



Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	Wilson Homes - PA\26\0077
PROPERTY ADDRESS:	43 Five Acre Row WESTBURY (CT: 185018/1)
DEVELOPMENT:	Single dwelling - driveway, waterway, flood-prone area.

The application can be inspected until **Monday, 15 December 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 29 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work? Yes No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? Yes No
- Is a new vehicle access or crossover required? Yes No

PROPERTY DETAILS:

Address:	<input type="text" value="43 FIVE ACRE ROW, WESTBURY TAS 7303"/>	Certificate of Title:	<input type="text" value="185018/1"/>
Suburb:	<input type="text" value="WESTBURY"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="5116"/>		<i>m² / ha</i>
Present use of land/building:	<input type="text" value="Vacant Land"/>		<i>(vacant, residential, rural, industrial, commercial or forestry)</i>

- Does the application involve Crown Land or Private access via a Crown Access Licence: Yes No
- Heritage Listed Property: Yes No

DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

Total cost of development (inclusive of GST): *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building: *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 185018	FOLIO 1
EDITION 1	DATE OF ISSUE 24-May-2023

SEARCH DATE : 18-Sep-2025
SEARCH TIME : 10.11 AM

DESCRIPTION OF LAND

Parish of WESTBURY Land District of WESTMORLAND
Lot 1 on Sealed Plan [185018](#)
Derivation : Part of Lot 13, 5 Acres (Sec. C4) Gtd. to Patrick
Evron.
Prior CT [36630/13](#)

SCHEDULE 1

[C648813](#) TRANSFER to LINDSAY NEIL TATNELL and CHRISTINE MAY
TATNELL Registered 08-Aug-2005 at 12.01 PM


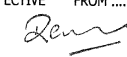
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP185018](#) FENCING COVENANT in Schedule of Easements

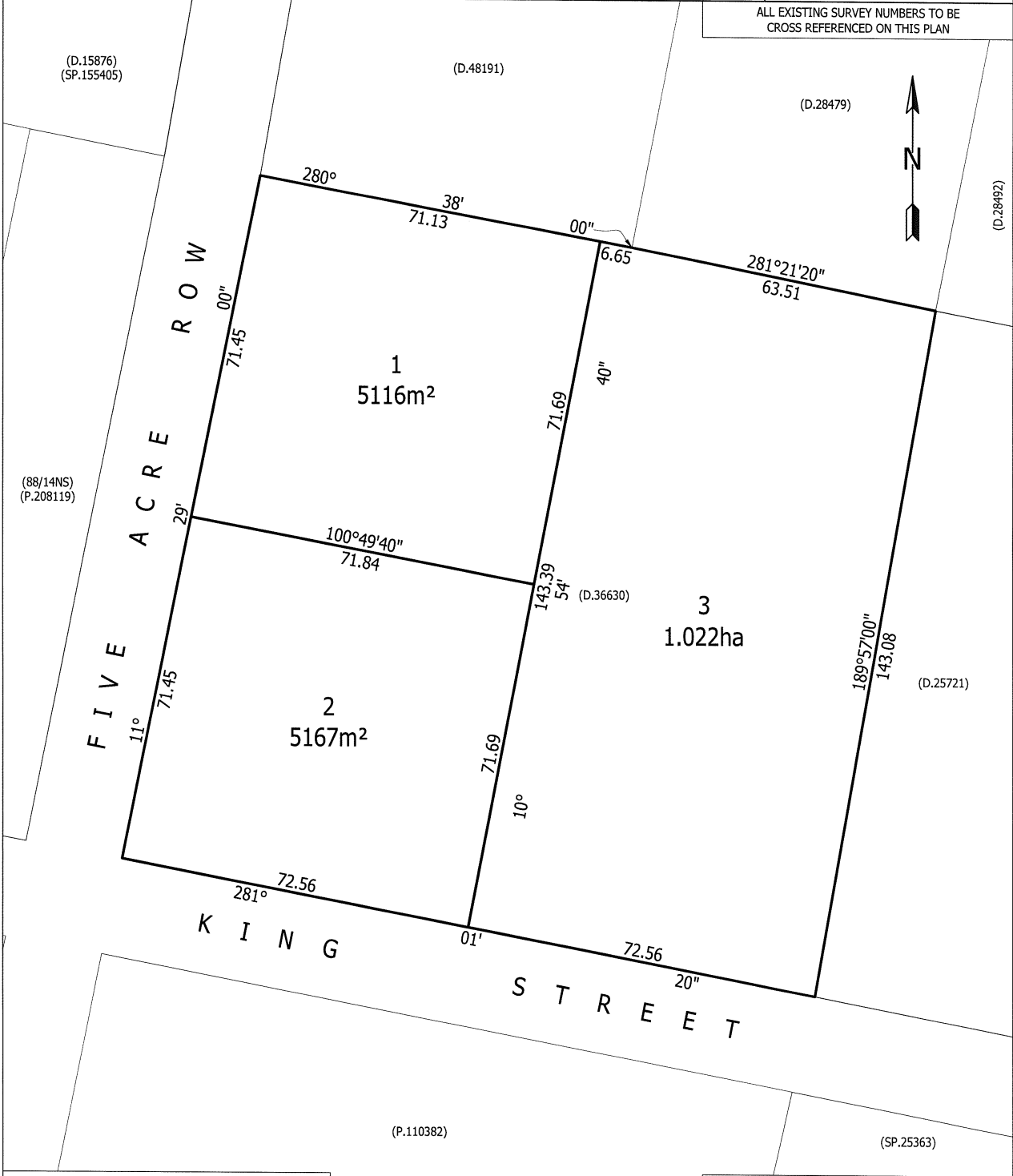
UNREGISTERED DEALINGS AND NOTATIONS


No unregistered dealings or other notations


PRIORITY FINAL PLAN

<p>OWNER: LINDSAY NEIL TATNELL & CHRISTINE MAY TATNELL</p>	<p>PLAN OF SURVEY</p>  <p>WOOLCOTT SURVEYS</p>	<p>REGISTERED NUMBER SP185018</p>
<p>FOLIO REFERENCE: C.T.36630/13</p>		<p>APPROVED EFFECTIVE FROM 24 MAY 2023</p>  <p>Recorder of Titles</p>
<p>GRANTEE: Whole of Lot 13 (Section C.4.) 5A-0R-0Ps Granted to Patrick Evron.</p>	<p>BY SURVEYOR: COLIN STERLING SMITH LOCATION: Land District of WESTMORLAND Parish of WESTBURY SCALE 1:750 LENGTHS IN METRES</p>	

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



 21/04/2023
Registered Land Surveyor Date

 12.05.2023
Council Delegate Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185018

PAGE 1 OF 1 PAGE

EASEMENTS AND PROFITS

- (a) 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.
- (b) 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.

FENCING COVENANT


The Owner of each Lot shown in the Plan covenants with the Vendor that the Vendor shall not be required to fence.

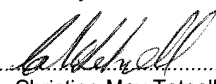
There are no other Easements, Covenants or Profits a prendre to benefit or burden the said land.


"Vendor" means Lindsay Neil Tatnell and Christine May Tatnell.

Signed by **LINDSAY NEIL TATNELL** and **CHRISTINE MAY TATNELL** the registered proprietors of the land comprised in Certificate of Title Volume 36630 Folio 10 in the presence of:

* 5/10/23 Alice Jane Mutton, 13
19 Paterson Street, Launceston TAS 7250
Solicitor.


.....
Lindsay Neil Tatnell



.....
Christine May Tatnell


.....
Signature of Witness

REBECCA JANE TATNELL
.....
Full Name of Witness

55 FIVE ACRE ROW, WESTBURY, TAS 7303.
.....
Address of Witness

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: LINDSAY NEIL TATNELL & CHRISTINE MAY TATNELL FOLIO REFERENCE: VOLUME 36630 FOLIO 13 SOLICITOR & REFERENCE: BISHOPS BARRISTERS & SOLICITORS, ALICE MUTTON AMU:230237	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 12.05.2023 PA/22/0301 REF NO.  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

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SHEET INDEX

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5	SOIL & WATER MANAGEMENT PLAN 1:500
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7	ELEVATIONS / SECTION
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10	ROOF DRAINAGE PLAN
11	FLOOR COVERINGS
12	KITCHEN DETAILS
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16	LAUNDRY DETAILS
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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	12.36
GARAGE	39.18
LIVING	191.40
PORCH	2.08
TOTAL	245.02 m²

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

ON SITE WASTEWATER TREATMENT REQUIRED. REFER TO REPORT PREPARED BY GES (TBC)

ON SITE STORMWATER MANAGEMENT. REFER TO REPORT PREPARED BY GES/FLUSSIG (TBC)

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 2019.
 - 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).

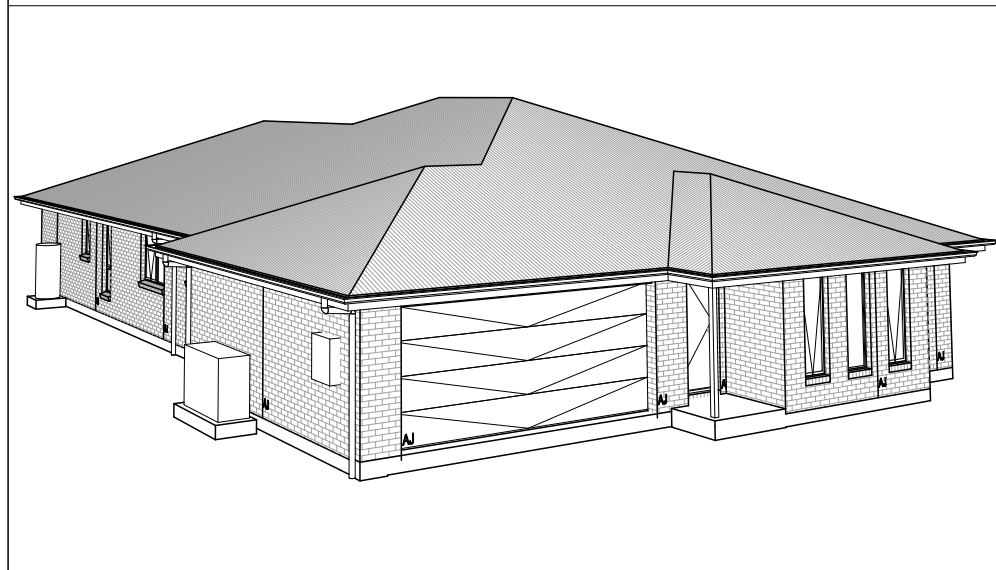
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-12.5
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N2 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	NO
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	PS - PARTIAL SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	YES
WESTBURY SPECIFIC AREA PLAN	
TERRAIN CATEGORY	Tc2.5
TOPOGRAPHIC CLASSIFICATION	T1
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	48.00km
ZONING	LOW DENSITY RESIDENTIAL

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 8,000mm	24,000mm
SIDE A	MIN. 5,000mm	20,000mm
SIDE B	MIN. 5,000mm	37,983mm
REAR	MIN. 5,000mm	26,433mm
BULK & SCALE		
SITE AREA	5,116m ²	
SITE COVERAGE	MAX. 30%	4.79%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	92mm
FILL DEPTH	MAX. 1,000mm	120mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

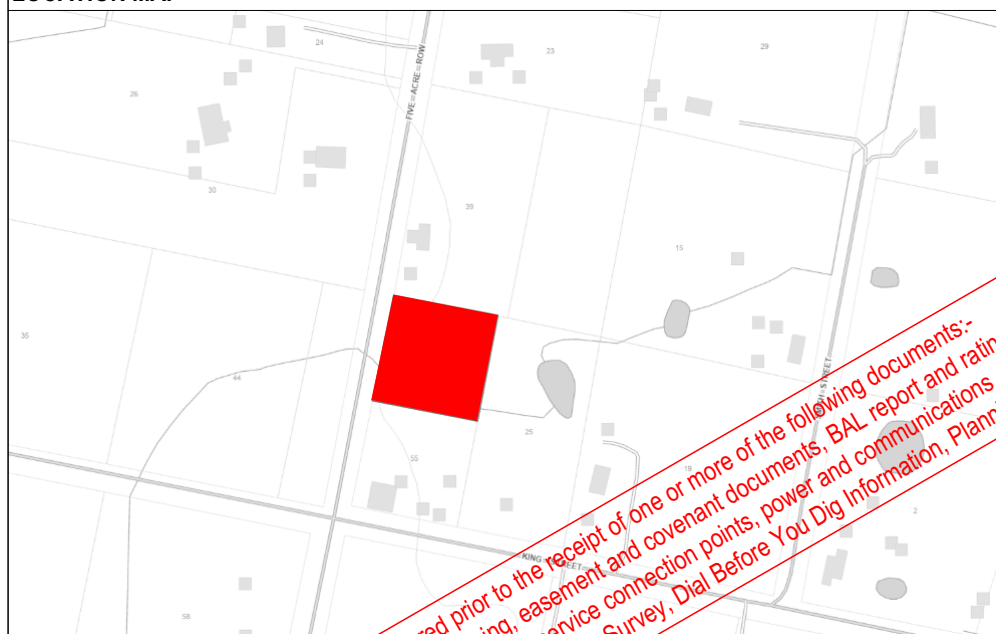
3D PERSPECTIVE



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)	2445mm
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	N/A
WALL MATERIAL	BRICK VENEER
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO)
EXT. WALLS	R2.0 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.0 BATTS ADJACENT TO GARAGE AND AS PER PLAN
FLOOR	BIAX SLAB R0.60

NCC 2022 LIVABLE HOUSING COMPLIANCE

ACCESSIBLE SANITARY COMPARTMENT: WC
ACCESSIBLE SHOWER LOCATION: BATH

GENERAL NOTES:

- THRESHOLD OF ACCESSIBLE SHOWER ENTRY TO BE MAX. 5MM
- 1 EXTERIOR DOOR NOMINATED AS 870 OR GREATER TO ACHIEVE MIN 820MM CLEAR OPENING
- REFER TO APPLICABLE WET AREA PLANS AND INTERIOR ELEVATIONS OR LOCATIONS OF REQUIRED WALL REINFORCEMENT FOR FUTURE GRAB RAIL INSTALLATION.

BUSHFIRE REQUIREMENTS - BAL-12.5

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

ROOF:

- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
- PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
- PROVIDE BAL-12.5 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
- PROVIDE BAL-12.5 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.

WALLS, POSTS AND BEAMS:

- PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
- EXTERNAL TIMBER POSTS WITHIN 400mm OF ADJACENT FINISHED FLOOR LEVEL TO BE BUSHFIRE-RESISTING TIMBER UNLESS MOUNTED ON STIRRUPS TO PROVIDE MIN. 75mm CLEARANCE ABOVE ADJACENT FINISHED FLOOR LEVEL.

WINDOWS AND DOORS:

- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
- PROVIDE BAL-12.5 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
- SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
- SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
- PROVIDE ALUMINIUM DOOR JAMBS TO ALL EXTERNAL TIMBER DOORS.
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

OTHER:

- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

THE OWNERS ACKNOWLEDGE THAT THESE CONTRACT PLANS MAY NOT REFLECT ALL THE SELECTIONS THAT HAVE BEEN MADE OR CHANGES REQUESTED. THE OWNERS AGREE THAT FOLLOWING THE COLOUR SELECTIONS VARIATION OR UPDATING OF PLANS, THEY WILL BE PROVIDED WITH CONSTRUCTION PLANS FOR SIGNATURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SIGNATURE: _____ DATE: _____

SUBJECT TO NCC 2022 (1 MAY 2023) WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

PRELIMINARY PLAN SET

2	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2025.09.12	NVO	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

© 2025 WILSON HOMES PTY LTD (ABN 96 126 636 897). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). WILSON HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF WILSON HOMES PTY LTD.

	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.
	NEXTGEN	1 DRAFT SALE PLAN - CT1	HMI 28/07/2025	JAKE LINDSAY TATNELL & BROOKE AMELIA JANE YOUD	BELVEDERE 25	H-WATBVR20SA	
	COPYRIGHT:			ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2025			55 FIVE ACRE ROW, WESTBURY TAS 7303	CLASSIC	F-WATBVR20CLASA	
				LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
				1 / - / 185018	COVER SHEET	1 / 17	
				COUNCIL:		SCALES:	
				MEANDER VALLEY		1:100	
							714349

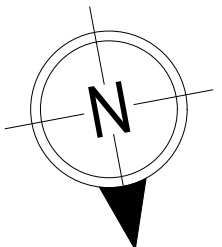
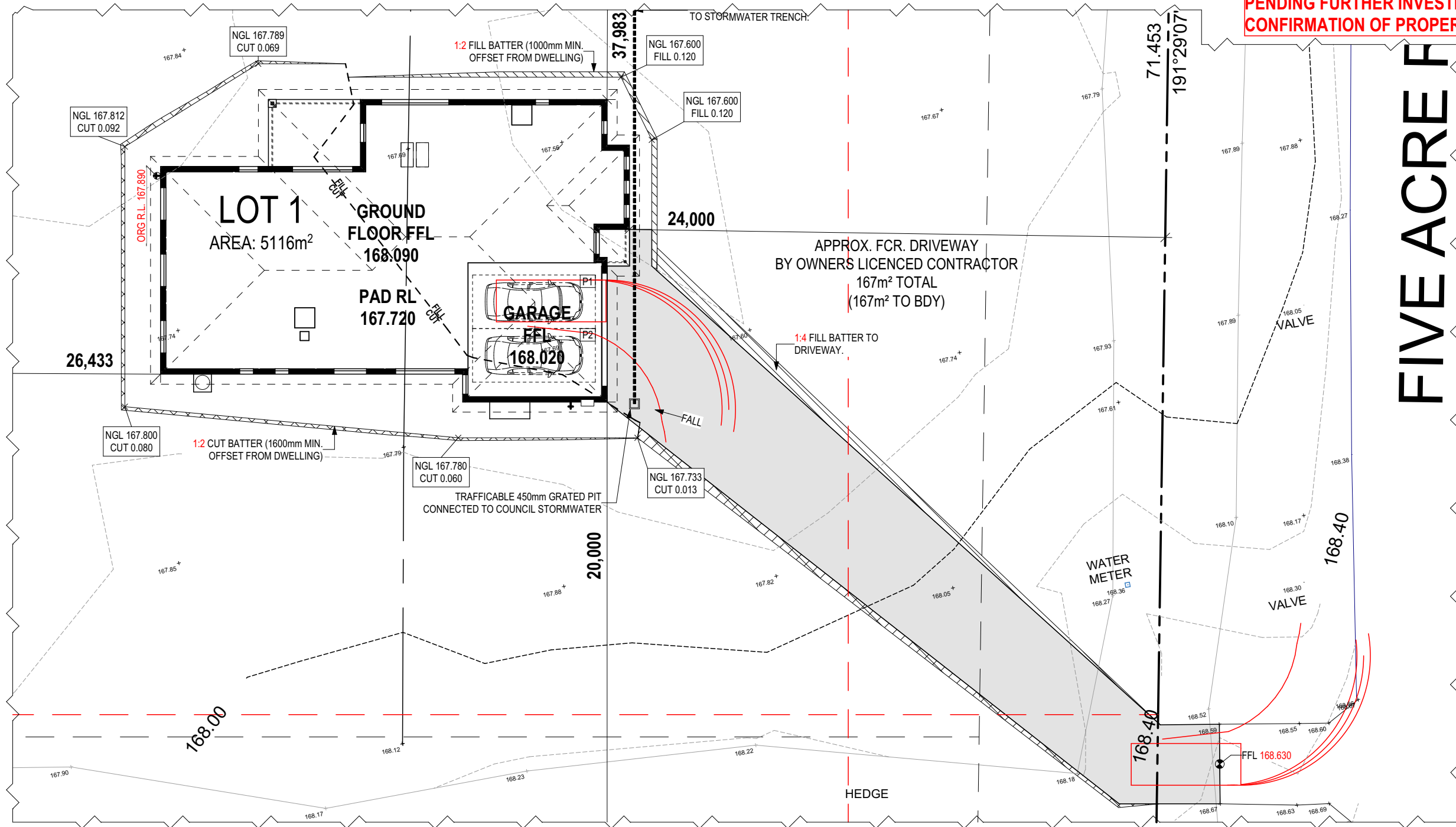
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	11.68m ³	26.28t
FILL	11.17m ³	25.13t
DIFFERENCE	0.51m ³	1.15t
EVEN CUT & FILL		

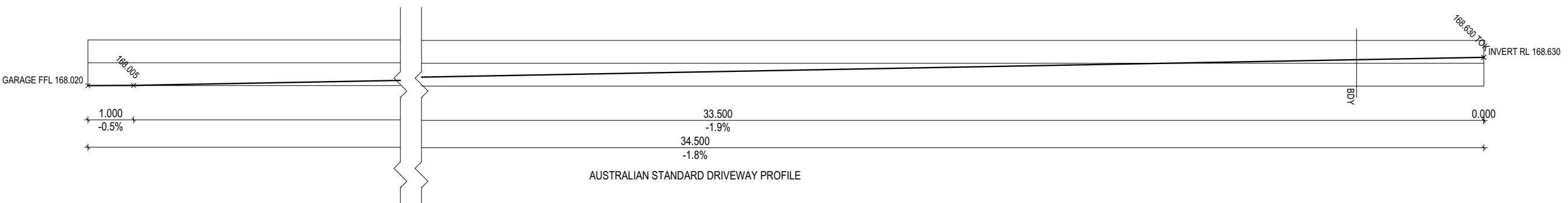
LOT SIZE: **5116m²**
 HOUSE (COVERED AREA): **245.02m²**
 SITE COVERAGE: **4.79%**

