

ABN 68 300 116 092

	PL	ANNI	NG APPLIC	ATION FO	ORM	Section 57 & 58
			OFFICE USE OF	NLY		
Application Number:	<b>DA</b> 2025 /	62		Date: 2	23.09.2025	
<b>PID</b> : 9087659		Zone:	GENERAL RESI	DENTIAL	Permitted	or Discretionary
	DEVE	LOPMI	ENT APPLICA	ATION DET	AILS	
Applicant Name:			NDON BROWN			
Location/Address:	9 JASPER PL	ACE, GE	ORGE TOWN 725	53		
Title Reference:	186317/25					
Existing Development/Use: (describe the way the land is used now)	VACANT					
Development Type:	New dwell Fenc Subdivis	ing 🗆	De	tbuilding  emolition  ge of use	Addition/ex	ttension □ Signage □ Other □
Description/Use:	PROPOSED	RESIDEN	TIAL DWELLING		_	
New floor area:	146.31 m²	Total	floor area:	146.31 m²	New building h	eight: 4.510m
Water Supply:	TasWater 🗹	Tank [	Wastewater	: TasWater	☑ On-Site Was	stewater System [
Driveway/Vehicle Cro	ssover:	Existing  Proposed  Alteration Required   Contact Council's engineering department for details on crossover construction				
Does the application or access via a Crown			Yes □ No	planning	lease provide Crown c application in accordar nd Use Planning and A	nce with section 52 (1B
			SUBI	DIVISION		N/A 🛚
Existing Lots:				total lots pro	pposed:	
		С	OMMERCIAL	/INDUSTR	IAL	N/A 🛚
Existing business and proposed business de						
		Weekd	ays (Mon – Fri)		То	
Hours of Operation:		Saturda	ay		То	
		Sunday	/		То	
Signage:		Yes □	No □	If 'yes', plea	se provide details	with application.
Existing no. of emplo	yees:			No. of empl (proposed):		

Parking spaces (existing)

Parking spaces (proposed)



## **RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO
186317	25
EDITION 1	DATE OF ISSUE 14-Mar-2024

SEARCH DATE : 26-Apr-2024 SEARCH TIME : 11.17 PM

## DESCRIPTION OF LAND

Town of GEORGE TOWN

Lot 25 on Sealed Plan 186317

Derivation: Part of Lot 3 (Section A.8.) Gtd.

Prior CT 238503/1

#### SCHEDULE 1

M986969 TRANSFER to

PTY LTD Registered

06-Dec-2022 at 12.01 PM

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any SP186317 EASEMENTS in Schedule of Easements SP186317 FENCING PROVISION in Schedule of Easements N126276 MORTGAGE to ANGAS SECURITIES LIMITED Registered 02-May-2023 at 12.01 PM

