



Kentish Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – K-DA073/2026

Address of the land

**Lot 2 Foster Street
RAILTON (CT 34886/2)**

What use or development is
proposed in the application

**Residential – proposed
MULTIPLE DWELLING DEVELOPMENT (X2)**

Date of notice

7 October 2026

The application and supporting documents are open for public inspection on Council’s website at www.kentish.tas.gov.au or at the Council Offices, 69 High Street, Sheffield during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

Your representation must:

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:
The Chief Executive Officer,
Kentish Council,
P.O. Box 63, Sheffield 7306; or email
submissions@latrobe.tas.gov.au
- and include:
the reasons for your representation; and
the address of the land.





Office Use Only	
Application No K-DA073/2026	PID

8/5
1/26

KENTISH COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57 of the
Land Use Planning and Approvals Act 1993, and
Request for Development Certification for when No Permit Required.

- 1 Full Name of Applicant(s): **Prime Design Tasmania - Drew den Hartog**
- 2 Postal Address of Applicant(s): **10 Goodman Court, Invermay**
..... Phone:.....
Mobile No.: Email:
- 3 Full Name of Owner(s): **Kentish Council**
- 4 Postal Address of Owner(s): **PO box 63, Sheffield TAS 7306**
..... Phone:.....
Mobile No. Email:
- 5 Present Use of the Land: **Vacant land**
- 6 Proposed Use and/or Development (subject of this application):
Multi-residential developmet
.....
At (Location of property): **Lot 2 Foster Street, Railton**
.....
Certificate/s of Title reference: **34886/2**
- 7 Estimated costs of development: \$ **\$450,000**
- 8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed: **D Hartog** Dated: **27.08.2026**

