



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058548

PROPOSAL: Dwelling

LOCATION: 13 Enchantress Street, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24/03/2026 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 24/03/2026 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 24/03/2026 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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

New Dwelling

Location:

Address 13 Enchantress Street

Suburb/Town Rokeby

Postcode 7019

Current Owners/s:

Applicant:

Personal Information Removed

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

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Vacant land

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:

Personal Information Removed

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation.
May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the Council.

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

2. **ADDITIONAL DOCUMENTATION**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis plan and site plan**, including where relevant:
 - *Existing and proposed use(s) on site.*
 - *Boundaries and dimensions of the site.*
 - *Topography, including contours showing AHD levels and major site features.*
 - *Natural drainage lines, watercourses and wetlands on or adjacent to the site.*
 - *Soil type.*
 - *Vegetation types and distribution, and trees and vegetation to be removed.*
 - *Location and capacity of any existing services or easements on/to the site.*
 - *Existing pedestrian and vehicle access to the site.*
 - *Location of existing and proposed buildings on the site.*
 - *Location of existing adjoining properties, adjacent buildings and their uses.*
 - *Any natural hazards that may affect use or development on the site.*
 - *Proposed roads, driveways, car parking areas and footpaths within the site.*
 - *Any proposed open space, communal space, or facilities on the site.*
 - *Main utility service connection points and easements.*
 - *Proposed subdivision lot boundaries.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
 - *Internal layout of each building on the site.*
 - *Private open space for each dwelling.*
 - *External storage spaces.*
 - *Car parking space location and layout.*
 - *Major elevations of every building to be erected.*
 - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
 - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
 - *Materials and colours to be used on rooves and external walls.*
- Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
 - *Planting concepts.*
 - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
 - *Plantings proposed for screening from adjacent sites or public places.*
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 183235	FOLIO 140
EDITION 3	DATE OF ISSUE 18-Jan-2023

SEARCH DATE : 27-Oct-2025

SEARCH TIME : 04.30 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 140 on Sealed Plan [183235](#)
 Derivation : Part of Lot 38079, 23.74ha Gtd. to The
 Director-General of Housing and Construction
 Prior CT [182966/1](#)

SCHEDULE 1

[C278683](#) TRANSFER to ROBERT STUART HOWIE Registered
 22-Mar-2001 at noon

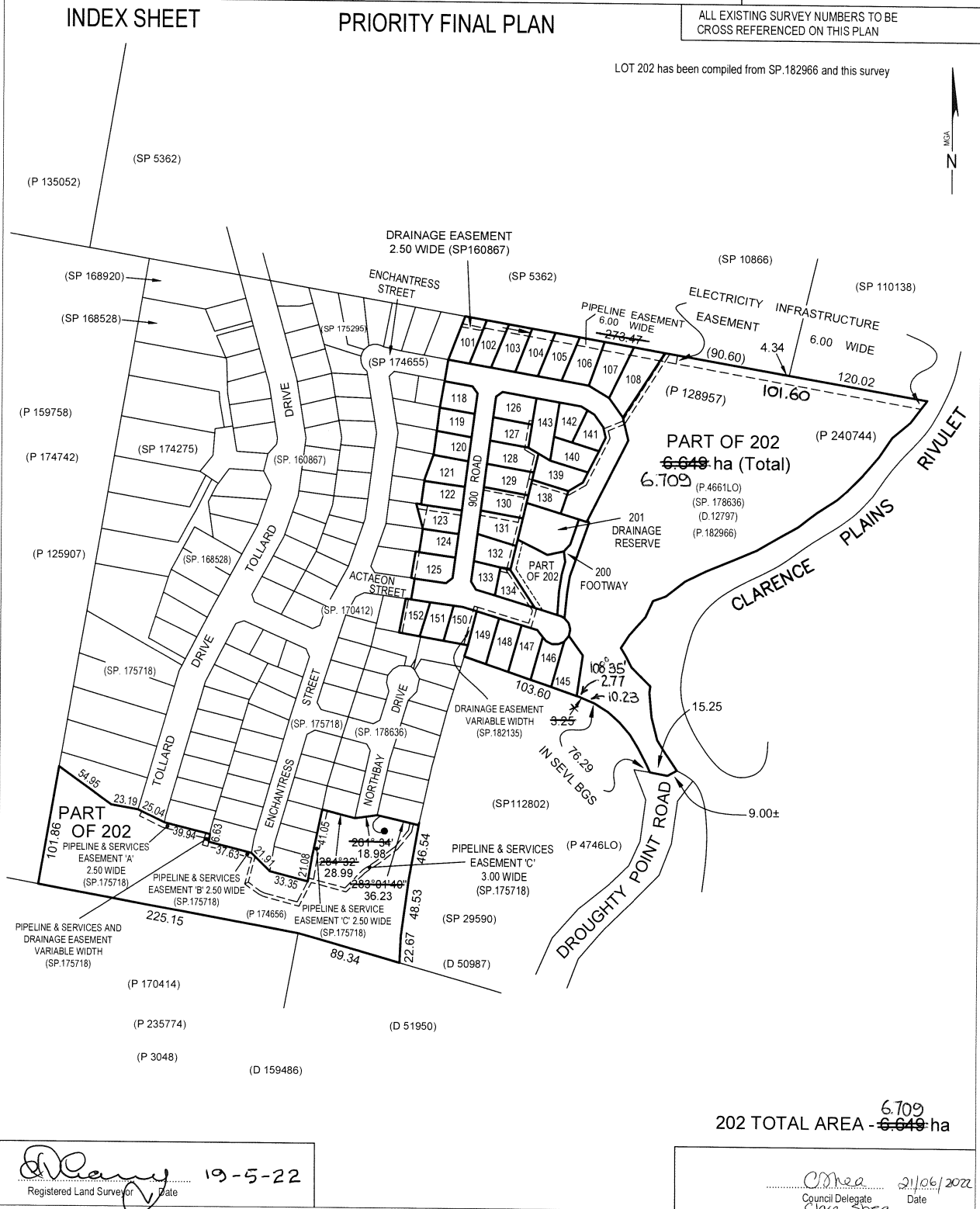
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP183235](#) COVENANTS in Schedule of Easements
[SP183235](#) FENCING PROVISION in Schedule of Easements
[SP170412](#), [SP175718](#), [SP178636](#) & [SP182135](#) COVENANTS in Schedule
 of Easements
[SP170412](#), [SP175718](#), [SP178636](#) & [SP182135](#) FENCING PROVISION in
 Schedule of Easements
[SP160867](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

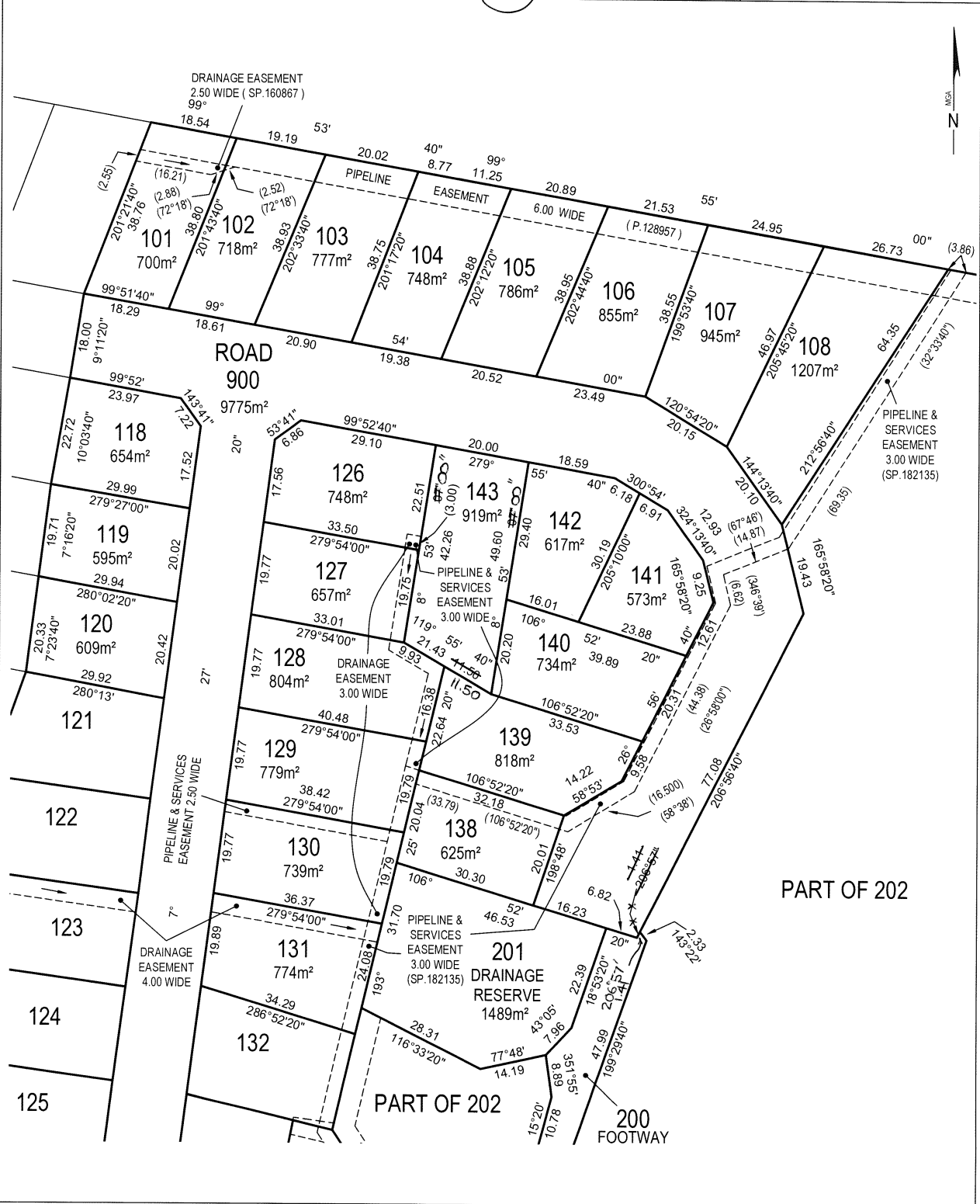
OWNER: R.S. HOWIE	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: N. D. LEARY of LEARY, COX & CRIPPS SURVEYORS Unit G04 40 Malle Street, HOBART TAS 7000 P 03 6118 2030 E admin@ccsurvey.com</p>	REGISTERED NUMBER SP183235
FOLIO REFERENCE: CT.182966/1		LOCATION: CITY OF CLARENCE
GRANTEE: PART OF LOT 38079 (23.74ha) GRANTED TO THE DIRECTOR-GENERAL OF HOUSING AND CONSTRUCTION	SCALE 1:3000 LENGTHS IN METRES	 Recorder of Titles



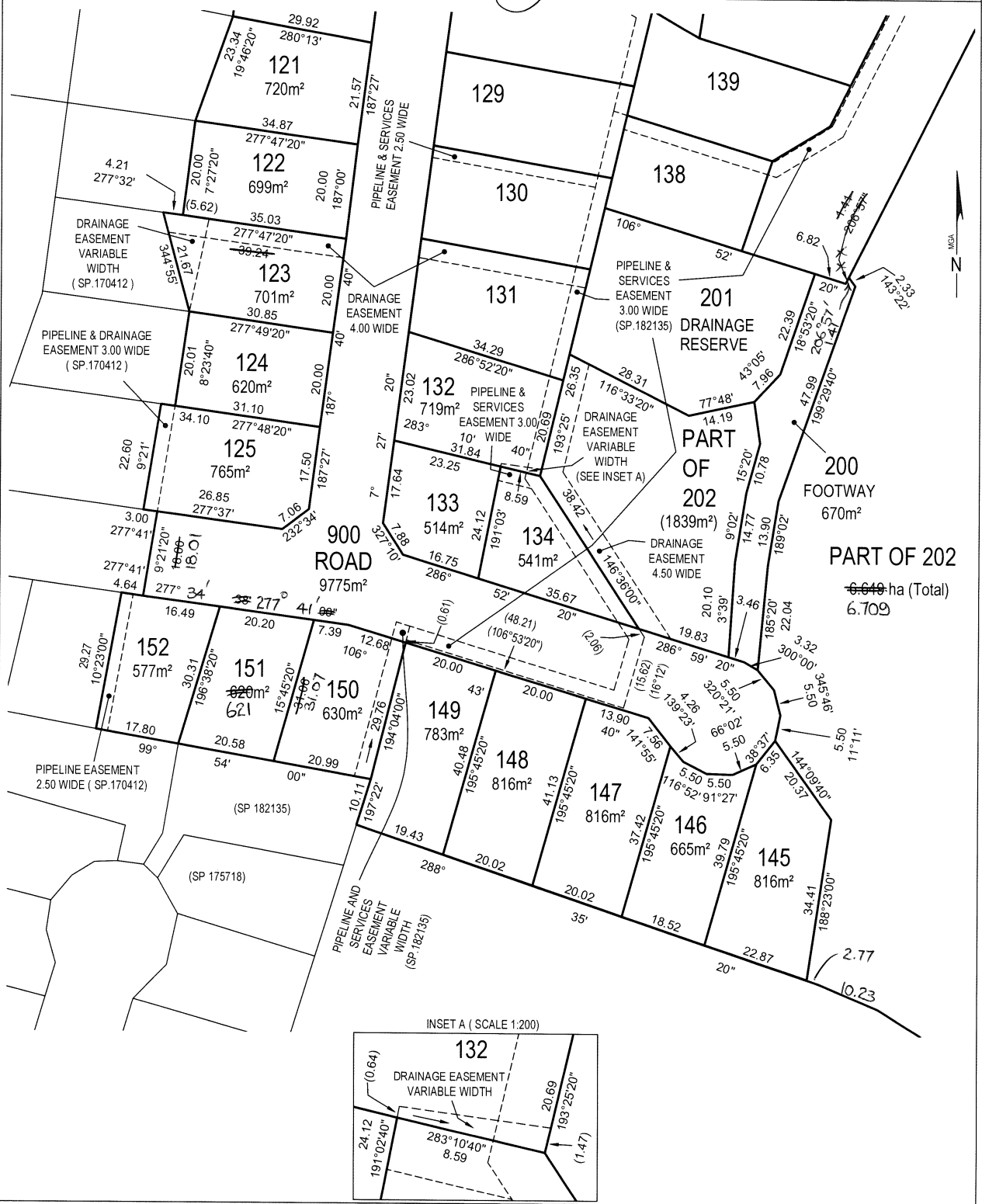
Registered Land Surveyor 19-5-22 Date

Council Delegate 21/06/2022 Date

<p>PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS</p>	<p>OWNER: R.S. HOWIE FOLIO REFERENCE: CT.182966/1 SCALE 1:750 LENGTH IN METRES</p>	<p>Registered Number SP 183235</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES <i>Cona</i> Council Delegate <i>21/05/2022</i> Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. <i>[Signature]</i> Registered Land Surveyor <i>19-5-22</i> Date</p>	<p>APPROVED EFFECTIVE FROM <i>- 7 JUL 2022</i> <i>[Signature]</i> Recorder of Titles</p>



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS	OWNER: R.S. HOWE FOLIO REFERENCE: CT.182966/1 SCALE 1: 750 LENGTH IN METRES	Registered Number SP 183235
SIGNED FOR IDENTIFICATION PURPOSES 21/06/2022 Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. 19-5-22 Registered Land Surveyor Date	APPROVED EFFECTIVE FROM - 7 JUL 2022 Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 183235

PAGE 1 OF 7 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

1. EASEMENTS

1.1 Lots 101 and 102

Lots 101 and 102 on the Plan are subject to a Right of Drainage in favour of Clarence City Council and TasWater over the land marked 'DRAINAGE EASEMENT 2.50 WIDE (SP.160867)' shown on the Plan.

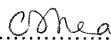
1.2 Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202

- (a) Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202 are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE EASEMENT 6.00 WIDE (P.128957)' shown on the Plan ("the Easement Land").
- (b) Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202 are subject to a Pipeline Easement in favour of Clarence City Council and TasWater over the land marked 'PIPELINE EASEMENT 6.00 WIDE (P.128957)' on the Plan and as created by and more fully set forth in Sealed Plan 178636.
- (c) Lots 101, 102, 103, 104, 105, 106, 107, 108 and 202 are subject to a Pipeline Right in favour of Clarence City Council over the land marked 'PIPELINE EASEMENT 6.00 WIDE (P.128957)' shown on the Plan as more fully set forth in C88284.

Signed by **R S Howie**:



(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Robert Stuart Howie FOLIO REF: 182966/1 SOLICITOR & REFERENCE: Curtis Browne - 190508	PLAN SEALED BY: Clarence City Council DATE: 21 st June 2022 SD-2008/48 REF NO. Stage 4, 5 & 6
 Council Delegate Clare Shee	
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP. 183235</p>
<p>SUBDIVIDER: Robert Stuart Howie FOLIO REFERENCE: 182966/1</p>	

1.3 Lot 123

Lot 123 on the Plan is subject to a Right of Drainage in favour of Clarence City Council over those areas of land marked 'DRAINAGE EASEMENT 4.00 WIDE' and 'DRAINAGE EASEMENT VARIABLE WIDTH (SP.170412)' shown on the Plan.

1.4 Lot 125

- (a) Lot 125 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & DRAINAGE EASEMENT 3.00 WIDE (SP.170412)' shown on the Plan ("the Easement Land").
- (b) Lot 125 on the Plan is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'PIPELINE & DRAINAGE EASEMENT 3.00 WIDE (SP.170412)' shown on the Plan.

1.5 Lots 126, 127, 128 & 129

- (a) Lots 126, 127, 128 & 129 are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 3.00 WIDE' shown on the Plan ("the Easement Land").
- (b) Lots 126, 127, 128 & 129 are subject to a Right of Drainage in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan.

1.6 Lots 129, 130, 131, 132, 134, 138, 202 and 900

Lots 129, 130, 131, 132, 134, 138, 202 and 900 are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 3.00 WIDE (SP.182135)' shown on the Plan ("the Easement Land").

1.7 Lot 130

- a) Lot 130 is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 2.50 WIDE' shown on the Plan ("the Easement Land").

1.8 Lot 131

- b) Lot 130 is subject to a Right of Drainage in favour of Clarence City Council over the land marked "DRAINAGE EASEMENT 3.00 WIDE" shown on the Plan

Lot 131 is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 4.00 WIDE' shown on the Plan.

Signed by **R S Howie**: 

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.

18/15/22
 Curtis Rankin-Bourne
 Solicitor for the Vendor.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 7 PAGES	Registered Number SP. 183235
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1.9 Lot 132

Lot 132 is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT VARIABLE WIDTH' shown on the Plan.

1.10 Lot 134

Lot 134 is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT 3.00 WIDE' shown on the Plan ("the Easement Land").

1.11 Lots 150 and 900

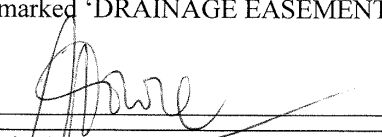
- (a) Lots 150 and 900 on the Plan are subject to a Right of Drainage in favour of Clarence City Council over the area marked 'DRAINAGE EASEMENT VARIABLE WIDTH (SP.182135)' shown on the Plan.
- (b) Lots 150 and 900 on the Plan are subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE AND SERVICES EASEMENT VARIABLE WIDTH (SP.182135)' shown on the Plan ("the Easement Land").

1.12 Lot 152

Lot 152 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE EASEMENT 2.50 WIDE (SP.170412)' shown on the Plan ("the Easement Land").

1.13 Lot 202

- (a) Lot 202 on the Plan is subject to a Pipeline and Services Easement (as defined herein) in favour of TasWater over the land marked 'PIPELINE & SERVICES EASEMENT "A", "B" & "C" 2.50 WIDE (SP.175718)', 'PIPELINE & SERVICES EASEMENT "C" 3.00 WIDE (SP.175718)' and 'PIPELINE & SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH (SP.175718)' shown on the Plan ("the Easement Land").
- (b) Lot 202 on the Plan is subject to an Electricity Infrastructure Easement in favour of Hydro-Electric Corporation over the land marked 'ELECTRICITY INFRASTRUCTURE EASEMENT 6.00 WIDE' on the Plan, more particularly set forth in C100545.
- (c) Lot 202 on the Plan is subject to a Right of Drainage in favour of Clarence City Council over the land marked 'DRAINAGE EASEMENT 4.50 WIDE' shown on the Plan.

Signed by **R S Howie**: 

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02.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP. 183235</p>
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(d) Lot 202 on the Plan is subject to a Pipeline Easement (as defined herein) in favour of Clarence City Council over the 'PIPELINE & SERVICES AND DRAINAGE EASEMENT VARIABLE WIDTH (SP.175718)' shown on the Plan.

2. COVENANTS

2.1 Each lot on the Plan is subject to restrictive covenants as more fully set out in SP170412 in relation to which the Vendor (**Robert Stuart Howie**) retains the right to modify, vary, waive or extinguish each or any of the covenants set out therein.

2.2 Additional covenants

The owner of each and every lot on the Plan (other than Lots 201 and 202) covenant with the Vendor (Robert Stuart Howie) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of these covenants may run and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every other lot shown on the plan to observe the following stipulations: -

- Not to erect or place or permit to be erected or placed upon the lot a dwelling having a total floor area of less than 130m2 exclusive of any vehicle accommodation, external landings, patios and outbuildings.

Provided that the Vendor (Robert Stuart Howie) shall have the right to modify, vary, waive or extinguish each and every covenant set forth above.

3. FENCING PROVISION

In respect of each lot on the Plan the Vendor **Robert Stuart Howie** shall not be required to fence.

4. INTERPRETATION

"Pipeline and Services Easement" means:

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

- 4.1** enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- 4.2** 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;

Signed by **R S Howie**: 

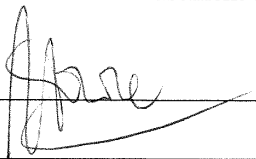
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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP. 183235</p>
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- 4.3 install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- 4.4 remove and replace the Infrastructure;
- 4.5 run and pass sewage, water and electricity through and along the Infrastructure;
- 4.6 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; and
- 4.7 if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- 4.8 use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register (“the Owner”) must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

Signed by **R S Howie**: 

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP. 183235</p>
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- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

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

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media
- (e) (excluding telemetry and monitoring devices);
- (f) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;

Signed by **R S Howie**: 

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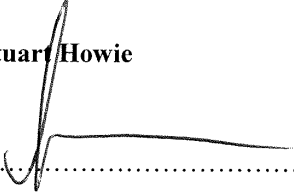
- (g) anything reasonably required to support, protect or cover any of the Infrastructure;
- (h) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (i) where the context permits, any part of the Infrastructure.

“**TasWater**” means Tasmanian Water and Sewerage Corporation Pty Limited ABN 47162 220 653, trading TasWater, established under the provisions of the water and Sewerage Corporations Act 2008 (Tas).

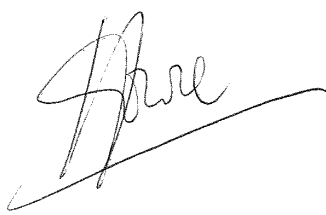
“**Pipeline Easement**” means the full and free right of every person (Dominant Owner) who is entitled to an estate or interest in possession indicated as the dominant tenement or any part of it, with which that right will be capable of enjoyment in common with the owner of the servient tenement to lay, use and maintain forever water mains and pipes of such size and number as shall from time to time be required in the strip of land shown on the plan and marked “pipeline Easement” (Servient Land) and for the Dominant Owner and their employees, agents and contractors from time to time and at all times to enter into and upon the Servient Land or any part of it bringing upon the Servient Land such material, machinery and other things as it considered fit and proper to inspect the condition of the mains and pipes and to repair, alter, amend and cleanse PROVIDED HOWEVER that any damage occasioned in doing so will be made good.

5. EXECUTION

Signed by **Robert Stuart Howie**

Witness Signature.....

Witness Name (in full) **Curtis Franklin Browne**.....
 Legal Practitioner
 Witness Address..... **Simmons Wolfhagen**.....
 Level 4, 99 Bathurst Street
 Witness Occupation..... **Hobart TAS 7000**.....