BAL-12.5 BUSHFIRE REQUIREMENTS
 SEE SHEET 1 (COVER SHEET) FOR DETAILS

**PLANS ARE PRELIMINARY ONLY
 PENDING FURTHER INVESTIGATION &
 CONFIRMATION OF PROPERTY CONNECTIONS**



FIVE ACRE F



**SUBJECT TO NCC 2022
 (1 MAY 2023)
 WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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			LOT / SECTION / CT: 1 / - / 185018	COUNCIL: MEANDER VALLEY	SHEET TITLE: SITE PLAN	
					SCALES: 1:200	

Last Published: Wednesday, 24 September 2025 4:57 PM
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 Template Version: 24.040

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

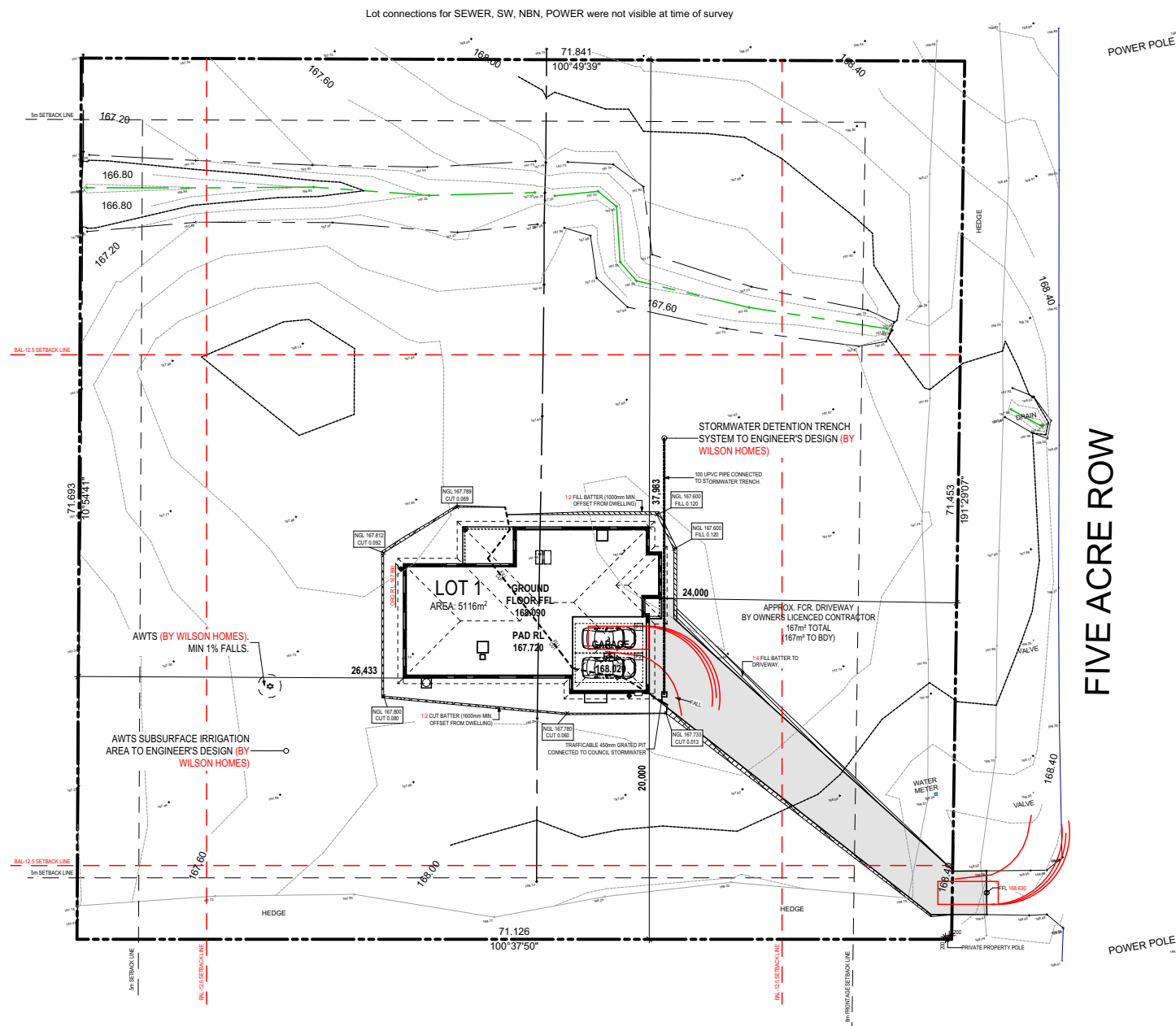
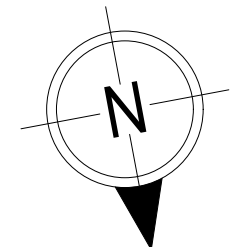
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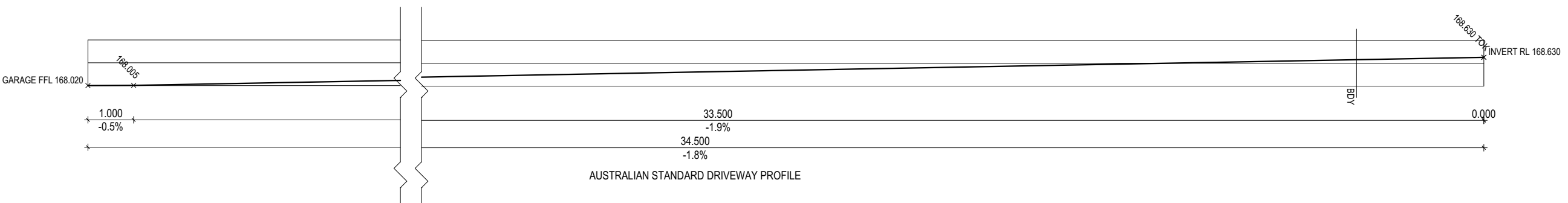
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CONFIRMATION OF PROPERTY CONNECTIONS



FIVE ACRE ROW



SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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			LOT / SECTION / CT: 1 / - / 185018	COUNCIL: MEANDER VALLEY	SHEET TITLE: SITE PLAN 1:500	
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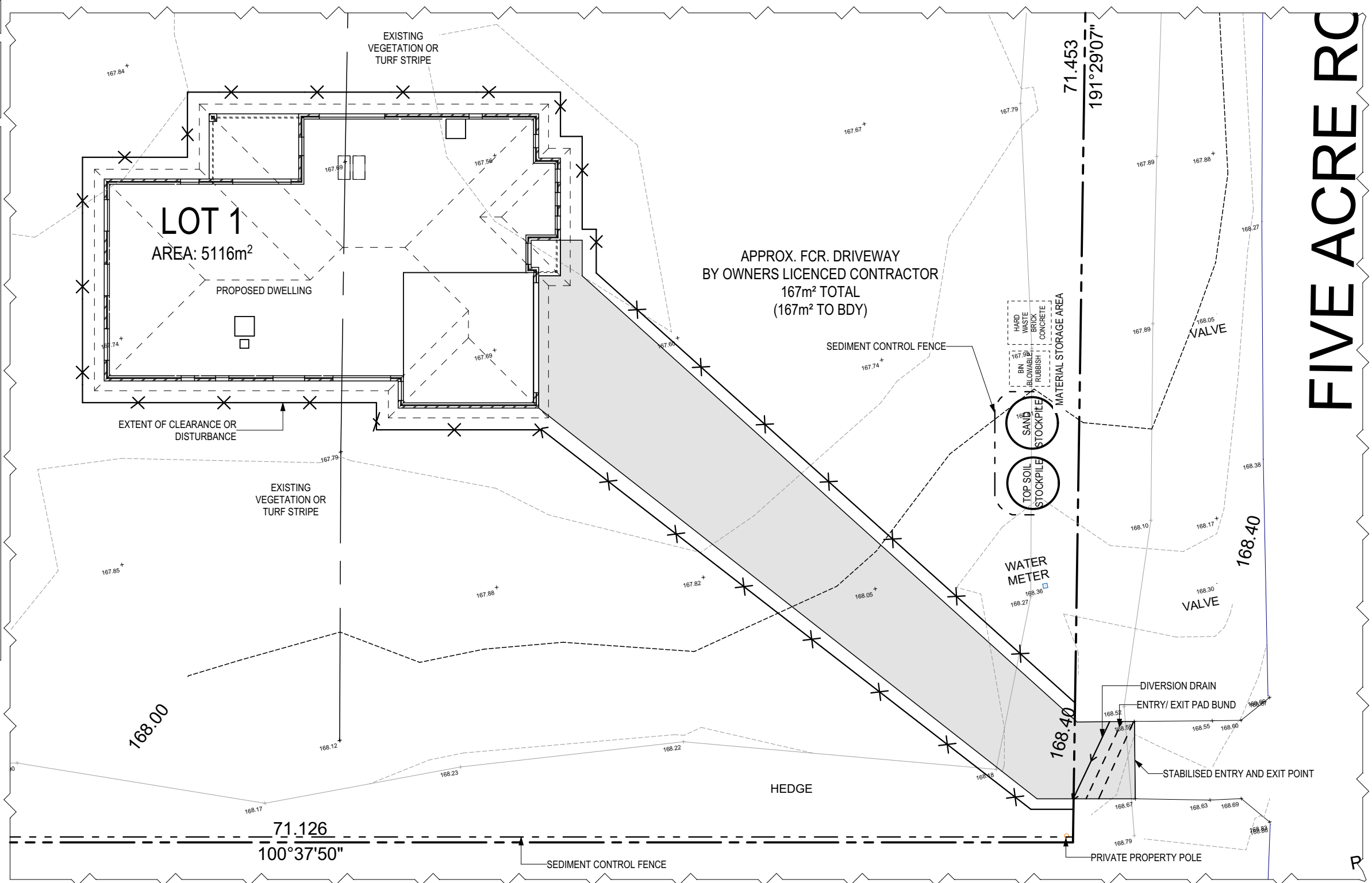
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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

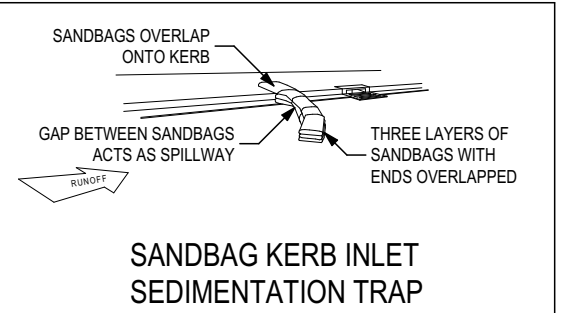
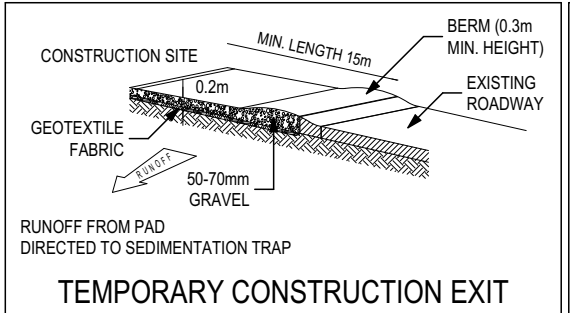
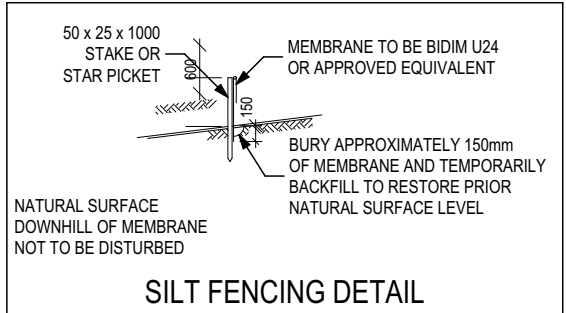
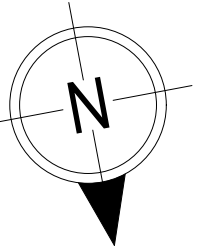
THE FOLLOWING IS A STANDARD APPROACH. SEDIMENT AND EROSION CONTROL MEASURES WILL BE REVIEWED PRIOR TO COMMENCING WORK AND INSTALLED BASED ON THE OUTCOME OF THAT REVIEW.

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 CONTROL 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 LEGAL 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.



FIVE ACRE ROW



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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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	2 PRELIM PLANS - INITIAL ISSUE	NVO 12/09/2025	LOT / SECTION / CT: 1 / - / 185018	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN	SHEET No.: 4 / 17	
			COUNCIL: MEANDER VALLEY		SCALES: 1:200	714349

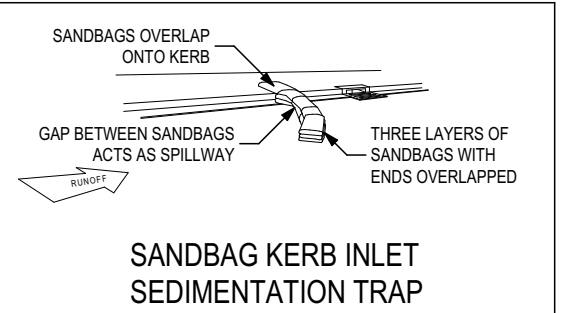
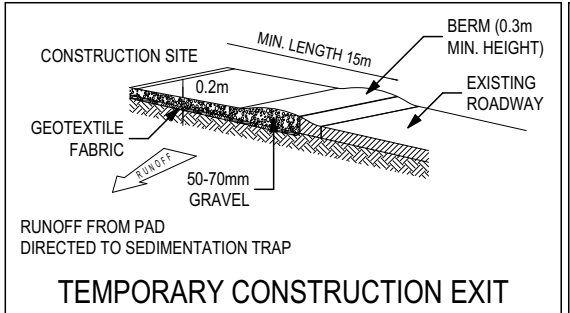
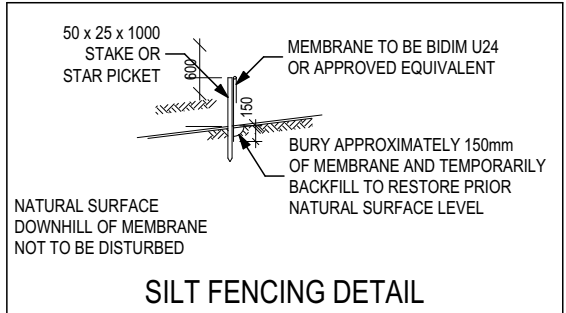
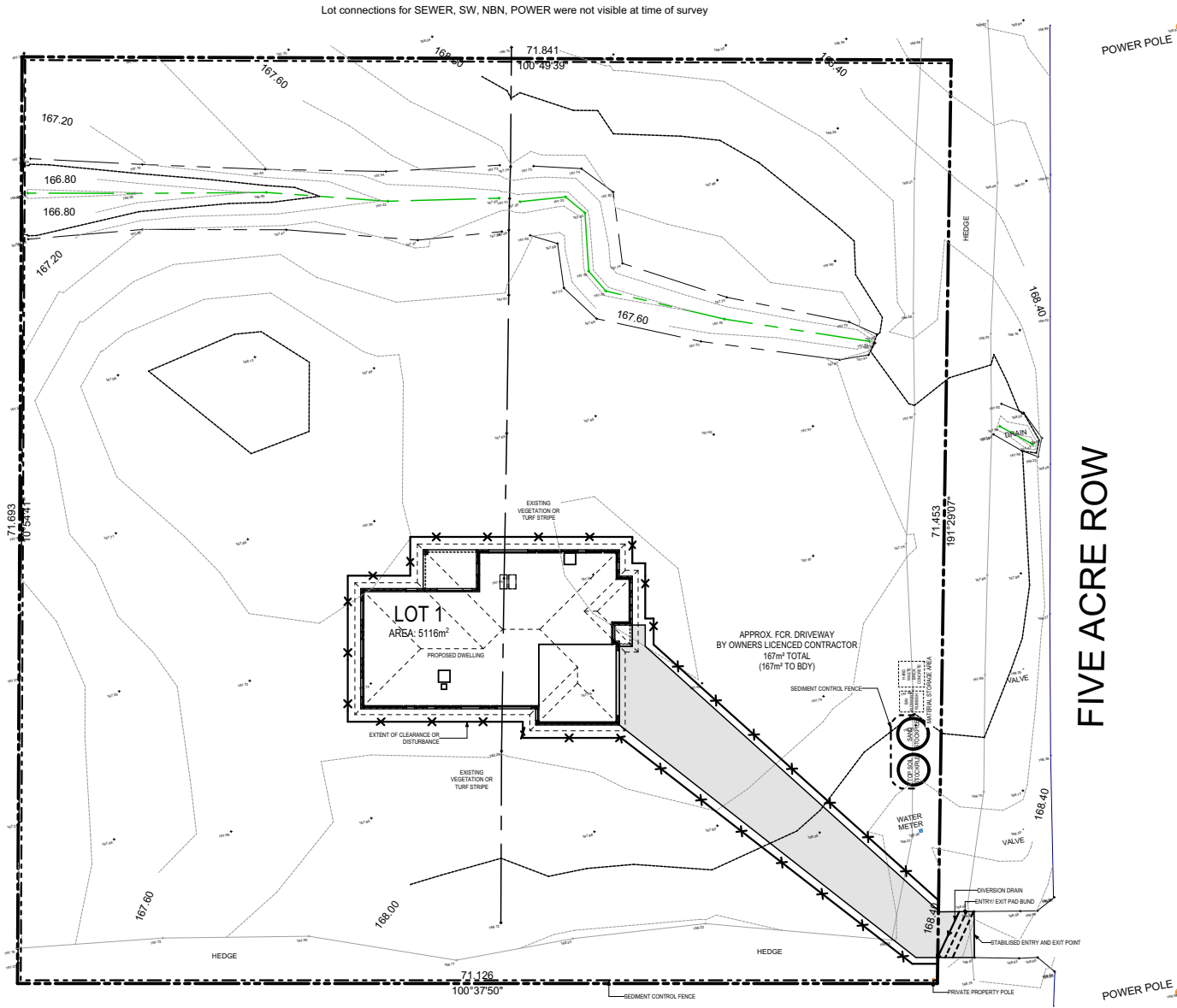
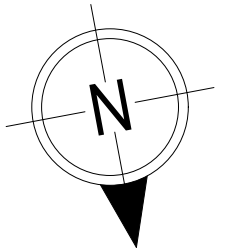
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**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PLAN ACCEPTANCE BY OWNER

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SIGNATURE: _____ DATE: _____

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COPYRIGHT: © 2025	2 PRELIM PLANS - INITIAL ISSUE	NVO 12/09/2025	ADDRESS: 55 FIVE ACRE ROW, WESTBURY TAS 7303	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATBVR20CLASA	714349
			LOT / SECTION / CT: 1 / - / 185018	COUNCIL: MEANDER VALLEY	SHEET TITLE: SOIL & WATER MANAGEMENT PLAN 1:500	
					SHEET No.: 5 / 17	SCALES: 1:500

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

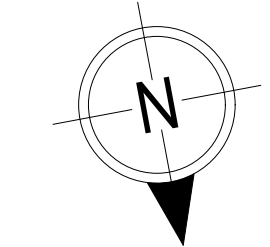
ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

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.

