



ABN 68 300 116 092

**PLANNING APPLICATION FORM****Section 57 & 58****OFFICE USE ONLY**

<b>Application Number:</b> DA 2025 / 62		<b>Date:</b> 23.09.2025
<b>PID:</b> 9087659	<b>Zone:</b> GENERAL RESIDENTIAL	<b>Permitted or Discretionary</b>

**DEVELOPMENT APPLICATION DETAILS**

<b>Applicant Name:</b>	Design To Live - SANDON BROWN				
<b>Location/Address:</b>	9 JASPER PLACE, GEORGE TOWN 7253				
<b>Title Reference:</b>	186317/25				
<b>Existing Development/Use:</b> (describe the way the land is used now)	VACANT				
<b>Development Type:</b>	New dwelling <input checked="" type="checkbox"/> Outbuilding <input type="checkbox"/> Addition/extension <input type="checkbox"/> Fencing <input type="checkbox"/> Demolition <input type="checkbox"/> Signage <input type="checkbox"/> Subdivision <input type="checkbox"/> Change of use <input type="checkbox"/> Other <input type="checkbox"/>				
<b>Description/Use:</b>	PROPOSED RESIDENTIAL DWELLING				
<b>New floor area:</b>	146.31 m <sup>2</sup>	<b>Total floor area:</b>	146.31 m <sup>2</sup>	<b>New building height:</b>	4.510m
<b>Water Supply:</b>	TasWater <input checked="" type="checkbox"/> Tank <input type="checkbox"/>	<b>Wastewater:</b>	TasWater <input checked="" type="checkbox"/> On-Site Wastewater System <input type="checkbox"/>		
<b>Driveway/Vehicle Crossover:</b>	Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>				
<b>Does the application include Crown Land or access via a Crown Access License?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the <i>Land Use Planning and Approvals Act 1993</i> .				

**SUBDIVISION**N/A ☒

<b>Existing Lots:</b>		<b>Number of total lots proposed:</b>	
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**COMMERCIAL/INDUSTRIAL**N/A ☒

<b>Existing business and/or proposed business description:</b>				
<b>Hours of Operation:</b>	Weekdays (Mon – Fri)		To	
	Saturday		To	
	Sunday		To	
<b>Signage:</b>	Yes <input type="checkbox"/> No <input type="checkbox"/> If 'yes', please provide details with application.			
<b>Existing no. of employees:</b>		<b>No. of employees (proposed):</b>		
<b>Parking spaces (existing)</b>		<b>Parking spaces (proposed)</b>		



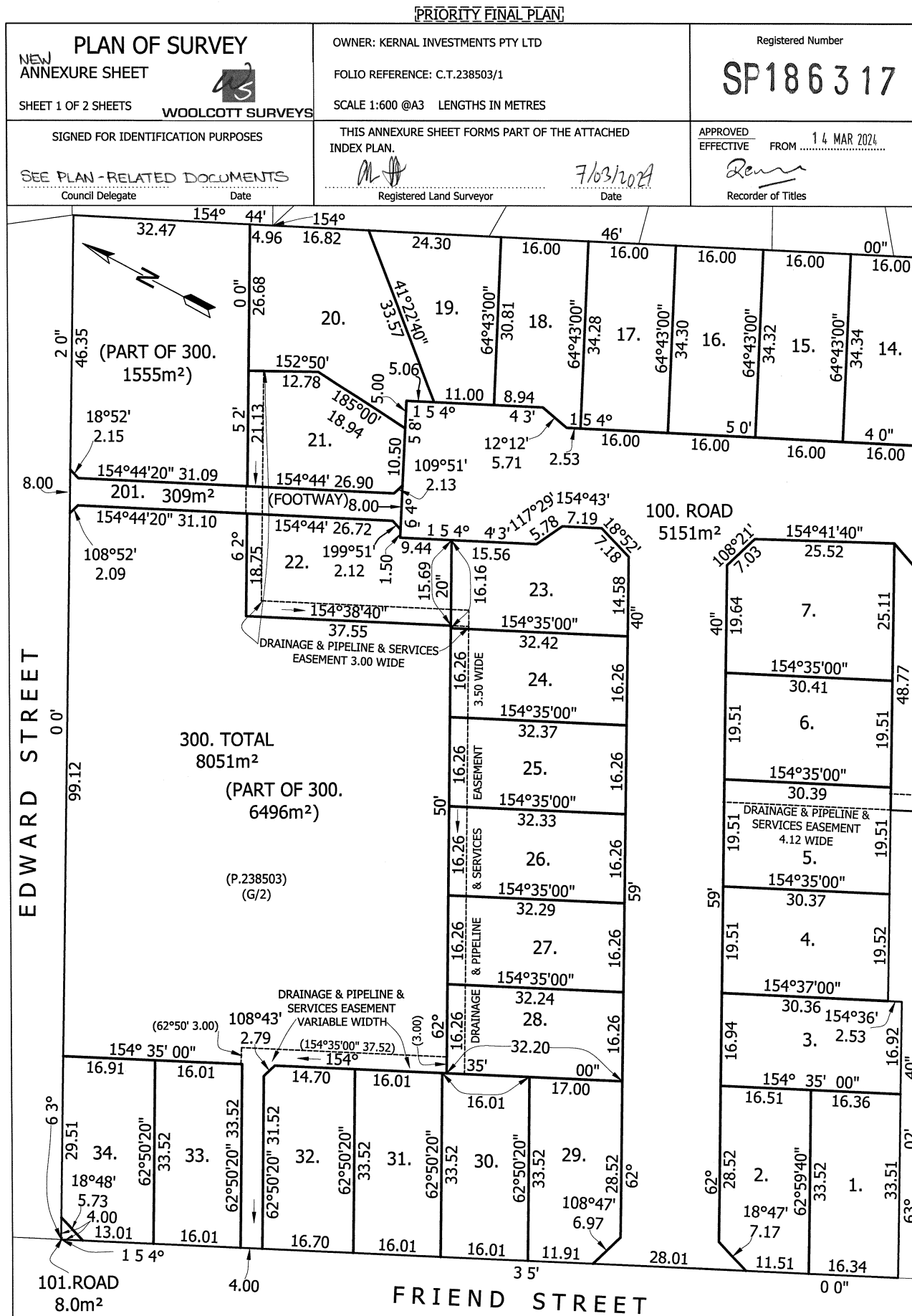
(V2)