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SHEET INDEX

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

TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
LIVING	135.92
PORCH	2.09
TOTAL	138.01 m²

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

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 ASINZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE PROTECTION IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

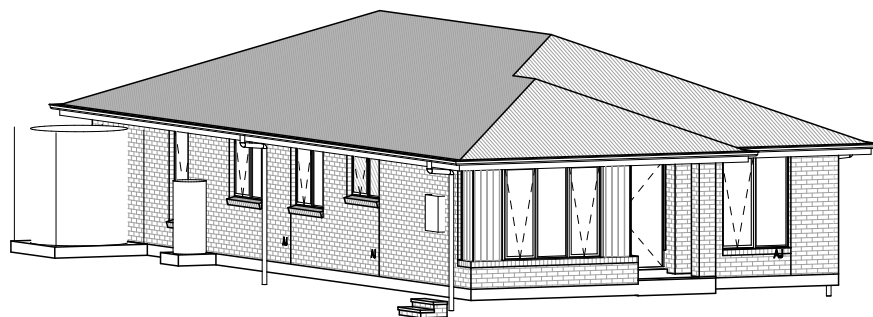
SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE	TBC
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	3.000m AHD
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	P
SPECIFIC AREA PLAN OVERLAY	YES
NORTH EAST DROUGHTY	
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	YES
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	297m
WITHIN 50km BREAKING SURF	14.00km
ZONING	GENERAL RESIDENTIAL
PRIORITY VEGETATION AREA	

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	6,240mm
SIDE A	MIN. 1,500mm	6,200mm
SIDE B	MIN. 1,500mm	5,500mm
REAR	MIN. 1,500mm	11,827mm
BULK & SCALE		
SITE AREA	734m ²	
SITE COVERAGE	MAX. 50%	18.8%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	297mm
FILL DEPTH	MAX. 800mm	113mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE	MIN. 24m ²	24m ²

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	DARK
WALL MATERIAL	BRICK VENEER CLADDING
SLAB CLASSIFICATION	TBC

INSULATION

ROOF	SARKING UNDER ROOFING
CEILING	R4.1 BATTS (EXCL. GARAGE, ALFRESCO & PATIO)
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: BATH
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.

PRELIMINARY PLAN SET

5	PRELIMINARY PLAN SET - PLANNING RFI (12/02/2026)	2	2026.02.25	HMI	-
4	PRELIMINARY PLAN SET - COLOUR AND VARIATION REF.001, REF.002 & REF.003 UPDATE	ALL	2026.01.26	TNG	-
3	PRELIMINARY PLAN SET - INITIAL ISSUE	ALL	2026.01.09	KPH	-
No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK

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© 2026	3 PRELIM PLANS - INITIAL ISSUE	KPH 09/01/2025	13 ENCHANTRESS ST, ROKEBY TAS 7019	DAINTREE	F-WNWCYP10DTREA	
	4 PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG 26/01/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026	140 / - / 183235	COUNCIL:	1 / 19	
			CLARENCE	COVER SHEET	SCALES:	714574

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

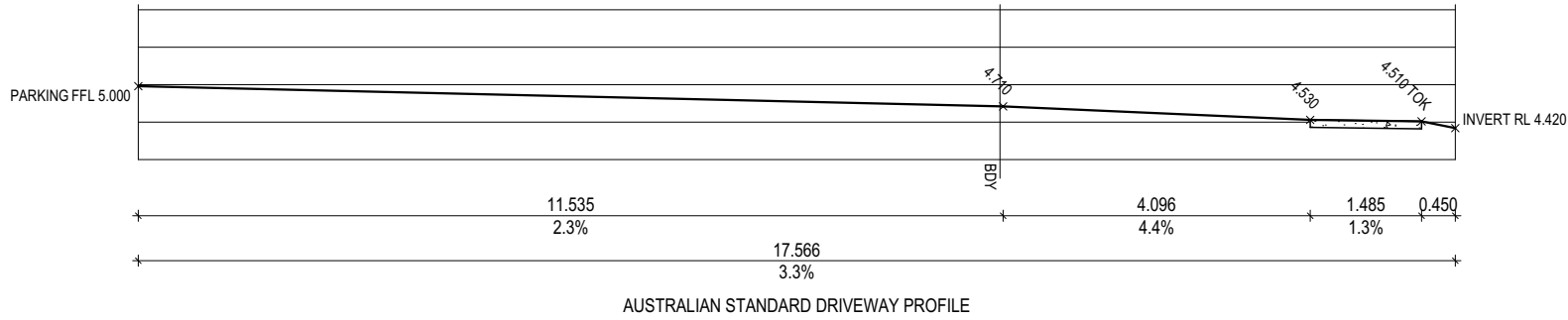
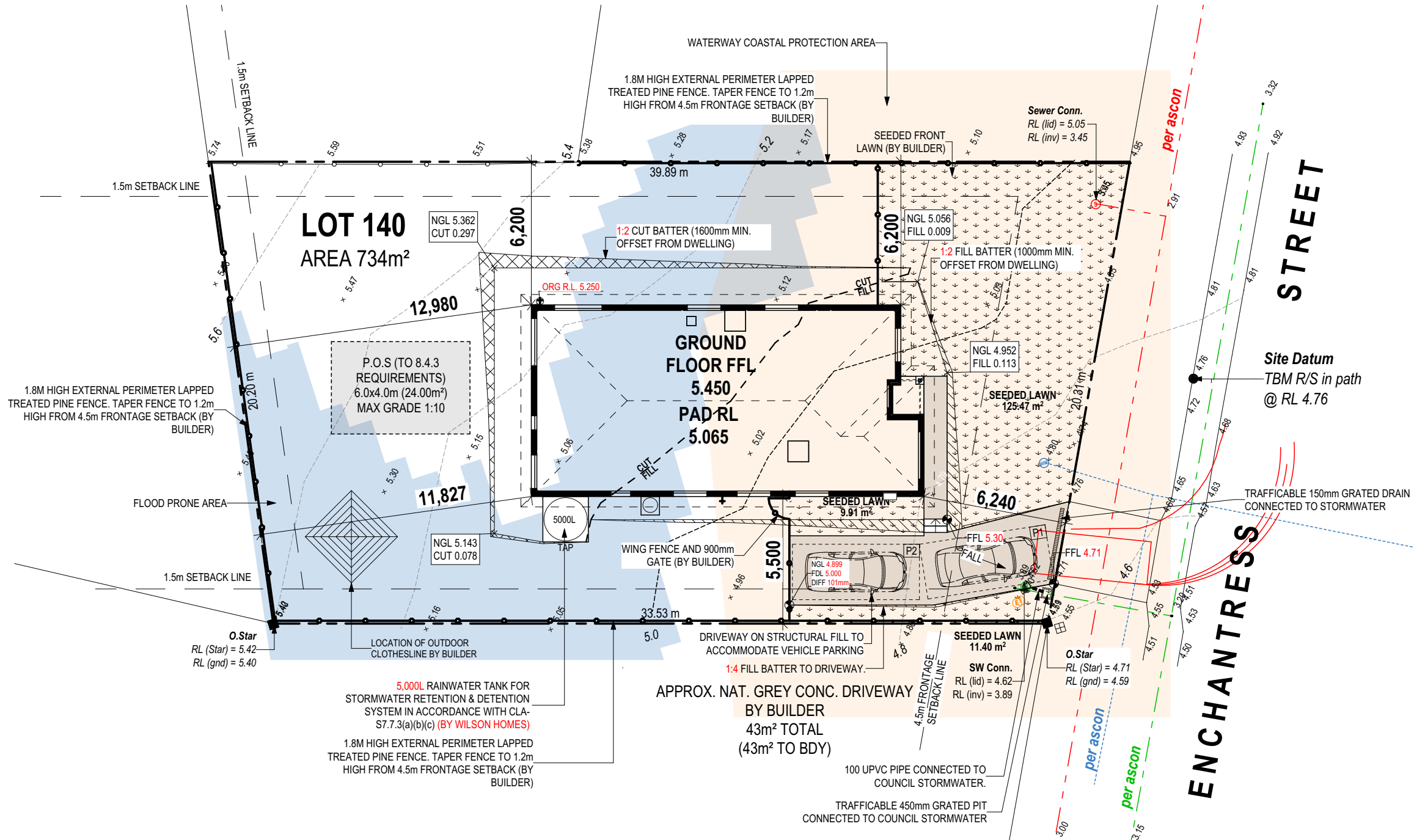
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REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
 - SUSTAINABILITY REQUIREMENTS
 - SITE CLASSIFICATION
 - GENERAL BUILDING INFORMATION

APPROX. CUT/FILL		
CUT	10.51m³	23.65t
FILL	9.65m³	21.71t
DIFFERENCE	0.86m³	1.94t
EVEN CUT & FILL		

LOT SIZE: 734m²
HOUSE (COVERED AREA): 138.01m²
SITE COVERAGE: 18.80%



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	3 PRELIM PLANS - INITIAL ISSUE	KPH 09/01/2025	LOT / SECTION / CT: 140 / - / 183235	SHEET TITLE: SITE PLAN	SHEET No.: 2 / 19	
	4 PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG 26/01/2026	COUNCIL: CLARENCE	SCALES: 1:200	714574	
	5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026				

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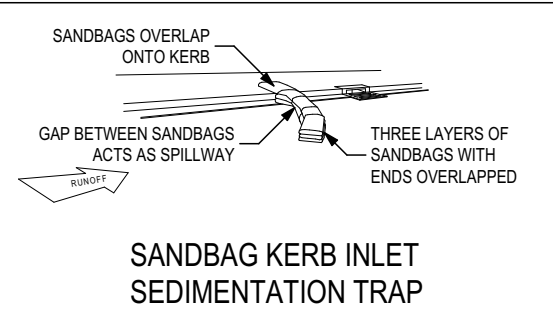
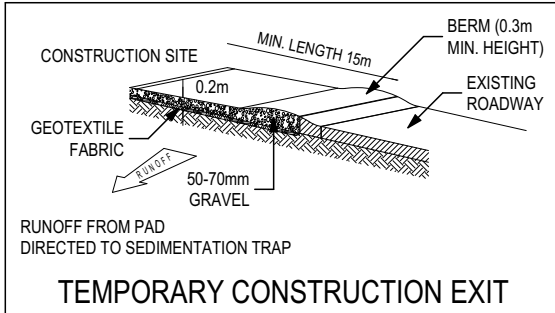
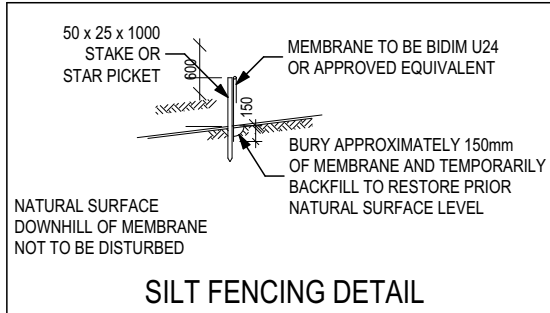
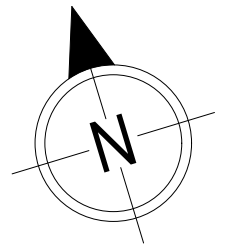
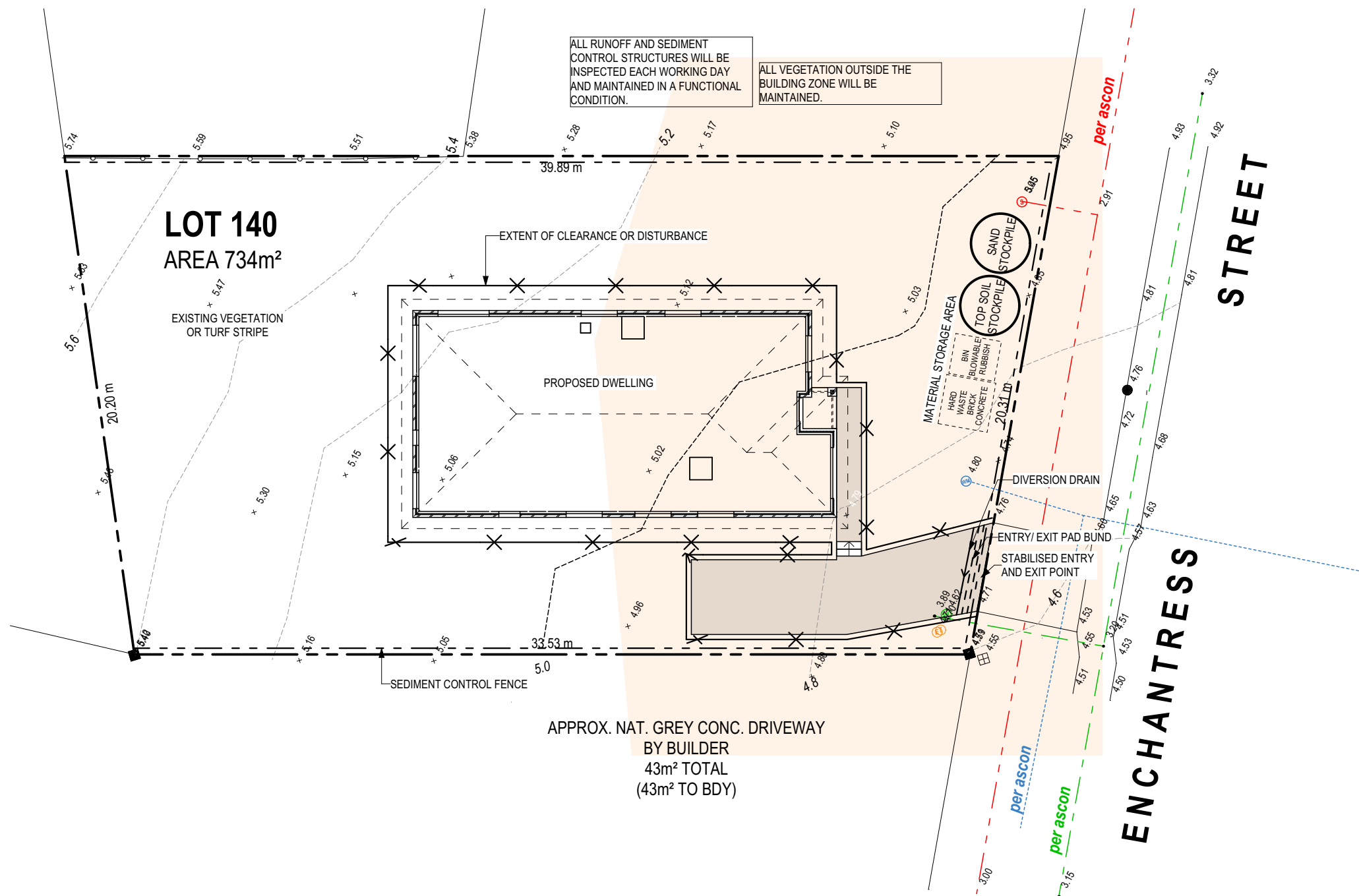
ALL VEGETATION OUTSIDE THE BUILDING ZONE WILL BE MAINTAINED.

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.



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

PLAN ACCEPTANCE BY OWNER

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					SCALES:	714574
					1:200	

MAIN DWELLING, GROUND FLOOR	
LIVING	135.92
PORCH	2.09
	138.01 m²

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

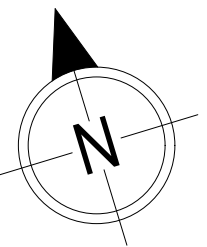
FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

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

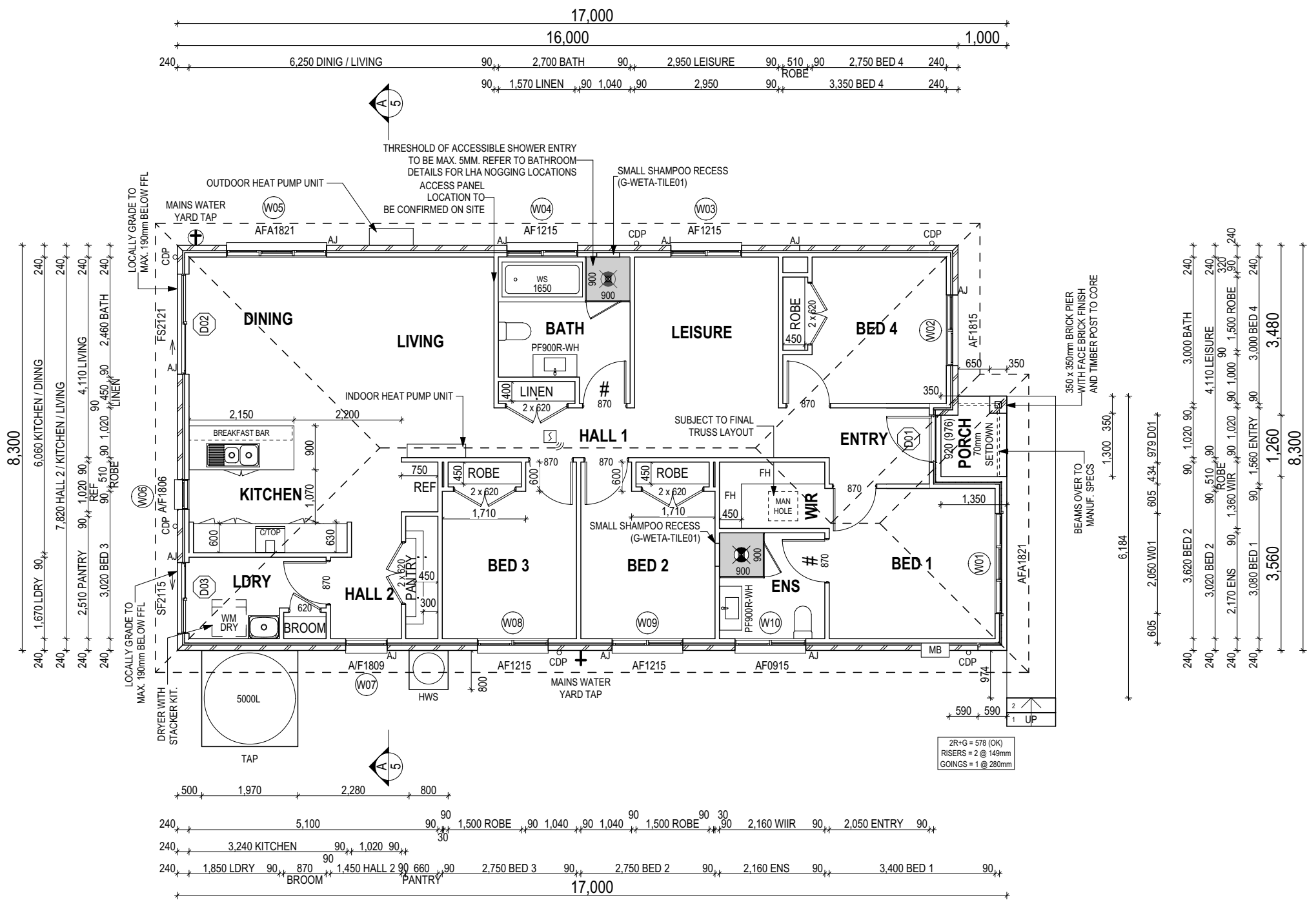
REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

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

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



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



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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
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
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DAINTREE	F-WNWCYP10DTREA	
SHEET TITLE:	SHEET No.:	
GROUND FLOOR PLAN	4 / 19	
	SCALES:	
	1:100	

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

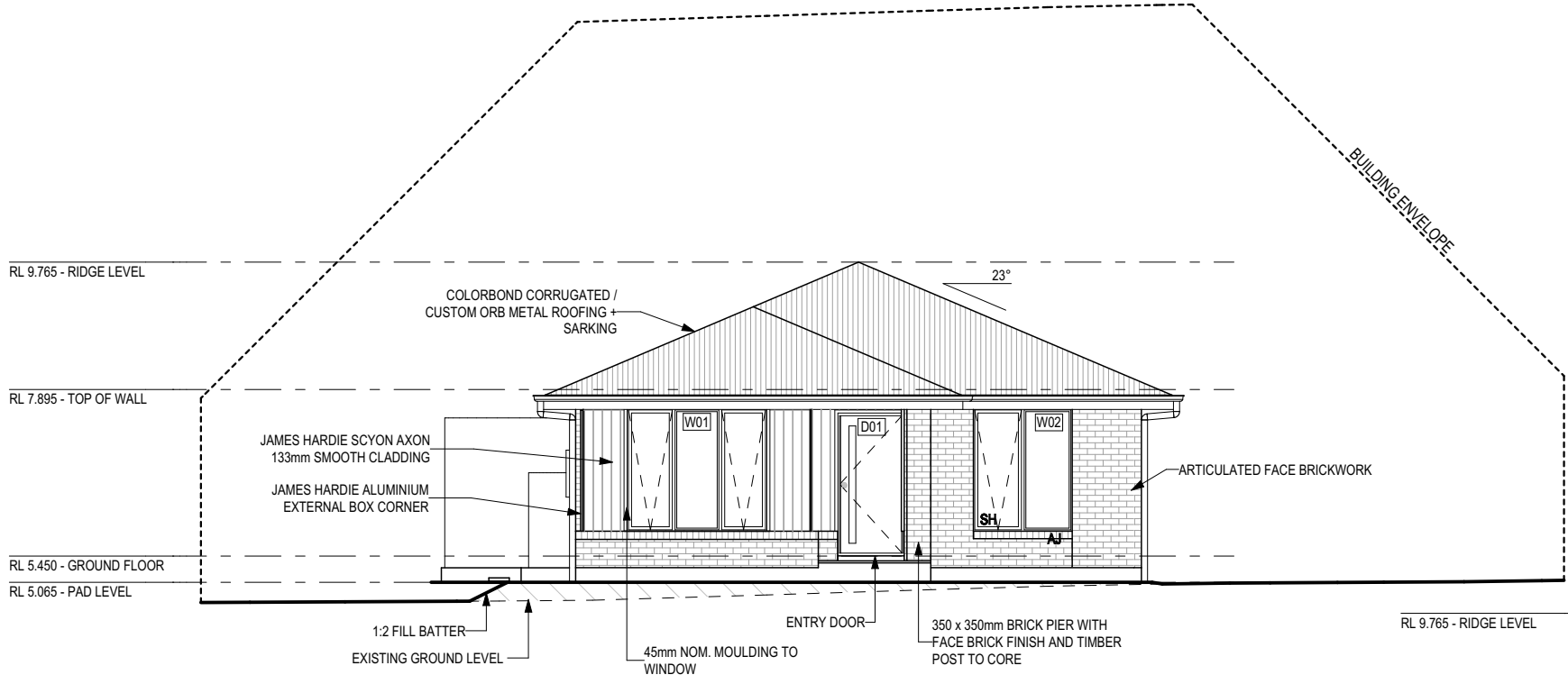
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SH = SNAP HEADER SILL

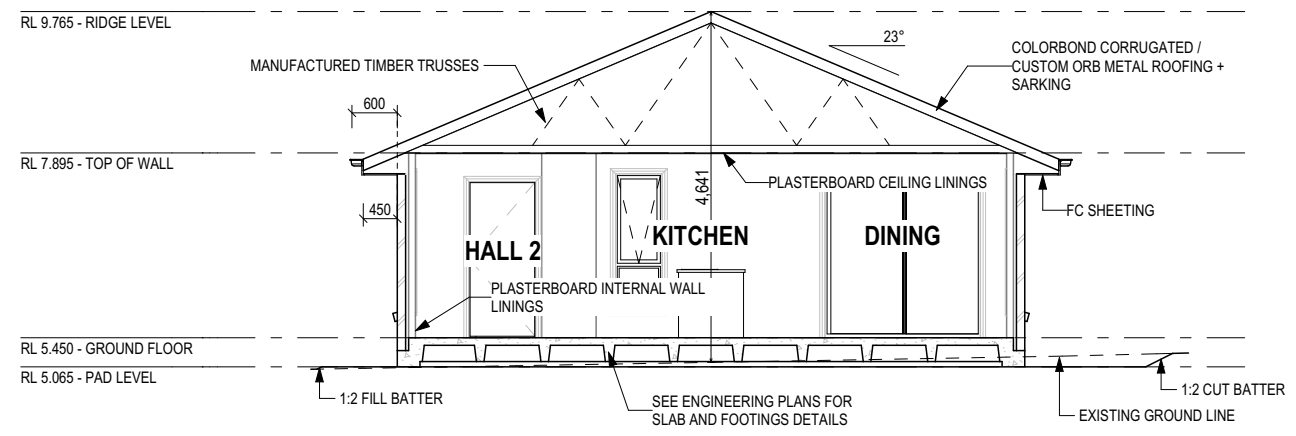
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

