



Public Notice Details

Application Details

Application No	DA2600027
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Property Details

Property Location	6 Cinema Court Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	22/4/26
Advertising Closing Period	6/5/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

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.

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PROPOSED NEW DWELLING 1a AT 6 CINEMA COURT, KEMPTON C.T.185677-43



DRAWING SHEETS

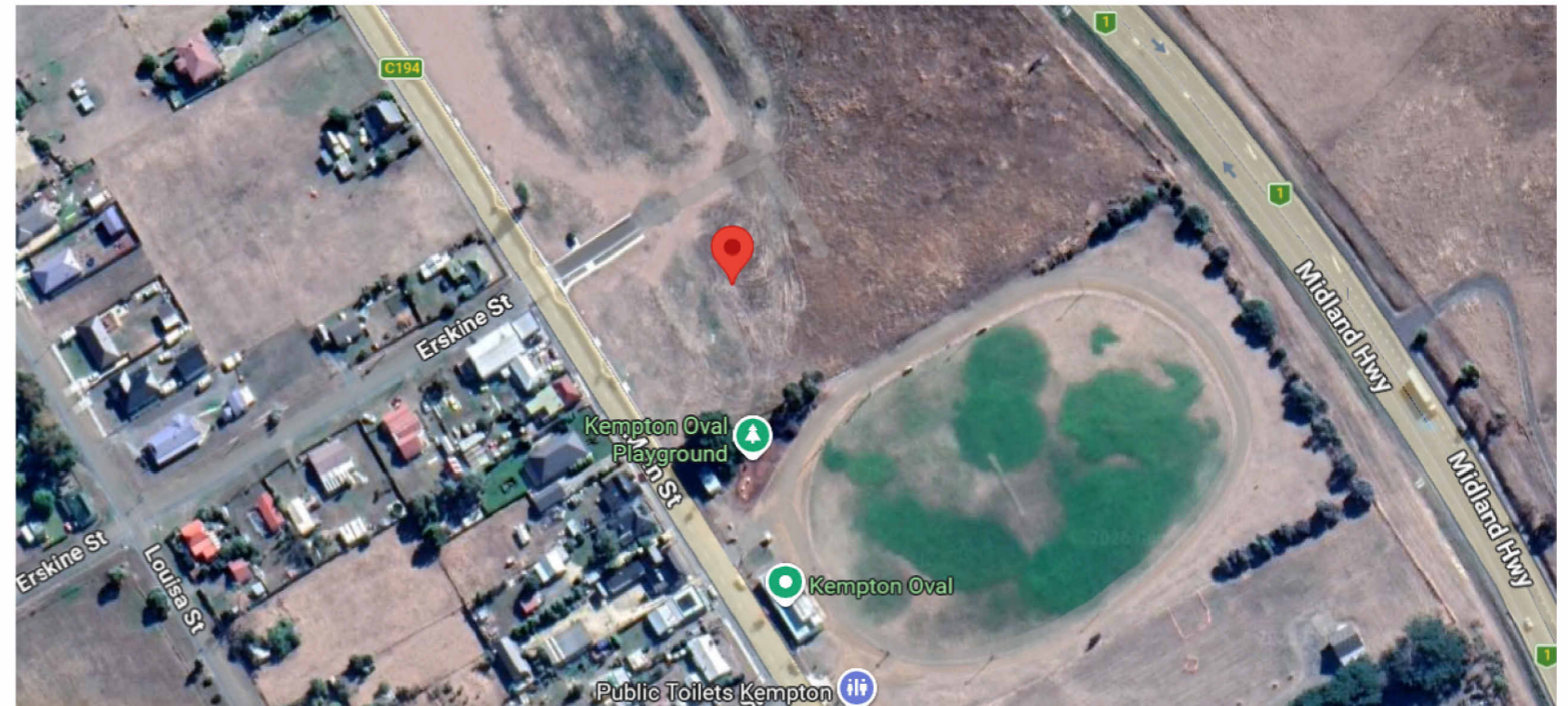
- A00 COVER PAGE
- A01 SITE PLAN
- A02 DRAINAGE PLAN
- A03 FLOOR PLAN
- A04 ROOF PLAN
- A05 SECTION
- A06 ELEVATIONS
- A07 ELECTRICAL PLAN
- A08 SETOUT

COMPLIANCE SHEETS

- B01 WET AREA NOTES
- B02 GENERAL SPECIFICATIONS

MUNICIPALITY: SOUTHERN MIDLANDS
 PLANNING SCHEME: TASMANIAN PLANNING SCHEME
 ZONING: VILLAGE
 OVERLAYS: N/A

SOIL CLASSIFICATION: **M** GES GEO-ENVIRONMENTAL SOLUTIONS MAR 2026
 WIND CLASSIFICATION: **N2** GES GEO-ENVIRONMENTAL SOLUTIONS MAR 2026



LOCATION PLAN: NTS



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REV	DESCRIPTION	DATE

P MAWHOOD
 6 CINEMA COURT,
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COVER PAGE

Project number	J2195
Date	27/03/2026
Drawn by	AW
Scale	NA

SHEET No.
A00

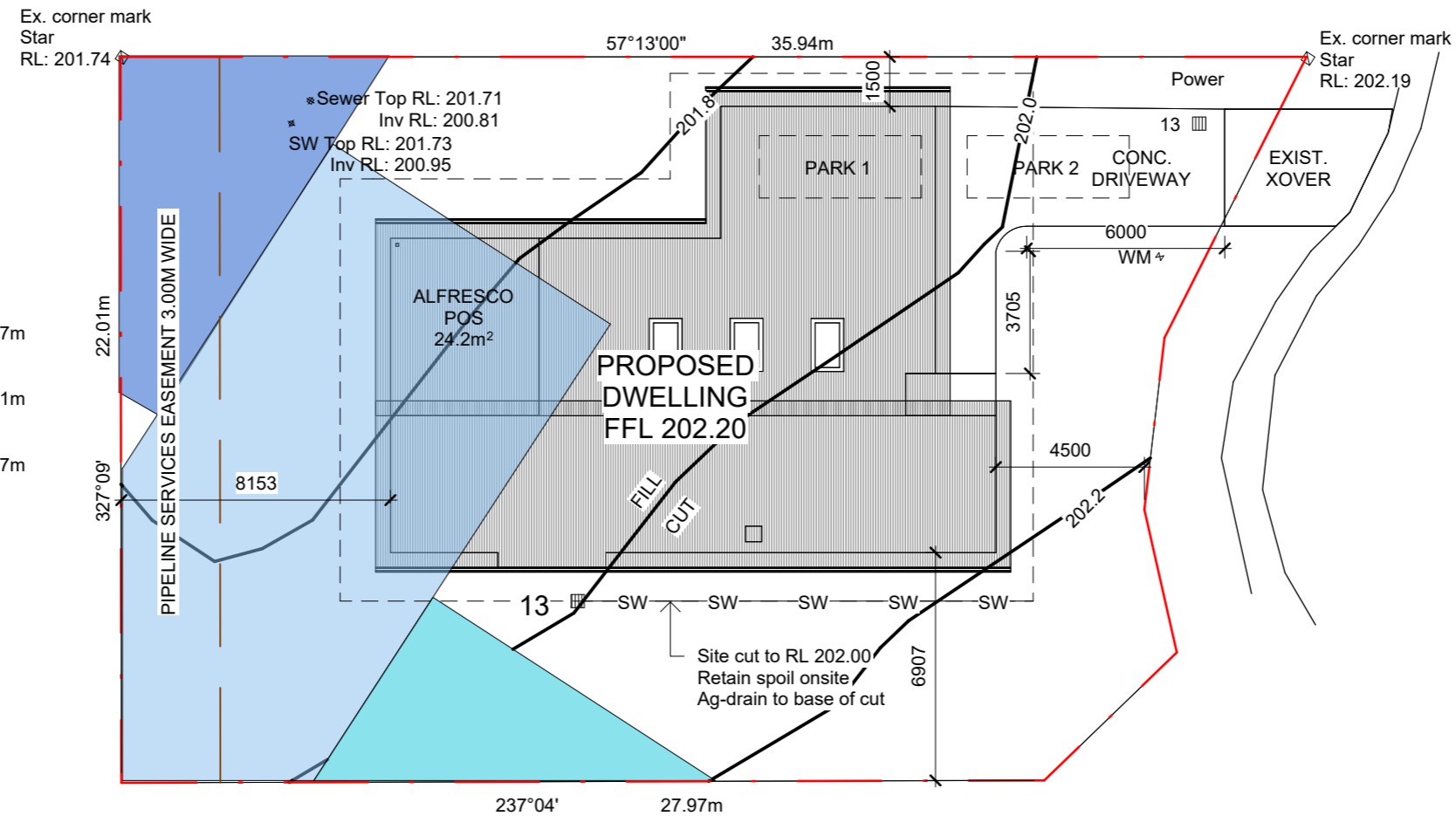
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C.T. 185677-43

SITE AREA	705m ²
TOTAL ROOF AREA (excl. eaves)	166.76m ²
TOTAL SITE COVERAGE	23.65%
DRIVEWAY	39.9m ²

- 1% AEP Overland Flooding + CC 0.27m
- 1% AEP Overland Flooding + CC 0.11m
- 1% AEP Overland Flooding + CC 0.07m



CINEMA COURT



BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.



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01	Add 1% AEP	27/03/2026

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SITE PLAN

Project number	J2195
Date	27/03/2026
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Scale	1 : 200

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A01

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DRAINAGE LEGEND

- 1 WC - 100 mm
- 2 HANDBASIN - 40mm
- 3 SHOWER - 50mm
- 4 BATH - 40mm
- 5 LAUNDRY TROUGH - 50mm
- 6 WASHING MACHINE
- 7 KITCHEN SINK - 50mm
- 8 VENT - 50mm
- 9 TAP CHARGED ORG min 150mm below FFL
- 10 RAINWATER PIPE
- 11 INSPECTION OPENING TO GROUND LEVEL - 100mm
- 12 DOWNPIPE - 90mm
- 13 450mm GRATED PIT
- 14 SPREADER PIPE - 90mm
- 15 150mm GRATED DRAIN
- 16 DISHWASHER
- 17 STACK
- 18 DRAIN FOR HWS & AIR-CONDITIONER
- 19 TAP FOR FRIDGE
- 20 FLOOR WASTE
- 21 EXTERNAL TAP

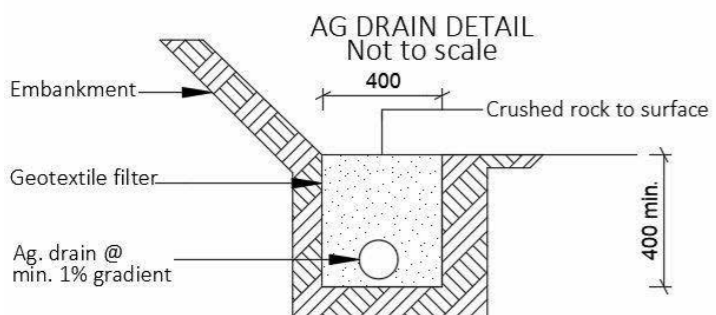
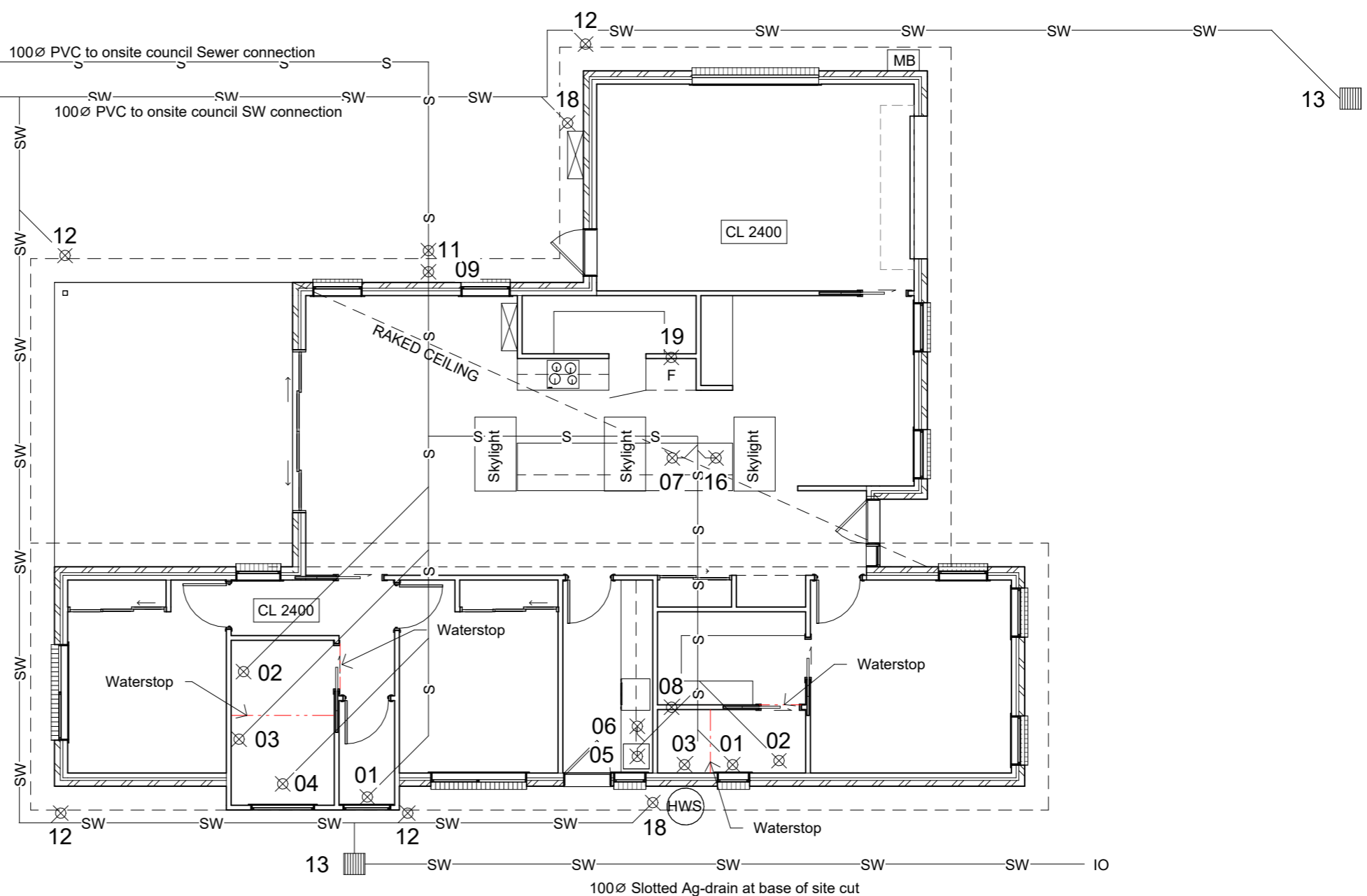
NOTE -
Location of drainage pipes indication only of type and direction.
Contractor to verify the location of drainage pipes within existing boundary of site.

Gutters & Downpipes to comply with NCC Housing Provisions Part 7.4

PLUMBER TO CONFIRM ALL DETAILS ON SITE PRIOR TO COMMENCING ANY WORK AND BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEER.

Notes:
Showers to be unenclosed with tiled bases

Sewer Top RL: 201.71
Inv RL: 200.81
SW Top RL: 201.73
Inv RL: 200.95



All materials and construction to comply with AS/NZS3500,3,2,:2018 and to be inspected and approved by a qualified engineer.