<p>OWNER: KERNAL INVESTMENTS PTY LTD</p> <p>FOLIO REFERENCE: C.T.238503/1</p> <p>GRANTEE: PART OF LOT 3 (SECTION A.8.) GRANTED TO FRANK GEORGE WOOD THE YOUNGER</p>	<p><b>NEW PLAN OF SURVEY</b></p> <p><b>WOOLCOTT SURVEYS</b></p> <p>BY SURVEYOR: COLIN STERLING SMITH LOCATION: TOWN OF GEORGE TOWN</p> <p>SCALE 1:1000 @A3    LENGTHS IN METRES</p>	<p>Registered Number</p> <p style="font-size: 24pt;"><b>SP.186317</b></p> <p>APPROVED EFFECTIVE FROM 14 MAR 2024</p> <p><i>Ren</i></p> <p>Recorder of Titles</p>
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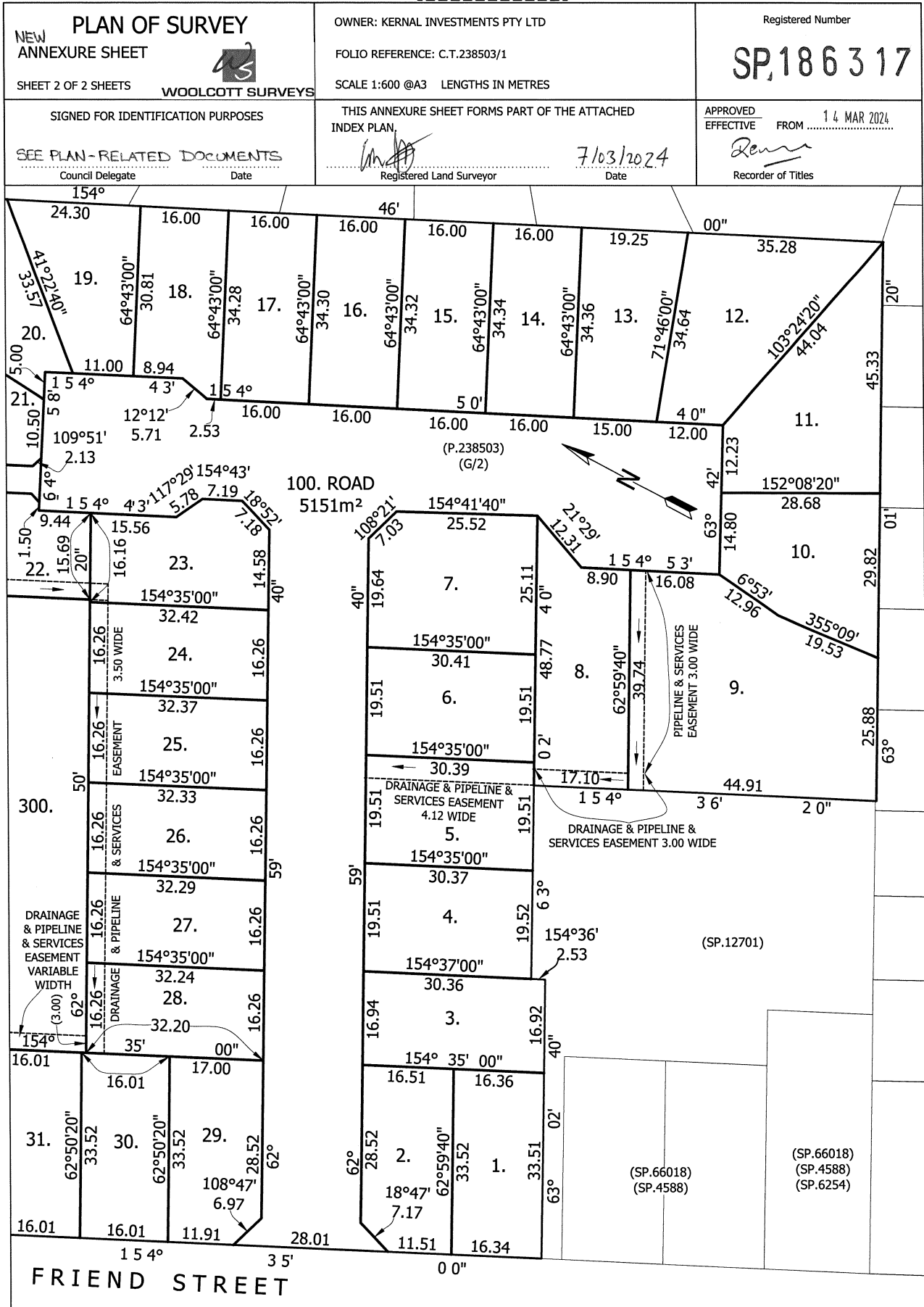
  

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

<p><i>AL</i></p> <p>Registered Land Surveyor</p>	<p>7/03/2024</p> <p>Date</p>
<p>SEE PLAN - RELATED DOCUMENTS</p> <p>Council Delegate                      Date</p>	



[PRIORITY FINAL PLAN]







PROPOSED DWELLING,  
9 JASPER PLACE,  
GEORGE TOWN, 7253.



DRAWING #	DRAWING
JSPR09 - 1	COVER PAGE
JSPR09 - 2	SITE SURVEY PLAN
JSPR09 - 3	SITE PLAN
JSPR09 - 4	FLOOR PLAN
JSPR09 - 5	EXTERNAL SERVICES
JSPR09 - 6	ELEVATIONS NW-SE
JSPR09 - 7	ELEVATIONS NE-SW
JSPR09 - 8	PERSPECTIVES

AREAS		COUNCIL		ZONE	
	(m²)	GEORGE TOWN		GENERAL RESIDENTIAL	
DWELLING	134.25	LAND TITLE REFERENCE	186317/25	ENERGY STAR RATING	TBC
ALFRESCO	10.15	PROPERTY ID	9087659	CLIMATE ZONE	7
PORCH	1.91	LOT SIZE (M²)	526	ALPINE AREA	N/A
		BAL RATING	TBC	CORROSION ENV'	MEDIUM
		DESIGN WIND CLASS	TBC	SITE HAZARDS	BUSHFIRE FLOODING
		SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	PRIORITY VEGETATION AREA, BUSHFIRE-PRONE AREAS, AIRPORT OBSTACLE LIMITATION AREA, FLOOD-PRONE AREA		

ATTACHMENTS

HYDRODYNAMICA FLOOD-PRONE AREAS CODE ASSESSMENT

	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: RESIDENTIAL PROPERTY MANAGEMENT  SITE ADDRESS: 9 JASPER PLACE, GEORGE TOWN, 7253.	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.  SIGNATURE:                      DATE:  SIGNATURE:                      DATE:	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	JSPR09
						R1	17/09/2025	FOR PLANNING	DRAWN	S.B.	DRAWING	1/8
									CHECKED	M.L.	SCALE (@A3)	NTS



SURVEYOR: JAG

DATE: 5/12/23

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.