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

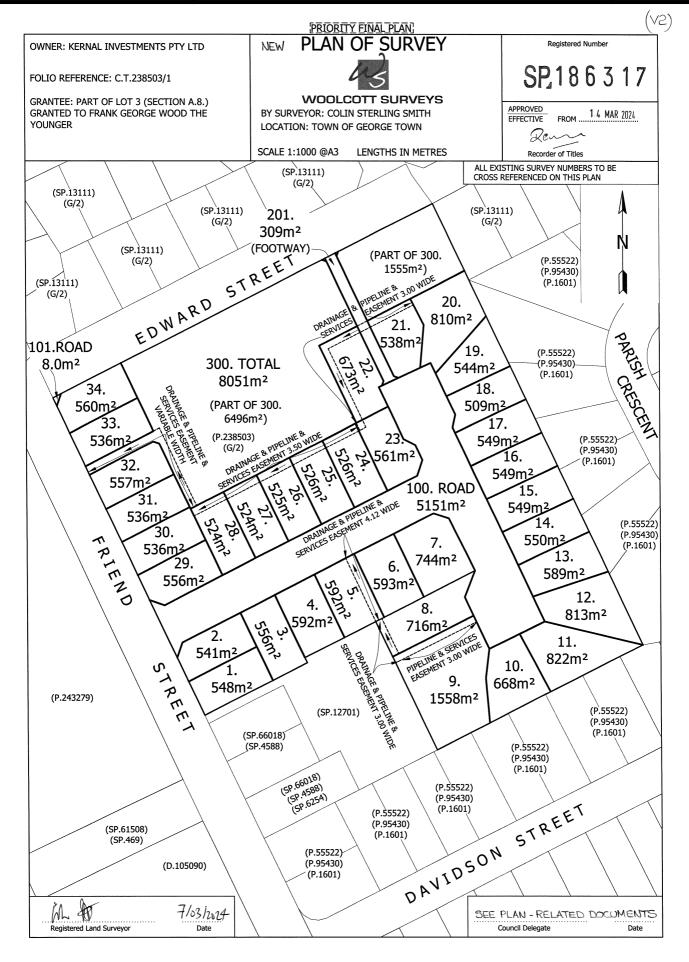


## **FOLIO PLAN**

RECORDER OF TITLES



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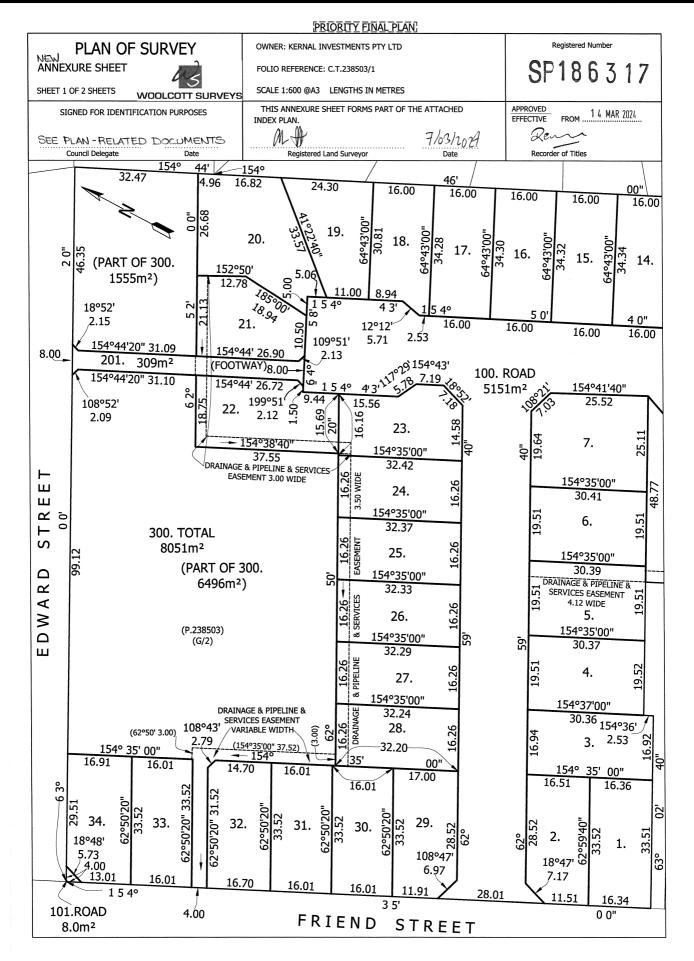


## **FOLIO PLAN**

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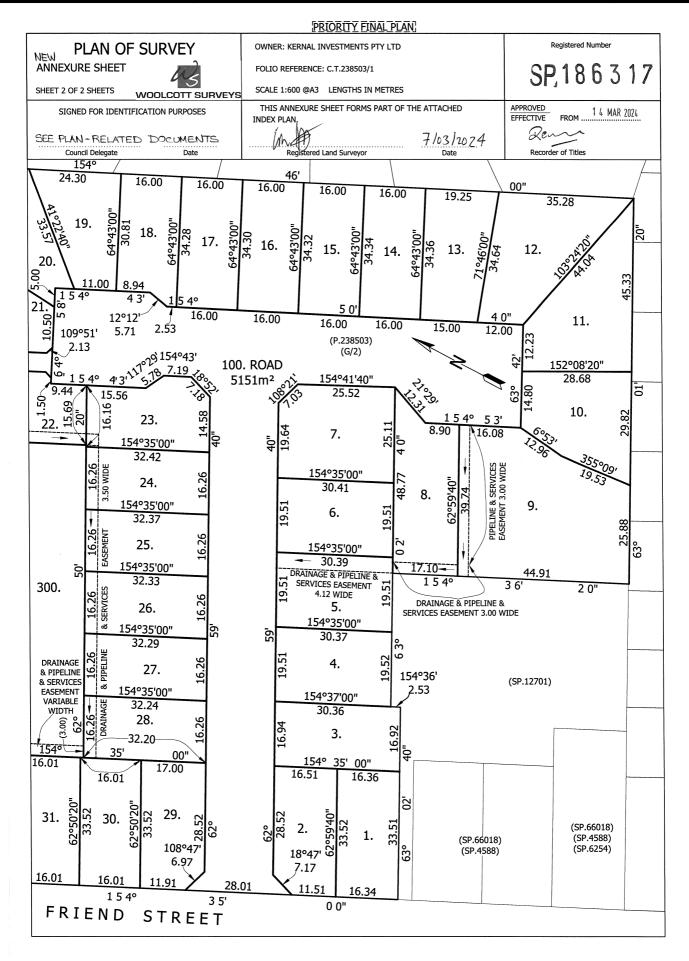


