



Public Notice Details

Application Details

Application No	DA2600074
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Property Details

Property Location	4 Cinema Court Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	19/6/2026
Advertising Closing Period	01/07/2026

If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.

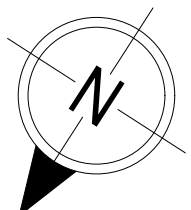
If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

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.

S/MC - KEMPTON
DA RECEIVED
TASMANIAN PLANNING SCHEME
COMPLIANCE ACHIEVED
 10/06/2026
 BEING SUBJECT TO RECEIPT OF ALL RELEVANT DOCUMENTATION PERTAINING TO RESTRICTIONS ON THE SUBJECT PROPERTY.



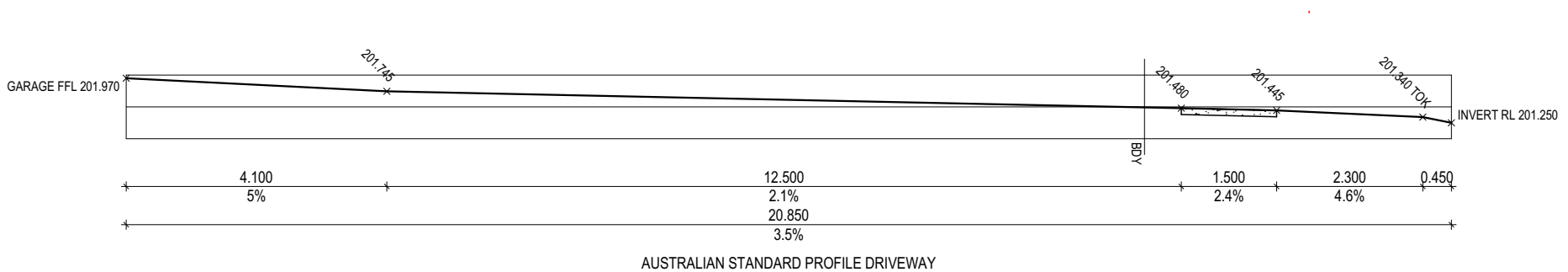
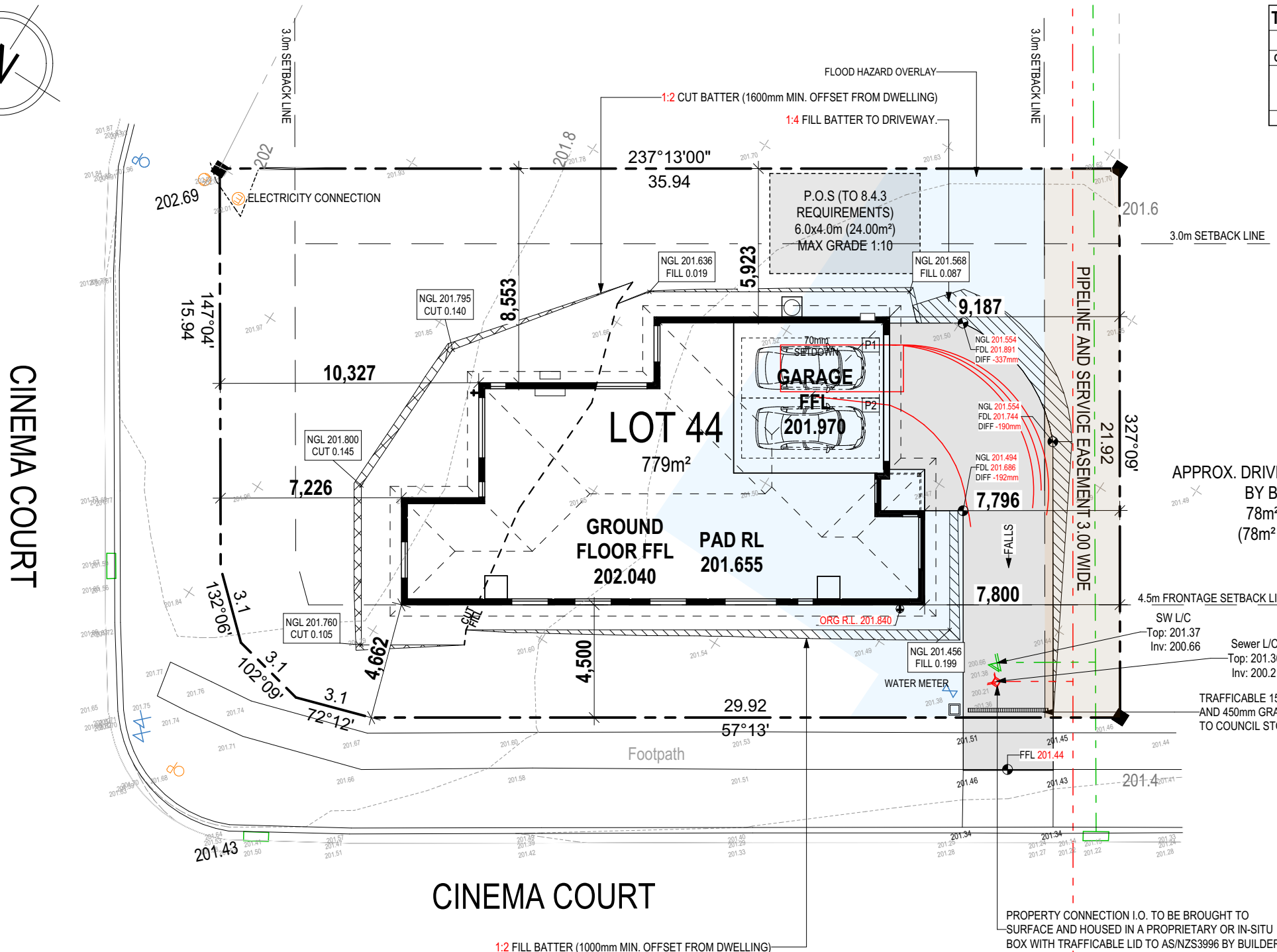
SITE SPECIFIC CONTROLS	
CONTROL	DETAILS
ACID SULPHATE SOIL	NO
BIODIVERSITY	NO
BUILDING ENVELOPE	YES
BUSHFIRE	NO
CLIMATE ZONE (NCC)	ZONE 7 - COOL TEMPERATE
DESIGN WIND CLASSIFICATION	N3 (EXPOSED TBC)
ESTATE/DEVELOPER GUIDELINES	NO
FLOOD OVERLAY	YES
HERITAGE	NO
LANDSLIP HAZARD	NO
MINIMUM FLOOR LEVEL	202.040m AHD
NATURAL ASSET CODE	NO
NOISE ATTENUATION	NO
SALINE SOIL	NO
SHIELDING FACTOR	NS - NO SHIELDING
SITE CLASSIFICATION	H1
SPECIFIC AREA PLAN OVERLAY	NO
TERRAIN CATEGORY	TC1
TOPOGRAPHIC CLASSIFICATION	T0
WATERWAY & COASTAL OVERLAY	NO
WIND REGION	A - NORMAL
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	47.00km
ZONING	VILLAGE

BUILDING CONTROLS & COMPLIANCE		
CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 4,500mm	4,500mm
SECONDARY	MIN. 3,000mm	7,226mm
SIDE	MIN. 3,000mm	7,796mm
REAR	MIN. 3,000mm	5,923mm
BULK & SCALE		
SITE AREA	779m ²	
SITE COVERAGE	MAX. 50%	24.53%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 2,000mm	145mm
FILL DEPTH	MAX. 300mm	199mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 2 SPACES	2 SPACES

APPROX. CUT/FILL		
CUT	6.75m ²	15.19t
FILL	20.97m ²	47.18t
DIFFERENCE	14.22m ²	32.00t

32 TONNES OF IMPORT FILL		
CUT	6.75m ²	15.19t
FILL	20.97m ²	47.18t
DIFFERENCE	14.22m ²	32.00t

TOTAL FLOOR AREAS		
AREA NAME	DROP FLOOR	AREA (m ²)
GROUND FLOOR		
GARAGE	NO	38.96
LIVING	NO	149.39
PORCH	NO	2.75
		191.10 m²



DRIVEWAY DETAILS
 SCALE: 1:100

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

PLAN ACCEPTANCE BY OWNER
 THIS PLAN HAS BEEN DRAWN TO REFLECT YOUR CONSOLIDATED TENDER. PLEASE CHECK THAT EVERYTHING IS CORRECT AND FINALISED. FURTHER STRUCTURAL CHANGES ARE NOT POSSIBLE PAST THIS POINT. PLEASE NOTE, SELECTIONS ITEMS WILL NOT APPEAR ON YOUR PLANS UNTIL AFTER YOUR INTERNAL COLOUR SELECTIONS APPOINTMENT IS COMPLETE.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION:	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
NOW BY WILSON HOMES	1 CONSOLIDATED PROPOSAL 1	TDO 29/05/2026	WILLIAM MARK HALE & KELSEY LILY TRELOAR	PEMBROKE 21	H-WNWPMB20SA	714801
COPYRIGHT: © 2026	2 CONSOLIDATED PROPOSAL 1	MFC 02/06/2026	ADDRESS: 4 CINEMA COURT, KEMPTON TAS 7030	FACADE DESIGN: HALIFAX	FACADE CODE: F-WNWPMB20HLFXA	
			LOT / SECTION / CT: 44 / - / 185677	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: CP1 - CONTOUR SKETCH	SHEET No.: 1 / 4
					SCALES: 1:200, 1:100	

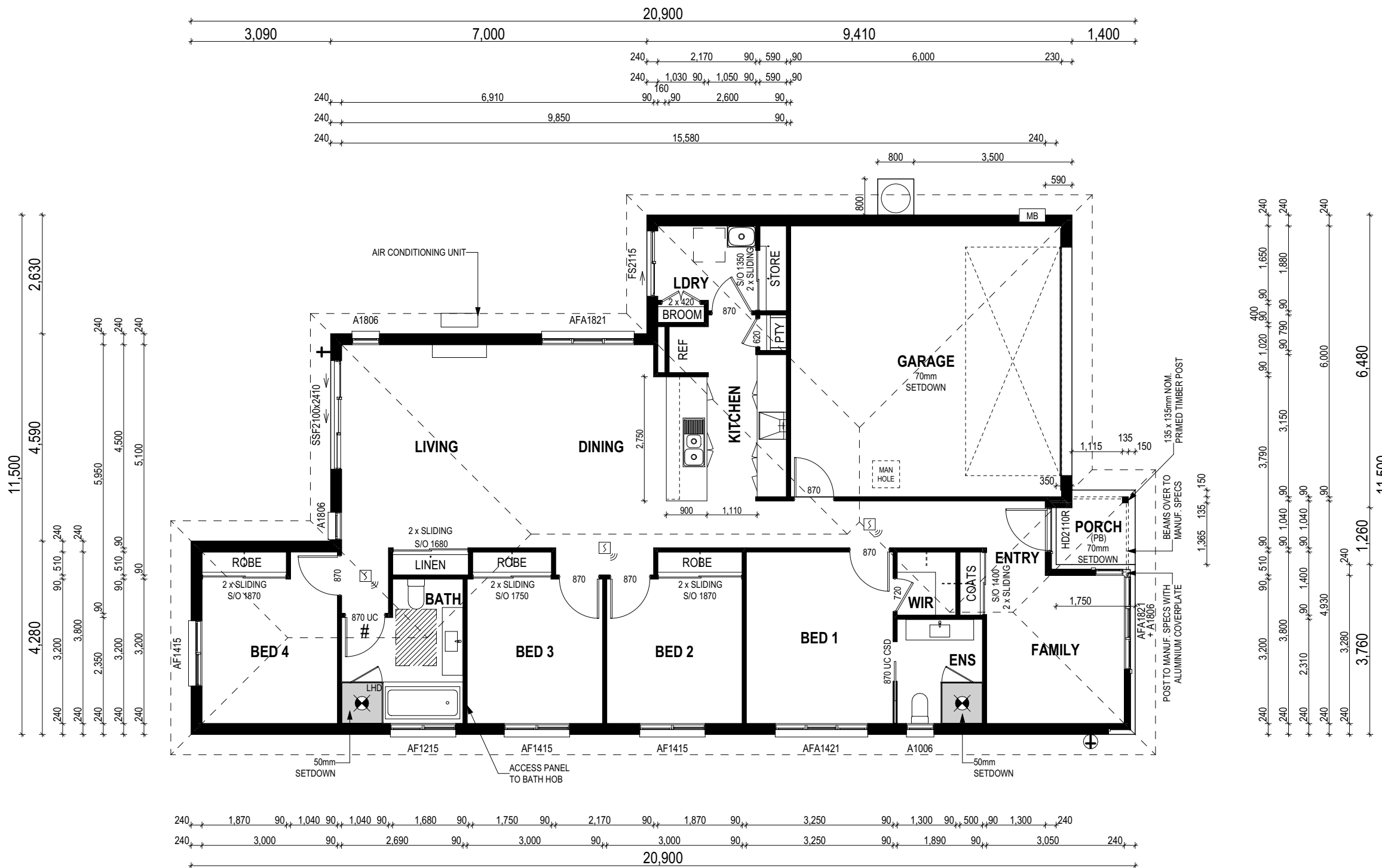
Last Published: Wednesday, 3 June 2026 11:58 AM
 File Location: P:\8_Drafting\Job Files\714800\714801 - Hale (AC24)\Plans\714801 - Hale (AC24) - CP1 - 2026.06.02.dwg
 Template Version: 24.043

THESE DRAFT SALES PLANS DO NOT NECESSARILY REFLECT THE FINAL EXTERNAL FINISHES OF YOUR HOME. THIS DETAIL WILL BE PROVIDED ON THE WORKING DRAWINGS WHEN PREPARED.

WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT TIME OF DEPOSIT AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE CONSOLIDATED TENDER DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

YOU HAVE NOMINATED A TIMBER FRAME IN YOUR CONSOLIDATED TENDER.

YOU HAVE NOMINATED BRICK VENEER CONSTRUCTION IN YOUR CONSOLIDATED TENDER (THIS MAY INCLUDE LIGHTWEIGHT CLADDING DEPENDING ON THE DESIGN). FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE



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(1 MAY 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT**

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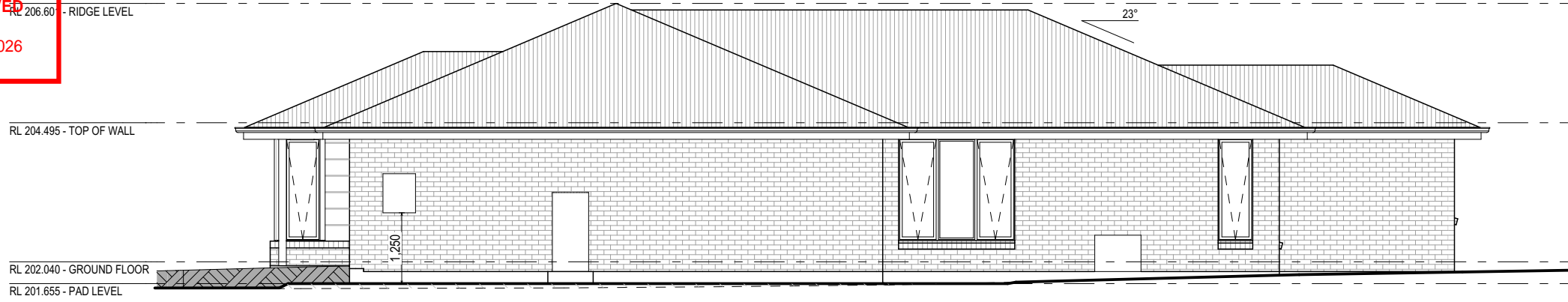
ALL DIMENSIONS ARE FRAME DIMENSIONS

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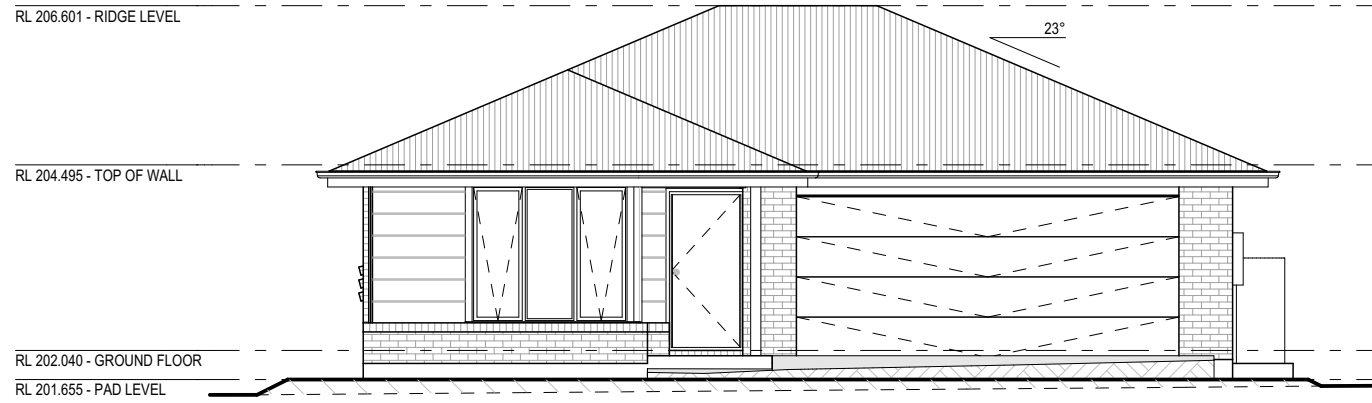


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COPYRIGHT: © 2026	2 CONSOLIDATED PROPOSAL 1	MFC 02/06/2026	ADDRESS: 4 CINEMA COURT, KEMPTON TAS 7030	FACADE DESIGN: HALIFAX	FACADE CODE: F-WNWPMB20HLFXA	SHEET No.: 2 / 4
			LOT / SECTION / CT: 44 / - / 185677	COUNCIL: SOUTHERN MIDLANDS	SCALES: 1:100	

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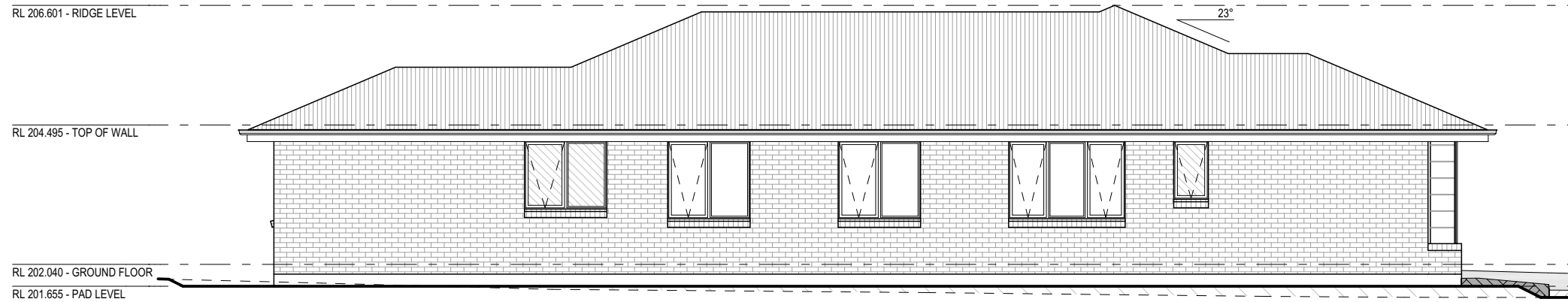
SOUTH EAST ELEVATION
SCALE: 1:100



SOUTH WEST ELEVATION
SCALE: 1:100



NORTH EAST ELEVATION
SCALE: 1:100



NORTH WEST ELEVATION
SCALE: 1:100

GLASS TYPE LEGEND

CLEAR	OBSCURE

WINDOW TYPE LEGEND

AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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(1 MAY 2023)
WATERPROOFING & PLUMBING
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REVISION	DRAWN
1 CONSOLIDATED PROPOSAL 1	TDO 29/05/2026
2 CONSOLIDATED PROPOSAL 1	MFC 02/06/2026

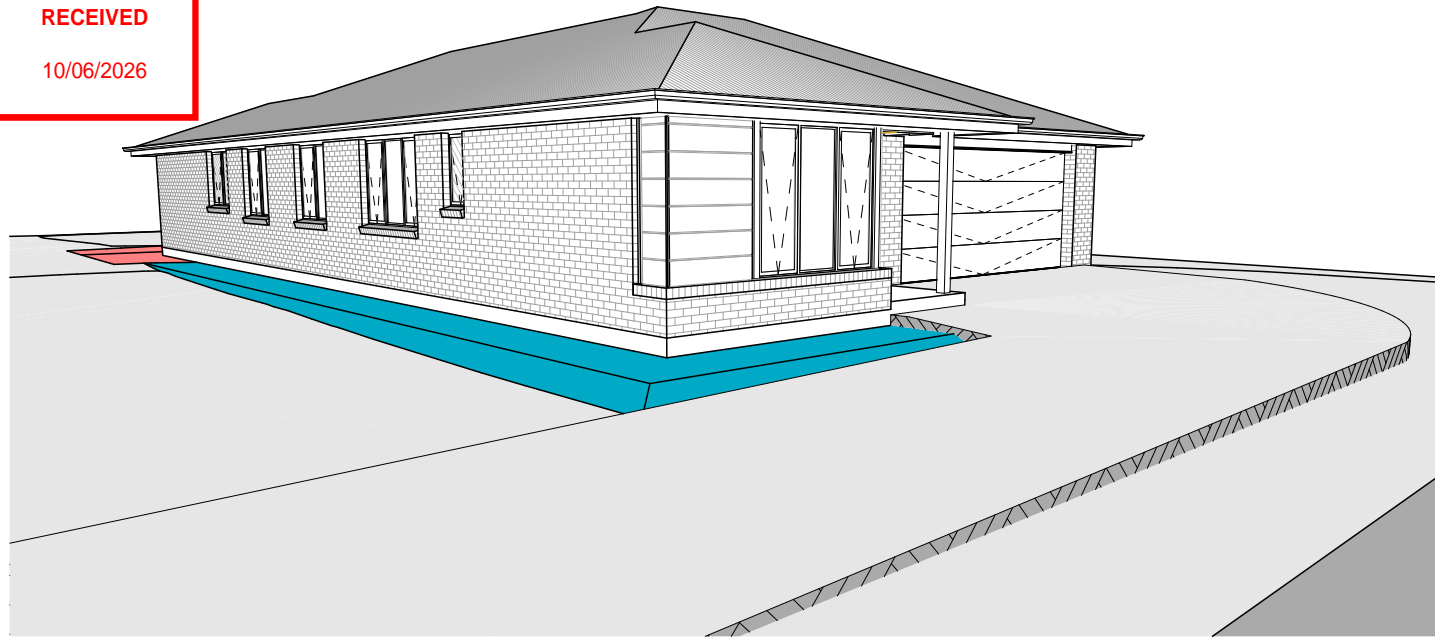
CLIENT:	WILLIAM MARK HALE & KELSEY LILY TRELOAR
ADDRESS:	4 CINEMA COURT, KEMPTON TAS 7030
LOT / SECTION / CT:	44 / - / 185677
COUNCIL:	SOUTHERN MIDLANDS