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DRAINAGE PLAN		SHEET No.
Project number	J2195	
Date	27/03/2026	
Drawn by	AW	
Scale	1 : 100	

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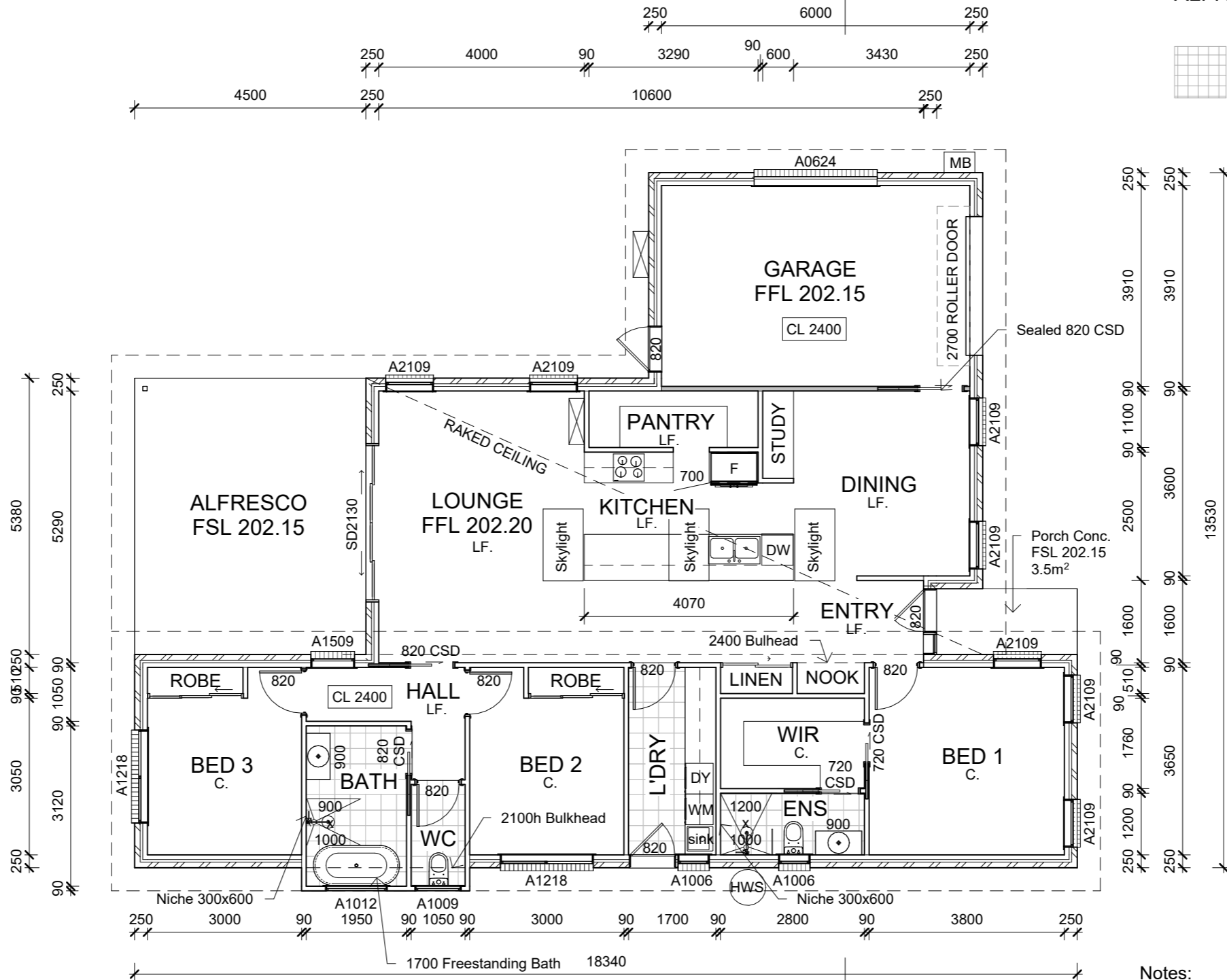
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NORTH

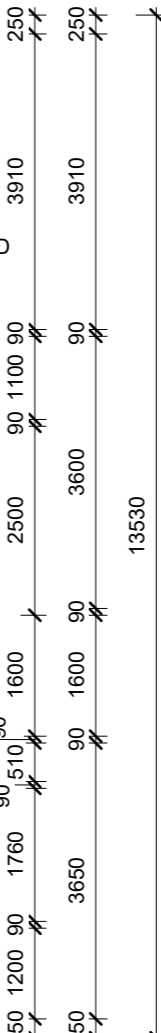
FLOOR AREA
GARAGE FLOOR AREA
TOTAL FLOOR AREA
ALFRESCO

139.16m²
27.6m²
166.76m²
24.2m²



Key - Wet areas
Tiles to be selected by owner
All wet areas need to be covered
with a waterproof membrane in
accordance with AS 3740

C. Carpet & underlay
LF. Laminate flooring & underlay



Notes:
 Skylights 3x Fixed Flat Roof 780x1400
 Bath & Ensuite shower unenclosed with tiled bases
 Set down shower floors to accommodate 1:80 fall to waste
 Bath shower to be hobless & step-free
 Kitchen - refer to joinery quote
 Internal & external air-conditioner units
 Additional noggins to Bathrooms as per NCC Part H8P1(f)
 Solid walls depict internal R2.5 insulation batts



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FLOOR PLAN

Project number	J2195
Date	27/03/2026
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Scale	1:100

SHEET No.
 A03

ROOFWATER DRAINAGE

Refer to NCC Housing Provisions Part 7.4 Gutters and Downpipes for more details

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Rainfall intensity (Hot art) - eaves gutters - 99ml/hour (1 in 20 years)
 - valley/box gutters - 55ml/hour (1 in 100 years)






Size of downpipes (max.12m spacings) - 90mm dia. min.
 Size of eaves gutter (min 1:500 fall) - 115D min.
 Size of box gutter (min 1:100 fall), not more than 12.5 % pitch.
 Valley gutters - 400mm min.width not less than 150mm roof covering overhang each side of the gutter or not more than 12.5 % - must be designed as a box gutter.

Number of downpipes required - Roof A: 2 min. Roof B: 2 min.

*DP denotes Downpipe
 *SP denotes Spreader to lower roof
 *All RH's (rainwater heads) to be fitted with overflow protectors and to be set 25mm below freeboard of box gutter for additional protection Min. dimensions 400 width x 150 length x100 depth

ROOF A: 126.84m² @ 5° pitch
 ROOF B: 100.59m² @15° pitch

KEY:

- 400x200 vent 
- roofing area 
- down pipe DP 
- spreader SP 
- direction of fall 

ROOF VENTILATION

Refer to CBOS - Condensation in Buildings - Tasmania Designers Guide - Version 2 April 2019

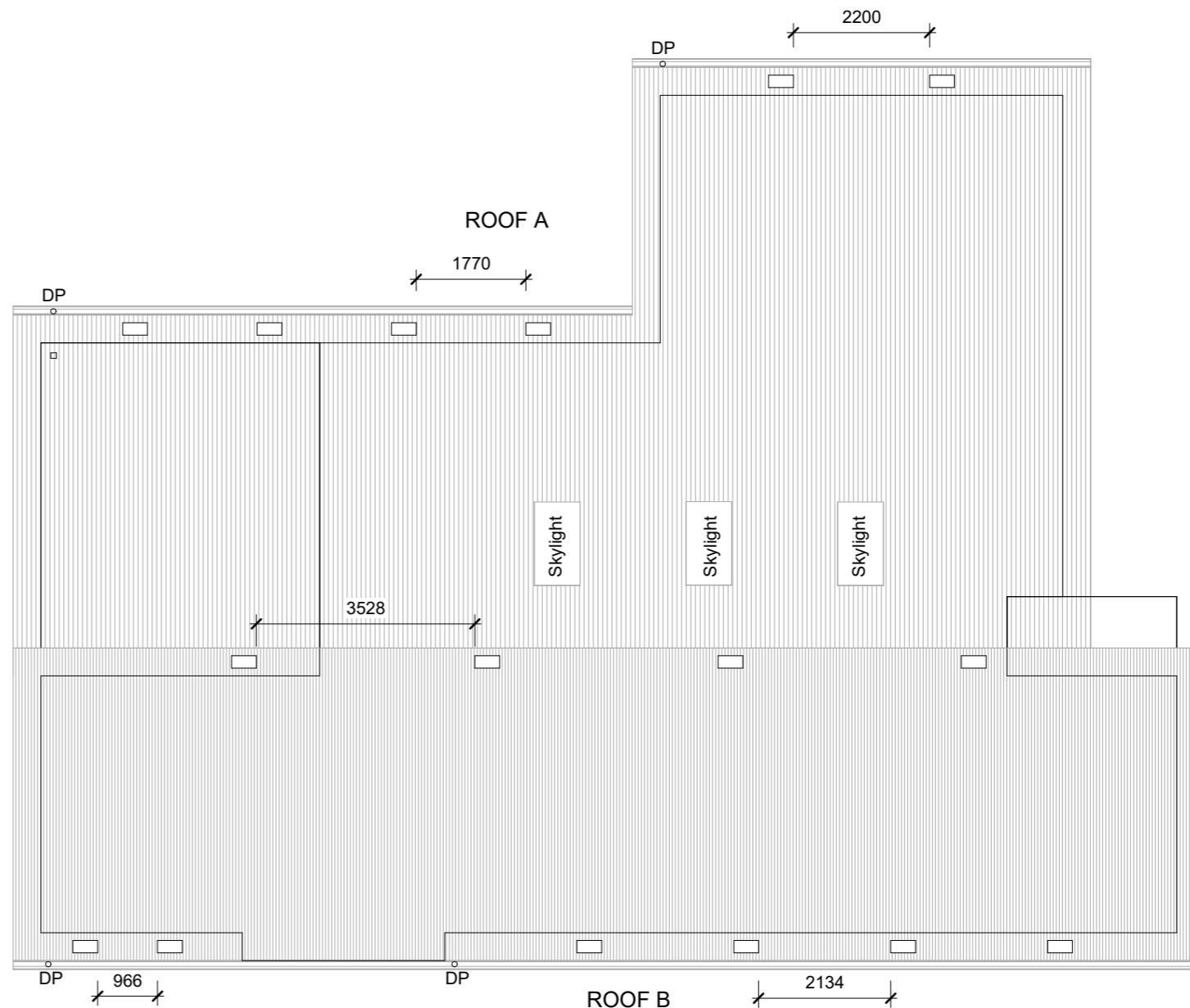
Permastop® Building Blanket, installed over HW roof battens, ventilated ridge, along with eave vents as calculated. Vents to be evenly spaced.

Roof Vent
 The minimum vent area should be:


- a) Ceiling area/150 for <16° pitch, or
- b) Ceiling area/300 for >16° pitch

Supply Exhaust
 75% of ventilation 25% of ventilation
 should be supply should be exhaust

Ventilation of standard 400x200 eave vent is = .08m²
 190.96m²/150=1.27
 1.27/.08 = 16/75% = Number of Supply Vents required 12 (.96m²)
 25% Exhaust via 4 eave vents @ 0.08 = .32
 Total Ventilation = 1.28m²



Notes:
 Skylights 3x Fixed Flat Roof 780x1400



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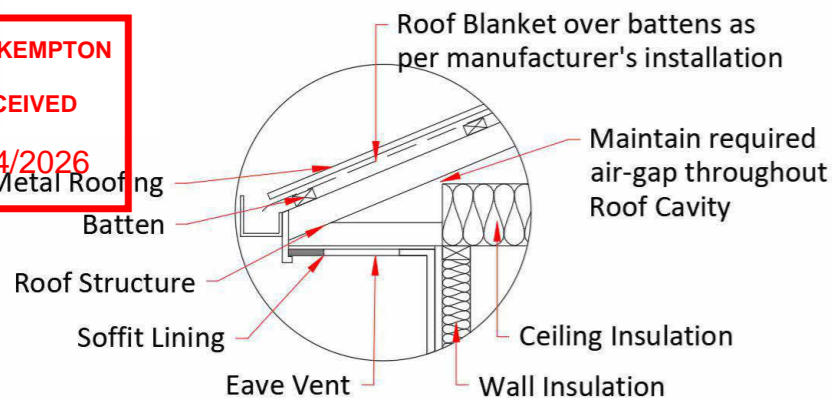
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ROOF PLAN		SHEET No.
Project number	J2195	
Date	27/03/2026	
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Scale	1 : 100	

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 Sheet Metal Roofing



EAVED ROOF WITH ROOF VENT: NTS

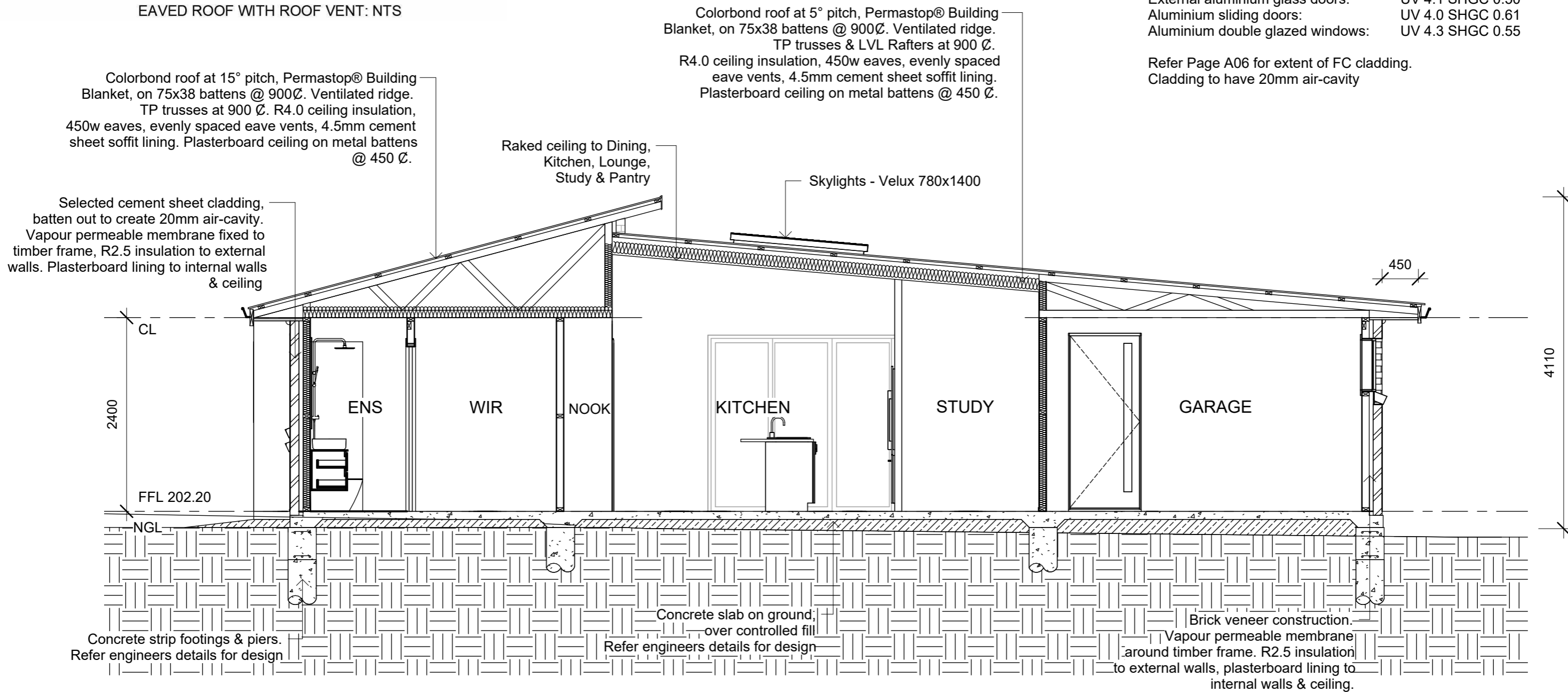
NOTES:

Roof Ventilation as recommended by qualified contractor in accordance with manufacturers instructions. Refer Page A04 for details.

