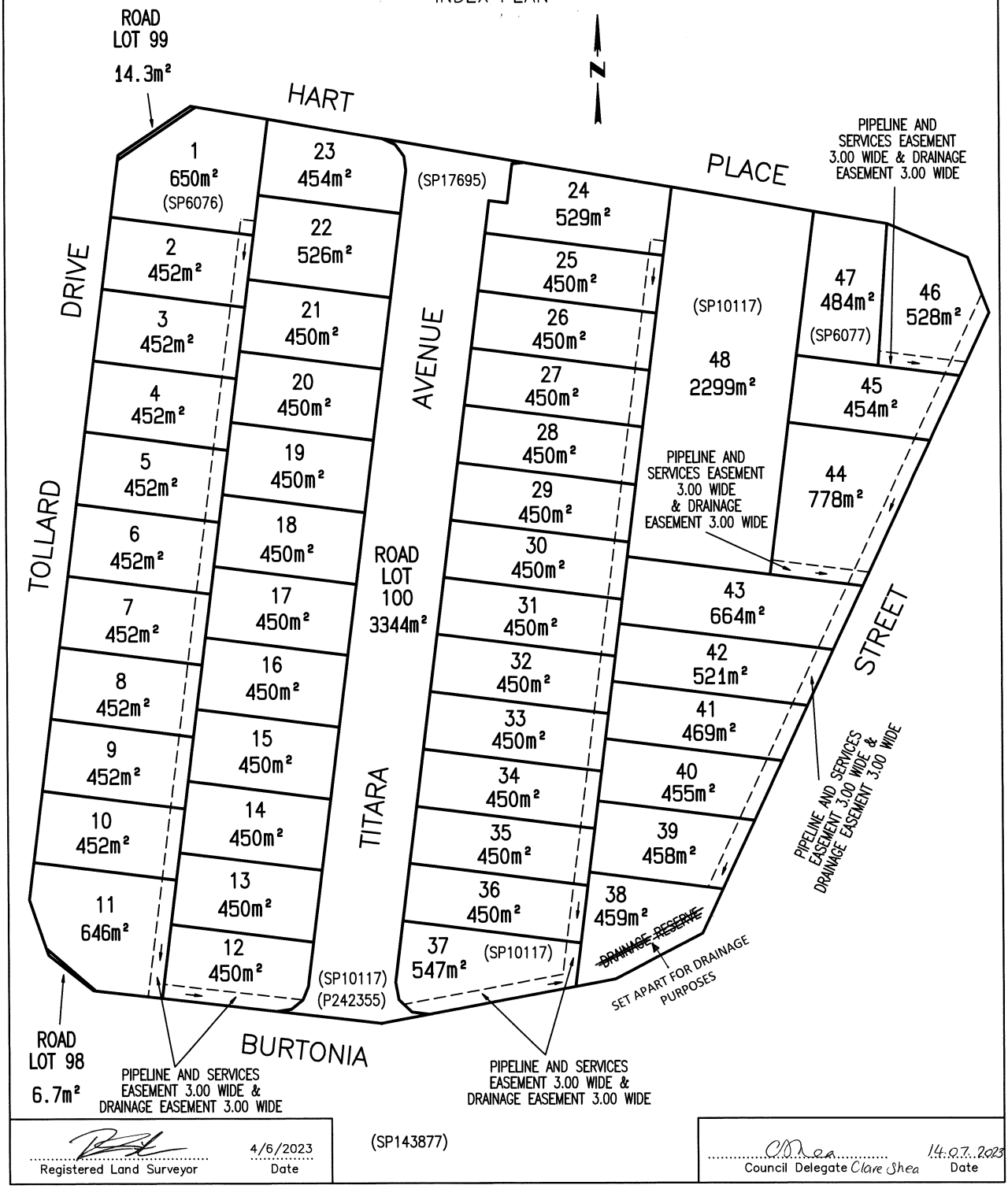
SP185273

APPROVED / EFFECTIVE FROM 31 JUL 2023

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

INDEX PLAN

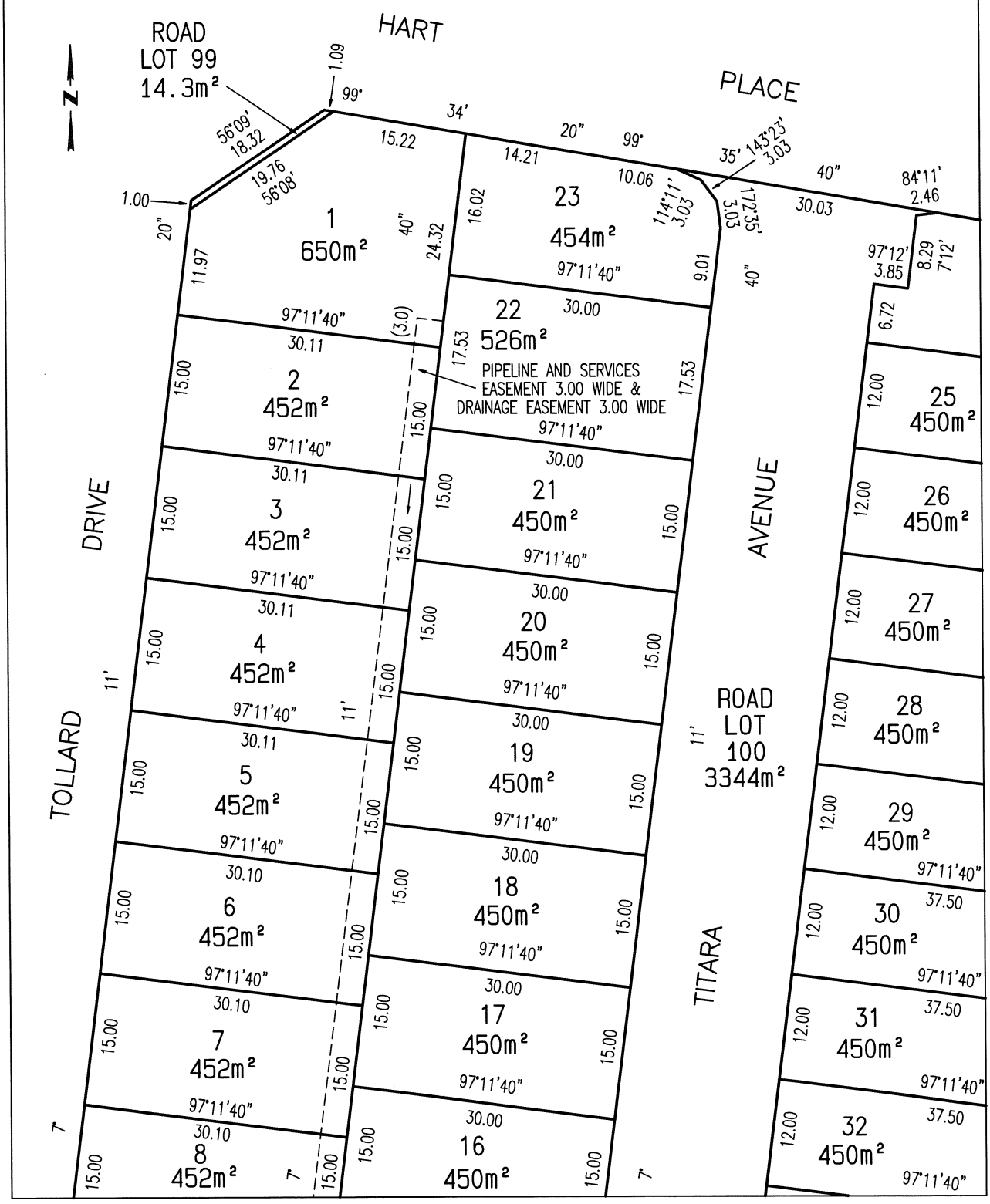


Registered Land Surveyor 4/6/2023 Date

Council Delegate Clare Shea 14.07.2023 Date

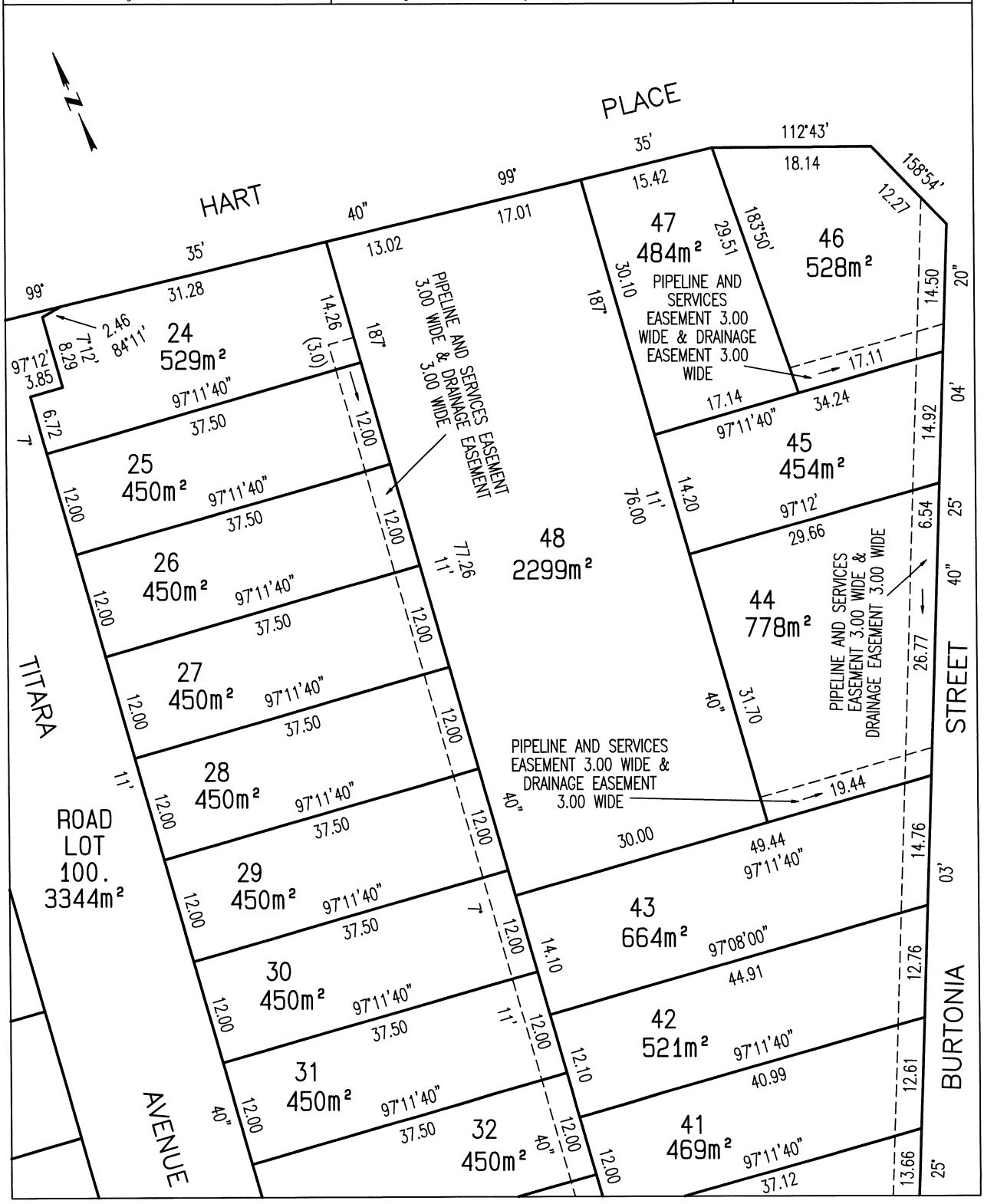
Department of Natural Resources and Environment Tasmania
Document Set ID: 4052362
Version: 1, Version Date: 23/09/2026
www.thelist.tas.gov.au

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 4 SHEETS	OWNER: MISSION AUSTRALIA HOUSING TASMANIA FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1 SCALE 1:400 LENGTH IN METRES	Registered Number SP 185273
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate — Date 14.07.2023	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — Date 4/6/2023	APPROVED EFFECTIVE FROM 31 JUL 2023 Recorder of Titles