PROPOSED UNIT DEVELOPMENT

LOT 2 FOSTER STREET,

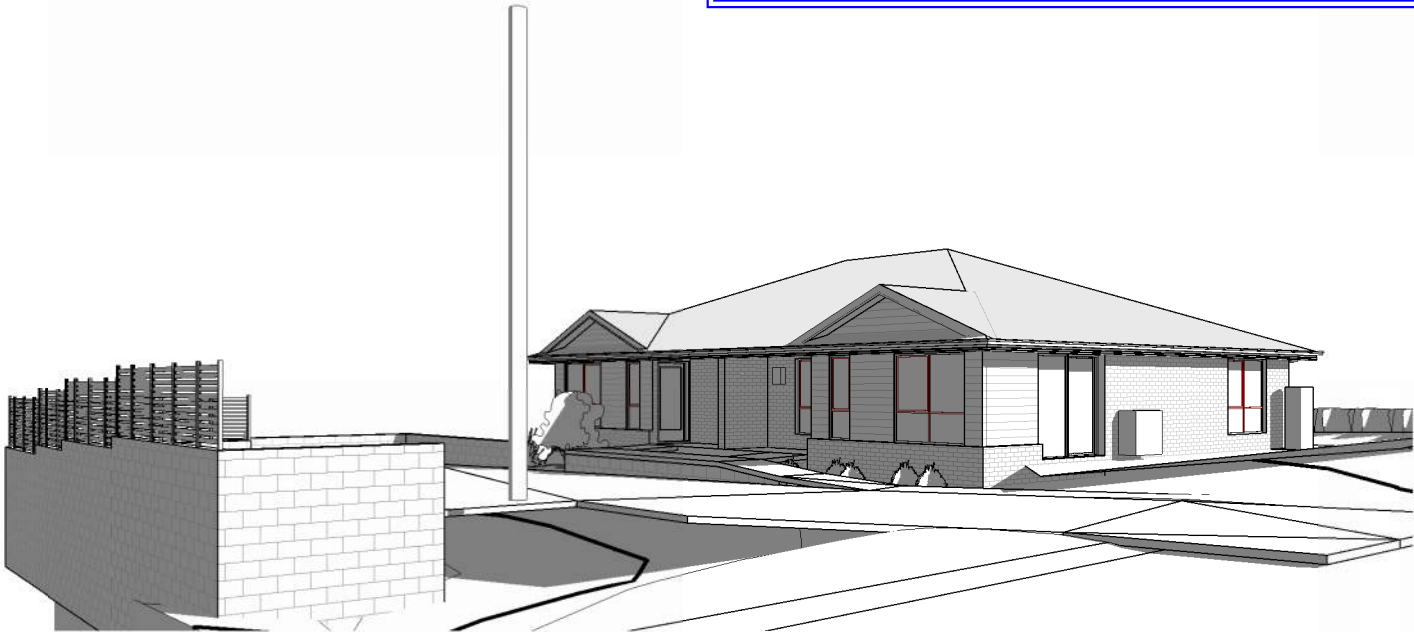
RAILTON

KENTISH COUNCIL

PD25383

BUILDING DRAWINGS

<u>No</u>	<u>DRAWING</u>
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	EROSION & SEDIMENT CONTROL PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PERSPECTIVES
11	SHADOW DIAGRAMS





Kentish Council

Planning Exhibition Documents

Planning Administration

Date Advertised: 07/10/2026 **Ref. Number:** K-DA073/2026

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UNIT 1 FLOOR AREA	87.20	m2	(	9.39	SQUARES)
UNIT 2 FLOOR AREA	87.20	m2	(	9.39	SQUARES)
TOTAL AREA	174.39			18.77	

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 34886/2
SITE AREA: 781m²
DESIGN WIND SPEED:
SOIL CLASSIFICATION:
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
BAL RATING: BAL-29
OTHER KNOWN HAZARDS: FLOOD PRONE, WATERWAY AND COASTAL PROTECTION AREA



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p(0) + 03 6332 3790
H: Shop 9, 105-111 Main Road, Moonah, 7009
p(h)+03 6228 4575
info@primedesigntas.com.au
Accredited Building Practitioner:

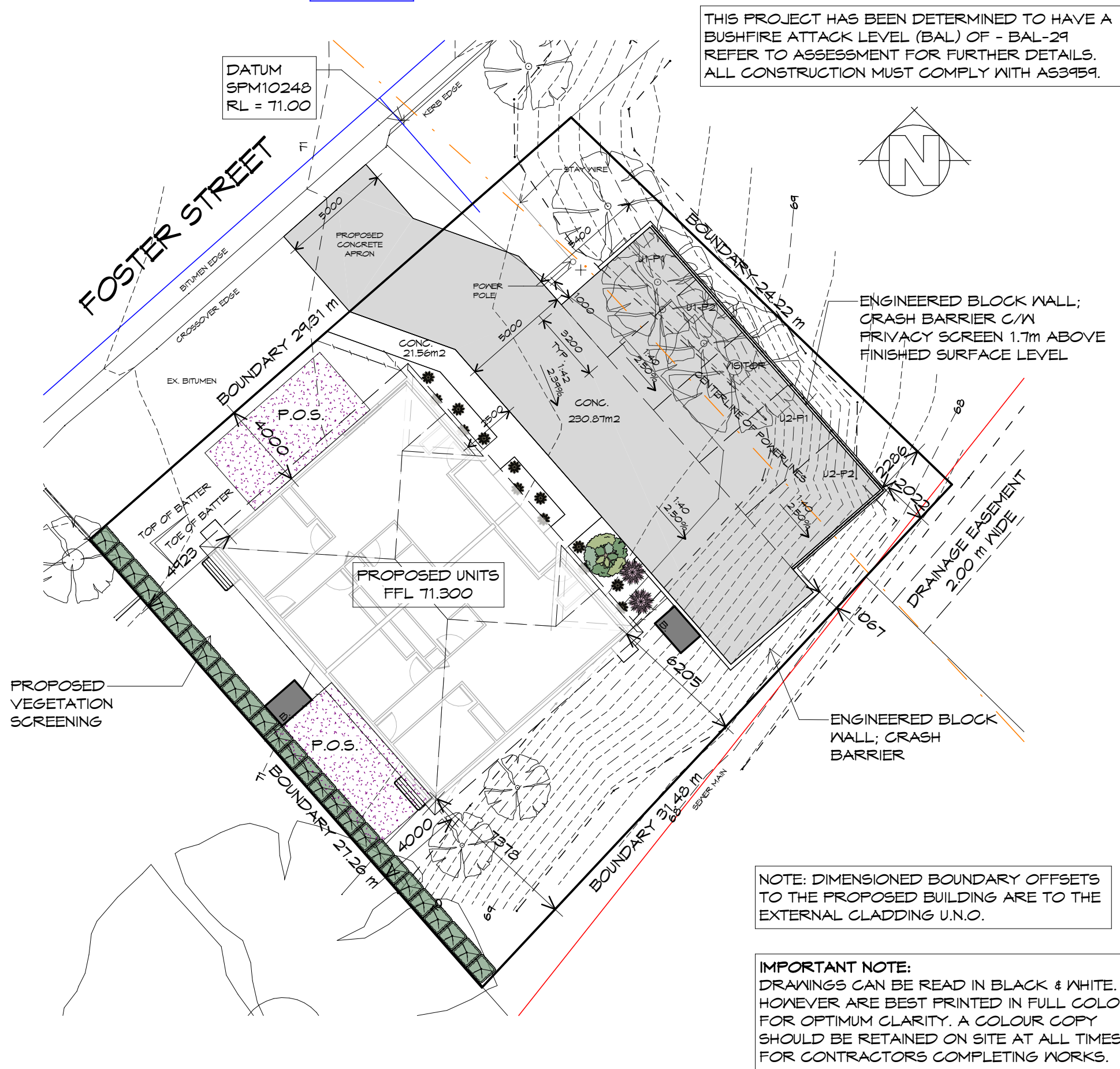
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