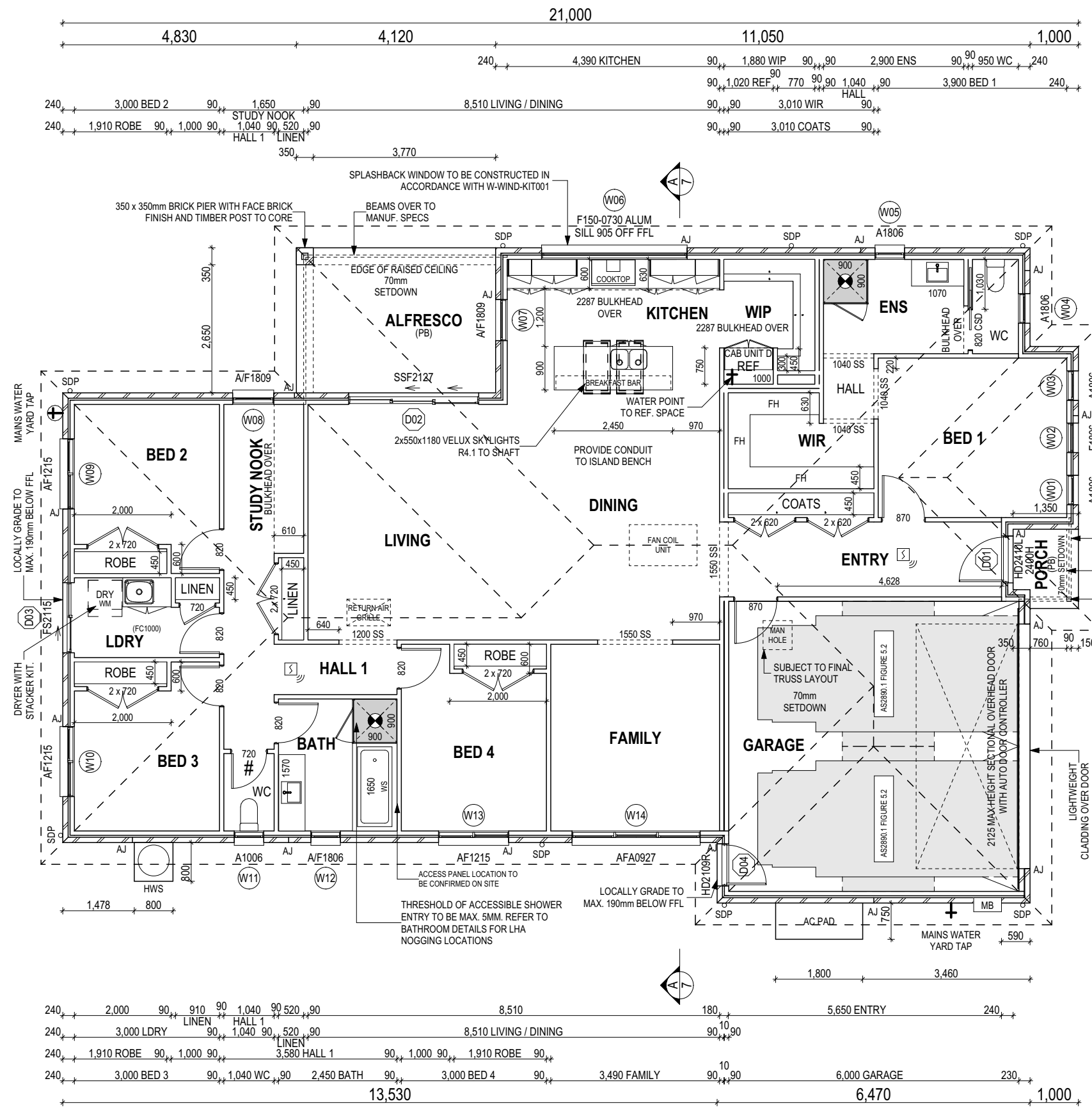
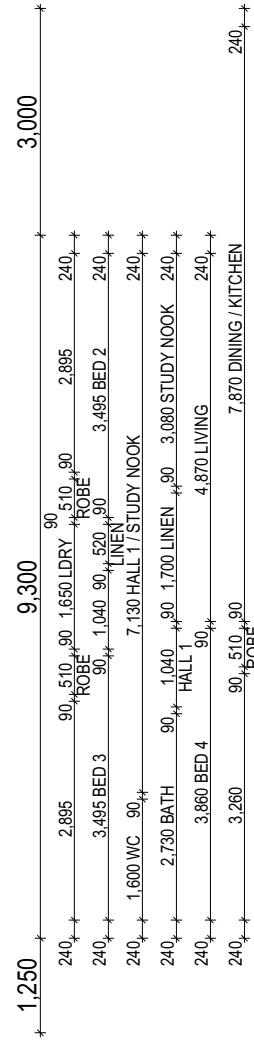
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

MAIN DWELLING, GROUND FLOOR	
ALFRESCO	12.36
GARAGE	39.18
LIVING	191.40
PORCH	2.08
TOTAL	245.02 m²



LEGEND	
HS / WS	HOB SPOUT / WALL SPOUT
[Brick symbol]	FACE BRICK / COMMON BRICK
[Render symbol]	RENDER
[Sound insulation symbol]	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
[Drawer side symbol]	DENOTES DRAWER SIDE
[Mechanical ventilation symbol]	MECHANICAL VENTILATION
L.B.W	LOAD BEARING WALL
PB	PLASTERBOARD
FC	FIBRE CEMENT
[Door symbol]	THIS DOOR OPENS FIRST
[Smoke alarm symbol]	SMOKE ALARM
#	LIFT OFF HINGE
+	WATER POINT
[Floor waste symbol]	FLOOR WASTE
[Gas bayonet symbol]	GAS BAYONET

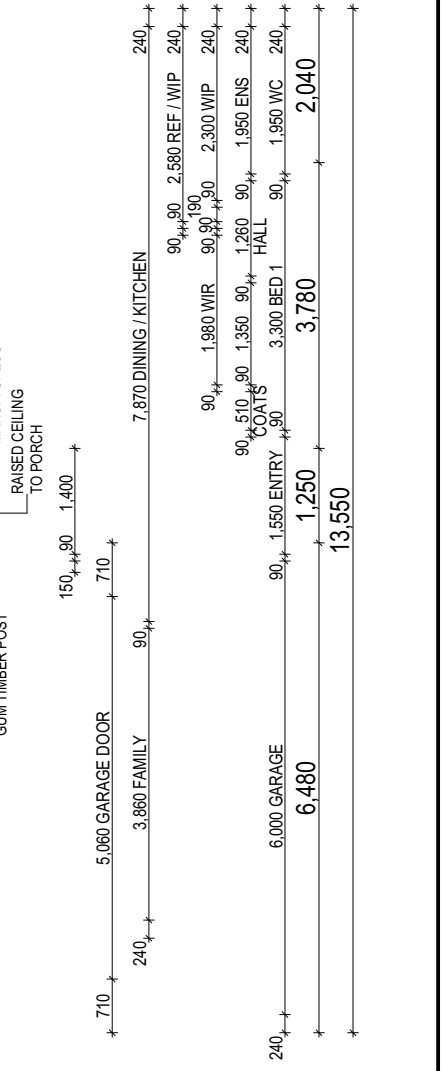


PROVIDE AND INSTALL SINGLE PHASE REVERSE CYCLE AIR CONDITIONING SYSTEM. NUMBER AND POSITIONING OF OUTLETS AND THE FINAL LOCATION OF THE RETURN AIR GRILLE WILL BE DETERMINED ON SITE BY THE AIR CONDITIONING CONTRACTOR AND IS SUBJECT TO TRUSS LAYOUT AND ANY OTHER CONSTRUCTION CONSTRAINTS.

FRAME MANUFACTURER TO PROVIDE CLEARANCE FOR PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

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 CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.



SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER

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NEXTGEN	1 DRAFT SALE PLAN - CT1	HMI 28/07/2025	JAKE LINDSAY TATNELL & BROOKE AMELIA JANE YOUD	BELVEDERE 25	H-WATBVR20SA	
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© 2025			55 FIVE ACRE ROW, WESTBURY TAS 7303	CLASSIC	F-WATBVR20CLASA	
			LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	1:100
			1 / - / 185018	GROUND FLOOR PLAN	6 / 17	
			COUNCIL:			
			MEANDER VALLEY			

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Template Version: 24.040

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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- GENERAL BUILDING INFORMATION

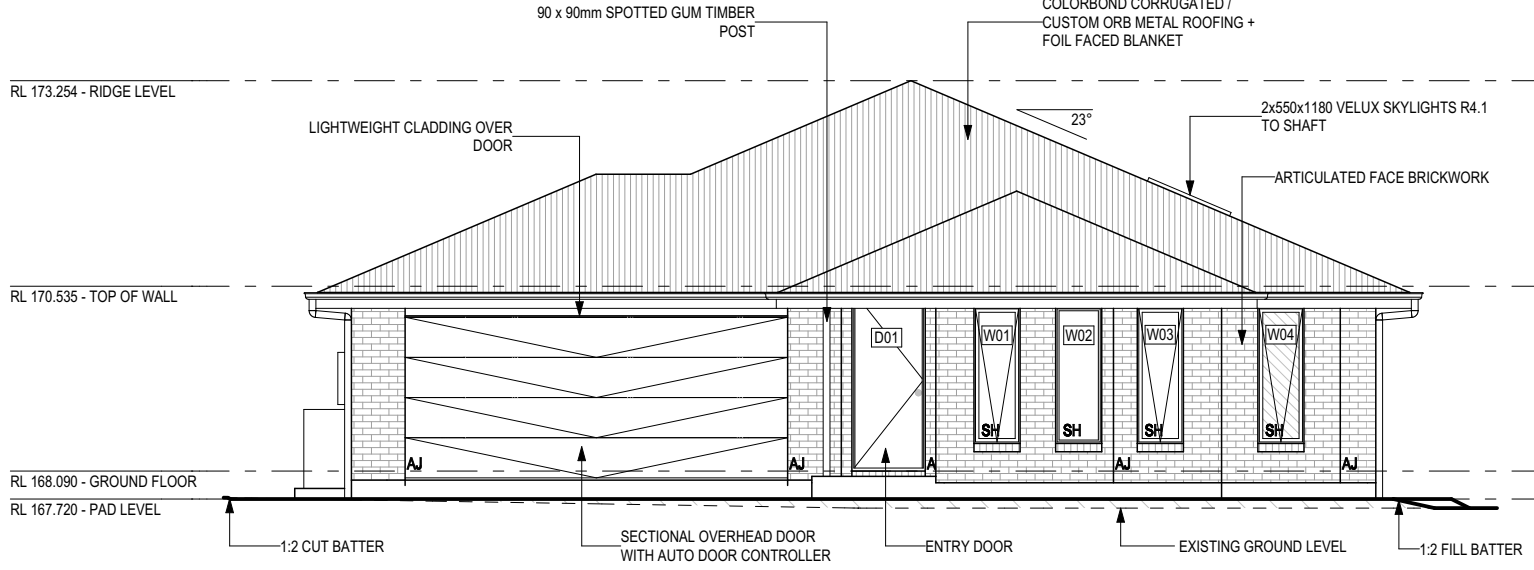
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

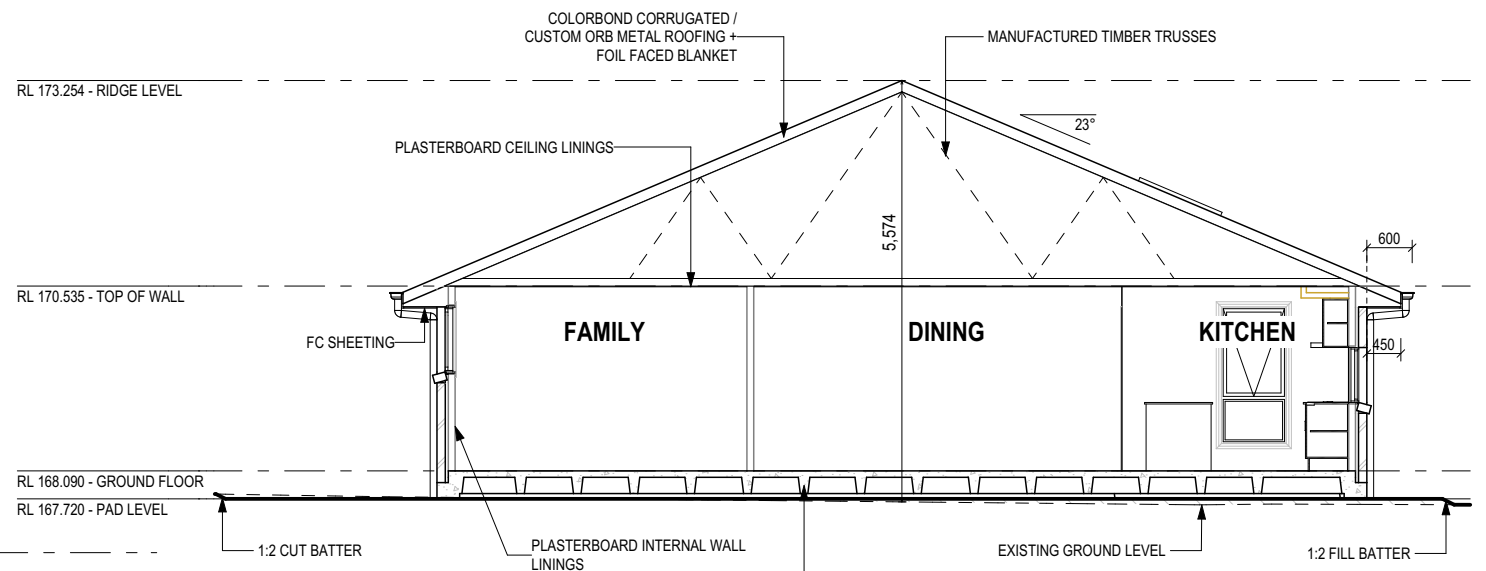
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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



WEST ELEVATION
SCALE: 1:100

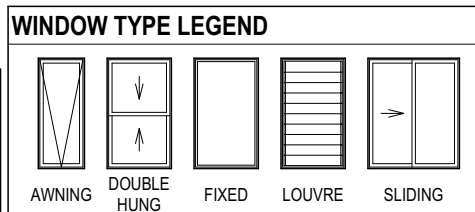
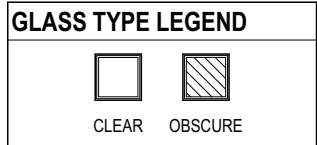


SECTION A-A
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING



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	2 PRELIM PLANS - INITIAL ISSUE	NVO 12/09/2025	ADDRESS: 55 FIVE ACRE ROW, WESTBURY TAS 7303	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATBVR20CLASA	714349
			LOT / SECTION / CT: 1 / - / 185018	SHEET TITLE: ELEVATIONS / SECTION	SHEET No.: 7 / 17	
			COUNCIL: MEANDER VALLEY	SHEET No.: 7 / 17	SCALES: 1:100	

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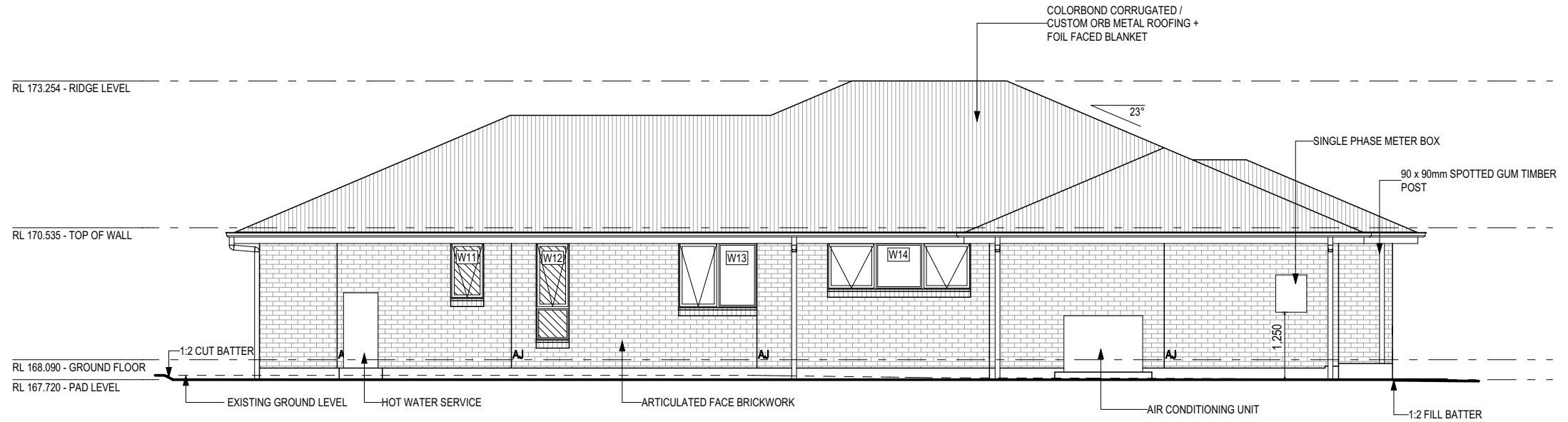
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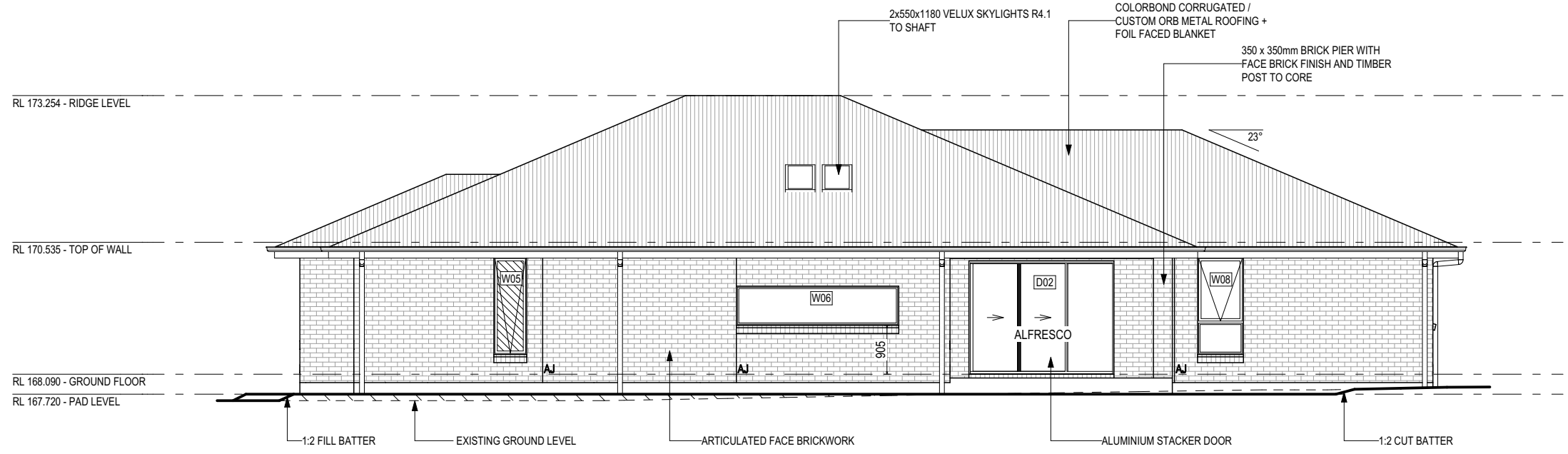
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NORTH ELEVATION
SCALE: 1:100



SOUTH ELEVATION
SCALE: 1:100

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

GLASS TYPE LEGEND

CLEAR OBSCURE

WINDOW TYPE LEGEND

AWNING DOUBLE HUNG FIXED LOUVRE SLIDING

PLAN ACCEPTANCE BY OWNER

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2 PRELIM PLANS - INITIAL ISSUE	NVO 12/09/2025

CLIENT:	JAKE LINDSAY TATNELL & BROOKE AMELIA JANE YOUD
ADDRESS:	55 FIVE ACRE ROW, WESTBURY TAS 7303
LOT / SECTION / CT:	1 / - / 185018
COUNCIL:	MEANDER VALLEY

HOUSE DESIGN:	BELVEDERE 25
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ELEVATIONS
SHEET No.:	8 / 17

HOUSE CODE:	H-WATBVR20SA
FACADE CODE:	F-WATBVR20CLASA
SCALES:	1:100

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Template Version: 24.040

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

STOREY	ID	CODE ¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m ²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m ²)	GLAZING TYPE (SINGLE GLAZING U.N.O.)	ADDITIONAL INFORMATION ²
WINDOW															
GROUND FLOOR	W01	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	SNAP HEADER	W	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W02	F1806	FIXED	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	SNAP HEADER	W	0.93	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W03	A1806	AWNING	BED 1	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	SNAP HEADER	W	0.81	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W04	A1806	AWNING	WC	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	SNAP HEADER	W	0.81	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W05	A1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	S	0.81	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W06	F150-0730	FIXED	KITCHEN	727	3,010	7,474	2.19	ALUMINIUM	BAL-12.5	ANGLED	S	1.92	CLEAR, DOUBLE GLAZED	
GROUND FLOOR	W07	A/F1809	AWNING	KITCHEN	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	SNAP HEADER	E	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W08	A/F1809	AWNING	STUDY NOOK	1,800	850	5,300	1.53	ALUMINIUM	BAL-12.5	ANGLED	S	1.19	CLEAR, DOUBLE GLAZED	BP 600
GROUND FLOOR	W09	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W10	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	E	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W11	A1006	AWNING	WC	1,029	610	3,278	0.63	ALUMINIUM	BAL-12.5	ANGLED	N	0.44	OBSCURE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W12	A/F1806	AWNING	BATH	1,800	610	4,820	1.10	ALUMINIUM	BAL-12.5	ANGLED	N	0.80	OBSCURE, DOUBLE GLAZED, TOUGHENED	BP 600
GROUND FLOOR	W13	AF1215	AWNING	BED 4	1,200	1,450	5,300	1.74	ALUMINIUM	BAL-12.5	ANGLED	N	1.38	CLEAR, DOUBLE GLAZED	MP 725
GROUND FLOOR	W14	AFA0927	AWNING	FAMILY	857	2,650	7,014	2.27	ALUMINIUM	BAL-12.5	ANGLED	N	1.74	CLEAR, DOUBLE GLAZED	MP 883-883
							73,186 mm	19.96					15.57		
DOOR															
GROUND FLOOR	D01	HD2410L	SWINGING	ENTRY	2,400	970	6,740	2.33	ALUMINIUM	BAL-12.5	SNAP HEADER	W	1.63	NA	
GROUND FLOOR	D02	SSF2127	STACKER	LIVING	2,100	2,688	9,576	5.64	ALUMINIUM	BAL-12.5	SNAP HEADER	S	4.96	CLEAR, TOUGHENED	
GROUND FLOOR	D03	FS2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	BAL-12.5	SNAP HEADER	E	2.59	CLEAR, TOUGHENED	
GROUND FLOOR	D04	HD2109R	SWINGING	GARAGE	2,100	870	5,940	1.83	ALUMINIUM	BAL-12.5	SNAP HEADER	E	1.22	NA	
							29,356 mm	12.84					10.40		
							102,542 mm	32.80					25.97		

NOTE:
Provide BAL-12.5 rated aluminium windows and external glass sliding doors in lieu of standard.
Provide flyscreens with corrosion resistant mesh to all opening window sashes only.