## **FOLIO PLAN**

RECORDER OF TITLES



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



AREAS		COUNCIL		ZONE		
	(m²)	GEORGE TOWN	l	GENERAL RESIDENT	ΠAL	
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	
		SOIL CLASSIFICATION	TBC		FLOODING	
		PLANNING OVERLAY	PRIORITY VEGETATION AREA, AREA, FLOOD-PRONE AREA	ON AREA, BUSHFIRE-PRONE AREAS, AIRPORT OBSTACLE LIMITATI		
		-		1/14/E 4 DDD O) /E TUE	CE DD AMAIN IO TO DE	

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

**PERSPECTIVES** 

JSPR09 - 8

# **ATTACHMENTS**

HYDRODYNAMICA FLOOD-PRONE AREAS CODE ASSESSMENT



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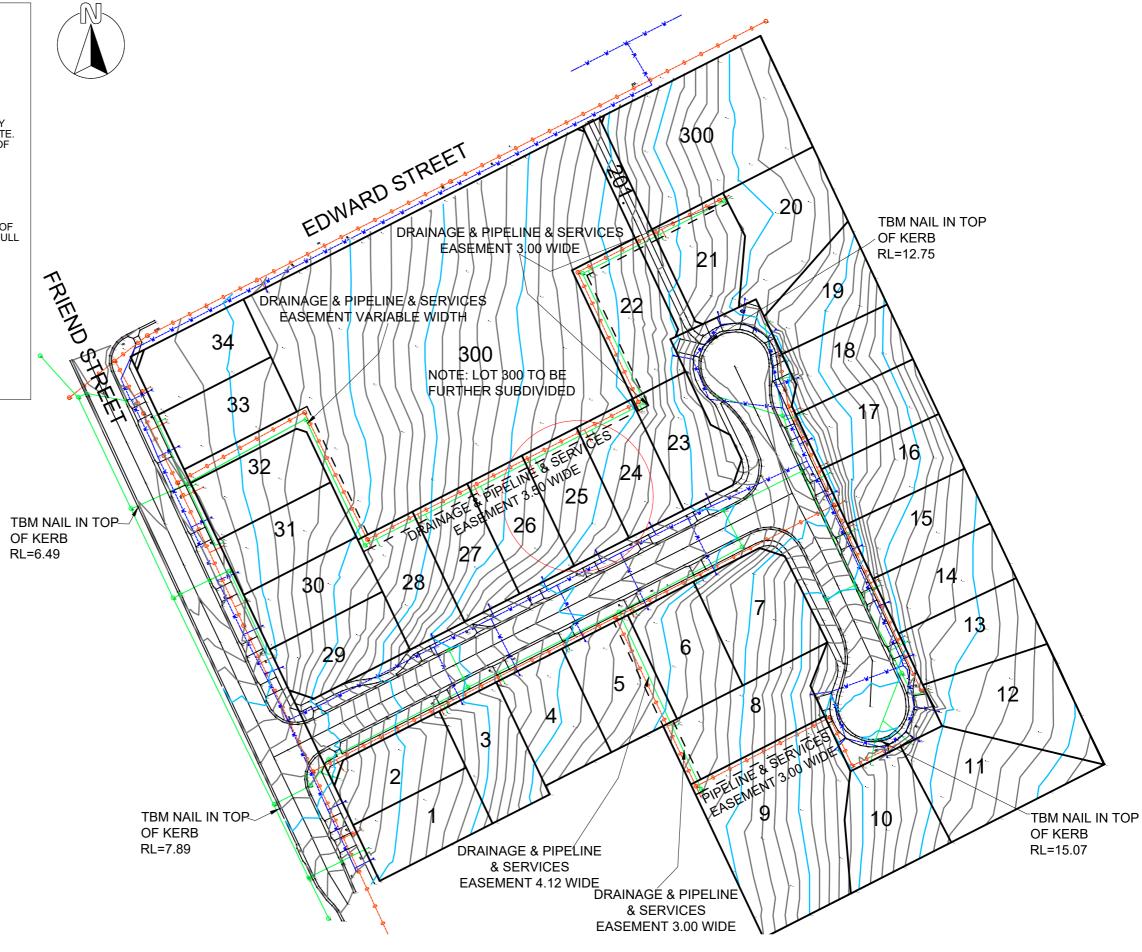
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SURVEYOR: JAG