HOUSE DESIGN:	PEMBROKE 21
FACADE DESIGN:	HALIFAX
SHEET TITLE:	CP1 - ELEVATIONS
SHEET No.:	3 / 4

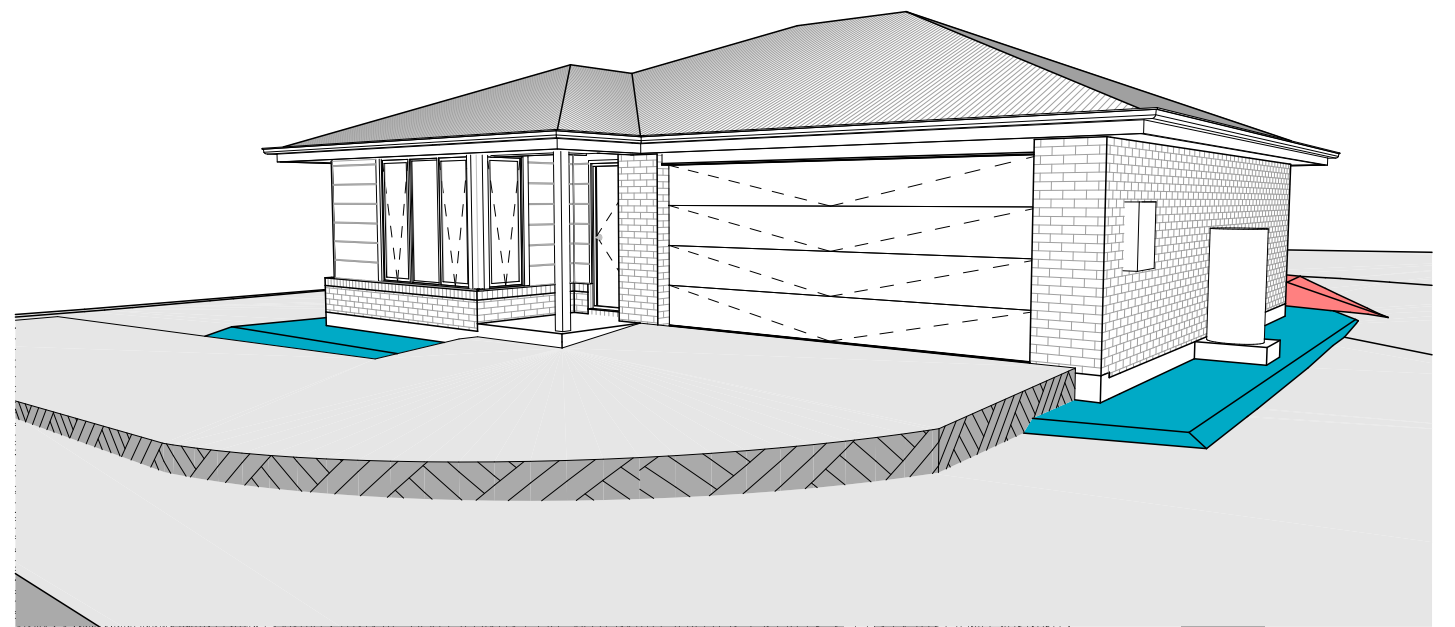
HOUSE CODE:	H-WNWPMB20SA
FACADE CODE:	F-WNWPMB20HLFXA
SCALES:	1:100

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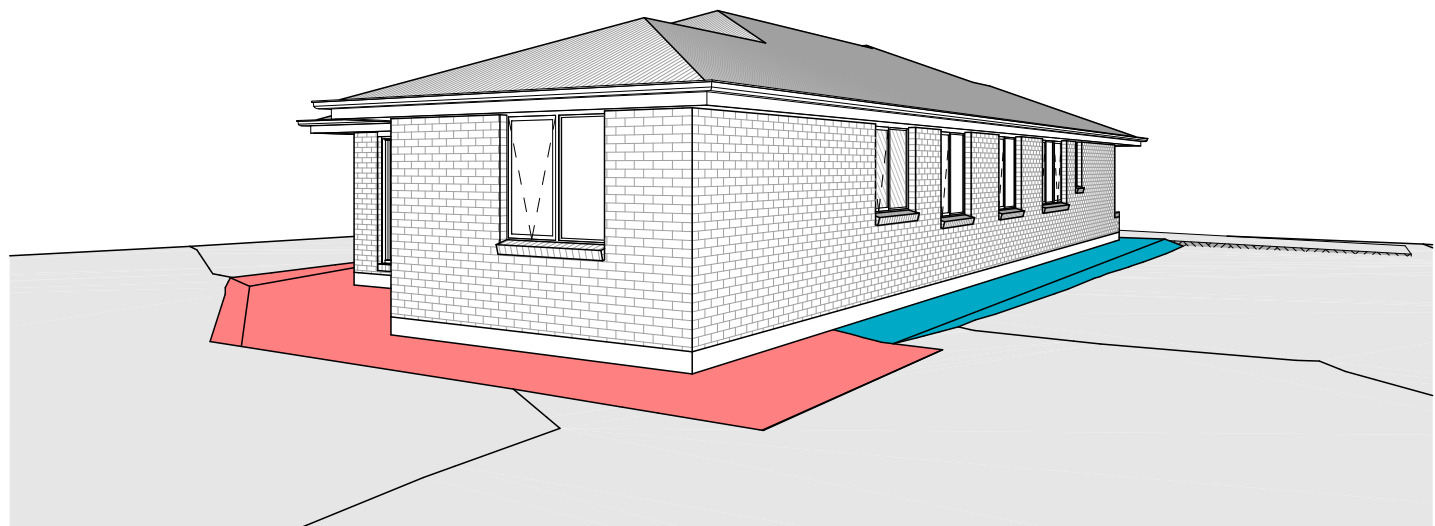
714801



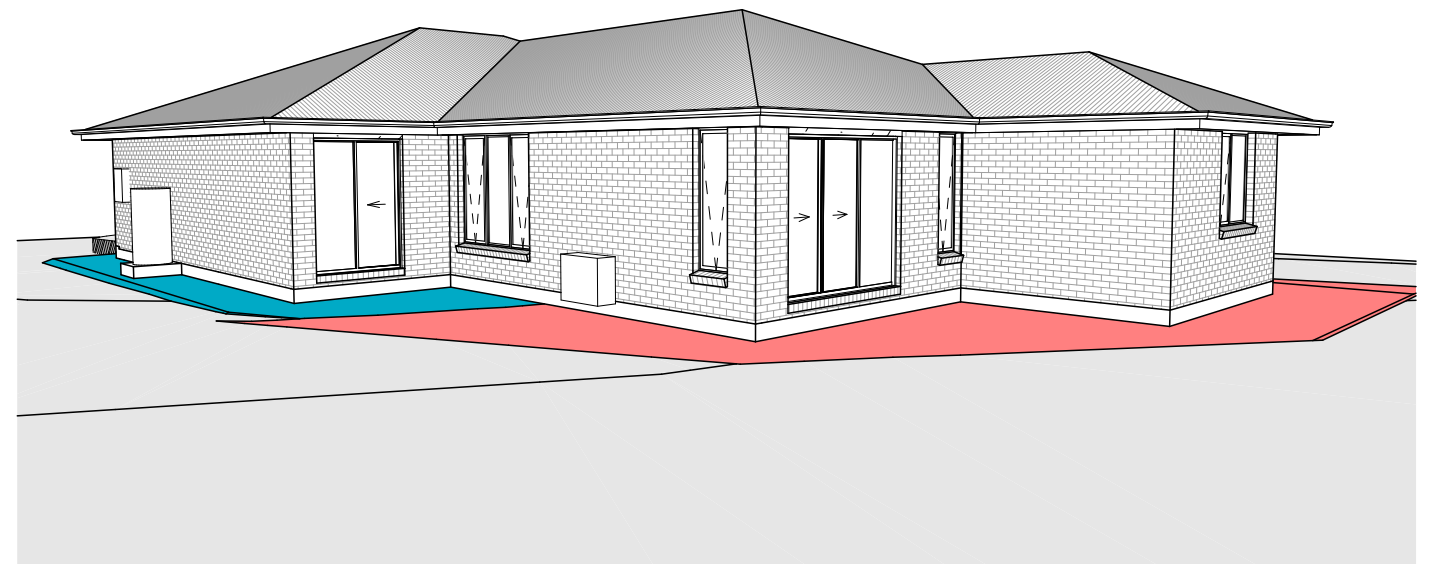
FRONT LEFT



FRONT RIGHT



REAR LEFT



REAR RIGHT

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

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			LOT / SECTION / CT: 44 / - / 185677	COUNCIL: SOUTHERN MIDLANDS	SHEET TITLE: CP1 - 3D VIEWS	
					SCALES:	



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



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.

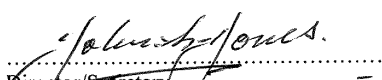
SUBJECT TO a Right of Drainage in favour of Southern Midlands Council over the land marked PIPELINE AND SERVICES EASEMENT 4.00 WIDE shown on the Plan.

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: <u>26/9/23</u>
SOLICITOR & REFERENCE: Damian Egan (DFE 2100593)	<u>SA0703009</u> 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


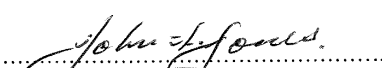
“Easement Land” means land subject to a Pipeline and Services Easement.

“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 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.

SCHEDULE OF EASEMENTS

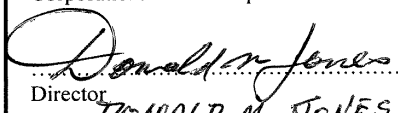
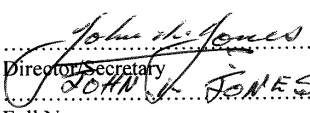
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

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.	

SCHEDULE OF EASEMENTS



RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

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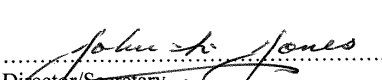
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (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;

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 ACN 009 481 476 as registered proprietor of the land
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 Director DONALD M. JONES Full Name	 Director/Secretary JOHN H. JONES Full Name
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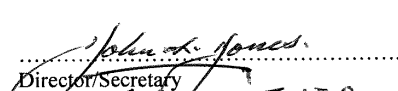
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 9 PAGES	Registered Number SP 185677
SUBDIVIDER: Murray Jones & Sons Pty Ltd FOLIO REFERENCE: 123249/1 and 110689/1	

- (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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SCHEDULE OF EASEMENTS

RECORDER OF TITLES

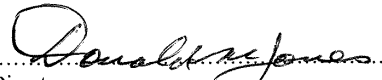
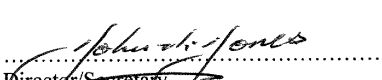
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- (i) any dwelling house or unit other than a new dwelling house or unit;
- (ii) any log cabin;
- (iii) any transportable home; or
- (iv) any caravan, hut or shed for any kind of permanent or temporary residential use on the lot PROVIDED THAT this 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
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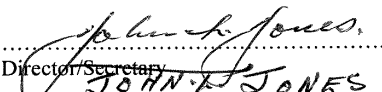
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 9 PAGES	Registered Number SP 185677
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- (i) provide that the design and external appearance of all new buildings or additions/adaptations to buildings respect and maintain the historic character and heritage 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:

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 ACN 009 481 476 as registered proprietor of the land
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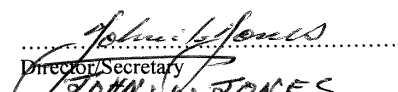
ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 9 OF 9 PAGES	Registered Number SP 185677
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- (a) not without the approval of the Vendor and/or the Southern Midlands Council to cause to be erected or constructed any building or structure on each respective lot 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
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RESULT OF SEARCH

RECORDER OF TITLES

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SEARCH OF TORRENS TITLE

VOLUME 185677	FOLIO 44
EDITION 1	DATE OF ISSUE 06-Mar-2024

SEARCH DATE : 20-Apr-2026

SEARCH TIME : 12.55 pm

DESCRIPTION OF LAND

Town of KEMPTON

Lot 44 on Sealed Plan [185677](#)

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

Prior CT [183234/1](#)

SCHEDULE 1

MURRAY JONES & SONS PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[185677](#) EASEMENTS in Schedule of Easements