Window Manufacturer: Dowell Windows			
No BAL / BAL 12.5	WERS Code	U Value	SHGC
Window Type			
Sliding Window	DOW-022-003	2.9	0.64
Awning Window	DOW-005-001	3.9	0.58
Fixed External Window	DOW-038-001	3.03	0.71
Sliding Door	DAR-034-001	3.97	0.63
Stacking Door	DAR-034-001	3.97	0.63
Hinged Door	DOW-017-001	4.1	0.55
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 19			
Window Type			
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AUW-009-009	4.03	0.58
Stacking Door	AUW-009-009	4.03	0.58
Hinged Door	GRN-009-001	4.25	0.53
Bi-Fold Door	DOW-020-001	4.1	0.54
BAL 29			
Window Type			
Sliding Window	TND-034-001	3.1	0.61
Awning Window	STG-001-066	3.91	0.54
Fixed External Window	DOW-038-005	3.02	0.66
Sliding Door	AMJ-007-005	4.03	0.59
Stacking Door	AMJ-007-005	4.03	0.59
Hinged Door	GRN-009-001	4.29	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 (m ²)

INTERIOR WINDOW & DOOR SCHEDULE

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	3	1040 SS	SQUARE SET OPENING	2,155	1,040	N/A	
GROUND FLOOR	1	1200 SS	SQUARE SET OPENING	2,155	1,200	N/A	
GROUND FLOOR	2	1550 SS	SQUARE SET OPENING	2,155	1,550	N/A	
GROUND FLOOR	2	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	4	2 x 720	SWINGING	2,040	1,440	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	LIFT-OFF HINGES
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	
GROUND FLOOR	5	820	SWINGING	2,040	820	N/A	
GROUND FLOOR	1	820 CSD	CAVITY SLIDING	2,040	820	N/A	
GROUND FLOOR	2	870	SWINGING	2,040	870	N/A	

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


BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

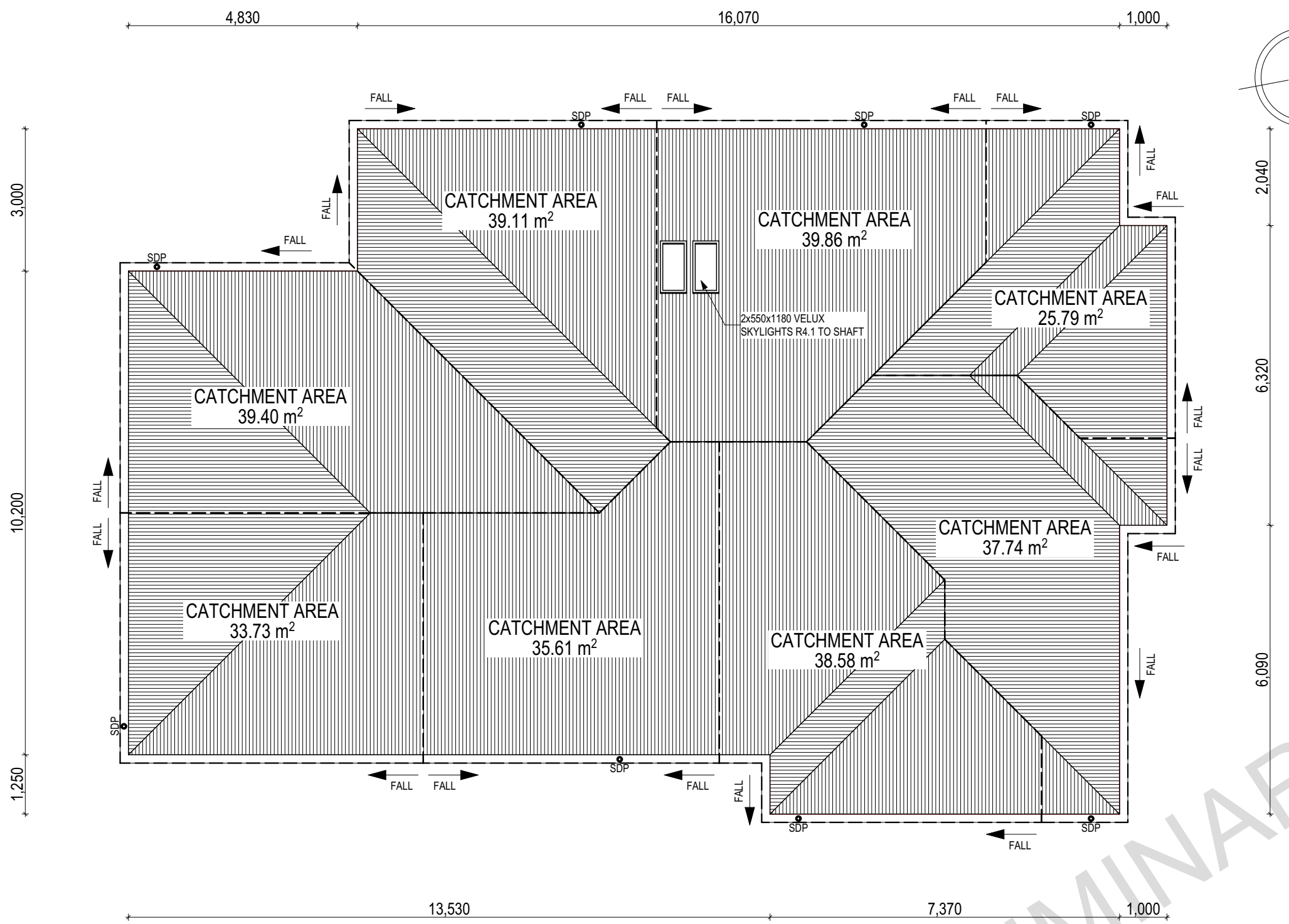
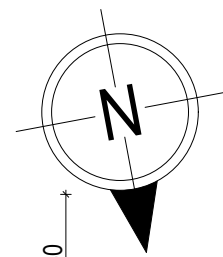
NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PLAN ACCEPTANCE BY OWNER	
SIGNATURE: _____	DATE: _____
SIGNATURE: _____	DATE: _____
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		2 PRELIM PLANS - INITIAL ISSUE	NVO 12/09/2025	ADDRESS: 55 FIVE ACRE ROW, WESTBURY TAS 7303	FACADE DESIGN: CLASSIC	FACADE CODE: F-WATBVR20CLASA	
				LOT / SECTION / CT: 1 / - / 185018	COUNCIL: MEANDER VALLEY	SHEET TITLE: WINDOW & DOOR SCHEDULES	SHEET No.: 9 / 17
						SCALES:	714349



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		
	276.92	Flat Roof Area (excluding gutter and slope factor) (m ²)
	300.84	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	289.82	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	350.68	Ah x Catchment Area Multiplier for slope (Table 3.4.3.2 from AS/NZS 3500.3:2021) (1.21 for 23° pitch) (m ²)
Ae	6300	Cross sectional area of 57 x 115 Slotted Quad Gutter (mm ²)
DRI	91	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) (m ²)
Required Downpipes	5.48	Ac / Acdp
Downpipes Provided	8	

EV SOFFIT EAVE VENT PROPOSED LOCATION TO BE MIN. 1M FROM CORNER JOINT

SUBJECT TO NCC 2022 (1 MAY 2023) WATERPROOFING & PLUMBING

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SPECIFICATION:	NEXTGEN
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REVISION	DRAWN
1 DRAFT SALE PLAN - CT1	HMI 28/07/2025
2 PRELIM PLANS - INITIAL ISSUE	NVO 12/09/2025

CLIENT:	JAKE LINDSAY TATNELL & BROOKE AMELIA JANE YOUD
ADDRESS:	55 FIVE ACRE ROW, WESTBURY TAS 7303
LOT / SECTION / CT:	1 / - / 185018
COUNCIL:	MEANDER VALLEY

HOUSE DESIGN:	BELVEDERE 25
FACADE DESIGN:	CLASSIC
SHEET TITLE:	ROOF DRAINAGE PLAN
SHEET No.:	10 / 17

HOUSE CODE:	H-WATBVR20SA
FACADE CODE:	F-WATBVR20CLASA
SCALES:	1:100

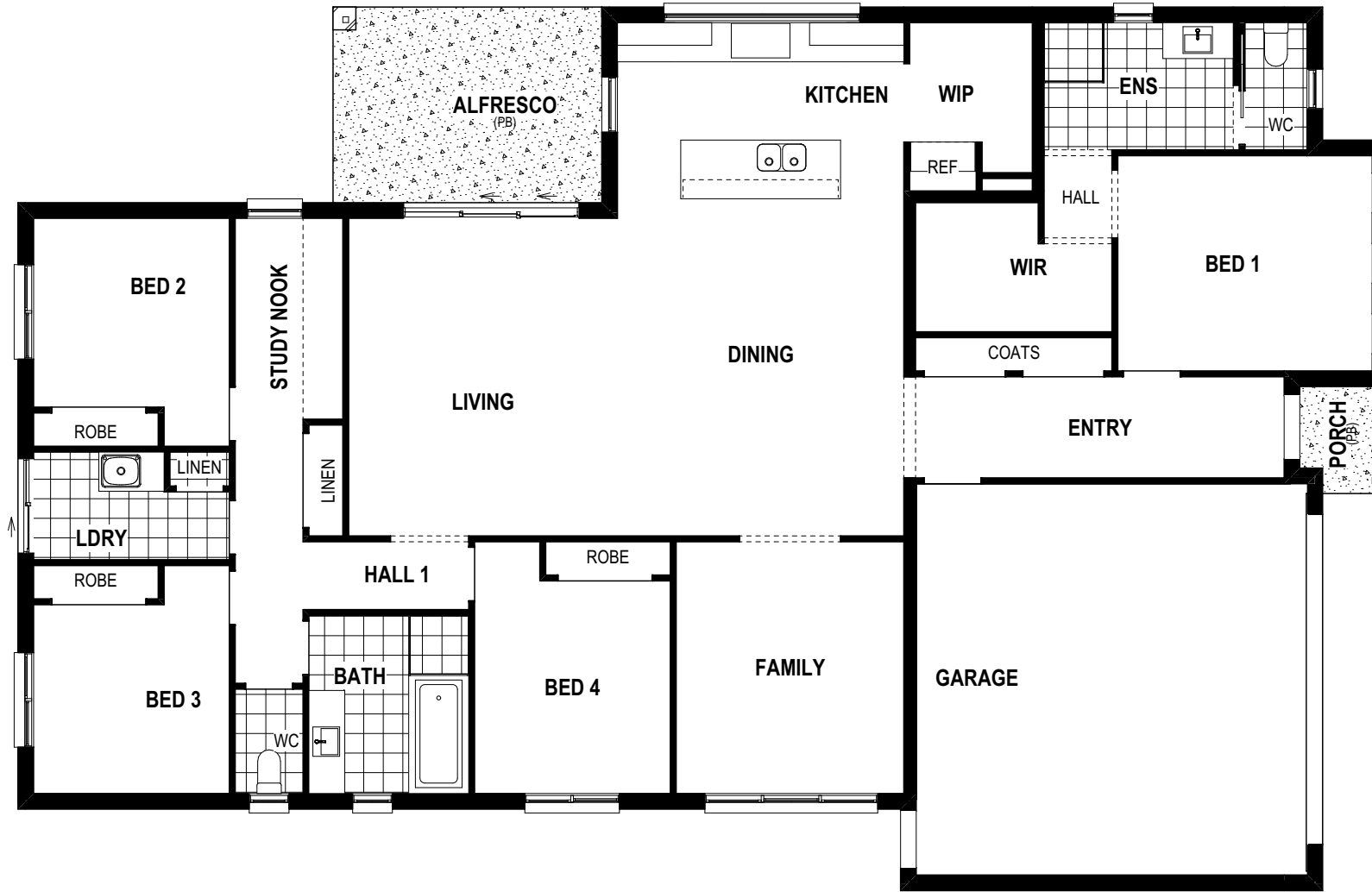
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714349

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

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



PRELIMINARY

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(1 MAY 2023)
WATERPROOFING & PLUMBING**

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**BAL-12.5 BUSHFIRE REQUIREMENTS
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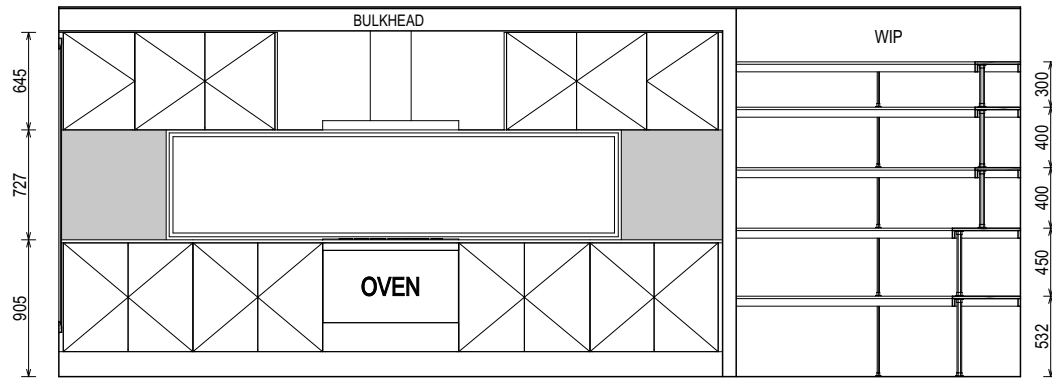
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			LOT / SECTION / CT: 1 / - / 185018	COUNCIL: MEANDER VALLEY	SHEET TITLE: FLOOR COVERINGS	SHEET No.: 11 / 17
					SCALES: 1:100	714349

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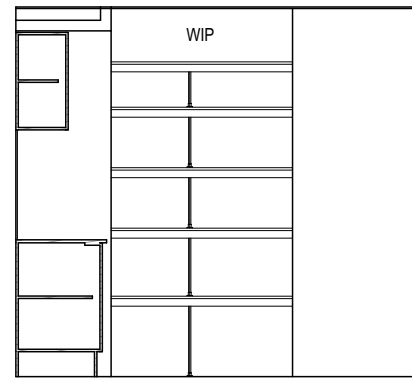
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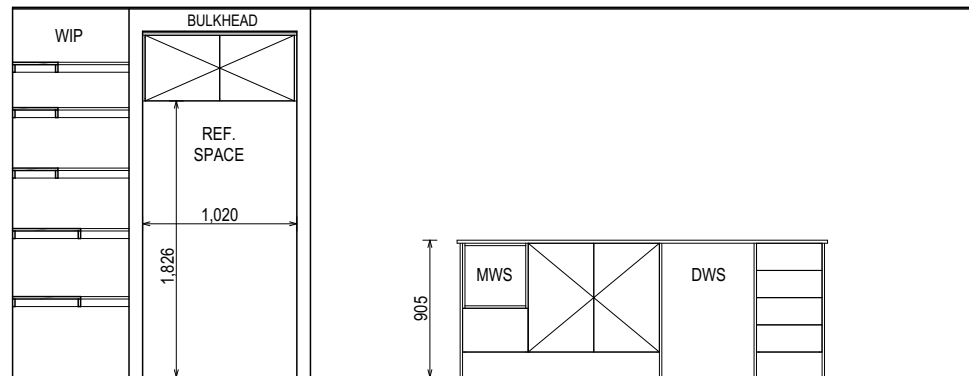
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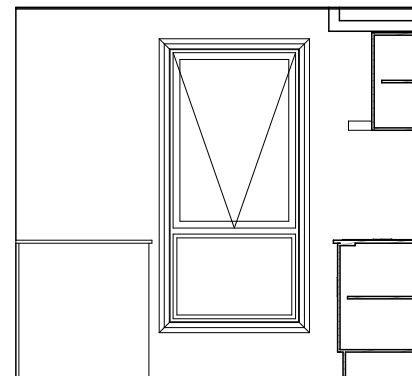
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SCALE: 1:50



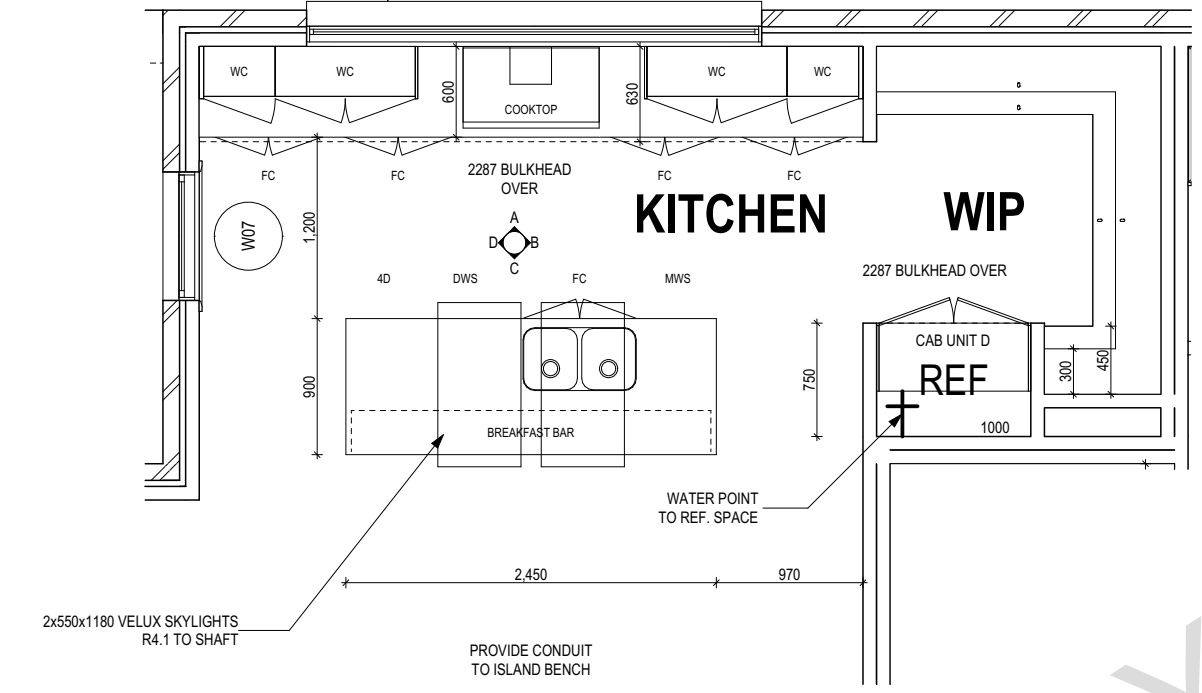
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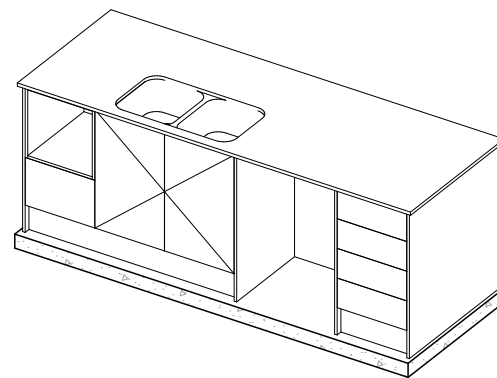
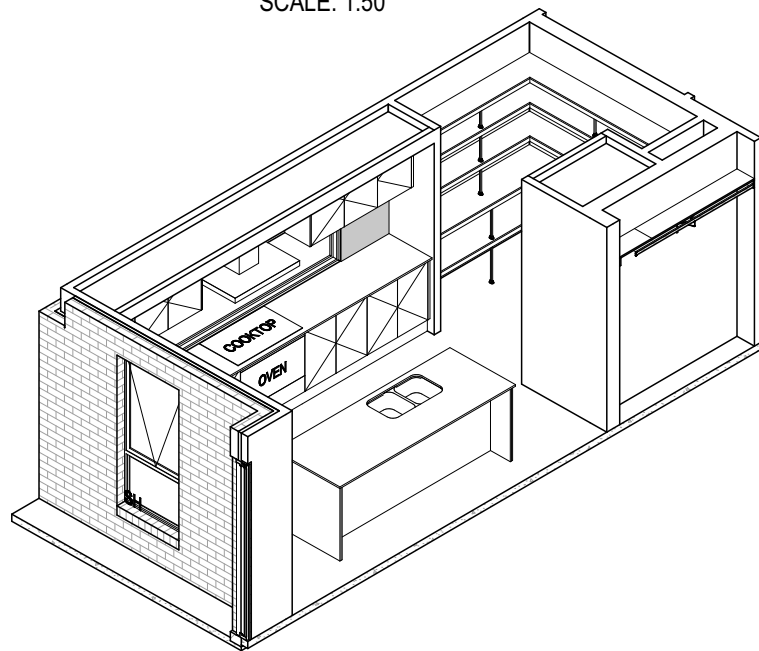
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SPLASHBACK WINDOW TO BE CONSTRUCTED IN ACCORDANCE WITH W-WIND-KIT001

