Public Notice Details

Planning Application Details

Application No	DA2500162

Property Details

Property Location	4 Cockatoo Place Campania

Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	20/1/26
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	4/2/26

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed use/development: *(Provide details of proposed works and use).*	3 beds with bath / ensuite family home. Outdoor entertainment area on a 579m2 block.
Location of Development: *(If the development includes more than one site, or is over another property include address of both Properties).*	4 Cockatoo Place Campania
Certificate of Title/s Volume Number/Lot Number:	185996 - 13
Land Owners Name:	Aqua Property Holdings Pty Ltd *Full Name/s or Full Business/Company Name*
Applicant's Name:	Marie Ashworth Ronald Young + CO Builders *Full Name/s or Full Business/ Company Name (ABN if registered business or company name)*
Contact details:	*Postal address for correspondence: 174 Bathurst Street Hobart* *Telephone or Mobile: 6234 7633* *Email address: marie@rybuilders.com.au* *(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)*
Details Tax Invoice for application fees to be in the name of: (if different from applicant)	*Full Name/s or Full Business or Company Name and ABN if registered business or company name* *marie@rybuilders.com.au* — *ABN 52 009 494 446*
	What is the estimated value of all the new work proposed $350,000.00

SOUTHERN MIDLANDS COUNCIL

For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?	Yes		**No x**	

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees: _____ Number of proposed new employees: _____

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	

Number of Car Parking Spaces:

How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged:

Please tick ✓answer

Yes		No	x

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.

2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.

3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.

4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.

5. I/we declare that, in accordance with Section 52(1) 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 consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature (If not the Title Owner)	Applicant Name (*please print*)	Date
M Ashworth	Marie Ashworth	26/11/25

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

SOUTHERN MIDLANDS COUNCIL

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Land Owner(s) Signature	Land Owners *Name (please print)*	Date

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

SOUTHERN MIDLANDS COUNCIL

Information & Checklist Sheet
DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ❑
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ❑
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ❑
4. Prescribed fees payable to Council ❑

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box ❑

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

https://www.cbos.tas.gov.au/__data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

2354 Proposed Dwelling, COOPER AND KNOTT

4 COCKATOO PLACE, CAMPANIA

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

Site Information

Land Title Reference : CT 185996/13
Wind Classification : TBC
Soil Classification : M
Climate Zone : 7
Bushfire Attack Level: LOW

AREA SCHEDULE

Site Area	:	579 m²
Ground Floor	:	125.9 m²
Porch/Outdoor Living	:	13.4 m²

Drawing No.	Description
01	SITE PLAN
02	GROUND FLOOR PLAN
03	ELEVATIONS
04	SLAB_GROUND FLOOR
05	SECTION
05 A	DETAILS
06	ROOF PLAN
07	BRACING PLAN
08	ELECTRICAL PLAN
09	DRAINAGE PLAN
10	DRIVEWAY CHAINAGE
11	LIGHTING CALCULATIONS & WINDOW SCHEDULE
12	GENERAL NOTES
13	BCA COMPLIANCE
14	BAL LOW NOTES
15	WET AREA SPECIFICATIONS

THIS PLAN IS ACCEPTED BY:

.....

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

.....

DATE:

.....

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: COVER SHEET
DATE: 20.11.2025
PROJECT No: 2354
DRAWN BY: RK
DWG No: 00

Scale: 1 : 200

Rev.	Description	Date	Drawn
A	Modified as Client markups	20.11.2025	RK
	BA PLANS	13.11.2025	RK

THIS PLAN IS ACCEPTED BY:

.....

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

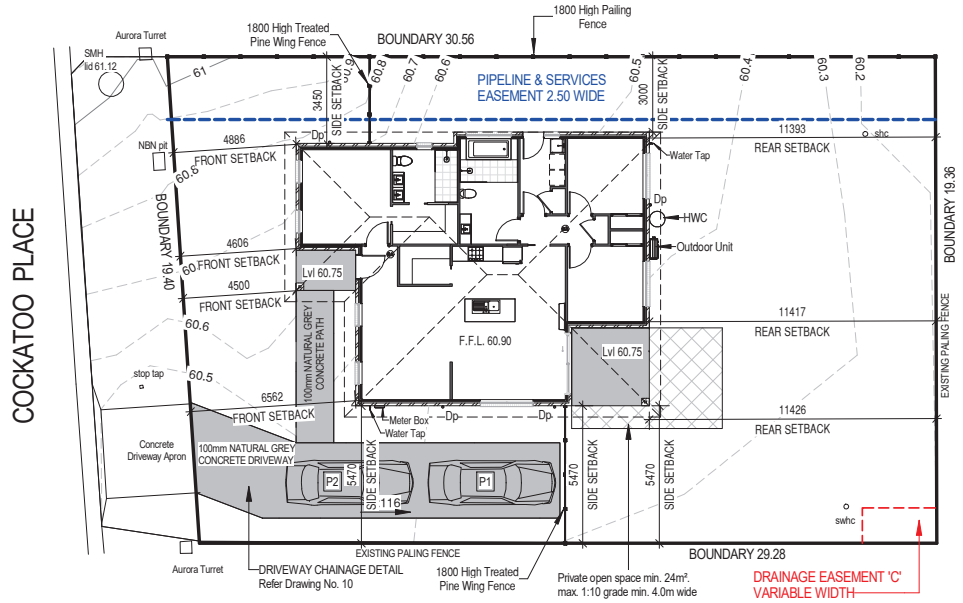
.....

DATE:

.....

Ground FL	60.900
CL	63.300

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



AREA SCHEDULE

Site Area	:	579 m²
Ground Floor	:	125.9 m²
Porch/Outdoor Living	:	13.4 m²

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

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: SITE PLAN
DATE: 20.11.2025
FILE NAME: 2354
DRAWN BY: RK
DWG No: 01

Scale: 1 : 200

PROPOSED DWELLING FOR COOPER AND KNOTT
AT 4 COCKATOO PLACE, CAMPANIA

Rev.	Date	Revision Description	Drawn
A	20.11.2025	Modified as Client markups	RK
	13.11.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

.....

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

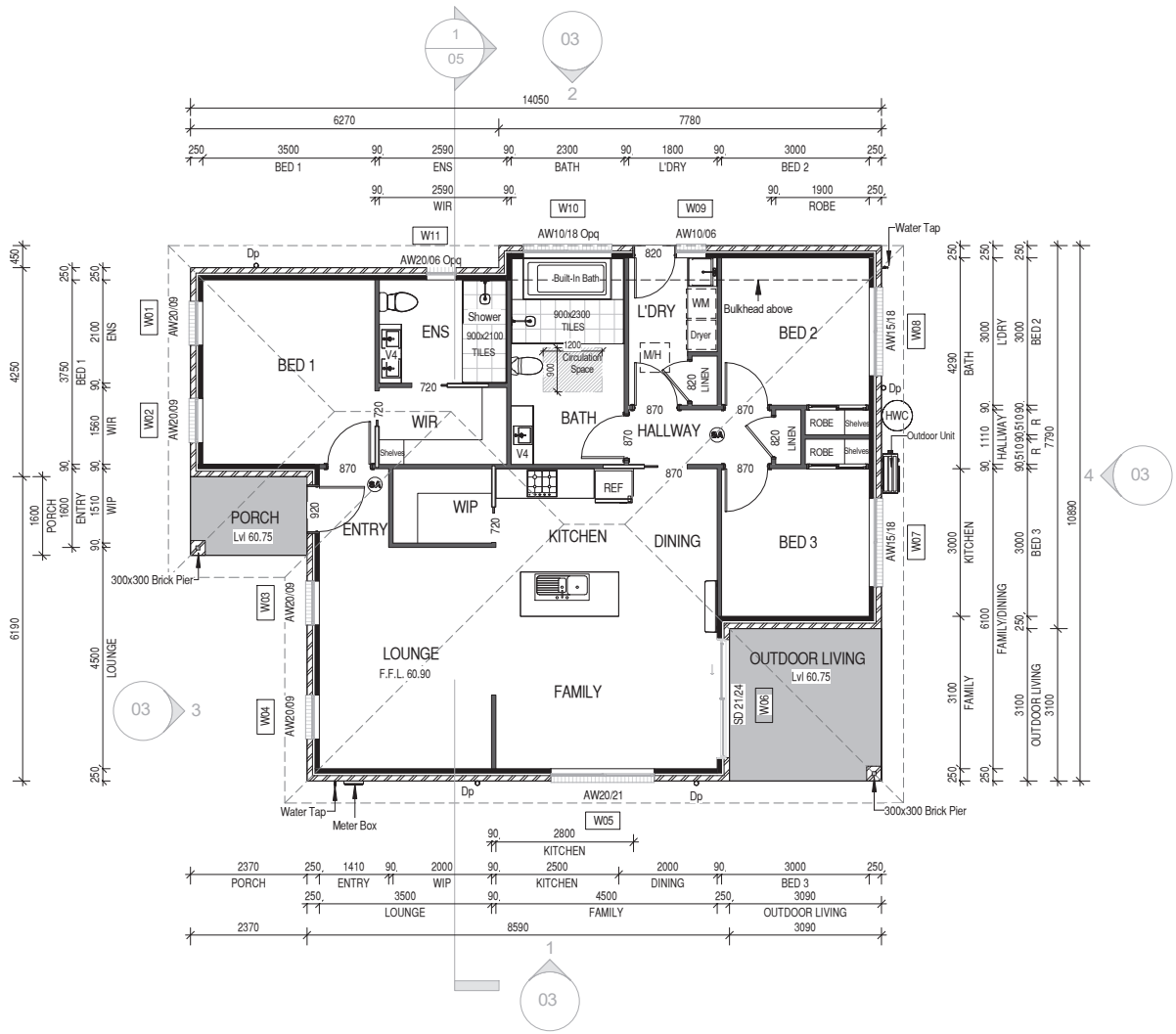
.....

DATE:

.....

Ground FL	60.900
CL	63.300

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



NOTES:

AJ Articulation Joint

Dp Down Pipe

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

AREA SCHEDULE

Site Area	:	579 m²
Ground Floor	:	125.9 m²
Porch/Outdoor Living	:	13.4 m²

For Kitchen Details,
Refer to Kitchen Joinery Design

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: GROUND FLOOR PLAN
DATE: 20.11.2025
FILE NAME: 2354
DRAWN BY: RK
DWG No: 02

Scale: 1 : 100

PROPOSED DWELLING FOR COOPER AND KNOTT
AT 4 COCKATOO PLACE, CAMPANIA

Rev.	Date	Revision Description	Drawn
A	20.11.2025	Modified as Client markups	RK
	13.11.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

.....