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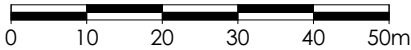
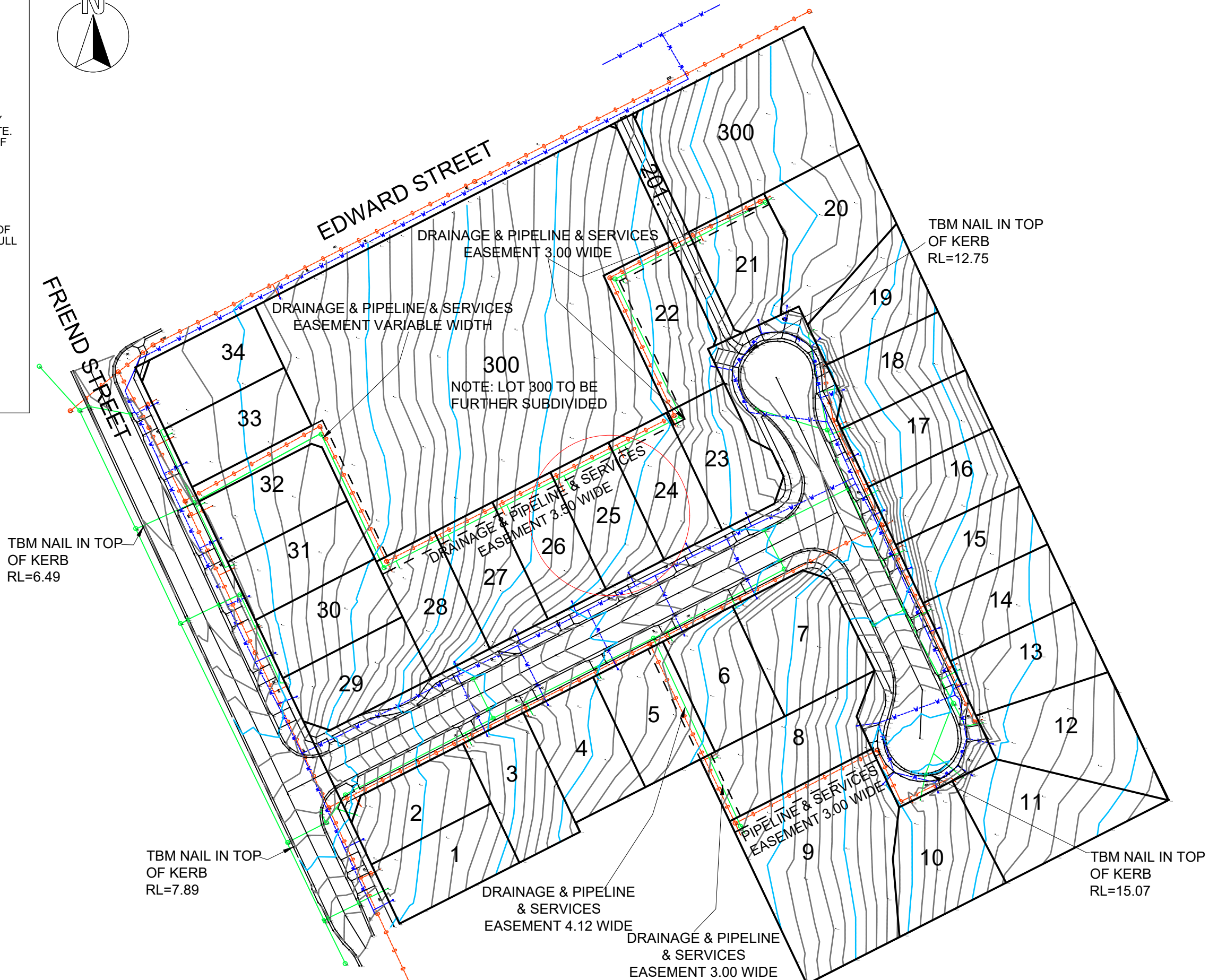
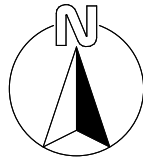
6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS.

7. VERTICAL DATUM IS ADH'83 BASED ON SPM6328.

8. CONTOUR INTERVAL IS 0.20m INDEX IS 1.00m.

9. BOUNDARIES AND EASEMENTS ARE FROM CURRENT SURVEY BY NOVA CONSULTING.

10. CO-ORDINATES ARE PLANE BASED ON MGA2020 AT SPM6328.



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**DRAWING**  
**SITE SURVEY**  
**PLAN**

I/WE APPROVE THESE DRAWING TO BE  
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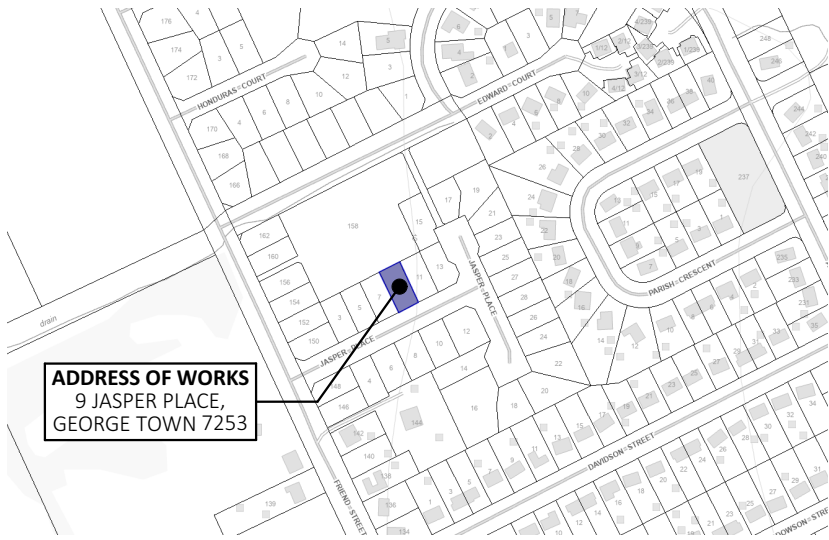
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			CHECKED	M.L.	SCALE (@A3)	1:200