primedesigntas.com.au
Frank Geskus -No CC246A

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REV. DATE DESCRIPTION

AUGUST 2026
PLANNING



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SURVEY NOTES

SURVEYOR: ON DATE: 23/03/26

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.
6. HORIZONTAL BEARING DATUM IS MGA BASED ON RTK GPS.
7. VERTICAL DATUM IS AHD83 BASED ON SPM10248.
8. CONTOUR INTERVAL IS 0.20m INDEX IS 1.00m.
9. BOUNDARIES ARE COMPILED FROM SP34886 AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND ARE BASED ON MGA2020 AT SPM10248.

SITE PLAN

1 : 200

REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
KENTISH COUNCIL

Project:
PROPOSED UNIT DEVELOPMENT
LOT 2 FOSTER STREET,
RAILTON

Drawing:
SITE PLAN

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date:	Drafted by:	Approved by:
10.08.2026	D.D.H.	Approver

Project/Drawing no:	Scale:	Revision:
PD25383 - 01	1 : 200	03

Accredited building practitioner: Frank Geskus - No CC246A
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LEGEND

- | | |
|---|-------------------------------|
|  | 450X 450 SURFACE DRAINAGE PIT |
|  | WET AREAS |
|  | SEWER LINE |
|  | STORMWATER LINE |
|  | STORMWATER RISING LINE |

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER AS/NZS 3500.2021 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

STORMWATER NOTES

1. ALL STORMWATER PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH AS3500.3.2021
2. GRATED PITS IN TRAFFICKED AREAS TO BE CLASS D, CLASS A IN UNIT YARDS
3. PROPERTY SERVICE CONNECTION TO BE GALVANISED 3.0mm 150x100 RHS. INSTALLATION AS PER LGAT STD DRG TSD-SW25
4. ALL WORKS UPSTREAM OF THE RHS CONNECTION TO THE SUMP PIT TO BE PRIVATELY OWNED AND MAINTAINED

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

NOTE:

ALL TASWATER WORKS ARE TO BE IN ACCORDANCE
WITH THE WATER SUPPLY CODE OF AUSTRALIA
NSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0
AND SEWERAGE CODE OF AUSTRALIA MELBOURNE
RETAIL WATER AGENCIES CODE NSA 02-2014-3.1
MRWA VERSION 2 AND TASWATERS SUPPLEMENTS
TO THESE CODES



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Date: 10.08.2026 Drafted by: D.D.H. Approved by: Approver

Project/Drawing no:	Scale:	Revision:
PD25383 - 02	As indicated	03

Accredited building practitioner: Frank Gekus -No CC246A
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SITE DRAINAGE PLAN