SP[185677](#) COVENANTS in Schedule of Easements

SP[185677](#) FENCING PROVISION in Schedule of Easements

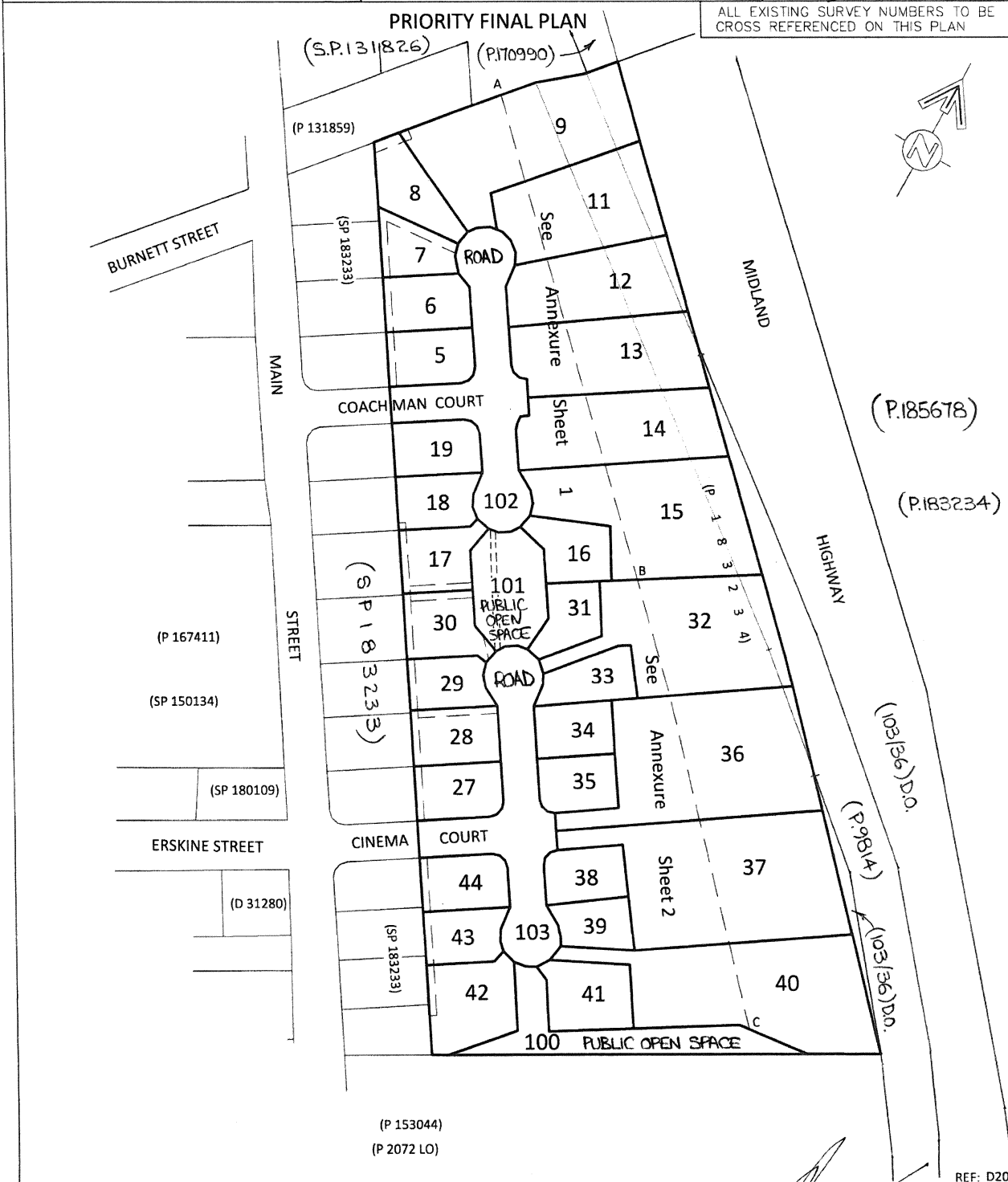
24/68 CONVEYANCE Made Subject to Conditions

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 FROMG. MAR. 2026.....
	LOCATION: TOWN OF KEMPTON	<i>Ren</i> Recorder of Titles
	SCALE 1:1500 LENGTHS IN METRES	

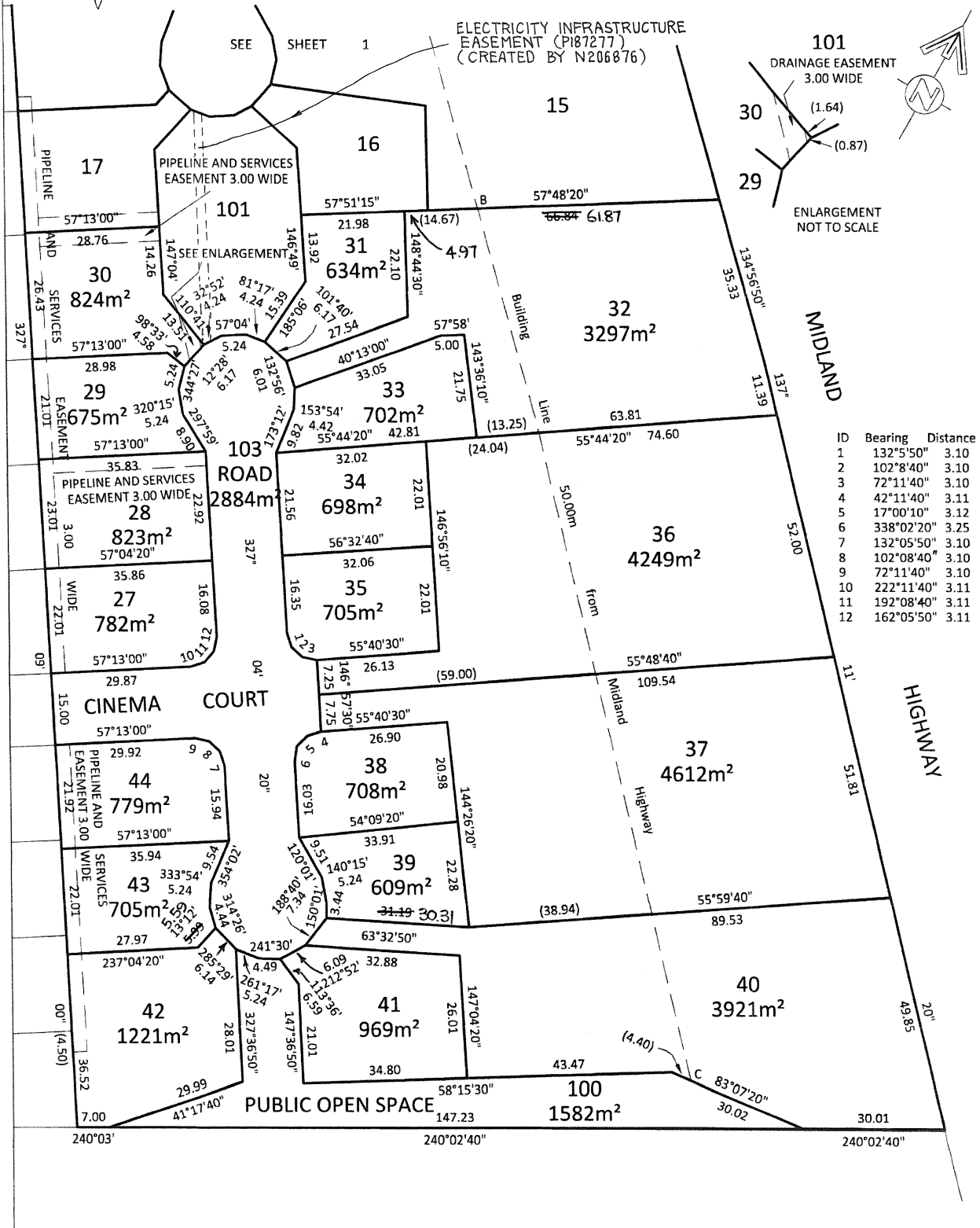
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



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

10/06/2026

<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 2 OF 2 SHEETS</p> <p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p>Council Delegate <i>[Signature]</i> Date 26/1/23</p>	<p>OWNER MURRAY JONES & SONS PTY LTD</p> <p>FOLIO REFERENCE C.T. 183234/1 CT 110689/1</p> <p>SCALE 1: 750 LENGTH IN METRES</p> <p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p> <p>Registered Land Surveyor <i>[Signature]</i> Date 16-08-23</p>	<p>Registered Number</p> <p>SP 185677</p> <p>APPROVED EFFECTIVE FROM 6 MAR 2024</p> <p>Recorder of Titles <i>[Signature]</i></p>
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SMC - KEMPTON
RECEIVED
10/06/2026



Direction to submit a Development Application

This document confirms the direction from William Hale & Kelsey Treloar , owners of Lot 44, Number 4 Cinema Court, Kempton Tasmania to Wilson Homes Tasmania Pty Limited to act as their agent within the meaning of the *Land Use Planning and Approvals Act 1993* (Tasmania).

Signed by:

.....
7E2781A85772497...
Signature

Signed by:

.....
82AFC47DDEE640C...
Signature

09/06/26
.....
Date of signature

09/06/26
.....
Date of signature

Important Owner Confirmation

The owners acknowledge that Wilson Homes will incur non-refundable fees to third parties that are likely to exceed the proposal acceptance fee already paid, including but not limited to:
Structural engineering fees
Hydraulic engineering fees
Development application fees
Overlay reports
Arborist reports
Bushfire reports
Farm management reports; and
Dispersive soil reports
depending on the requirements of your council.

The owners acknowledge that in the unlikely event that they do not proceed to a contract, these fees will be payable by the owners to Wilson Homes.

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.....
7E2781A85772497...
Signature

Signed by:

.....
82AFC47DDEE640C...
Signature

09/06/26
.....
Date of signature

09/06/26
.....
Date of signature



1300 595 050
wilsonhomes.com.au

Southern Head Office 250 Murray Street, Hobart Tasmania
Northern Head Office Level 1, 78-96 Wellington Street, Launceston Tasmania

SMC - KEMPTON
RECEIVED
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Signature

09/06/26

Date of signature



1300 595 050
wilsonhomes.com.au

Southern Head Office 250 Murray Street, Hobart Tasmania
Northern Head Office Level 1, 78-96 Wellington Street, Launceston Tasmania

Prepared for
Wilson Homes

4 Cinema Court Kempton

FLOOD HAZARD REPORT






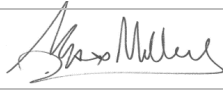



FE_26095
11 May 2026

Document Information

Title	Client	Document Number	Project Manager
4 Cinema Court, Kempton Flood Hazard Report	Wilson Homes	FE_26095	Max W. Möller <i>BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE (Aus)</i> Managing Director / Principal Hydraulic Engineer

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller Principal Hydraulic Engineer		4/05/2026
Prepared by	Ash Perera Senior Hydraulic Engineer		4/05/2026
Prepared by	Christine Keane Senior Water Resources Analyst		6/05/2026
Prepared by	Fraser Cumming Graduate Civil Engineer		7/05/2026
Reviewed by	John Holmes Senior Engineer		8/05/2026
Reviewed by	Max W. Möller Principal Hydraulic Engineer		11/05/2026
Authorised by	Max W. Moller Principal Hydraulic Engineer		11/05/2026

Document Revision History

Rev No.	Description	Prepared by	Authorised by	Date

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1. Introduction

Flüssig Engineers has been engaged by **Wilson Homes** to undertake a site-specific Flood Hazard Report for the development at 4 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 of 195 m² with adjoining concrete driveway of approximately 72 m² at 4 Cinema Court. The site is approximately 778 m² with no existing developments. This development triggers the C12.0 Flood Prone Hazard Area 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 4 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 4 Cinema Court, Kempton is approximately 30.1 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 4 Cinema Court, Kempton.



Figure 1. Contributing Catchment, 4 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
30.1	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.