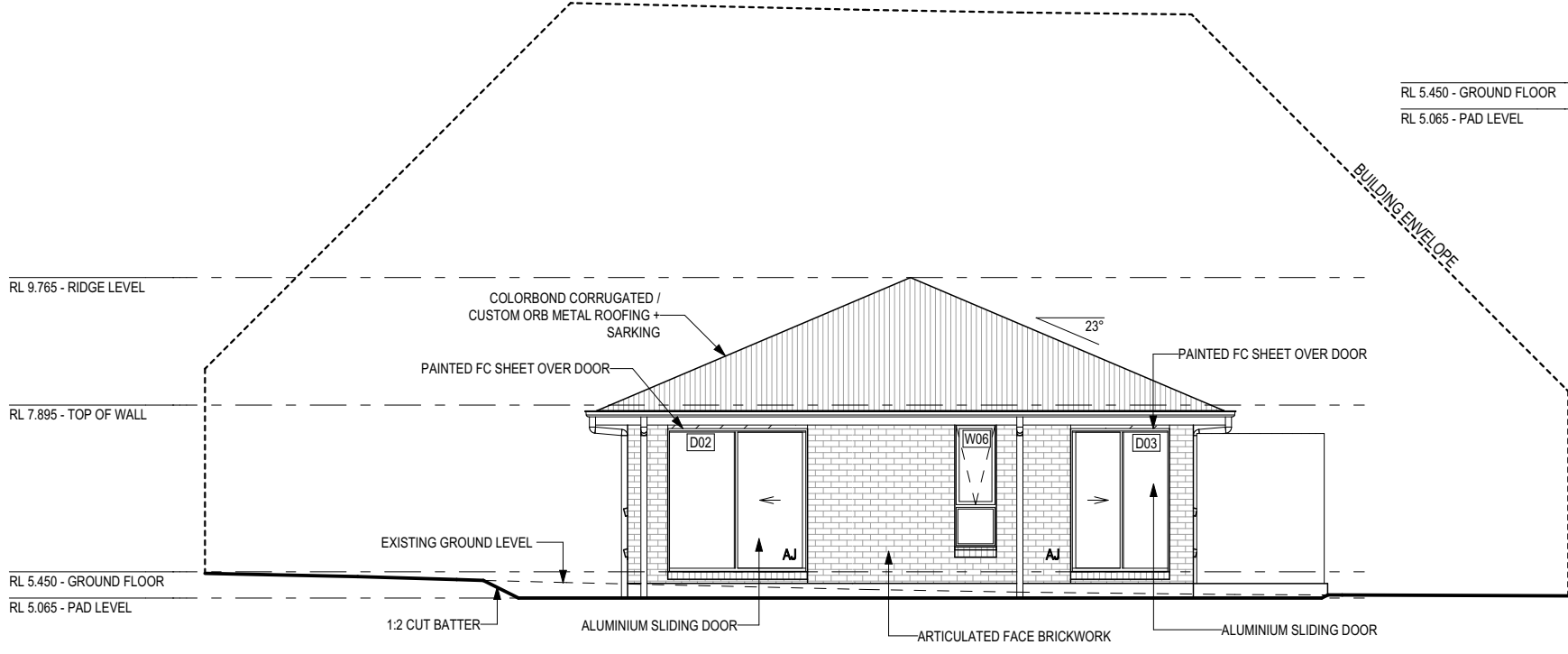
REFER TO THE FOLLOWING DETAILS:
 BRICK COURSING W-BRIC-001



EAST ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

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

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

PLAN ACCEPTANCE BY OWNER

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5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026	140 / - / 183235	COUNCIL:	CLARENCE	SCALES:	
				ELEVATIONS / SECTION	5 / 19	1:100

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

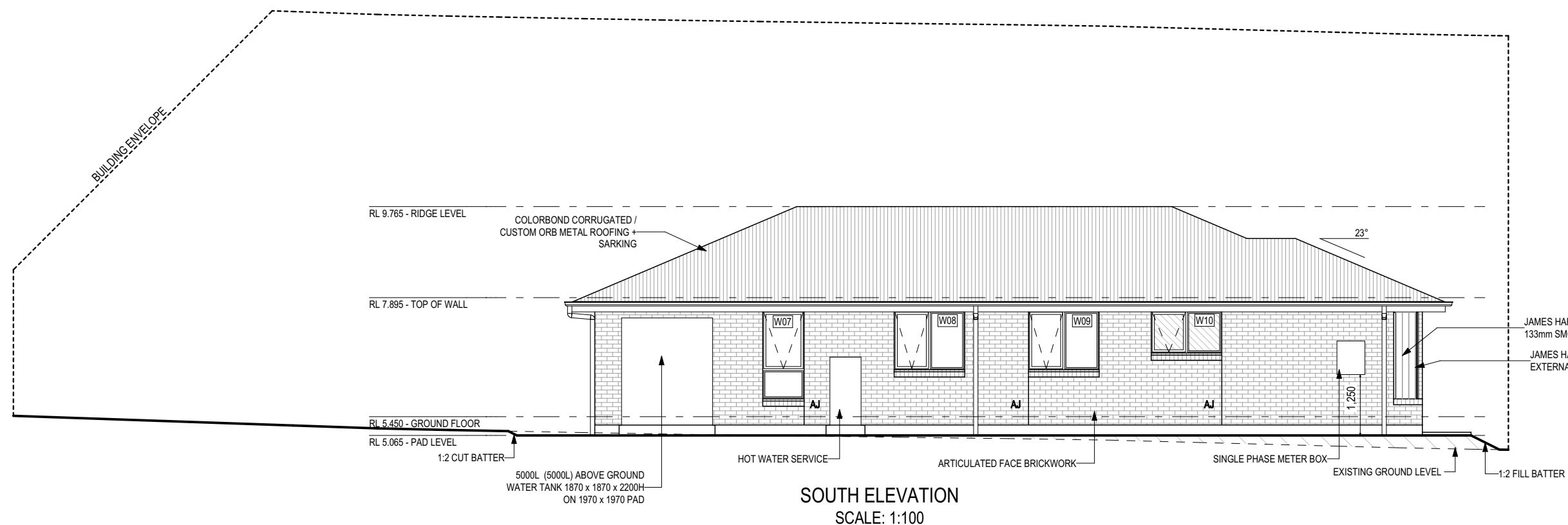
SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

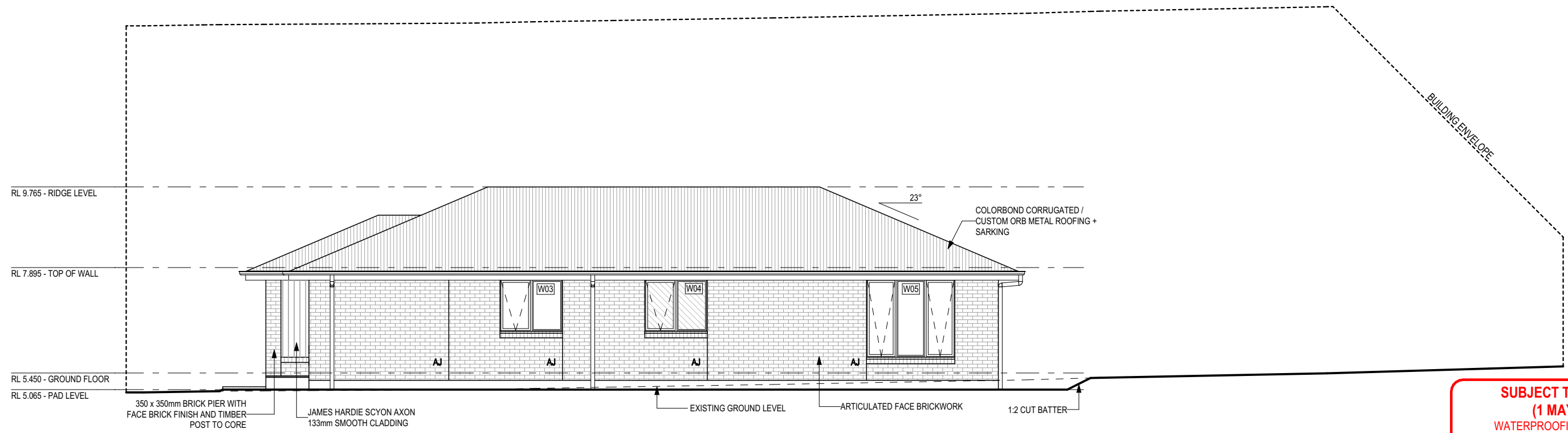
BEDROOM WINDOW OPENINGS ABOVE 2m OFF THE SURFACE BENEATH TO BE RESTRICTED AS REQUIRED BY NCC 11.3.7 (VOLUME TWO)

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

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

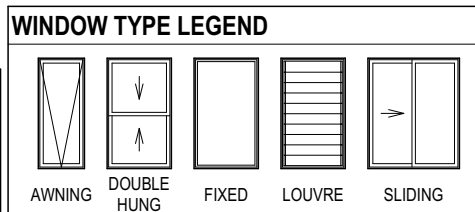
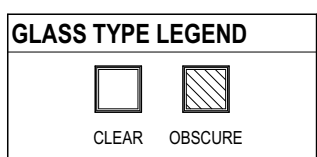


SOUTH ELEVATION
 SCALE: 1:100



NORTH ELEVATION
 SCALE: 1:100

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



PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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REVISION	DRAWN	CLIENT:
1 CONSOLIDATE PROPOSAL 1	HMI 10/12/2025	MICHAEL ALAN COZENS & BRITNEY JANE WYMAN
2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 15/12/2025	ADDRESS: 13 ENCHANTRESS ST, ROKEBY TAS 7019
3 PRELIM PLANS - INITIAL ISSUE	KPH 09/01/2025	LOT / SECTION / CT: 140 / - / 183235
4 PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG 26/01/2026	COUNCIL: CLARENCE
5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026	

HOUSE DESIGN:
CYPRESS 15
 FACADE DESIGN:
DAINTREE
 SHEET TITLE:
ELEVATIONS

HOUSE CODE:
H-WNWCYP10SA
 FACADE CODE:
F-WNWCYP10DTREA
 SHEET No.:
6 / 19
 SCALES:
1:100

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714574

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	AFA1821	AWNING	BED 1	1,800	2,050	7,700	3.69	ALUMINIUM	N/A	NONE	E	2.92	CLEAR, DOUBLE GLAZED	MP 683-683	
GROUND FLOOR	W02	AF1815	AWNING	BED 4	1,800	1,450	6,500	2.61	ALUMINIUM	N/A	SNAP HEADER	E	2.13	CLEAR, DOUBLE GLAZED	MP 725	
GROUND FLOOR	W03	AF1215	AWNING	LEISURE	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	N	1.38	CLEAR, DOUBLE GLAZED	MP 725	
GROUND FLOOR	W04	AF1215	AWNING	BATH	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	N	1.38	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725	
GROUND FLOOR	W05	AFA1821	AWNING	DINING	1,800	2,050	7,700	3.69	ALUMINIUM	N/A	ANGLED	N	2.92	CLEAR, DOUBLE GLAZED	MP 683-683	
GROUND FLOOR	W06	A/F1806	AWNING	KITCHEN	1,800	610	4,820	1.10	ALUMINIUM	N/A	ANGLED	W	0.80	CLEAR, DOUBLE GLAZED	BP 600	
GROUND FLOOR	W07	A/F1809	AWNING	HALL 2	1,800	850	5,300	1.53	ALUMINIUM	N/A	ANGLED	S	1.19	CLEAR, DOUBLE GLAZED	BP 600	
GROUND FLOOR	W08	AF1215	AWNING	BED 3	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	S	1.38	CLEAR, DOUBLE GLAZED	MP 725	
GROUND FLOOR	W09	AF1215	AWNING	BED 2	1,200	1,450	5,300	1.74	ALUMINIUM	N/A	ANGLED	S	1.38	CLEAR, DOUBLE GLAZED	MP 725	
GROUND FLOOR	W10	AF0915	AWNING	ENS	857	1,450	4,614	1.24	ALUMINIUM	N/A	ANGLED	S	0.95	OBSCURE, DOUBLE GLAZED, TOUGHENED	MP 725	
							57,834 mm	20.82				16.42				
DOOR																
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,097	976	6,146	2.05	ALUMINIUM	N/A	SNAP HEADER	E	1.41	N/A		
GROUND FLOOR	D02	FS2121	SLIDING	DINING	2,100	2,050	8,300	4.31	ALUMINIUM	N/A	SNAP HEADER	W	3.79	CLEAR, DOUBLE GLAZED, TOUGHENED		
GROUND FLOOR	D03	SF2115	SLIDING	LDRY	2,100	1,450	7,100	3.05	ALUMINIUM	N/A	SNAP HEADER	W	2.59	CLEAR, DOUBLE GLAZED, TOUGHENED		
							21,546 mm	9.40				7.80				
							79,380 mm	30.22				24.22				

Window Manufacturer: Dowell Windows			
No BAL / BAL 12.5			
Window Type	WERS Code	U Value	SHGC
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	WERS Code	U Value	SHGC
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	WERS Code	U Value	SHGC
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.			

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

INTERIOR WINDOW & DOOR SCHEDULE


STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	5	2 x 620	SWINGING	2,040	1,240	N/A	
GROUND FLOOR	1	620	SWINGING	2,040	620	N/A	
GROUND FLOOR	5	870	SWINGING	2,040	870	N/A	
GROUND FLOOR	2	870	SWINGING	2,040	870	N/A	LIFT-OFF HINGES

PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m ²)

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
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NOTE: INTERNAL DOORS TO WET AREAS WITH MECHANICAL VENTILATION TO BE UNDERCUT 20mm

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	NOW BY WILSON HOMES	1	CONSOLIDATE PROPOSAL 1	HMI	10/12/2025	MICHAEL ALAN COZENS & BRITNEY JANE WYMAN	CYPRESS 15	H-WNWCYP10SA	
	COPYRIGHT:	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	15/12/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	© 2026	3	PRELIM PLANS - INITIAL ISSUE	KPH	09/01/2025	13 ENCHANTRESS ST, ROKEBY TAS 7019	DAINTREE	F-WNWCYP10DTREA	
		4	PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG	26/01/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
	5	PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI	25/02/2026	140 / - / 183235	COUNCIL:	CLARENCE	SCALES:	7 / 19
									714574

Last Published: Wednesday, February 25, 2026 9:08 AM
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Template Version: 24.041

NATURAL LIGHT AND VENTILATION

ROOM	AREA (m2)	WINDOW ID	LIGHT REQUIRED (m2)	LIGHT ACHIEVED (m2)	VENTILATION REQ'D (m2)	VENTILATION ACH'D (m2)
OPEN KITCHEN/ LIVING/ DINING	34.18 m ²	D02, W05, W06, W07	3.42 m ²	8.70 m ²	1.71 m ²	5.71 m ²
BED 1	10.47 m ²	W01	1.05 m ²	2.92 m ²	0.52 m ²	2.26 m ²
BED 2	9.69 m ²	W09	0.97 m ²	1.38 m ²	0.48 m ²	0.79 m ²
BED 3	9.69 m ²	W08	0.97 m ²	1.38 m ²	0.48 m ²	0.79 m ²
BED 4	9.61 m ²	W02	0.96 m ²	2.13 m ²	0.48 m ²	1.21 m ²
LEISURE	9.12 m ²	W03	0.91 m ²	1.38 m ²	0.46 m ²	0.79 m ²

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

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

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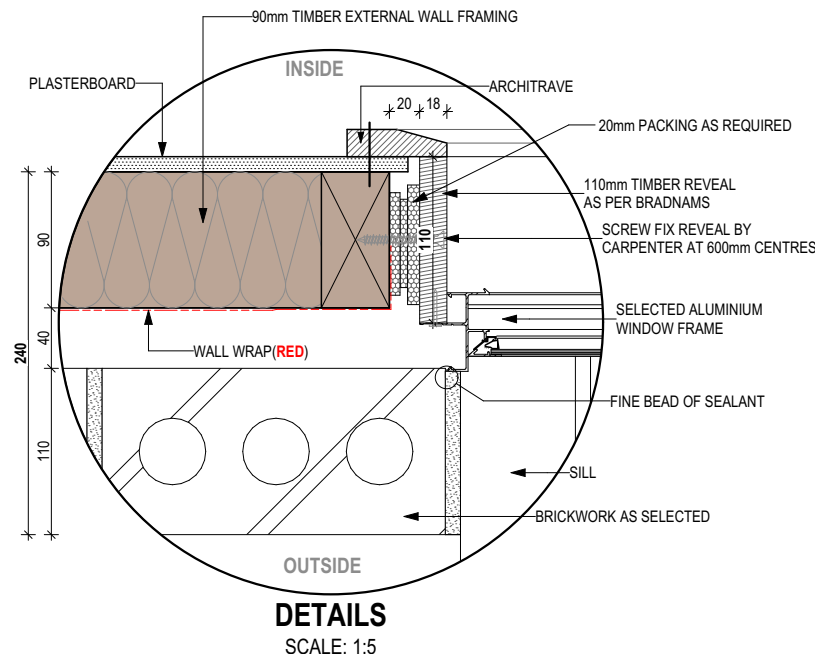
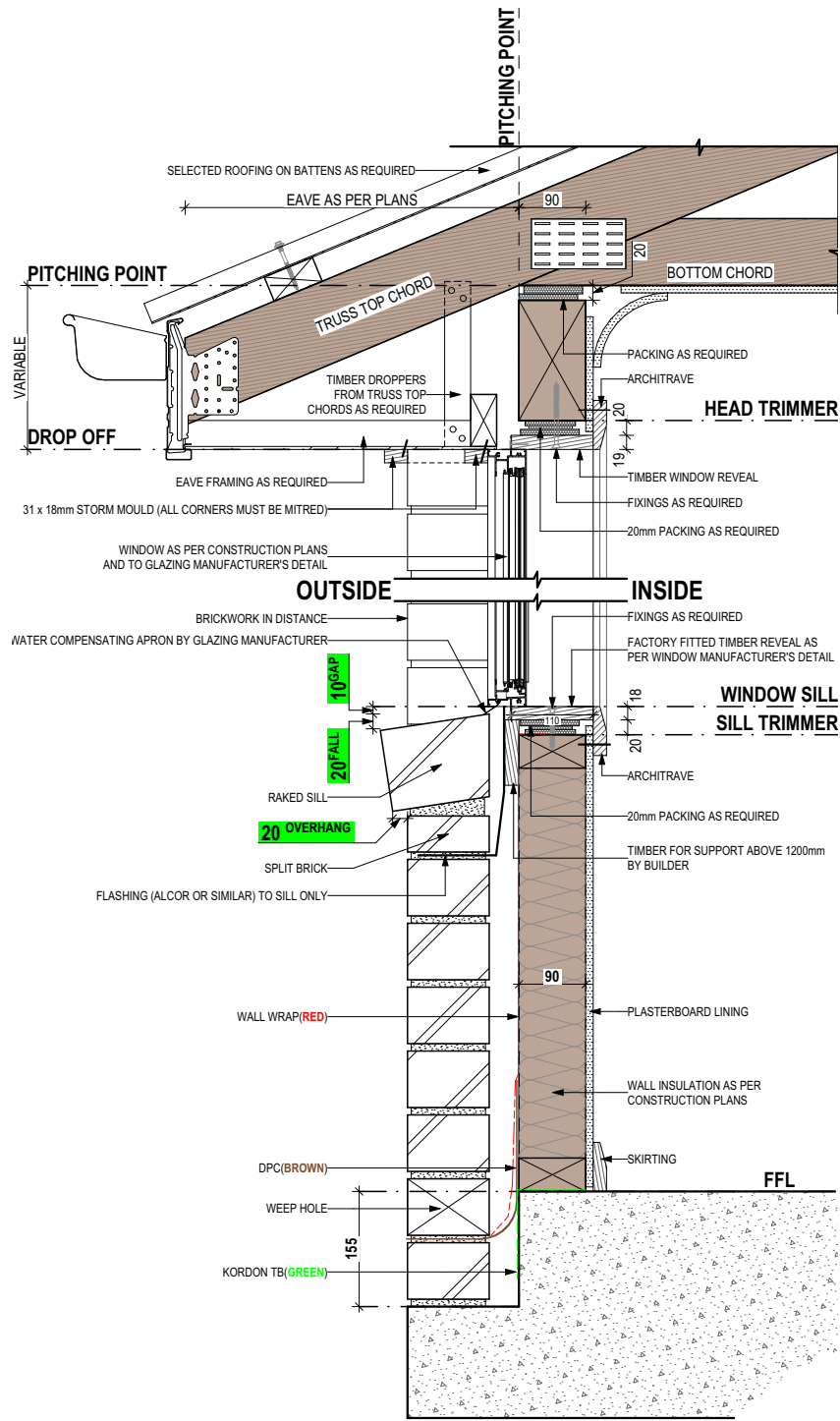
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CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER
 SIGNATURE: _____ DATE: _____
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	1 CONSOLIDATE PROPOSAL 1	HMI 10/12/2025	MICHAEL ALAN COZENS & BRITNEY JANE WYMAN	CYPRESS 15	H-WNWCYP10SA	
	2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 15/12/2025	ADDRESS: 13 ENCHANTRESS ST, ROKEBY TAS 7019	FACADE DESIGN: DAINTREE	FACADE CODE: F-WNWCYP10DTREA	
	3 PRELIM PLANS - INITIAL ISSUE	KPH 09/01/2025	LOT / SECTION / CT: 140 / - / 183235	SHEET TITLE: CALCULATIONS	SCALES:	
	4 PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG 26/01/2026	COUNCIL: CLARENCE	SHEET No.:	8 / 19	
5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026					



STANDARD BRICK								STANDARD BRICK																
BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm				BRICKWORK DIMENSIONS				Bricks per m ² in wall = 48.5 approx.				all dimensions in mm				
FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm				VERTICAL GAUGE: 7 Courses to 600mm				FORMAT SIZE: 240x120x86mm				MANUFACTURING SIZE: 230x110x76mm				VERTICAL GAUGE: 7 Courses to 600mm				
NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	NO. OF BRICKS	LENGTH	OPENING	HEIGHT	
1	230	250	86	26	6230	6250	2229	11	2630	2650	943	36 ¹ / ₂	8630										3086	
1 ¹ / ₂	350	370		26 ¹ / ₂	6350	6370		11 ¹ / ₂	2750	2770		36 ¹ / ₂	8750										3172	
2	470	490	172	27	6470	6490	2314	12	2870	2890	1029	37	8870										3257	
2 ¹ / ₂	590	610		27 ¹ / ₂	6590	6610		12 ¹ / ₂	2990	3010	1114	37 ¹ / ₂	8990										3343	
3	710	730	257	28	6710	6730	2400	13	3110	3130	1200	38	9110										3429	
3 ¹ / ₂	830	850		28 ¹ / ₂	6830	6850		13 ¹ / ₂	3230	3250	1286	38 ¹ / ₂	9230										3514	
4	950	970	343	29	6950	6970	2486	14	3350	3370	1372	39	9350										3600	
4 ¹ / ₂	1070	1090		29 ¹ / ₂	7070	7090		14 ¹ / ₂	3470	3490	1457	39 ¹ / ₂	9470										3686	
5	1190	1210	429	30	7190	7210	2572	15	3590	3610	1543	40	9590										3772	
5 ¹ / ₂	1310	1330		30 ¹ / ₂	7310	7330		15 ¹ / ₂	3710	3730	1629	40 ¹ / ₂	9710										3857	
6	1430	1450	514	31	7430	7450	2657	16	3830	3850	1714	41	9830										3943	
6 ¹ / ₂	1550	1570		31 ¹ / ₂	7550	7570		16 ¹ / ₂	3950	3970	1800	41 ¹ / ₂	9950										4029	
7	1670	1690	600	32	7670	7690	2743	17	4070	4090	1886	42	10070										4114	
7 ¹ / ₂	1790	1810		32 ¹ / ₂	7790	7810		17 ¹ / ₂	4190	4210	1972	42 ¹ / ₂	10190										4200	
8	1910	1930	686	33	7910	7930	2829	18	4310	4330	2057	43	10310										4286	
8 ¹ / ₂	2030	2050		33 ¹ / ₂	8030	8050		18 ¹ / ₂	4430	4450	2143	43 ¹ / ₂	10430										4372	
9	2150	2170	772	34	8150	8170	2914	19	4550	4570	2229	44	10550										4457	
9 ¹ / ₂	2270	2290		34 ¹ / ₂	8270	8290		19 ¹ / ₂	4670	4690	2314	44 ¹ / ₂	10670										4543	
10	2390	2410	857	35	8390	8400	3000	20	4790	4810	2400	45	10790										4629	
									20 ¹ / ₂	4910	4930	2486	45 ¹ / ₂	10910									4714	
									21	5030	5050	2572	46	11030									4800	
									21 ¹ / ₂	5150	5170	2657	46 ¹ / ₂	11150									4886	
									22	5270	5290	2743	47	11270										4972
									22 ¹ / ₂	5390	5410	2829	47 ¹ / ₂	11390									5057	
									23	5510	5530	2914	48	11510									5143	
									23 ¹ / ₂	5630	5650	3000	48 ¹ / ₂	11630									5229	
									24	5750	5770	3086	49	11750									5314	
									24 ¹ / ₂	5870	5890	3172	49 ¹ / ₂	11870									5400	
									25	5990	6010	3257	50	11990									5486	
									25 ¹ / ₂	6110	6130	3343	50	12110									5572	

NOT OFTEN REQUIRED. IF NEEDED ADD 20 TO LENGTH.