1 : 200

REV.	DATE	DESCRIPTION
------	------	-------------

Client name:
KENTISH COUNCIL

Project:
PROPOSED UNIT DEVELOPMENT
LOT 2 FOSTER STREET,
RAILTON

Drawing:
SITE DRAINAGE PLAN

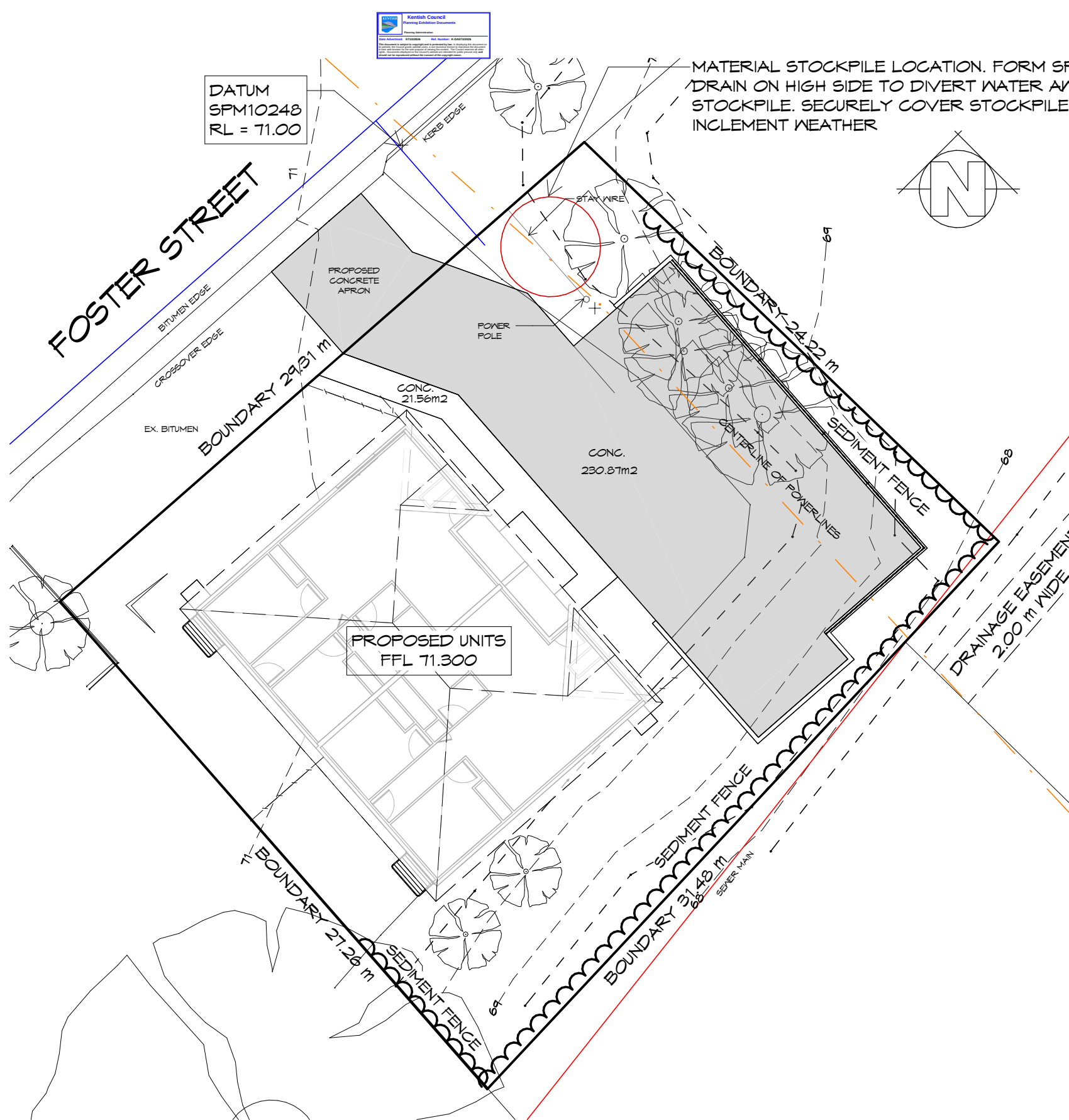
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

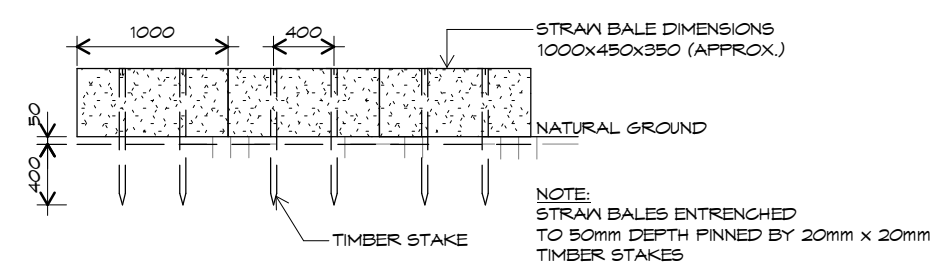
Date: 10.08.2026 Drafted by: D.D.H. Approved by: Approver