Insulation -
 Floor - NA
 Wall Batts - R2.5 - Insulate internal garage wall
 Roof Batts - R4.0
 Roof Blanket - R1.3

Min. glazing values
 External aluminium glass doors: UV 4.1 SHGC 0.50
 Aluminium sliding doors: UV 4.0 SHGC 0.61
 Aluminium double glazed windows: UV 4.3 SHGC 0.55

Refer Page A06 for extent of FC cladding.
 Cladding to have 20mm air-cavity



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01	Update insulation notes	27/03/2026

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SECTION

Project number	J2195
Date	27/03/2026
Drawn by	AW
Scale	1:50

SHEET No.
A05

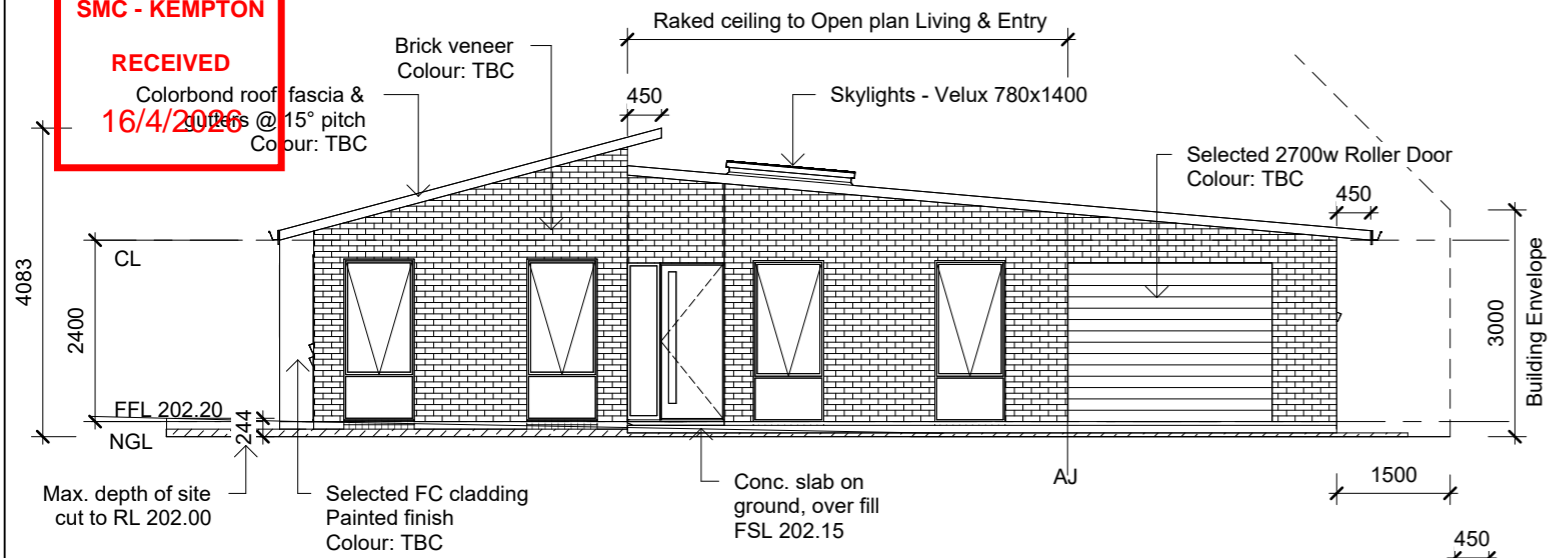
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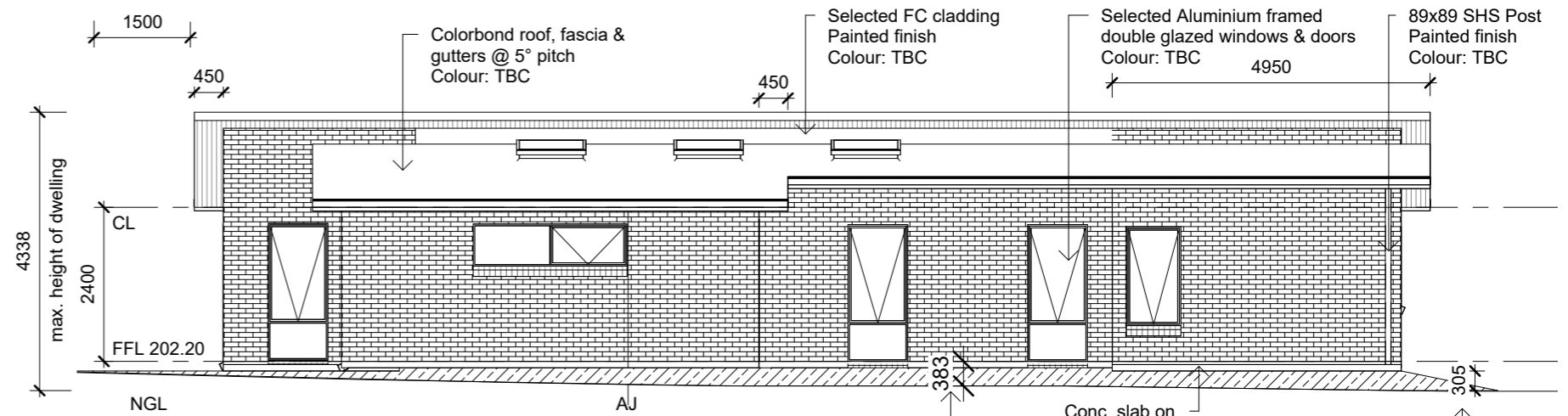
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Vertical Articulation joints only provided in unreinforced masonry walls except walls built where the site soil classification is S or A. (Refer to Engineers report for details).

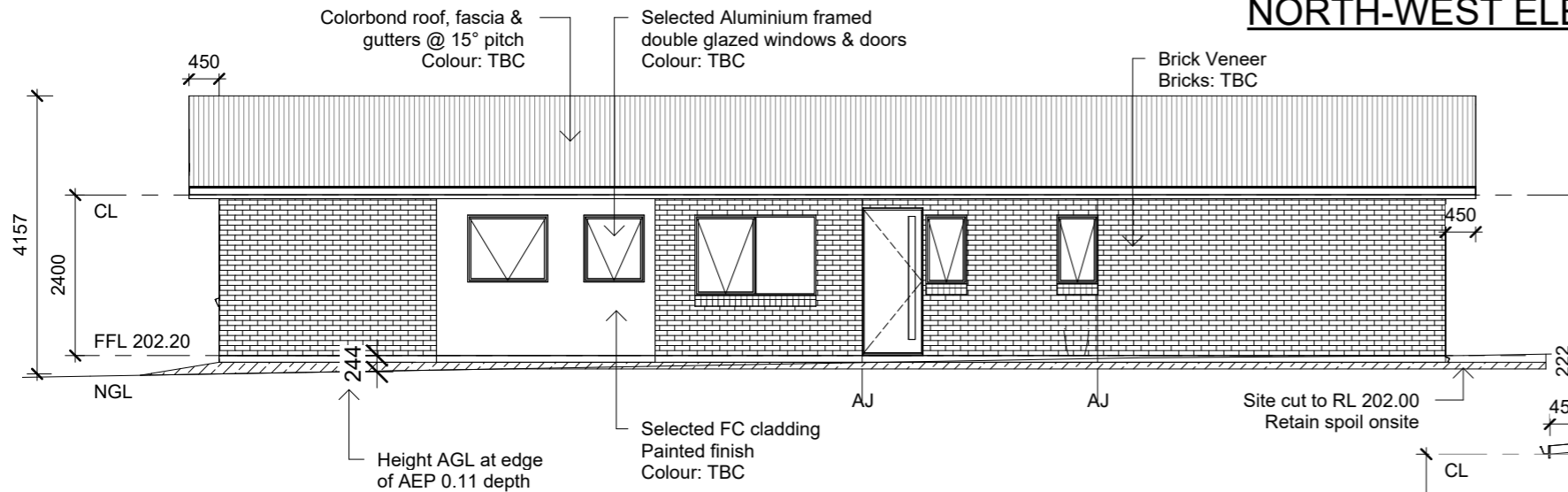
AJ - Articulation Joints in accordance with NCC 2022 Part 5.2.5



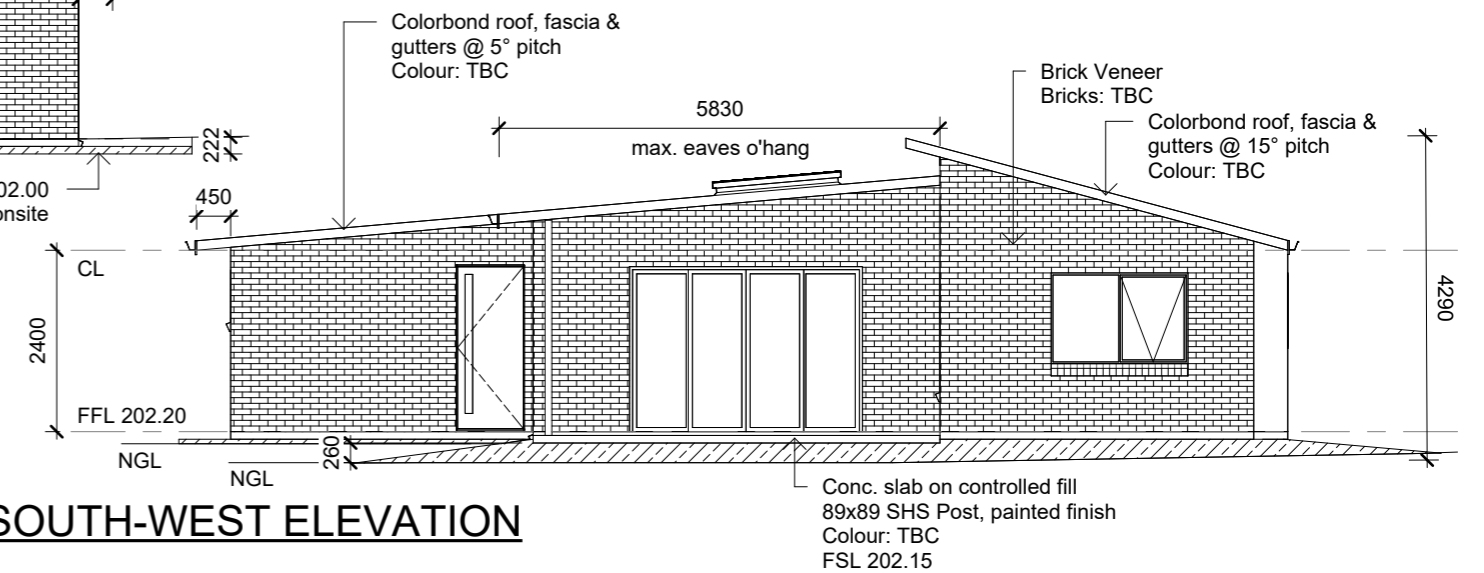
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



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ELEVATIONS

Project number	J2195
Date	27/03/2026
Drawn by	AW
Scale	1 : 100

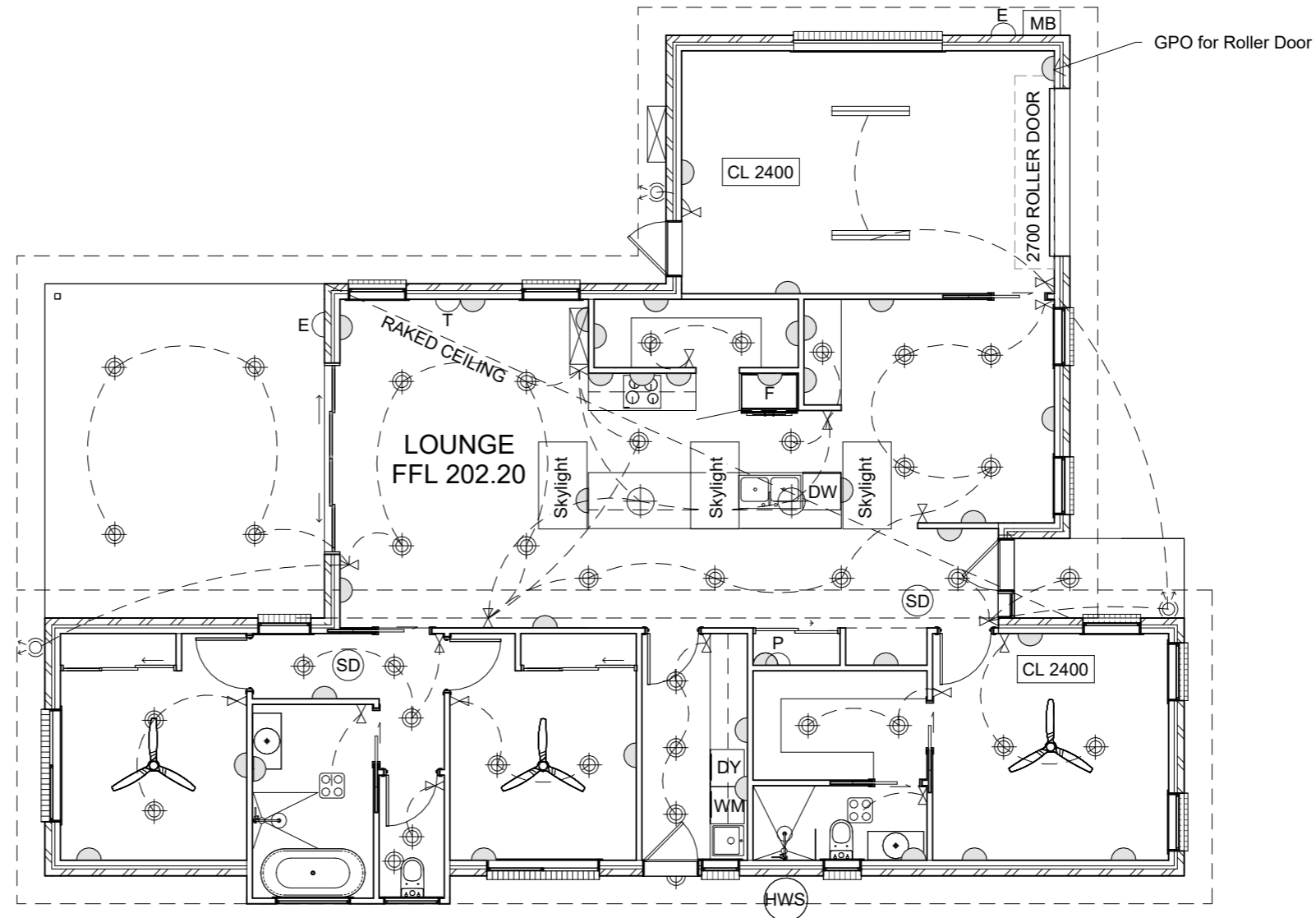
SHEET No.
A06

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- ⊕ MOTION SENSOR
 - ⊔ WALL MOUNT LIGHT
 - ⊕ LIGHT BATTEN HOLDER
 - ⊕ DOWNLIGHT (LED) SEALED & IC-F RATED
 - ▬ LED SLIMLINE TUBE
 - ⊗ LIGHT SWITCH
 - ⊗ LIGHT SWITCH WITH DIMMER
 - ◐ SINGLE GPO
 - ◑ DOUBLE GPO
 - ⊗ EXHAUST FAN - DUCTED TO EXTERNAL VENT
 - ⊗ LIGHT / HEAT / EXHAUST
 - ⊕ (SD) SMOKE DETECTOR - HARDWIRED & INTERCONNECTED
 - ⊗ WALL MOUNTED AIR CONDITIONER & EXTERNAL UNIT
 - ▭ PANEL HEATER
 - ⊔ T TELEVISION POINT
 - ⊔ P PHONE POINT / NBN
 - ⊕⊕ TWIN ADJUSTABLE SPOTLIGHT FITTING
 - ⊗ SENSOR LIGHT
 - ⊔ MB METER BOX
 - ⊔ E EXTERNAL GPO
 - ⊔ STAIR TREAD LIGHT
 - ⊔ U DOUBLE GPO WITH USB SOCKET
- CEILING FANS SUPPLIED BY OWNER
- ALL MECHANICAL VENTS TO BE DUCTED EXTERNALLY



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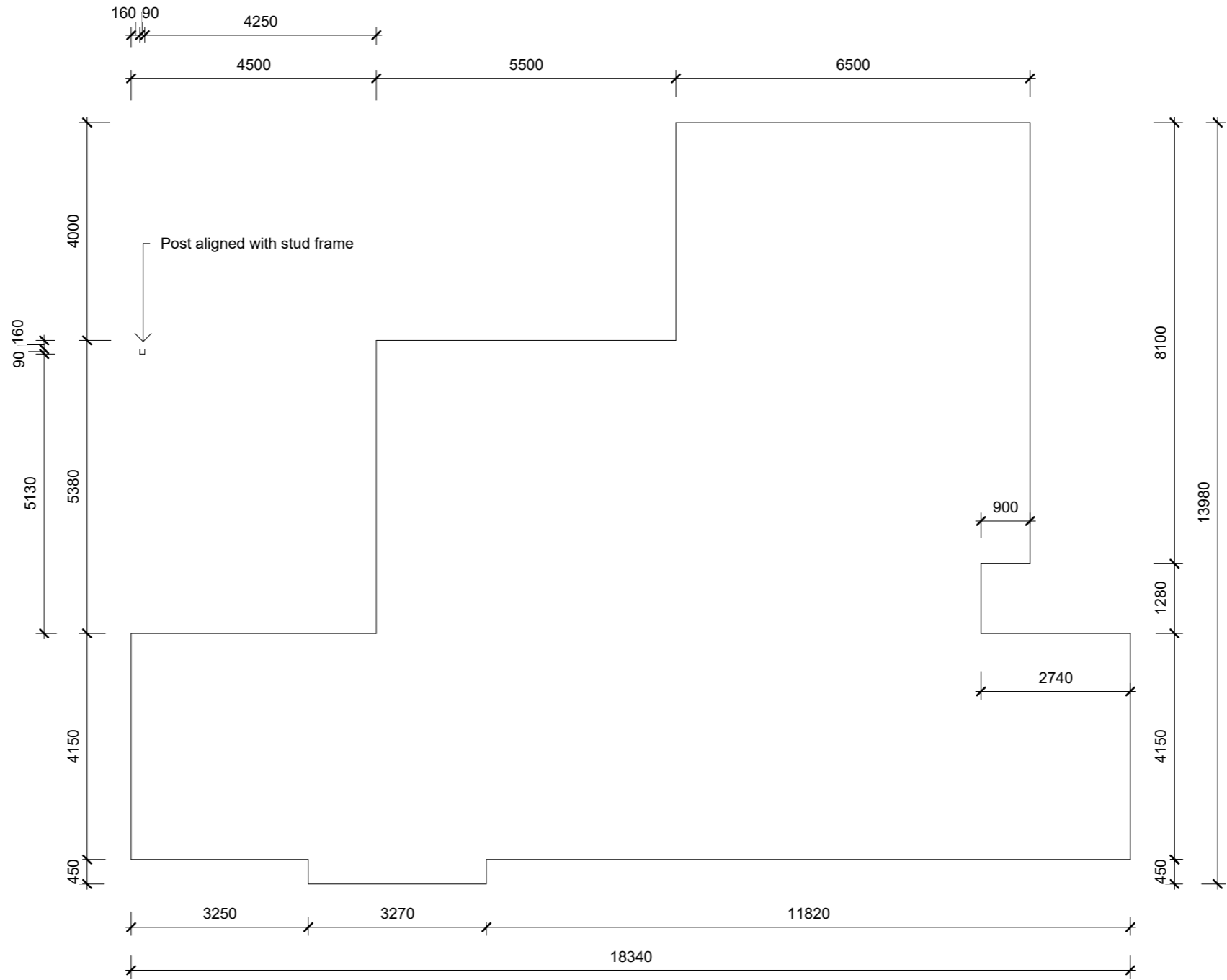
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ELECTRICAL PLAN