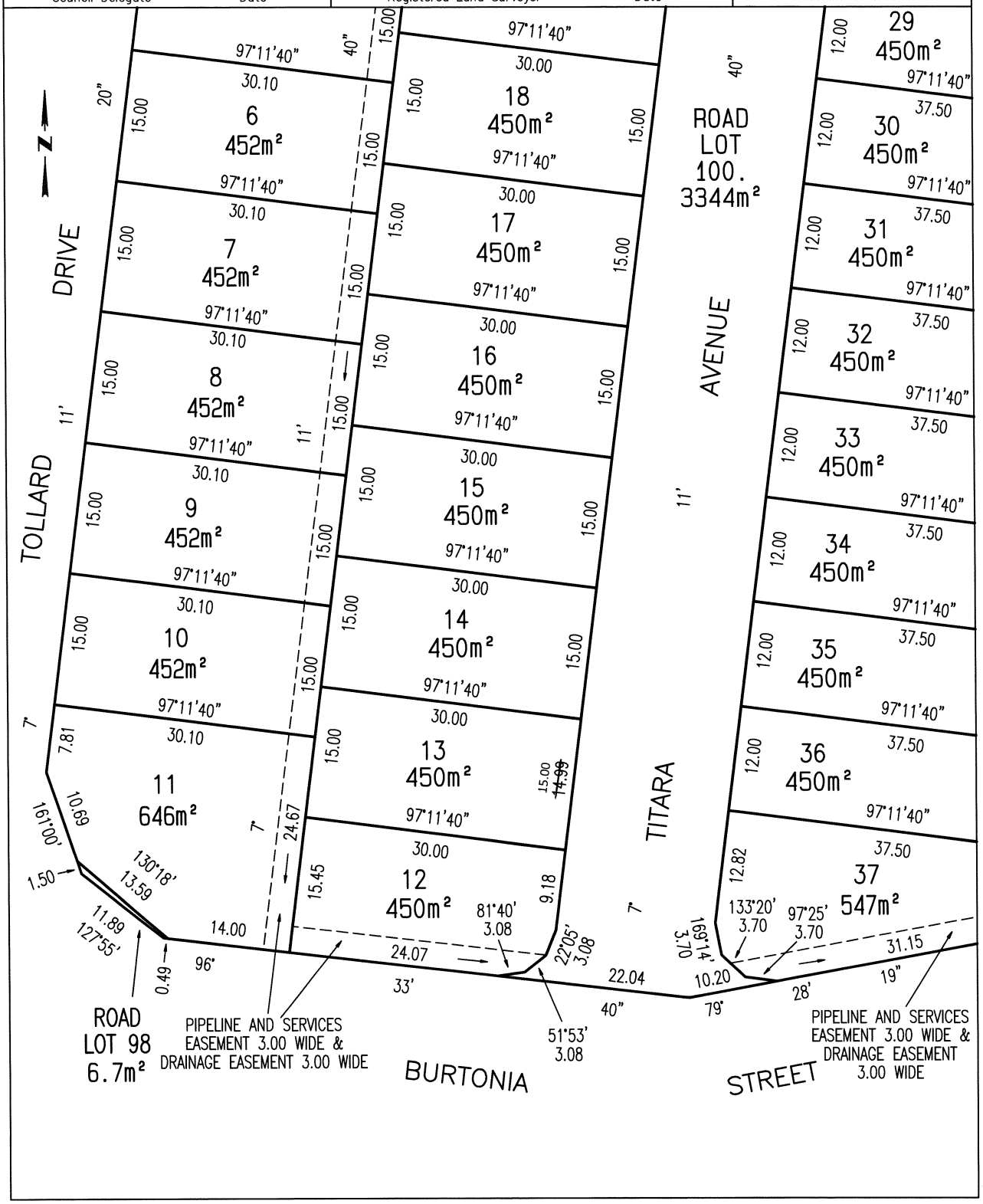
Department of Natural Resources and Environment Tasmania
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PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER: MISSION AUSTRALIA HOUSING TASMANIA FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1 SCALE 1:400 LENGTH IN METRES	Registered Number SP.185273
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate — Date: 14.07.2023	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — Date: 4/6/2023	APPROVED EFFECTIVE FROM 31 JUL 2023 Recorder of Titles

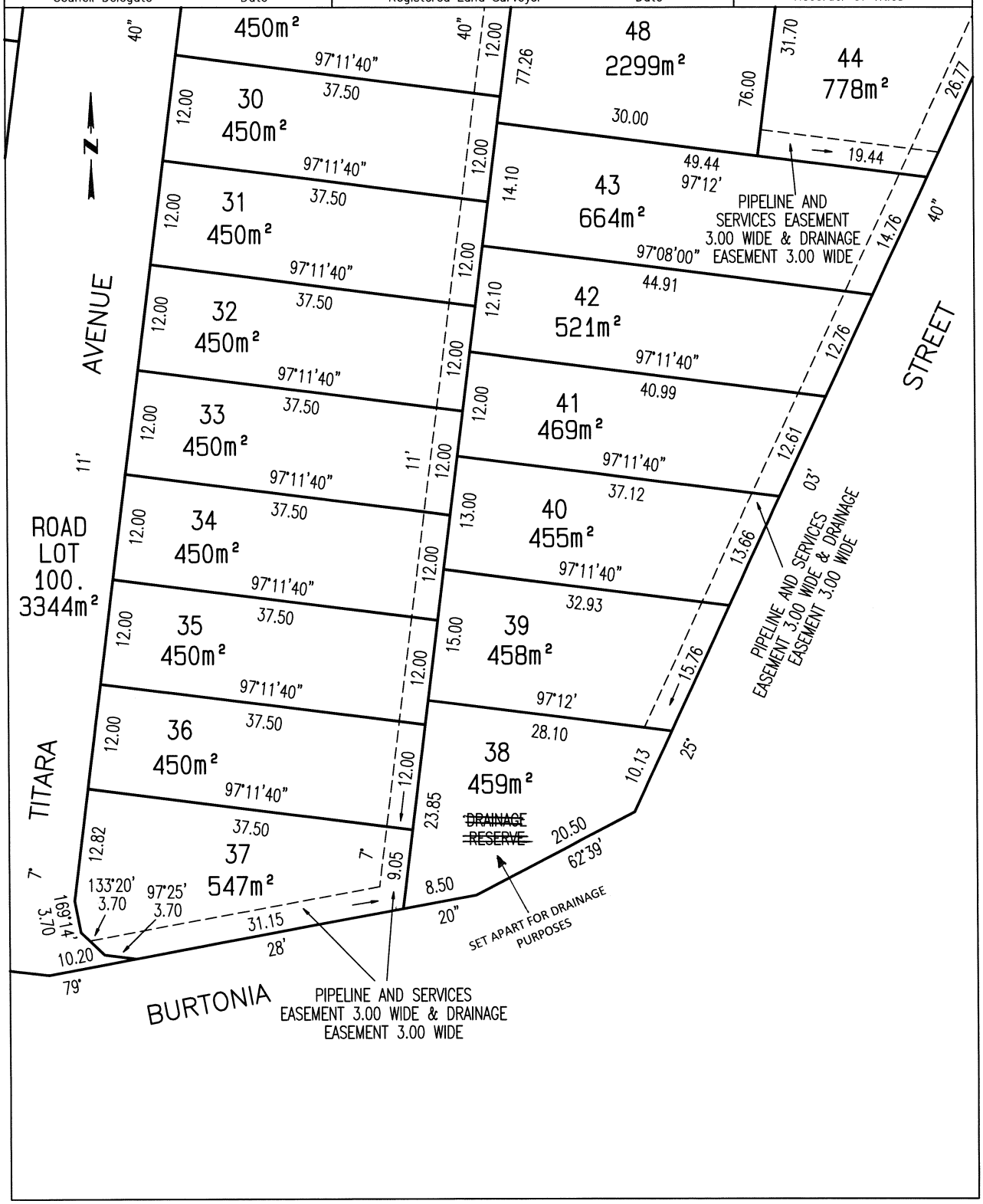


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PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 4 SHEETS	OWNER: MISSION AUSTRALIA HOUSING TASMANIA FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1 SCALE 1:400 LENGTH IN METRES	Registered Number SP 185273
SIGNED FOR IDENTIFICATION PURPOSES COhea — Council Delegate — 14.07.2023 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — 4/6/2023 Date	APPROVED EFFECTIVE FROM 31 JUL 2023 Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS	OWNER: MISSION AUSTRALIA HOUSING TASMANIA FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1 SCALE 1:400 LENGTH IN METRES	Registered Number SP 185273
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SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 185273

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

Each of lots 1-12 inclusive, 24-37 inclusive and 39-46 inclusive on the Plan ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE & DRAINAGE EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land").

Each of lots 1-12 inclusive, 24-37 inclusive and 39-46 inclusive on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE & DRAINAGE EASEMENT 3.00 WIDE on the Plan.