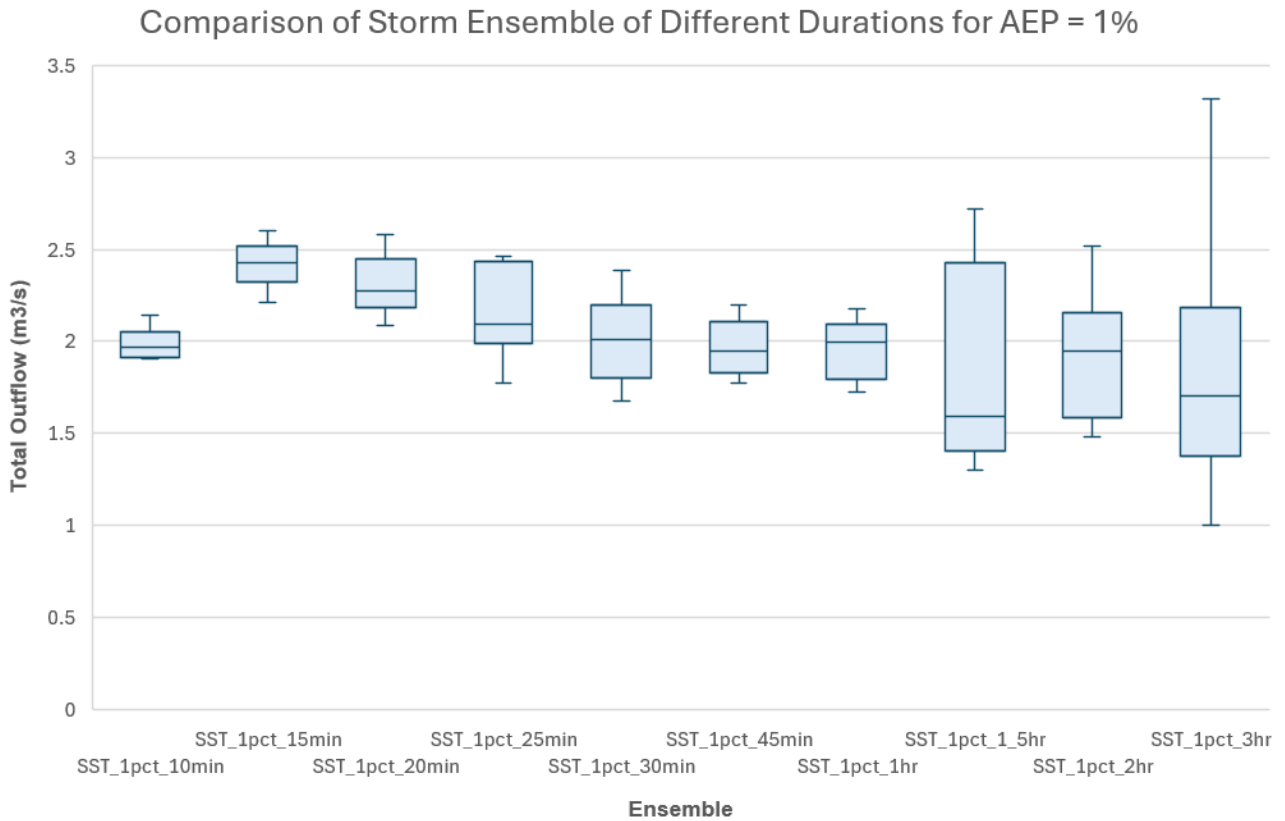


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

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 was refined to include the road and neighbouring lots based on the provided site survey and interpretation from aerial imagery. This refinement was undertaken to better represent the relevant ground levels across the study area and provide a more accurate surface for assessing overland flow behaviour through and around the site.

The DEM with hill shading can be seen below in Figure 3.

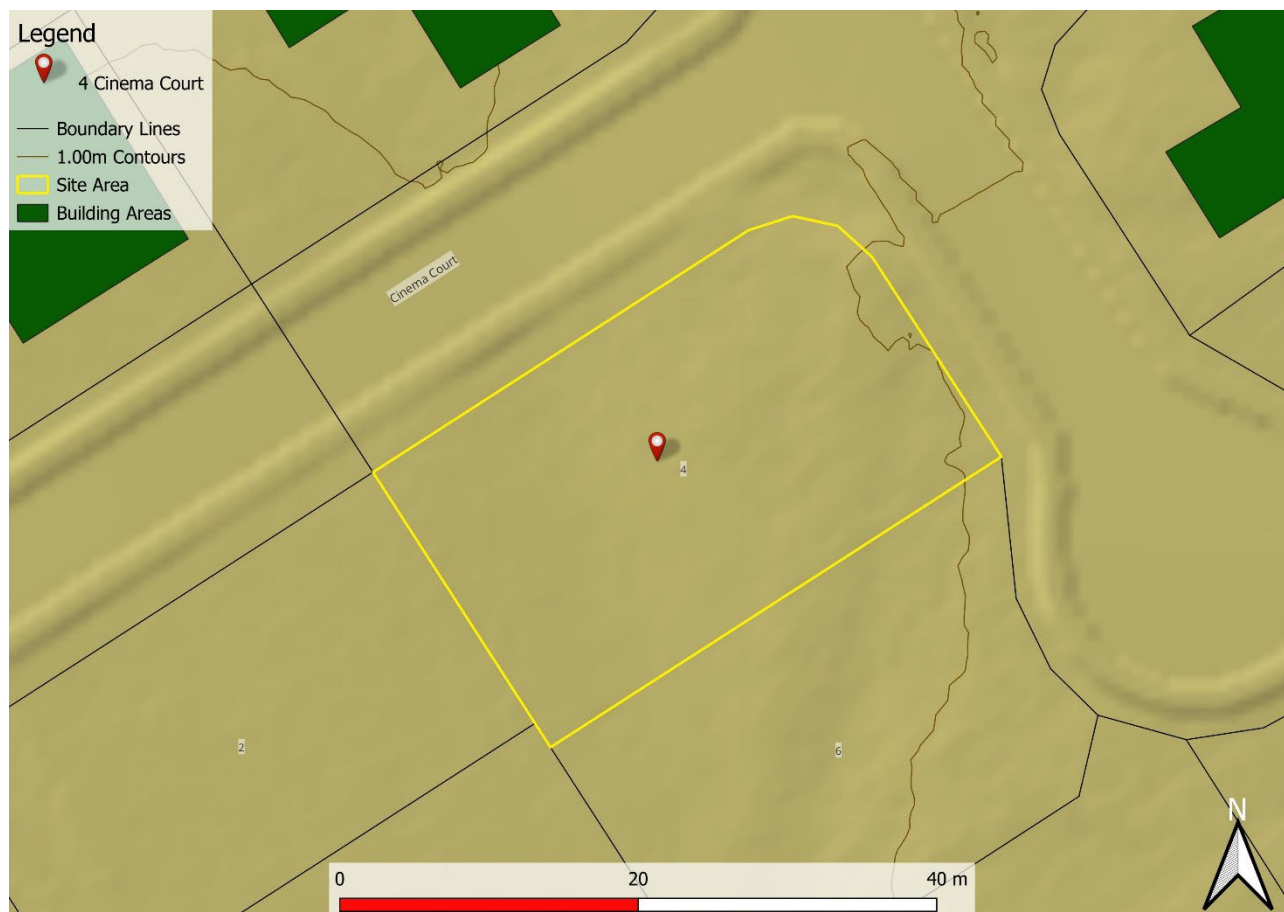


Figure 3. 1m DEM (Hill shade) of Lot Area, 4 Cinema Court

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. Paling 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 observed from the pre-development model results (Figure 4) that a moderate overland flow path originates from the south and enters the lot along the southwestern boundary, continuing along the western portion of the site before exiting toward the western and northwestern boundaries. The flood depth ranges from 0.04 m – 0.24 m under pre-development conditions, occurring at a natural low point near the northern boundary. Along the cross-sectional results line at the western and northern boundary, a maximum depth of 0.24 m is recorded.

In the pre-development scenario, peak flow velocities within the site reach approximately 1.09 m/s, occurring in the centre of the lot as flows pass through the site from No. 4 Cinema Court.

Hazard classifications across the site are limited to H1 under pre-development conditions, reflecting relatively shallow depths and low velocities. This is consistent with the generally flat and low-lying nature of the allotment, which lacks significant depressions that would promote notable ponding.

3.2 Post-Development Scenario

Figure 5 provides a post-development analysis of flood risks at 4 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 driveway on the neighbouring properties including any 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 4 Cinema Court is slightly modified due to the introduction of building area, and driveway.

In the post-development scenario, the maximum depth within the lot is 0.27 m observed adjacent to the proposed porch landing, where flood depths pond against the proposed structure. Flood depths around the proposed dwelling generally range between 0.04 m – 0.24 m, with generally deeper depths observed along the southeast and southwest of the proposed building.

Velocity within the lot reaches a maximum of 1.61 m/s at the western corner of the proposed building, 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.