Project number	J2195
Date	27/03/2026
Drawn by	AW
Scale	1 : 100

SHEET No.
 A07

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SETOUT

Project number	J2195
Date	27/03/2026
Drawn by	AW
Scale	1 : 100


SHEET No.
 A08

Vessels or area where the fixture is installed	Floors & horizontal surfaces	Walls	Wall junctions & joints	Penetrations	Vessels or area where the fixture is installed	Floors & horizontal surfaces	Walls	Wall junctions & joints	Penetrations
Enclosed shower with hot hob.	Waterproof entire enclosed shower area, including hob.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.	Areas outside the shower area for timber floors including particleboard, plywood, and other timber based flooring materials.	Waterproof entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A
Enclosed shower without hob.	Waterproof entire enclosed shower area, including waterstop.	Waterproof to not less than 150mm above the shower floor substrate with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.	Areas adjacent to baths and spas for concrete and compressed fibre cement.	Water resistant to entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to the floor.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Enclosed shower with step down.	Waterproof entire enclosed shower area, including the step down.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.	Areas adjacent to baths and spas (see note 1) for timber floors including particleboard, plywood and other timber based flooring materials.	Waterproof entire floor.	Water resistant to a height of not less than 150mm above the vessel and exposed surfaces below the vessel lip to the floor.	Waterproof edges of the vessel and junction of bath enclosure with floor. Where the lip of the bath is supported by a horizontal surface, this must be waterproof for showers over bath and water resistant for all other cases.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Enclosed shower with preformed shower base.	N/A	Water resistant to a height of not less than 1800mm above finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of junction.	Waterproof all penetrations.	Inserted baths.	N/A for under bath. Waterproof entire shelf area, incorporating waterstop under the bath lip and project not less than 5mm above the tile surface.	N/A for wall under bath. Waterproof to not less than 150mm above the vessel if the vessel is within 75mm of the wall.	N/A for under bath.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Unenclosed shower.	Waterproof entire enclosed shower area.	Waterproof to not less than 150mm above the shower floor substrate or not less than 25mm above the maximum retained water level which ever is the greater with the remainder being water resistant to a height of not less than 1800mm above the finished floor level.	Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction.	Waterproof all penetrations.	Walls adjoining other vessels (eg. sinks, l'dry, tubs and basins).	N/A	Water resistant to a height of not less than 150mm above the vessel if the vessel is within 75mm of the wall.	Where the vessel is fixed to a wall, waterproof edges for extent of vessel.	Waterproof all tap and spout penetrations where they occur in a horizontal surface.
Areas outside the shower area for concrete and compressed fibre cement sheet flooring.	Water resistant to entire floor.	N/A	Waterproof all wall / floor junctions. Where a flashing is used the horizontal leg must be not less than 40mm.	N/A	Laundries and WC's	Water resistant to entire floor.	Waterproof all wall / floor junctions to not less than 25mm above the finished floor level, sealed to floor.	Waterproof all wall / floor junctions. Where flashing is used the horizontal leg must be not less than 40mm.	N/A

NOTES:

1. If a shower is included above a bath, refer to the requirements for shower and wall penetrations.
2. N/A means not applicable.
3. Certification to be provided to the building surveyor.
4. Contractor or builder to determine the appropriate waterproofing in accordance with AS3740 and Part 10.2 of NCC

IMPORTANT:
The above information is for general guidance and is indicative only. Waterproofing installers to comply with all current codes of legislation which takes precedence over this specification.



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WET AREA NOTES		SHEET No. B01
Project number	J2195	
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Drawn by	AW	
Scale	NA	

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ROOF AND WALL CLADDING

Generally to be in accordance with NCC H1D7 and;
Roof Tiles AS 2049 & AS 2050.
Metal sheet roofing AS 1562.1.
Plastic sheet roofing AS/NZS 4256.1, .2, .3 &.5, & AS 1562.3.
Gutters and downpipes, generally to be in accordance with NCC 7.4 & AS/NZS 3500.3.2 & the Plumbing Code of Australia (PCA).
Eaves, internal and valley guttering to have cross sectional area of 6500mm².
Downpipes to be 90Ø or 100 x 50 rectangular section to max. 12000 crs. and to be within 1000 of internal/valley gutter.
Wall cladding to be installed in accordance with NCC H1D7 & Manufacturers specifications.
Flashings to NCC 7.2, 7.3 & 7.5

GLAZING

Generally glazing to be in accordance with AS 1288.
Refer to window legend for sizes and type.
Windows to comply with NCC H1D8

SERVICES

Generally in accordance with NCC 13.7
Hot water supply system designed and installed in accordance with AS/NZS 3500.

FIRE SAFETY

Generally to be in accordance with NCC H3.
Fire separation to be in accordance with NCC 9.2.
External walls and gable ends constructed within 900 of boundary are to extend to underside of non-combustible roofing / eaves & are to be of a masonry skin 90 thick with FRL 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights not to be placed closer than 900 from boundary.
Installations of smoke alarms to be in accordance with NCC H3D6. Locations indicated on floor plan. Smoke alarms are to be interconnected where more than 1 smoke alarm is installed.
Installation locations;
Ceilings - 300mm away from wall junction.
Sloping ceiling - 500 - 1500 down from apex.
Walls - 300 down from ceiling junction.
Heating appliances generally to be in compliance with NCC 12.4 & AS 2918.
Fireplace - extend hearth 150 to side of opening. 300 in front of opening.
Freestanding - extend hearth 400 beyond unit.
Freestanding appliance to be 1200 from combustible wall surface. 50 from masonry wall.
Heat shield - 90 masonry with 25 air gap to combustible wall, extend 600 above unit.
Flue installation to NCC Figure 12.4.5c & NCC 12.4.4
Top of chimney / flue to terminate 300 above horizontal plane 3600 away from roof.
Construction in Bush Fire Area to be in accordance with NCC H7F4 & AS 3959.

HEALTH AND AMENITY

Generally wet area waterproofing to be in accordance with AS 3740 and NCC 10.2.
Waterproofing of surface adjacent to open shower, including shower over bath, to extend vertically 1.5 and to a height of 1.8 above finished floor. Wall surfaces adjacent to plumbing fixtures, bath etc. to be protected to a height 150 above vessel.
Ceiling heights to be in accordance with NCC 10.3.1.

FACILITIES

Generally to be in accordance with NCC 10.4.
Required facilities in accordance with NCC 10.4.1. Refer to plan for locations.
Sanitary compartment to be in accordance with NCC 10.4.2. Refer to plan for detail.
Provision of natural light to be in accordance with NCC 10.5.
Windows to provide light transmission area equal to 10% of floor area of room.
Roof lights to have a transmitting area of not less than 3% of the floor area and are open to the sky.

Ventilation to be in accordance with NCC 10.6 or AS 1668.2 for mechanical ventilation.
Exhaust fan from bathroom / WC to be vented to outside for steel roof and roof space for tiled roof.
Natural ventilation to be provided at a rate of 5% of room area, in accordance with NCC 10.6.2.

STAIR CONSTRUCTION

Generally to be in accordance with NCC 11.2.2
Stairs;
Maximum 18 risers to each flight.
Riser openings to be less than 125.
Treads to have slip resistant surface or nosing.
Risers - min. 115 - max. 190.
Tread - min. 240 - max. 355.
Balustrade;
Generally in accordance with NCC 11.3.
Balustrade required where area is not bounded by a wall or where level exceeds 1000 above floor level or ground level.
865 high on stairs, measured from line of stair nosing.
1000 high above floor or landing.
Openings between balusters / infill members to be constructed so as not to allow 125 sphere to pass between members. Where floor level exceeds 4000 above lower level, infill members between 150 and 760 above floor level, to be constructed so as to restrict climbing.

SWIMMING POOLS

Generally swimming pools and safety fences to be constructed in accordance with NCC H2 & H7 and AS 1926.1.

ENERGY EFFICIENCY

Generally in accordance with NCC H6, Climate Zone 7, applicable to Tasmania. (Zone 8 applicable to Alpine areas).

BUILDING FABRIC

Generally in accordance with NCC 13.2.
BUILDING FABRIC INSULATION
Insulation to be fitted to form continuous barrier to roof / ceiling, walls and floors.
REFLECTIVE BUILDING MEMBRANE
To be 'vapour permeable' with a min. value of 1.14ug/N.s., installed to form 20mm airspace between reflective faces and external lining / cladding, fitted closely up to penetrations / openings, adequately supported and joints to be taped together, or overlapped min. 150.
BULK INSULATION
To maintain thickness and position after insulation. Continuous cover without voids except around services / fittings.
ROOF INSULATION
Roof construction to achieve min. additional R Value of R4.
Roof lights to comply with NCC 13.2.4.
EXTERNAL WALLS
External wall construction to achieve min. R Value of R1.5.
Wall surface density min. - 220kg/m².
FLOORS
Generally in accordance with NCC 13.2.6.
Suspended timber floor with single skin masonry perimeter required to achieve a min. total R value of R1.5.
Concrete slab on ground with an in-slab heating system to be insulated to R1.0. around vertical edge of slab perimeter.
ATTACHED CLASS 10a BUILDING
Must have an external fabric that achieves the required thermal level of a Class 1 building.

EXTERNAL GLAZING

Generally in accordance with NCC 13.3.
To AS 3959 - 2018 Section 3.9 (Construction of Buildings in Bushfire-prone Areas) where applicable.
Windows to comply with NCC 11.3.7 Protection of Openable Windows.

BUILDING SEALING

Generally in accordance with NCC 13.4.
Chimneys or flues to be fitted with sealing damper or flap.
Roof lights to habitable rooms to be fitted with operable or permanent seal to minimise air leakage.
External windows and doors to habitable rooms / conditioned spaces, to be fitted with air seal to restrict air infiltrations.
Exhaust fans to habitable rooms / conditioned spaces to be fitted with self closing damper or filter.
Building envelope to be constructed to minimise air leakage. Construction joints and junctions, or adjoining surfaces to be tight fitting and sealed by caulking, skirting, architraves and cornices.

SITEWORKS

Earthworks of site to be in accordance with NCC 3.2 and AS 2870.
Drainage works to be in accordance with NCC 3.3 and AS/NZS 3500.3
Surface drainage - finished ground to fall away from building 50mm in 1000mm.
Finished slab level to be:
-150 above finished ground.
-50 above paved surfaces.
Prevent ponding of water under suspended floors.

FOOTINGS AND SLAB

Generally in accordance with NCC Part 4 and AS 2870.
Preparation for placement of concrete and reinforcement to be in accordance with AS 2870.
Concrete and steel reinforcement to be in accordance with AS 2870 and AS/NZS 3500.
The site classification to be in accordance with AS 2870.
Alternatively footings and slabs to be in accordance with structural engineers design and specification.

MASONRY

Generally masonry walls to be constructed in accordance with NCC Part 5 and AS 3700.
Masonry veneer to NCC 5.2.
Un-reinforced masonry to NCC 5.4.
Masonry components and accessories to NCC 5.6.
Weatherproofing of masonry to NCC 5.7.

FRAMING

Timber framing to be in accordance with NCC H1D6 and AS 1684.2.
Manufactured timber members to be in accordance with prescribed framing manual.
Sub-floor ventilation in accordance with NCC 6.2. Sub-floor area to be clear of organic materials and rubbish.
Provide vent openings in substructure walls at a rate of not less than 6000mm²/ per meter of wall length, with vents not more than 600mm from corners.
150mm clearance required to underside by floor framing members unless specified otherwise by flooring material specification.
Tie-down and bracing of frame to be in accordance with AS 1684.2 and AS 4055.
Structural steel framing to be in accordance with NCC Part 6 and AS 1250, AS 4100 and structural steel engineers design and specifications.



14 Mertonvale Circuit, Kingston
e: sales@mavericbuilders.com.au
ph: 03 6229 1430

DO NOT SCALE

REV	DESCRIPTION	DATE

P MAWHOOD
6 CINEMA COURT,
KEMPTON

GENERAL SPECIFICATIONS		SHEET No.
Project number	J2195	
Date	27/03/2026	B02
Drawn by	AW	
Scale	NA	

SEARCH OF TORRENS TITLE

VOLUME 185677	FOLIO 43
EDITION 2	DATE OF ISSUE 03-June-2024

SEARCH DATE : 23-Mar-2026

SEARCH TIME : 02.37 pm

DESCRIPTION OF LAND

Town of KEMPTON

Lot 43 on Sealed Plan 185677

Derivation : Part of 700A-0R-0P Loc. to Whickam Whitchurch

Prior CT 183234/1

SCHEDULE 1

E329479 TRANSFER to PRUE CAROL HELEN MAWHOOD Registered
03-June-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP185677 EASEMENTS in Schedule of Easements

SP185677 COVENANTS in Schedule of Easements

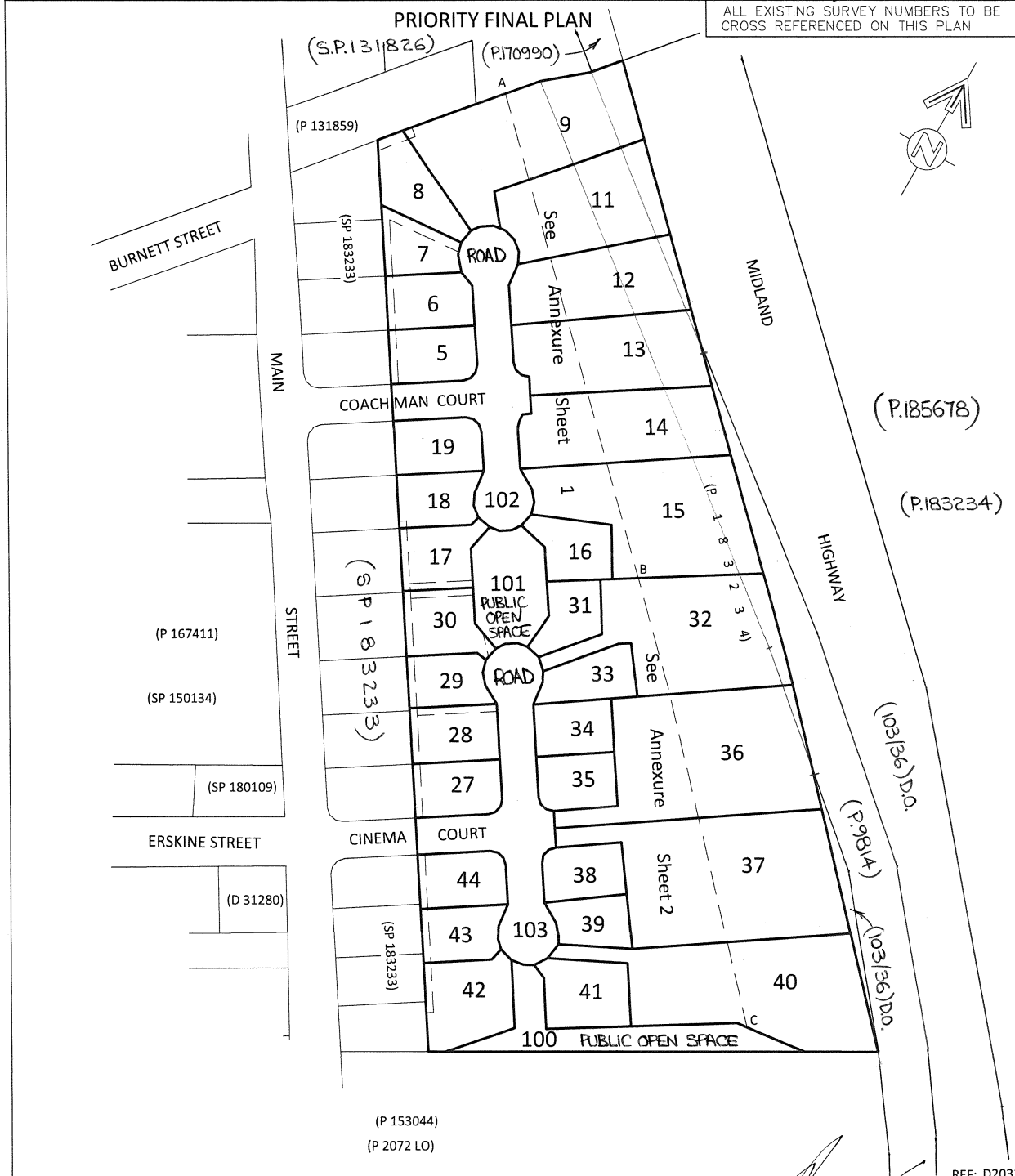
SP185677 FENCING PROVISION in Schedule of Easements