FENCING PROVISION

In respect of the lots shown on the Plan, the Vendor (Mission Australia Housing Tasmania) shall not be required to fence.

DEFINITIONS

"**Drainage Easement**" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away

Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Mission Australia Housing Tasmania FOLIO REF: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1 SOLICITOR & REFERENCE: Page Seager (David Shelley) 200541	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 14th July 2023 PDPLANPMTD 2019/003802 REF NO. Council Delegate Claire Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

Department of Natural Resources and Environment Tasmania
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 185273
SUBDIVIDER: Mission Australia Housing Tasmania FOLIO REFERENCE: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1	

stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

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

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

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

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

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

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

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

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

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

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

Attorney

Attorney

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.

Department of Natural Resources and Environment Tasmania
Document Set ID: 4052362
Version: 1, Version Date: 23/09/2026
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 185273
SUBDIVIDER: Mission Australia Housing Tasmania FOLIO REFERENCE: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1	

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

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

Interpretation:

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

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

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

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

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

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

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

Attorney

Attorney

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Document Set ID: 10052362
Version: 1, Version Date: 23/09/2026
www.thelist.tas.gov.au

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 185273
SUBDIVIDER: Mission Australia Housing Tasmania FOLIO REFERENCE: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1	

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

EXECUTED by **Mission Australia Housing Tasmania (ACN 648 587 017)**, as registered proprietor of the land comprised in Folios of the Register Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1 by its attorneys **David Alexander Shelley** and **Daniel Eamonn Morgan** (each a Director of Page Seager Pty Ltd ACN 620 698 286) under registered Power of Attorney number PA139154 who hereby declare that no notice of alteration or revocation of this Power of Attorney has been received in the presence of:

.....
Witness Signature

Luke Charles Stanford
Witness Full Name (print)

Level 2, 179 Murray Street, Hobart, TAS 7000
Witness address

.....
David Alexander Shelley
(Director Page Seager Pty Ltd ACN 620 698 286)

.....
Daniel Eamonn Morgan
(Director Page Seager Pty Ltd ACN 620 698 286)

.....
Attorney

.....
Attorney

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.

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 16-Sept-2026

SEARCH TIME : 10:50 am

CT: 185273/37

N288467	PRIORITY NOTICE reserving priority for 90 days TRANSFER Mission Australia Housing Tasmania to Stanley Shannon Po So & Lindsay Ailie Lim Sy MORTGAGE Stanley Shannon Po So & Lindsay Ailie Lim Sy to Australia and New Zealand Banking Group Limited Lodged by BLACKWOOD BEATTIE LEGAL on 06-July-2026 BP: N288467
N288392	TRANSFER to STANLEY SHANNON PO SO and LINDSAY AILIE LIM SY Lodged by DYE & DURHAM (ANZ) on 27-July-2026 BP: N288392
E461758	MORTGAGE to Australia and New Zealand Banking Group Limited Lodged by DYE & DURHAM (ANZ) on 27-July-2026 BP: N288392

Document Set ID: 4052362
Version: 1, Version Date: 23/09/2026

Document Set ID: 6102018
Version: 1, Version Date: 03/11/2026

THIS PLAN IS ACCEPTED BY:

.....

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

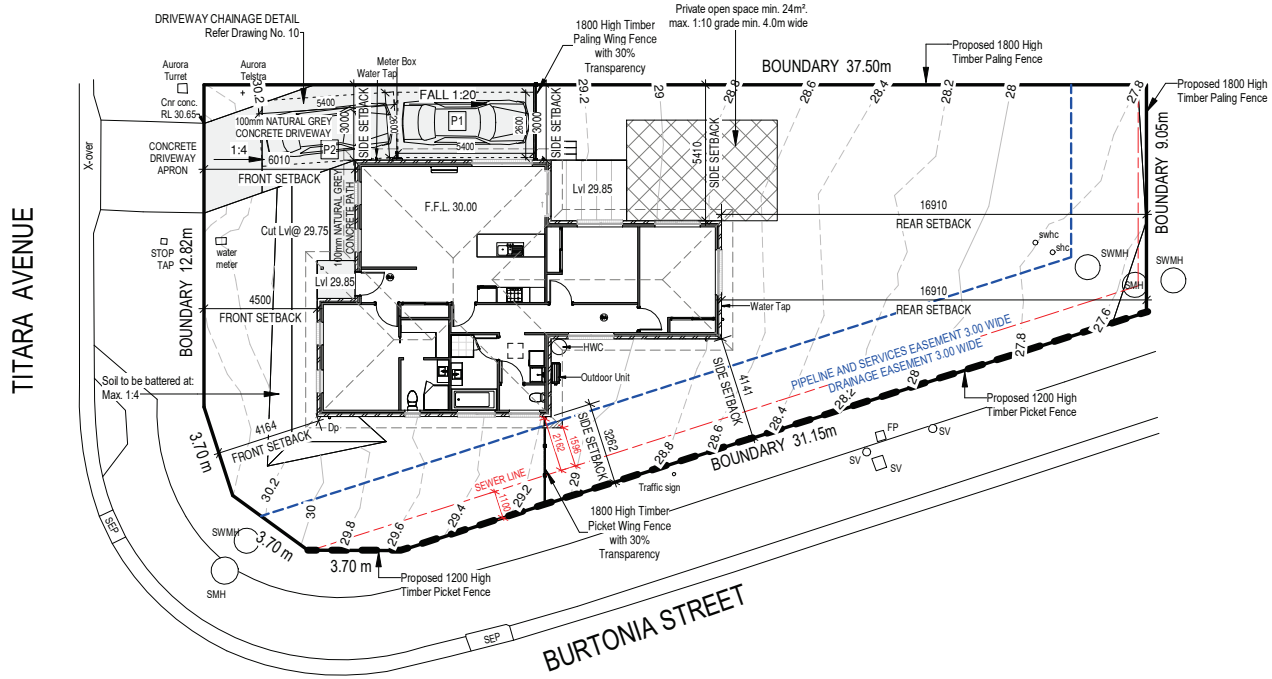
.....

DATE:

.....