W06
F150-0730 ALUM
SILL 905 OFF FFL



KITCHEN PLAN
SCALE: 1:50



PRELIMINARY

SUBJECT TO NCC 2022
(1 MAY 2023)
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			LOT / SECTION / CT: 1 / - / 185018	COUNCIL: MEANDER VALLEY	SHEET TITLE: KITCHEN DETAILS	SHEET No.: 12 / 17
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BAL-12.5 BUSHFIRE REQUIREMENTS
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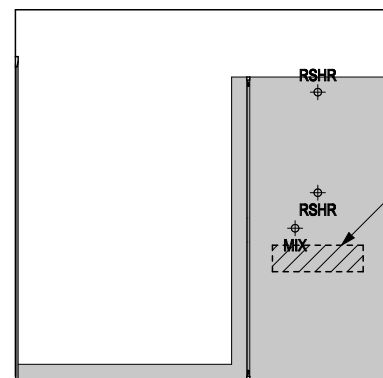
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WINDOW OVER BATH HOB D-WIND-ALU001
STANDARD BATH HOB D-WETA-BATH003
WET AREA TILING LAYOUTS D-WETA-TILE002
SQUARE SET WINDOWS G-WIND-SSET02
FULL HEIGHT TILING D-LINI-WETA

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- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

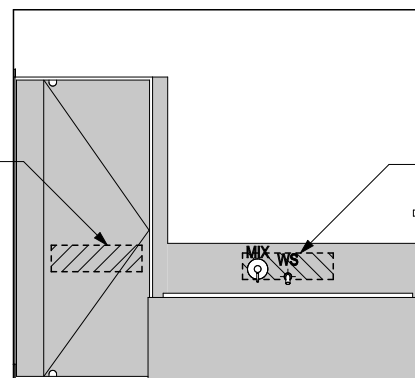
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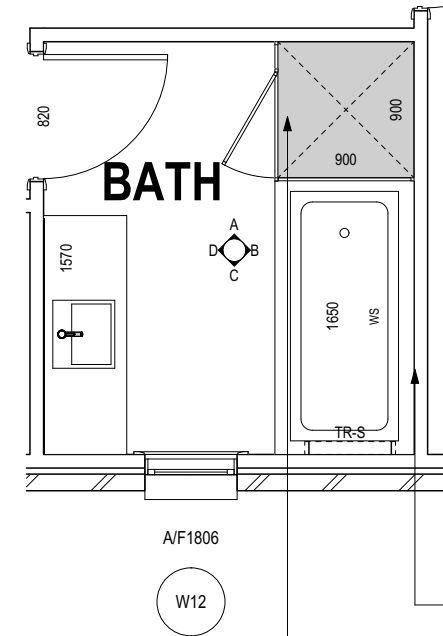
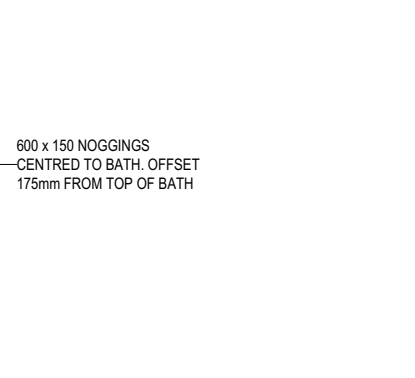
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



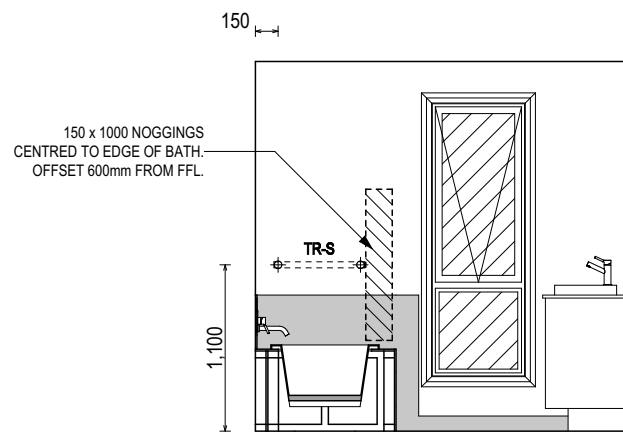
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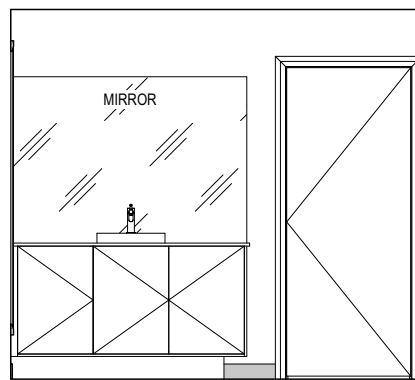
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BATHROOM PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

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				LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
				1 / - / 185018	BATHROOM DETAILS	13 / 17	
				COUNCIL:		SCALES:	
				MEANDER VALLEY		1:50	714349

BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

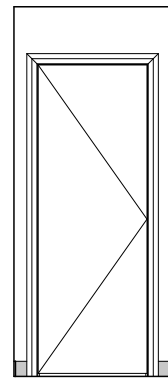
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 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
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 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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 - GENERAL BUILDING INFORMATION

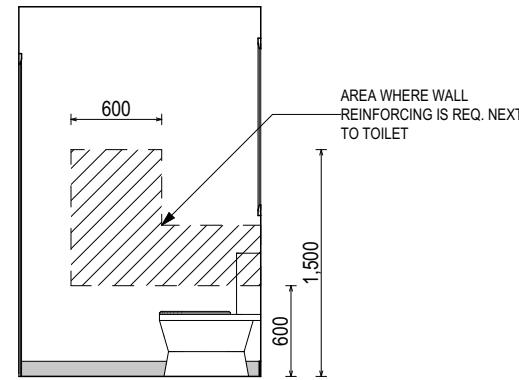
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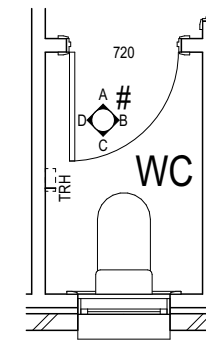
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
- TRH TOILET ROLL HOLDER
- TR-S TOWEL RAIL - SINGLE
- TR-D TOWEL RAIL - DOUBLE
- TL TOWEL LADDER
- TH TOWEL HOLDER
- TR TOWEL RACK
- TMB TUMBLER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



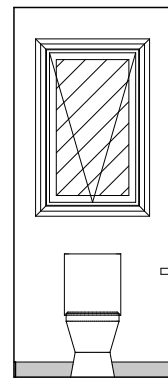
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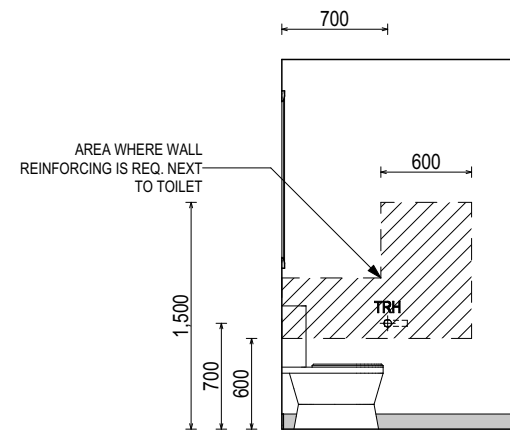
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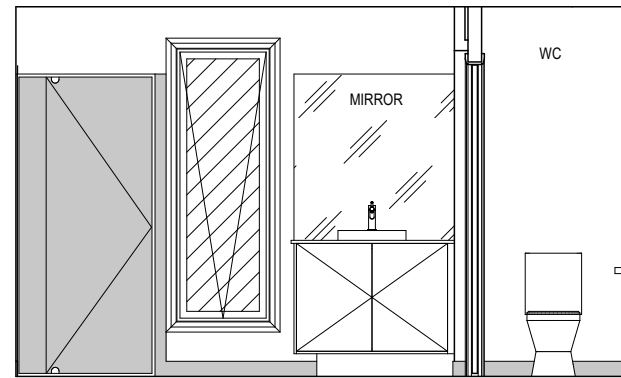
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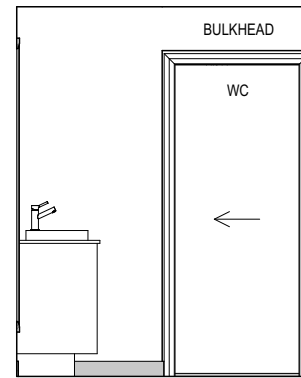
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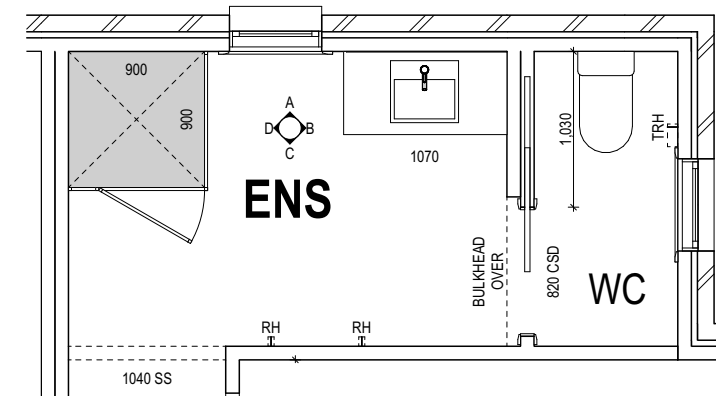
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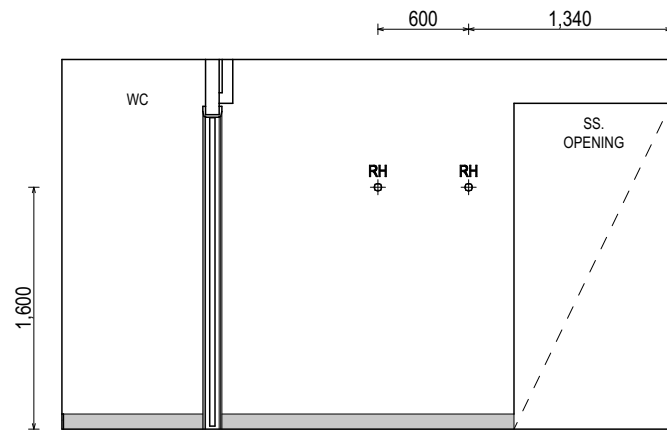
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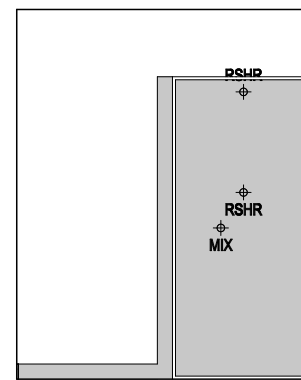
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SHAMPOO RECESS SIZE		STRUCTURAL DIMENSIONS	
		WIDTH	HEIGHT
"SMALL"	470 x 380mm	548mm	446mm
"MEDIUM"	800 x 380mm	878mm	446mm
"LARGE"	1500 x 380mm	1578mm	446mm

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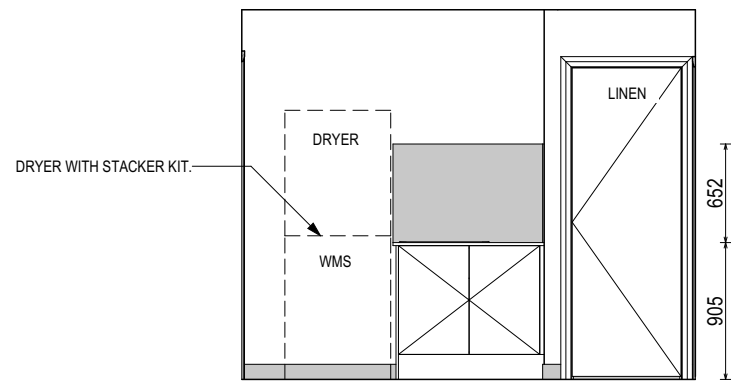
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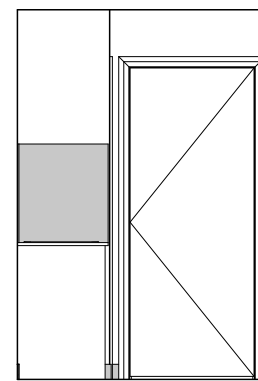
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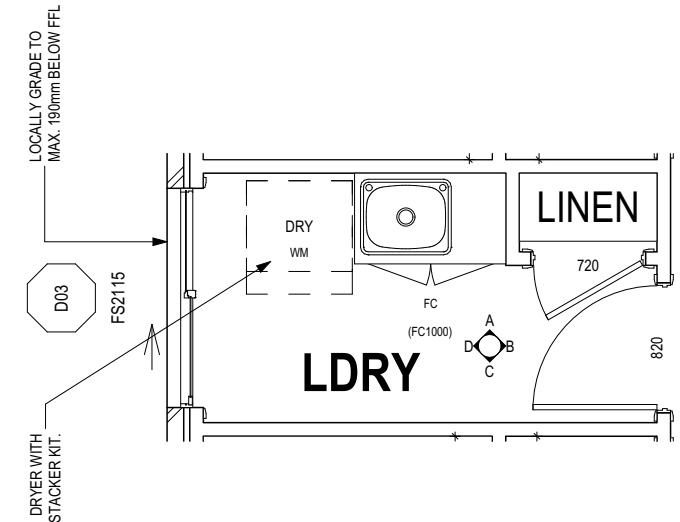
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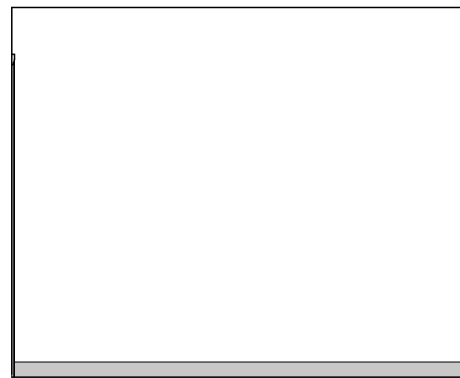
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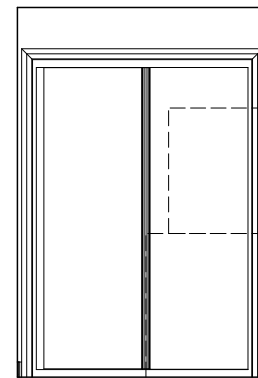
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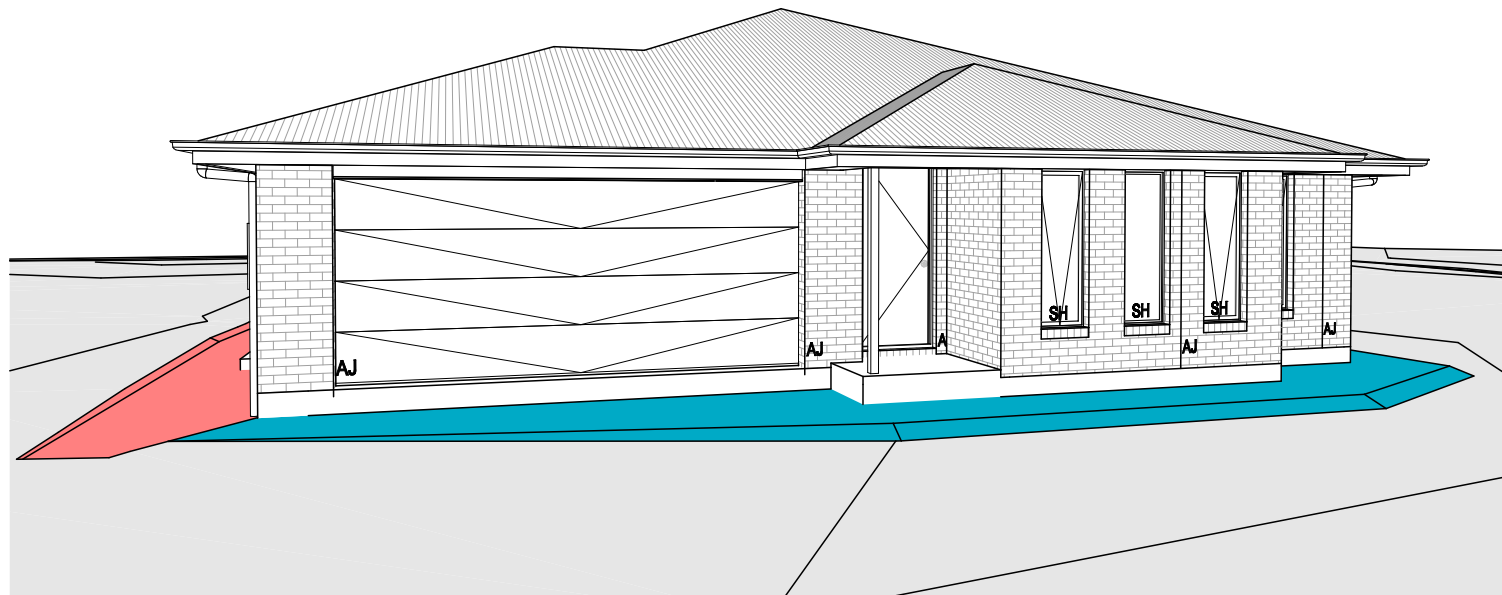
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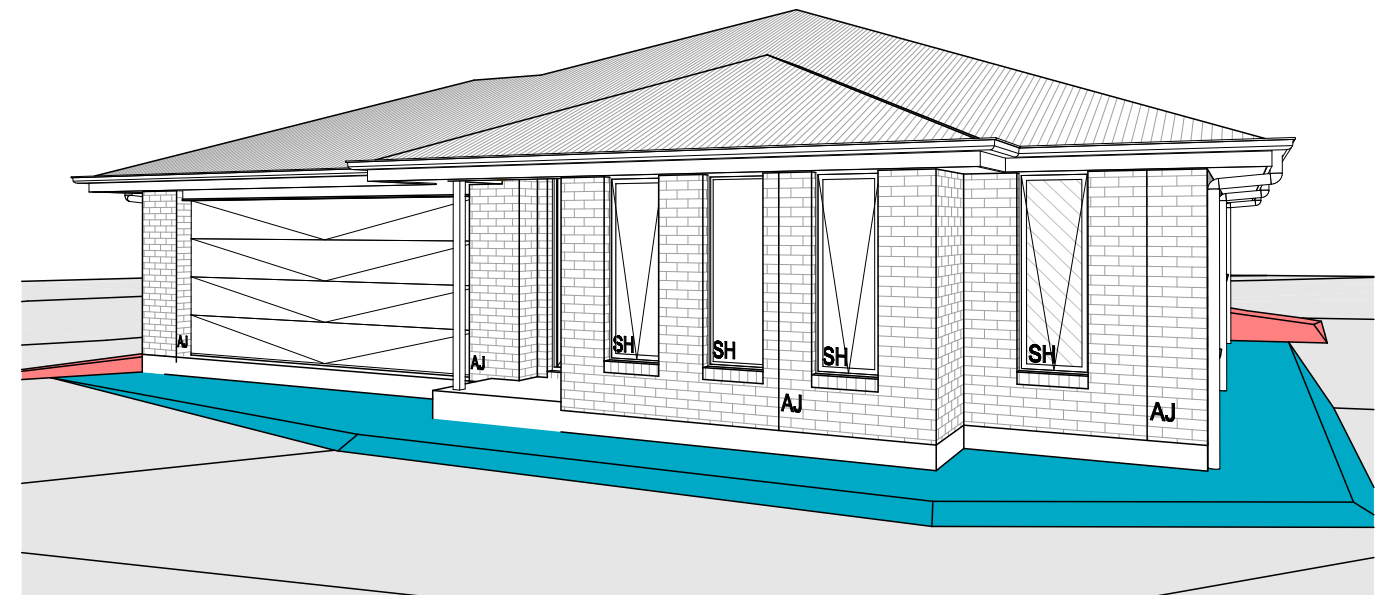
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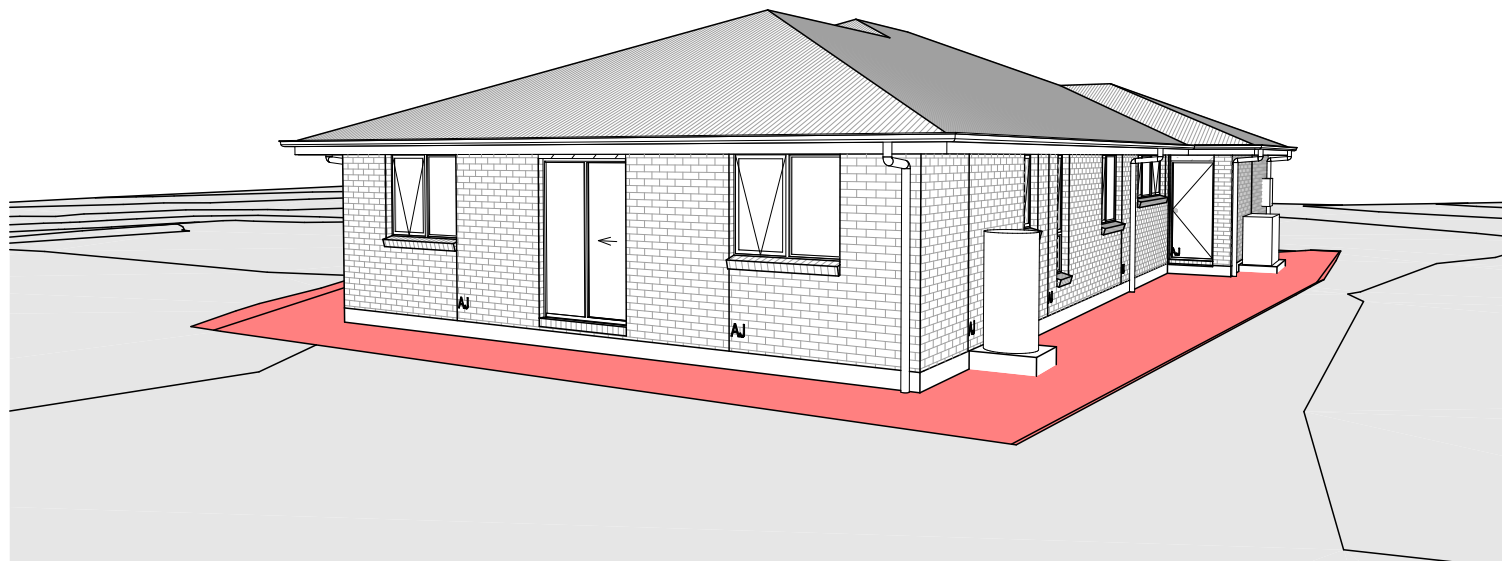
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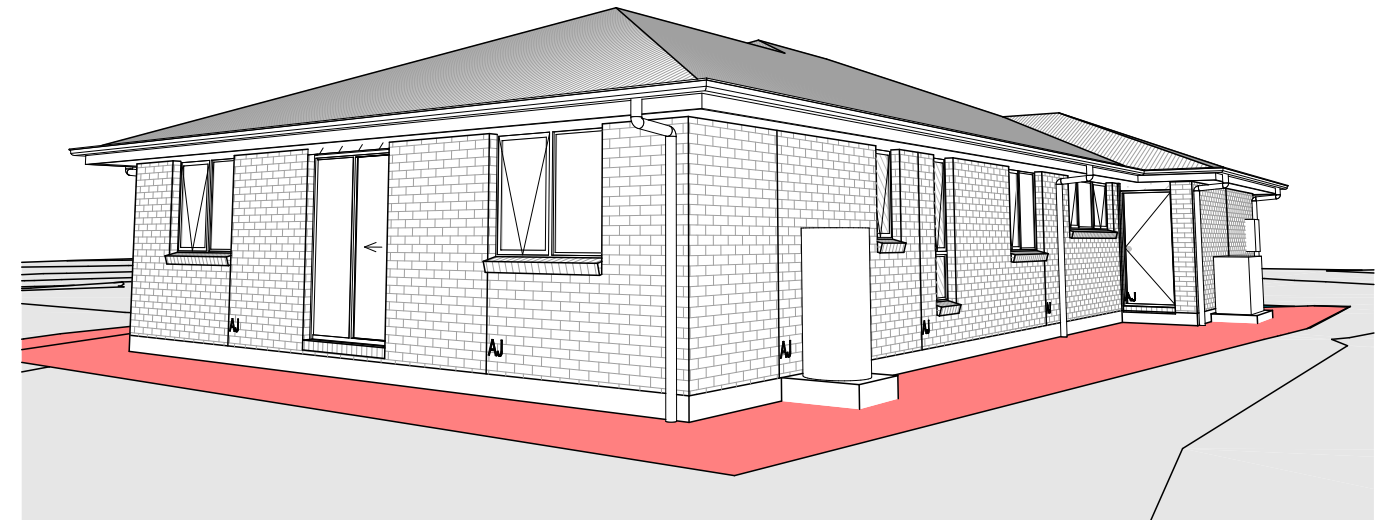
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Prepared for:

Wilson Homes

Lot 1_55 Five Acre Row Westbury

FLOOD HAZARD REPORT

FE_25648

3 November 2025

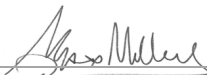



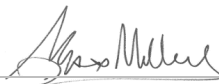

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Document Information

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Document Initial Revision

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Prepared by	Max W. Moller Principal Hydraulic Engineer		20/10/2025
Prepared by	Christine Keane Water Resources Analyst		20/10/2025
GIS Mapping	Fraser Cumming Undergraduate Engineer		20/10/2025
Reviewed by	John Holmes Senior Engineer		30/10/2025
Reviewed by	Max W. Möller Principal Hydraulic Engineer		30/10/2025
Authorised by	Max W. Moller Principal Hydraulic Engineer		30/10/2025

Revision History

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1. Introduction

Flüssig Engineers has been engaged by **Wilson Homes** to undertake a site-specific Flood Hazard Report for the development at Lot 1, 55 Five Acre Row, Westbury in the Meander Valley Council municipality. The purpose of this report is to determine the flood characteristics on the existing and post-development hazard scenarios for the 1% AEP plus climate change, for the purpose of a residential development.

1.1 Development

The proposed development consists of a residential dwelling of approximately 245 m² to be constructed on a raised building pa, of a 5116 m² total lot. The site is currently vacant.

1.2 Objectives and Scope

This report is in response to a request for further information under C12.0 Flood Prone Areas Hazard Code under the Tasmanian Planning Scheme 2021 (TPS 2021). The objectives of this study are:

- Provide an assessment of the site's flood characteristics under the combined 1% AEP plus climate change (CC) scenario.
- Provide comparison of flooding for post-development against acceptable solution and performance criteria.
- Provide flood mitigation recommendations for a potential future development, where appropriate.

1.3 Limitations

This study is limited to the objectives of the engagement by the clients, 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 provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study outside the specified 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 contributing catchment for Lot 1, 55 Five Acre Row, Westbury is approximately 38.4 ha stretching to the south near Colonization Row and Ritchie Street towards the development site with an average slope of 2.2 %.

The land use of the catchment and the development is zoned as Low-Density Residential. Figure 1 below outlines the approximate contributing catchment for the site at Lot 1, 55 Five Acre Row, Westbury.



Figure 1. Contributing Catchment, Lot 1, 55 Five Acre Row, Westbury

2.2 Hydrology

The following Table 2 states the adopted hydrological parameters for the RAFTS catchment, as per best practice guidelines.

Table 2. Parameters for RAFTS catchment

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
38.4	27-20/1	4-1/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

TPS 2021 requires modelling of flood events of 1% AEP (100yr ARI) for the life of the development. Therefore, the design events assessed in this analysis are limited to the 1% AEP + CC design events.

Due to the size and grade of the catchment the peak rainfall time was restricted to between 1 hr – 24 hrs. Figure 2 shows the box and whisker output for the 1% AEP model run. The model shows that the 1% AEP 10 minute storm temporal pattern 1 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

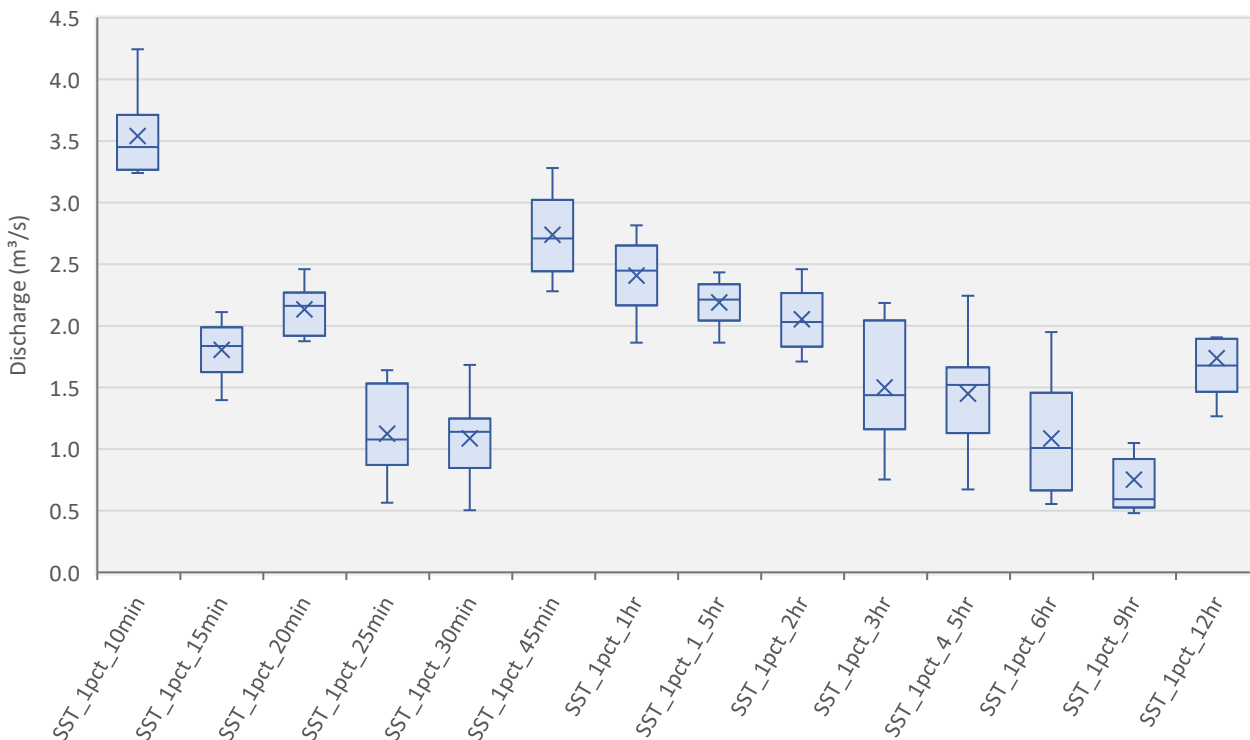


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

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 at 2100 scenario for the localised catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts and adopted by Council.

Table 3. Climate Change Increases

Parameter	Localised Catchment SSP5-8.5 @ 2100
<1 - hour Rainfall Intensity	86% Increase

2.3 Hydraulics

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

2.3.1 Calibration/Validation

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

2.3.2 Survey

The 2D surface model was taken from LiDAR 2019 to create a 1m 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 in Figure 3.



Figure 3. 1m DEM (Hill shade) of Lot Area, Lot 1, 55 Five Acre Row

2.3.3 Key Stormwater Assets including pipes and pits

Pipes and pits were modelled as 1D underground network within the localised catchment 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 the DEM surface. To correct for the drainage lines, mesh polygons were used to delineate road corridors with the roads incorporating a z-line along the gutter to ensure the kerb invert is represented in the mesh.

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

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 Pre-Development Scenario

The site is relatively flat, with a cross fall of approximately 3 %. It forms part of a larger catchment characterised by steep to mild topography, with overland flow directed downstream towards the Westbury Rivulet system.

Hydraulic modelling of the 1% Annual Exceedance Probability (AEP) event, incorporating future climate change allowances (Year 2100) as represented in Figure 4, shows that flood inundation is primarily concentrated across the entirety of the lot, entering the lot from the west and flowing in an easterly direction. Modelled flood depths generally range between 0.10 m and 0.35 m, with a shallow depression in the centre of the lot, with a drain running along the southern boundary that reaches depths of up to 0.65 m.

Evidence of shallow, concentrated surface flow and localised ponding is observed, confirming that flooding is widespread but relatively shallow across the site. Modelled surface velocities mostly range from 0.1 m/s to 1.4 m/s, with higher velocities of up to 2.0 m/s contained within the drain near the discharge point on the eastern boundary.

Flood hazard mapping classifies the site predominantly within the H1 – H2 hazard band, according to Australian Rainfall and Runoff (ARR) 2019 criteria with higher hazard bands up to H6 contained within the drain on the southern boundary.

3.2 Post-Development Scenario

Post-development hydraulic modelling of the 1% AEP event, incorporating climate change projections to 2100 is shown in Figure 5. An earth bund has been proposed running along the western boundary between the proposed dwelling and the road to reduce the amount of runoff impacting the building and directing the flow towards the existing drain. Surface runoff will move towards the southern lot boundary and continue in an easterly direction towards the dam situated on 25 King Street, as in the pre-development model.

Flood modelling predicts a slight increase in water depths within the drain on the southern lot boundary, however the changes are minimal and due to the proposed bund, this redirects overland flow from the north eastern lot boundary reducing the total area of flooding by containing it within the existing drainage system.

There is some increase in velocities across the property due to the location of the earth bund, however maximum velocities across the site is less than 2.1 m/s and are contained to drainage areas away from the building pad or proposed dwelling. Velocities of up to 1.2 m/s are seen across the proposed driveway location.

Flood hazard mapping shows that the site continues to fall mainly within the H1 classification, reflecting a very low hazard level, with higher hazard classifications being contained behind the headwall of the proposed earth bund and within the drain on the southern boundary. As these higher hazard areas are away from the building and driveway access, it can be deemed as having an acceptable risk.

To ensure resilience against future flood events, the proposed habitable building will be constructed with a finished floor level (FFL) set at 300mm above the 1% AEP plus climate change design flood height. This design measure provides additional protection and ensures compliance with relevant floodplain management standards. (Note, this requirement does not apply to non-habitable areas, such as garages and storage sheds).

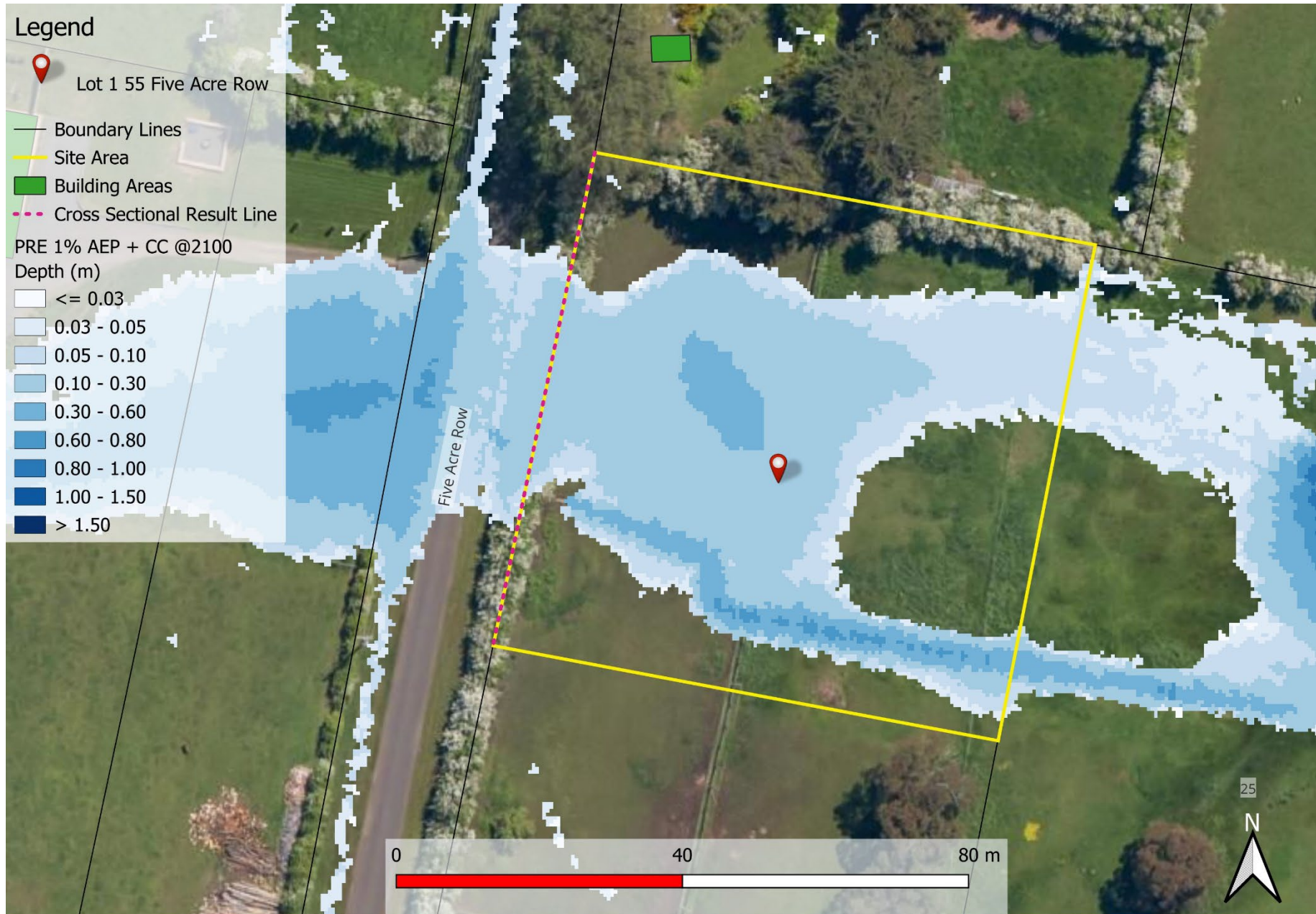


Figure 4. Pre-Development 1% AEP + CC Depth

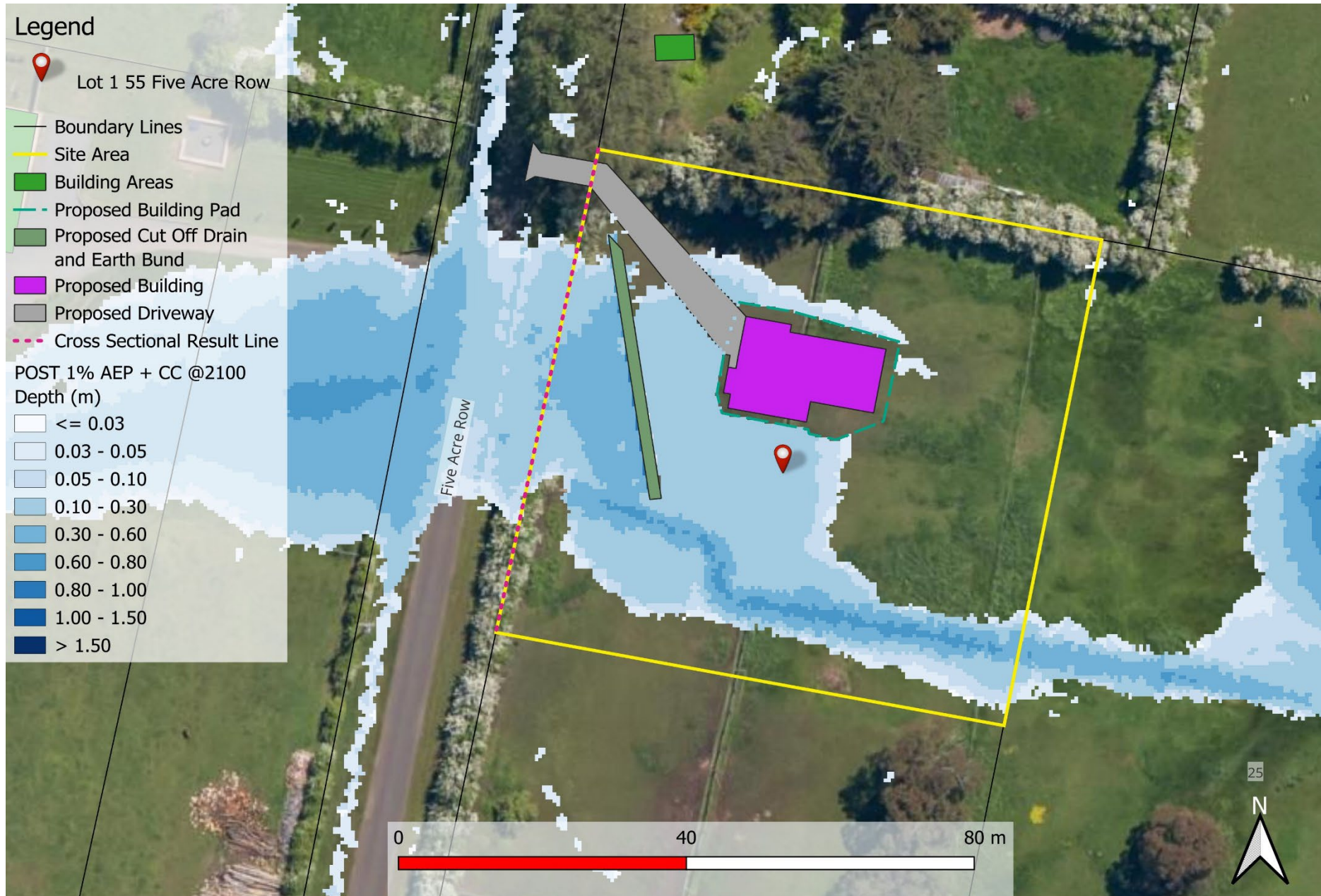


Figure 5. Post-Development 1% AEP + CC including Depth

3.3 Displacement of Overland Flow on Third Party Property

Post-development flows shown in Figure 5 indicate a reduction in flood extent within the lot boundary at Lot 1 55 Five Acre Row, when compared to the pre-development conditions in Figure 4, as the proposed earth bund redirects overland flow towards the drain on the southern boundary. This redirection of overland flow is mostly contained within the lot and does not have a detrimental effect on neighbouring properties

As shown in Figure 5, the overall changes have a minimal impact on neighbouring properties. This confirms that, provided the recommendations in this report are implemented, the proposed development will not result in any adverse or detrimental impacts on surrounding third-party land.