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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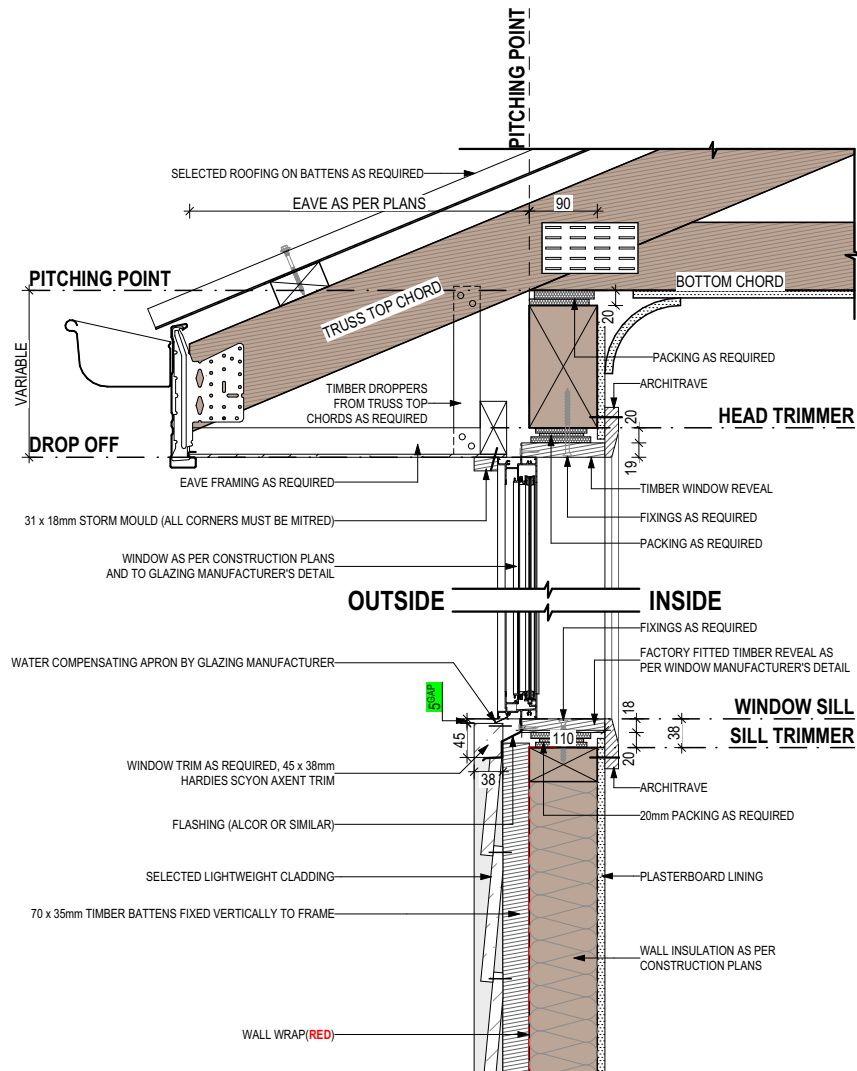
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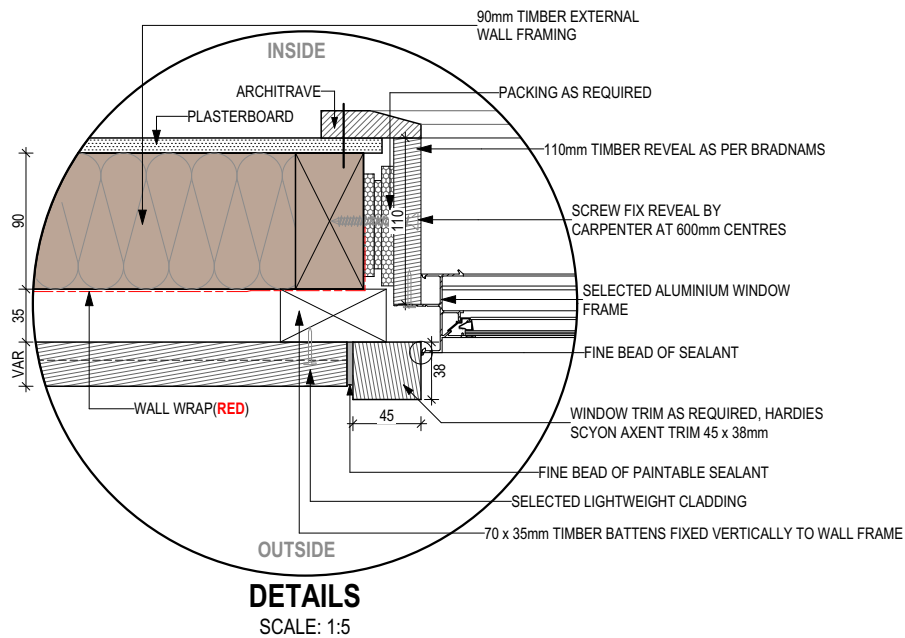


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	2	CONSOLIDATE PROPOSAL 1 - UPDATE		HMI	15/12/2025	ADDRESS: 13 ENCHANTRESS ST, ROKEBY TAS 7019		FACADE DESIGN: DAINTREE		F-WNWCYP10DTREA	
	3	PRELIM PLANS - INITIAL ISSUE		KPH	09/01/2025	LOT / SECTION / CT: 140 / - / 183235		SHEET TITLE: DETAILS (FACE BRICKWORK)		SHEET No.: 9 / 19	
	4	PRELIM PLANS - COL & VAR. REF. 001, 002 & 003 UPDATE		TNG	26/01/2026	COUNCIL: CLARENCE				SCALES:	
5	PRELIM PLANS - PLANNING RFI (12/02/2026)		HMI	25/02/2026						714574	

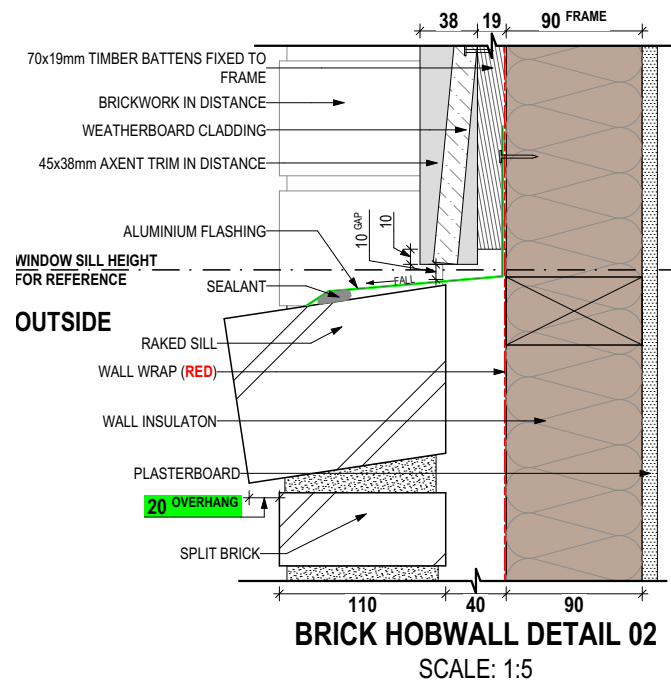
REFER TO W-CLAD-001 & W-CLAD-002 FOR FULL DETAIL



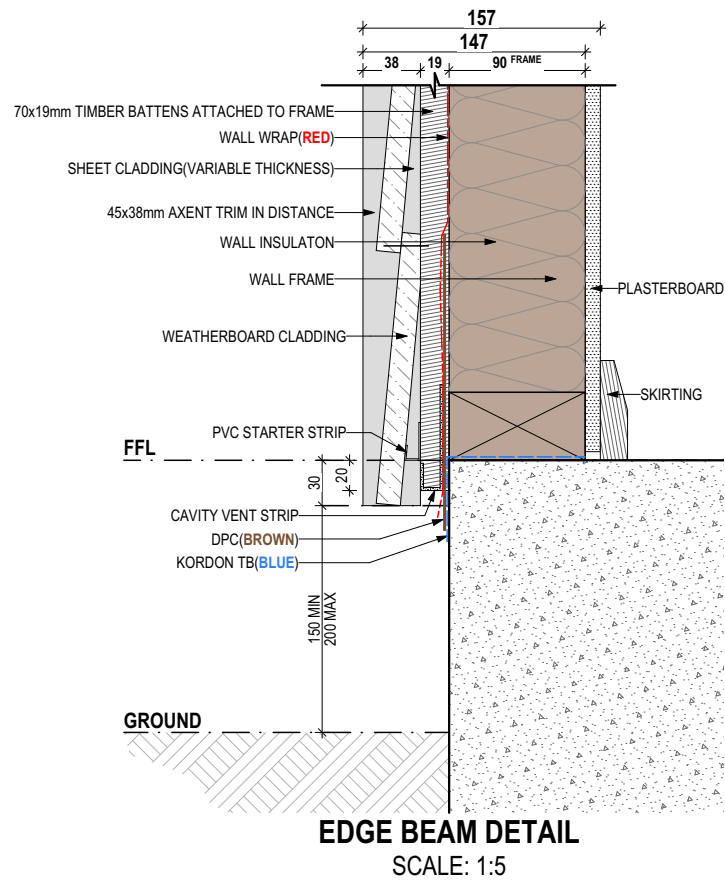
SECTIONS
SCALE: 1:10



DETAILS
SCALE: 1:5

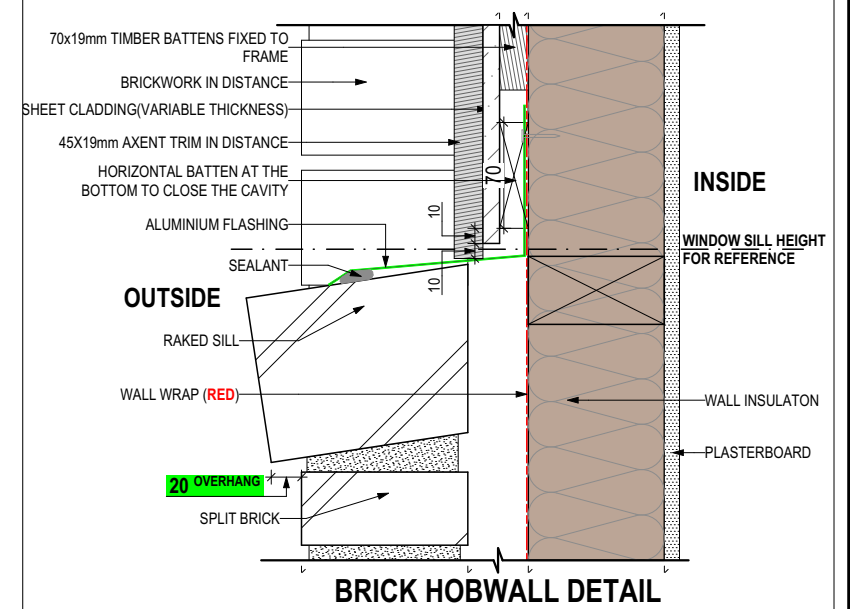


BRICK HOBWALL DETAIL 02
SCALE: 1:5

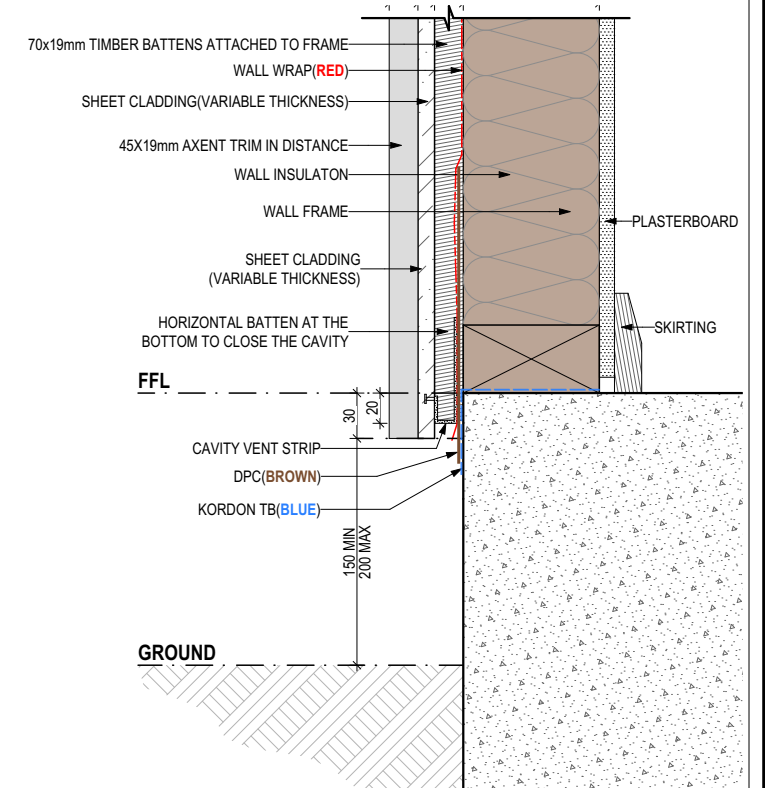


EDGE BEAM DETAIL
SCALE: 1:5

SHEET CLADDING



BRICK HOBWALL DETAIL



EDGE BEAM DETAIL

THIS PLAN ACCEPTED BY:

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DATE:

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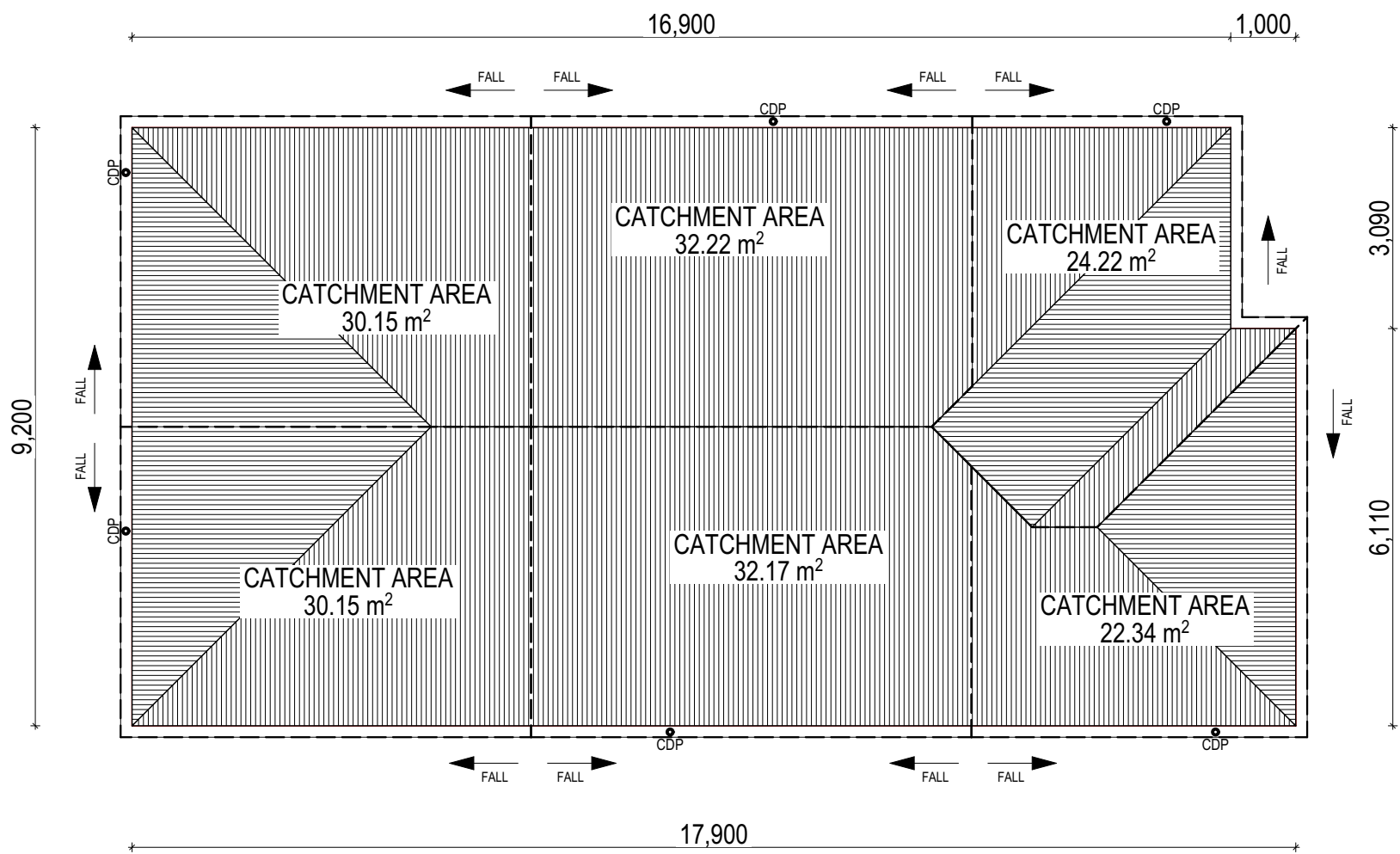
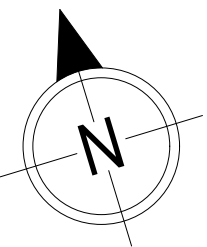
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REVISION	DRAWN	CLIENT:
1 CONSOLIDATE PROPOSAL 1	HMI 10/12/2025	MICHAEL ALAN COZENS & BRITNEY JANE WYMAN
2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 15/12/2025	ADDRESS: 13 ENCHANTRESS ST, ROKEBY TAS 7019
3 PRELIM PLANS - INITIAL ISSUE	KPH 09/01/2025	LOT / SECTION / CT: 140 / - / 183235
4 PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG 26/01/2026	COUNCIL: CLARENCE
5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026	

HOUSE DESIGN:
CYPRESS 15
FACADE DESIGN:
DAINTREE
SHEET TITLE:
DETAILS (CLADDING)

HOUSE CODE:
H-WNWCYP10SA
FACADE CODE:
F-WNWCYP10DTREA
SHEET No.:
10 / 19
SCALES:

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714574



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.

AREAS SHOWN ARE SURFACE AREAS/CATCHMENT AREAS, NOT PLAN AREAS

Roofing Data		
	161.59	Flat Roof Area (excluding gutter and slope factor) (m ²)
	175.54	Roof Surface Area (includes slope factor, excludes gutter) (m ²)
Downpipe roof calculations (as per AS/NZA3500.3:2021)		
Ah	171.24	Area of roof catchment (including 115mm Slotted Quad Gutter) (m ²)
Ac	207.20	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	86	Design Rainfall Intensity (determined from Table E1 from AS/NZS 3500.3:2021)
Ac _{dp}	64	Catchment area per Downpipe (determined from Figure 3.5(A) from AS/NZS 3500.3:2021) (m ²)
Required Downpipes	3.24	Ac / Ac _{dp}
Downpipes Provided	6	

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

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PLAN ACCEPTANCE BY OWNER

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5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026	

HOUSE DESIGN:
CYPRESS 15
FACADE DESIGN:
DAINTREE
SHEET TITLE:
ROOF DRAINAGE PLAN

HOUSE CODE:
H-WNWCYP10SA
FACADE CODE:
F-WNWCYP10DTREA
SHEET No.:
11 / 19
SCALES:
1:100

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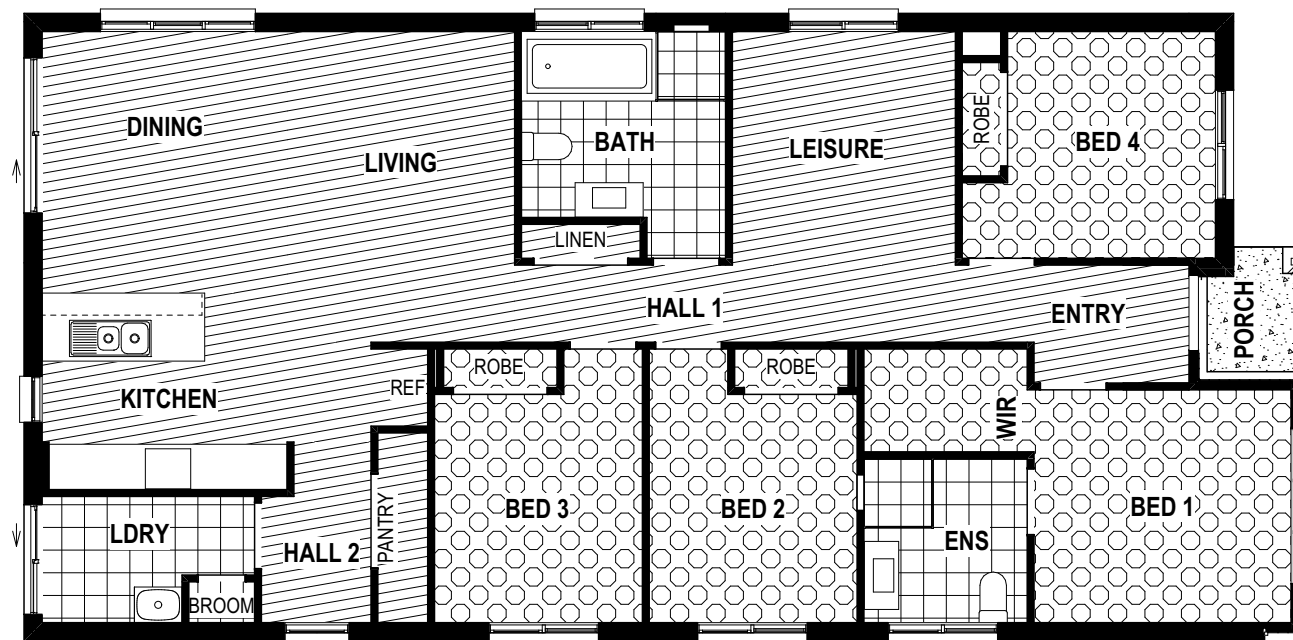
PRELIMINARY

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



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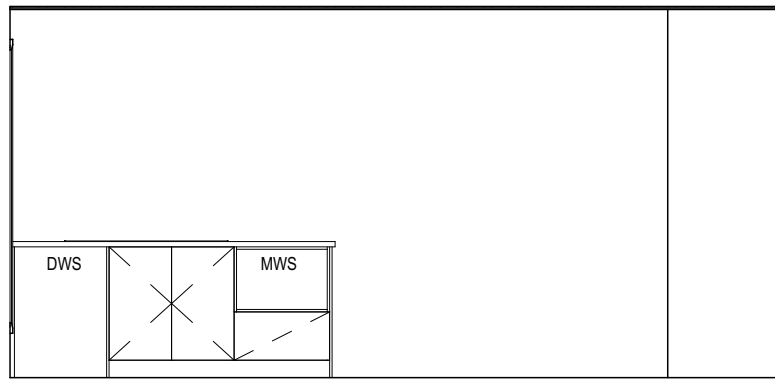
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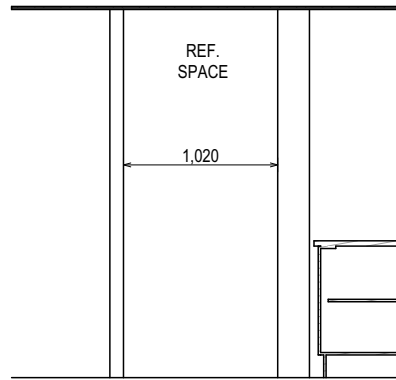
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	1 CONSOLIDATE PROPOSAL 1	HMI 10/12/2025	MICHAEL ALAN COZENS & BRITNEY JANE WYMAN	CYPRESS 15	H-WNWCYP10SA	
	2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 15/12/2025	ADDRESS: 13 ENCHANTRESS ST, ROKEBY TAS 7019	FACADE DESIGN: DAINTREE	FACADE CODE: F-WNWCYP10DTREA	
	3 PRELIM PLANS - INITIAL ISSUE	KPH 09/01/2025	LOT / SECTION / CT: 140 / - / 183235	COUNCIL: CLARENCE	SHEET No.: 12 / 19	
	4 PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG 26/01/2026			SCALES: 1:100	
5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026					

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 - GENERAL BUILDING INFORMATION