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.
- 2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
- 3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
- 4. WOOLCOTT SURVEYS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
- 5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOL COTT SURVEYS
- 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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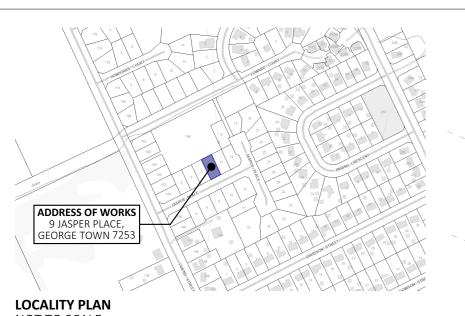
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NOT TO SCALE

NO VEGETATION TO BE REMOVED

KEY:

FLOOD-PRONE AREAS

AREA	m²
DWELLING	134.25
ALFRESCO	10.15
PORCH	1.91

2 3 4 5 6 7 8 9 10m



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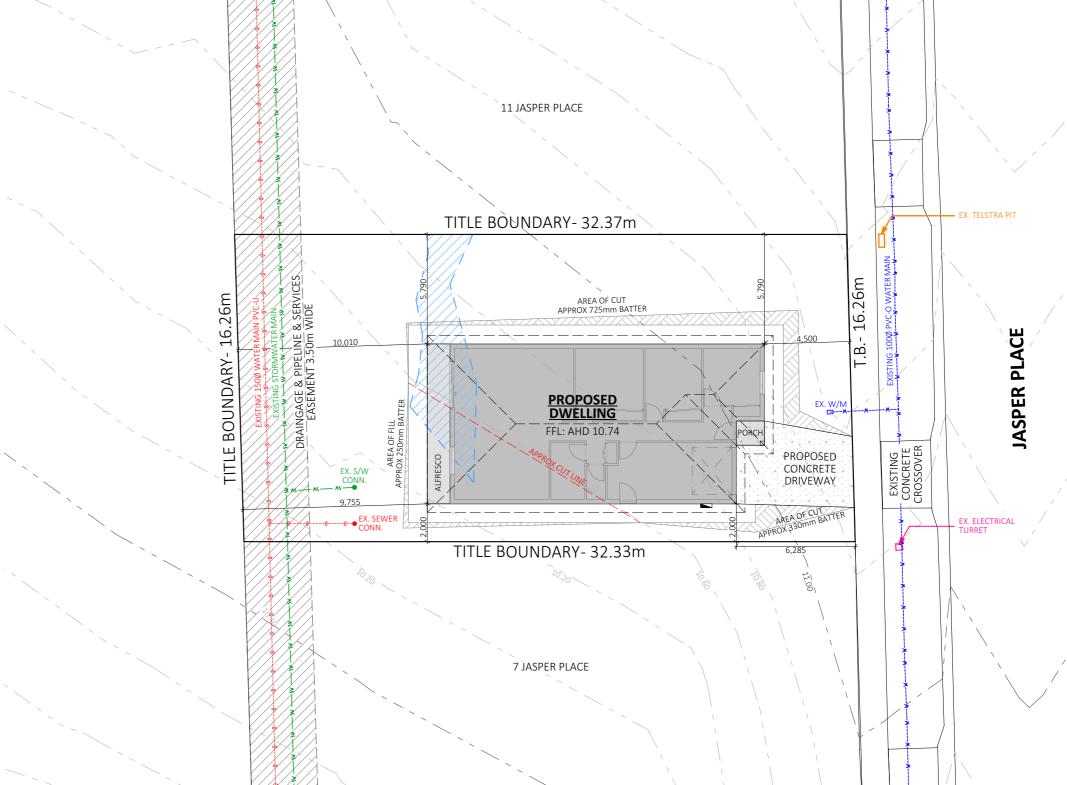