24/68 CONVEYANCE Made Subject to Conditions




UNREGISTERED DEALINGS AND NOTATIONS

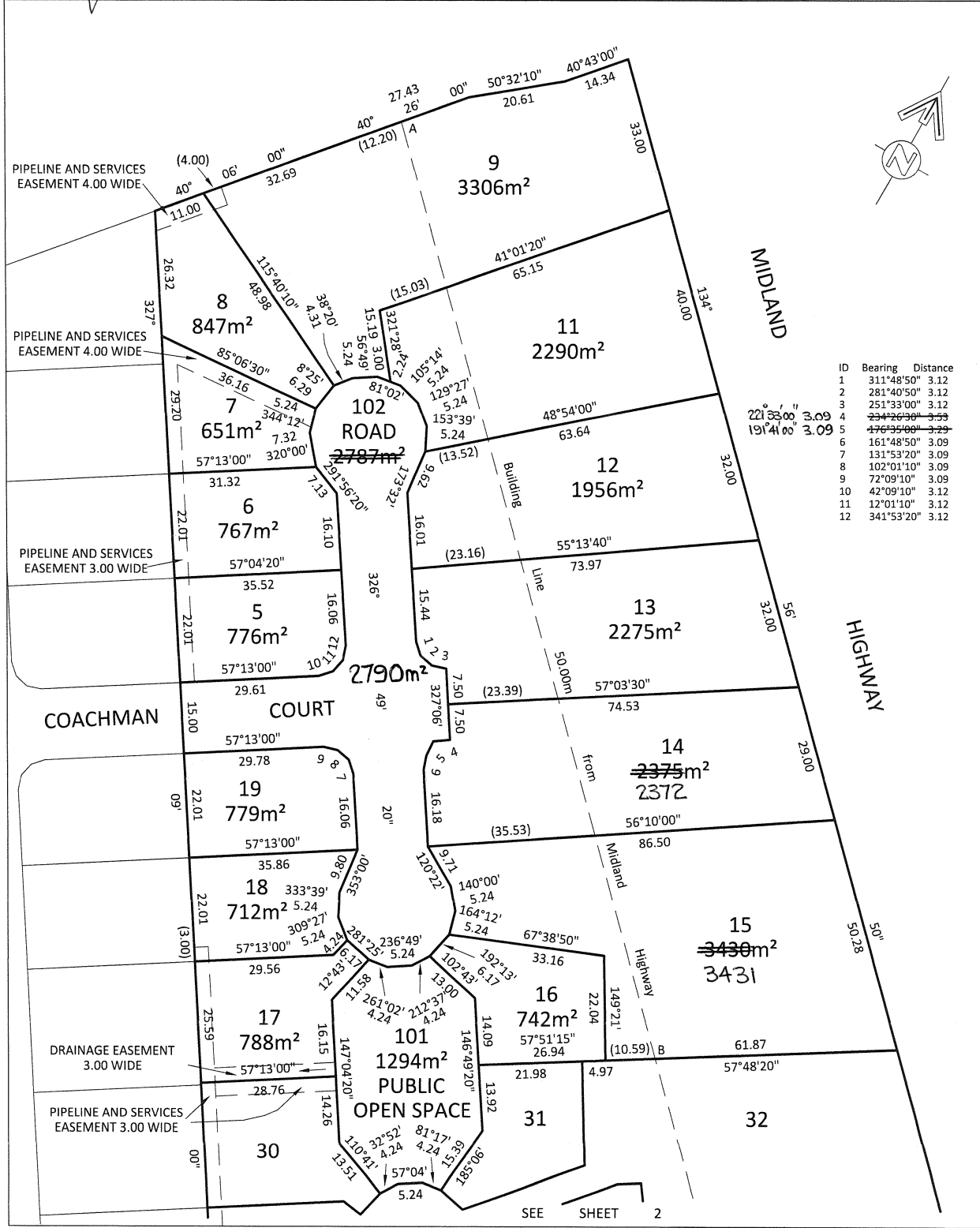
No unregistered dealings or other notations

OWNER: MURRAY JONES & SONS PTY LTD	PLAN OF SURVEY	Registered Number
FOLIO REFERENCE: C.T. 183234/1 CT 110689/1		SP 185677
GRANTEE: PART OF 700-0-0 LOC TO WHICKAM WHITCHURCH. & PART OF LOT 35567 (3A-2R-3OP) GTD TO MURRAY JONES & SONS PTY LTD	BY SURVEYOR: TONY WOOLFORD 72 GRAHAMS RD, MT RUMNEY PH. 0418 248 569 e: tnwoolford@tassie.net.au	APPROVED EFFECTIVE FROM6.MAR.2024.....
	LOCATION: TOWN OF KEMPTON	<i>Rein</i> Recorder of Titles
	SCALE 1:1500 LENGTHS IN METRES	



<i>Tony Woolford</i> Registered Land Surveyor	16-08-23 Date	<i>[Signature]</i> Council Delegate	26/9/23 Date
--	------------------	--	-----------------

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS	OWNER MURRAY JONES & SONS PTY LTD FOLIO REFERENCE C.T. 183234/1 CT 110689/1	Registered Number SP185677
SIGNED FOR IDENTIFICATION PURPOSES  Council Delegate	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET  Registered Land Surveyor	APPROVED EFFECTIVE FROM6. MAR. 2024.....  Recorder of Titles
Date: 26/9/23	SCALE 1: 750 LENGTH IN METRES Date: 16-08-23	



ID	Bearing	Distance
1	311°48'50"	3.12
2	281°40'50"	3.12
3	251°33'00"	3.12
4	221°25'00"	3.09
5	191°41'00"	3.09
6	161°48'50"	3.09
7	131°53'20"	3.09
8	102°01'10"	3.09
9	72°09'10"	3.09
10	42°09'10"	3.12
11	12°01'10"	3.12
12	341°53'20"	3.12

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185677

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.

LOTS 7, 8 & 9 ARE:


SUBJECT TO a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE shown on the Plan.

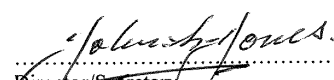
SUBJECT TO a Right of Drainage in favour of Southern Midlands Council over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE shown on the Plan.

LOTS 5, 6, 7, 17, 18, 27, 28, 29, 30, 42, 43 & 44 ARE:


SUBJECT TO a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land along the real boundary of each lot marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan.

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :


 Director
 DONALD M. JONES
 Full Name


 Director/Secretary
 JOHN R. JONES
 Full Name

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Murray Jones & Sons Pty Ltd	PLAN SEALED BY: Southern Midlands Council
FOLIO REF: 123249/1 and 110689/1	DATE: 26/9/23
SOLICITOR & REFERENCE: Damian Egan (DFE 2100593)	SA0703009 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 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

LOTS 5, 6, 7, 17, 18, 27, 28, 29, 30, 42, 43 & 44 ARE:

SUBJECT TO a Right of Drainage in favour of Southern Midlands Council over the land along the rear boundary of each lot marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE shown on the Plan.

LOT 17 IS:

SUBJECT TO a Right of Drainage in favour of Southern Midlands Council over the land marked DRAINAGE EASEMENT 3.00 WIDE shown passing through Lot 17 on the Plan.

LOTS 28 & 30 ARE:

SUBJECT TO a PIPELINE AND SERVICES EASEMENT (as defined herein) in gross in favour of TasWater over the land along the north eastern side boundary of each lot marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE as shown on the Plan.

EASEMENTS – INTERPRETATION


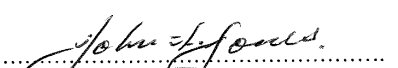
“Easement Land” means land subject to a Pipeline and Services Easement.

“TasWater” means Tasmanian Water and Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns.

“Pipeline and Services Easement” means:

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

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :

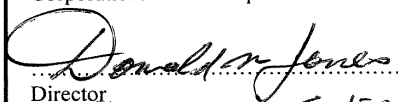
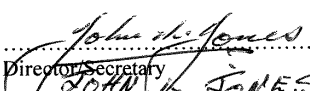
 Director Full Name <u>DONALD M. JONES</u>	 Director/Secretary Full Name <u>JOHN H. JONES</u>
---	--

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 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (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, repair, remove and replace the Infrastructure;
- (4) run and pass sewerage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in clean and tidy condition;
- (6) 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 any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on the land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.



PROVIDED ALWAYS THAT:

SIGNED by MURRAY JONES & SONS PTY LTD ACN 009 481 476 as registered proprietor of the land comprised in Certificate of Title Volume 123249 Folio 1 in accordance with Section 127 of the Corporations Act in the presence of :	
 Director DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
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 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (1) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (2) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :

 Director DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
---	--

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.


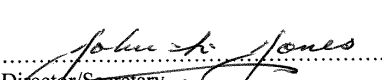
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

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

- (i) sewer pipes and water pipes and associated valves;
- (ii) telemetry and monitoring devices;
- (iii) inspection and access pits;

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :

 Director DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	


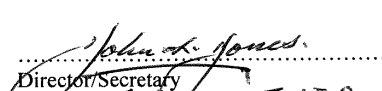
- (iv) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (v) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (vi) anything reasonably required to support, protect or cover any of the Infrastructure;
- (vii) 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
- (viii) where the context permits, any part of the Infrastructure.

COVENANTS

The owners of each lot on the Plan (other than Lots 101 and 102) covenant with the Vendor (Murray Jones & Sons Pty Ltd) and the owner for the time being of every other lot shown on the Plan to the extent 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 devolve with each and every part of every other lot (other than Lots 100, 101, 102 and 103) shown on the Plan to observe the following stipulations:

- (a) Not to build or erect or cause to be built or erected on each such lot any building and/or structure within 4.5m from the road boundary of each such lot.
- (b) Not to erect or permit to be erected or placed on the lot:

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :

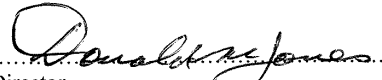
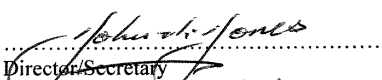
 Director DONALD M. JONES Full Name	 Director/Secretary JOHN L. JONES Full Name
---	--

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (i) any dwelling house or unit other than a new dwelling house or unit;
- (ii) any log cabin;
- (iii) any transportable home; or
- (iv) any caravan, hut or shed for any kind of permanent or temporary residential use on the lot PROVIDED THAT this sub-clause does not affect the right of the owner of the lot to have and keep a caravan thereon;
- (c) Not to erect more than one (1) dwelling house on the lot (other than the usual appurtenances thereto).
- (d) Not to use or permit or suffer to be used in any building on the lot second-hand materials for outer wall facings (including gables) and roofs for any building on the lot.
- (e) Not to use or cause to be used for any roofs any material except Colorbond roofs (or any similar quality colour coated or coloured corrugated iron roof) or any low grade roofing material more commonly used in any industrial or commercial buildings or properties.
- (f) Not to erect or permit to be erected any free-standing carports or garages on the lot unless the same are in conformity with the design for and colours and materials of the dwelling house or unit constructed thereon.
- (g) Not to erect or permit to be erected or placed on the lot any dwelling houses and/or buildings not approved by the local municipal council as complying with the design, guidelines and provisions of the Planning Scheme Heritage Special Precinct Area. The guidelines and provisions:

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :

 Director DONALD M. JONES Full Name	 Director/Secretary JOHN M. JONES Full Name
--	---

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.

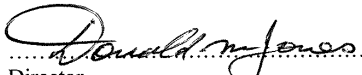
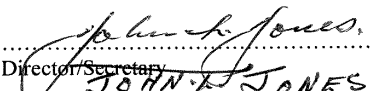
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (i) provide that the design and external appearance of all new buildings or additions/adaptations to buildings respect and maintain the historic character and heritage values;
- (ii) ensure that new buildings do not visually dominate 19th Century buildings;
- (iii) maintain the visual amenity of the historic buildings when viewed from the Midland Highway or from streets within the settlements; and
- (iv) require fences along boundary streets to be:
 - (A) between 900mm and 1000mm with a maximum of 1200mm for posts;
 - (B) vertically articulated and not horizontally articulated; and
 - (C) transparent or open in appearance with a distance between dowels or pickets such that the fence does not appear solid.

The Vendor reserves the right for themselves and/or their assigns to sell or otherwise deal with any lot on the Plan either subject to the above conditions and/or restrictive covenants or any one of them and/or subject to such modifications thereof as the Vendor shall in the Vendor's absolute discretion deem fit. Exercise of the said right in relation to any lot shall not give the owners of any other lot any right of action against the Vendors or another person.

The Owners of lots 9, 11, 12, 13, 14, 15, 32, 36, 37 & 40 covenant with the Vendor (Murray Jones & Sons Pty Ltd) and the owner for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other lot shown on the Plan to observe the following stipulation:

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :

 Director DONALD M. JONES Full Name	 Director/Secretary JOHN K. JONES Full Name
---	--

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.


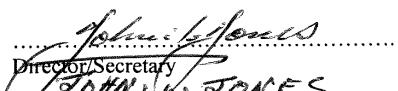
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 9 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (a) not without the approval of the Vendor and/or the Southern Midlands Council to cause to be erected or constructed any building or structure on each respective lot within fifty (50) metres of the boundary of the Midland Highway as shown and marked ABC on the Plan.

FENCING PROVISION

In respect of each lot shown on the Plan (other than Lots 102 and 103) the Vendor, Murray Jones & Sons Pty Ltd, shall not be required to fence.

SIGNED by MURRAY JONES & SONS PTY LTD
 ACN 009 481 476 as registered proprietor of the land
 comprised in Certificate of Title Volume 123249
 Folio 1 in accordance with Section 127 of the
 Corporations Act in the presence of :

 Director DONALD M. JONES Full Name	 Director/Secretary JOHN V. JONES Full Name
---	--

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.

Prepared for
Maveric Builders Pty Ltd

6 Cinema Court Kempton

FLOOD HAZARD REPORT






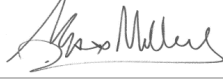



FE_26081
14 April 2026

Document Information

Title	Client	Document Number	Project Manager
6 Cinema Court, Kempton, Flood Hazard Report	Maveric Builders Pty Ltd	FE_26081	Max W. Möller <i>Principal Hydraulic Engineer</i>

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller <i>Principal Hydraulic Engineer</i>		09/04/2026
Prepared by	Ash Perera <i>Senior Hydraulic Engineer</i>		09/04/2026
Prepared by	Christine Keane <i>Senior Water Resources Analyst</i>		07/04/2026
GIS Mapping	Fraser Cumming <i>GIS Specialist</i>		09/04/2026
Reviewed by	John Holmes <i>Senior Engineer</i>		13/04/2026
Reviewed by	Max W. Möller <i>Principal Hydraulic Engineer</i>		14/04/2026
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1. Introduction

Flüssig Engineers has been engaged by **Maveric Builders Pty Ltd** to undertake a site-specific Flood Hazard Report for the development at 6 Cinema Court, Kempton 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 involves the construction of a new dwelling with adjoining concrete driveway at 6 Cinema Court. The site is approximately 705 m² with no existing developments. The proposed works include a dwelling of 166 m² with adjoining covered alfresco area of approximately 24 m² and a concrete driveway of approximately 40 m². This development triggers the inundation code as the development falls within Southern Midlands Council, flood prone area.

1.2 Objectives and Scope

This report is to assess the proposed development at 6 Cinema Court, Kempton under C12.0 Flood Prone Areas Hazard Code of the Tasmanian Planning Scheme – Southern Midlands. The objectives of this study are:

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

1.3 Limitations

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

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

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

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

2. Model Build

2.1 Overview of Catchment

The contributing catchment for 6 Cinema Court, Kempton is approximately 30.7 ha stretching to the southeast of the development site to the eastern side of the Midland Highway with an average slope of 4.5 %. The land use of the catchment is Village, Utilities, Recreation and Agriculture with the specific site being zoned as Village.

Figure 1 below outlines the approximate contributing catchment for the site at 6 Cinema Court, Kempton.



Figure 1. Contributing Catchment, 6 Cinema Court, Kempton

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
30.7	24/1	4.7/0.0	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 15-minute storm temporal pattern 4 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model. This particular storm event was selected as the worst-case scenario

for further integration into the hydraulic model. The utilisation of this specific storm pattern ensures a comprehensive assessment of the system's response under conditions representing a high level of hydrological stress, thereby enhancing the model's ability to simulate and address extreme weather scenarios.