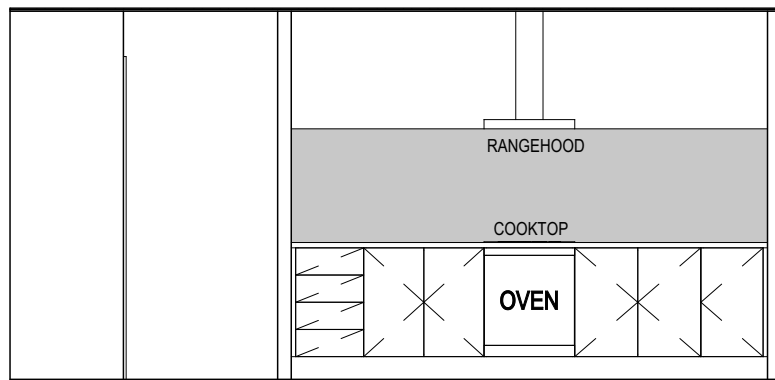
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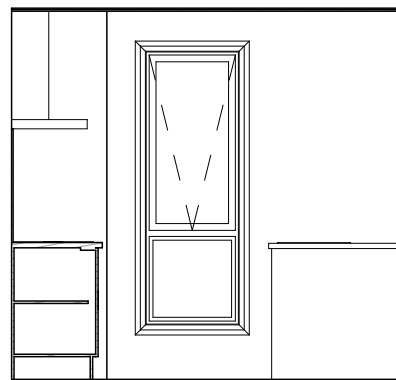
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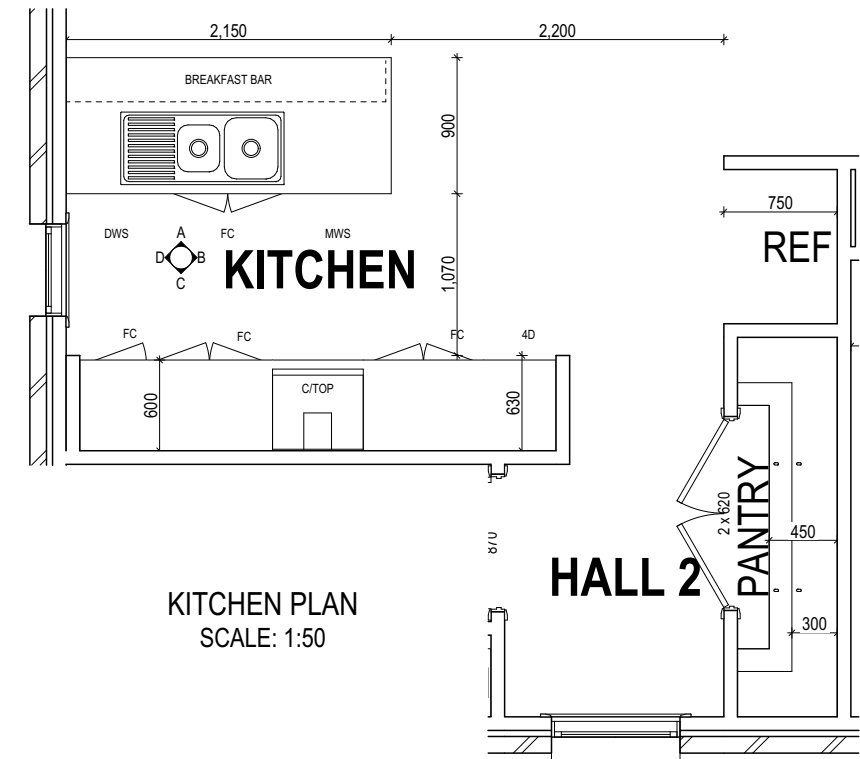
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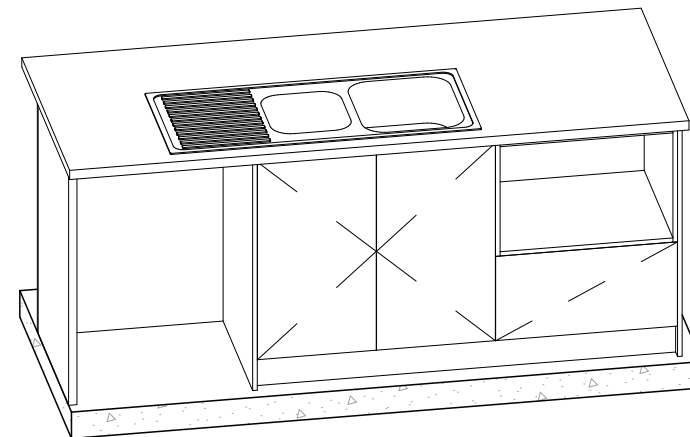
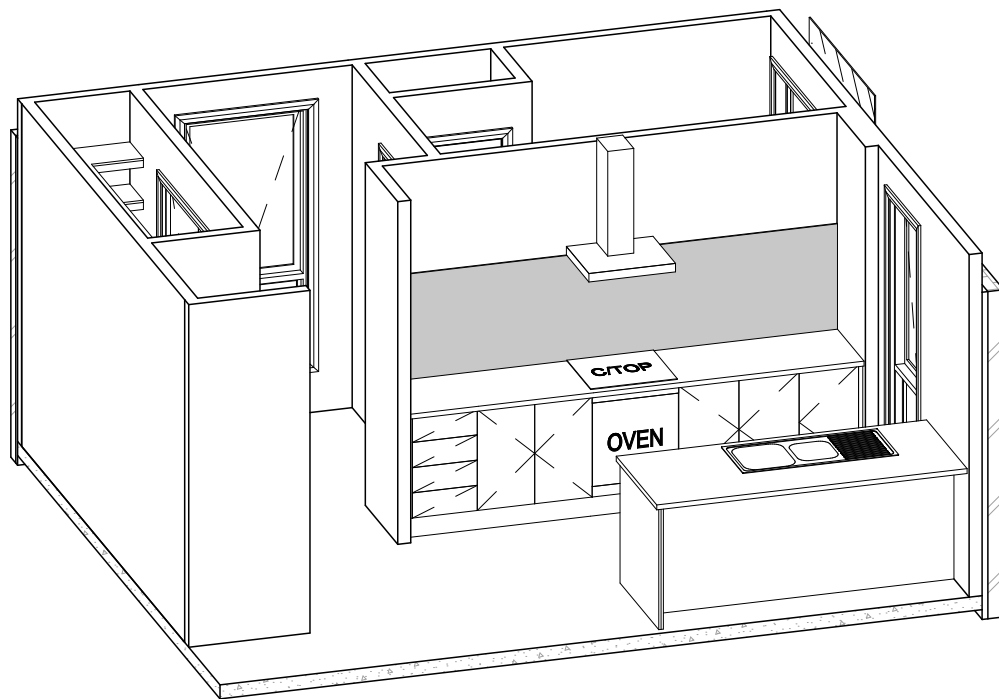
ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50



**SUBJECT TO NCC 2022
(1 MAY 2023)**
 WATERPROOFING & PLUMBING
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PLAN ACCEPTANCE BY OWNER

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	3 PRELIM PLANS - INITIAL ISSUE	KPH 09/01/2025	LOT / SECTION / CT: 140 / - / 183235	SHEET TITLE: KITCHEN DETAILS	SHEET No.: 13 / 19		SCALES: 1:50
	4 PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG 26/01/2026	COUNCIL: CLARENCE				
	5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026					

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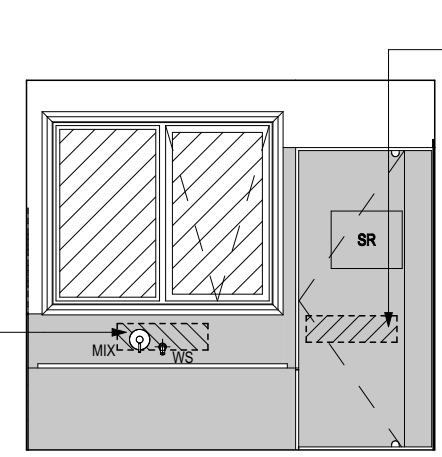
REFER TO THE FOLLOWING DETAILS:
 VANITY DETAILS G-VANI-001
 WINDOW OVER BATH HOB D-WIND-ALU001
 STANDARD BATH HOB D-WETA-BATH003
 WET AREA TILING LAYOUTS D-WETA-TILE002
 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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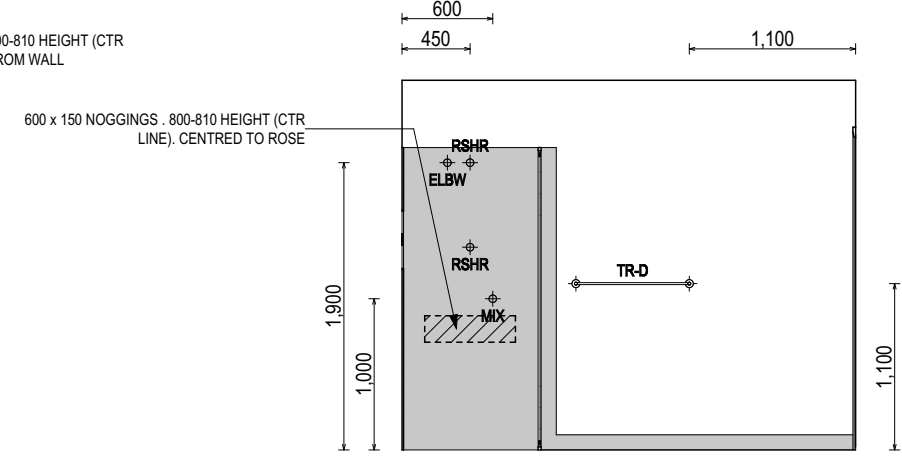
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LEGEND

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



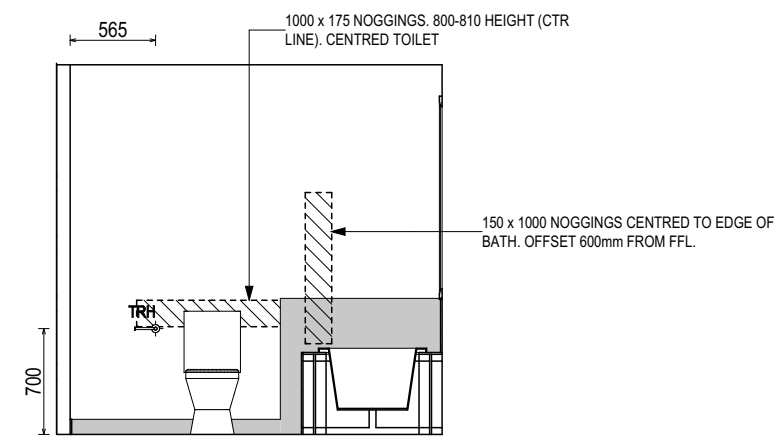
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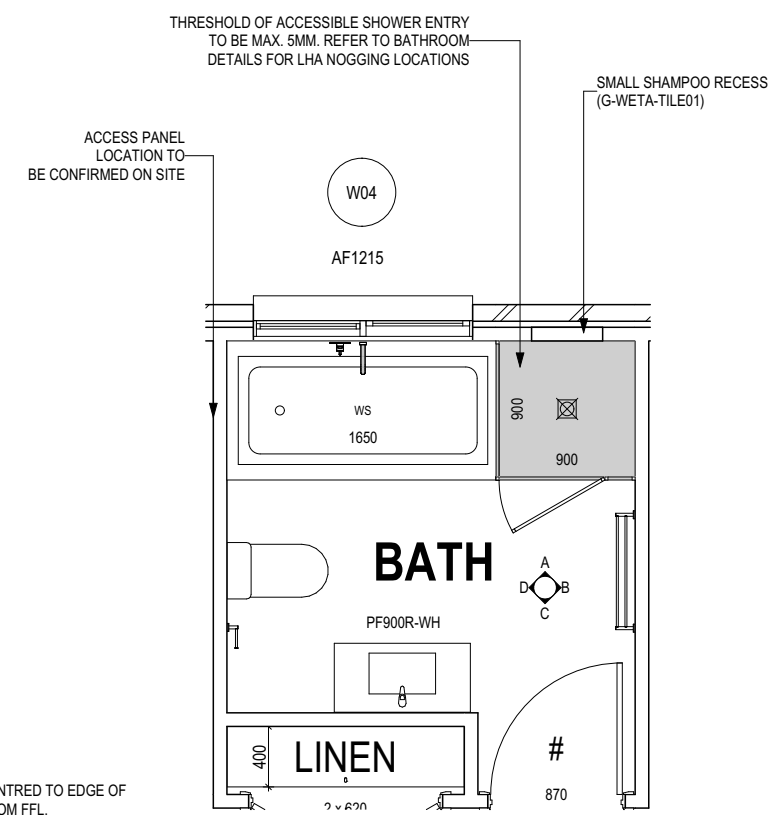
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50

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 (1 MAY 2023)
 WATERPROOFING & PLUMBING
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5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026	

HOUSE DESIGN:	HOUSE CODE:
CYPRESS 15	H-WNWCYP10SA
FACADE DESIGN: DAINTREE	FACADE CODE: F-WNWCYP10DTREA
SHEET TITLE: BATHROOM DETAILS	SHEET No.: 14 / 19
	SCALES: 1:50

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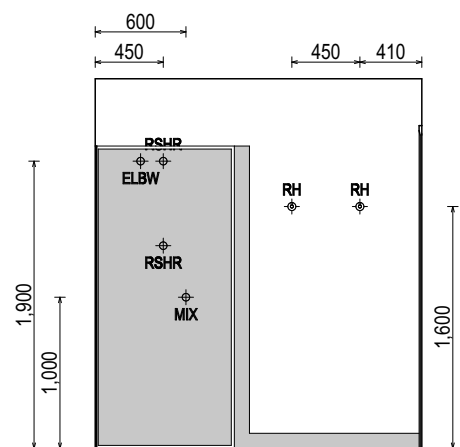
REFER TO THE FOLLOWING DETAILS:
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 STANDARD BATH HOB D-WETA-BATH003
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 SQUARE SET WINDOWS G-WIND-SSET02
 FULL HEIGHT TILING D-LINI-WETA

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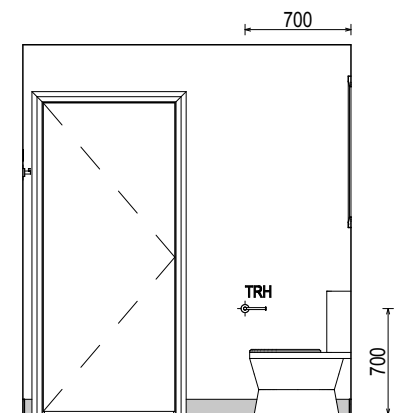
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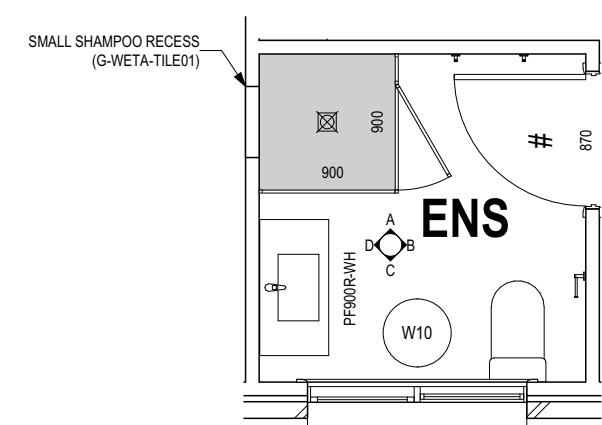
RSHR	RAIL SHOWER
ROSE	SHOWER ROSE
ELBW	SHOWER ELBOW CONNECTION
MIX	MIXER TAP
HT	HOT TAP
CT	COLD TAP
HS	HOB SPOUT
WS	WALL SPOUT
SC	STOP COCK
TRH	TOILET ROLL HOLDER
TR-S	TOWEL RAIL - SINGLE
TR-D	TOWEL RAIL - DOUBLE
TL	TOWEL LADDER
TH	TOWEL HOLDER
TR	TOWEL RACK
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RH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



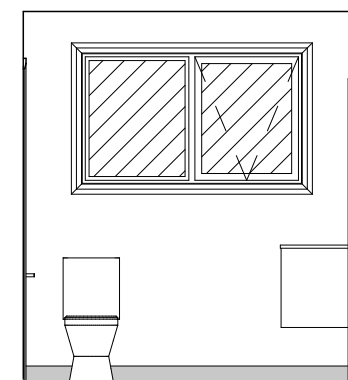
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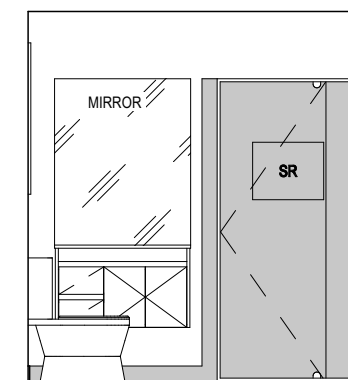
ELEVATION B
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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

PLAN ACCEPTANCE BY OWNER

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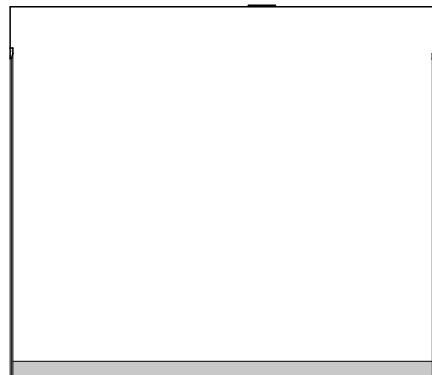
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	COPYRIGHT:		2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	15/12/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2026		3	PRELIM PLANS - INITIAL ISSUE	KPH	09/01/2025	13 ENCHANTRESS ST, ROKEBY TAS 7019		DAINTREE		F-WNWCYP10DTREA		
			4	PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG	26/01/2026	LOT / SECTION / CT:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
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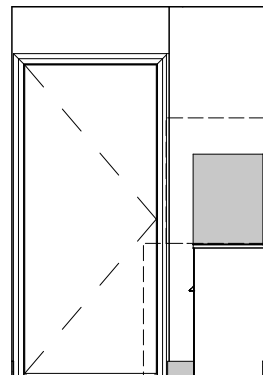
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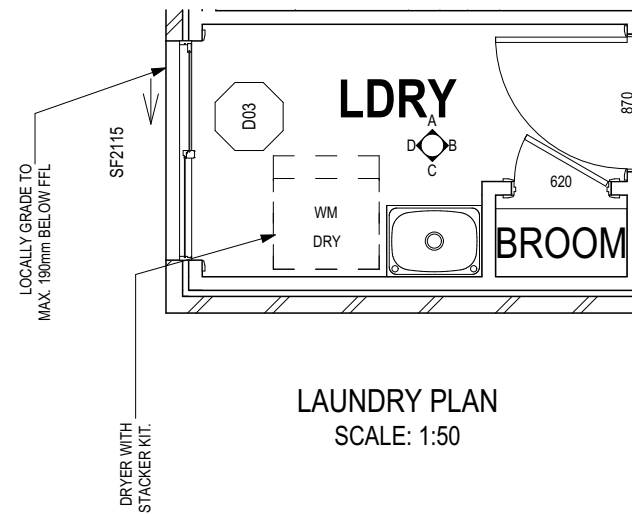
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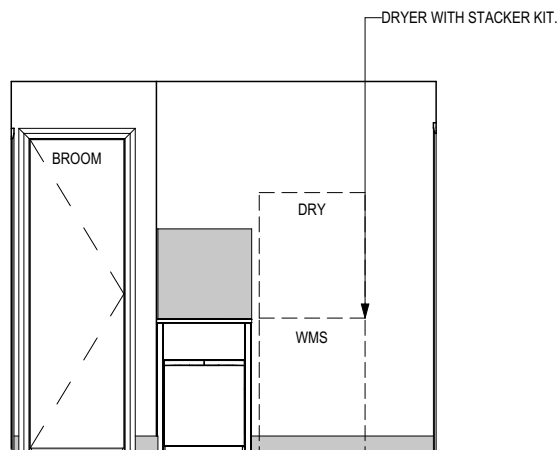
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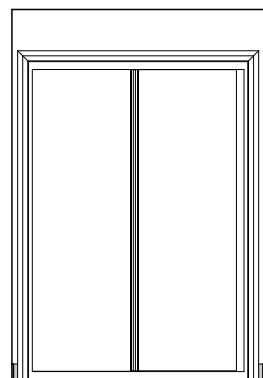
ELEVATION B
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