Project/Drawing no:	Scale:	Revision:
PD25383 - 02	As indicated	03

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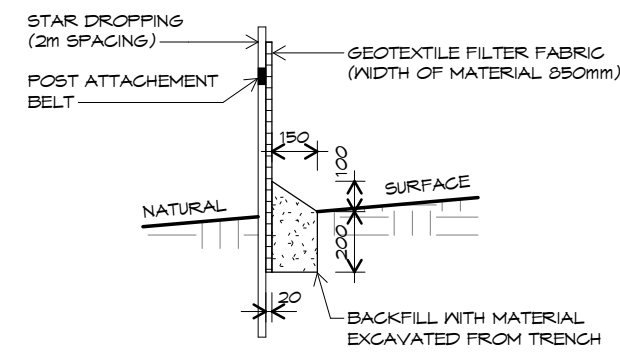


- NOTES:
- SEDIMENT & EROSION CONTROL MEASURES SUFFICIENT TO PREVENT SEDIMENT FROM LEAVING THE SITE MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO SITE
- NOTES:
1. ALL EROSION & SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY & MAINTAINED IN GOOD WORKING ORDER.
 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING BUILDING PHASE.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURE TO BE INSTALL PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS.
 4. STOCKPILES OF CLAYEY MATERIAL TO BE COVERED WITH AN IMPERVIOUS SHEET. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE WATER CONNECTION AS SOON AS PRACTICABLE AFTER THE ROOF IS LAID
- NOTES:
1. DIVERSION DRAINS ARE TO BE CONTAIN STORMWATER TO SITE



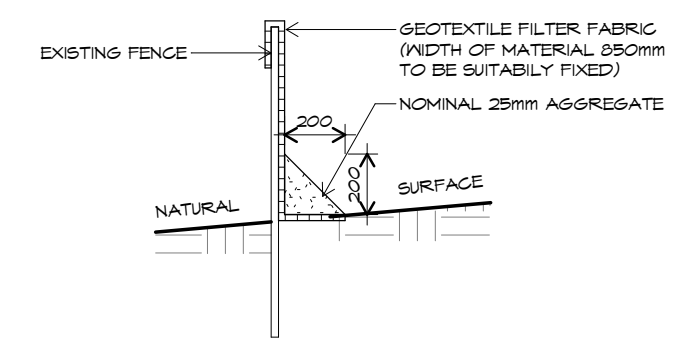
STRAW BALE SEDIMENT TRAP SECTION DETAILS

NTS



SILT STOP TYPE 1

TEMPORARY FENCE



SILT STOP TYPE 2

EXISTING FENCE

NOTE:
SOIL AND WATER MANAGEMENT CONTROLS TO BE IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL DOCUMENT BY DERWENT ESTUARY PROGRAM & THE TAMAR ESTUARY AND ESK RIVERS PROGRAM

EROSION & SEDIMENT CONTROL PLAN

1 : 200

REV.	DATE	DESCRIPTION
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Client name:
KENTISH COUNCIL

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 2 FOSTER STREET,
RAILTON

Drawing:
EROSION & SEDIMENT CONTROL PLAN

Date:
10.08.2026

Drafted by:
D.D.H.

Approved by:
Approver

Project/Drawing no:
PD25383 - 03

Scale:
As indicated

Revision:
03

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LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **REQUIRES** A BUSHFIRE ASSESSMENT.
RESIDENCE IS OVER 100m FROM UNMANAGED BUSH/GRASSLANDS GREATER THAN 1 HECTARE.

REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGMENT PLAN

THIS PROJECT HAS BEEN DETERMINED TO HAVE A BUSHFIRE ATTACK LEVEL (BAL) OF - BAL-29
REFER TO ASSESSMENT FOR FURTHER DETAILS.
ALL CONSTRUCTION MUST COMPLY WITH AS3959.