Ground FL	30.000
CL	32.400

RONALD YOUNG + CO BUILDERS
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



AREA SCHEDULE

Site Area : 547 m²

Ground Floor : 118.5 m²

Porch : 2.3 m²
Outdoor Living : 7.2 m²

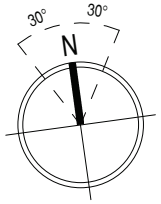
NOTE:
Builders' responsibility to protect stormwater pipes during construction.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: SITE PLAN
DATE: 02.11.2026
FILE NAME: 2404
DRAWN BY: RK
DWG No: 01



Scale: 1 : 200

PROPOSED DWELLING FOR SO & SY
AT 27 TITARA AVENUE, ROKEBY

Rev.	Date	Revision Description	Drawn
C	02.11.2026	Carpark Dim.added	RK
B	20.10.2026	Updated as markups	RK
	29.07.2026	BA PLANS	RK

Document Set ID: 6102018
Version: 1, Version Date: 03/11/2026

THIS PLAN IS ACCEPTED BY:

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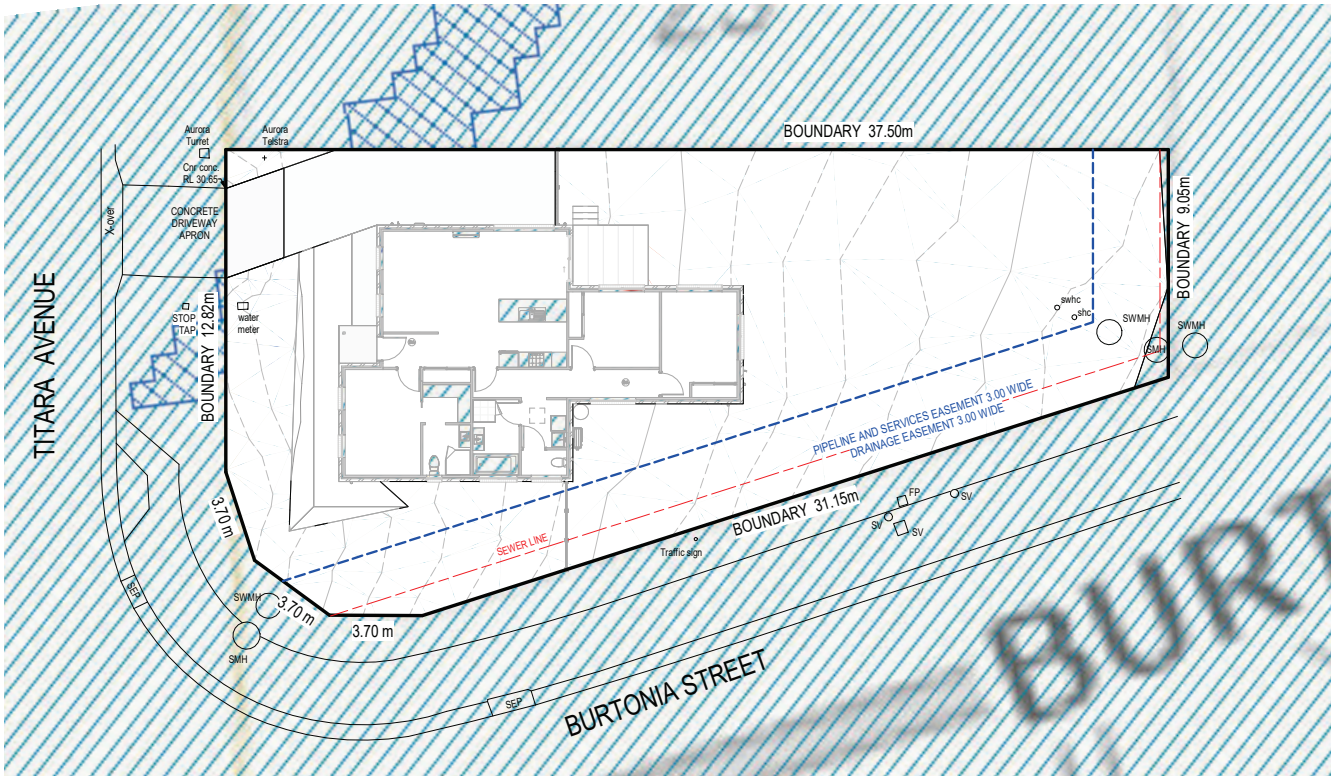
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

.....

DATE:

.....

RONALD YOUNG + CO BUILDERS
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



BAL : LOW

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DRAWING: SITE_FLOOD ZONE
DATE: 02.11.2026
FILE NAME: 2404
DRAWN BY: RK
DWG No: 01A

Scale: 1 : 200

PROPOSED DWELLING FOR SO & SY
AT 27 TITARA AVENUE, ROKEBY

Rev.	Date	Revision Description	Drawn
B	20.10.2026	Updated as markups	RK

Document Set ID: 6102018
Version: 1, Version Date: 03/11/2026

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

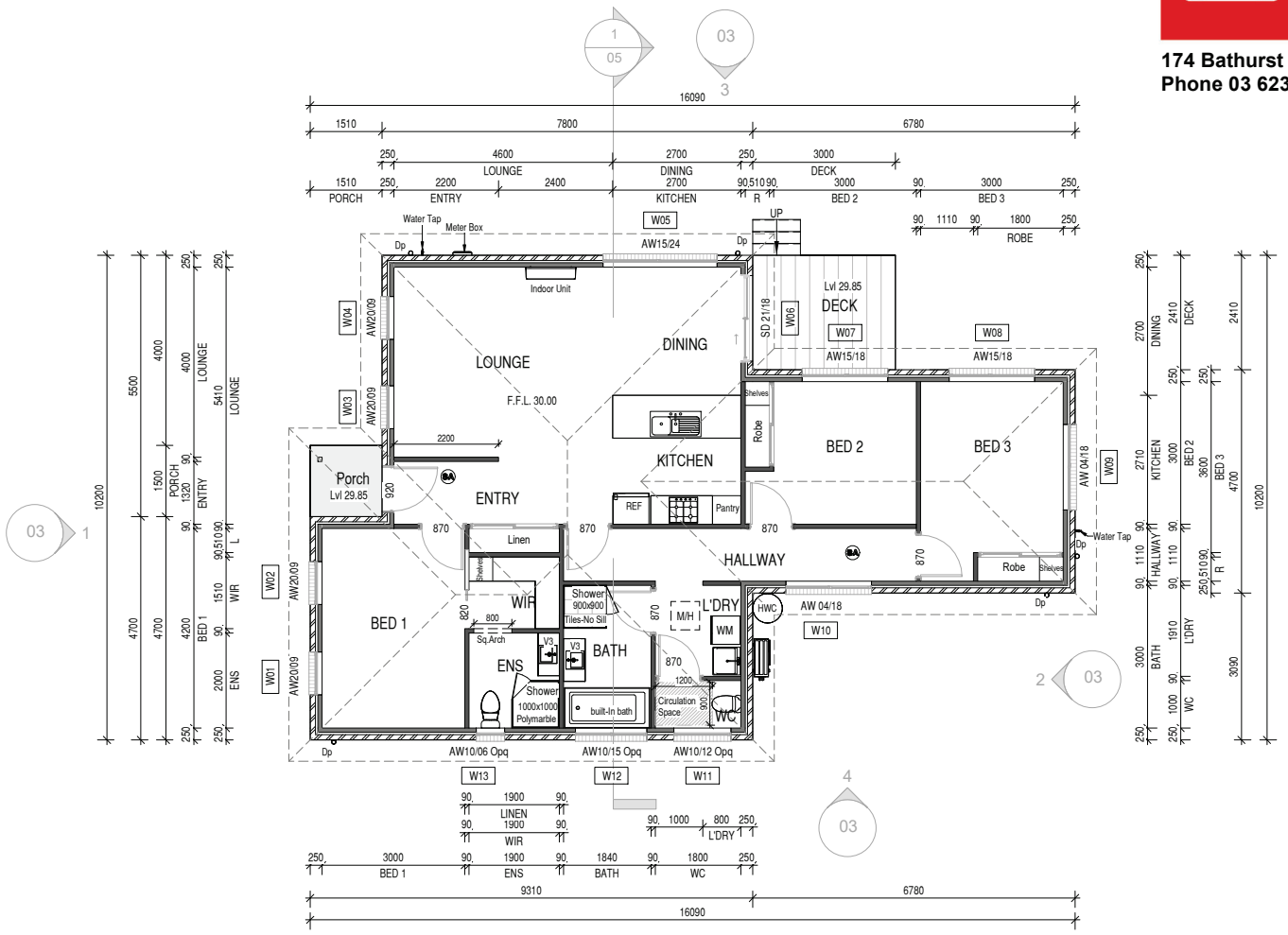
.....