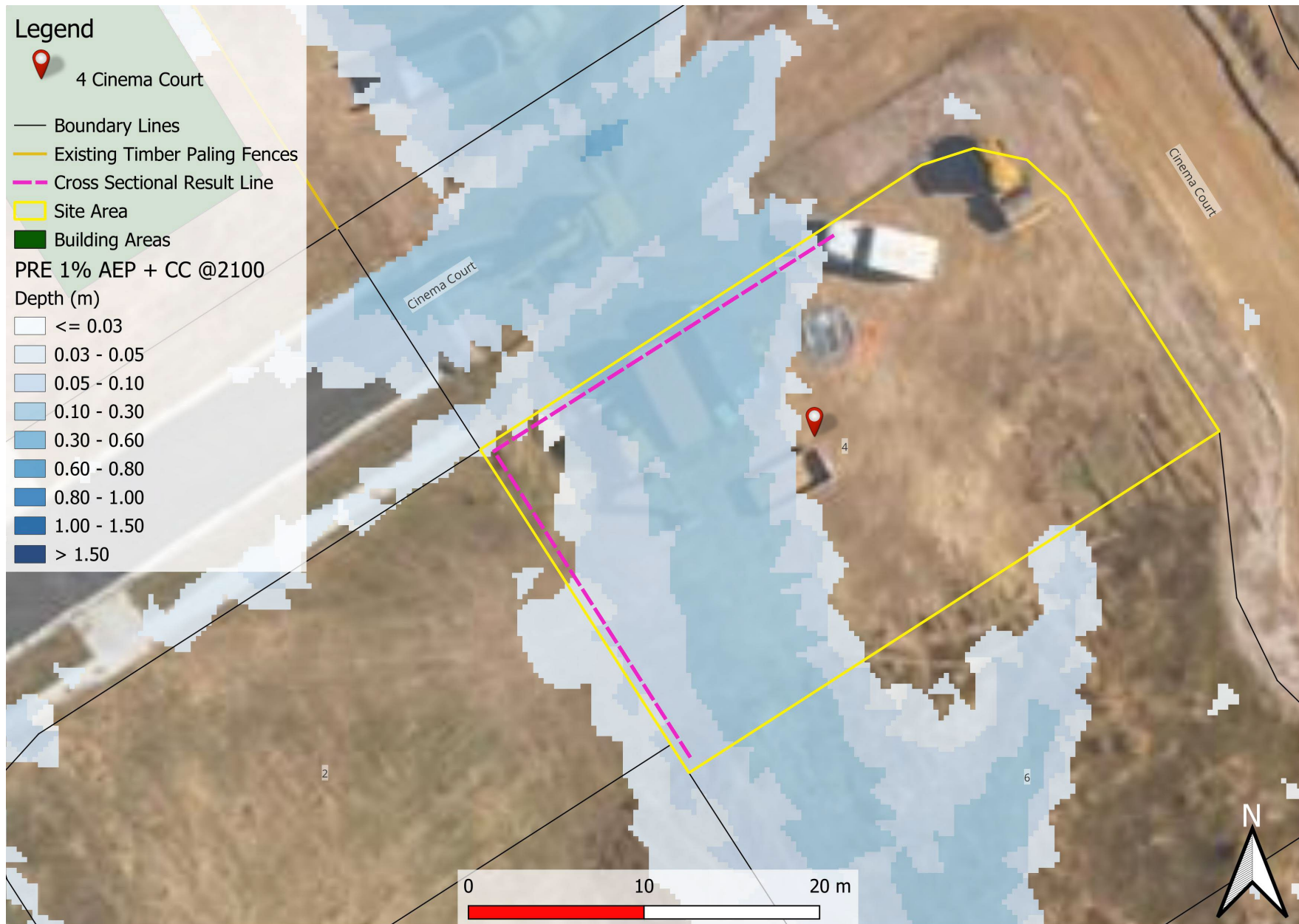


Figure 4. Pre-Development Scenario 1% AEP + CC Depth

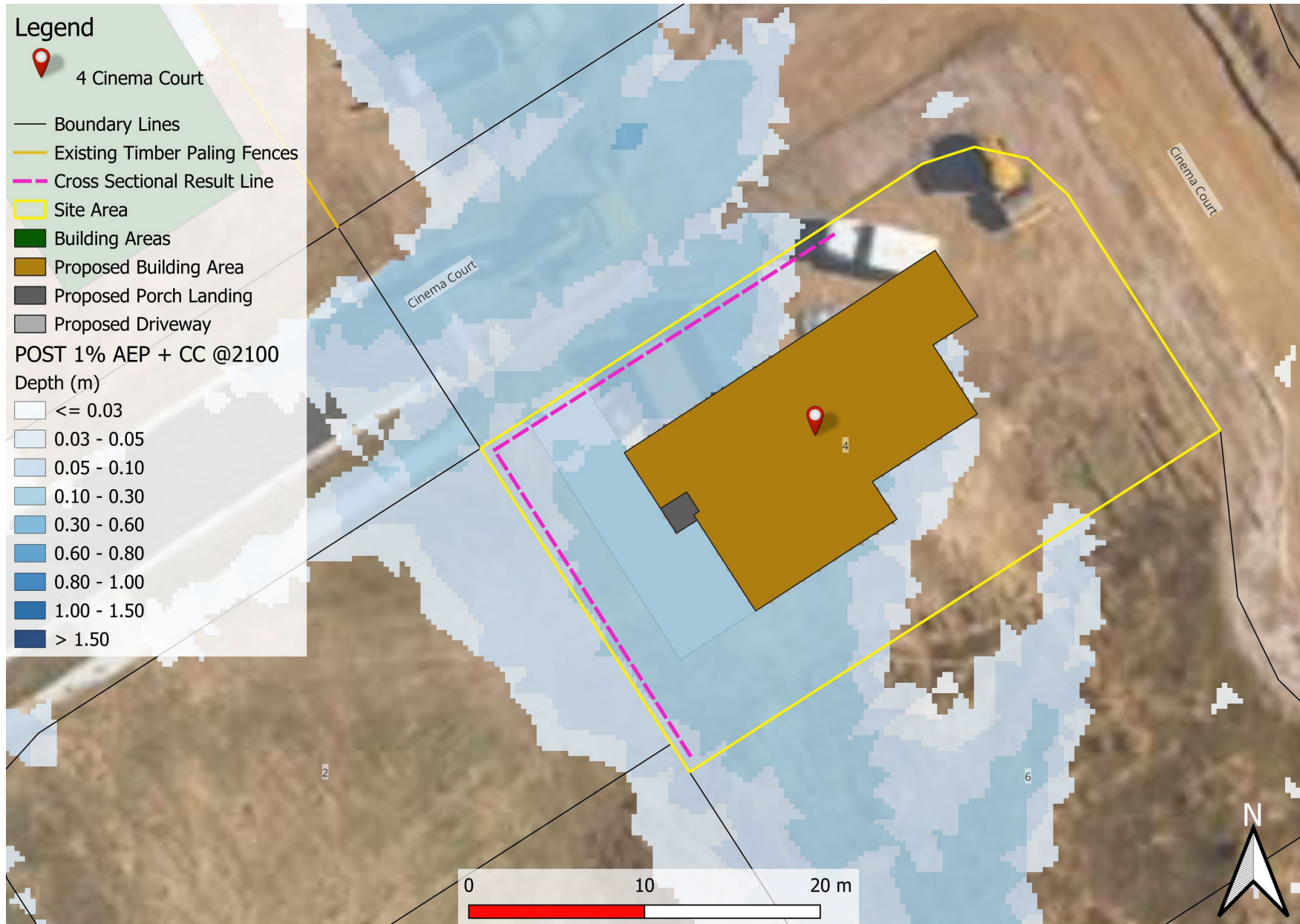


Figure 5. Post-Development Scenario 1% AEP + CC Depth

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. The flood extents increase slightly on the neighbouring lot to the west, however this is only minor and within the lowest hazard band of H1.

It is therefore deemed that the post development model does not have an observable adverse effect on surrounding properties.

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 0.94 m³/s which increases by 0.04 m³/s to 0.98 m³/s in the post-development scenario. The maximum velocity also increased by 0.66 m/s from 0.62 m/s in the pre-development scenario to 1.28 m/s in the post-development scenario.

The 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. The increase is considered acceptable as the peak discharge increase is negligible, the affected flow path remains within the local drainage corridor, and the modelled velocities are not expected to create a material increase in downstream flood risk. This localised constriction results in a modest increase in flow, however the overall increase in peak discharge remains negligible and is not considered to create any adverse impact on the downstream stormwater system.

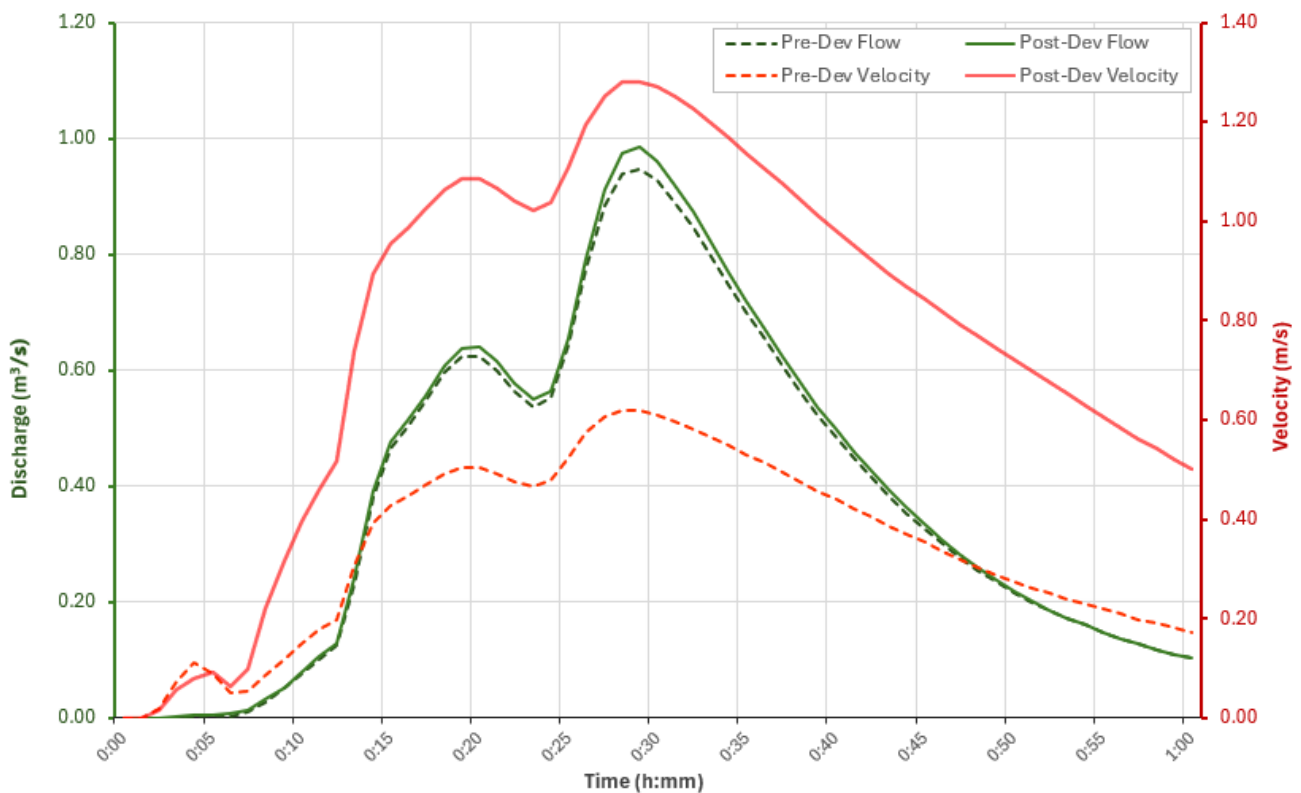


Figure 6. Pre and Post development net discharge and velocity 1% AEP + CC.

3.5 Model Summary

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

	Pre-development	Post-development	Net Change
Depth (m)	0.19	0.23	+ 0.04
Velocity (m/s)	0.62	1.28	+ 0.66
Discharge (m ³ /s)	0.94	0.98	+ 0.04

3.6 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 4 Cinema Court, Kempton must meet this regulation as shown in Table 6. (The floor level >1% AEP + CC flood level + 300mm does not apply for non-habitable areas including garages).

Table 6. Habitable Floor Construction Levels

Habitable Floor	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Proposed Dwelling	201.74	202.04

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 < 1.09 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 in depth and velocity.

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.

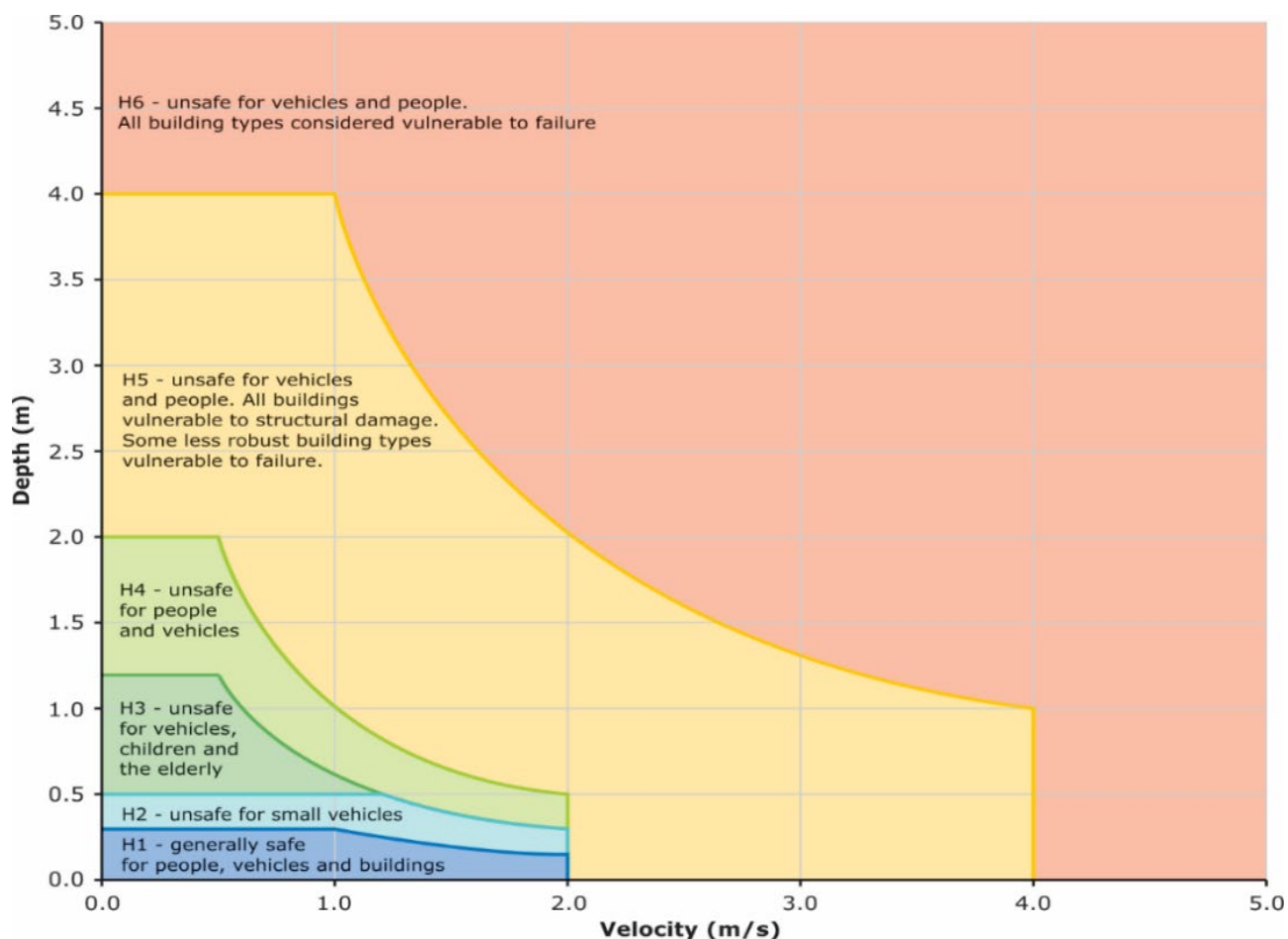


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at 4 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 driveway. 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 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

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 4 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 0.19 m in the pre-development scenario to 0.23 m in the post-development scenario.
3. Peak velocity sees a slight increase of 0.66 m/s from 0.62 m/s to 1.28 m/s in the post-development flood scenario.
4. Discharge shows a slight increase of 0.04 m³/s between pre- and post-development riverine flood scenarios from 0.94 m³/s to 0.98 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 Flood Prone Areas Hazard Code:

1. The dwelling to have a minimum floor level as per Table 6.
2. Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris.
3. All future proposed structures within the flood extent not shown within this report will require a separate design and report addressing their impacts.
4. 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 **Wilson Homes**, for the purpose of a site-specific Flood Hazard Report for 4 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.