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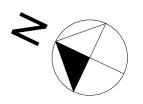
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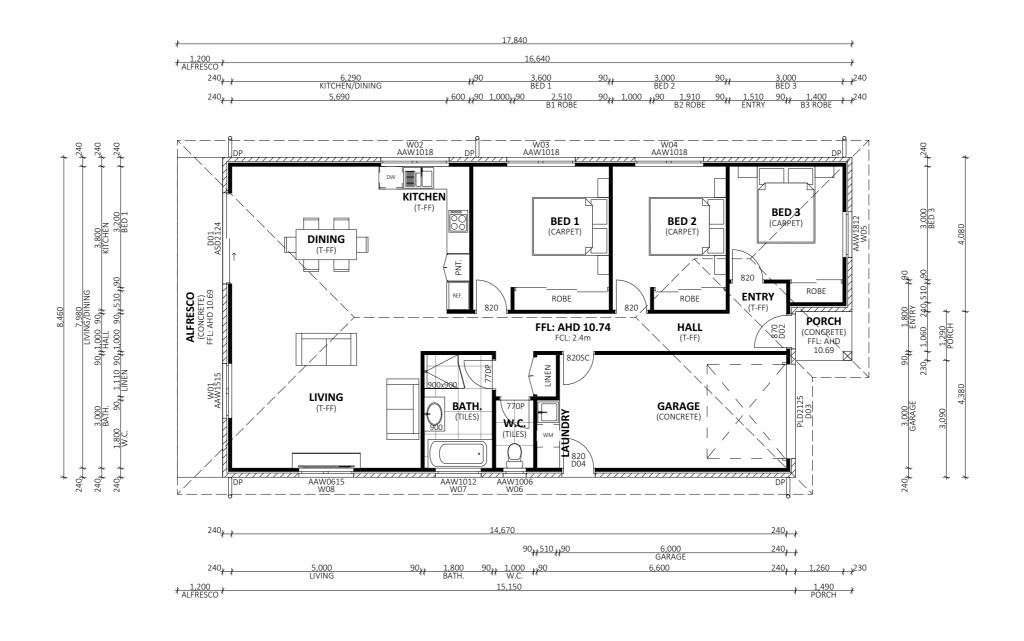
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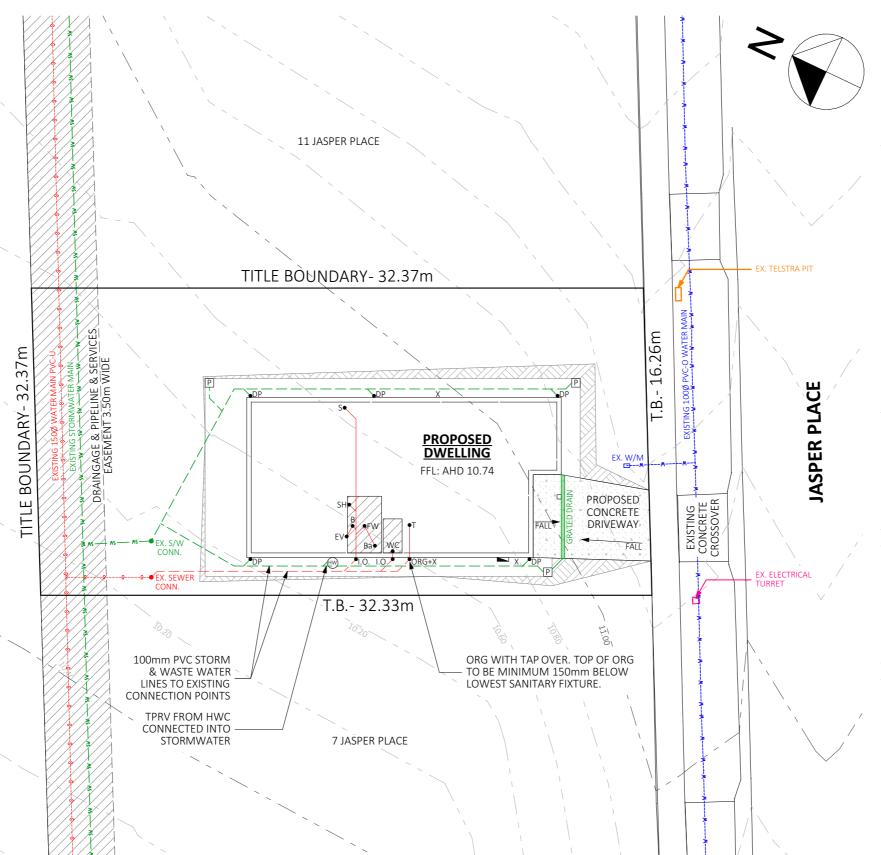
	LEGEND					
В	BASIN					
Ва	BATH					
S	SINK (65Ø)					
Т	LAUNDRY TUB (65Ø)					
SH	SHOWER					
WC	WATER CLOSET					
FW	FLOOR WASTE					
EV	VENT (THROUGH TO ROOF)					
Ю	INSPECTION OPENING					
ORG	O/FLOW RELIEF GULLY					
RE	RODDING EYE					
X	EXTERNAL TAP					
Р	DRAINAGE PIT (450 x 450mm)					
DP	DOWNPIPE (90Ø)					
	WET AREAS					
	STORMWATER LINE (100mm PVC)					
	SEWER LINE (100mm PVC)					
S	EXISTING STORMWATER LINE					
SW	EXISTING SEWER LINE					
W	EXISTING WATER LINE					