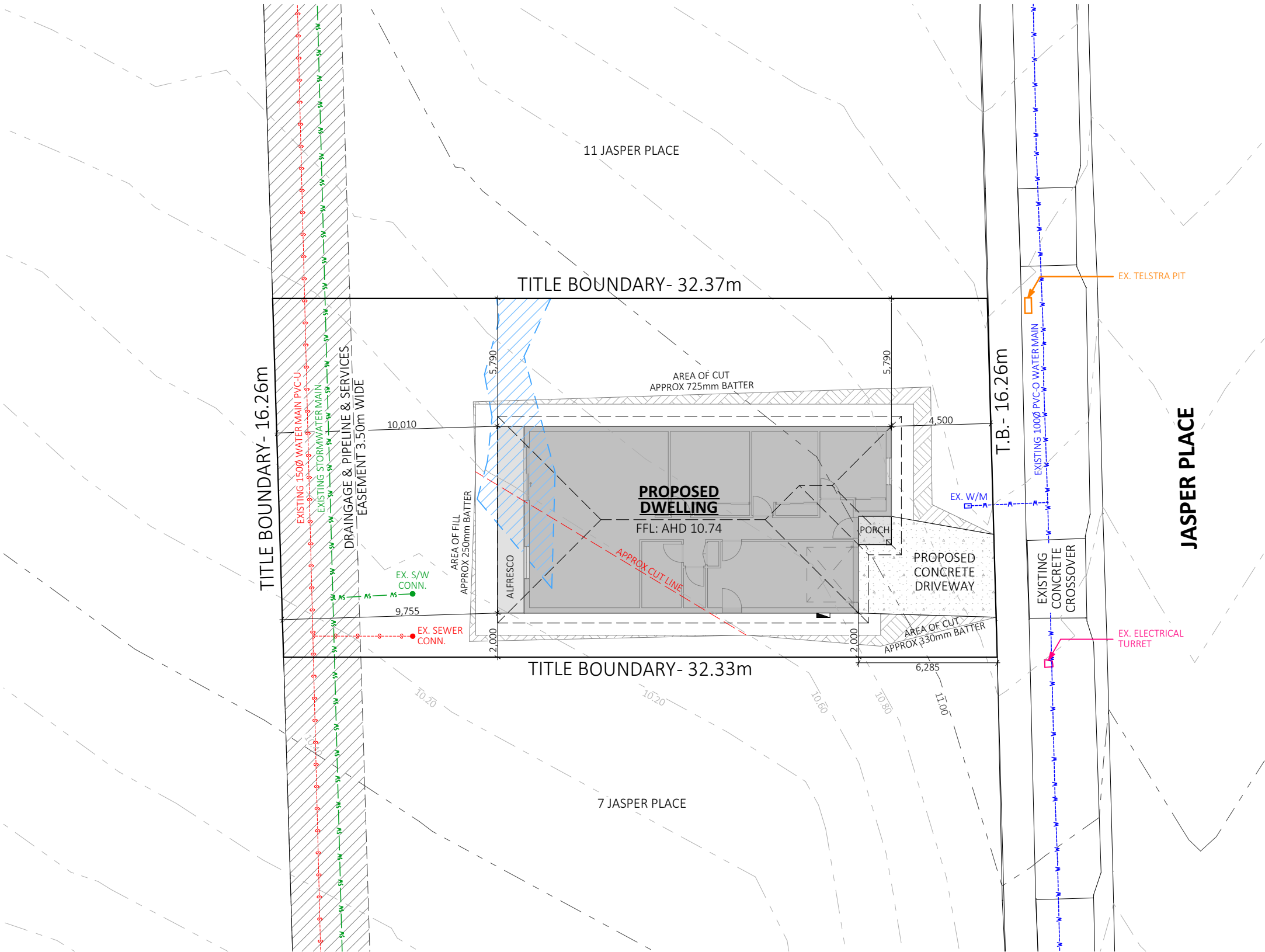
LOCALITY PLAN  
NOT TO SCALE

NOTE:  
NO VEGETATION TO BE REMOVED

KEY:

FLOOD-PRONE AREAS

AREA	m <sup>2</sup>
DWELLING	134.25
ALFRESCO	10.15
PORCH	1.91



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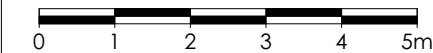
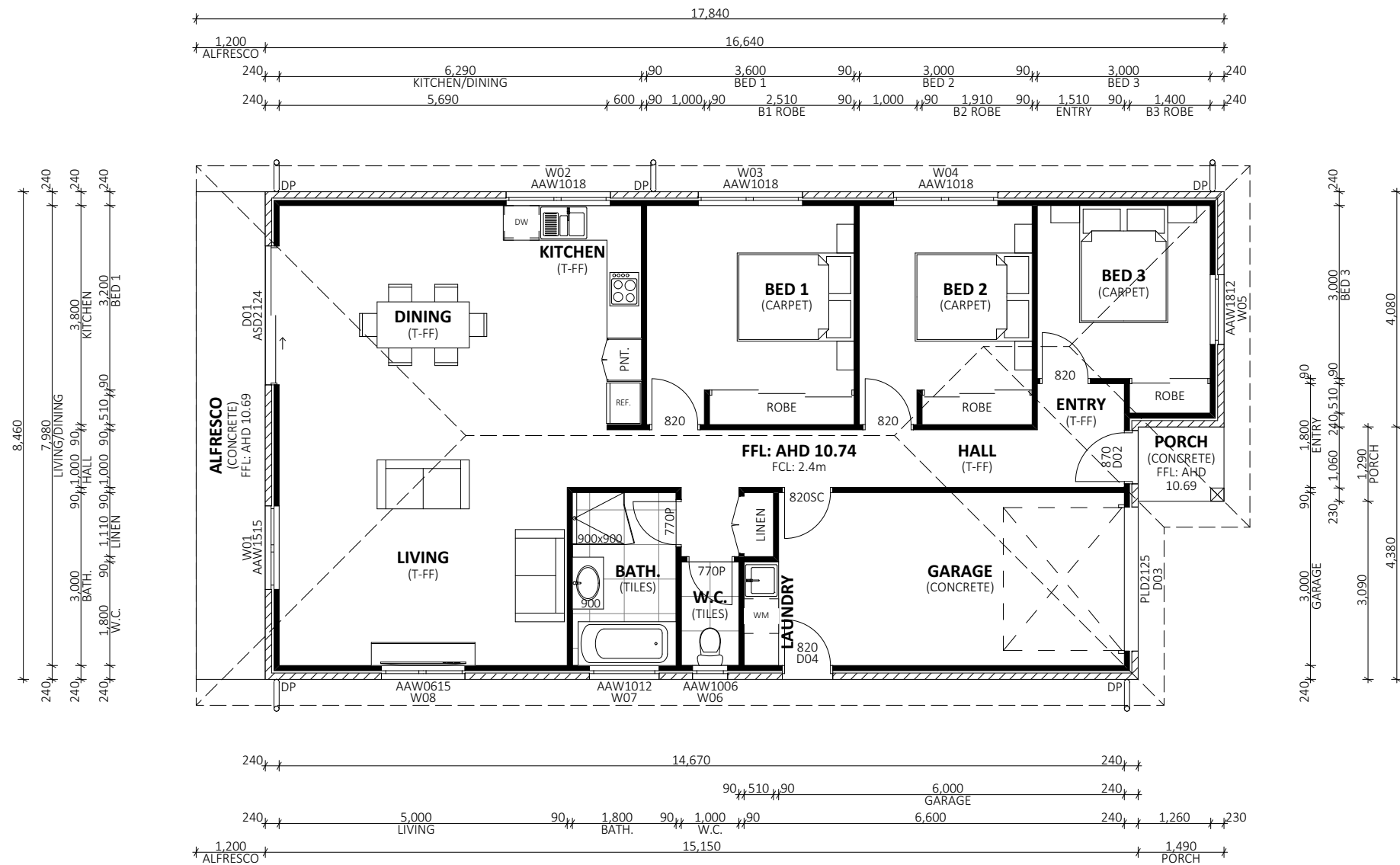
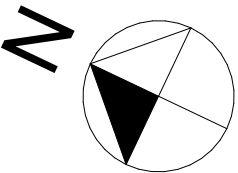
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SITE PLAN

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## DRAWING FLOOR PLAN

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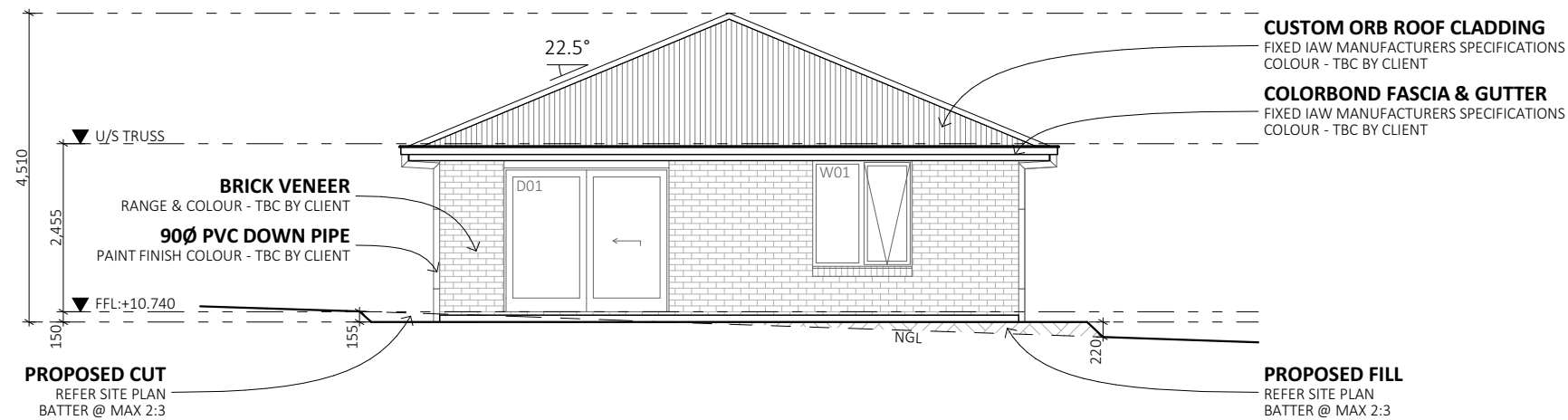
**DATE:**  
**DATE:**

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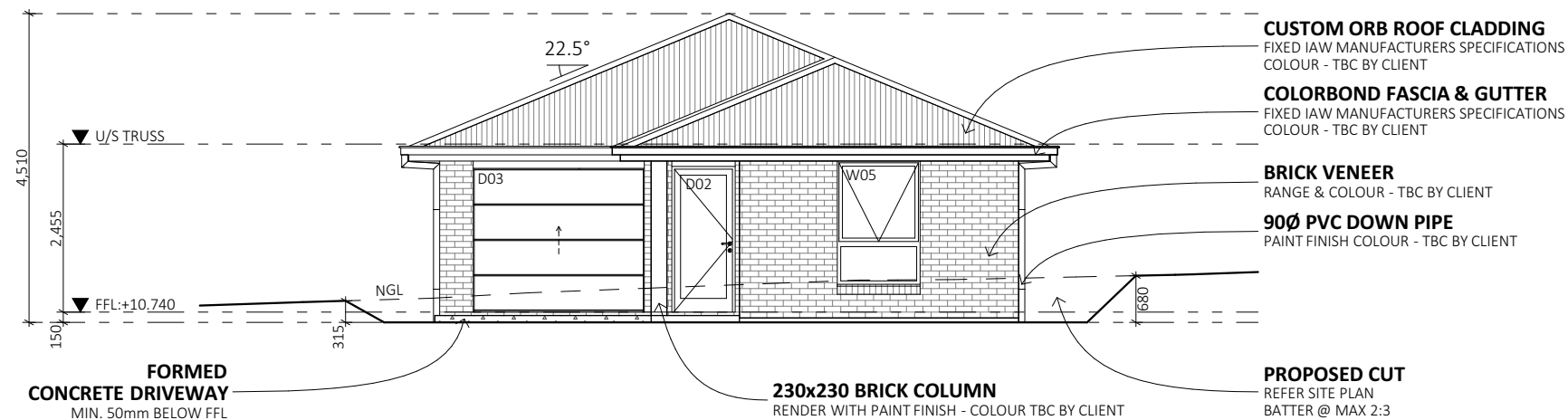
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NORTH WESTERN ELEVATION