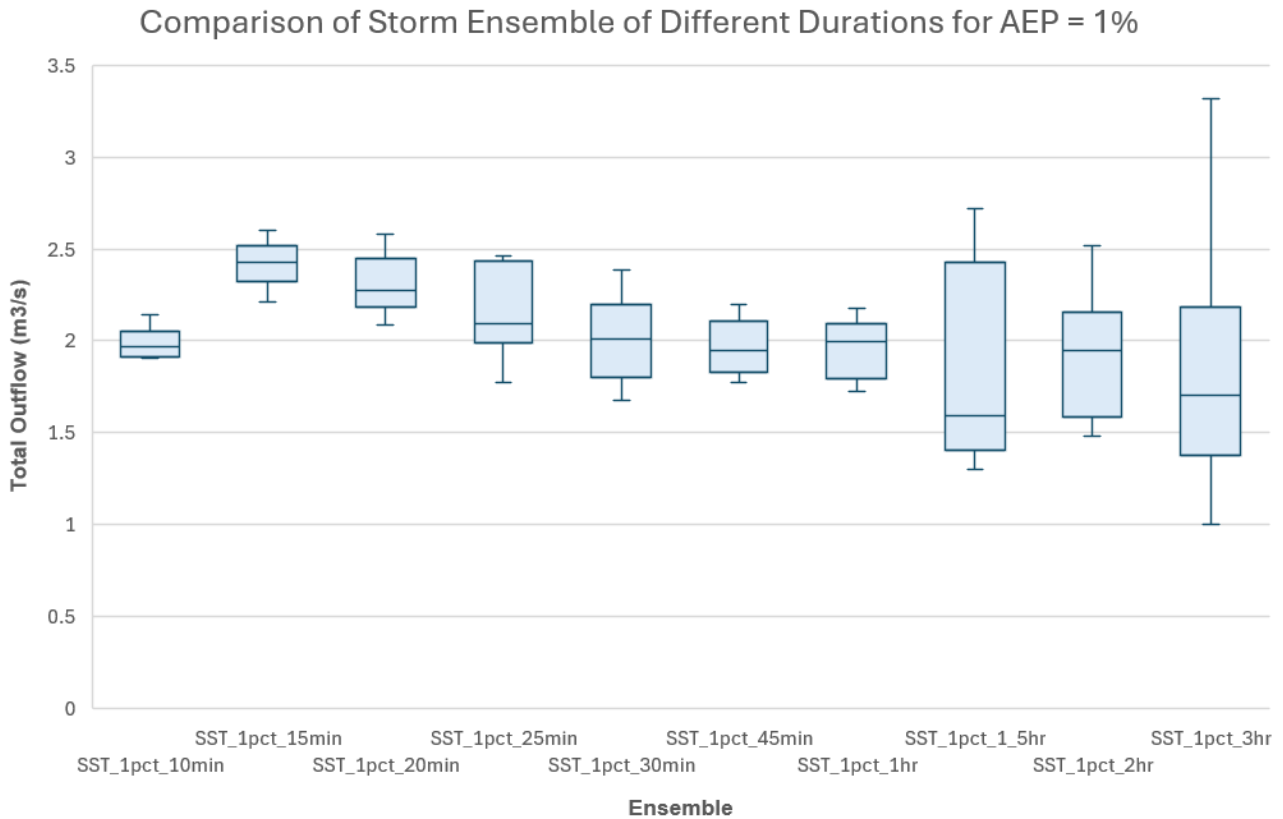


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

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

2.3 Hydraulics

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

2.3.1 Calibration/Validation

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

2.3.2 Survey

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

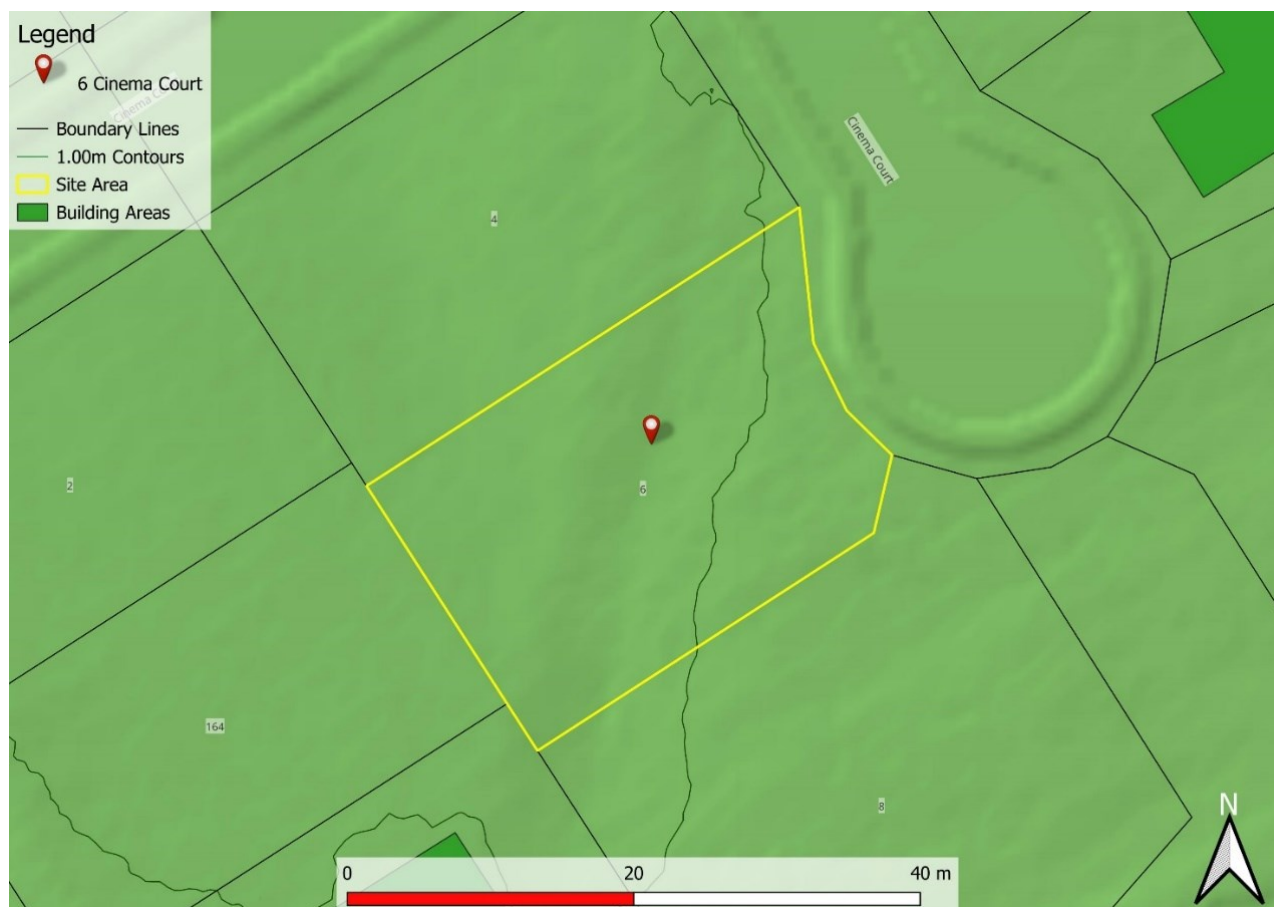


Figure 3. 1m DEM (Hill shade) of Lot Area, 6 Cinema Court

2.3.3 Key Stormwater Assets including pipes and pits

Pipes and pits were modelled as 1D underground network within the localised catchment model to provide insight into the capacity of the stormwater system. Where data was missing, this was inferred from surrounding data and where invert levels were missing, a 600 mm cover was applied.

2.3.4 Roads

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

2.3.5 Buildings

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

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

2.3.6 Walls

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

2.3.7 Structures

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

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

2.3.8 Roughness (Manning's n)

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

Table 4. Manning's Coefficients (ARR 2019)

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

3. Model Results

The result of 1% AEP + CC were run through the pre-development scenario to analyse the changes to flooding onsite and to surrounding properties.

3.1 Pre-Development Scenario

It can be seen from the pre-development model runs (Figure 4), that there is a moderate overland flood path originating from the south and entering the lot via the southwest lot boundary flowing through to the west and northwest boundaries. The maximum depth in the pre-development scenario within the lot is 0.24 m observed at the southern lot boundary in a natural low point. The maximum depth at the cross-sectional results line at the western lot boundary is 0.15 m.

In the pre-development scenario, the maximum velocity within the site reaches approximately 1.0 m/s, occurring near the northern lot boundary as the overland flow exits the site and flows into No. 4 Cinema Court. Entering from the south to southwest the flow then traverses the southwest portion of the site following the western lot boundary before exiting on the northern lot boundary, with a small, localised flow path through the centre of the lot towards the location of the proposed development.

Hazard classifications across the site are limited to H1 under pre-development conditions, as flood depths and velocities remain low, as the allotment is generally flat and low-lying, with no significant natural depressions that would allow for ponding.

3.2 Post-Development Scenario

Figure 5 provides a post-development analysis of flood risks at 6 Cinema Court, Kempton, focusing on the flood extent of the overland flow path that affects the lot. The analysis includes the impact of the proposed building as well as the associated building pad and driveway on the neighbouring properties including recommendations for mitigating flood risks.

The post-development hydraulic modelling results for the 1 % AEP + climate change (2100) scenario indicate that flooding on site at 6 Cinema Court is slightly modified due to the introduction of building area, building pad and driveway.

In the post-development scenario, the maximum depth within the lot is 0.28 m observed in the same location as in the pre-development model, where there is a small natural depression as flood depths enter the site. Flood depths around the proposed building pad reach a maximum of 0.24 m located on the southern corner of the pad. On the northern side of the proposed building pad, flood depths range from 0.03 – 0.07 m posing minimal threat to the property driveway access.

Velocity within the lot reaches a maximum of 1.24 m/s again along the western side of the proposed building pad, as the overland flow path is still maintained in the post-development scenario.

Hazard mapping indicates that there is no increase in hazard classification or extent within the lot or on surrounding properties, with the H1 hazard remaining throughout the lot and posing no increase in hazard classification on the surrounding properties.

Although the overland flow paths are minorly altered due to the introduction of building areas and elevated finished floor levels between the pre- and post-development scenarios, the relative increase is only minor. The overland flow continues to discharge towards the north side of the lot, with no significant increase in flow depth, velocity, or impact to neighbouring properties.

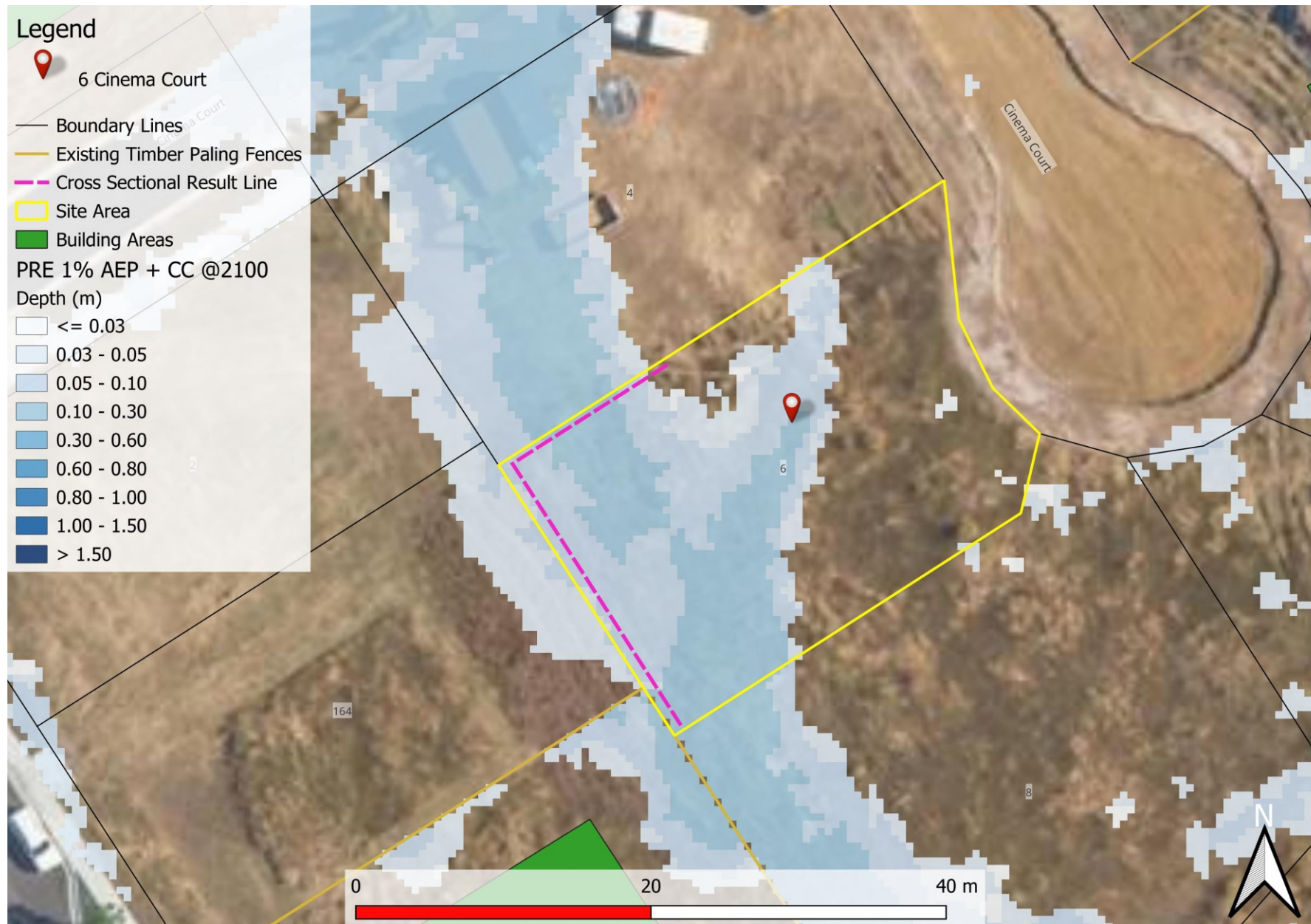


Figure 4. Pre-Development Scenario 1% AEP + CC Depth

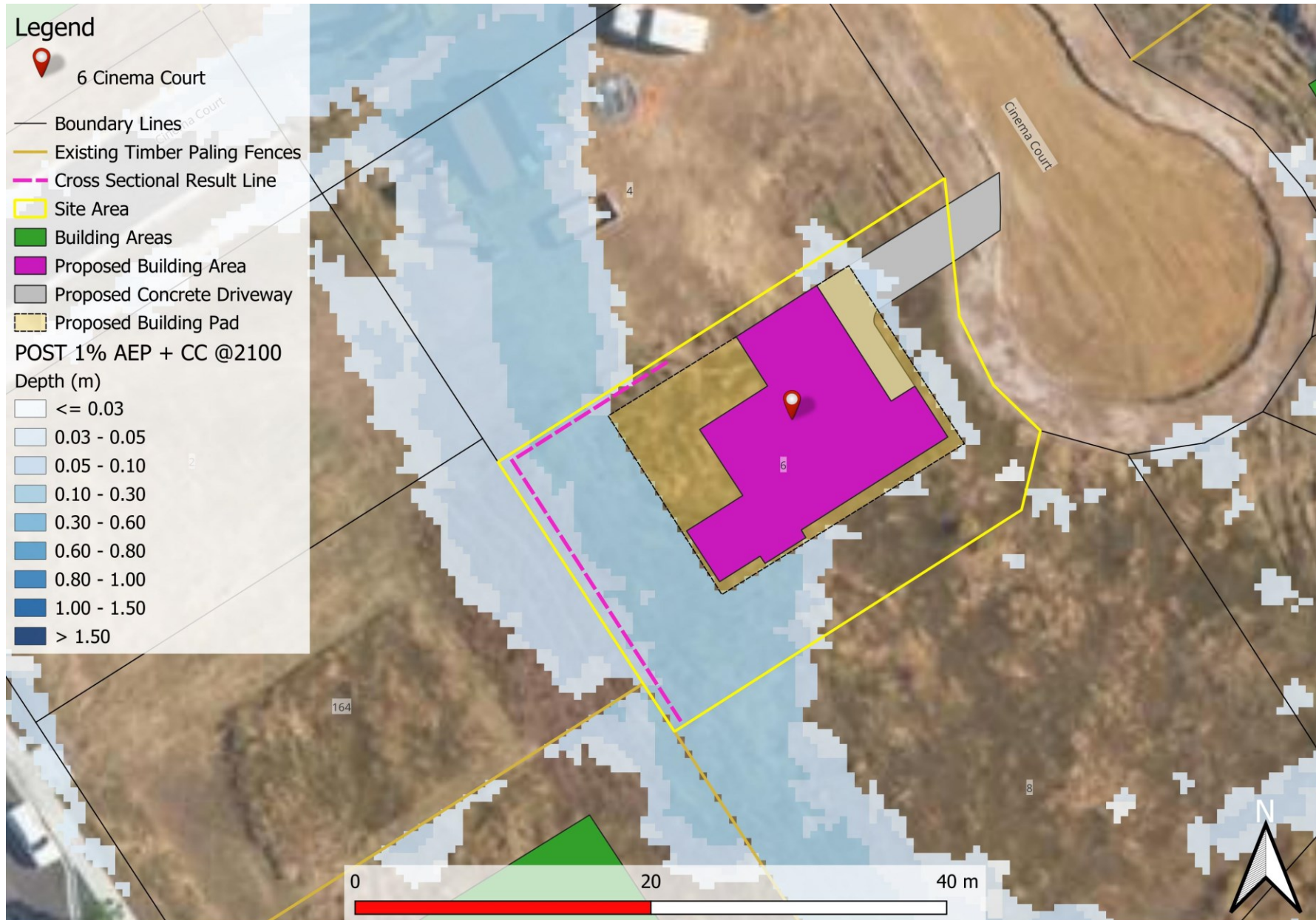


Figure 5. Post-Development Scenario 1% AEP + CC Depth

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 relatively limited increase in flood depths on adjacent properties surrounding the lot, with the overland flow relatively unimpeded to continue towards the natural overland flow path to the north and west boundaries 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

Figure 6 shows the net discharge hydrograph from the cross-sectional result line on the western and northern lot boundaries. The peak discharge in the pre-development scenario is 0.96 m³/s which increases by 0.01 m³/s to 0.97 m³/s in the post-development scenario. The maximum velocity also increased by 0.23 m/s from 0.97 m/s in the pre-development scenario to 1.20 m/s in the post-development scenario.