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REV.	DATE	DESCRIPTION
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Client name:
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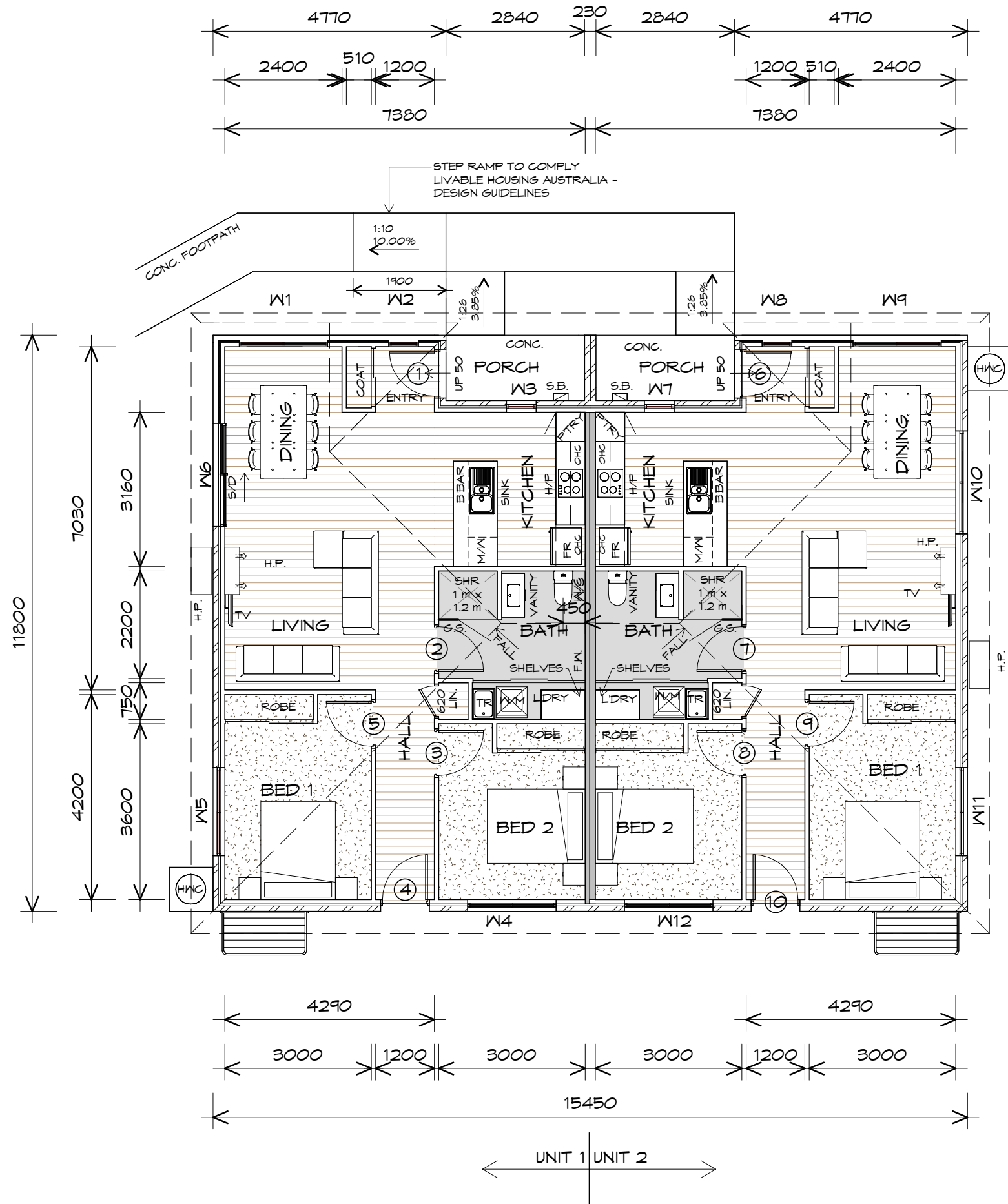
Project:
PROPOSED UNIT DEVELOPMENT
LOT 2 FOSTER STREET,
RAILTON

Drawing:
LOCALITY PLAN

Date:	Drafted by:	Approved by:
10.08.2026	D.D.H.	Approver

Project/Drawing no:	Scale:	Revision:
PD25383 - 04	1 : 2000	03

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LEGEND

S/D SLIDING DOOR

COL COLUMN

HARDIE SMART
FIRE WALL

G.S. GLASS SCREEN; TO
BE REMOVABLE

HWC HOT WATER CYLINDER



Kentish Council Planning Exhibition Documents

Planning Administration

Date Advertised: 07/10/2026

Ref. Number: K-DA073/2026

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FLOOR PLAN

1 : 100

NOTE: TO BE CONSTRUCTED TO LIVABLE
HOUSING DESIGN GUIDELINES - SILVER LEVEL

UNIT 1 FLOOR AREA	87.20	m ²	(9.39	SQUARES)
UNIT 2 FLOOR AREA	87.20	m ²	(9.39	SQUARES)
TOTAL AREA	174.39		18.77	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.