SOUTH EASTERN ELEVATION



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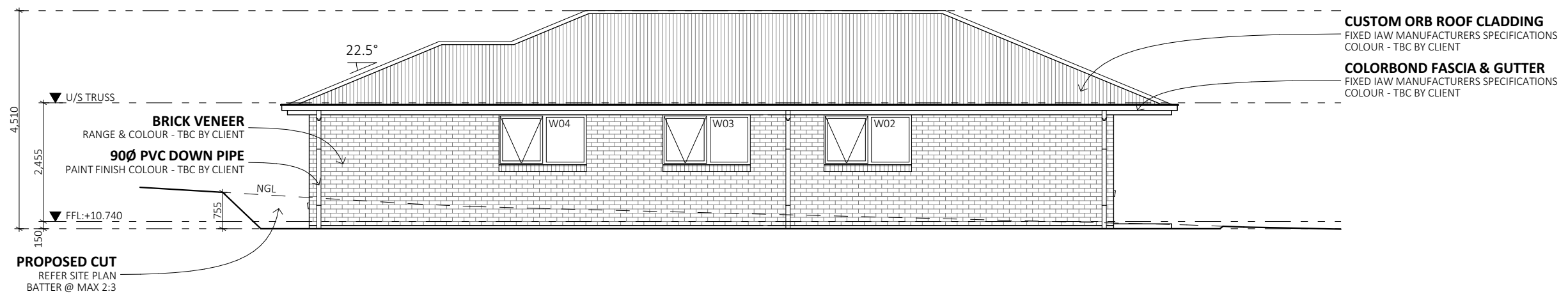
**DRAWING  
ELEVATIONS  
NW-SE**

I/WE APPROVE THESE DRAWING TO BE  
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**DATE:**

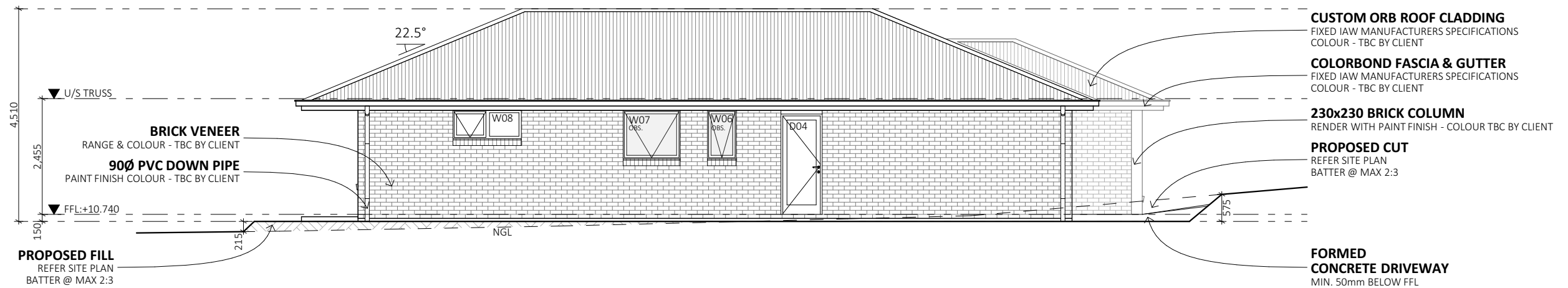
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NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION



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**DRAWING**  
**ELEVATIONS NE-**  
**SW**

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E. [info@designtolive.com.au](mailto:info@designtolive.com.au)  
W. [designtolive.com.au](http://designtolive.com.au)

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**DRAWING  
PERSPECTIVES**

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## MEMO

20 August 2024

### Re: 160-162 Friend Street, George Town, Flood-Prone Area Code Assessment

#### 1. Introduction:

A 36 lot general residential subdivision has recently been completed at 160-162 Friend Street. It is understood that George Town Council (GTC) has requested the Flood-Prone Areas Hazard Code be addressed by recent purchasers of some of the lots prior to reviewing the planning applications for dwellings.

Figure 1 shows the subdivision:

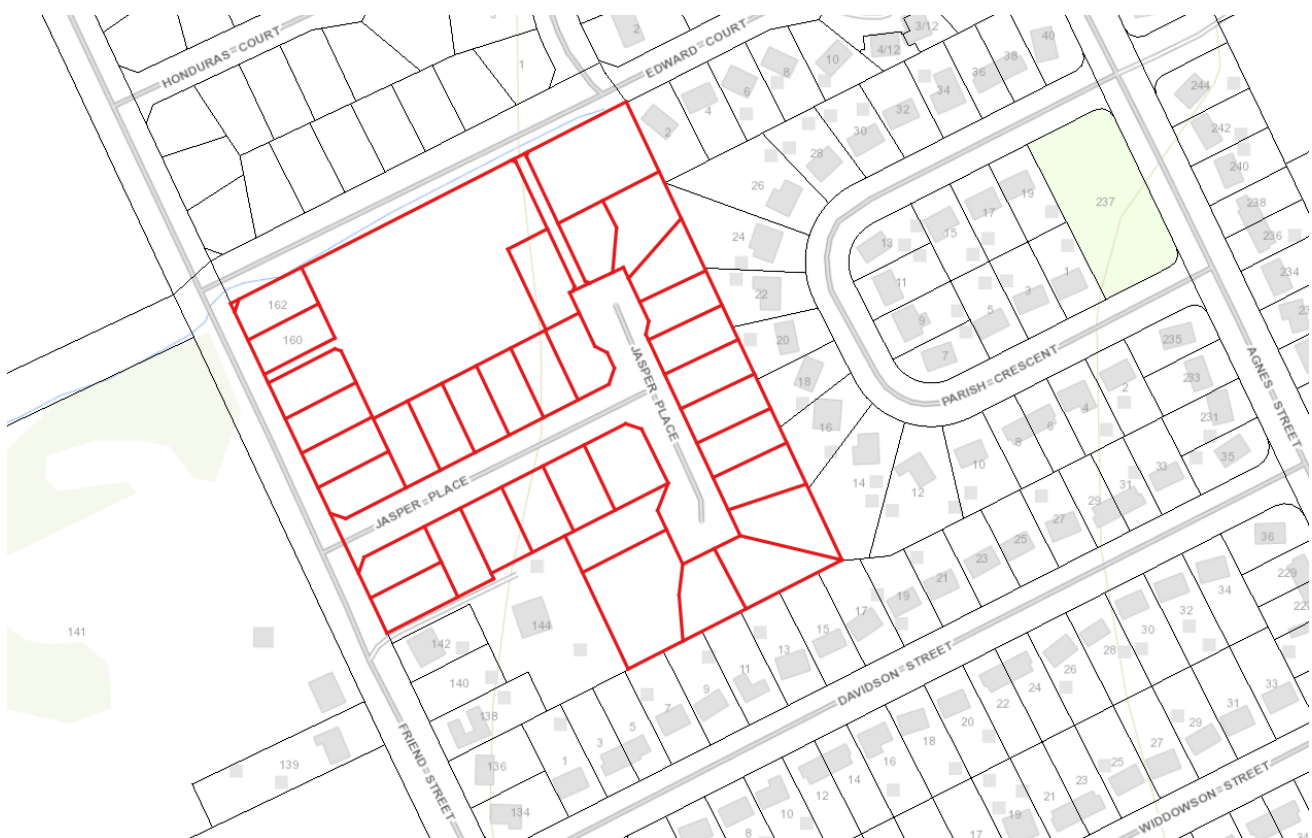


Figure 1. 160-162 Friend Street subdivision



The subdivision included the construction of Jasper Place. Friend Street has also been extended north to Honduras Court.

GTC's Flood-prone areas overlay is shown in Figure 2 along with the properties affected:



**Figure 2. GTC Flood-prone areas overlay**

The Flood-prone areas overlay encroaches marginally onto seven individual lots. The report provides a Flood Prone Areas Hazard Code response for the affected lots.

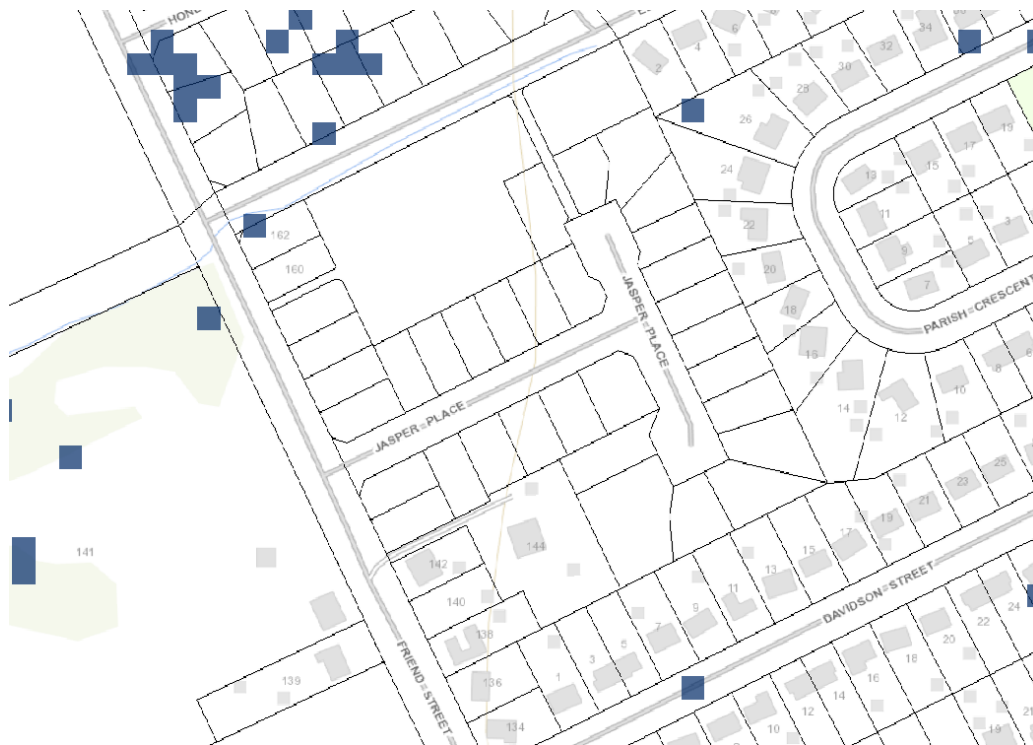
## 2. Flood Prone Areas Hazards

GTC's Flood-prone areas overlay is based on modelling undertaken for the George Town Stormwater Management Plan (Flussig, 2019). It is important to note that this modelling was undertaken prior to the construction of the construction of Jasper Place and the Friend Street extension, so it did not include kerb and channel, or the pipe and pit network that was added as part of this development.

The raw 1% AEP Climate Change (1% CC) flood results were filtered to create the overlay, refer to the Flood Prone Hazard Areas Overlay Amendment Filtering Memo (Hydrodynamica, 2023). The filtering thresholds for the layer were as follows:

- Depth > 100mm; or
- Depth x velocity product > 0.02m<sup>2</sup>/s; and
- Ponding > 100 m<sup>2</sup> in total area

For additional context Figure 3 shows the recent Tasmanian Flood Mapping project 1% CC flood 100mm+ depth outputs for the site



**Figure 3. Tasmanian Flood Mapping (SES/WMAwater, 2023)**

Examining the unfiltered Gorge Town Stormwater Management Plan modelling results for each lot enables the risks to be assessed.

**Lot 34:**

Lot 34 is affected generally by stormwater depths ranging from only 13mm to 61mm.

The very south western extent of the site, an area of only 0.3m<sup>2</sup>, is modelled as affected by stormwater 192mm deep. This is the result of flooding from the road easement, probably a historical open drain, which would likely be reduced now the road and stormwater drainage system has been installed. Also, the TPS requires dwellings to be built 4.5m from the primary frontage and 3m from the side of the lot, which is outside this higher depth area.

All flooding is H1 which is generally safe for people, vehicles, and buildings (ref. Australian Rainfall and Runoff, 2019 Book 6, Chapter 7).

**Lot 33** is affected by stormwater ranging in depth from 28mm to 70mm. The area flagged by the flood overlay near the western boundary is affected by slightly deeper flooding, ranging from 70mm to 125mm.

These depths extend a short way in from the front boundary, and not within the building zone for a dwelling.

All flooding is H1 which is generally safe for people, vehicles, and buildings (ref. Australian Rainfall and Runoff, 2019 Book 6, Chapter 7).

**Lot 25** is affected by stormwater with depths of between 12mm to 56mm. The small area flagged by the flood overlay near the eastern boundary is affected by slightly deeper flooding, ranging from 97mm to 112mm.