DATE:

.....

Ground FL	30.000
CL	32.400

RONALD YOUNG + CO BUILDERS
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



NOTES:
AJ Articulation Joint
dp Down Pipe

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

AREA SCHEDULE

Site Area : 547 m²

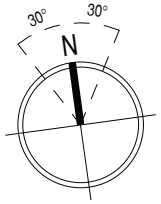
Ground Floor : 118.5 m²

Porch : 2.3 m²
Outdoor Living : 7.2 m²

For Kitchen Details,
Refer to Kitchen Joinery Design

GLAZING NOTE:
All windows are Double glazed

BAL : LOW



Scale: 1 : 100

PROPOSED DWELLING FOR SO & SY
AT 27 TITARA AVENUE, ROKEBY

Rev.	Date	Revision Description	Drawn
B	20.10.2026	Updated as markups	RK
A	25.08.2026	Modified as RY markups	RK
	29.07.2026	BA PLANS	RK

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DRAWING: GROUND FLOOR PLAN
DATE: 02.11.2026
FILE NAME: 2404
DRAWN BY: RK
DWG No: 02

Document Set ID: 6102018
Version: 1, Version Date: 03/11/2026

THIS PLAN IS ACCEPTED BY:

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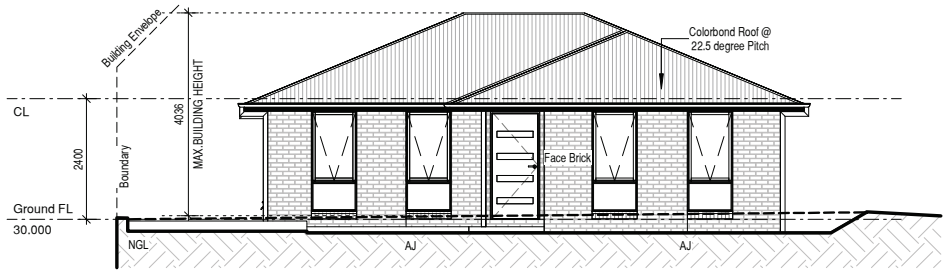
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

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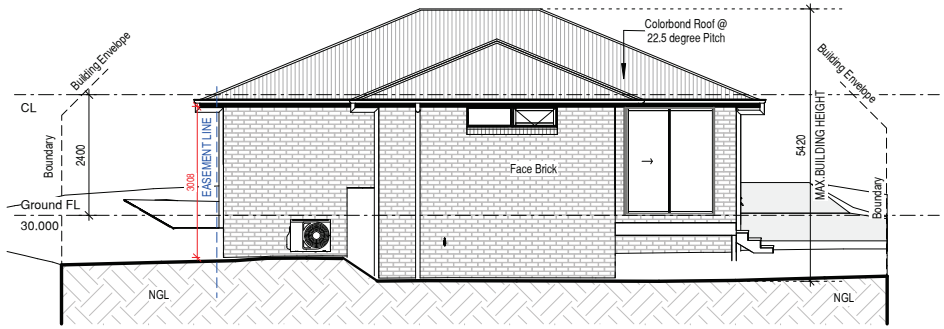
DATE:

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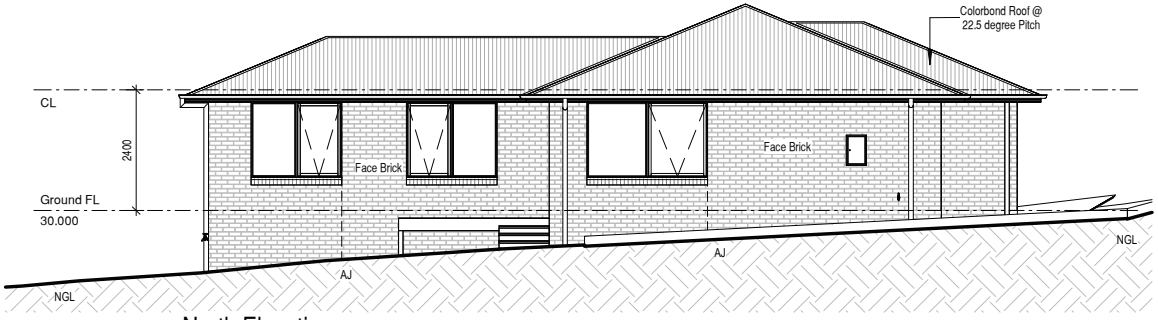
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174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



West Elevation



East Elevation



North Elevation



South Elevation

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: ELEVATIONS
DATE: 02.11.2026
FILE NAME: 2404
DRAWN BY: RK
DWG No: 03

Scale: 1 : 100

PROPOSED DWELLING FOR SO & SY
AT 27 TITARA AVENUE, ROKEBY

Rev.	Date	Revision Description	Drawn
B	20.10.2026	Updated as markups	RK
	29.07.2026	BA PLANS	RK

Document Set ID: 6102018
Version: 1, Version Date: 03/11/2026

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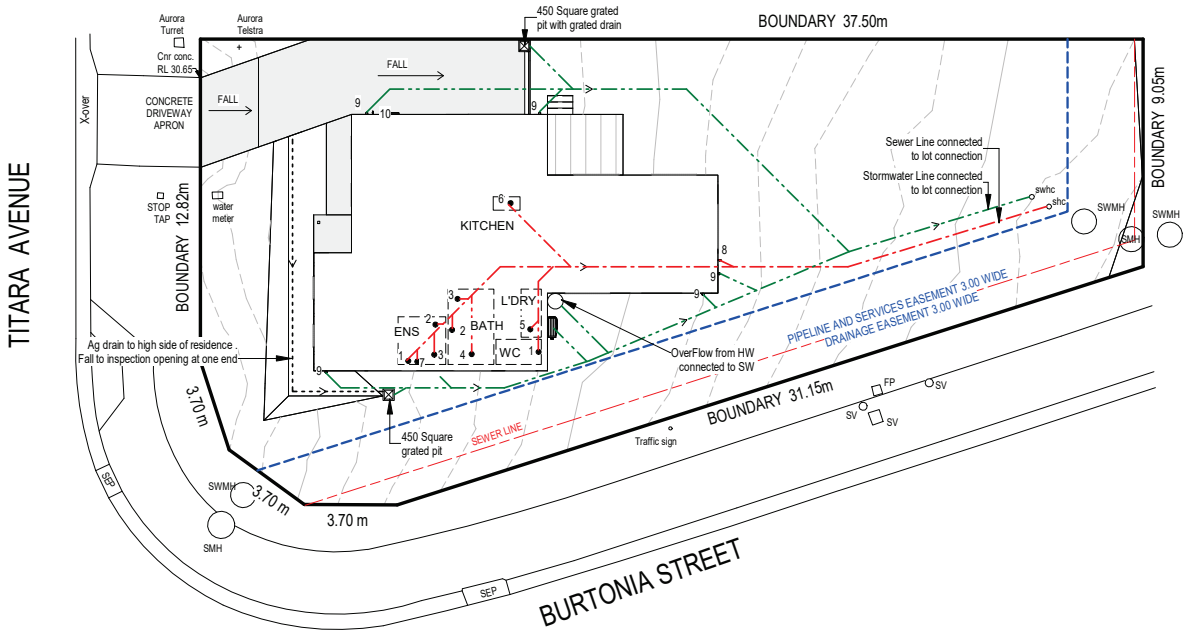
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