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.

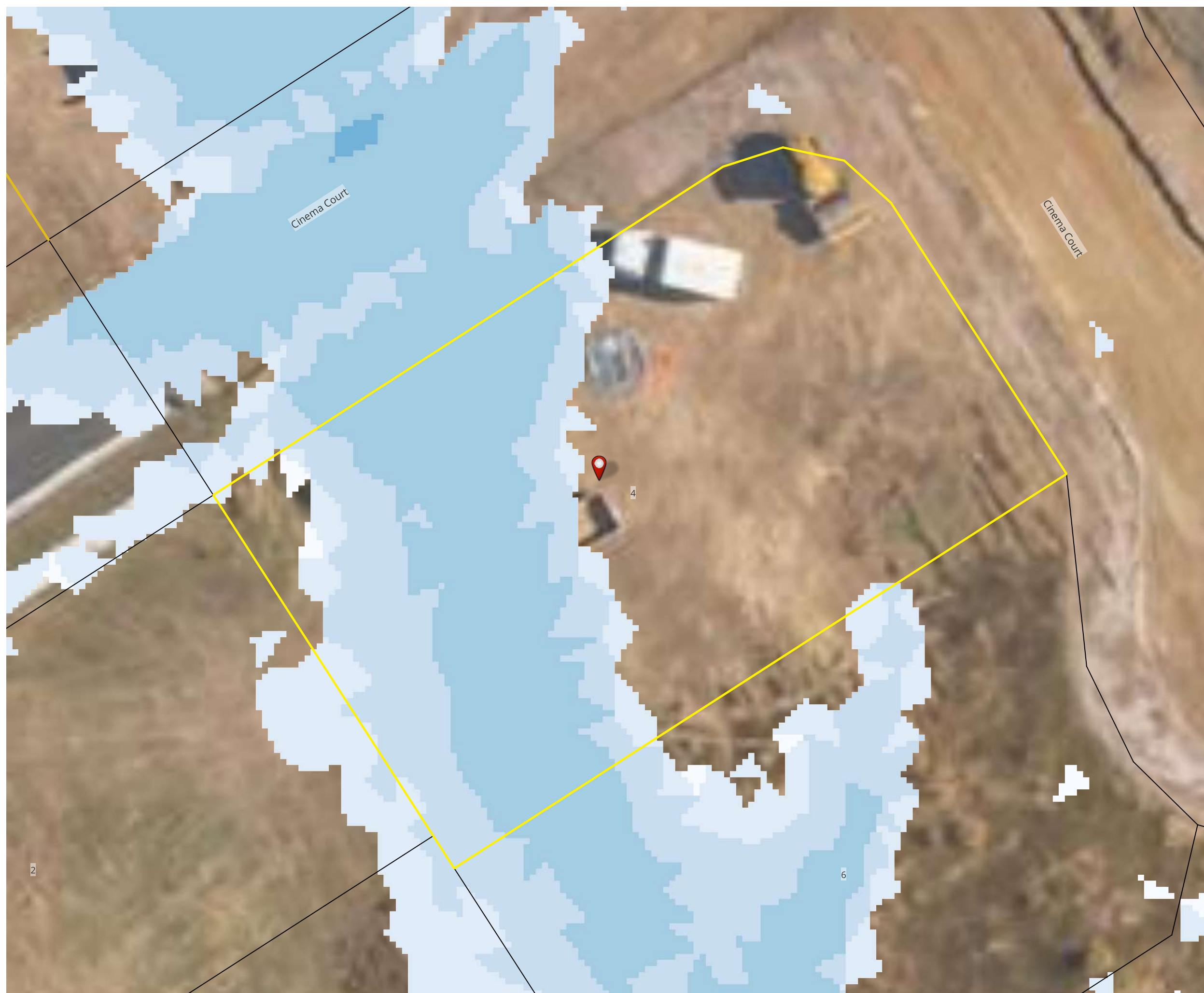
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- Department of Climate Change, Energy, the Environment and Water, 2022, *Guidance on Climate Resilient Flood Risk Management*, Australian Government

Appendices

Appendix A Flood Study Map

PRE 1% AEP + CC @ 2100



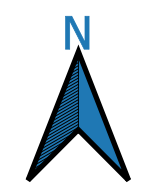
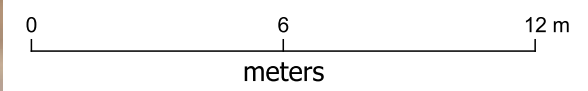
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- 4 Cinema Court
- Boundary Lines
- Existing Timber Paling Fences
- Site Area

PRE 1% AEP + CC @2100

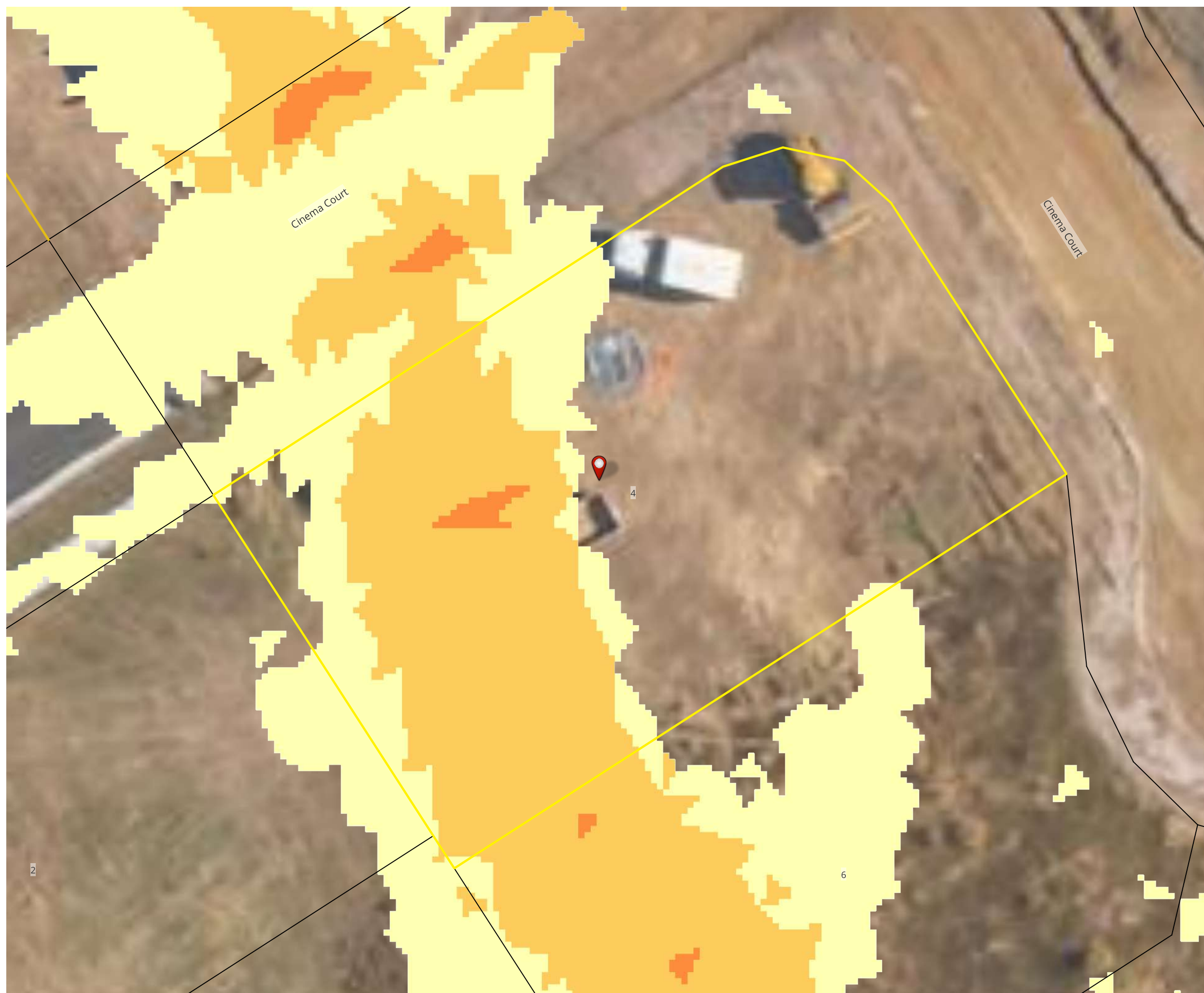
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	0.05 - 0.10
	0.10 - 0.30
	0.30 - 0.60
	0.60 - 0.80
	0.80 - 1.00
	1.00 - 1.50
	> 1.50



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PRE 1% AEP + CC @ 2100

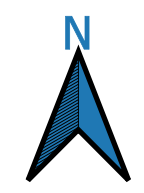
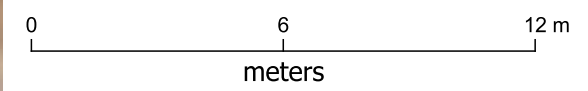


Legend

- 4 Cinema Court
- Boundary Lines
- Existing Timber Paling Fences
- Site Area

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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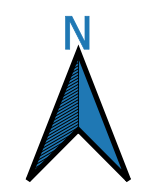
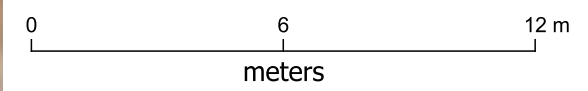
Legend

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- Boundary Lines
- Existing Timber Paling Fences
- Site Area