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(1 MAY 2023)**
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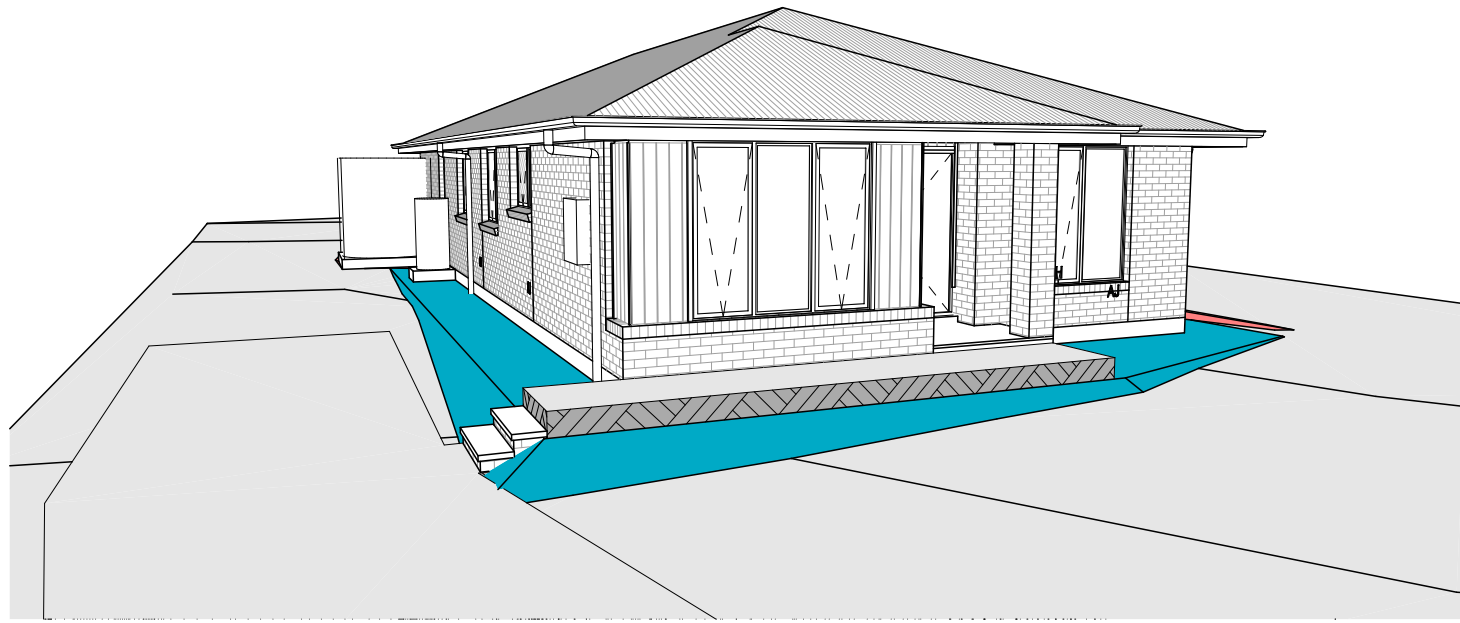
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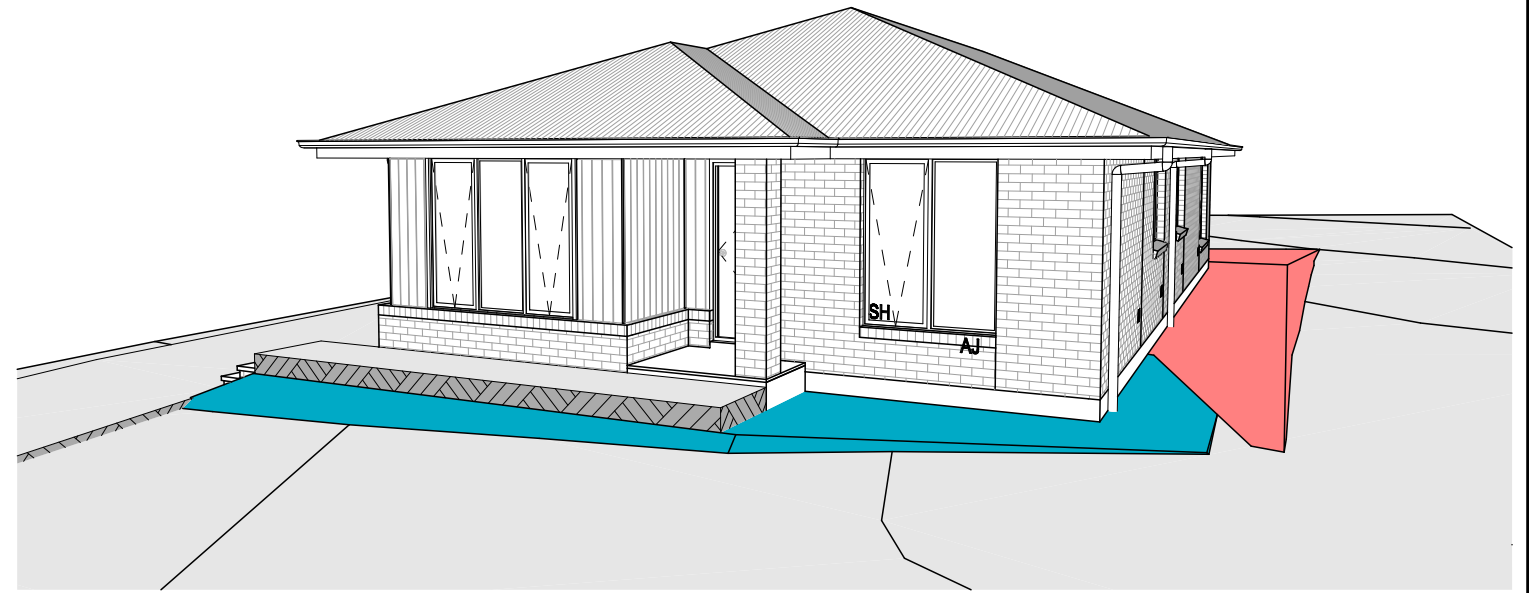
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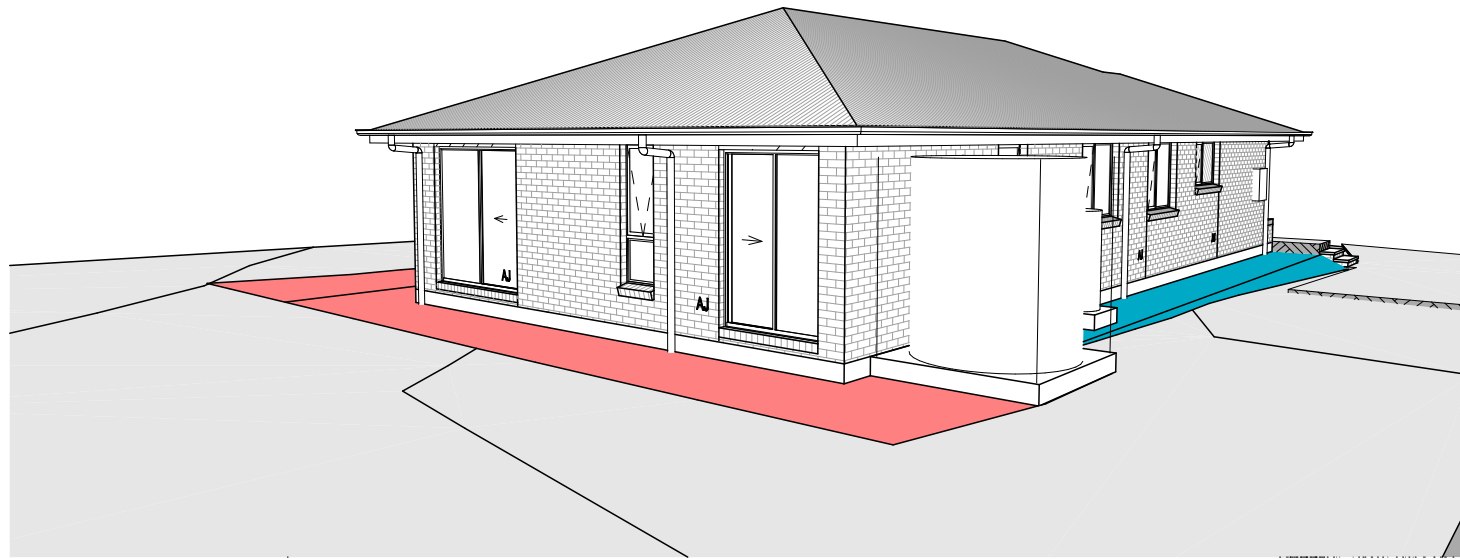
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NOW BY WILSON HOMES	1 CONSOLIDATE PROPOSAL 1	HMI 10/12/2025	MICHAEL ALAN COZENS & BRITNEY JANE WYMAN	CYPRESS 15	H-WNWCYP10SA	
COPYRIGHT: © 2026	2 CONSOLIDATE PROPOSAL 1 - UPDATE	HMI 15/12/2025	ADDRESS: 13 ENCHANTRESS ST, ROKEBY TAS 7019	FACADE DESIGN: DAINTREE	FACADE CODE: F-WNWCYP10DTREA	
	3 PRELIM PLANS - INITIAL ISSUE	KPH 09/01/2025	LOT / SECTION / CT: 140 / - / 183235	SHEET TITLE: LAUNDRY DETAILS	SHEET No.: 16 / 19	
	4 PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG 26/01/2026	COUNCIL: CLARENCE	SCALES: 1:50	714574	
	5 PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI 25/02/2026				



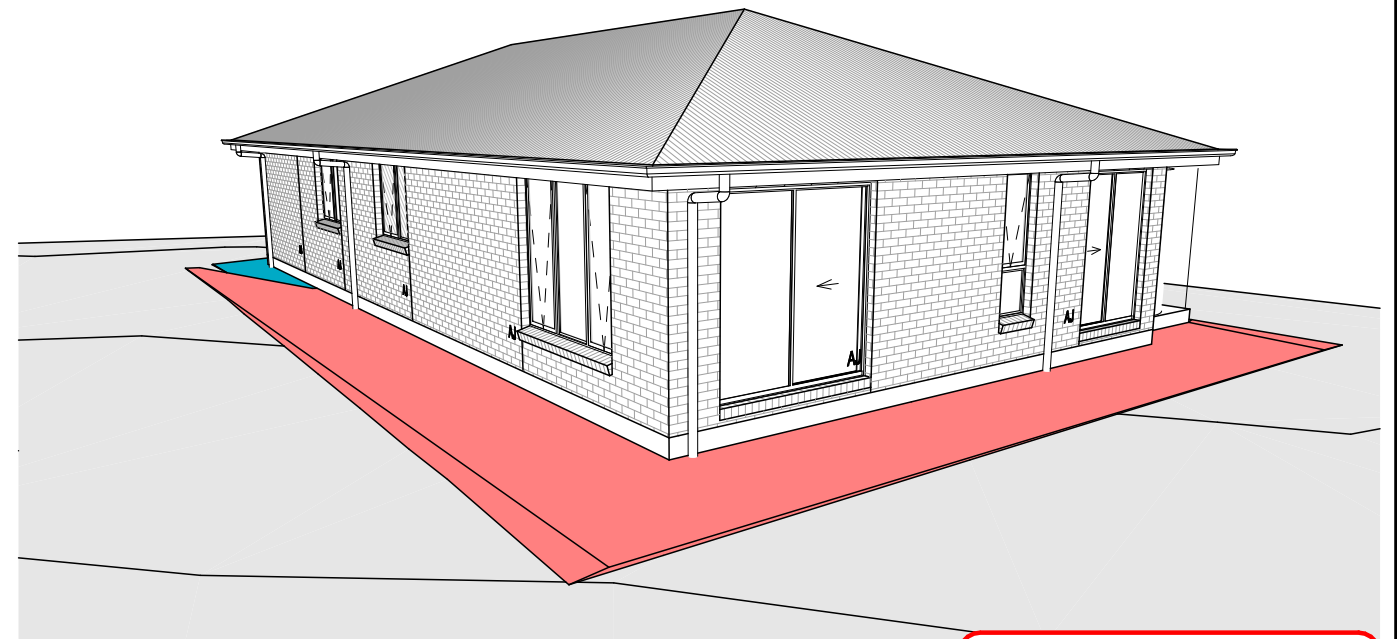
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**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

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NOTE: SITE LEVELS AND SETBACKS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO A FINAL CONTOUR SURVEY AND REGISTERED REPORTS BEING COMPLETED. 3D IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

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	1	CONSOLIDATE PROPOSAL 1	HMI	10/12/2025	MICHAEL ALAN COZENS & BRITNEY JANE WYMAN	CYPRESS 15	H-WNWCYP10SA	
	2	CONSOLIDATE PROPOSAL 1 - UPDATE	HMI	15/12/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	3	PRELIM PLANS - INITIAL ISSUE	KPH	09/01/2025	13 ENCHANTRESS ST, ROKEBY TAS 7019	DAINTREE	F-WNWCYP10DTREA	
	4	PRELIM PLANS - COL & VAR.REF.001, 002 & 003 UPDATE	TNG	26/01/2026	LOT / SECTION / CT:	SHEET TITLE:	SHEET No.:	
5	PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI	25/02/2026	140 / - / 183235	COUNCIL:	17 / 19	SCALES:	
					CLARENCE	3D VIEWS		

GENERAL

- BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC)
- INTERNAL DIMENSIONS ARE TO WALL FRAMING ONLY AND DO NOT INCLUDE WALL LININGS

SITE WORKS

- CUT AND FILL BATTERS ARE INDICATIVE ONLY. BATTER TO COMPLY WITH THE NCC TABLE 3.2.1
- ALL CUTS AND FFL'S SHOWN (DA DRAWINGS) ARE SUBJECT TO ENGINEERING ADVICE ONCE A SATISFACTORY SOIL TEST HAS BEEN RECEIVED AND REVIEWED
- ALL EMBANKMENTS THAT ARE LEFT EXPOSED MUST BE STABILISED WITH VEGETATION OR SIMILAR TO PREVENT EROSION
- EMBANKMENTS CANNOT EXCEED 2.0m IN HEIGHT WITHOUT THE AID OF RETAINING WALLS OR OTHER APPROVED TYPES OF SOIL RETAINING METHODS
- ALL UNPROTECTED EMBANKMENTS MUST COMPLY WITH THE SLOPE RATIOS FOR SOIL TYPE IN TABLE 3.2.1 OF THE NCC

SOIL TYPE / CLASSIFICATION	EMBANKMENT OF SLOPE	
	COMPACTED FILL	CUT
STABLE ROCK (A)	3 : 3	8 : 1
SAND (A)	1 : 2	1 : 2
SILT (P)	1 : 4	1 : 4
FIRM CLAY	1 : 2	1 : 1
SOFT CLAY	NOT SUITABLE	2 : 3
SOFT SOILS (P)	NOT SUITABLE	NOT SUITABLE

MASONRY

- ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH AS3700
- EXTERNAL WALLS TO BE 110mm BRICKWORK UNLESS NOTED OTHERWISE
- MORTAR MIXED @ 1:1:6 CEMENT:LIME:SAND UNLESS STATED OTHERWISE BY ENGINEER
- DAMP-PROOF COURSE IN ALL PERIMETER WALLS CUT INTO EXTERNAL WALLS BELOW FLOOR LEVEL WITH WEEP HOLES @ 1200 CTRS IN ACCORDANCE WITH AS2904
- VERTICAL ARTICULATION JOINTS TO BE PROVIDED @ 6m MAX. CTRS FOR UNREINFORCED MASONARY WALLS EXCEPT WHERE BUILT ON CLASS A OR S SOIL AND SPACED AS PER AS3700 SECTION 12.6.4. WILSON HOMES REQUEST THAT @ 5M CTRS.
- WHERE NECESSARY, STEEL LINTELS ARE TO BE PROVIDED IN ACCORDANCE WITH AS4100 AND AS3700a

TIMBER FRAMING

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NCC
- ALL TIMBER FRAMING TO BE CARRIED OUT IN ACCORDANCE WITH AS1684
- MGP10 PINE FRAMING OR F17 SOLID AND FINGER JOINED FRAMING TO ALL STRUCTURAL COMPONENTS. 90 x 35mm FRAMING TO INTERNAL AND EXTERNAL WALLS. TIMBER COMPOSITE ENGINEERED ROOF TRUSSES WITH HARDWOOD AND MGP COMPONENTS
- GALVANISED WALL TIES TO MASONRY @ 450 CTRS HORIZONTALLY AND 600 CTRS VERTICALLY, WITH SPACING REDUCED BY 50% AROUND OPENINGS

BRACING / LINTELS

- WALL BRACING AS PER AS1684-2 2021 AND AS1170 WIND LOADS
- WALL BRACING AS SHOWN ON PLAN IS A MINIMUM ONLY. BUILDER TO PROVIDE ADDITIONAL BRACING TO SUIT THE CONSTRUCTION OF WALL FRAMES IN ACCORDANCE WITH GOOD BUILDING PRACTICE.
- PLYWOOD BRACING IN ACCORDANCE WITH AS1684 TABLE 8.18 (H) METHOD B. 900 WIDE SHEET PLY BRACING PANELS (6mm THICK F11 OR 4mm THICK F14) TO BE FIXED TO STUD FRAME WITH 2.8mm DIA x 30mm LONG MIN. FLAT HEAD NAILS.
- 65 x 19mm HW DIAGONAL TIMBER BRACING CHECKED INTO STUDS AND FIXED IN ACCORDANCE WITH AS1684

TIMBER LINTELS FOR SINGLE (OR UPPER STORY) TO BE F17 HARDWOOD AS FOLLOWS:

0 - 1500	120 x 35
1500 - 2400	140 x 35
2400 - 2700	190 x 35

TIEDOWN AND FIXING CONNECTIONS TO COMPLY WITH AS1684

STEEL LINTELS FOR SINGLE (OR UPPER STOREY) TO BE AS FOLLOWS:

0 - 2700	90 x 90 x 6 EA
2700 - 3200	100 x 100 x 8 EA
3200 - 4000	150 x 90 x 8 EA

***LINTELS REQUIRE 150mm BEARING EITHER SIDE OF OPENING**
ALL LINTEL SIZES SHOWN ARE SUBJECT TO ENGINEERS DETAILS

CONCRETE

- CONCRETE FOOTING AND SLABS TO BE IN ACCORDANCE WITH AS2870
- CONCRETE TO BE MANUFACTURED TO COMPLY WITH AS3600 AND:
 - HAVE A STRENGTH @ 28 DAYS OF NOT LESS THAN 25MpA (N25 GRADE)
 - HAVE A 20mm NOMINAL AGGREGATE SIZE
 - HAVE A NOMINAL 80mm SLUMP
- CONCRETE SLAB TO BE LAID OVER 0.2mm POLYTHENE MEMBRANE, 50mm WELL BEDDED SAND AND MINIMUM COMPACTED FCR (20mm)
- SLAB THICKNESS AND REINFORCEMENT TO BE AS PER ENGINEERS DESIGN

WINDOWS

- WINDOWS TO BE ALUMINIUM FRAMED SLIDING UNLESS NOTED OTHERWISE
- ALL WINDOWS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AS1288 AND AS2047 TO SPECIFIC WIND SPEED AS PER ENGINEERS REPORT
- ALL OPENING WINDOWS TO COMPLY WITH NCC 8 REQUIREMENTS
- AS PER NCC 11.3.6 ALL BEDROOM WINDOWS WHERE THE LOWEST OPENABLE PORTION OF THE WINDOW IS WITHIN 1.7m OF FFL AND THE FFL IS 2m OR MORE ABOVE NGL, REQUIRE A PERMANANTLY FIXED DEVICE RESTRICTING ANY OPENINGS OF THE WINDOW OR SCREEN SO THAT A 125mm SPHERE CANNOT PASS THROUGH; AND RESISTING OUTWARDS HORIZONTAL ACTION OF 250N AGAINST THE WINDOW. WHERE THE DEVICE OR SCREEN CAN BE REMOVED, UNLOCKED OR OVER-RIDDEN, THE DEVICE OR SCREEN MUST HAVE A CHILD RESISTANT RELEASE MECHANISM INSTALLED AND BARRIER BELOW THE WINDOW THAT IS 865mm HIGH ABOVE FFL AND RESTRICTS ANY OPENING WITHIN THE BARRIER SO THAT A 125mm SPHERE CANNOT PASS THROUGH, AND HAS NO HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150mm AND 760mm FROM FFL.
- GLAZING INSTALLED IN AREAS WITH HIGH POTENTIAL FOR HUMAN IMPACT TO COMPLY WITH NCC PART 8.4

DRAINAGE / WATER

- DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS3500 AND LOCAL AUTHORITY
- STORMWATER PIPES TO BE UPVC CLASS HD
- SEWER PIPES TO BE UPVC CLASS SH
- PROVIDE Ø20mm K2 POLYETHYLENE WATER RETICULATION
- TYPE B STOP VALVE TO BE LOCATED ADJACENT TO ENTRY
- BACKFILL ALL TRENCHES BENEATH VEHICLE PAVEMENT AND SLABS ON GRADE TO FULL DEPTH WITH 20 FCR
- PROVIDE OVERFLOW RELIEF GULLY WITH TAP OVER. INVERT LEVEL TO BE 150 MIN. BELOW LOWEST SANITARY DRAINAGE POINT.
- CUT AND BATTER ARE INDICATIVE. BATTER TO COMPLY WITH CURRENT NCC TABLE 3.1.1.1
- AG DRAIN REQUIRED AROUND PERIMETER OF DWELLING FOR ALL CLASS M, H, E SITES. LOCATE AG DRAIN NOT CLOSER THAN 1.5m FROM FOOTINGS IN ACCORDANCE WITH AS2870 SECTION 5.6
- PROVIDE SURFACE DRAINAGE IN ACCORDANCE WITH AS2870 SECTION 5.6.3
- PROVIDE FLEXIBLE JOINTS IN ALL DRAINAGE EMERGING FROM UNDERNEATH OR ATTACHED TO BUILDING IN ACCORDANCE WITH AS2870 SECTION 5.6.4 FOR ALL CLASS H AND E SITES. REFER TO GEOTECH FOR FURTHER INFORMATION
- DOWNPIPES AND GUTTERS DESIGNED IN ACCORDANCE WITH AS/NZS 3500.3

STAIRCASES / BALUSTRADES / HANDRAILS

STAIR TREADS	240mm MIN. - 355mm MAX.
STAIR RISERS	115mm MIN. - 190mm MAX.

- HANDRAIL REQUIRED WHERE CHANGE OF LEVEL BETWEEN FLOOR / LANDINGS > 1m AS PER CURRENT NCC 11.3.5
- NO GAPS IN STAIRCASES OR BALUSTRADE TO BE GREATER THAN 125mm
- BALUSTRADE REQUIRED WHERE LEVEL OF LANDING OR DECK IS GREATER THAN 1000mm ABOVE ADJACENT GROUND LEVEL
- BALUSTRADE TO BE MINIMUM 1000mm ABOVE FFL (INCLUDING ANY FLOOR COVERINGS)
- DOORS OPENING OUTWARDS EXTERNALLY MUST OPEN TO A LANDING (MIN. 750mm WIDE) WHERE THE DIFFERENCE IN LEVELS IS GREATER THAN 570mm
- NON-SLIP TREADS TO ALL TREADS AND TO COMPLY WITH NCC 11.2.4
- WHERE LANDINGS ARE NOT NOMINATED TO EXTERNAL DOORS, OPERATING DOOR LEAFS ARE TO BE SCREWED FIXED SHUT, OR PROVIDED WITH A FORMED FCR LANDING NOMINALLY 180mm BELOW FLOOR LEVEL.
- GLAZED BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC PART 8.4, 11.3 AND AS1288 REQUIREMENTS

ROOFING

- ROOF TO BE COLORBOND 'CUSTOM ORB' METALDECK UNLESS NOTED OTHERWISE. PROVIDED AND INSTALLED IN ACCORDANCE WITH AS1562.1 (IF TILED REFER TO AS2050)
- PREFABRICATED ROOF TRUSSES TO BE SUPPLIED AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. TRUSS MANUFACTURER TO CONFIRM LINTEL SIZES.
- EXHAUST FAN TO COMPLY WITH CURRENT NCC PART 10.6.2 SECTION C
- EXHAUST FANS TO BE SEALED AND DUCTED TO OUTSIDE OF DWELLING IN ACCORDANCE WITH NCC VOLUME 2, PARTS 10.8.2 AND 10.8.3
- IF VENTING OCCURS DIRECTLY THROUGH WALLS/ROOF ADJACENT TO FAN, THEN UNIT REQUIRES SELF CLOSING BAFFLES TO BE CLASSIFIED AS A SEALED UNIT
- ELECTRICIAN IS TO ENSURE THAT ALL GPO'S IN WET AREAS MEET ALL STANDARD AND CODE REQUIREMENTS - ALL GPO'S TO BE 300mm FROM FFL UNLESS NOTED OTHERWISE

WET AREAS

- WALLS TO WET AREAS TO BE FINISHED WITH WET AREA PLASTERBOARD
- COMPLIANCE WITH NCC PART 10.2 AND AS3740
- ALL UNENCLOSED SHOWERS ABOVE BATHS TO HAVE MINIMUM 900mm SHOWER SCREEN OR FLOORWASTE WITHIN 1500mm OF SHOWER CONNECTION AS PER AS3740

CONDENSATION

- WHERE RAKED CEILINGS EXIST, IT IS HIGHLY RECCOMENDED THAT SUITABLE SPACING BETWEEN SARKING AND BULK INSULATION EXISTS. (NO CONTACT BETWEEN PRODUCTS). THE BUILDER IS TO ENSURE ADEQUATE SIZED TIMBER IS USED TO ENSURE THIS SEPARATION IS PROVIDED.
- IN STANDARD ROOF SPACES, IT IS HIGHLY RECOMMENDED TO PROVIDE SEPARATION BETWEEN SARKING AND CEILING INSULATION AROUND THE BUILDING PERIMETER, TO ENSURE AIRFLOW FROM EAVE VENTS IS MAINTAINED
- IT IS HIGHLY RECOMMENDED THAT ALL LIGHTWEIGHT CLADDING IS BATTENED OUT FROM STUDS (METAL / FC SHEET / TIMBER)

WOOD HEATERS

- ALL WOOD HEATERS ARE TO COMPLY WITH MANUFACTURERS SPECIFICATION AND NCC PART 12.4

FIRE SAFETY

- SMOKE ALARMS TO BE MAINS POWERED AND INSTALLED AS PER AS3786. LOCATIONS AS PER NCC 9.5.
- SMOKE ALARMS TO BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
- INSTALLATION OF WOOD HEATERS TO COMPLY WITH AS2918. PROVIDE LOCAL AUTHORITIES WITH INSULATION AND COMPLIANCE CERTIFICATES

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

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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WET AREA NOTES

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

THE ABOVE INFORMATION IS FOR GENERAL GUIDANCE AND IS INDICATIVE ONLY. WATERPROOFING INSTALLERS TO COMPLY WITH ALL CURRENT CODES OF LEGISLATION WHICH TAKE PRECEDENCE OVER THIS SPECIFICATION.

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

ENERGY EFFICIENCY - GENERAL

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

INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND ANY RELEVANT STANDARDS

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

WAFFLE POD ALLOWANCES:

- R0.6 - 175mm DEEP
- R0.7 - 225mm DEEP
- R0.8 - 300mm DEEP
- R0.9 - 375mm DEEP

N.C.C 2022 TAS PART H6

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

N.C.C 2019 3.12.0 (A)

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

3.12.0.1 - FOR REDUCING THE HEATING AND COOLING LOADS

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

3.12.1.1 - FOR BUILDING FABRIC THERMAL INSULATION

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

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

REFER TO ATTACHED THERMAL PERFORMANCE CERTIFICATE

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

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

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

3.12.3 - FOR BUILDING SEALING

3.12.3.1 - CHIMNEYS AND FLUES

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

3.12.3.2 - ROOF LIGHTS

- A ROOF LIGHT MUST BE SEALED, OR CAPABLE OF BEING SEALED WHEN SERVING:
 - A CONDITIONED SPACE; OR
 - A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8
- A ROOF LIGHT REQUIRED BY (a) TO BE SEALED, OR CAPABLE OF BEING SEALED MUST BE CONSTRUCTED WITH:
 - AN IMPERFORATE CEILING DIFFUSER OR THE LIKE INSTALLED AT A CEILING OR INTERNAL LINING LEVEL; OR
 - A WATERPROOF SEAL; OR
 - A SHUTTER SYSTEM READILY OPERATED MANUALLY, MECHANICALLY OR ELECTRONICALLY BY THE OCCUPANT.