The minor increase in velocity can be attributed to the proposed dwelling and associated building pad, which slightly reduces the available width of the existing overland flow path and creates a more confined flow condition through this part of the site. This localised constriction results in a modest increase in flow velocity, however the overall increase in peak discharge remains negligible and is not considered to create any adverse impact on the downstream stormwater system.

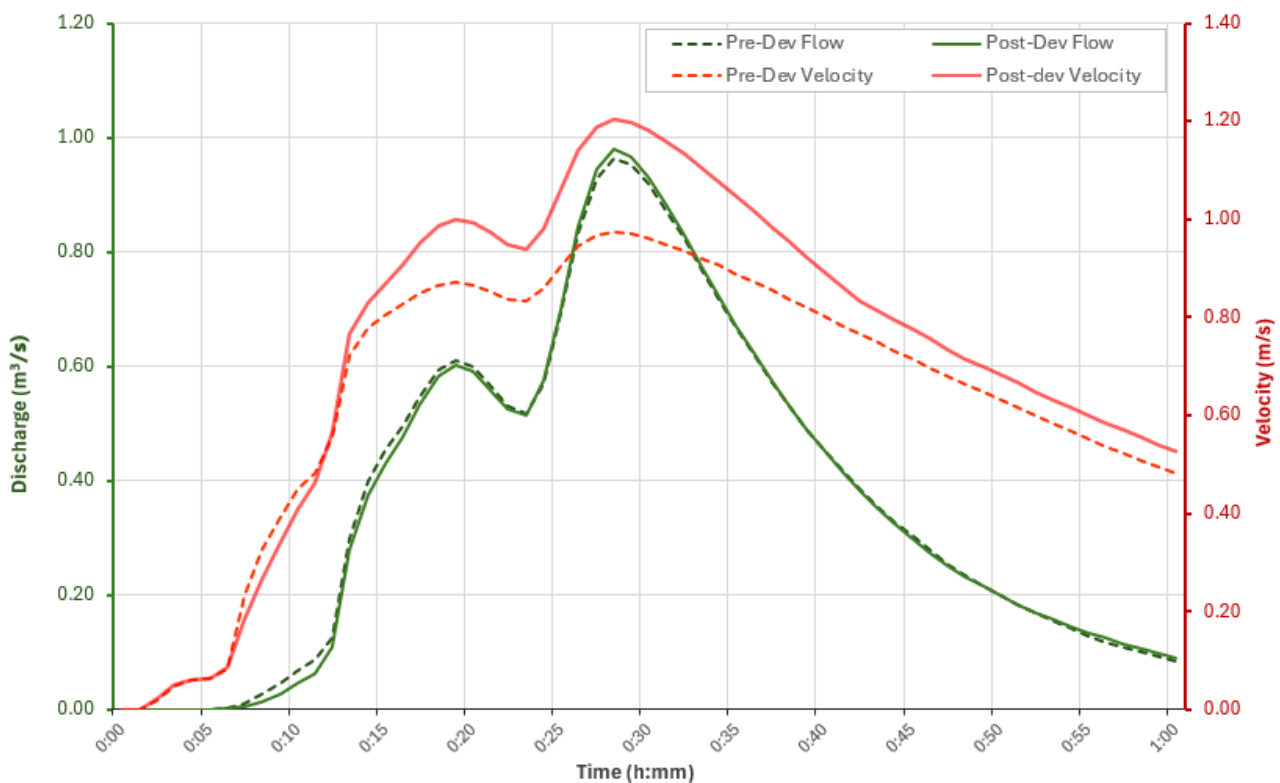


Figure 6. Pre and Post development net discharge and velocity 1% AEP + CC.

3.5 New Habitable Building

To meet the performance criteria of the Building Regulations, the construction is required to have a habitable floor level > 300 mm above the 1% AEP + CC flood level. The development at 6 Cinema Court, Kempton must meet this regulation as shown in Table 5. (The floor level >1% AEP + CC flood level + 300mm does not apply for non-habitable areas including garages).

Table 5. Habitable Floor Construction Levels

Habitable Floor	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Proposed Dwelling	202.00	202.30

3.6 Model Summary

Table 6. Pre-development and post-development at the cross-sectional line

	Pre-development	Post-development	Net Change
Depth (m)	0.13	0.14	+ 0.01
Velocity (m/s)	0.97	1.20	+ 0.23
Discharge (m ³ /s)	0.96	0.97	+ 0.01

4. Flood Hazard

Under existing conditions prior to development, the proposed location of the dwelling is subject to be inundated to < 0.24 m flood depth and < 1.0 m/s velocity. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as a maximum H1 – *Generally safe for people, vehicles and buildings*, as shown in Appendix A – Hazard maps. The post-development scenario observes no increase in hazard classification where flood depths and velocities see a relatively minor increase.

The assessment focuses on the development site, nearby properties, the road, and close infrastructure. Areas beyond this, such as broader public access routes, were not included in the analysis. This report covers flood behaviour and safety around the site only. During a flood event, occupants and visitors should remain indoors unless directed otherwise by emergency services.

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

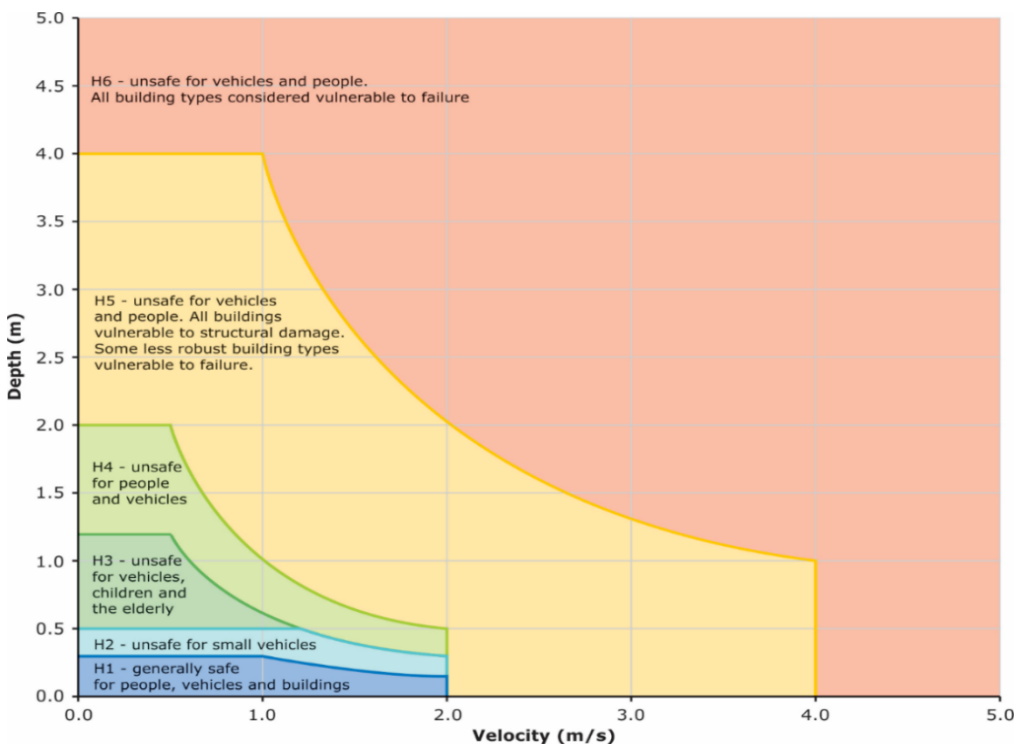


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at 6 Cinema Court, Kempton is subject to shallow and slow-moving overland floodplain flow during the 1 % AEP event including climate change. The immediate surrounding area is classified within the low hazard range at H1, which indicates limited depth and velocity. Although these conditions represent a lower risk profile when compared with deeper or higher velocity flooding, they still present meaningful hazards. Even relatively minor depths and velocities can mobilise sediment, cause localised erosion, transport debris, and direct runoff towards building openings.

The assessment has identified that the proposed development introduces building area as well as a building pad. This configuration increases the potential for water to be redirected; however, flood depths and velocities at the location remain low and within tolerable risk thresholds, with no increase in hazard classification across the site. Accordingly, the residual flood risk associated with the proposed development is considered acceptable and does not pose a safety risk to occupants or adjoining properties.

If all recommendations contained within this report are implemented and maintained throughout the structure's life, the proposed Class 1a dwelling, designed for a fifty-year asset life in accordance with BCA2022, can achieve a tolerable level of flood risk. This means the expected flood behaviour is manageable, and the structure can perform safely under the defined design conditions without unacceptable impacts to property or occupant safety.

5. TPS summary Report summary against TPS – Southern Midlands

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 proposed works;	(a) Proposed dwelling with adjoining concrete driveway in a low hazard overland flow path.
(b) the advice in a flood hazard report;	(b) Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the building.
(c) any advice from a state authority, regulated entity or a council;	(c) N/A
P1.2	P1.2
A flood hazard report also demonstrates that:	Response from flood report
(a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a) No increase in level of risk from pre-development scenario.

(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development is at H1
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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 residential dwelling with adjoining concrete 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 proposed 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 the proposed development.
(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 development can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the building.

6. Conclusion

The Flood Hazard Report for 6 Cinema Court, Kempton 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 Hazard Areas code.
2. Depth increases slightly at the cross-sectional result line from 0.13 m in the pre-development scenario to 0.14 m in the post-development scenario.
3. Peak velocity sees a slight increase of 0.23 m/s from 0.97 m/s to 1.20 m/s in the post-development flood scenario.
4. Discharge shows a slight increase of 0.01 m³/s between pre- and post-development riverine flood scenarios from 0.96 m³/s to 0.97 m³/s.
5. Hazard from flooding within the lot remain at the maximum category of H1 for both pre and post development riverine scenarios, including on neighbouring properties.

7. Recommendations

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

1. The dwelling to have a minimum floor level as per Table 5 (minimum FFL = 202.30 mAHD or higher).
2. Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris.
3. Any change in external building layout or addition of other solid structures will require further flood assessment.
4. All future proposed structures within the flood extent not shown within this report will require a separate design and report addressing their impacts.
5. Any future redevelopment or alteration that increases impervious surfaces within the lot should be supported by a revised stormwater and flood assessment to confirm that runoff can still be safely managed onsite.

8. Limitations

Flüssig Engineers were engaged by **Maveric Builders Pty Ltd**, for the purpose of a site-specific Flood Hazard Report for 6 Cinema Court, Kempton as per C12.0 of the Tasmanian Planning Scheme – Southern Midlands. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the site should change, the report will need to be reviewed against all changes.

The 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.

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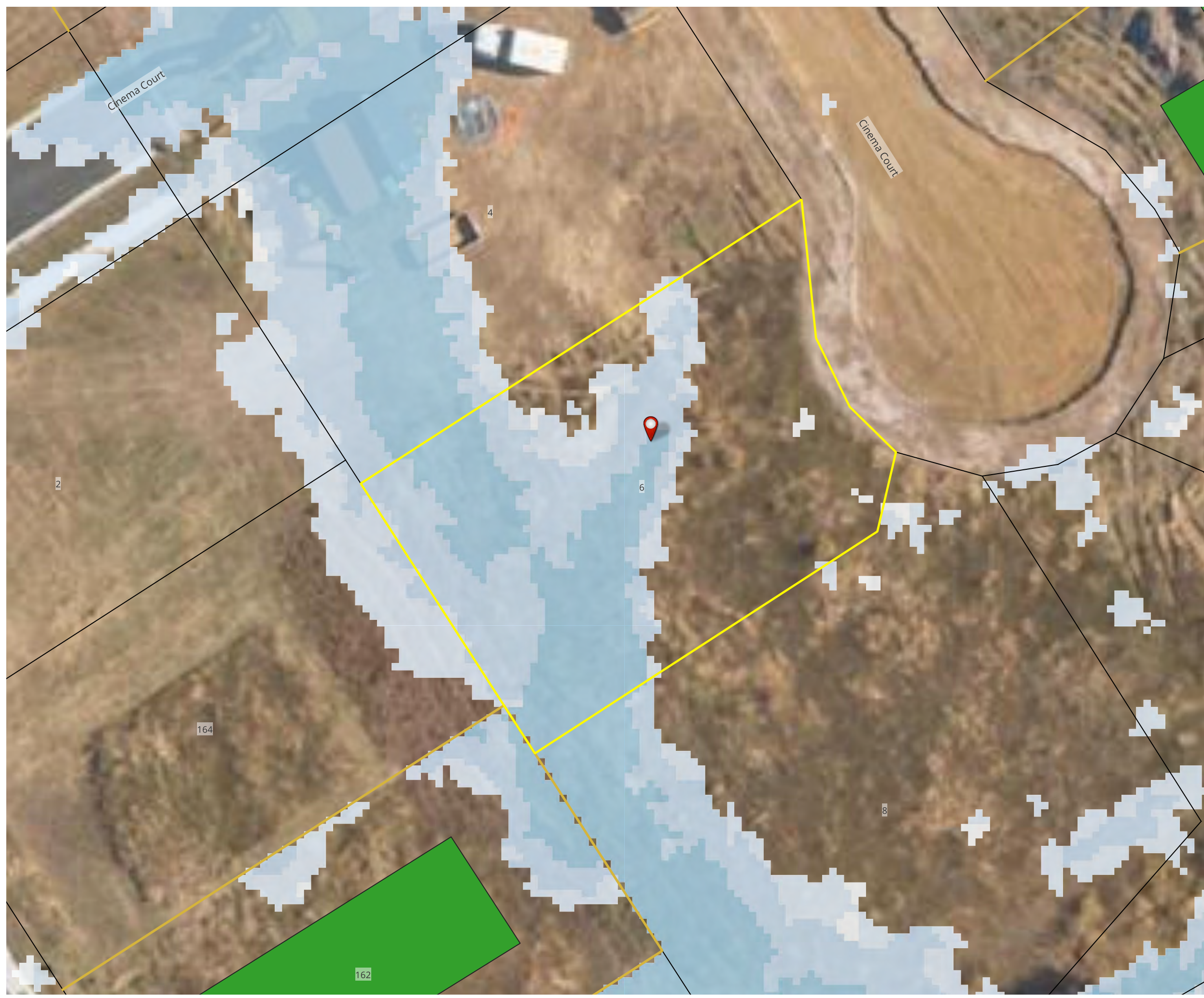
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Appendices

Appendix A Flood Study Maps

PRE 1% AEP + CC @ 2100



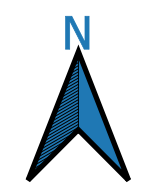
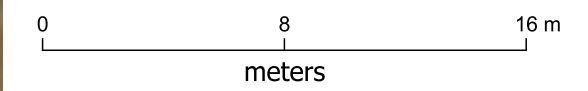
Legend

- 6 Cinema Court
- Boundary Lines
- Existing Timber Paling Fences
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