PRE 1% AEP + CC @2100

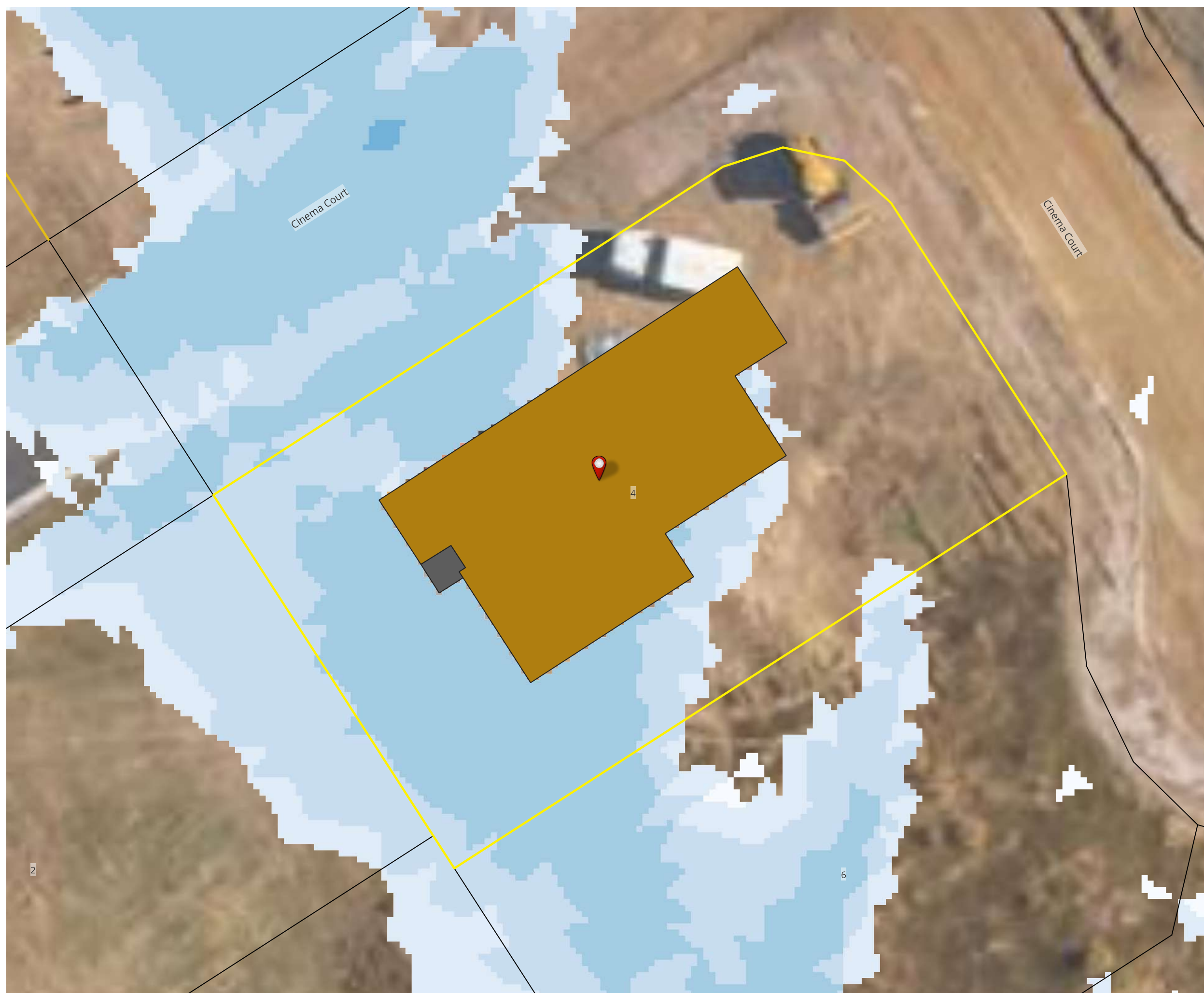
Hazard

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



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POST 1% AEP + CC @ 2100



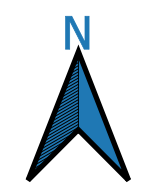
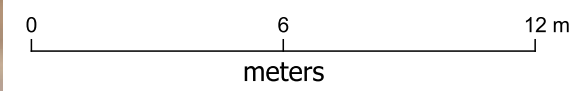
Legend

- 4 Cinema Court
- Boundary Lines
- Existing Timber Paling Fences
- Site Area
- Proposed Building Area
- Proposed Porch Landing
- Proposed Driveway

POST 1% AEP + CC @2100

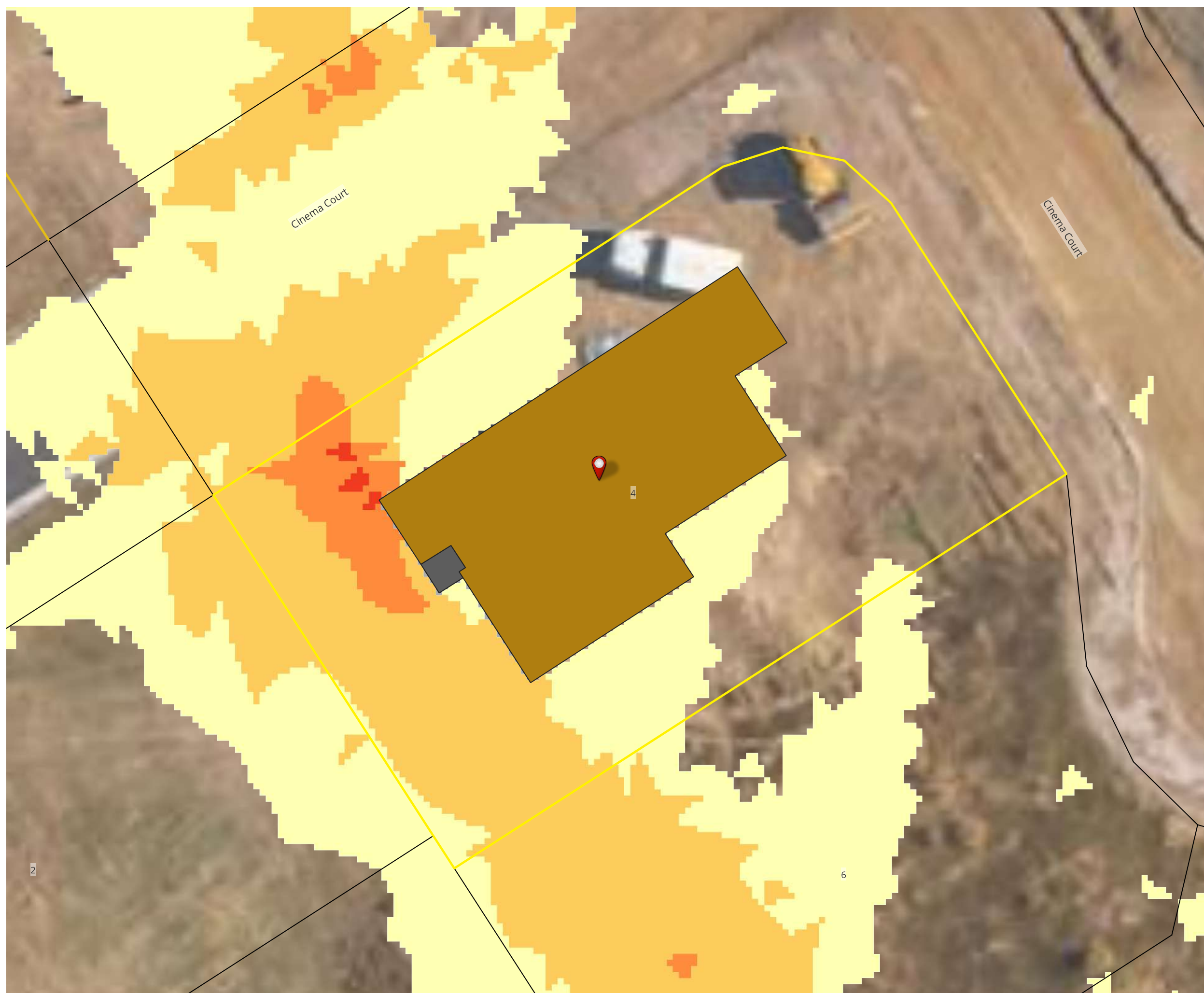
Depth (m)

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- 0.05 - 0.10
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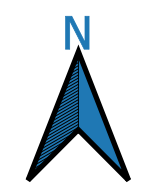
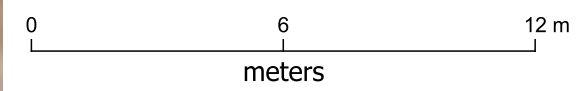
Legend

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- Proposed Building Area
- Proposed Porch Landing
- Proposed Driveway

POST 1% AEP + CC @2100

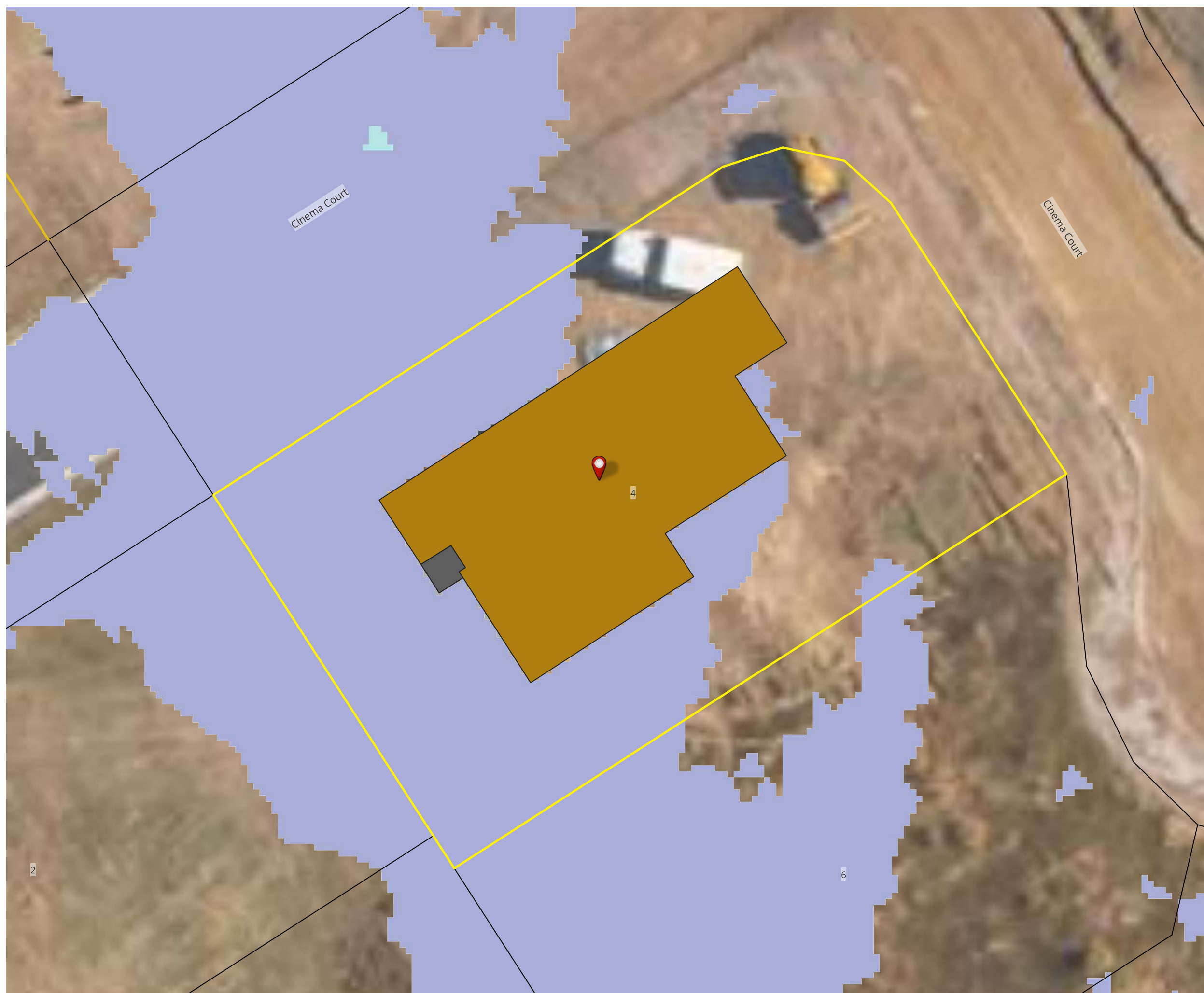
Velocity (m/s)

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- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00

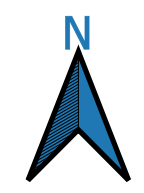
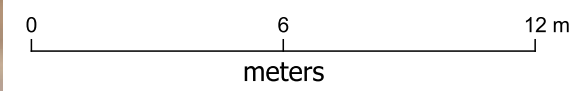


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- ### Legend
- 4 Cinema Court
 - Boundary Lines
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 - Site Area
 - Proposed Building Area
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 - Proposed Driveway
- ### POST 1% AEP + CC @2100 Hazard
- H1
 - H2
 - H3
 - H4
 - H5
 - H6



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