3.12.0.1 - EXTERNAL WINDOWS AND DOORS

- A SEAL TO RESTRICT AIR INFILTRATION MUST BE FITTED TO EACH OF AN EXTERNAL DOOR, OPENABLE WINDOW AND OTHER SUCH OPENING:
 - WHEN SERVING A CONDITIONED SPACE; OR
 - IN CLIMATE ZONES 4, 5, 6, 7 OR 8, WHEN SERVING A HABITABLE ROOM.
- A WINDOW COMPLYING WITH THE MAXIMUM AIR INFILTRATION RATES SPECIFIED IN AS2047 NEED NOT COMPLY WITH (a).
- A SEAL REQUIRED BY (a)
 - FOR THE BOTTOM EDGE OF AN INTERNAL SWING DOOR, MUST BE A DRAFT PROTECTION DEVICE; AND
 - FOR THE OTHER EDGES OF AN EXTERNAL SWING DOOR OR THE EDGES OF AN OPENABLE WINDOW OR OTHER SUCH OPENING, MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP, FIBROUS SEAL OR THE LIKE.

3.12.3.4 - EXHAUST FANS

AN EXHAUST FAN MUST BE FITTED WITH A SEALING DEVICE SUCH AS A SELF CLOSE DAMPER, FILTER OR THE LIKE WHEN SERVING:

- A CONDITIONED SPACE; OR
- A HABITABLE ROOM IN THE CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.3.5 - CONSTRUCTION OF ROOF, WALLS AND FLOORS

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

- A CONDITIONED SPACE; OR
 - A HABITABLE ROOM IN CLIMATE ZONE 4, 5, 6, 7 OR 8.
- (b) CONSTRUCTION REQUIRED BY (a) MUST BE:
- ENCLOSED BY AN INTERNAL LINING SYSTEM THAT ARE CLOSE FITTING AT CEILING, WALL AND FLOOR JUNCTIONS; OR
 - SEALED BY CAULKING, SKIRTING, ARCHITRAVES, CORNICES OR THE LIKE.

3.12.3.6 - EVAPORATIVE COOLERS

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

- A HEATED SPACE; OR
- A HABITABLE ROOM IN CLIMATE ZONES 4, 5, 6, 7 OR 8.

3.12.5.5 - ARTIFICIAL LIGHTING

- LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF AN ARTIFICIAL LIGHT, EXCLUDING HEATING THAT EMITS LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:
 - 5W/m² IN A CLASS 1 BUILDING
 - 4W/m² ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING (NOT EXCLUDING EAVE PERIMETER LIGHTS);
 - 3W/m² IN A CLASS 10A BUILDING ASSOCIATED WITH A CLASS 1 BUILDING.
- THE ILLUMINATION POWER DENSITY ALLOWANCE IN (a) MAY BE INCREASED BY DIVIDING IT BY THE ILLUMINATION POWER DENSITY ADJUSTMENT FACTOR FOR A CONTROL DEVICE AS PER N.C.C TABLE 3.12.5.3.

SUBJECT TO NCC 2022

(1 MAY 2023)

**WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**


PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

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	5	PRELIM PLANS - PLANNING RFI (12/02/2026)	HMI	25/02/2026	140 / - / 183235	CLARENCE	WET AREA & ENERGY EFFICIENCY NOTES	19 / 19		714574		



COASTAL VULNERABILITY ASSESSMENT

PROJECT:

Proposed Dwelling

Site Address:

13 Enchantress Drive,
Rokeby Tas,
TAS
7019

CLIENT:

Wilson Homes

DATE:

24/11/2025

DOCUMENT CONTROL

Document Prepared By:



Geo-Environmental Solutions Pty Ltd

ABN 24 115 004 834

29 Kirksway Place


Battery Point

TAS, 7004

P: +61 3 6223 1839

E: office@geosolutions.net.au

W: geosolutions.net.au

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EXECUTIVE SUMMARY

Geo-Environmental Solutions Pty Ltd (GES) were contracted by Wilson Homes to prepare a coastal vulnerability assessment for a proposed works at Rokeby, Tasmania. The project area consists of a single cadastral title (CT – 183235/140) located at 13 Enchantress Drive, TAS 7019. (The Site).

An application to conduct construction works has triggered the assessment in accordance with the Tasmania Planning Scheme (TPS) – Clarence City Council and following of the Director’s Determination for Coastal Erosion and Inundation areas which provides building requirements for building and demolition work in coastal erosion and inundation hazard areas.

The proposed works involve the construction of a new dwelling within a low coastal erosion area inundation overlay, as per the Tasmanian Planning Scheme – Clarence City Council.

A coastal erosion and inundation assessment has been conducted for the site area which involved an assessment of coastline hydrodynamics and erosion processes.

A coastal vulnerability assessment has been conducted for the site area by Carley *et. al.*, (2011) which involved an assessment of coastline hydrodynamics and erosion processes. This assessment has been reviewed and built upon in an erosion assessment which involved site-specific hydrodynamic and erosion modelling to further assess the site inundation and erosion risks.

GES has conducted a site assessment to evaluate the potential risks of sea level rise associated with the proposed construction. It has been determined that, based on the 2100 high emissions scenario (1% Annual Exceedance Probability), stillwater levels could rise up to 2.56 meters above Australian Height Datum (AHD). The proposed finished floor levels for the proposed development should be designed above the flood level with 300mm free board.

GES recommends the following:

- The project area is located on the bank of Clarence Plains Rivulet, which is not directly exposed to coastal processes and has a very low potential to be affected by sea flooding. However, the site could be affected by flooding from the rivulet. To reduce the vulnerability to inundation, the finished floor level of the proposed dwelling must be constructed at or above 3.0 m AHD, in accordance with the TPS - Clarence City Council, as outlined in Table C11.1 for the Coastal Inundation Hazard Area.
- After a site visit and review of historical imagery, it can be concluded that coastal erosion poses a minimal hazard to the site. The site visit identified pebbles and small boulders along the Clarence Plains Rivulet margin. These coarse materials offer a degree of natural protection by increasing bank stability and reducing localised erosion from flow and wave action within the rivulet. Footings must be bedded / piered to engineer approved competent natural material. Additionally, the site is separated from the rivulet by a road, which could further reduce the risk, although this separation is not considered a guarantee of structural reliability.
- The proposed development presents an acceptable solution to managing potential site risks provided the recommendations in this report are adhered to in building design and construction.

If the recommendations are adhered to, the proposed development will meet the requirements for works in the coastal erosion and inundation hazard area and it will fulfill the performance solution codes C10.6.1 and C11.6.1, as outlined in the Tasmanian Planning Scheme - Clarence Council (2021).

1 INTRODUCTION

Geo-Environmental Solutions Pty Ltd (GES) were contracted by Wilson Homes to prepare a coastal vulnerability assessment for a proposed works at Rokeby, Tasmania. The project area consists of a single cadastral title (CT – 183235/140) located at 13 Enchantress Drive, TAS 7019. (The Site).

An application to conduct construction works has triggered the assessment in accordance with the Tasmania Planning Scheme (TPS) – Clarence City Council and following of the Director’s Determination for Coastal Erosion and Inundation areas which provides building requirements for building and demolition work in coastal erosion and inundation hazard areas.

GES have undertaken this assessment using available scientific literature and datasets. Estimations are determined by approximation with appropriate regional information applied where appropriate to site specific information. Data collection and site-specific modelling was undertaken in assessment of the site.

2 OBJECTIVES

The objective of the site investigation is to:

- Identify which codes need to be addressed in terms of coastal vulnerability and identify the performance criteria relevant to the project which need addressing;
- Conduct a literature review of all geological, geomorphologic, hydrodynamic information and any erosion or inundation assessments which are relevant to the site;
- Review hydrodynamic assessments of the local area to determine projected sea level rise, storm tides and site-specific hydrodynamic conditions and where applicable, GES’s site-specific soil investigation findings;
- Conduct a detailed erosion assessment of site erosion vulnerability in terms of long-term beach recession and short-term storm erosion.
- Conduct a site risk assessment for the proposed development ensuring relevant performance criteria are addressed; and
- Where applicable, provide recommendations on methods and design approach to reduce inundation and erosion impact.

3 SITE DETAILS

3.1 Project Area Land Title

The land studied in this report is defined by the following title reference:

- CT 183235/140

the ‘Site’ and/or the ‘Project Area’ in this report.

3.2 Project Area

The project area is situated on the southeastern coast of Tasmania, approximately 14 km southeast of Hobart. It lies along the banks of the Clarence Plains Rivulet and is located about 290 meters inland from the edge of Rokeby Beach. Although the site itself is not directly exposed to the coastline, Rokeby Beach provides access to Ralphs Bay to the south, which in turn leads into the Derwent River Estuary. This estuary connects to Storm Bay and eventually opens to the Southern Ocean, where ocean swells are generated. The proximity of the project area to these bodies of water means that it is influenced by tidal cycles, storm surges, and coastal processes, which can affect the local environment and contribute to erosion and inundation risks in the surrounding area (Figure 1).



Figure 1 - Location of the site

3.2.1 Proposed Works

The project area is situated along the banks of the rivulet, roughly 110 meters from its regular shoreline of the rivulet. The project site is a vacant land block which covers an area of approximately 629.6 square meters. The proposed works are to build a new 4-bedroom dwelling.

Preliminary plans for proposed works have been provided to GES from the Wilson Homes. The plans are presented in Figure 2.

The site's elevation varies, along the eastern portion of the site at 4m AHD (Australian Height Datum) and rising to 6 AHD towards the western portion. The contours for the site were exported from Clarence 2019 Lidar data using Qgis software.



Figure 2 – Preliminary Plans of the project area

4 PLANNING

4.1 Australian Building Code Board

This report presents a summary of the overall building construction risk to coastal erosion and inundation processes. This assessment has been conducted a 'normal' building design life category based on a 2023 baseline (ABCB 2015).

'The design life of buildings should be taken as 'Normal' for all building importance categories unless otherwise stated.'

As per Table 3-1, the following sub systems are identified for the proposed development:

- Building foundations subsystems are considered not accessible or economical to repair and therefore are to be designed with a 50-year life till 2073; and
- Wastewater subsystems are considered to have moderate ease of access but difficult or costly to replace or repair and are therefore to be designed with a 15-year life till 2038.

Table 3-1 Design life of building and plumbing installations and their components

Building Design Life Category	Building Design Life (years)	Design life for components or sub systems readily accessible and economical to replace or repair (years)	Design life for components or sub systems with moderate ease of access but difficult or costly to replace or repair (years)	Design life for components or sub systems not accessible or not economical to replace or repair (years)
Short	1 < dl < 15	5 or dl (if dl<5)	dl	dl
Normal	50	5	15	50
Long	100 or more	10	25	100

Note: Design Life (dl) in years

4.2 The Tasmanian Building Regulations 2016

The Tasmanian Building Regulations are regulated by the Consumer, Building and Occupation Services (CBOS) department and are formed from the Tasmanian Building Act 2016. New state-wide planning and building requirements are being implemented for hazardous areas. These include areas potentially subject to landslip, bushfire, flooding, coastal erosion, & costal inundation. Details of the Tasmanian Building Regulations are presented in Appendix 1.

4.3 Tasmanian Planning Scheme Overlay – Clarence Council (TPS, 2021)

4.3.1 Coastal Erosion Hazard Code Overlay (CEHC)

The proposed works fall within Low Coastal Erosion Hazard Overlay Figure 3.

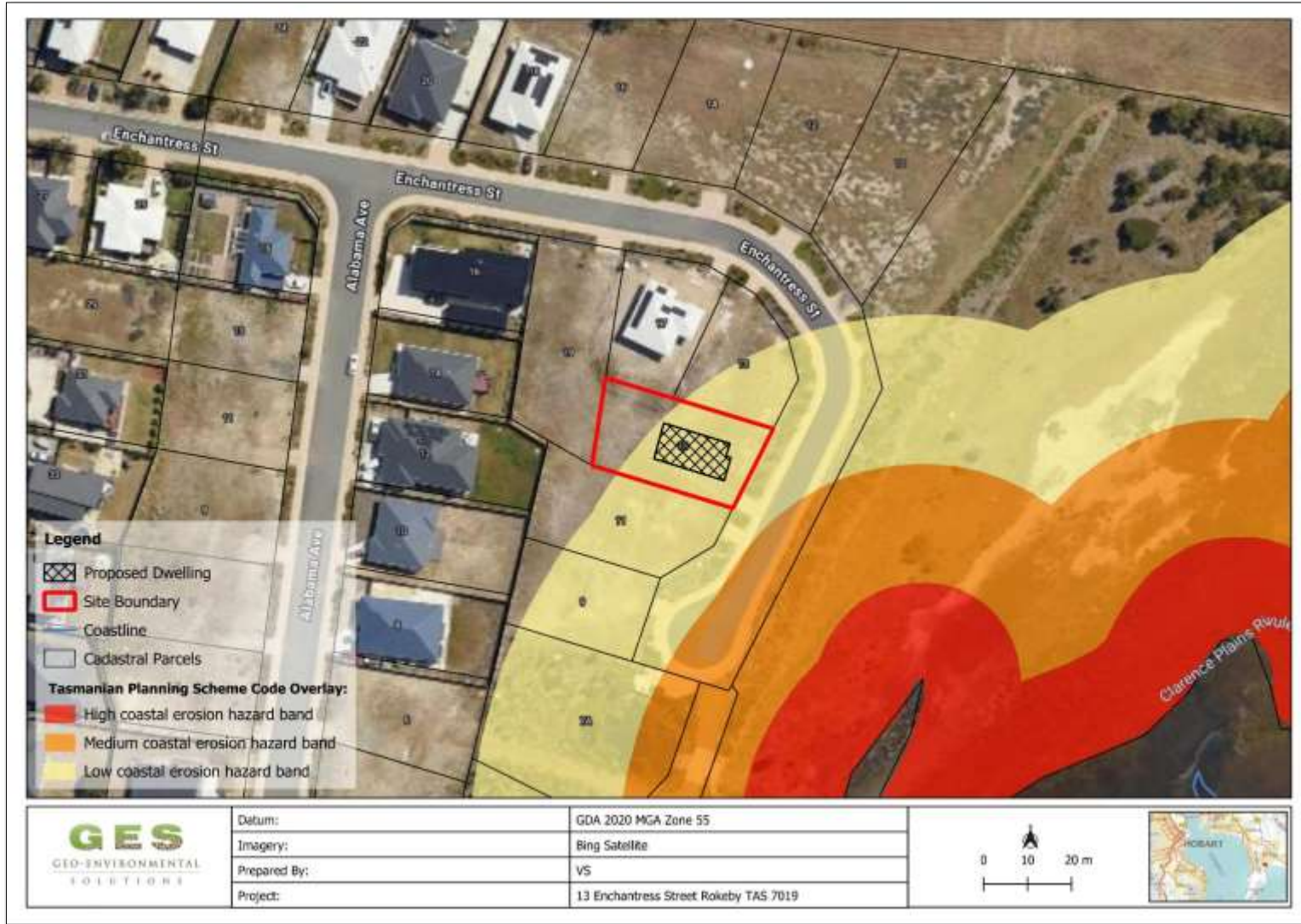


Figure 3 – Coastal Erosion Hazard Overlay (Source: The List)

4.3.2 Coastal Inundation Hazard Code Overlay (CIHC)

The proposed works are located within the Low Coastal Inundation Overlay (CIHC) Figure 4.

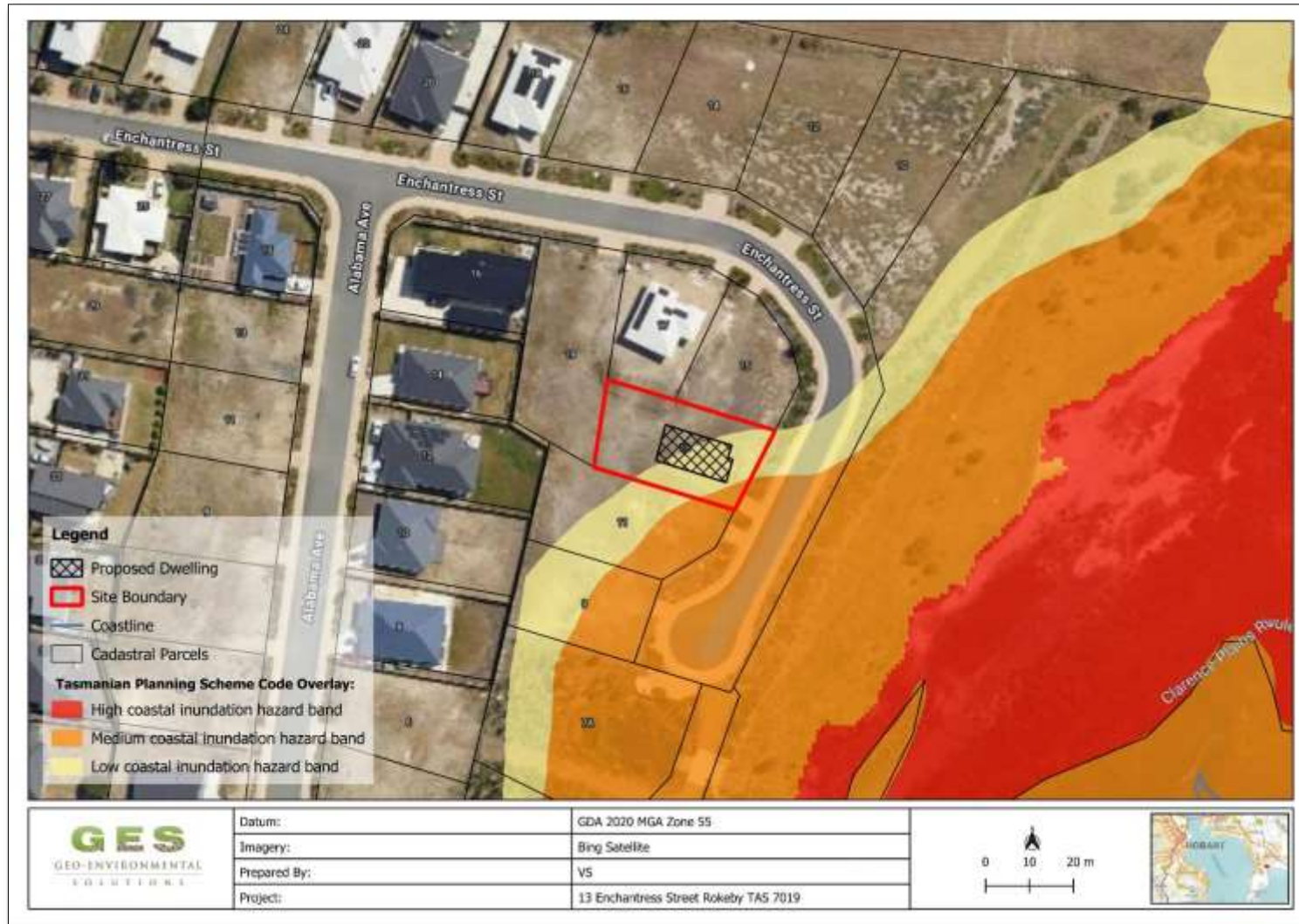


Figure 4 - Coastal Inundation Hazard Overlay (Source: The List)

4.4 Development & Works Acceptable Solutions

Where applicable, the need for further performance criteria compliance is outlined in Appendix 1.

4.4.1 Coastal Erosion Hazard Code (CEHC)

C10.6.1.P1 Buildings and works.

Given that the proposed development resides in the CEHC Area, and there are no acceptable solutions for buildings and works in a CEHC Area,

The following performance criteria need to be addressed:

- C10.6.1 P1.1 and P1.2

4.4.2 Coastal Inundation Hazard Areas Code (CIHC)

C11.6.1.P1 Buildings and works.

The proposed development fall within the CIHC overlay and there are no acceptable solutions for buildings and works in a CIHC Area.

The following performance criteria need to be addressed:

- C11.6.1 P1.1 and P1.2

*As per Tasmanian Planning Scheme – Clarence Council requirements for the minimum level of the habitable rooms finished floor for the site in Rokeby the 1% AEP flood level for 2100 with freeboard is defined at **3.0 m AHD for Rokeby.***

5 SITE MAPPING

To assist in determination of the vulnerability of the site to erosion from coastal processes, it is important to determine the geological and geomorphological characteristics of the site.

5.1 Geological Mapping and Geomorphology

The alluvial material was deposited during the Quaternary period possibly as part of the former Clarence Plains Rivulet alignment. Channels were only observed in this part of the Rokeby beach, possibly as it is locally lower lying and allowable for dumping of glacial outwash material. The alluvial cobbles and pebbles have become dispersed over the beach and predominate the surface in the high tide zone and much of the mid tide zone at the front of the site. The pebbles and cobbles are likely to have washed out of the bank, probably from alluvial paleochannel and paleoterrace deposits. The geological map for the site has been presented in Figure 5. Based on the MRT 1:25,000 scale geology map 'Engineering Geology Hobart, indicates the site is underlain:

Map Unit: Qham - Alluvial and marsh deposits of modern flood plains, of gravel, sand, silt and clay commonly with organic top layer

5.2 Site Soil

According to information provided by HED Consulting, who undertook a site investigation on 17 November, the subdivision is situated at the base of the Rokeby Hills, where the subdivision road was constructed over a substantial depth of fill. Historical aerial imagery indicates the area was previously bushland before vegetation was cleared and the site used for material stockpiling during subdivision works. As part of the investigation, HED Consulting excavated two test pits using a Kobelco SK55SRX excavator. Both test pits encountered FILL material. TP01 comprised gravel with sand, clay, cobbles and boulders, while TP02 contained a higher proportion of sand and clay mixed with gravel, cobbles and boulders. Beneath the fill, both pits encountered natural dark brown to dark grey, low- to medium-plasticity clay of stiff to very stiff consistency. Pocket penetrometer readings taken between 2.0–2.5 m depth ranged between 150 and 250 kPa. Groundwater was not encountered during the investigation; however, due to the site's proximity to Clarence Plains Rivulet and Rokeby Beach, groundwater may be present at relatively shallow depths. More detailed information on the soil profile and the test pit locations is provided in the HED Consulting report.



Figure 5 - Local Geology with Hill shade (Map Source: MRT Hobart Engineering Geology Map 25K)

6 COASTAL EROSION ASSESSMENT

6.1.1 Storm Erosion Demand

Historical imagery has been reviewed to provide a context in which to assess the site in terms of site erosion potential from storms. Storm erosion rates are therefore relatively small. Aside from longer term recession attributed to sea level rise, storm erosion events have the potential to cause shoreline erosion (storm bite) which is followed by a period of rebuilding. The erosion and nourishment cycle are typically in equilibrium unless longer term recession or progradation is occurring.

GES considers a storm erosion demand of 5 m³/m is applicable for the site.

6.1.2 Coastal Shoreline

The Digital Earth Australia Coastlines (DEA Coastlines) dataset provides a comprehensive view of Australia's coastline, including annual shorelines and rates of coastal change from 1988 to the present. This dataset integrates satellite data from Geoscience Australia's Digital Earth Australia program with tidal modelling to map the typical coastline position at mean sea level each year. It enables the examination of trends in coastal erosion and growth on both local and continental scales, offering a historical and up-to-date view of coastal change. This allows the comparison of current coastal change rates with those observed in previous years and decades.

From the DEA Coastlines dataset, the position of the mean sea level along the beach in front of the site has been reviewed for the period from 1988 to 2025. After reviewing historical aerial imagery, GES has confirmed that there have been no noticeable changes in the coastline over the past three decades. The rivulet shoreline around the site appears stable, largely due to the presence of dense vegetation. While there are indications of potential erosion risks driven by factors such as lower elevation, sea level rise, and future flooding events, these risks appear minimal for the immediate future.

The shoreline's stability is heavily reliant on the protection of the vegetation, which should be preserved to maintain long-term coastal conditions. Given that the proposed works are situated more than 90 meters from the coastline, they are unlikely to have a direct impact on the shoreline. Based on GES's assessment, there is no credible risk of long-term recession affecting the proposed works on the site, and the associated risk for 2100 (1% AEP) is deemed acceptable. The proposed development is not located on mobile land.

6.1.3 Stable Foundation Zone

A stable foundation zone assessment has been conducted for the site. The stable foundation zone was determined through a site visit and soil profiling. Footings must be founded or piered down to competent natural material, as approved by a structural engineer. The proposed development is within the stable foundation zone and is not expected to be impacted by recession.

7 COASTAL INUNDATION HAZARD ASSESSMENT

As identified in the directors Determination and regulation 56(3) of the Building Regulations 2016, the defined flood level is the level above the 0 metre Australian Height Datum with a one percent probability of being exceeded in a storm surge flooding event in the year 2100, as specified in the Coastal Inundation Hazard Band Levels List for the relevant locality in the relevant Local Provisions Schedule of the Tasmanian Planning Scheme.