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DATE:

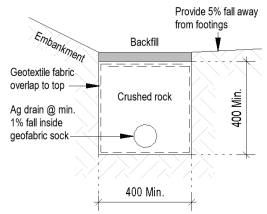
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Phone 03 6234 7633



LEGEND		Min. Ø
Abbr.	TYPE	Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

Sewer line 100Ø UPVC U.N.O.
Stormwater line 100Ø UPVC U.N.O.



AG Drain (Typical)

NOTE:
Builders' responsibility to protect stormwater pipes during construction.

BAL : LOW

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DRAWING: DRAINAGE PLAN
DATE: 02.11.2026
FILE NAME: 2404
DRAWN BY: RK
DWG No: 09

Scale: 1 : 200

PROPOSED DWELLING FOR SO & SY
AT 27 TITARA AVENUE, ROKEBY

Rev.	Date	Revision Description	Drawn
B	20.10.2026	Updated as markups	RK
	29.07.2026	BA PLANS	RK

Document Set ID: 6102018
Version: 1, Version Date: 03/11/2026

THIS PLAN IS ACCEPTED BY:

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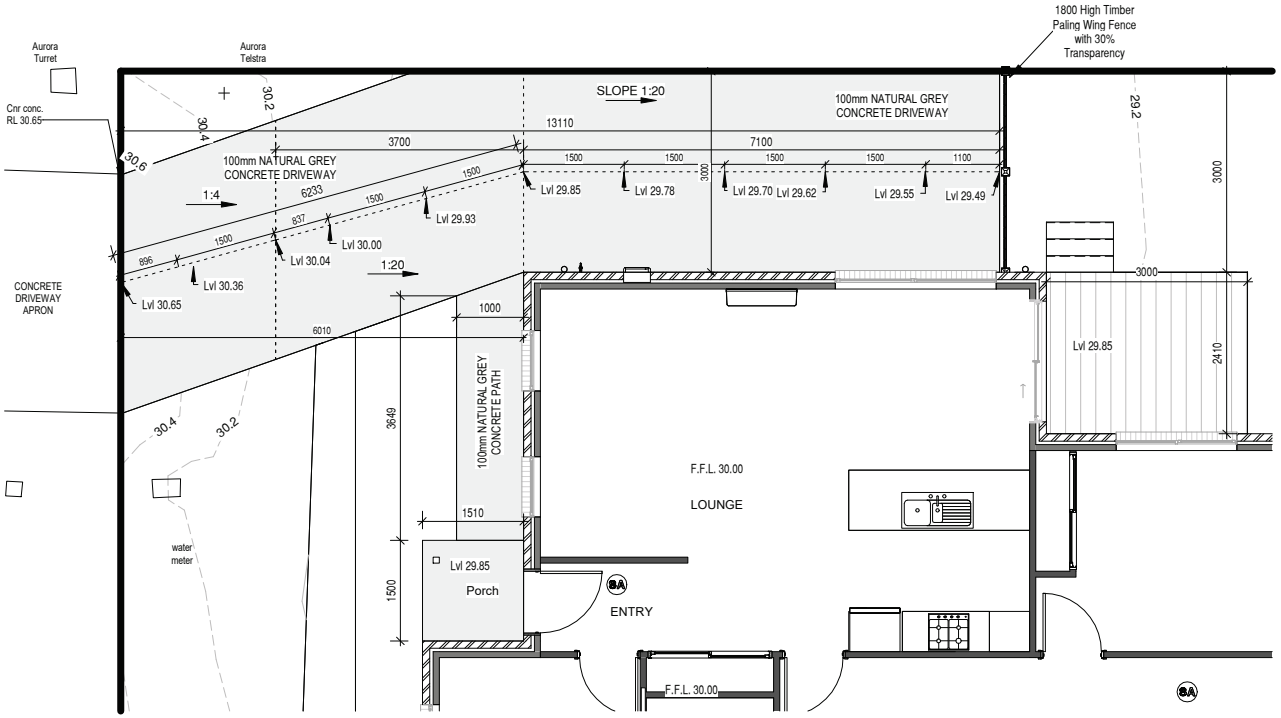
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

.....

DATE:

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174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



GLAZING NOTE:
All windows are Double glazed

BAL : LOW

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DRAWING: DRIVEWAY CHAINAGE
DATE: 02.11.2026
FILE NAME: 2404
DRAWN BY: RK
DWG No: 10

Scale: 1 : 75

PROPOSED DWELLING FOR SO & SY
AT 27 TITARA AVENUE, ROKEBY

Rev.	Date	Revision Description	Drawn
B	20.10.2026	Updated as markups	RK
	29.07.2026	BA PLANS	RK

Flüssig Engineers
Level 4 - 116 Bathurst St
Hobart TAS 7000

Ref: 26168_LA_REV00

Attention: Ronald Young & Co Builders
174 Bathurst Street
Hobart TAS 7000

27 Titara Avenue, Rokeby (RY ref: 2378 – Chennappen & Raman) – Letter of Assessment

Rev No.	Description	Prepared by	Date
00	27 Titara Avenue, Rokeby, Flood Desktop Assessment	MM	09.10.2026

1. Purpose of this letter

Flüssig Engineers has prepared this letter of assessment in relation to the proposed development at **27 Titara Avenue, Rokeby**, which has been identified as being within a mapped flood prone area as identified in the TheLIST and Clarence City Council flood prone hazard overlay.

This letter has been prepared following a desktop flood risk review to assess whether any proposed development of this lot would require a full Flood Inundation Hazard Report. This review is based solely on publicly available flood data, LiDAR terrain, and aerial imagery, noting that the current ListMap flood mapping overlay, was developed prior to the subdivision and does not include the updated ground model. No site-specific hydraulic or hydrologic modelling has been undertaken, and this summary is intended to provide flood related design guidance and may be relied upon for the design and certification of the proposed works, subject to the scope, assumptions and limitations outlined herein.