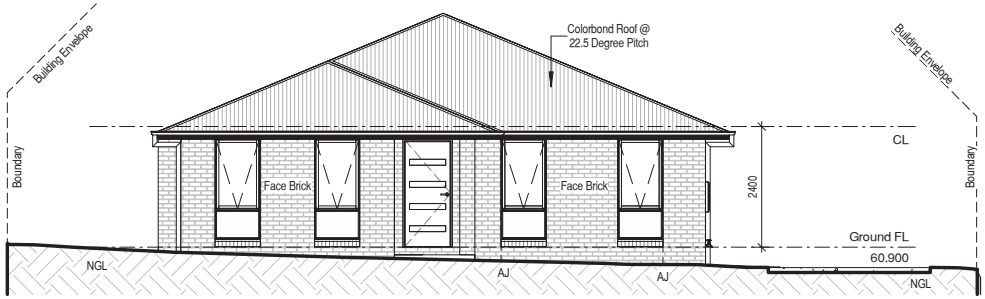
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

.....

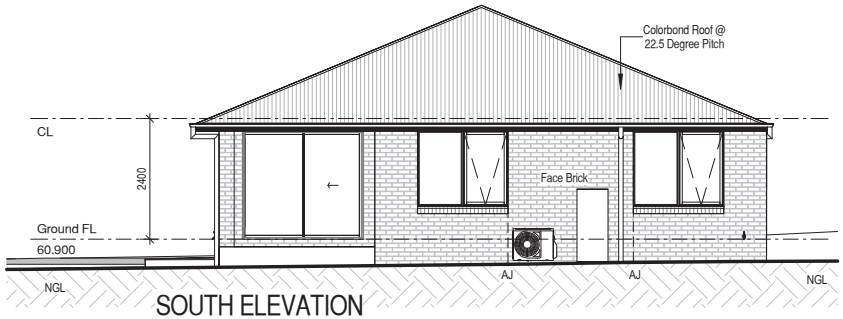
DATE:

.....

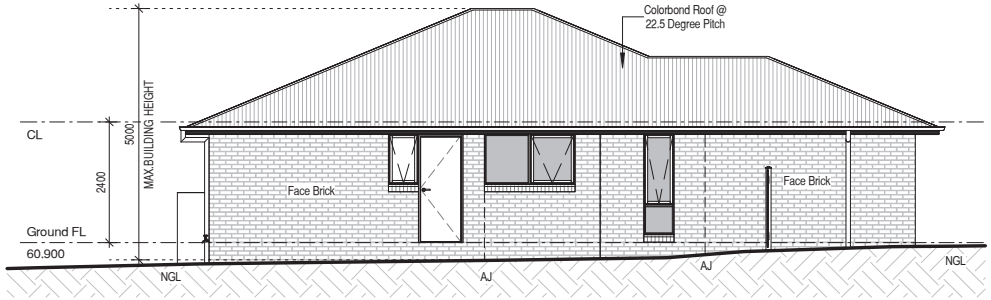
RONALD YOUNG + CO BUILDERS
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



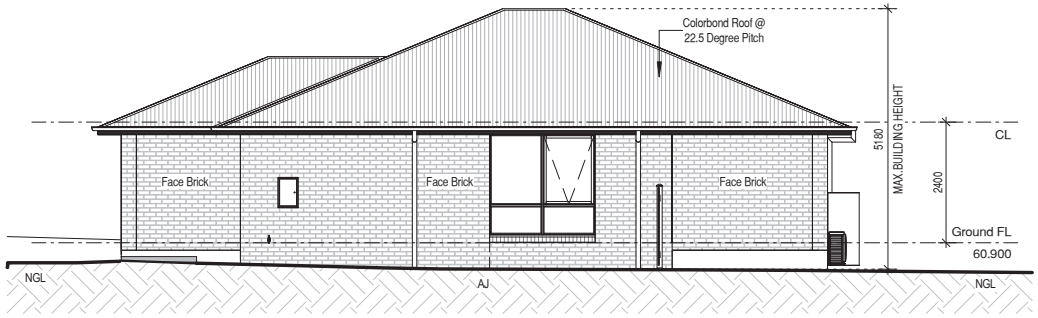
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: ELEVATIONS
DATE: 20.11.2025
FILE NAME: 2354
DRAWN BY: RK
DWG No: 03

Scale: 1 : 100

PROPOSED DWELLING FOR COOPER AND KNOTT
AT 4 COCKATOO PLACE, CAMPANIA

Rev.	Date	Revision Description	Drawn
A	20.11.2025	Modified as Client markups	RK
	13.11.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

.....

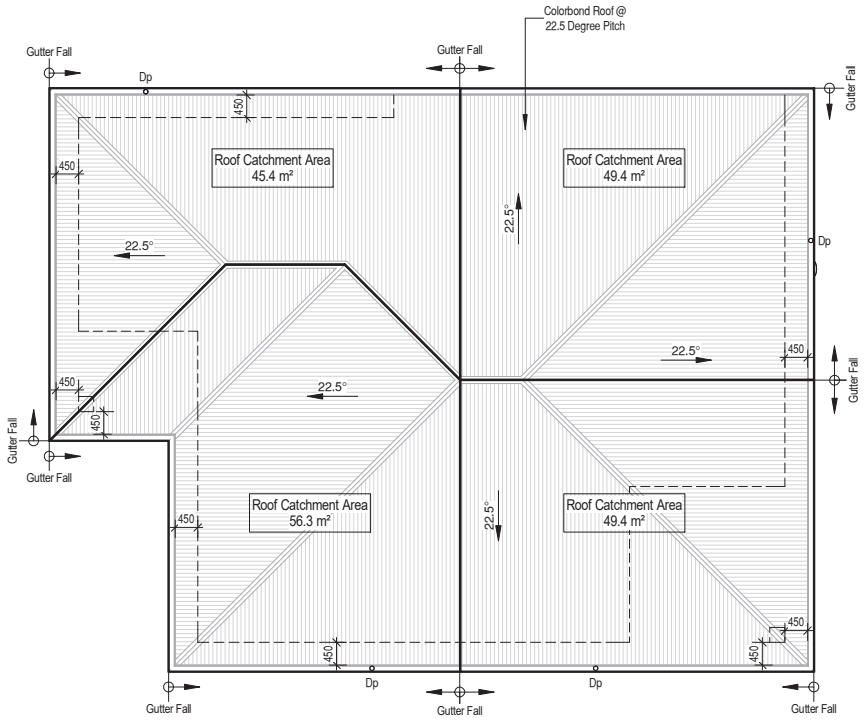
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

.....

DATE:

.....

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



U2-ROOF CATCHMENT AREA CALCULATION		
Ah	165.6 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	200.4 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 3.5.2.2)
DRI	85	Design Rainfall intensity Hobart (determined from NCC Table 3.5.2.1)
Acdp	70	Max.catchment area of roof per 90mm downpipe(determined from NCC Table 3.5.2.2)
Downpipes required	3	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, refer to NCC2022 7.3.5 (2).
All roof areas shown are indicative only and not to be used for any further purpose.

GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: ROOF PLAN
DATE: 20.11.2025
FILE NAME: 2354
DRAWN BY: RK
DWG No: 06

Scale: 1 : 100

PROPOSED DWELLING FOR COOPER AND KNOTT
AT 4 COCKATOO PLACE, CAMPANIA

Rev.	Date	Revision Description	Drawn
A	20.11.2025	Modified as Client markups	RK
	13.11.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

.....

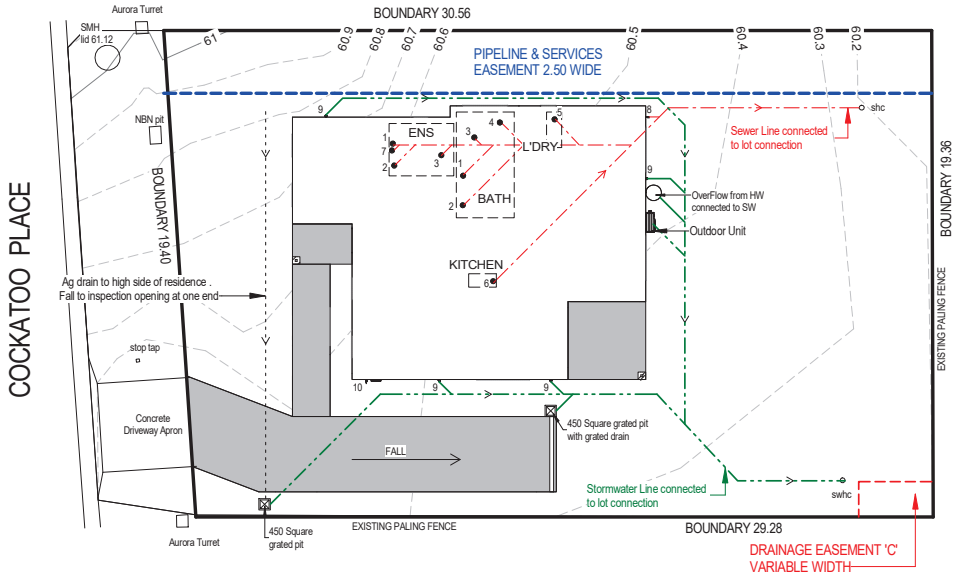
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

.....

DATE:

.....

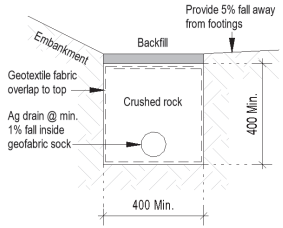
RONALD YOUNG + CO BUILDERS
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



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

Sewer line 100Ø UPVC U.N.O.

Stormwater line 100Ø UPVC U.N.O.



AG Drain (Typical)

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

BAL : LOW

DRAWING: DRAINAGE PLAN
DATE: 20.11.2025
FILE NAME: 2354
DRAWN BY: RK
DWG No: 09

Scale: 1 : 200

PROPOSED DWELLING FOR COOPER AND KNOTT
AT 4 COCKATOO PLACE, CAMPANIA

Rev.	Date	Revision Description	Drawn
A	20.11.2025	Modified as Client markups	RK
	13.11.2025	BA PLANS	RK

THIS PLAN IS ACCEPTED BY:

.....