7.1 Storm Tide

Storm tide events may be defined in terms of the culmination of astronomical tide and storm surge events. Maximum storm tide inundation levels have been adopted for the site based on a 1% AEP that an inundation event will occur. GES obtained data for storm tide levels from Canute 3.0. taking in account greenhouse gas emission scenario - very high RCP 8.5, Climate Model Ensemble Percentile Upper (95th), IPCC Version AR6 (Baseline 1995 -2014). (Source: Canute 3.0)

- *The storm tide level adopted for the site is 1.24 m AHD.*

7.2 Sea Level Rise

Storm tide events may be defined in terms of the culmination of astronomical tide and storm surge events. Maximum storm tide inundation levels have been adopted for the site based on a 1% AEP that an inundation event will occur. The TPS - Clarence Council SLR adopted 0.8m rise by 2100. However, the GES has adopted the most recently published following sea level rise estimates-based Canute 3.0, IPCC AR6 projections (very high RCP8.5 climate scenario):

- *1.01m rise by 2100.*

7.3 Site Wave and Wind Conditions

The site is located in close proximity to the Clarence Plains Rivulet but is not directly exposed to Rokeby Beach, as it is set back approximately 320 meters from the shoreline. The primary significant wave, which the inundation assessment for the site is based on, is a local wind-driven wave originating from a southerly wind. Due to the sheltering effect of Droughty Point and South Arm to the south, the impact of swell waves is considered to be minimal.

Wave runup is the vertical distance that waves reach up the beach or coastal structures during storm events. However, the site is not exposed directly by wave run up so it was not taken in consideration.

7.1 Stillwater Levels

The effects of storm tide may be combined with sea levels projections to provide baseline water levels (reported in m AHD) which are referred to as still water level. The still-water levels adopted for the site is based on 1% AEP estimates Table 1.

Table 1 Summary of Site Stillwater Levels for 2100 estimates (1% AEP)

Stillwater Elevations	2100 (Canute 3.0)
Sea Level Rise (m, AHD)	1.01
Tidal Influence & Barometric Low Influence (m)	1.24
Wind & Wave Set up (m)	0.31
Summary (m, AHD)	2.56

8 RISK ASSESSMENT

The qualitative risk assessment criteria have been developed to identify key risks that may arise from building works in areas that are vulnerable to erosion and inundation hazard. The risk assessment based on year 2100, 1.01m AHD high SLR scenario.

Given the current data set and uncertainty over long term responses (more than 77 years) to climate change the calculated long term future risk must be viewed with caution, and adjustments to the risk assessment will need to be made over time. Future data and modelling may calculate a low or higher risk, and it is important to understand that the risk estimations in this report are based upon worst case scenario sea level rise from the current data sets.

The criteria are based on a risk assessment matrix consistent with Australian Standard AS4360 on Risk Management (AS4360). The qualitative assessment of risk severity and likelihood were used to help provide a qualitative risk assessment based upon the coastal vulnerability assessment completed for the site.

A detailed risk assessment addressing the performance criteria is presented in Appendix 6. GES has established from the risk assessment that the level of risk is tolerable for the proposed development works.

9 CONCLUSIONS AND RECOMMENDATIONS

GES has conducted a site assessment to evaluate the potential risks of sea level rise associated with the proposed construction. It has been determined that, based on the 2100 high emissions scenario (1% Annual Exceedance Probability), stillwater levels could rise up to 2.56 meters above Australian Height Datum (AHD). The proposed finished floor levels for the proposed development should be designed above the flood level with 300mm free board.

GES recommends the following:

- The project area is located on the banks of Clarence Plains Rivulet, which is not directly exposed to coastal processes and has a very low potential to be affected by sea flooding. However, the site could be affected by flooding from the rivulet. To reduce the vulnerability to inundation, the finished floor level of the proposed dwelling must be constructed at or above 3.0 m AHD, in accordance with the TPS - Clarence City Council, as outlined in Table C11.1 for the Coastal Inundation Hazard Area.
- After a site visit and review of historical imagery, it can be concluded that coastal erosion poses a minimal hazard to the site with no signs of coastal erosion. The site and shoreline are underlain by cobbles and boulders which may reduce the coastal erosion. Additionally, the site is separated from the rivulet by a road, which could further reduce the risk, although this separation is not considered a guarantee of structural reliability.
- The proposed development presents an acceptable solution to managing potential site risks provided the recommendations in this report are adhered to in building design and construction.

LIMITATIONS STATEMENT

The following limitations apply to this report:

- Climate Futures Light Detection and Ranging (LIDAR) digital elevation model is used for the site modelling;
- The values estimated in this report provide an order of magnitude for assessing climate change impacts and in particular climate change induced sea level rise impacts. The information is based on a collation of existing information and data, with some site specific modelling for planning purposes.

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APPENDIX 1 – ACCEPTABLE SOLUTIONS

Coastal Erosion Hazard Code (CEHC) Areas

C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area	
Objective:	
That:	
(a) building and works, excluding coastal protection works, within a coastal erosion hazard area, can achieve and maintain a tolerable risk from coastal erosion; and	
(b) buildings and works do not increase the risk from coastal erosion to adjacent land and public infrastructure.	
Acceptable Solutions	Performance Criteria
A1	P1.1
No Acceptable Solution.	Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:
	(a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;
	(b) any advice from a State authority, regulated entity or a council; and
	(c) the advice contained in a coastal erosion hazard report.
	P1.2
	A coastal erosion hazard report demonstrates that:
	(a) the building and works:
	(i) do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and
	(ii) can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works;
	(b) buildings and works are not located on actively mobile landforms, unless for engineering or remediation works to protect land, property and human life.

Coastal Inundation Hazard Code (CIHC) Areas

C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area	
Objective:	
That:	
(a) building and works, excluding coastal protection works, within a coastal inundation hazard area, can achieve and maintain a tolerable risk from coastal inundation; and	
(b) buildings and works do not increase the risk from coastal inundation to adjacent land and public infrastructure.	
Acceptable Solutions	Performance Criteria
A1	P1.1
No Acceptable Solution.	Buildings and works, excluding coastal protection works, within a coastal inundation hazard area must have a tolerable risk, having regard to:
	(a) whether any increase in the level of risk from coastal inundation requires any specific hazard reduction or protection measures;
	(b) any advice from a State authority, regulated entity or a council; and
	(c) the advice contained in a coastal inundation hazard report.
	P1.2
	A coastal inundation hazard report also demonstrates that the building or works:
	(a) do not cause or contribute to coastal inundation on the site, on adjacent land or public infrastructure; and
	(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the use without requiring any specific coastal inundation protection works.

APPENDIX 2 – TASMANIAN BUILDING REGULATIONS 2016

Division 4 - Coastal erosion

57. Coastal erosion hazard areas

- 1) For the purposes of the Act, land is a coastal erosion hazard area if –
 - a. the land is shown on a planning scheme overlay map as being land that is within a coastal erosion hazard area; and
 - b. the land –
 - i. is classified as land within a hazard band of a coastal erosion hazard area; or
 - ii. is shown on a planning scheme overlay map as being land in an investigation area for a coastal erosion hazard area and the land has not been subsequently classified as being an acceptable risk.
- 2) For the purposes of the definition of hazardous area in section 4(1) of the Act –
 - a. classification under a coastal erosion determination as being land that is within a hazard band of a coastal erosion hazard area is a prescribed attribute; and
 - b. a coastal erosion hazard area is a hazardous area.

58. Works in coastal erosion hazard areas

- 1) A person must not perform work in a coastal erosion hazard area unless he or she is authorised to do so under the Act.
- 2) If a person intends to perform work in an investigation area of a coastal erosion hazard area, the person must, before performing the work, ensure that the land is classified in accordance with the coastal erosion determination –
 - a. as being an acceptable risk; or
 - b. into a hazard band for the coastal erosion hazard area.
- 3) A responsible person for work being performed in a coastal erosion hazard area must ensure that the work is being performed in accordance with the Act and the coastal erosion determination.
- 4) A person performing work in a coastal erosion hazard area must ensure that the work complies with the Act and the coastal erosion determination.

APPENDIX 3 - DIRECTORS DETERMINATION & BUILDING REGULATIONS 2016 - COASTAL EROSION HAZARD REPORTING

Coastal Erosion Hazard Assessment

This coastal erosion hazard report has been prepared in general accordance with methodology specified in the Directors Determination – Coastal Erosion Hazard Areas pursuant to section 20(3)(b) of the Building Act 2016 and regulation 51 of the Building Regulations 2016 (Document Version 1.2 Dated 27 September 2021).

This report has been prepared by Jonathon Traynor who has more than 10 years' experience as a professional geologist. Jonathon Traynor has a Bachelor of Science Degree with First Class Honours in Geology. In his role at GES Jonathan prepares geotechnical reports including Site Classification Reports for Construction to AS2870, Geotechnical Site Investigations, Landslip Assessments in Accordance Australian Geomechanics Guidelines (AGS 2007), and Coastal Erosion Reports.

Practices used in this assessment are developed from recent literature, including regional public domain remote sensing, wave, sea level, and storm tide modelling data obtained through various government agencies. This data is refined to a local (site scale) using detailed bathymetry models and methods within the coastal engineering manual (CEM) as well as equations obtained from recent publications to determine wind setup, wave setup, and wave runup which is specific to the coastal setting.

Specific determinations regarding coastal hazard reporting as presented in the Director's Determination - Coastal Erosion Hazard Areas, Division 2, Section 4 'Coastal Hazard Reporting' are presented in the Table below.

Signature



Vinamra Gupta

Senior Geotechnical Engineer

Works in a Coastal Erosion Hazard Area

According to this director's determination, the following regulations are applicable for the works in a coastal erosion hazard area:

- (1) The AS 2870 site classification of any land located in a coastal erosion hazard area must be Class P, on the basis that it may be subject to coastal erosion.
- (2) A coastal erosion hazard report must be prepared.
- (3) The design of the building footing system must be prepared by an engineer-civil.
- (4) The building design (including footing system) must take into account the coastal erosion hazard report.
- (5) In determining an application for a Certificate of Likely Compliance, the building surveyor must:
 - (a) take into account the coastal erosion hazard report and any relevant coastal erosion management plan; and
 - (b) be satisfied that the proposed work will not cause or contribute to coastal erosion on the site or on adjacent land; and
 - (c) be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building without requiring any specific coastal erosion protection measures; and
 - (d) be satisfied that the proposed work will not be located on actively mobile landforms, except where the work relates to protection measures or remediation works to protect land, property or human life.
- (6) In determining an application for a permit, the permit authority must take into account the coastal erosion hazard report and any relevant coastal erosion management plan.

Report Determination Criteria	Coastal Erosion Hazard Report Compliance Checklist	Compliance	Specific Comments
4. (1)	Geotechnical practitioner with experience and competence in the preparation of coastal erosion hazard reports	Yes	
4. (1) (a)	Signed Declaration	Yes	Report Author:
4. (1) (b)	A report of a geotechnical site investigation undertaken consistent with AS 1726	Yes	The AS 1726 geotechnical model presented herein is based on deep sand profiles which are mapped at the site. No further information was required in the assessment given the site conditions are known.
4. (1) (c)	Conclusions based on consideration of the proposed work as to:		
4. (1) (c) (i)	whether the work is likely to cause or contribute to coastal erosion on the land or on adjacent land;	Yes	Given the recommendations herein are adhered to, the works will not cause or contribute to coastal erosion on the land or on adjacent land within the proposed building design life.
4. (1) (c) (ii)	whether work is proposed on actively mobile landforms;	Yes	The proposed building site and works area is not regarded as being actively mobile.
4. (1) (c) (iii)	whether the work can achieve and maintain a tolerable risk for the intended life of the building having regard to:		
	<ul style="list-style-type: none"> the nature, intensity and duration of the use; 	Yes	This assessment has been conducted with measures put in place to ensure that within the building's design life, the risks are tolerable in line with sites typical of residential use and with typical intensity of use. This assessment is based on the intended use as outlined in the development application. Other aspects not considered in this assessment include site or foreshore disturbance as the result of the development of

			vehicle access tracks, unauthorised clearing of vegetation, and unauthorised pedestrian access tracks.
	<ul style="list-style-type: none"> the type, form and duration of any development ; 	Yes	<p>The proposed development is adequately set back from the beach dune to achieve tolerable risk.</p> <p>The design of the building footing system must be prepared by an engineer-civil.</p> <p>Beyond the design life of the development, it is always recommended that consideration is given to a footing system which will allow for greater ease for any future underpinning works, allowance for building retreat and allowance for future cross bracing if required.</p>
	<ul style="list-style-type: none"> the likely change in the risk across the intended life of the building; 	Yes	<p>Consideration is given to projected coastline recession based on site specific modelling, regionally specific sea level rise forecasts, and geotechnical foundation considerations consistent with a site-specific slope stability assessment (Neilsen et. al. 1992).</p>
	<ul style="list-style-type: none"> the ability to adapt to a change in the risk; 	Yes	<p>Additional buffer allowances are accounted for in the assessment.</p>
	<ul style="list-style-type: none"> the ability to maintain access to utilities and services; 	Yes	<p>The site will retain full access to utilities and services within the design life of the proposed development.</p>
	<ul style="list-style-type: none"> the need for specific coastal erosion hazard reduction or protection measures on the site; 	Yes	<p>Coastal erosion hazard reduction or protection measures are recommended on the site as part of the site engineering design for civil works and the risk is deemed tolerable</p>
	<ul style="list-style-type: none"> the need for coastal erosion hazard reduction or protection measures beyond the boundary of the site; and 	NA	<p>Coastal erosion hazard reduction or protection measures are not recommended beyond the boundary of the site based on the projected lifetime of the proposed development.</p>
	<ul style="list-style-type: none"> any coastal erosion management plan in place for the site and/or adjacent land. 	NA	<p>A coastal erosion management plan is not required to mitigate risks to the site within the lifetime of the proposed development.</p>
4. (2)	protection measures for any hazardous chemical used,	Yes	<p>Overall risks associated with the storage of hazardous chemicals at the site will not be heightened beyond what has been assessed as low risk based on recommendations . No</p>

	handled, generated or stored on the site, taking into consideration the potential risks of the hazardous chemical to human health and safety as a consequence of coastal erosion on the site or adjacent land.		additional protection measures are recommended for the storage of hazardous chemicals at the site.
4. (4)	The declaration format for a coastal erosion hazard report must contain:		
4. (4) (a)	details of, and be signed by, the person who prepared or verified the report;	Yes	
4. (4) (b)	confirmation they have the appropriate qualifications, expertise and level of current indemnity insurance;	Yes	
4. (4) (c)	confirmation that the report has been prepared in accordance with the specified methodology.	Yes	

APPENDIX 4 – DIRECTORS DETERMINATION & BUILDING REGULATIONS 2016 - COASTAL INUNDATION HAZARD REPORTING

Works in a Coastal Inundation Hazard Area

According to this director's determination, the following regulations are applicable for the works in a coastal inundation hazard area:

- (1) For the purposes of this Determination and regulation 56(3) of the Building Regulations 2016, the defined flood level is the level above the 0 metre Australian Height Datum with a one percent probability of being exceeded in a storm surge flooding event in the year 2100, as specified in the Coastal Inundation Hazard Band Levels List for the relevant locality in the relevant Local Provisions Schedule of the Tasmanian Planning Scheme.
- (2) Where land is not located in a specified locality, the defined flood level for the relevant municipal area average applies.
- (3) A coastal inundation hazard report must be prepared.
- (4) The design of the building footing system must be prepared by an engineer-civil.
- (5) The building design (including the footing system) must take into account the coastal inundation hazard report.
- (6) In determining an application for a Certificate of Likely Compliance, the building surveyor must:
 - (a) take into account the coastal inundation hazard report and any relevant coastal inundation management plan; and
 - (b) be satisfied that the proposed work will not cause or contribute to coastal inundation on the site, on adjacent land or of public infrastructure; and
 - (c) be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building without requiring any specific coastal inundation protection measures.
- (7) In determining an application for a permit, the permit authority must take into account the coastal inundation hazard report and any relevant coastal inundation management plan.

Report Determination Criteria	Coastal Inundation Hazard Report Compliance Checklist	Compliance	Specific Comments
4. (1)	Report is prepared by a specified practitioner being a practitioner with relevant qualifications, experience and competence in the preparation of coastal inundation hazard reports	Yes	Up to date models, literature and methods are used in this assessment, which draw on regional and site-specific information to determine present day and forward projected site hazards.
4. (1) (a)	Signed Declaration	Yes	
4. (1) (b)	Conclusions based on consideration of the proposed work as to:	Yes	
4. (1) (b) (i)	whether the work is likely to cause or contribute to coastal inundation on the land or on adjacent land or of public infrastructure;	Yes	
4. (1) (b) (iii)	whether the work can achieve and maintain a tolerable risk for the intended life of the building having regard to:	Yes	Modelling has been conducted with measures put in place to ensure that by the end of the building's lifetime, the risks are tolerable in line with the sites typical residential use and typical intensity of this use. This assessment is based on the intended use as outlined in the development application. All potential and site-specific inundation factors are considered to assess tolerable risks which include: <ul style="list-style-type: none"> • Government sea level projections which are calibrated to the Local Government Authority area and scaled to the building design life (DPAC 2016), • Storm tide projections (combined 1% AEP storm surge and tides) which are calculated on a local scale (0.5 km accuracy) • Wind setup conditions specific to the site which are calculated from all wind fetch directions • Wave setup and wave runup based on detailed wave modelling which has been conducted, specific to the site: <ul style="list-style-type: none"> ○ Localised wind generated waves based on dominant wind fetch incidents and calculated based on 1% AEP wind velocity and durations. Nearshore wave parameters determined based on sea level compensated water depths (to building design life) and bathymetry attenuation.
	<ul style="list-style-type: none"> • the nature, intensity and duration of the use; 	Yes	The risk assessment herein is based on the highest intensity of use which is commercial use. Full occupancy duration is considered over the lifetime of the development. The full

			inundation extent is based on a 1% AEP event occurring at the end of the buildings design life.
	<ul style="list-style-type: none"> the type, form and duration of any development; 	Yes	This assessment is based on the specific plans as outlined in the development application, with the duration based on the building design life as defined herein. Particularly where wave runup is concerned, consideration is given to the presence of solid walls on ground versus buildings elevated above ground on piers, with both scenarios affecting the wave runup height against the building. Where necessary, consideration may need to be given to reinforcing the structure against the wave force load which is to be calculated.
	<ul style="list-style-type: none"> the likely change in the risk across the intended life of the building; 	Yes	As indicated in 4. (1) (b) (iii), consideration is given to risk in the most adverse of modelled consecutive 1% AEP storm conditions for the projected end life of the building. Where deemed necessary, a 0.3 m freeboard 'buffer' is to be applied to design 1% AEP stillwater level for the building end of life.
	<ul style="list-style-type: none"> the ability to adapt to a change in the risk; 	Yes	Engineering solutions may be applied if it is so desired to reduce the risk through hazard reduction. Increased risk may occur as a result of increased user vulnerability beyond what is modelled as a tolerable risk in this assessment. Eg. Changed site layout meaning reduced access during a floodwater event. Hazard reduction may include onsite wave attenuation structures such as wave breaker walls and/or revetments.
	<ul style="list-style-type: none"> the ability to maintain access to utilities and services; 	Yes	
	<ul style="list-style-type: none"> the need for specific coastal inundation hazard reduction or protection measures on the site; 	Yes	Coastal inundation hazard reduction or protection measures are not recommended on the site based on the projected lifetime of the proposed development.
	<ul style="list-style-type: none"> the need for coastal inundation hazard reduction or protection measures beyond the boundary of the site; 	NA	Coastal inundation hazard reduction or protection measures are not recommended beyond the boundary of the site based on the projected lifetime of the proposed development.
	<ul style="list-style-type: none"> any coastal inundation management plan in place for the site and/or adjacent land. 	NA	Where necessary, a coastal inundation management plan may be developed where mitigation is deemed to be effective against adverse erosion conditions.
4. (2)	protection measures for any hazardous chemical used, handled, generated or stored on the site, taking into consideration the	Yes	GES are not aware of any proposal for hazardous chemicals to be used, handled, generated or stored on the site. It is recommended that if such chemicals are to be stored within the proposed extension, they are elevated above the designated inundation level.

	potential risks of the hazardous chemical to human health and safety as a consequence of coastal erosion on the site or adjacent land.		
4. (4)	The declaration format for a coastal inundation hazard report must contain:		
4. (4) (a)	details of, and be signed by, the person who prepared or verified the report;	Yes	
4. (4) (b)	confirmation they have the appropriate qualifications, expertise and level of current indemnity insurance;	Yes	
4. (4) (c)	confirmation that the report has been prepared in accordance with the specified methodology.	Yes	

APPENDIX 5 QUANTITATIVE RISK ASSESSMENT TABLES

Consequence Index

Consequence	Details - Storm Erosion and Inundation	Details – Waterways and Coastal Protection
Catastrophic	Loss of life, loss of significant environmental values due to a pollution event where there is not likely to be recovery in the foreseeable future.	Very serious environmental effects with impairment of ecosystem function. Long term, widespread effects on significant environment (eg. RAMSAR Wetland)
Major	Extensive injuries. Complete structural failure of development, destruction of significant property and infrastructure, significant environmental damage requiring remediation with a long-term recovery time.	Serious environmental impact effects with some impairment of ecosystem function. Relatively widespread medium-long term impacts.
Moderate	Treatment required, significant building or infrastructure damage i.e. loss of minor outbuildings such as car ports, garages and the like. Replacement of significant property components. linings, hard paved surfaces, cladding, flooring. Moderate environmental damage with a short-term natural or remedial recovery time.	Moderate effects on biological or physical environment (air, water) but not affecting ecosystem function. Moderate short term widespread impacts (e.g. significant spills)
Minor	Medium loss – repair of outbuildings and repair and minor replacement of building components of buildings. Replacement of floor/window coverings, some furniture through seepage (where applicable). Minor environmental damage easily remediated.	Minor effects on biological or physical environment. Minor short-term damage to small area of limited significance.
Insignificant	No injury, low loss – no replacement of habitable building components, some remediation of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation. Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages.	Limited damage to minimal area of low significance.

Likelihood Index

Level	Descriptor	Description	Guideline
A	Almost Certain	Consequence is expected to occur in most circumstances.	Occurs more than once per month.
B	Likely	Consequence will probably occur in most circumstances.	Occurs once every 1 month – 1 year.
C	Occasionally	Consequence should occur at some time.	Occurs once every 1 year - 10 years.
D	Unlikely	Consequence could occur at some time.	Occurs once every 10 years – 100 years.
E	Rare	Consequence may only occur in exceptional circumstances.	Occurs less than once every 100 years.

Source: AS/NZS 4360:2004 Risk Management

Qualitative Risk Matrix

Likelihood of the Consequence	Maximum Reasonable Consequence				
	(1) Insignificant	(2) Minor	(3) Moderate	(4) Major	(5) Catastrophic
(A) Almost certain	11 High	16 High	20 Extreme	23 Extreme	25 Extreme
(B) Likely	7 Moderate	12 High	17 High	21 Extreme	24 Extreme
(C) Occasionally	4 Low	8 Moderate	13 High	18 Extreme	22 Extreme
(D) Unlikely	2 Low	5 Low	9 Moderate	14 High	19 Extreme
(E) Rare	1 Low	3 Low	6 Moderate	10 High	15 High

Source: AS/NZS 4360:2004 Risk Management

APPENDIX 6 QUANTATIVE RISK ASSESSMENT

BUILDING AND WORKS WITHIN A COASTAL EROSION HAZARD AREA

Performance Criteria C10.6.1 P1.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to:	Relevance	Management Options	Managed Risk Assessment (where relevant)			Further Assessment Required
			Consequence	Likelihood	Risk	
(a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures	The proposed development will not increase level of the risk	The proposed development located within a stable foundation zone.	Minor (2)	Unlikely (D)	Low (1)	No
(b) any advice from a State authority, regulated entity or a council; and	N/A					
(c) the advice contained in a coastal erosion hazard report	Refer to recommendations	The proposed development located within a stable foundation zone.	Minor (2)	Unlikely (D)	Low (1)	No

BUILDING AND WORKS WITHIN A COASTAL INUNDATION HAZARD

Performance Criteria C11.6.1 P1.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area must have a tolerable risk, having regard to:	Relevance	Management Options	Preliminary Risk Assessment (where relevant)			Further Assessment Required
			Consequence	Likelihood	Risk	
a) whether any increase in the level of risk from coastal inundation requires any specific hazard reduction or protection measures;	Proposed development will not impose any additional risk.	Recommended FFL – 3.0m AHD	Minor (2)	Unlikely (D)	Low (5)	No
b) any advice from a State authority, regulated entity or a council; and	N/A		Minor (2)	Unlikely (D)	Low (5)	No
c) the advice contained in a coastal inundation hazard report.	Refer to recommendations	Recommended FFL – 3.0m AHD	Insignificant (1)	Rare (E)	Low (1)	No