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.

## **NOTES:**

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS 3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

#### SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE-PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST: A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND

B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING; AND

C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

#### 1. INTERNAL PIPING

a) ALL FLOW AND RETURN INTERNAL PIPING THAT ISi)WITHIN AN UNVENTILATED WALL SPACE ii)WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR iii) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2

## **2.PIPING LOCATED WITHIN A VENTILATED WALL SPACE,** AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

a) ALL FLOW AND RETURN PIPING

b)COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,

MUST HAVE A MINIMUM R-VALUE OF 0.45

## 3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

a)ALL FLOW AND RETURN PIPING

b)COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER **HEATING SYSTEM** 

MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL. SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

# 2 3 4 5 6 7 8 9 10m



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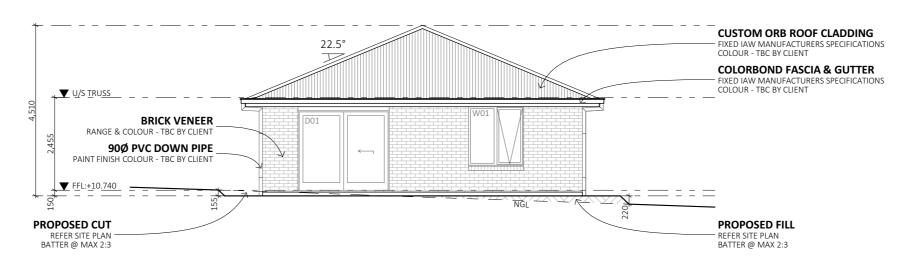
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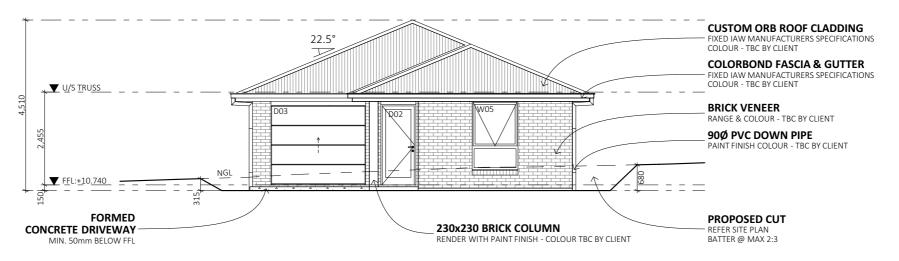
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# NORTH WESTERN ELEVATION