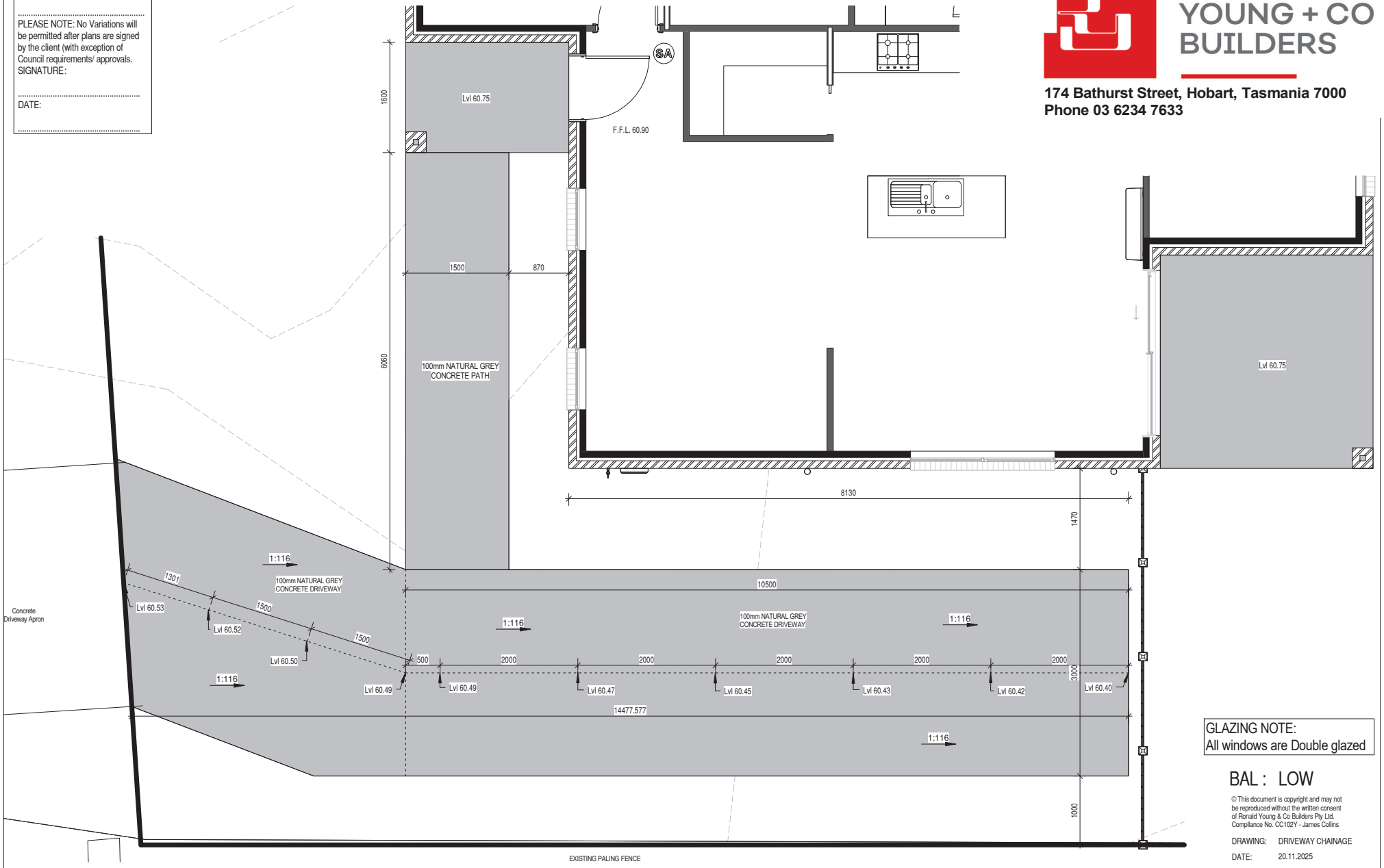
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

.....

DATE:

.....

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



GLAZING NOTE:
All windows are Double glazed

BAL : LOW

DRAWING: DRIVEWAY CHAINAGE
DATE: 20.11.2025
FILE NAME: 2354
DRAWN BY: RK
DWG No: 10

Scale: 1 : 50

PROPOSED DWELLING FOR COOPER AND KNOTT
AT 4 COCKATOO PLACE, CAMPANIA

Rev.	Date	Revision Description	Drawn
A	20.11.2025	Modified as Client markups	RK
	13.11.2025	BA PLANS	RK

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185996

PAGE 1 OF 4 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

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

EASEMENTS

Lot 13 is:

SUBJECT TO a Pipeline & Services Easement (as hereinafter defined) in gross in favour of TasWater over the land marked PIPELINE & SERVICES EASEMENT 2.50 WIDE on the Plan.

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Southern Midlands Council over the land marked DRAINAGE EASEMENT 'C' VARIABLE WIDTH on the Plan.

Lot 14 is:

SUBJECT TO a Drainage Easement (as hereinafter defined) in gross in favour of the Southern Midlands Council over the land marked DRAINAGE EASEMENT 'A' 2.50 WIDE on the Plan.

FENCING PROVISION

In respect to each lot shown on the Plan (except lot 100) the Vendor (Acqua Property Holdings Pty Ltd) shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REF: 8265/1 SOLICITOR & REFERENCE: MURDOCH CLARKE JJP 2201601	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL DATE: 25/10/23 SA 2022/00011 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 185996
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

COVENANTS

The owners of each lot shown on the plan covenant with the Vendor, Acqua Property Holdings Pty Ltd (ACN 636 483 406) and the Southern Midlands Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolved with each and every part thereof and be in favour of the Southern Midlands Council to observe the following stipulations:–

(a) Not to erect or permit to be erected on the said lot any building which does not have a roof constructed of tiling or other substance which does not reflect light.

(b) Not to use unpainted galvanized iron or other reflective material or substance in the construction of any roof or any part of any dwelling or other structure on the said lot.

(c) Not to construct or place kit, re-locatable or weatherboard dwellings on the lot.

(d) Not to construct any dwellings on the lot that shall have less than seventy (70) per cent of the external walls comprising glass, masonry, brick or rendered finish.

(e) Not to commence construction of a dwelling on the lot without providing for a lockable skip bin of a capacity of at least three (3) cubic metres to remove all rubbish and discarded materials.

(f) Not to use or allow the lot to be used for public housing, public rental projects or public assistance programs or where the owner of the lot does not have the right to determine the tenants.

(g) The Vendor reserves the right for themselves or their assigns to sell lease or otherwise deal with any lot on the plan either subject to any of the above conditions and/or restrictive covenants or any one of them or not subject to such modifications thereof as they in their sole discretion deem fit. The exercise of the said right in relation to any lot shall not release the owners of any other lot from any of the conditions or covenants affecting or imposed upon such other lots will give the owners of any lot any right of action against the vendor or any other person.

DEFINITIONS

"**Drainage Easement**" means a right of drainage (including the right of construction of drains) for the Southern Midlands Council with which the right shall be capable of enjoyment for the purpose of carrying away stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for the Southern Midlands Council

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 185996
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

"**Easement Land**" means the land which is subject to an easement in favour of TasWater.

"**Infrastructure**" means-

Infrastructure owned or for which TasWater is responsible and includes but is not limited to-

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

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

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

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

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

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

"**Owner**" means the registered proprietors of the lot in the folio of the Register from time to time.

"**Pipeline and Services Easement**" means-

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

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

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

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

(4) remove and replace the Infrastructure;

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

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

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 185996
SUBDIVIDER: ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406) FOLIO REFERENCE: 8265/1	

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

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

(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

(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.

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

Executed by **ACQUA PROPERTY HOLDINGS PTY LTD (ACN 636 483 406)** pursuant to Section 127 of the *Corporations Act 2001* by its sole director and sole secretary **JAMES ANDREW POLANOWSKI**)

Sole Director / Sole Secretary Signature

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.

RONALD YOUNG + CO BUILDERS

Since 1970

To whom it may concern,

RE: 4 Cockatoo Place Campania

We/I, James Polanowski acting on behalf of Acqua Property Holdings Pty Ltd give our consent for Ronald Young & Co Builders Pty Ltd to act as our agent for all matters relating to the above-mentioned property.

Signed _____ Signed by: James Polanowski B33568A10581434... 26 November 2025 ___ / ___ / _____

Signed _____ ___ / ___ / _____

174 Bathurst Street
Hobart TAS 7000

reception@rybuilders.com.au
6234 7633
rybuilders

rybuilders.com.au

FOLIO PLAN

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER: ACQUA PROPERTY HOLDINGS PTY LTD

FOLIO REFERENCE: C.T. 8265 - 1

GRANTEE: PART OF LOT 13, 153-3 0R GTD. TO HERBERT [redacted] JAMES PAUL

PLAN OF SURVEY

BY SURVEYOR: T.W. COX

LOCATION: LAND DISTRICT OF MONMOUTH
PARISH OF STAFFA
TOWN OF CAMPANIA

SCALE 1: 600 LENGTHS IN METRES

REGISTERED NUMBER
SP185996

APPROVED
EFFECTIVE FROM - 9 JAN 2026
Recorder of Titles

PRIORITY FINAL PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

Registrar Land Surveyor — 17/10/2025 Date

Council Delegate — 25/10/25 Date

RESULT OF SEARCH

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185996	13
EDITION	DATE OF ISSUE
1	09-Jan-2024

SEARCH DATE : 03-Oct-2025
SEARCH TIME : 09.05 AM

DESCRIPTION OF LAND

Town of CAMPANIA
Lot 13 on Sealed Plan 185996
Derivation : Part of Lot 13, 153A-3R-36P Gtd. to Herbert James Paul
Prior CT 8265/1

SCHEDULE 1

M940472 TRANSFER to ACQUA PROPERTY HOLDINGS PTY LTD
Registered 12-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185996 EASEMENTS in Schedule of Easements
SP185996 COVENANTS in Schedule of Easements
SP185996 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Prepared for
Ronald Young Pty Ltd

4 Cockatoo Place
Campania

FLOOD HAZARD REPORT

FE_25658
22 December 2025

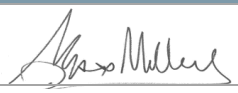
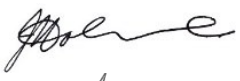
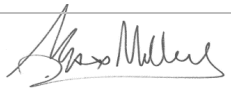
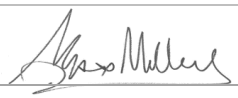
flüssig Engineers

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	*Client*	*Document Number*	*Project Manager*
4 Cockatoo Place, Campania, Flood Hazard Report	**Ronald Young Pty Ltd**	FE_25658	Max W. Möller *Principal Hydraulic Engineer*

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller ***Principal Hydraulic Engineer***		12/12/2025
Prepared by	Ash Perera ***Hydraulic Engineer***		12/12/2025
Prepared by	Christine Keane ***Senior Water Resources Analyst***		12/12/2025
GIS Mapping	Fraser Cumming ***Graduate Civil Engineer***		17/12/2025
Reviewed by	John Holmes ***Senior Engineer***		19/12/2025
Reviewed by	Max W. Möller ***Principal Hydraulic Engineer***		19/12/2025
Authorised by	Max W. Moller ***Principal Hydraulic Engineer***		22/12/2025

Document Revision History

Rev No.	Description	Prepared by	Authorised by	Date

Contents

List of Tables

List of Figures

1. Introduction

Flüssig Engineers has been engaged by **Ronald Young Pty Ltd** to undertake a site-specific Flood Hazard Report for the development at 4 Cockatoo Place, Campania in the **Southern Midlands Council** municipality. The purpose of this report is to determine the flood characteristics on the existing and post-development hazard scenarios for the 1% AEP plus climate change, for the purpose of development.