These depths extend 3.5m from the boundary.

All flooding is H1 which is generally safe for people, vehicles, and buildings (ref. Australian Rainfall and Runoff, 2019 Book 6, Chapter 7).



**Lot 24** is affected by depths ranging from 12mm to 92mm. A small area flagged by the flood overlay near the western boundary is affected by slightly deeper flooding, ranging from 80mm to 141mm.

All flooding is H1 which is generally safe for people, vehicles, and buildings (ref. Australian Rainfall and Runoff, 2019 Book 6, Chapter 7).

**Lot 23** is affected by stormwater ranging from 11mm 73mm deep. An extract from the raw modelling results is shown in Figure 4:

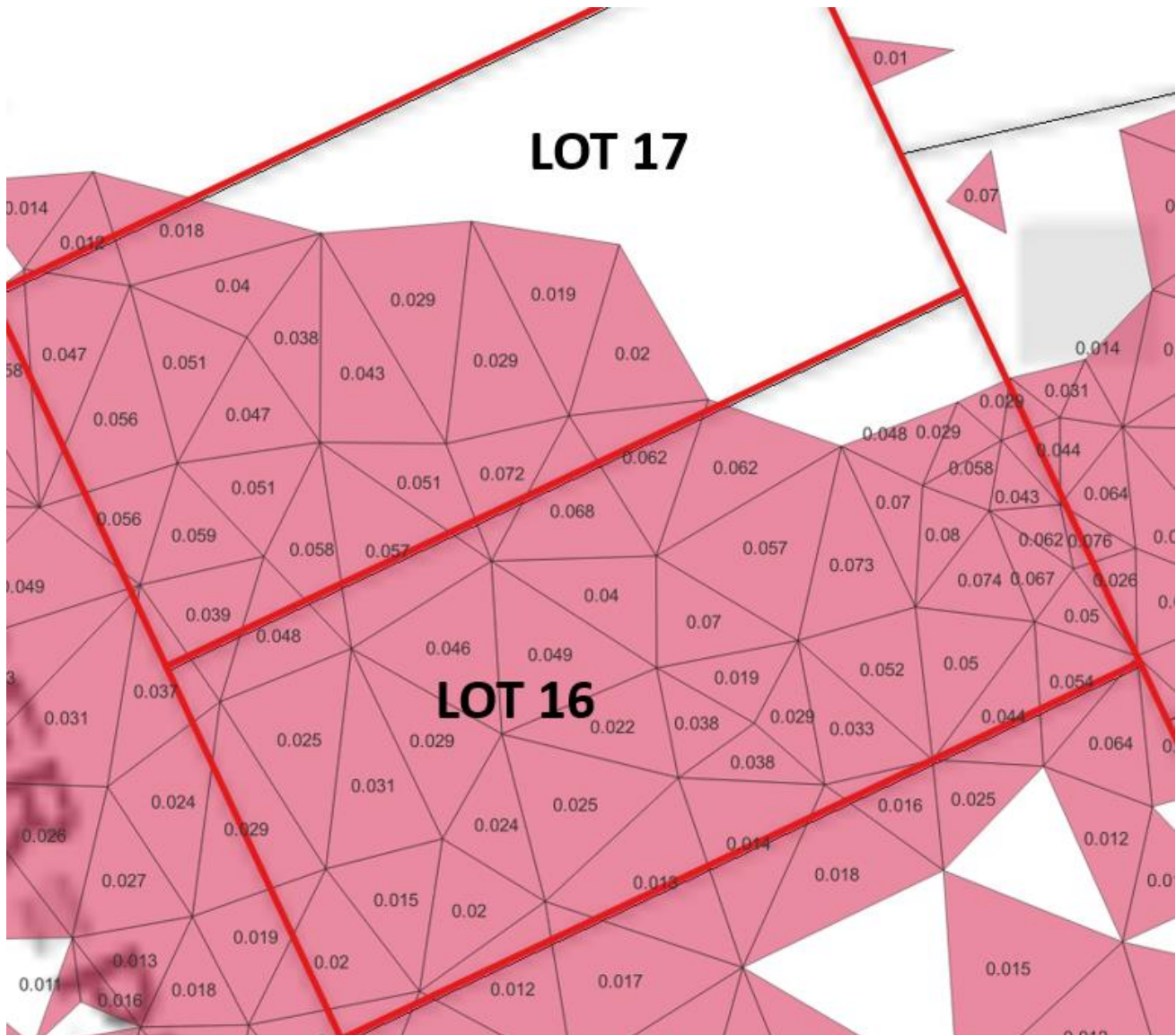
It expected that the construction of the adjacent roadway and associated drainage would reduce flooding through the interception of runoff.

All flooding is H1 which is generally safe for people, vehicles, and buildings (ref. Australian Rainfall and Runoff, 2019 Book 6, Chapter 7).



**Lots 16 and 17** are affected by depths ranging from 13mm to 80mm. Refer to Figure 5.

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**Figure 5. Lots 16 and 17 raw model output water depths**

### 3. Flood-Prone Areas Hazards Code Response for lots 16, 17, 23, 24, 25, 33 and 34

#### TPS C12.6.1 Buildings and works within a flood-prone hazard area

**P1.1** Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

(a) the type, form, scale and intended duration of the development;

Flood mapping is provided for the 1% AEP climate change flood, the projection for which is to the year 2100. Recommended floor levels 150mm above natural surface levels will ensure protection from that extreme event.

(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;

No specific measures are required. Minimum floor height 150mm above natural surface only is recommended.

(c) any advice from a State authority, regulated entity or a council; and

No advice.

(d) the advice contained in a flood hazard report, and

No additional advice required.

**P1.2** A flood hazard report also demonstrates that the building and works:

(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and

Flood depths on the lots are nominal and, to be conservative, nominal floor levels 150mm are recommended. Modelling used to create the flood overlay does not include the construction of roadways and of the stormwater drainage system which is now in place, which will intercept and collect overland flows in most events.



Combined with evidence from the recent Tasmanian Flood Mapping Project results, ongoing flood risk to the lots, to adjacent land, and public infrastructure is very low. Building of dwellings will not create additional risk.

(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

No flood protection measures are required, only minimum floor heights as recommended.



Cameron Oakley

CONSULTING ENGINEER

B.Tech, B.Eng (Hons), MBA

Licensed Building Services Provider No. 949718126