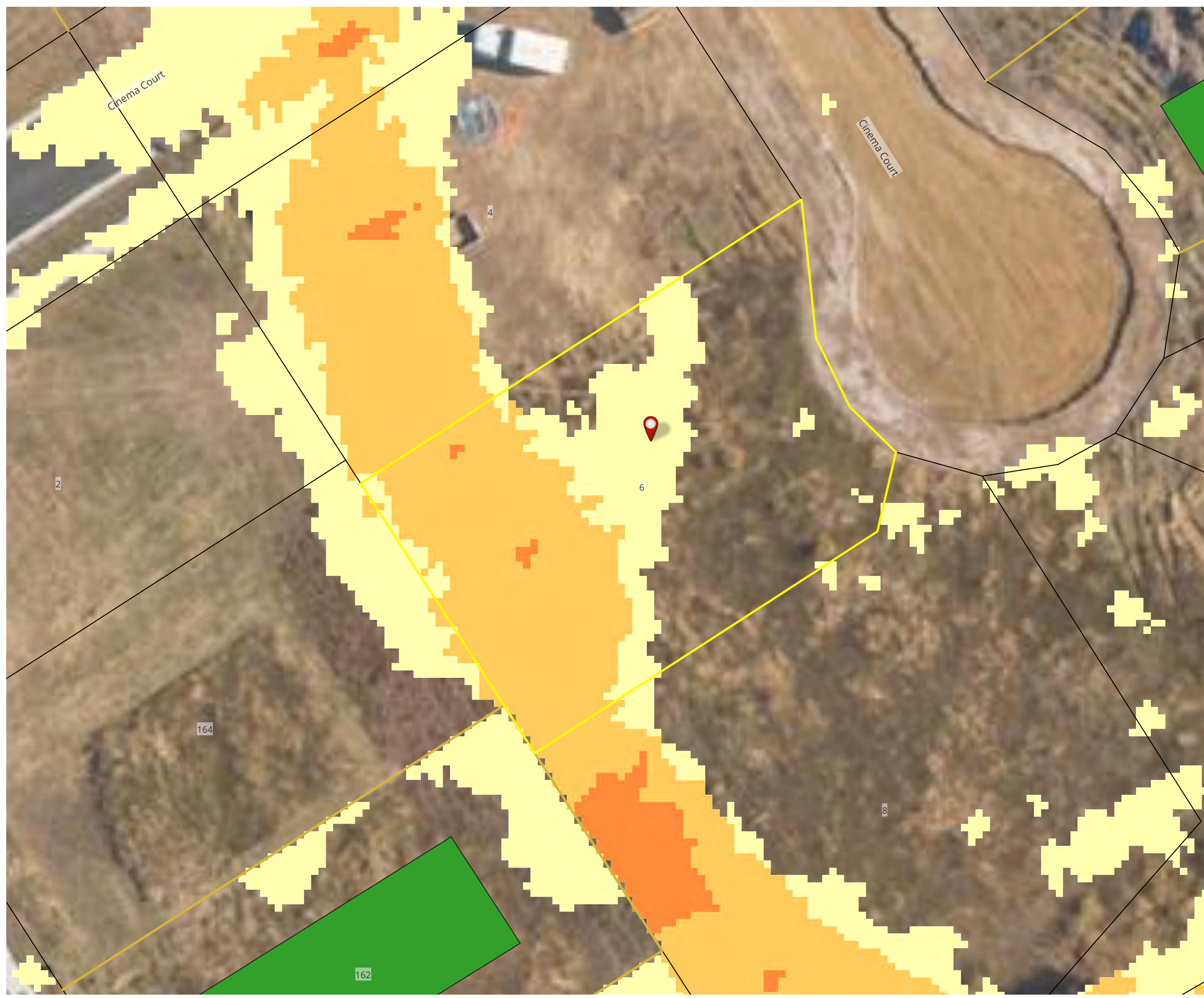
Depth (m)

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



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PRE 1% AEP + CC @ 2100



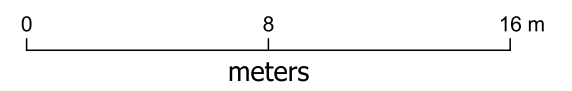
Legend

- 6 Cinema Court
- Boundary Lines
- Existing Timber Paling Fences
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

Velocity (m/s)

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



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PRE 1% AEP + CC @ 2100



Legend

- 6 Cinema Court
 - Boundary Lines
 - Existing Timber Paling Fences
 - Site Area
 - Building Areas
- PRE 1% AEP + CC @2100
- Hazard
- H1
 - H2
 - H3
 - H4
 - H5
 - H6



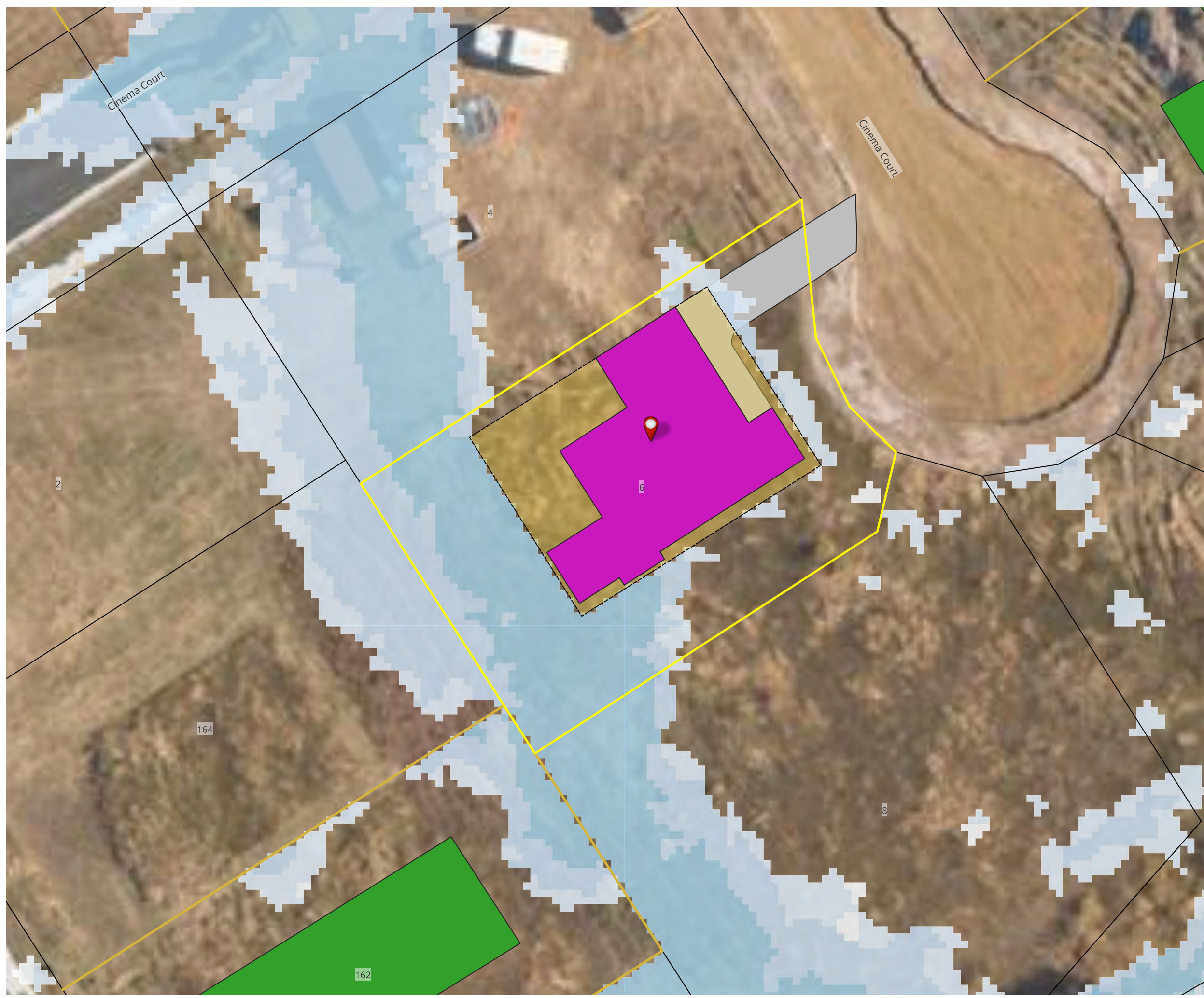
0 8 16 m
meters



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POST 1% AEP + CC @ 2100



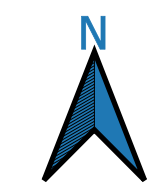
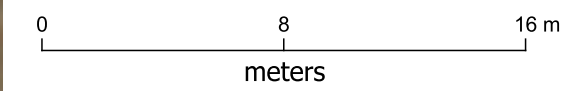
Legend

- 6 Cinema Court
- Boundary Lines
- Existing Timber Paling Fences
- Site Area
- Building Areas
- Proposed Building Area
- Proposed Concrete Driveway
- Proposed Building Pad

POST 1% AEP + CC @2100

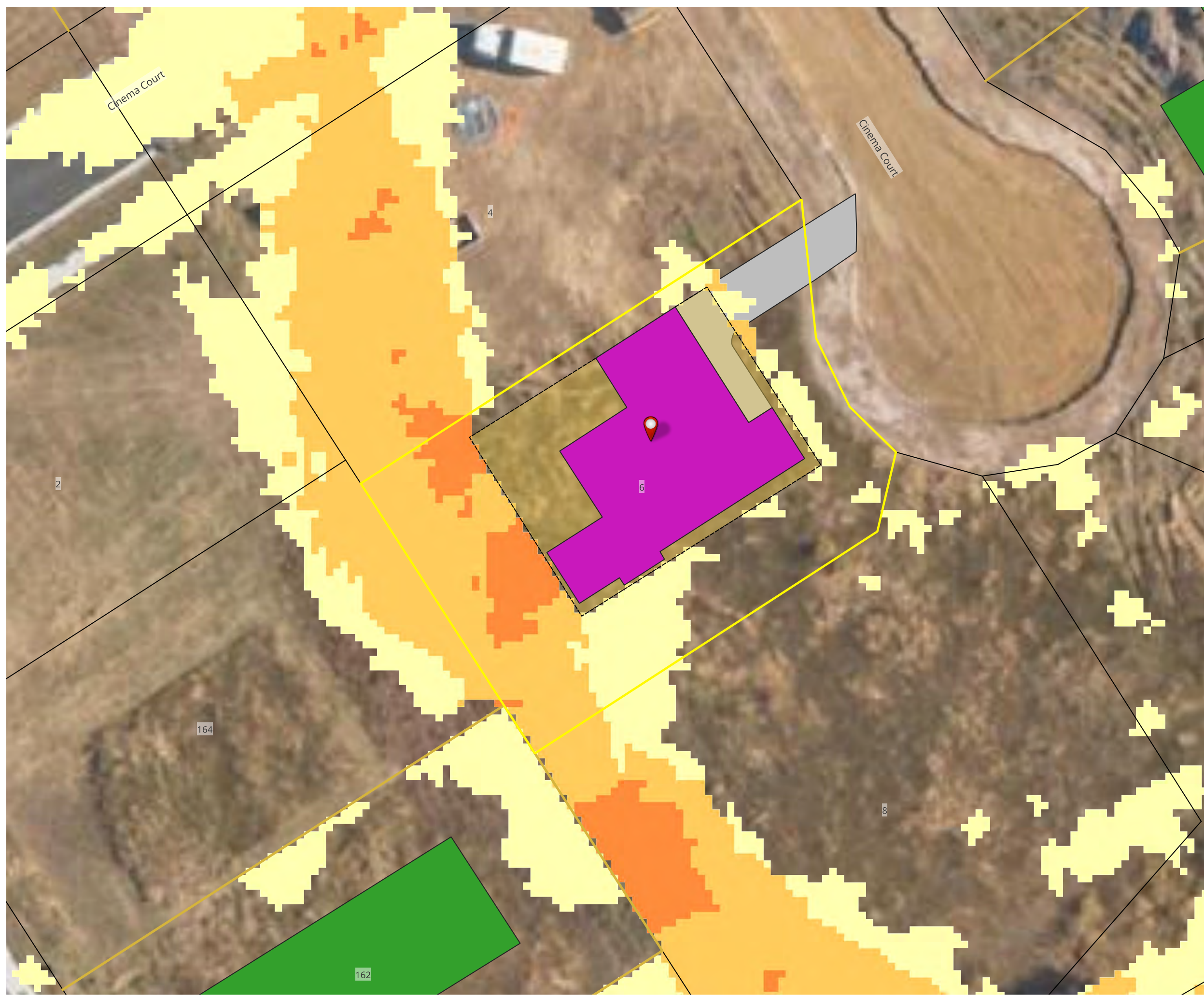
Depth (m)

	<= 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



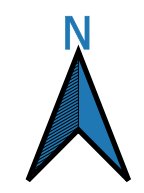
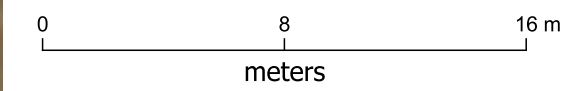
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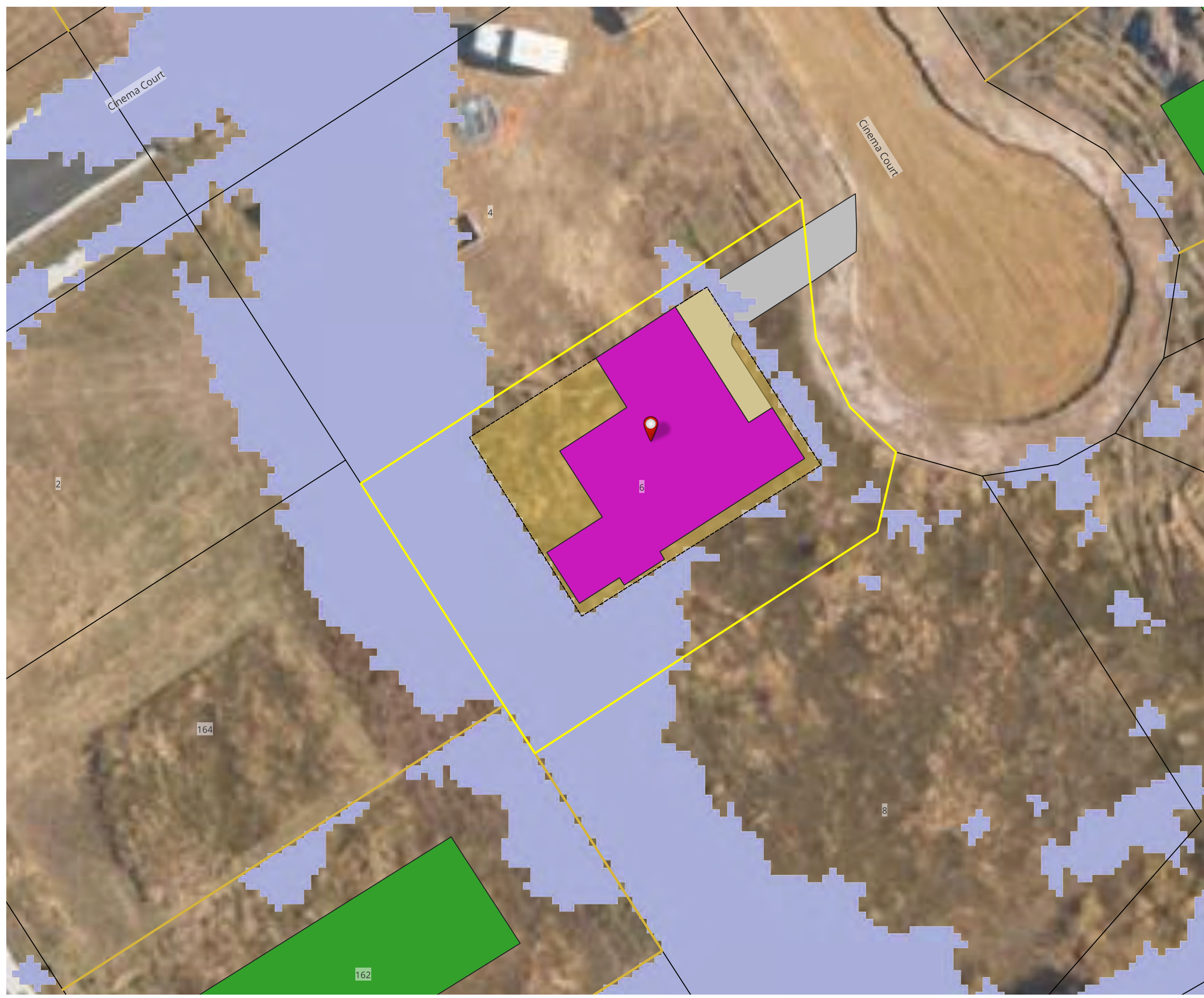
Legend

- 6 Cinema Court
- Boundary Lines
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- Proposed Building Area
- Proposed Concrete Driveway
- Proposed Building Pad
- POST 1% AEP + CC @2100**
- Velocity (m/s)**
- <= 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

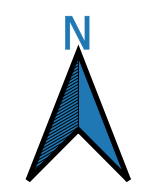
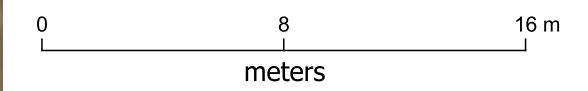


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- ### Legend
- 6 Cinema Court
 - Boundary Lines
 - Existing Timber Paling Fences
 - Site Area
 - Building Areas
 - Proposed Building Area
 - Proposed Concrete Driveway
 - Proposed Building Pad
- ### POST 1% AEP + CC @2100
- #### Hazard
- H1
 - H2
 - H3
 - H4
 - H5
 - H6



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