1.1 Development

The proposed development consists of a residential dwelling. The proposed dwelling covers approximately 126 m^2 of the 579 m^2 lot. The site is currently vacant.

1.2 Objectives and Scope

This report is to assess the proposed development at 4 Cockatoo Place, Campania under C12.0 Flood Prone Areas Hazard Code of the Tasmanian Planning Scheme 2021- Southern Midlands (TPS 2021). The objectives of this study are:

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

1.3 Limitations

This study is limited to the objectives of the engagement by the clients, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

Planning Scheme Code	Objective
C12.5.1 Uses within a flood prone hazard area	That a habitable building can achieve and maintain a tolerable risk from flood.
C12.6.1 Building and works within a flood prone area	(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

2. Model Build

2.1 Overview of Catchment

The contributing catchment for 4 Cockatoo Place, Campania is approximately 58 ha stretching from the peak at 85 Native Corners Road to the development site with an average slope of 10.0 %.

The land use of the catchment is Rural Living, Open Space and Village with the specific site being listed as Village.

Figure 1 below outlines the approximate contributing catchment for the site at 4 Cockatoo Place, Campania.

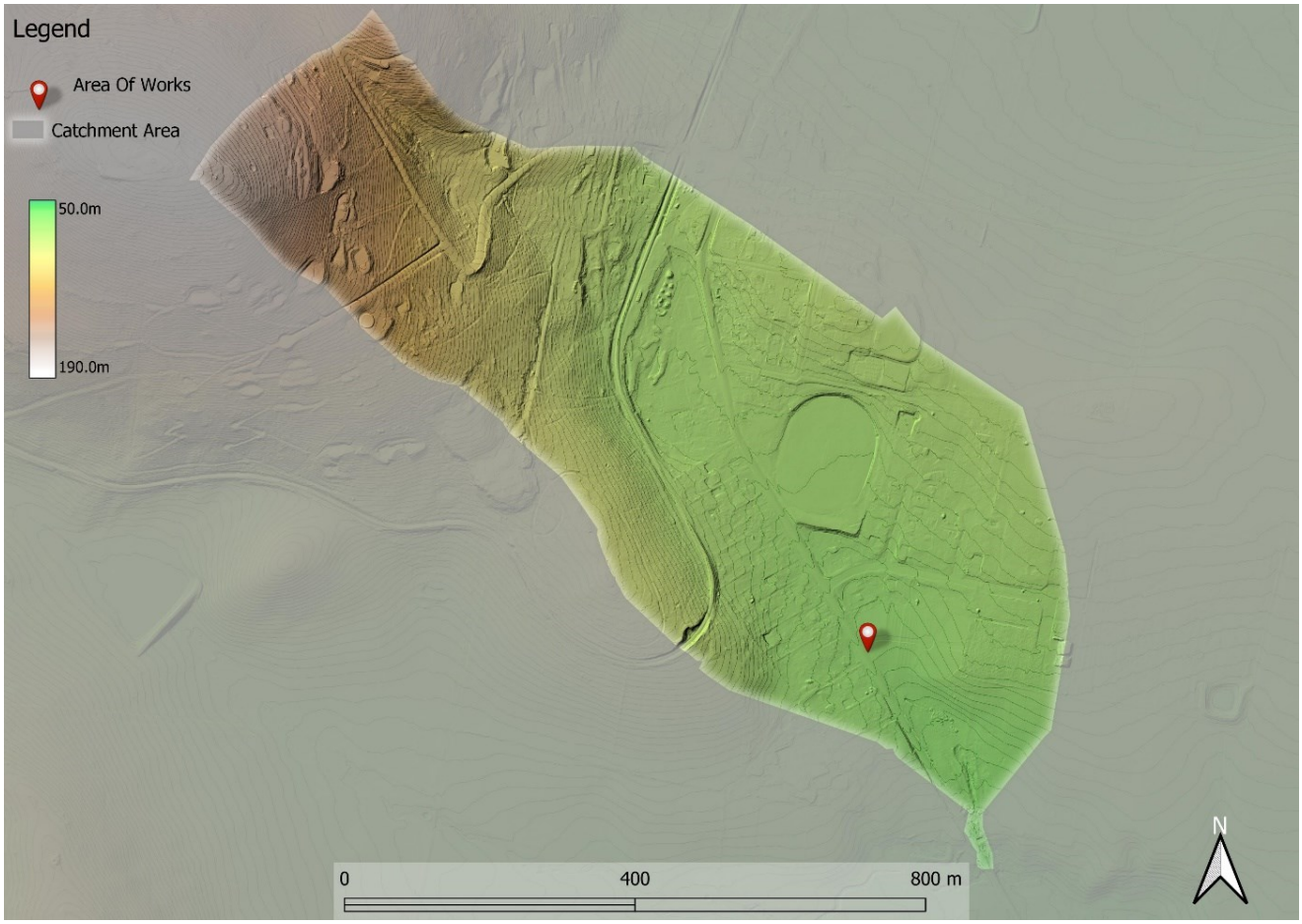


Figure 1. Contributing Catchment, 4 Cockatoo Place, Campania

2.2 Hydrology

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

Table 2. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
58	27-15/1	4.2-2.5/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

Figure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 10-minute storm temporal pattern 7 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

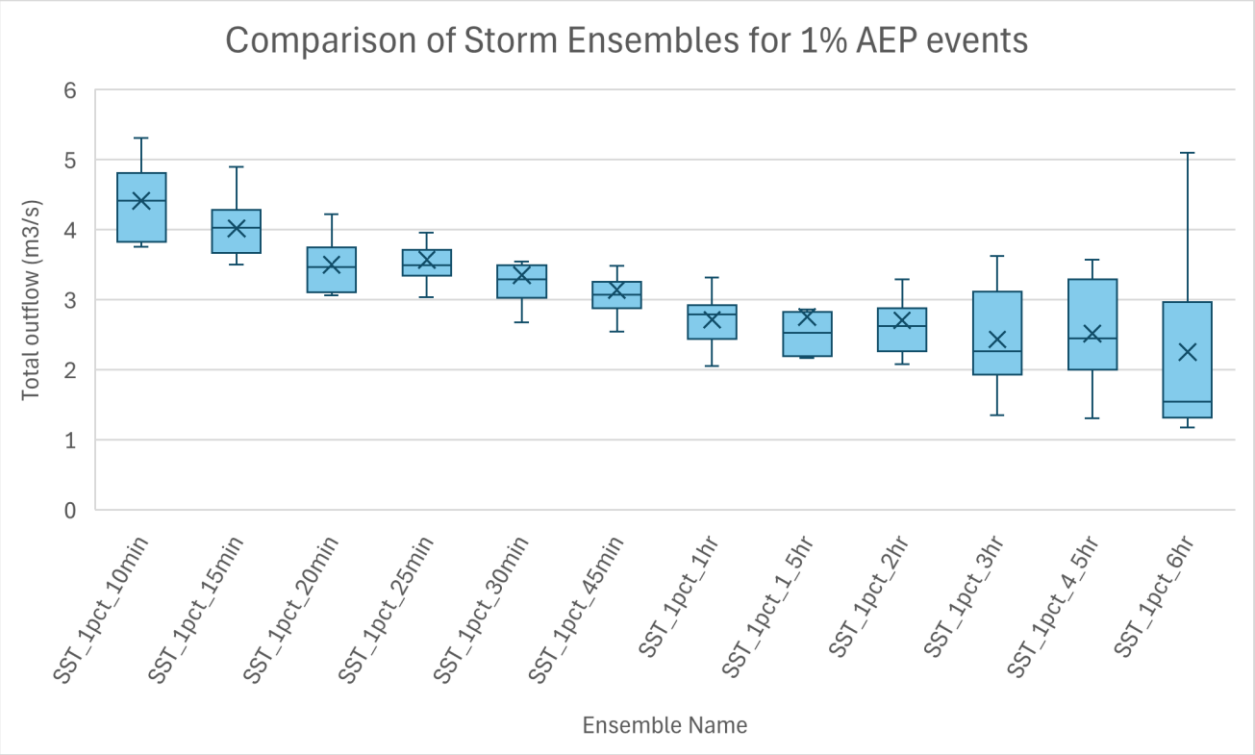


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

2.2.2 Climate Change

The ARR 2019 Guide for Flood Estimation, Version 4.2, is regarded as the industry standard for assessing projected increases in rainfall under climate change conditions for the year 2100 scenario.

According to the guide, a multiplication factor of 1.86 is adopted for rainfall durations of less than 1 hour under the SSP5-8.5 at 2100 scenario for the localised catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts and is generally adopted by councils which is shown below in Table 3.

Table 3. Climate Change Increases

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

2.2.3 Calibration/Validation

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

2.3 Hydraulics

A detailed one-dimensional–two-dimensional (1D–2D) hydraulic model was developed to simulate and quantify flood behaviour across the target study area. The 1D component of the model was configured to represent the existing pipe and channel network, enabling accurate routing of flows through defined

hydraulic structures such as stormwater pits, culverts and pipe connections. This ensured that conveyance within the formal drainage system was properly captured, including surcharge behaviour during periods of high flow.

2.3.1 Survey

The 2D surface model was taken from a combination of South Ease DEM 2019 to create a 1m cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below (Figure 3).