2. Information reviewed

The mapping extract provided shows the subject site in relation to the mapped flood prone overlay and an overland flow path originating from Titara Avenue on the western boundary of the development site, flowing in a north-easterly direction. The property appears to be located near the edge of the mapped overland flow extent, rather than within a significant flood storage or major watercourse corridor.

This assessment has been based on the following information:

- LISTmap Tasmania – flood-prone land overlay
- Topographic and aerial imagery (via LISTmap)

3. Site and flood mapping context

Based on the information reviewed, the mapped flood affectation appears to be associated with a shallow overland flow path through the subdivision. When inspecting the existing hillshade data in

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Version: 1, Version Date: 20/10/2026

TheLIST as shown in Figure 1, it is evident that the raised ground area in the centre of the subject lot resulted in a minor overland flow path forming in the north-west corner of the lot and flowing to the north-east.

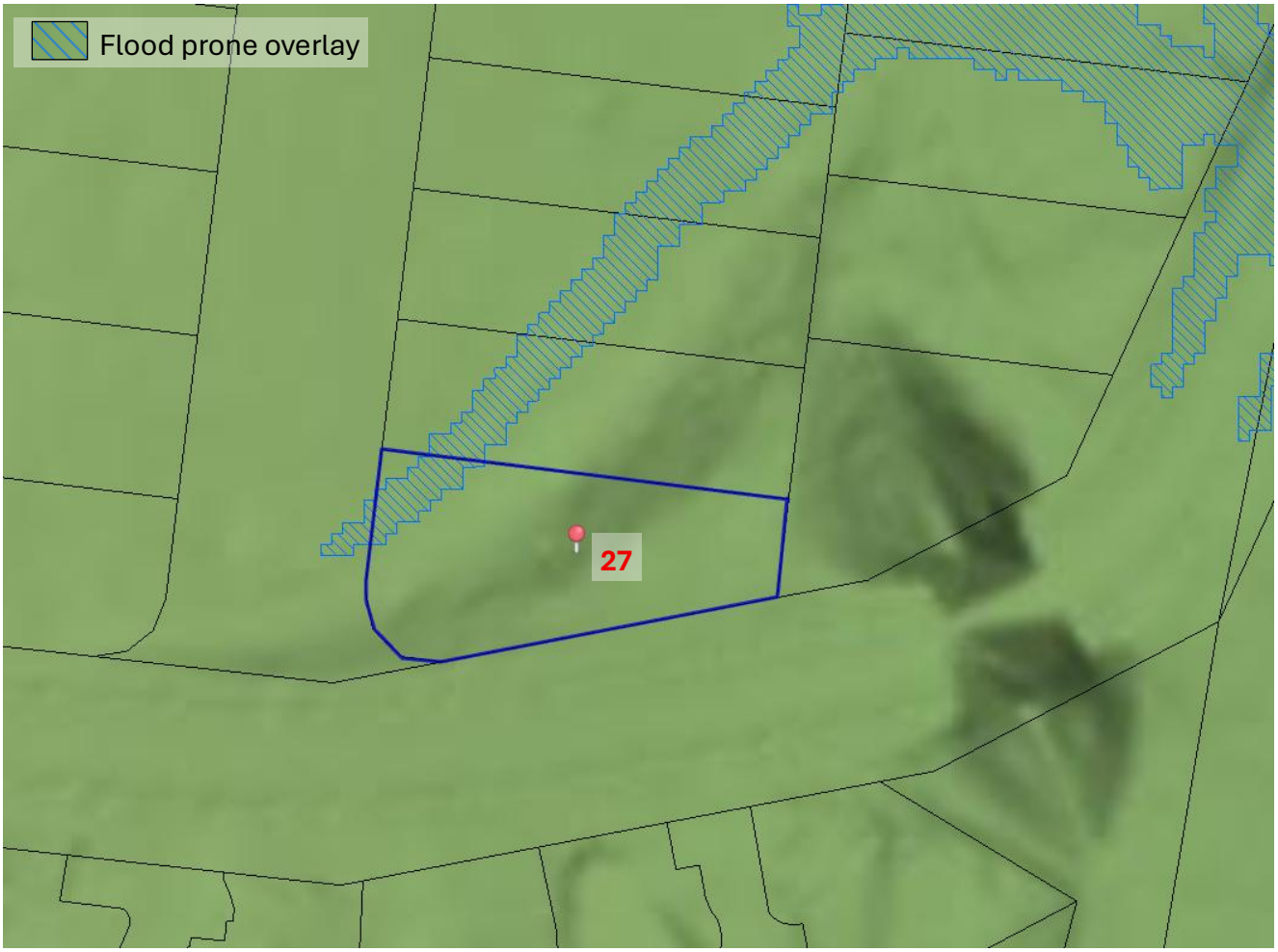


Figure 1. Hillshade of subdivision at Titara Avenue Rokeby obtained from TheLIST

However, when inspecting more recent images as shown in Figure 2 and Figure 3, the available information indicates that the subdivision roads and individual lots appear to have been constructed after the flood mapping was prepared. As a result, the existing ground levels, road formation, kerb and channel, drainage infrastructure and lot grading would redirect this shallow overland flow towards the newly developed stormwater infrastructure which is not represented in the older flood mapping.

For this reason, the mapped flood overlay should be interpreted with caution at an individual lot scale. The flood mapping appears to provide a relatively minor indication of potential overland flow behaviour, but it may not accurately reflect the final constructed subdivision surface or the current drainage conditions at 27 Titara Avenue, Rokeby.

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Figure 2. 27 Titara Avenue, Rokeby showing TPS Flood Prone Area



Figure 3. Corner Titara Ave and Burtonia St showing curb, channel and stormwater infrastructure

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4. Assessment Opinion

Based on the shallow nature of the mapped overland flow path, and noting that the subdivision appears to have been constructed after the flood mapping was prepared, Flüssig Engineers considers that a full flood report would not be warranted in this instance, unless Council requests further hydraulic modelling, detailed flood levels, finished floor level confirmation, or a more detailed site specific assessment.

6. Conclusion

Based on the information provided, Flüssig Engineers considers that the flood affectation at **27 Titara Avenue, Rokeby** appears to be relatively minor and most likely not representative of the current conditions of the site.

The subdivision roads and lots appear to have been constructed after the flood mapping was prepared, meaning the available flood overlay may not fully represent the current finished surface conditions of the subdivision.

The assessment concludes that the subject site has been significantly modified by previous subdivision works, and the former overland flow path has been replaced by constructed drainage infrastructure.

7. Limitations

This letter is a desktop letter of assessment only. It is based on the information supplied by the client, Council correspondence, available mapping, and the levels identified in the information provided.

No detailed hydraulic modelling, site survey verification, flood model refinement, road design assessment or civil engineering design has been undertaken as part of this letter. If future works alter ground levels, obstruct overland flow paths, change the driveway alignment, or introduce new development within a mapped flood prone area, further assessment may be required.

Any further questions regarding this assessment, please feel free to contact me.

Regards,



Max W. Moller
BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE(Aus)
Managing Director / Senior Principal Civil, Hydraulic and Coastal Engineer

flüssig Engineers

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