# SOUTH EASTERN ELEVATION





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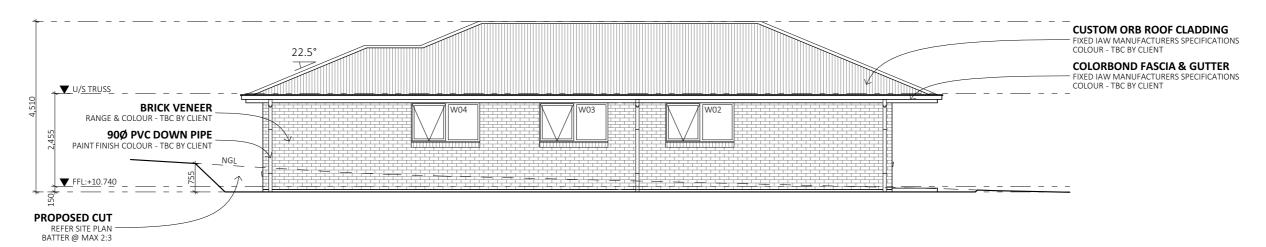
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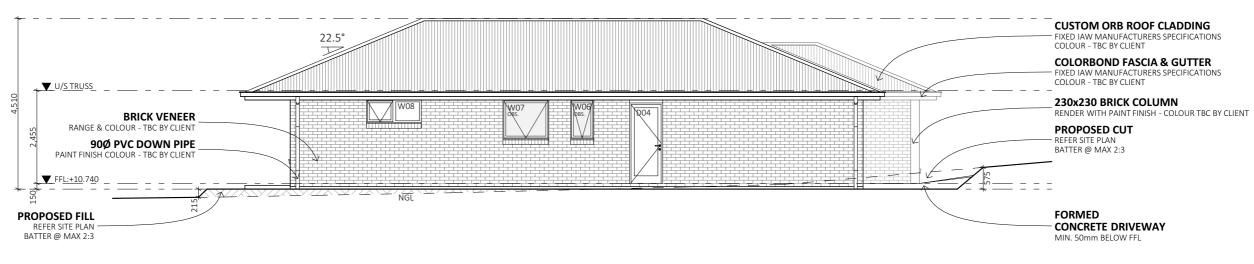
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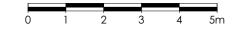
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# NORTH EASTERN ELEVATION



# SOUTH WESTERN ELEVATION



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M: 0431 208 450

E: <u>cameron.oakley@h-dna.com.au</u>

ABN: 169 442 993 50

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



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Th 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 the affected lots.



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#### 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 >0.02m2/s; and
- Ponding > 100 m2 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)



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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 0.3m2, is modelled as affected by stormwater 192mm deep. The 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).



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**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).



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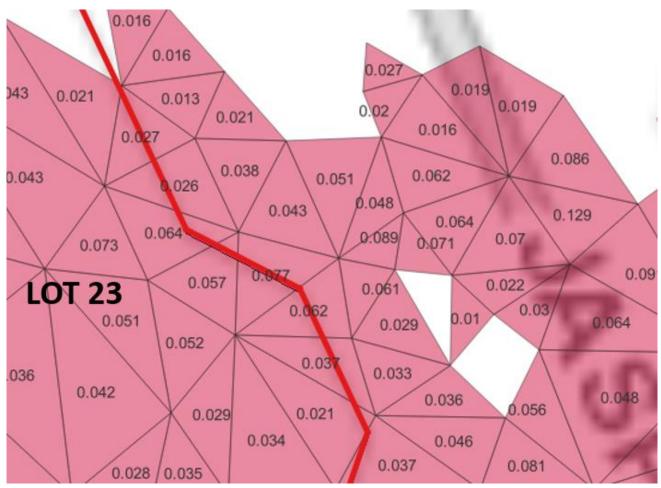


Figure 4. Lot 23 raw model output water depths

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

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



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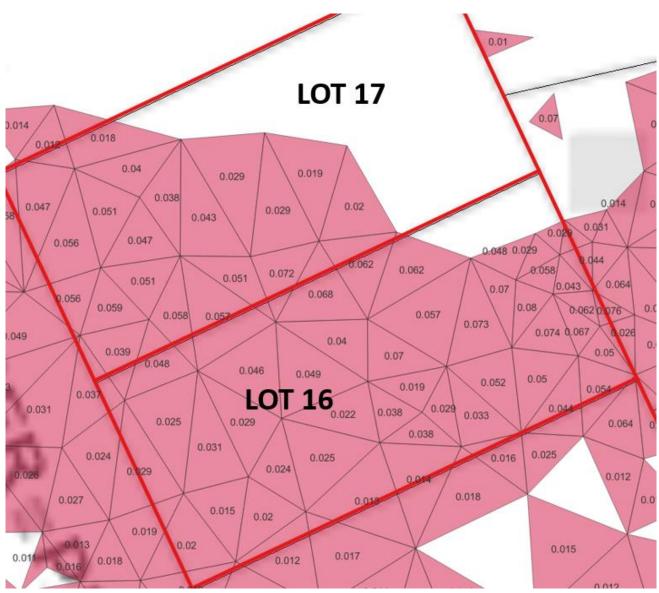


Figure 5. Lots 16 and 17 raw model output water depths



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## 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 well 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.



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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.



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