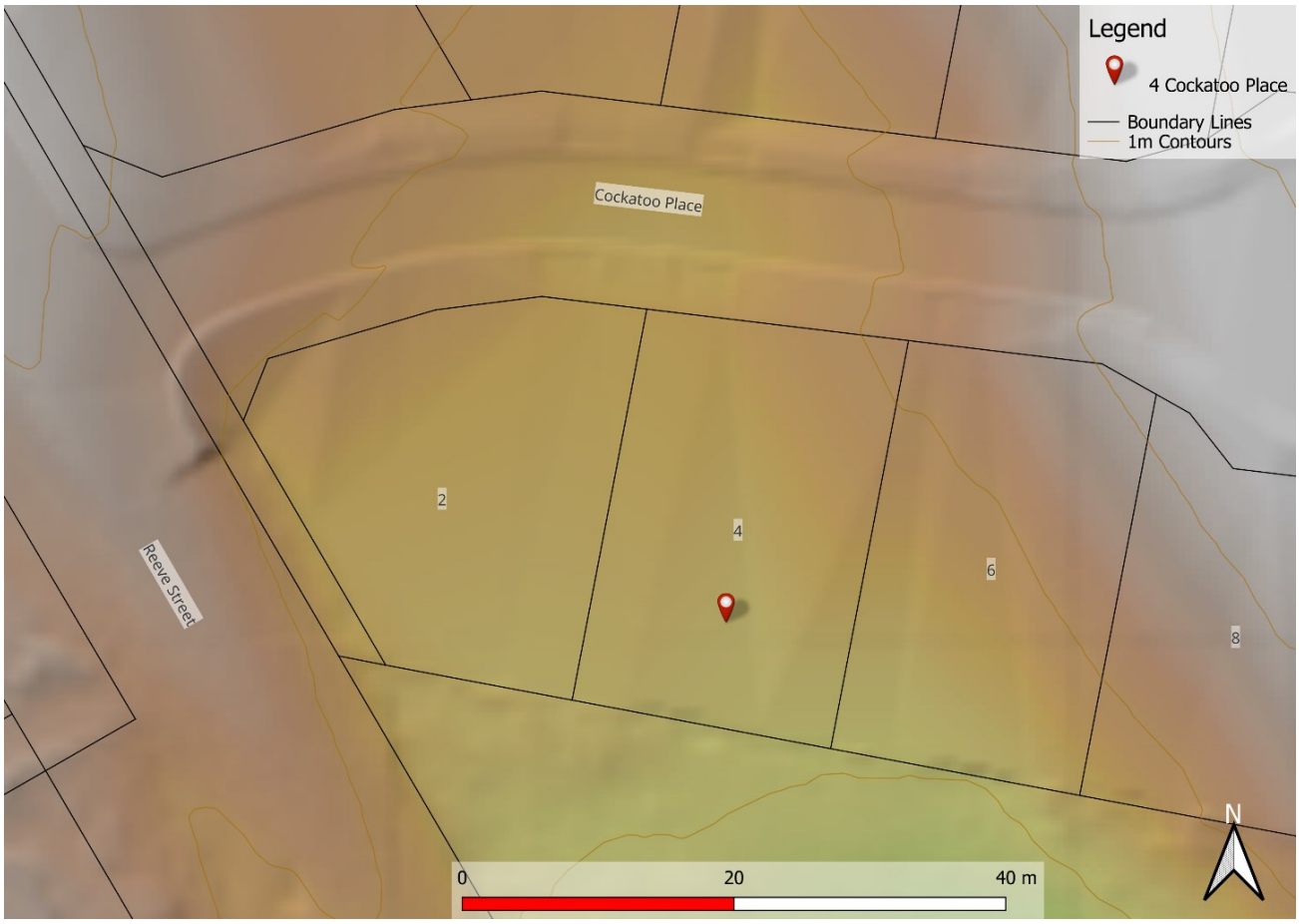


Figure 3. 1m DEM (Hill shade) of Lot Area

2.3.2 Roads

Roads often form the basis for overland flow in high frequency events; however, the kerb and channel are not always picked up by the DEM surface. To correct for the drainage lines, mesh polygons were used to delineate road corridors with the roads incorporating a z-line along the gutter to ensure the kerb invert is represented in the mesh.

2.3.3 Buildings

Specifically, residential houses and commercial buildings were integrated into the DEM by elevating the corresponding grid cells representing these structures by a standardised height of 0.3 meters above the natural ground surface. Subsequently, the re-sampled grids were utilised to establish the Infoworks ICM model, thus forming a foundational framework for the subsequent analysis and simulation of flood dynamics.

This method allows for flow through the building if the flood levels/ pressure become great enough. The aim is to mimic flow through passageways such as doors, windows, and hallways.

2.3.4 Walls

All significant fences and retaining structures were incorporated into the 2D model as 2D linear wall elements. Pailing fences were modelled with a maximum height of 250 mm, while solid Colourbond fences were modelled with a maximum height of 500 mm, representing the estimated depth at which they are likely to collapse during a 1% AEP rainfall event. Solid material walls were modelled using a realistic height to reflect their structural integrity and expected behaviour under flood conditions.

2.3.5 Structures

In the process of crafting a two-dimensional grid to depict the ground surface of the floodplain, we initiated by re-sampling high-resolution LiDAR data to generate a digital elevation model (DEM) through the utilisation of GIS software.

Within this procedure, the attention was directed towards identifying and incorporating pertinent features such as residential structures, commercial buildings, walls, and roadways. Ensuring the comprehensive inclusion of these features within the re-sampled DEM was of utmost importance.

2.3.6 Roughness (Manning's n)

The model grid's roughness and equivalent Manning's n values were derived from land use data. Table 4 shows Manning's values used in the model. Values for this layer were derived from the ARR 2019 Guidelines. These parameters have proven effective in previous flood mapping projects undertaken in Tasmania.

Table 4. Manning's Coefficients (ARR 2019)

Land Use	Roads	Open Channel	Rural	Residential	Parks	Buildings	Piped Infrastructure
Manning's n	0.018	0.035	0.04	0.045	0.05	0.3	0.013

3. Model Results

3.1 Pre-Development Scenario

The 1% AEP plus climate change (CC) event was simulated for the pre-development condition to establish the existing flood behaviour across the site and its immediate surrounds.

The pre-development model results, as shown in Figure 4, indicate the presence of a shallow overland flow path entering the site from Cockatoo Place and conveying runoff across the lot toward the southern boundary, consistent with the natural surface drainage pattern.

Flood depths within this overland flow path are generally shallow, with modelled depths less than 0.12 m across most of the site. The maximum flood depth within the subject lot under pre-development conditions is approximately 0.37 m and occurs near the southern lot boundary, where runoff locally concentrates against the fence line before continuing downstream beyond the site.

At the defined cross-section along the western lot boundary, the pre-development scenario produces a maximum flood depth of approximately 0.31 m, with corresponding flow velocities less than 0.34 m/s.

These results reflect low-depth, low-velocity overland flow conditions typical of surface runoff across gently sloping land, rather than concentrated or channelised flooding. This pre-development scenario therefore represents the baseline condition against which post-development impacts have been assessed.

3.2 Post-Development Scenario

Figure 5 shows the post-development overland flood behaviour across the lot under the design event. The proposed dwelling and driveway sit slightly within the natural overland flow path, resulting in a small and highly localised interaction with flow immediately adjacent to the building footprint.

Importantly, the primary overland flow path through the site is maintained, with flows continuing in the same general direction beyond the dwelling and reconnecting with the existing downstream overland flow path toward the southern boundary of the lot.

Importantly, the primary overland flow path through the site is maintained, with flows continuing in the same general direction beyond the dwelling and reconnecting with the existing downstream overland flow path toward the southern boundary of the lot.

Hydraulic modelling indicates a localised increase in flood depth of up to 0.04 m in the immediate vicinity of the building extents, together with a 0.01 m increase at the cross-sectional results line.

These depth increases are minor, do not result in a change to the flood hazard rating, and progressively reduce to pre-development depth levels beyond the building footprint, across the remainder of the lot, and within downstream areas.

The maximum flood depth observed at the entrance of the dwelling extents is 30 mm at 60.78 mAHD.