3.4 Development Effects on Flooding

Figure 6 presents a hydrograph illustrating the discharge at the western boundary of the property, representing overland flow generated within the development area. The chart includes both pre- and post-development modelled scenarios to demonstrate changes in discharge behaviour across the site.

The comparison shows a negligible increase in peak discharge of $0.01 \text{ m}^3/\text{s}$ from $5.34 \text{ m}^3/\text{s}$ in the pre-development model, while peak velocity decreases slightly from 1.33 m/s to 1.25 m/s following development.

These changes in discharge and velocity are relatively minor and are more likely due to model sensitivity than having a detrimental impact. Provided the recommendations outlined in this report are followed, there will be no adverse effects within the site or on adjacent properties.

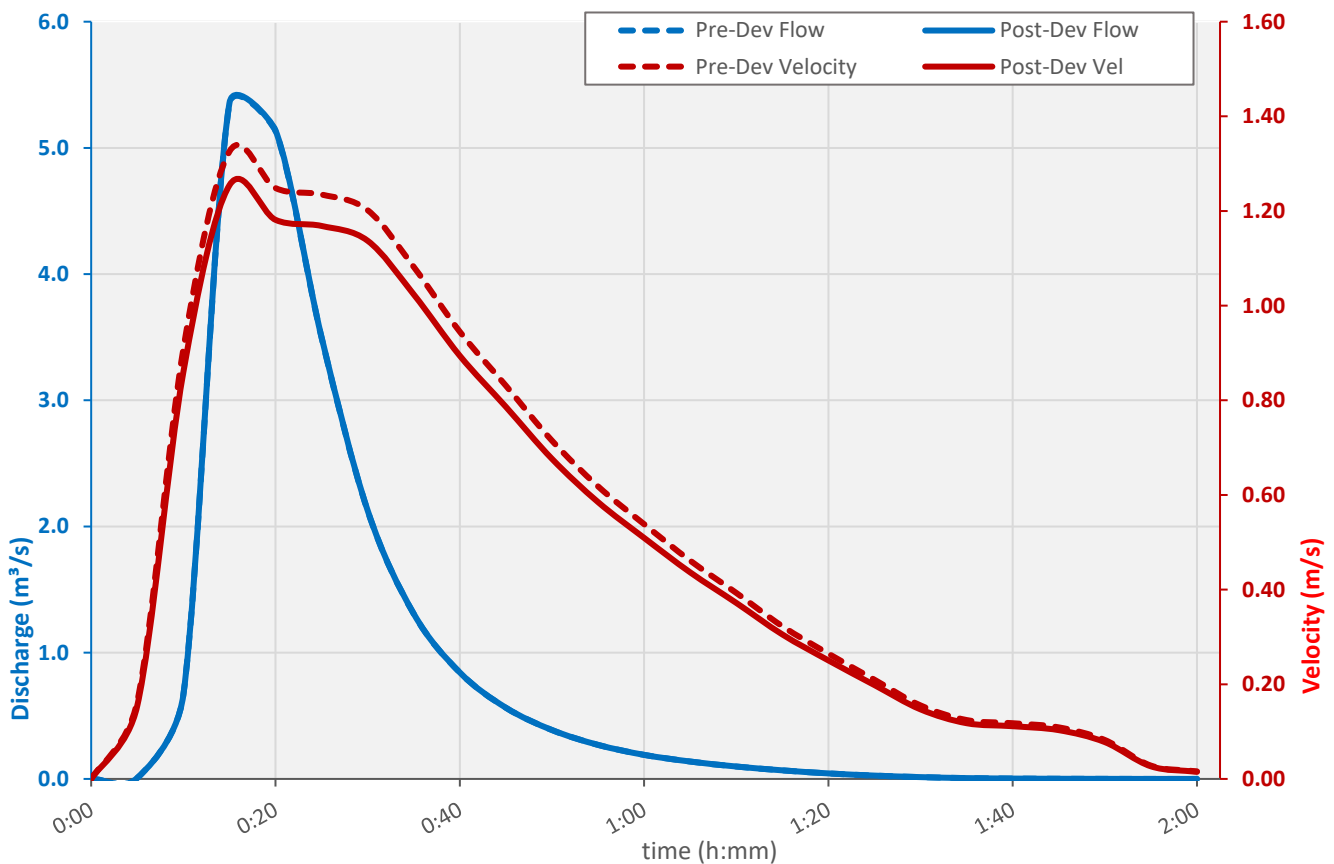


Figure 6. Pre and Post Development Net Discharge and Velocity 1% AEP +CC

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 >300mm above the 1% AEP + CC flood level. The new development at Lot 1, 55 Five Acre Row, Westbury must meet this regulation as shown in Table 5. (The floor level >1% AEP + CC flood level + 300mm does not apply for non-habitable areas).

Table 5. Habitable Floor Construction Levels

Lot 1, 55 Five Acre Row, Westbury	1% AEP +CC flood level (mAHD)	Minimum Finished Floor Level required (mAHD)
Habitable floor (ground floor)	167.9	168.2

4. Flood Hazard

Under existing (pre-development) conditions, the proposed building location is subject to a modelled flood depth of 0.35 m and a flow velocity of 0.60 m/s during the design flood event. Based on the Australian Flood Resilience and Design Handbook, this results in a maximum hazard rating of **H2 – Generally safe for people, and buildings, unsafe for small vehicles** as shown in Figure 7, with higher classified hazard rating of up to H6 contained within the existing drain on the southern boundary.

In the post-development scenario, the flood depth near the raised building pad decreases slightly to approximately 0.30 m, while the velocity decreases to 0.30 m/s. This is primarily due to the proposed earth bund redirecting overland flow away from the building towards the south into the existing drain. The hazard classification surrounding the building reduces to H1, indicating a continued low-risk condition. There is an increase in H3 classified flood extent between the proposed earth bund and the western lot boundary, however, this is located away from the proposed dwelling and driveway access.

This assessment focuses on the development lot, adjoining properties, the adjacent roadway, and nearby infrastructure. Broader areas outside the immediate development context, such as public paths and wider access routes, have not been included in this analysis.

During flood events, it is recommended that occupants and visitors remain indoors and follow the guidance of emergency services, as site access and movement may be temporarily restricted.

The full hazard maps for the pre and post development model are shown in Appendix A.

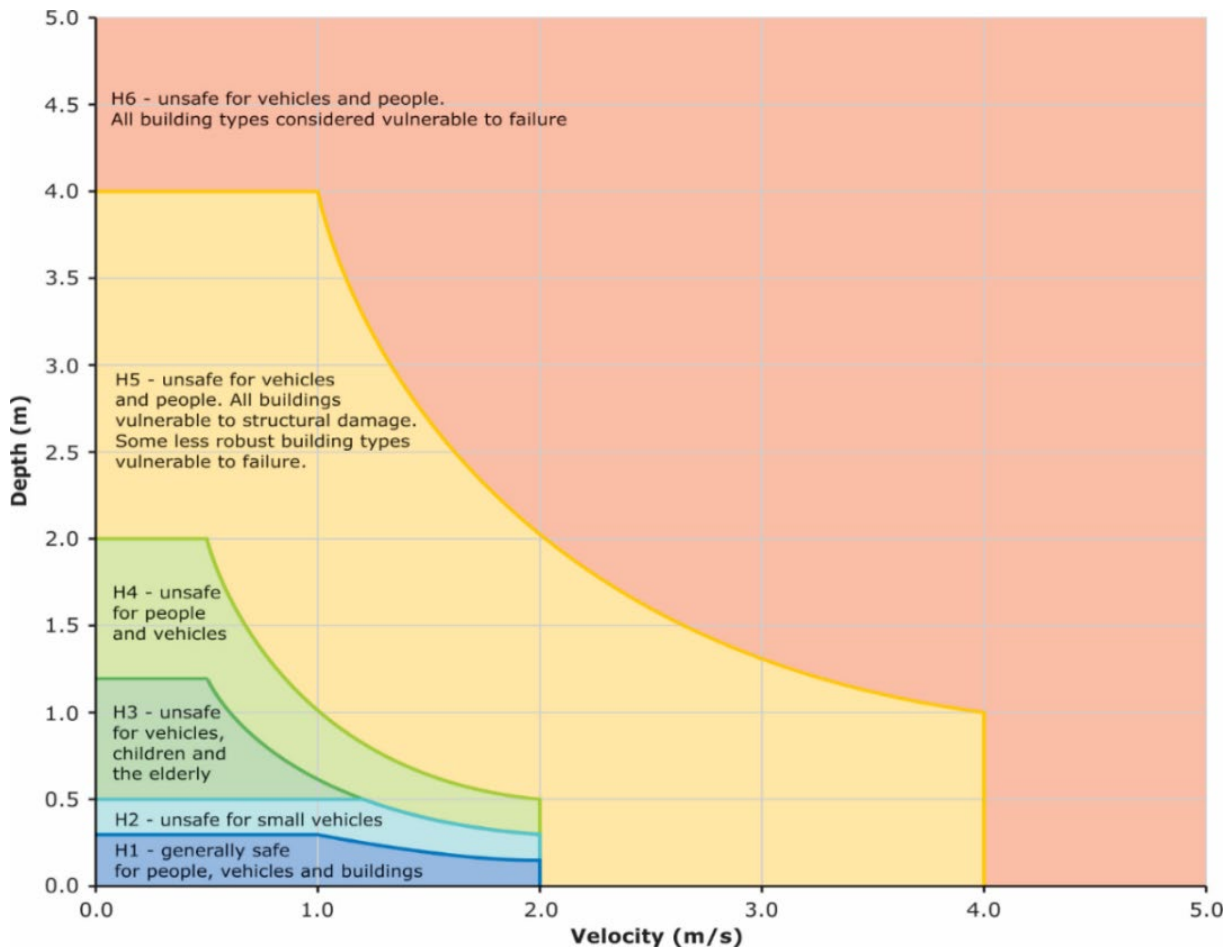


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot is susceptible to a moderately shallow, somewhat slow-moving flood plain flow, with the majority of the immediate surrounding region classified low (H1-H3) hazard rating in the 1 % AEP + climate change event.

Even at minor velocity and depths during a storm event, erosion and debris movement nevertheless pose a threat. If the recommendations in this report are implemented, the proposed structure, which is intended to be a habitable class 1a structure with a 50-year asset life (BCA2019), can achieve a tolerable risk of flooding over its asset life.

5. TPS summary Report summary against TPS

Table 6. Tasmanian Planning Scheme summary C12.5.1

C12.5.1 Uses within a flood prone hazard 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 development lies inside a low hazard flood inundation area.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the 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 near the proposed dwelling and access is at H1.

Table 7. Tasmanian Planning Scheme summary C12.6.1

C12.6.1 Building and works within a flood prone area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and, (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		P1.1	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed new dwelling and driveway.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No increase in risk following construction of the building requiring specific hazard reduction 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)	Negligible changes to flow and velocity following construction of proposed building and earth bund which are contained within the lot and do not contribute to an unacceptable increase in risk.
(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)	Assuming recommendations of this report the proposed site and dwelling can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the building.

6. Conclusion

The Flood Hazard Report for Lot 1, 55 Five Acre Row, Westbury development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against Code C12.5.1 and C12.6.1 of the Tasmanian Planning Scheme.
2. Building Regulations S.54 requires a floor level of no less than the levels outlined in Table 5.
3. Minor increase in depth to 0.57 m at the cross-sectional result line in the post-development scenario.
4. Peak discharge sees a negligible increase of 0.01 m³/s from pre to post-development riverine flood scenario to 5.35 m³/s.
5. Velocity shows a negligible decrease between pre- and post-development, riverine flood scenarios from 0.1.33 m/s to 1.25 m/s.
6. There is an increase in H3 hazard extent from flooding observed on the headwall of the proposed earth bund within the lot however, this is away from the proposed dwelling and access driveway and results in a decrease of H2 hazard extent near the building. There is a decrease in flood extent on neighbouring property to the east as a result of the overland flow being directed towards the existing drainage channel.

7. Recommendations

Flüssig Engineers therefore recommends the following engineering design be adopted for the development and future use to ensure the works meets the Inundation Code:

1. The new building must have a minimum habitable floor level consistent with the requirements of Table 5 to ensure protection against the 1% AEP + climate change flood event.
2. Construct a 1.0 m wide × 0.3 m deep cut-off drain with a 450 mm high compacted earth bund along the southern side of the proposed driveway. This will direct overland flow toward the existing drainage line along the southern lot boundary and prevent flow encroachment onto the building area.
3. Use a driveway surface material capable of withstanding flood velocities up to 1.2 m/s. Suitable materials include reinforced concrete, interlocking concrete pavers, or well-compacted crushed rock. Avoid loose gravel or bitumen seal without structural reinforcement.
4. Maintain all drains, swales, and bunds free of sediment and vegetation build-up. Regular inspection after major rain events is recommended to ensure flow paths remain unobstructed.
5. Apply erosion control matting or turf reinforcement along the building pad to prevent scouring during high flow events.
6. Any future structures or earthworks located within the mapped flood extent but not assessed in this report must be subject to a separate hydraulic assessment and design review to confirm no adverse flood impacts.

Under the requirements of this Flood Hazard Report, the proposed development will meet current acceptable solutions and performance criteria under the Tasmanian Planning Scheme 2021.

8. Limitations

Flüssig Engineers were engaged by **Wilson Homes Pty Ltd** on behalf of the developer, for the purpose of a site-specific Flood Hazard Report for Lot 1, 55 Five Acre Row as per C12.0 of the Tasmanian Planning Scheme. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the site should change, the report will need to be reviewed against all changes.

The findings, modelling results, and recommendations presented in this report are specific to the proposed development layout, finished floor levels, and surrounding catchment conditions as understood at the time of reporting. Should any modifications occur to the site layout, building location, surface levels, drainage infrastructure, or relevant design parameters, this report may no longer reflect the actual flood behaviour or hazard conditions. In such cases, a revised flood assessment must be undertaken to ensure ongoing compliance with flood risk provisions and regulatory requirements.

This document must be read and used in full. It must not be quoted, reproduced, or relied upon in part, or for any purpose other than that specifically outlined in this report, without the prior written consent of Flüssig Engineers.

This report relies on supporting information such as site surveys, development plans, and background flood data provided by third parties. Flüssig Engineers accepts no responsibility for the accuracy or completeness of third-party information used in this assessment. The conclusions drawn are based solely on the assumptions and data available at the time of modelling.

No liability will be accepted by Flüssig Engineers for any use of this report beyond the original scope or intended purpose, particularly were used to support alternate developments, planning applications, or design changes not assessed within this study.

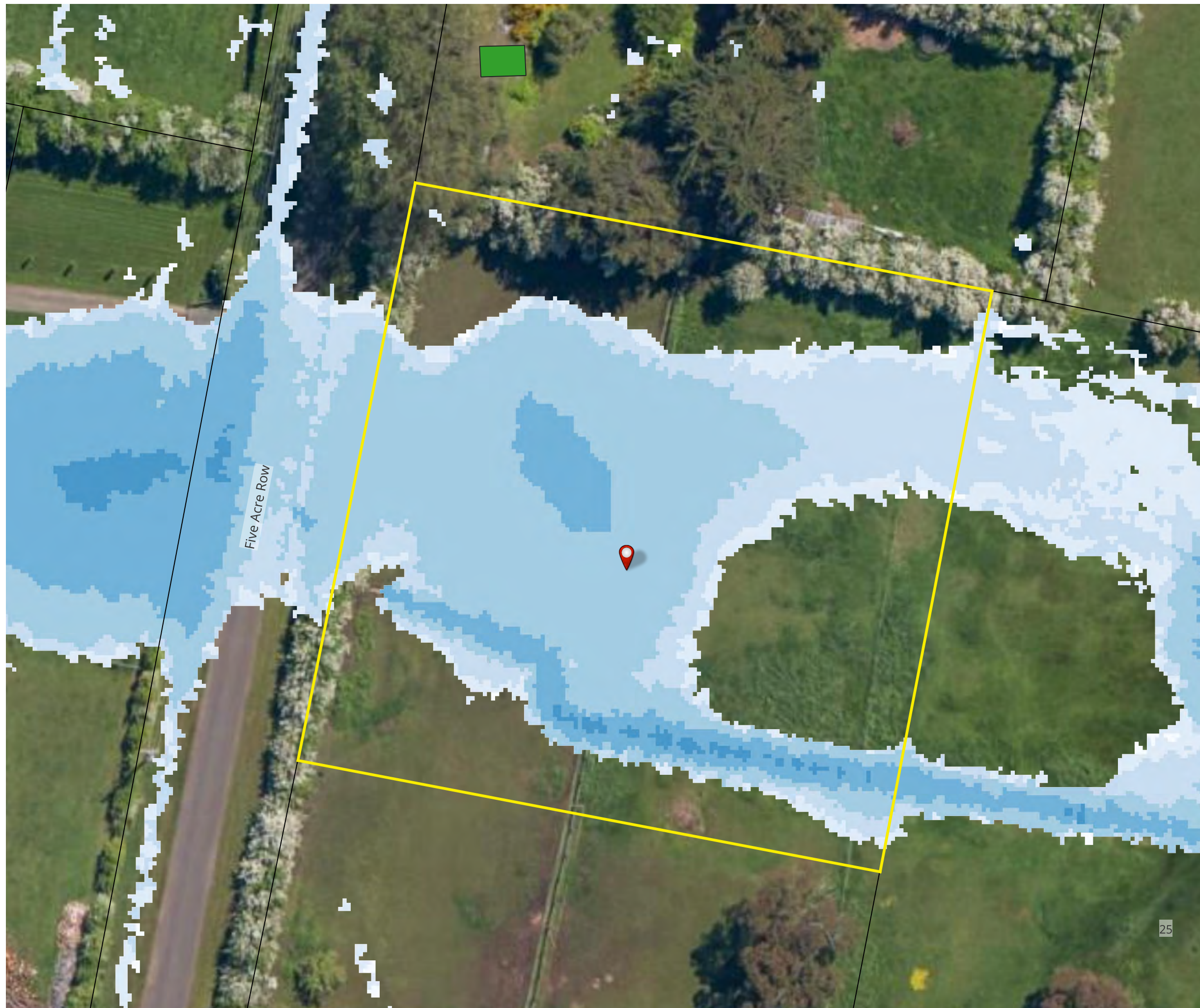
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10. Appendices

Appendix A Flood Maps

PRE 1% AEP + CC @2100



Legend

 Lot 1 55 Five Acre Row


 Boundary Lines


 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

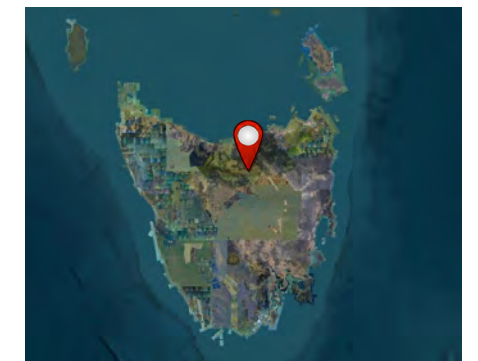
 0.30 - 0.60

 0.60 - 0.80

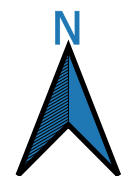
 0.80 - 1.00

 1.00 - 1.50

 > 1.50



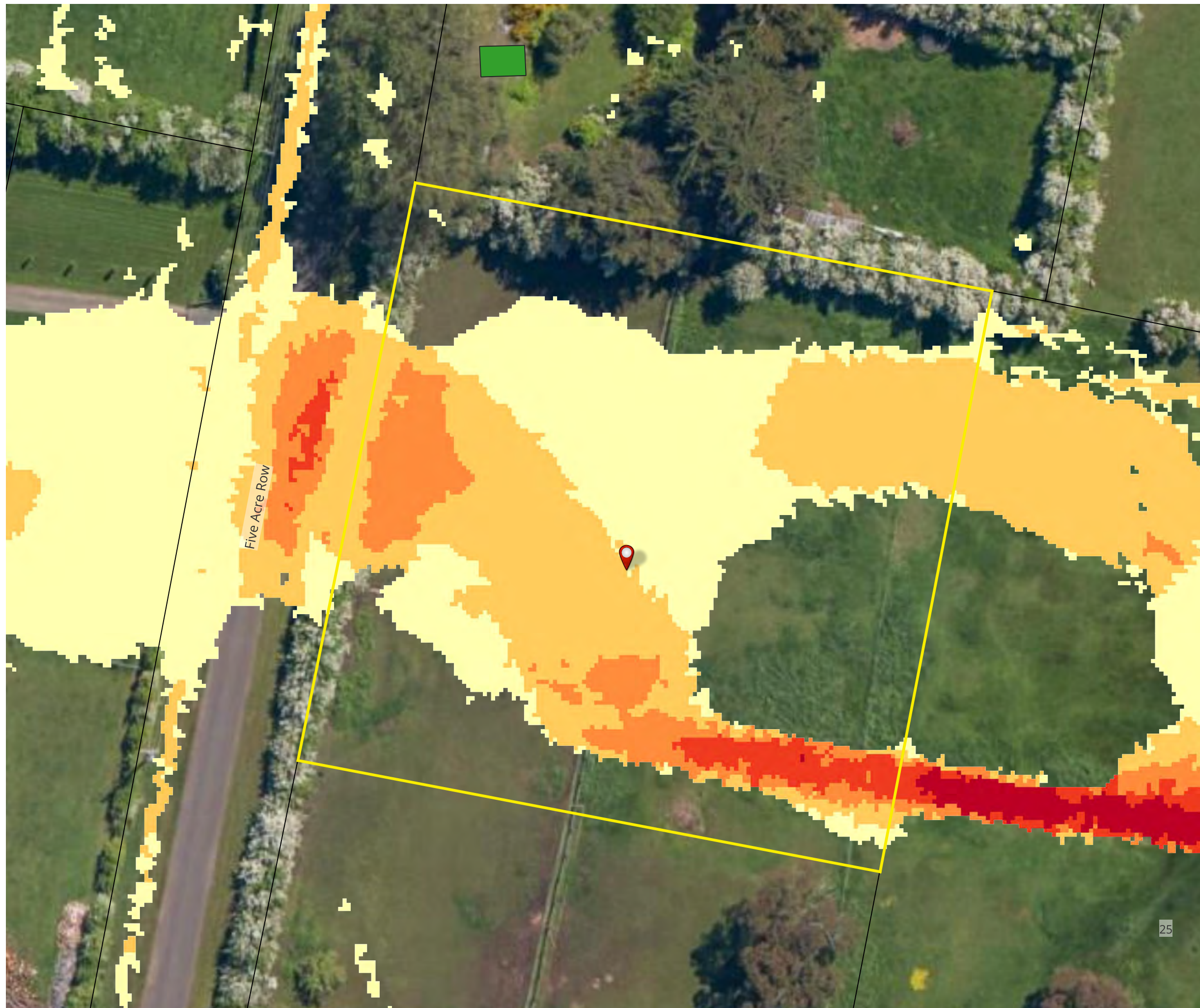
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meters