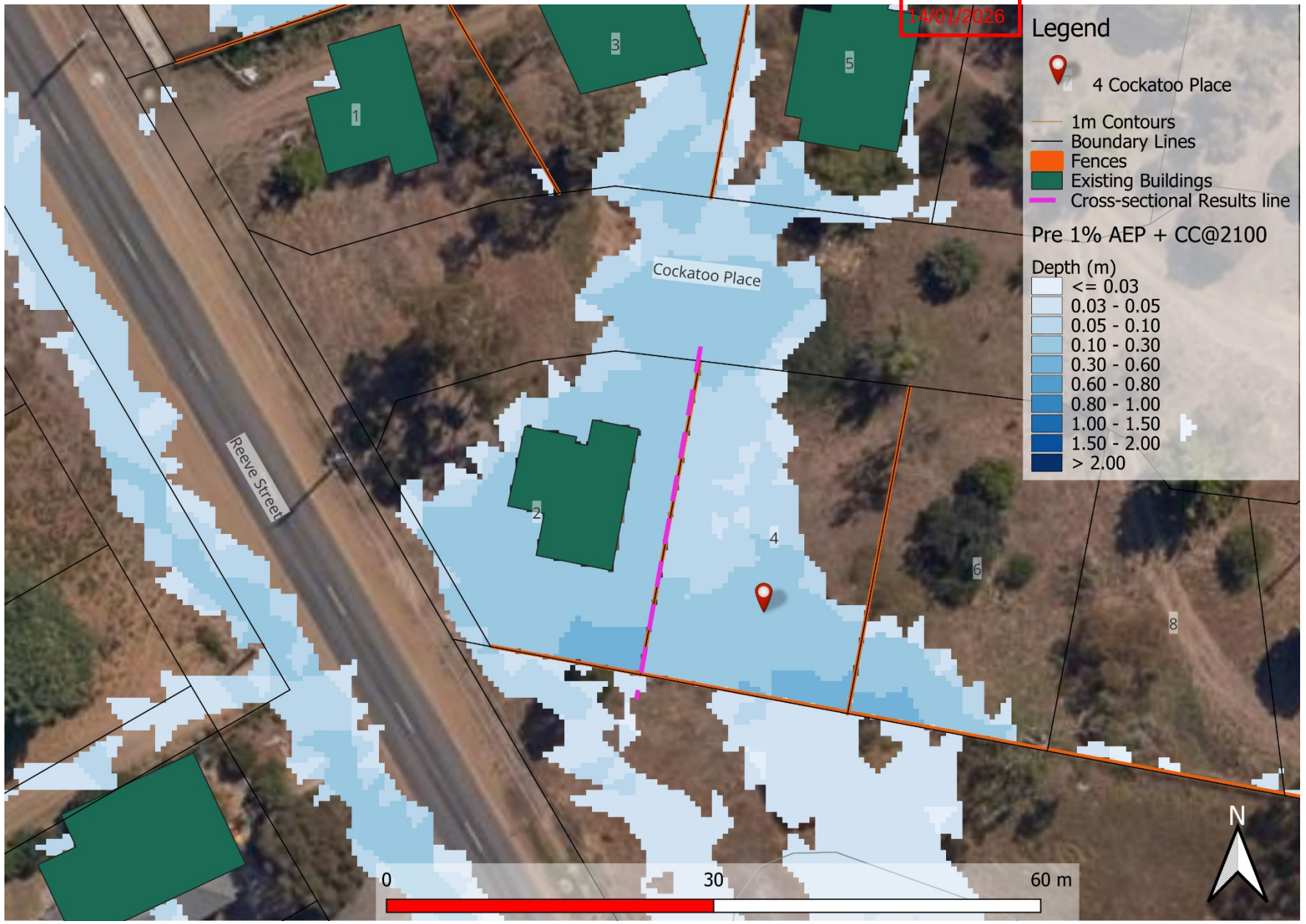


Figure 4. Pre-Development 1% AEP + CC Depth

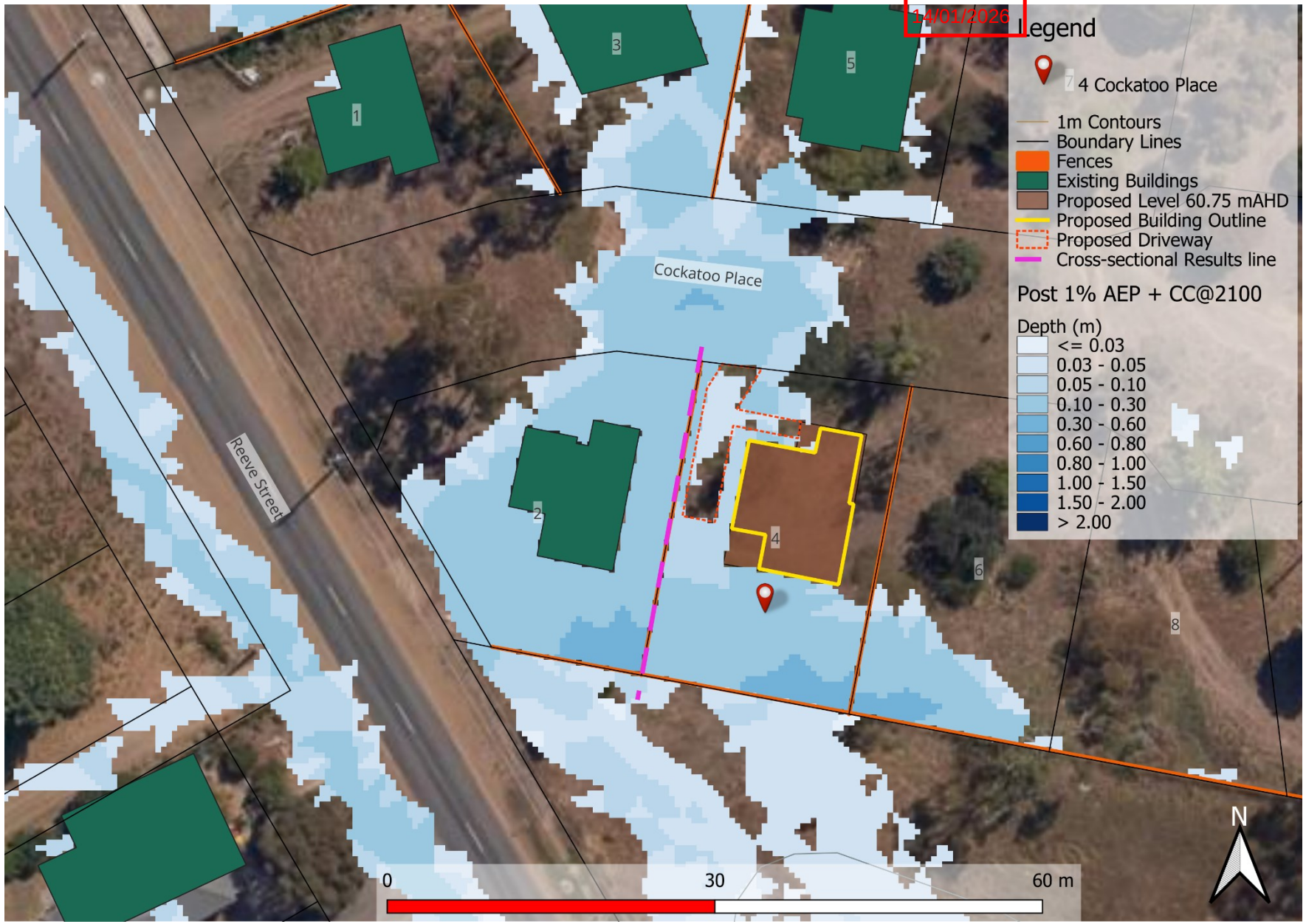


Figure 5. Post-Development 1% AEP + CC including Depth

3.3 Displacement of Overland Flow on Third Party Property

Post-development flows in Figure 5 show that when compared against pre-development in Figure 4, there is no significant increase in flood depths on adjacent properties surrounding the lot. While flow paths are locally influenced by the proposed building footprint and driveway, overland flows remain generally accommodated within the site and are able to reconnect with the established downstream overland flow path toward the southern boundary of the lot.

Therefore, it can be stated that the development does not have any measurable effect on third party property.

3.4 Development Effects on Flooding

Due to the relatively shallow flood water seen in the pre-development scenario, the proposed dwelling has little effect on flooding during a 1% AEP storm event, both within the lot and on surrounding areas. Velocities and depths in the post-development scenario are within the lowest hazard band around the building areas, and therefore the post development models show that there is no increase to the risk rating on surrounding properties or infrastructure.

3.5 Development Effects on Stormwater Discharge

Figure 6 below shows the discharge hydrograph from the property boundary for the overland flow through the development area. The graph was captured in the model for both pre- and post-development runs and combined in graph format to demonstrate the change in net discharge. It demonstrates the discharge increasing slightly by 0.01 m^3/s from 0.60 m^3/s to 0.61 m^3/s between the pre-development and post-development scenarios, while velocity shows a minor increase of 0.02 m/s from 0.34 m/s to 0.36 m/s.

As the velocity and discharge in the pre-development scenario is relatively low, the slight increase is more likely due to model sensitivity and has no real impact on discharge from the lot following development.

It is therefore deemed that the post development model does not increase net discharge.

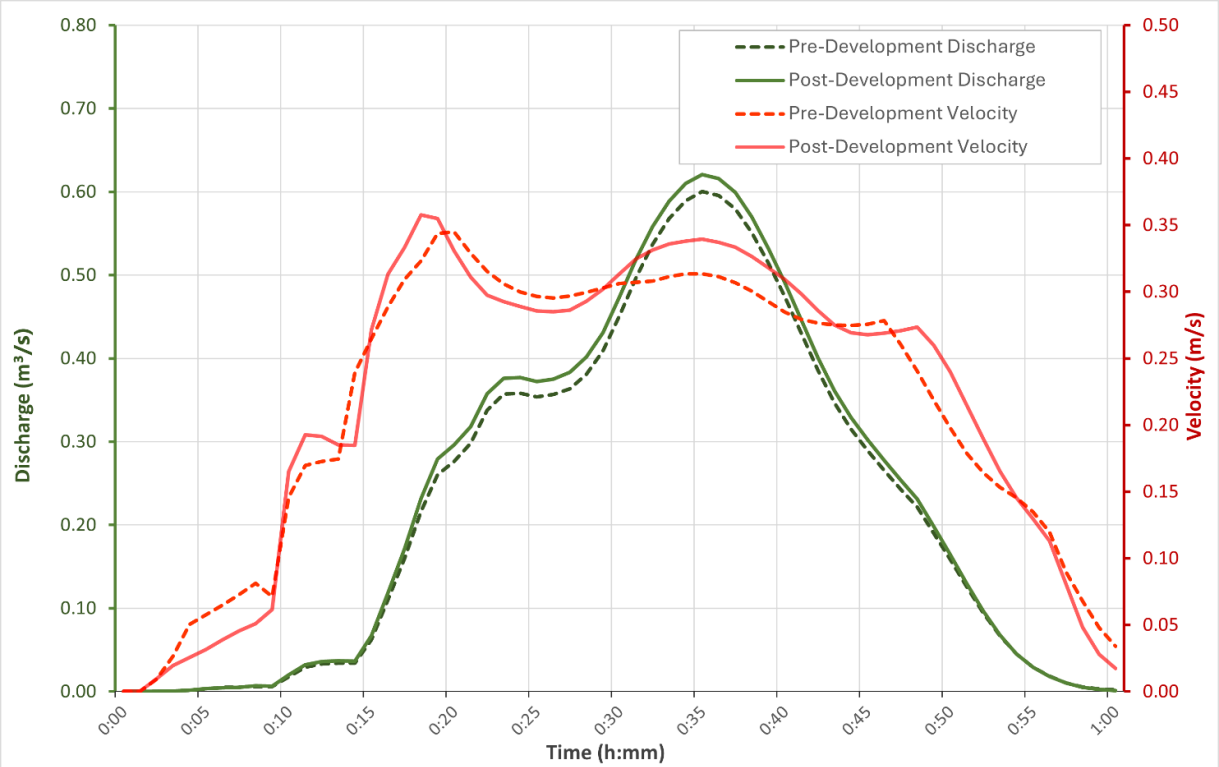


Figure 6. Pre and Post development net discharge and velocity 1% AEP + CC

3.6 Model Summary

Table 5. Pre-development and post-development at the cross-sectional line

	Pre-development	Post-development	Net Change
Depth (m)	0.31	0.32	+0.01
Velocity (m/s)	0.34	0.36	+0.02
Discharge (m^3/s)	0.60	0.61	+0.01

4. Flood Hazard

Under existing conditions prior to development, the proposed location of the building is subject to be inundated to < 0.12 m flood depth and < 0.58 m/s velocity. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as a maximum H – *Generally safe for people, vehicles and buildings* as shown in Appendix A – Hazard maps. However, depths above 0.30 m are only observed at the southern lot boundary away from the buildings areas in both pre and post development scenarios.

The post-development scenario sees the depth at the building extents increasing slightly to 0.16 m the velocity showing a minor increase of 0.04 m/s to 0.62 m/s, which has no effect on the hazard rating that remains within the lowest hazard band of H1- *Generally safe for people, vehicles and buildings* surrounding the immediate building extents.

As this study does not extend to the public access roads we cannot comment on the accessibility to the site, only within the site. Therefore, this report would advise that residents and visitors remain inside in the event of a flood unless instructed by emergency services.

A summary of the hazard ratings is shown in Figure 7.

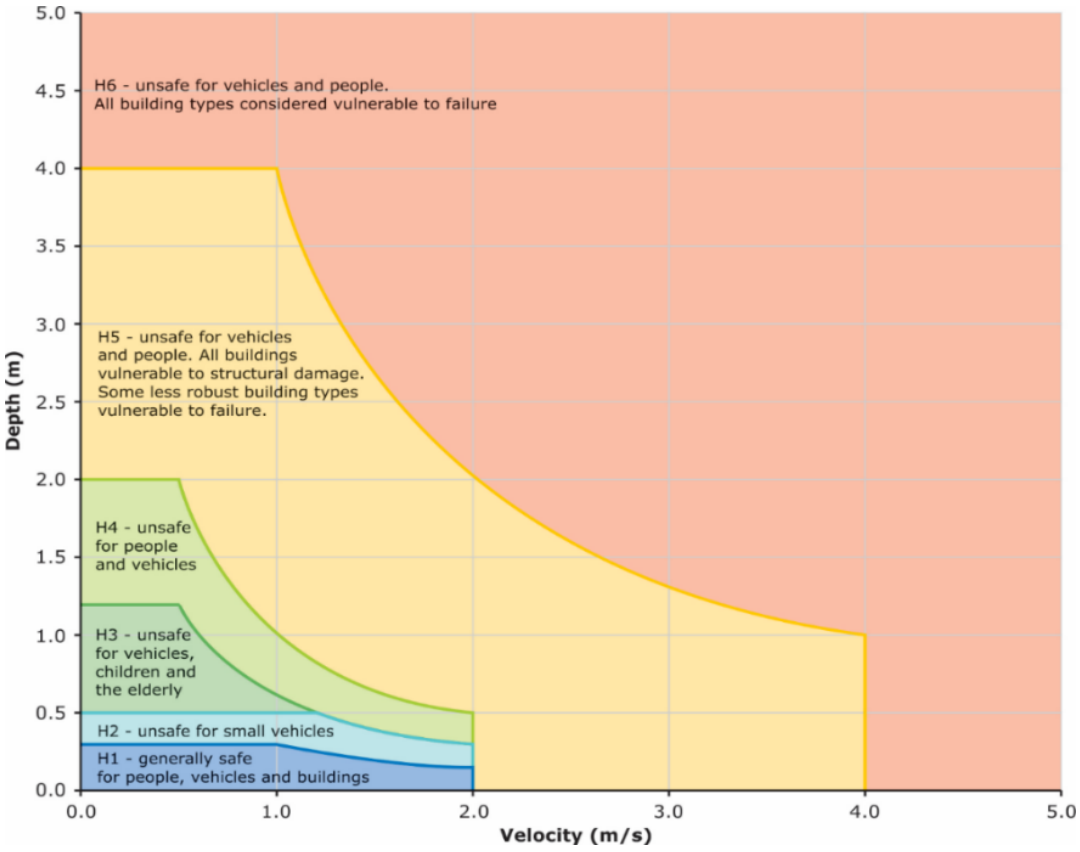


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at 4 Cockatoo Place, Campania is susceptible to a shallow, slow-moving flood plain flow, with the majority of the immediate surrounding region classified low (H1) hazard rating in the 1% AEP + climate change event.

There is small, localised area of H2 Hazard extents at the southern end of the lot, likely due to the influence of the modelled fences. This localised area does not affect any buildings within the lot and surrounding lots. Furthermore, the pre-development and post-development extents of this area remain unchanged with the proposed development.

Even at minor velocity and depths during a storm event, erosion and debris movement nevertheless pose a threat. If the recommendations in this report are implemented, the proposed structure, which is intended to be a habitable class 1a structure with a 50-year asset life (BCA2022), can achieve a tolerable risk of flooding over its asset life.

4.2 New Habitable Building

To meet the performance criteria of the Building Regulations S.54, the construction of a new habitable building is required to have a habitable floor level >300mm above the >1% AEP + CC flood level. The new development at 4 Cockatoo Place, Campania must meet this regulation as shown in Table 6. (The floor level >1% AEP + CC flood level + 300 mm does not apply for non-habitable areas).

Table 6. Habitable Floor Construction Levels

4 Cockatoo Place	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Habitable floor	60.78	61.08

As shown above, the finished floor level must be at 61.08 mAHD to meet the requirements of the Building Regulations S.54.

Table 7. Tasmanian Planning Scheme – Southern Midlands summary C12.5.1

C12.5.1 Uses within a flood prone hazard area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		**P1.1**	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed dwelling in a lot that lays within a shallow, relatively slow-moving flood inundation area.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		**P1.2**	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Hazard rating across most of the site is at H1 with some minor hazard extents of H2 at the southern lot boundary. This area is maintained at relatively similar H2 extents in both pre-development and post-development scenarios.

Table 8. Tasmanian Planning Scheme – Southern Midlands summary C12.6.1

C12.6.1 Building and works within a flood prone area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and, (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		**P1.1**	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed dwelling and driveway
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No increase in risk following construction of the dwelling requiring specific hazard reduction measures.
(c)	any advice from a State authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		**P1.2**	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	No significant increase to flow and velocity from proposed dwelling.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Assuming recommendations of this report the proposed site and dwellings can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the building.

5. Conclusion

The Flood Hazard Report for 4 Cockatoo Place, Campania development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against C12.0 of the Tasmanian Planning Scheme – Southern Midlands Flood Prone Areas code.
2. Building Regulations S.54 requires a habitable floor level of no less than the levels outlined in Table 6.
3. A slight increase in depth of 0.01 m at the cross-sectional result line.
4. Peak discharge sees a very minor increase of 0.01 m^3/s from pre- to post-development riverine flood scenario.
5. Velocity shows a slight increase of 0.02 m/s between pre- and post-development riverine flood scenarios.
6. Hazard from flooding within the lot remain at the majority category of H1 for both pre and post development riverine scenarios, including on neighbouring properties. There is a minor localised area of H2 hazard extents located away from habitable areas.

6. Recommendations

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

1. The new dwelling to have a minimum floor level as per Table 6.
2. Building pad, if any, must be constructed to fall away from the habitable building and have adequate stormwater drainage within the pad extents.
3. Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris.
4. Any change in external building layout or addition of other solid structures will require further flood assessment.
5. All future proposed structures within the flood extent not shown within this report will require a separate design and report addressing their impacts.

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

7. Limitations

Flüssig Engineers were engaged by **Ronald Young Pty Ltd**, for the purpose of a site-specific Flood Hazard Report for 4 Cockatoo Place, Campania as per C12.0 of the Tasmanian Planning Scheme. This assessment has been undertaken using the best available data and modelling information at the time of preparation and is considered suitable for its intended purpose.

The results, findings, and interpretations contained in this report are based on the existing site conditions, available LiDAR surface data, hydraulic modelling, and other third-party information provided to Flüssig Engineers. Should any aspect of the site, catchment, or proposed development design change, including modifications to ground levels, drainage patterns, or surrounding infrastructure, the flood behaviour and associated risks may also change. In such cases, this report must be re-evaluated and updated to reflect those modifications before further use.

This report must be read and used in its entirety. It may not be quoted, reproduced, or relied upon in part or for any purpose other than that expressly stated within, unless prior written consent is obtained from Flüssig Engineers.

Flüssig Engineers accepts no responsibility or liability for errors or inaccuracies arising from information supplied by external sources, third-party consultants, or other data providers used in preparing this report. The outcomes and conclusions presented herein are valid only for the conditions and assumptions explicitly described in this document.

8. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC
- Austroads 2013, Guide to Road Design Part 5: Drainage – General and Hydrology Considerations
- Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I (Editors), 2019, *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia
- Grose, M. R., Barnes-Keoghan, I., Corney, S. P., White, C. J., Holz, G. K., Bennett, J., & Bindoff, N. L. (2010). *Climate Futures for Tasmania: General Climate Impacts Technical Report*
- T.A. Remenyi, N. Earl, P.T. Love, D.A. Rollins, R.M.B. Harris, 2020, *Climate Change Information for Decision Making – Climate Futures Programme*, Discipline of Geography & Spatial Sciences, University of Tasmania
- Remenyi, T., Earl, N., Love, P., Rollins, D. and Harris, R. (n.d.). *Climate Change Information for Decision Making*. [online] Available at: https://stca.tas.gov.au/wp-content/uploads/2023/03/Climate-Change-Information-for-Decision-Making-Kingborough.pdf
- Department of Climate Change, Energy, the Environment and Water, 2022, *Guidance on Climate Resilient Flood Risk Management*, Australian Government
- Engineers Australia, 2021, *Floodplain Management and Groundwater Interactions*, National Committee on Water Engineering
- CSIRO, 2009, *Water for a Healthy Country – Groundwater Recharge and Discharge in Australia*
- SKM, 2013, Guidelines for Assessing the Impact of Groundwater Extraction on Streamflow, Prepared for National Water Commission
- Dillon, P., Pavelic, P., Page, D., Beringen, H., and Ward, J. (2009). Managed Aquifer Recharge – An Introduction, Waterlines Report Series No. 13, National Water Commission

Appendices

Appendix A Flood Study Maps

PRE 1% AEP + CC @2100

Legend

4 Cockatoo Place

Boundary Lines
Fences
Existing Buildings

PRE 1% AEP + CC @2100

Depth (m)
<= 0.03
0.03 - 0.05
0.05 - 0.10
0.10 - 0.30
0.30 - 0.60
0.60 - 0.80
0.80 - 1.00
1.00 - 1.50
1.50 - 2.00
> 2.00