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PRE 1% AEP + CC @2100



Legend

 Lot 1 55 Five Acre Row


 Boundary Lines


 Site Area


 Building Areas


PRE 1% AEP + CC @2100


Velocity (m/s)

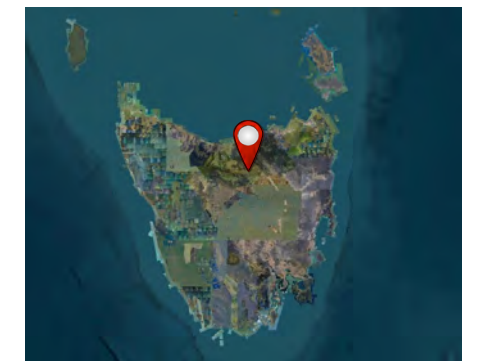
 <= 0.50

 0.50 - 1.00

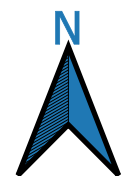
 1.00 - 1.50

 1.50 - 2.00

 > 2.00



0 10 20 m
meters

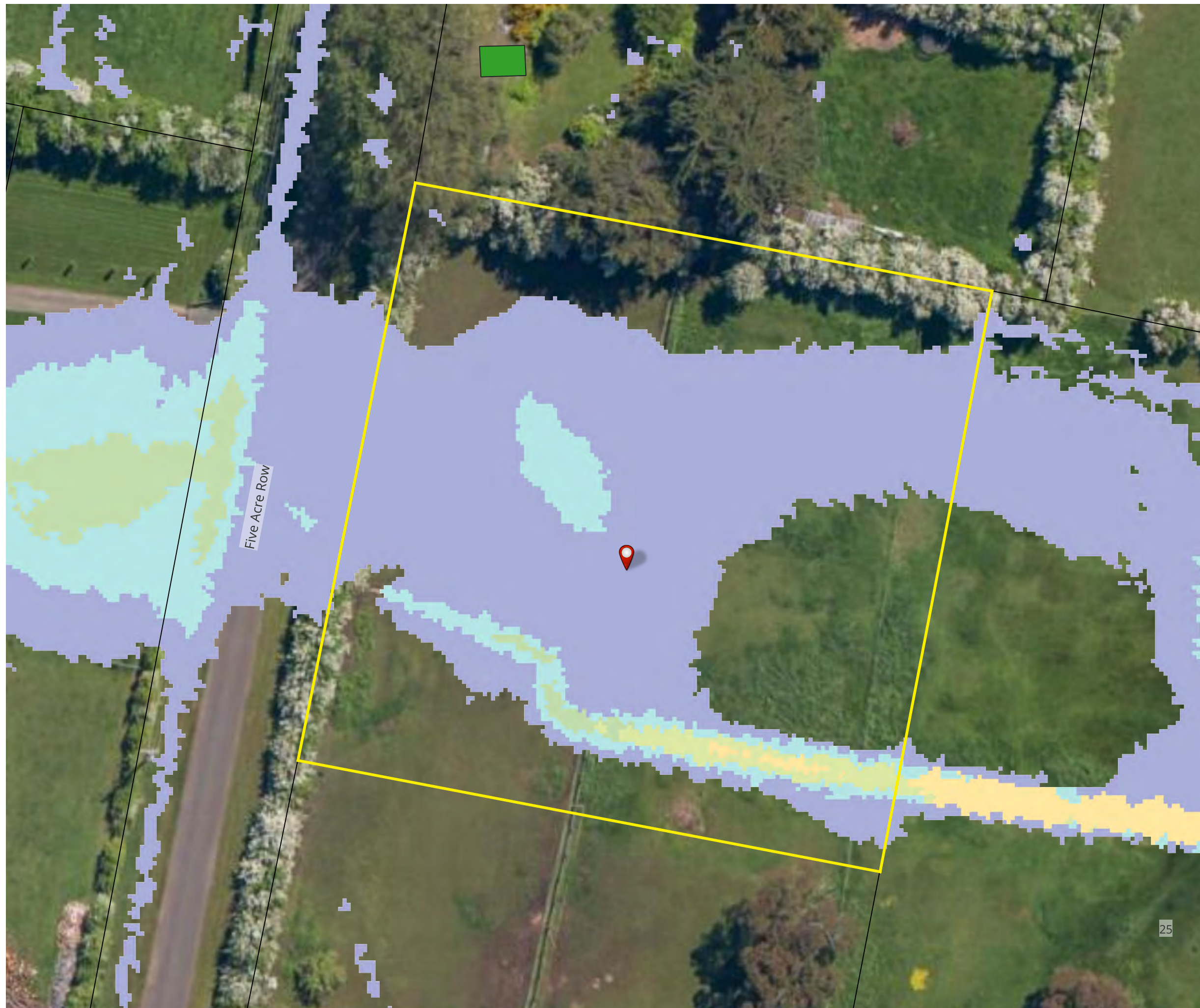


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PRE 1% AEP + CC @2100



Legend

 Lot 1 55 Five Acre Row

 Boundary Lines

 Site Area

 Building Areas

PRE 1% AEP + CC @2100

Hazard

 H1

 H2

 H3

 H4

 H5

 H6



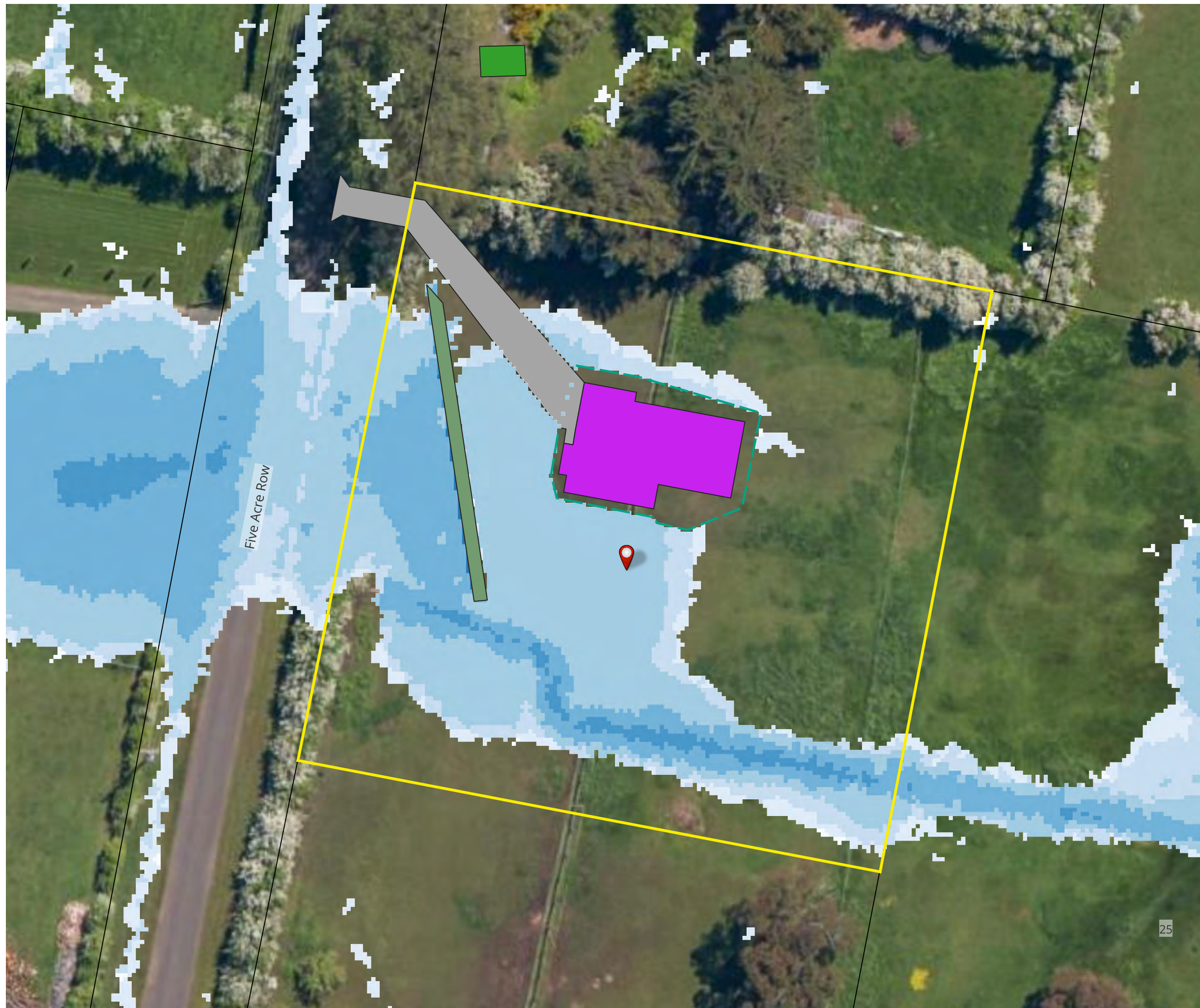
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POST 1% AEP + CC @2100



Legend

 Lot 1 55 Five Acre Row

 Boundary Lines

 Site Area

 Building Areas

 Proposed Building Pad


 Proposed Cut Off Drain and Earth Bund


 Proposed Building


 Proposed Driveway


POST 1% AEP + CC @2100


Depth (m)


 <= 0.03


 0.03 - 0.05


 0.05 - 0.10

 0.10 - 0.30

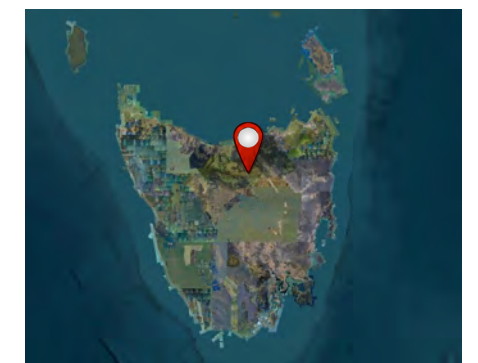
 0.30 - 0.60

 0.60 - 0.80

 0.80 - 1.00

 1.00 - 1.50

 > 1.50



0 10 20 m
meters

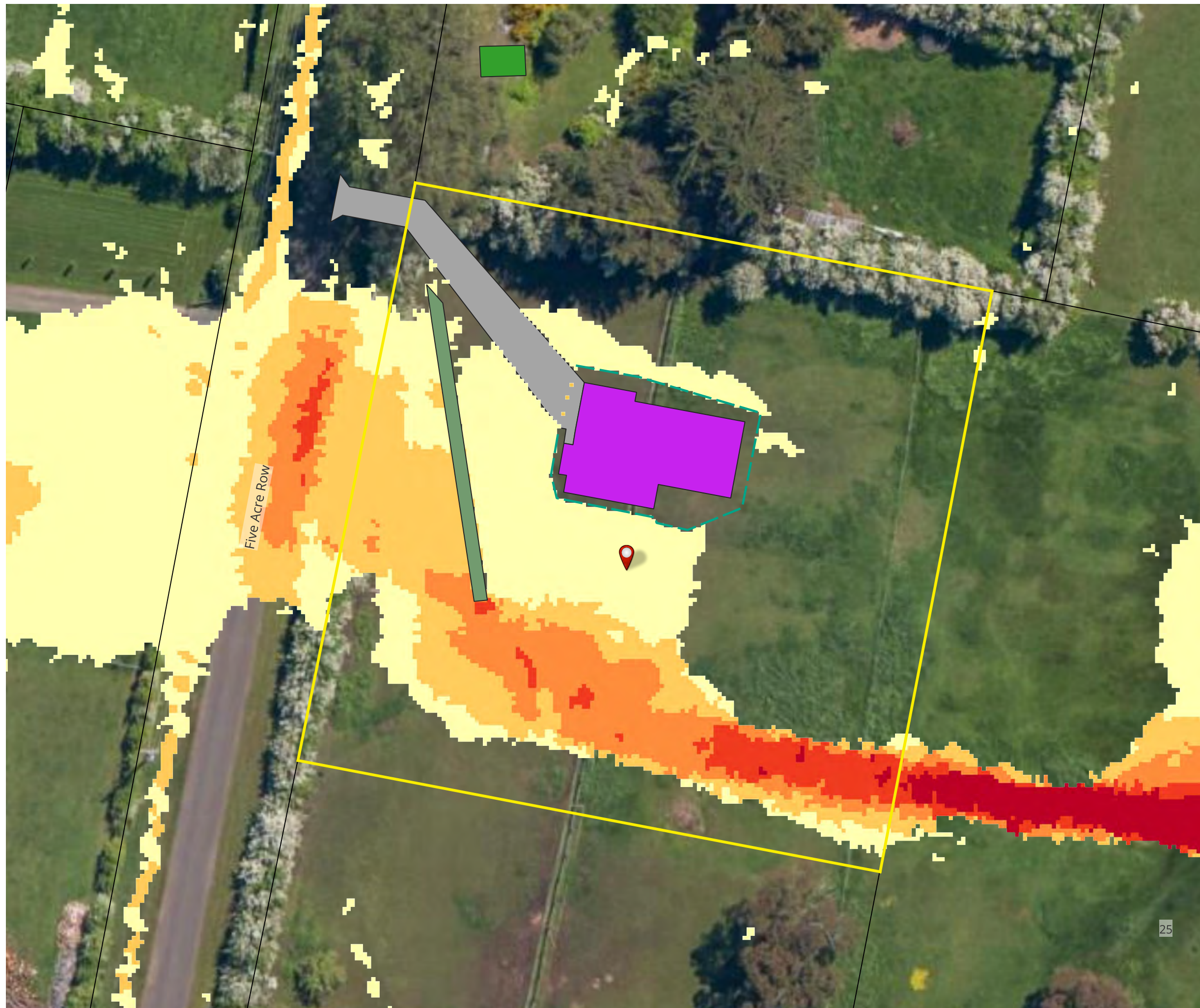


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POST 1% AEP + CC @2100



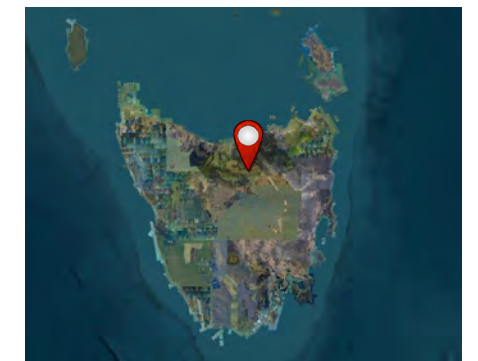
Legend

- Lot 1 55 Five Acre Row
- Boundary Lines
- Site Area
- Building Areas
- Proposed Building Pad
- Proposed Cut Off Drain and Earth Bund
- Proposed Building
- Proposed Driveway

POST 1% AEP + CC @2100

Velocity (m/s)

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



0 10 20 m
meters

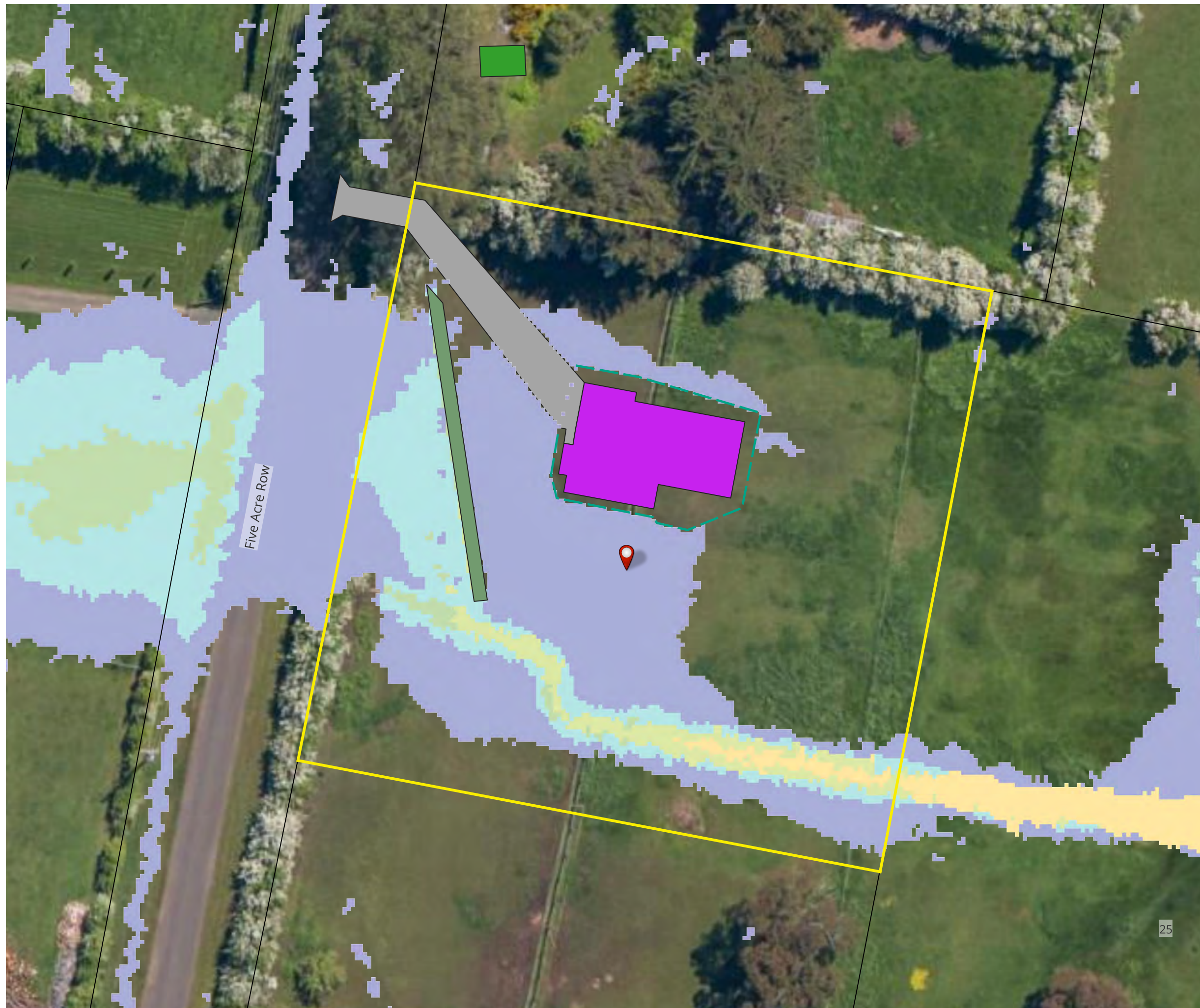


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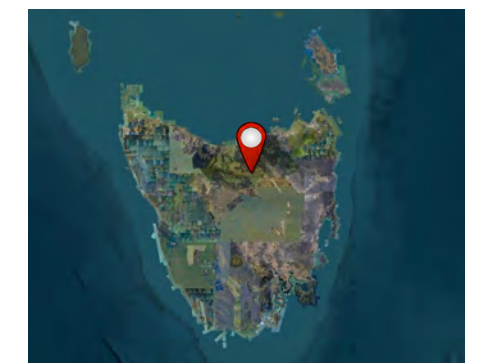


Legend

- Lot 1 55 Five Acre Row
 - Boundary Lines
 - Site Area
 - Building Areas
 - Proposed Building Pad
 - Proposed Cut Off Drain and Earth Bund
 - Proposed Building
 - Proposed Driveway
- POST 1% AEP + CC @2100

Hazard

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



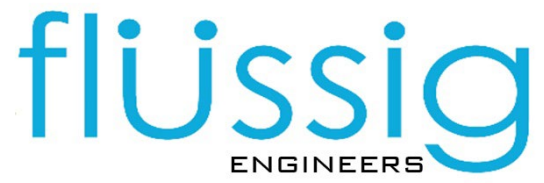
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