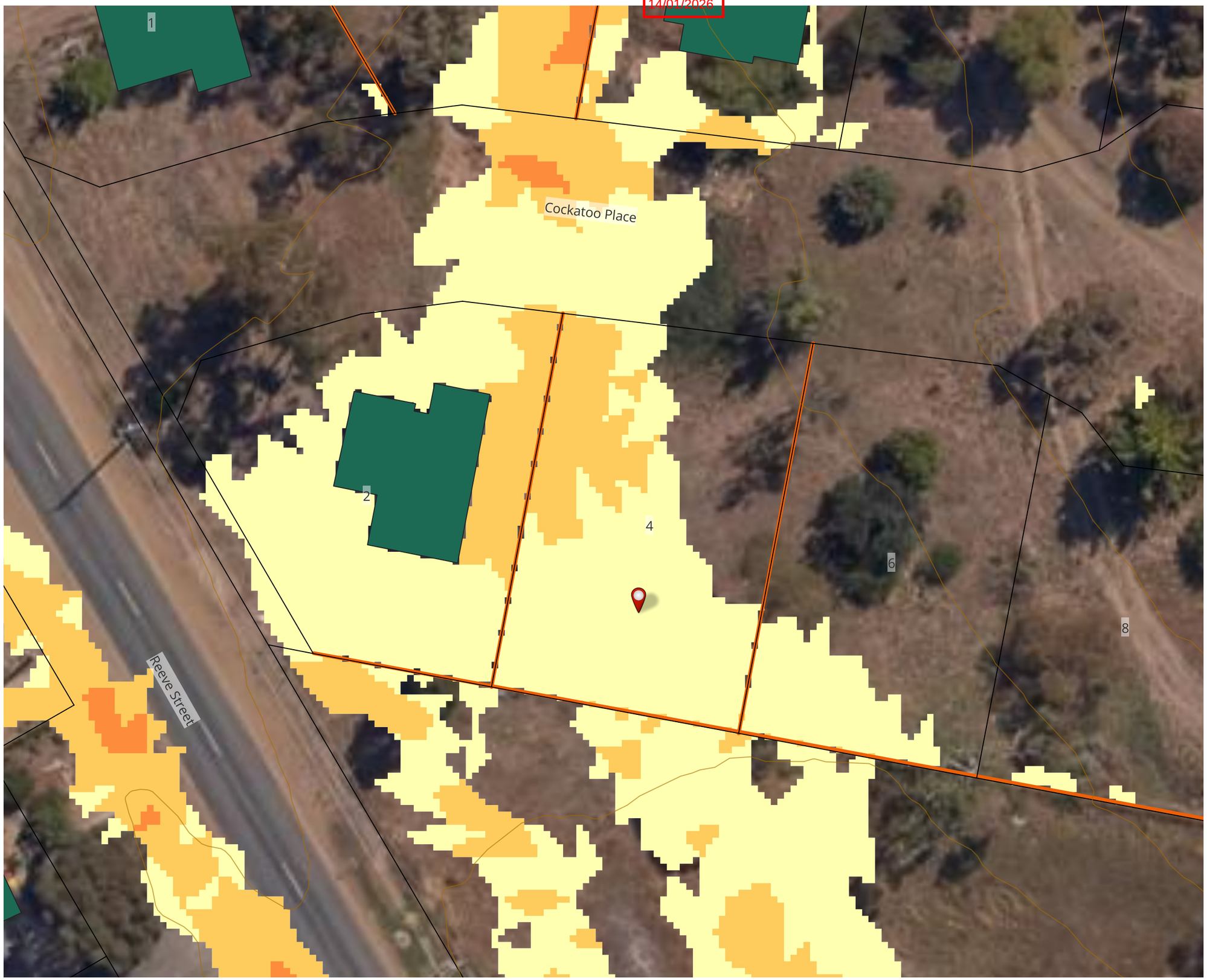
0 9 18 m
meters

N

flüssig Engineers
admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

- 17-12-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @2100



Legend

4 Cockatoo Place

Boundary Lines
Fences
Existing Buildings

PRE 1% AEP + CC @2100

Velocity (m/s)
<= 0.50
0.50 - 1.00
1.00 - 1.50
1.50 - 2.00
> 2.00

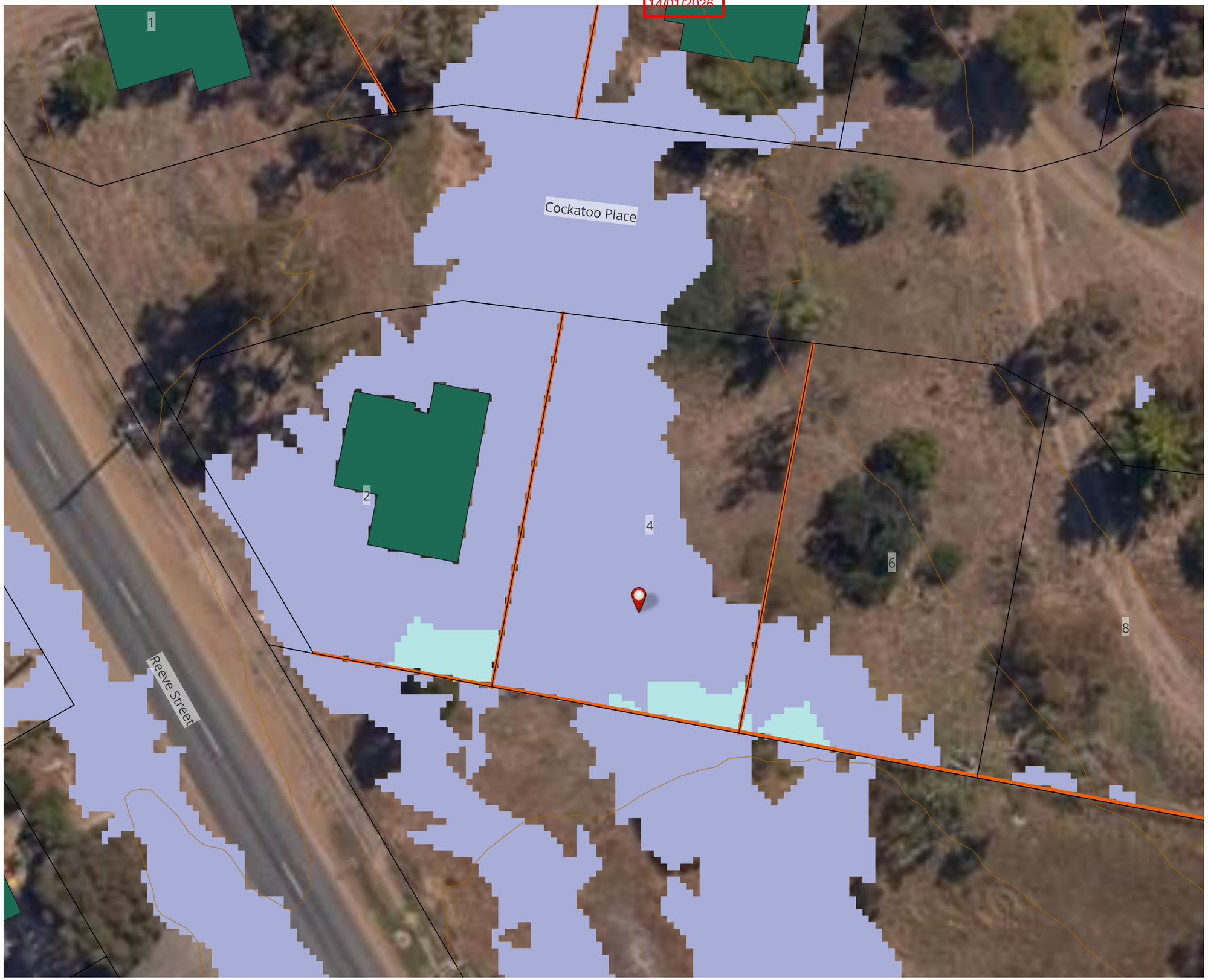
0 9 18 m
meters

N

flüssig Engineers
admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

- 17-12-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

PRE 1% AEP + CC @2100



Legend

4 Cockatoo Place

Boundary Lines
Fences
Existing Buildings

PRE 1% AEP + CC @2100

Hazard
H1
H2
H3
H4
H5
H6

0 9 18 m
meters

N

flüssig
Engineers
admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

- 17-12-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

POST 1% AEP + CC @2100

Legend

4 Cockatoo Place

- Boundary Lines
- Fences
- Existing Buildings
- Proposed Building Outline
- Proposed Driveway
- Proposed Level 60.75 mAHD

POST 1% AEP + CC @2100

Depth (m)

- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

0 9 18 m

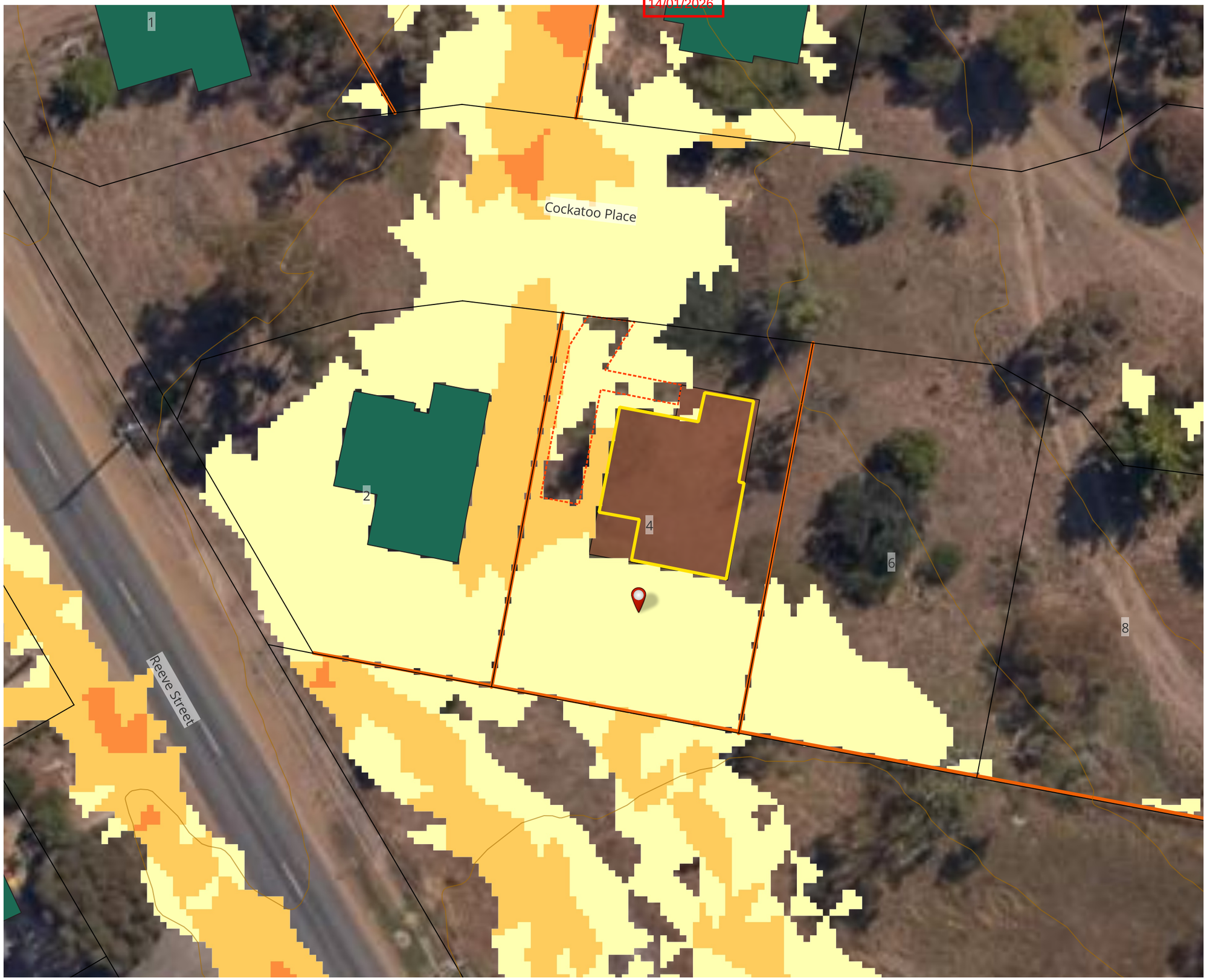
meters

N

flüssig Engineers
admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

- 17-12-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

POST 1% AEP + CC @2100



Legend

4 Cockatoo Place

- Boundary Lines
- Fences
- Existing Buildings
- Proposed Building Outline
- Proposed Driveway
- Proposed Level 60.75 mAHD

Velocity (m/s)

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

0 9 18 m

meters

N

flüssig Engineers
admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

- 17-12-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

POST 1% AEP + CC @2100

Legend

4 Cockatoo Place

- Boundary Lines
- Fences
- Existing Buildings
- Proposed Building Outline
- Proposed Driveway
- Proposed Level 60.75 mAHD

POST 1% AEP + CC @2100

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

0 9 18 m

meters

N

flüssig Engineers
admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

Contact Project Manager: **Max Moller**

flüssig Engineers

P: 03 6288 7704
M: 0431 080 279
E: max@flussig.com.au
W: www.flussig.com.au
A: Level 4, 116 Bathurst Street
Hobart TAS 7000