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REV. DATE DESCRIPTION

Client name:
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PLANNING

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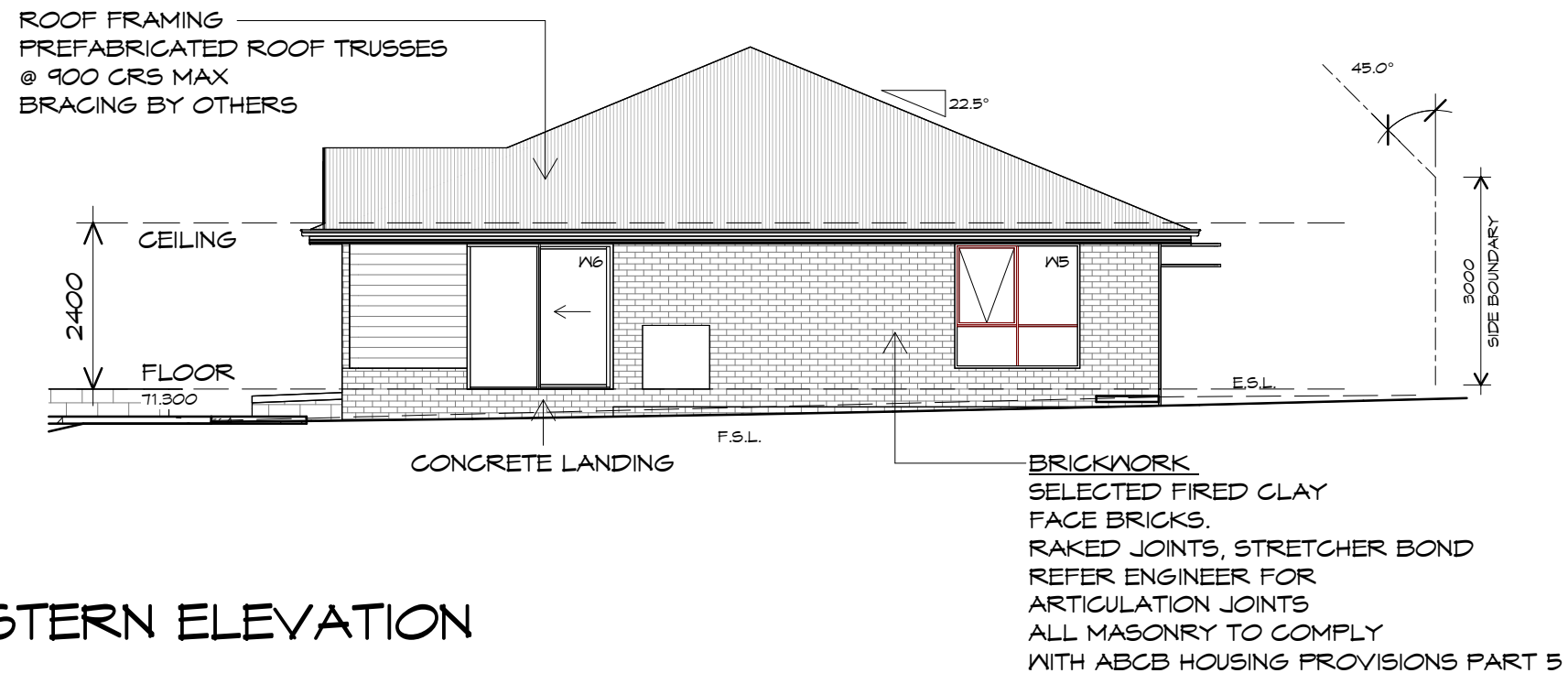
Project:
PROPOSED UNIT DEVELOPMENT
LOT 2 FOSTER STREET,
RAILTON

Drawing:
FLOOR PLAN

Date: 10.08.2026
Drafted by: D.D.H.
Approved by: Approver

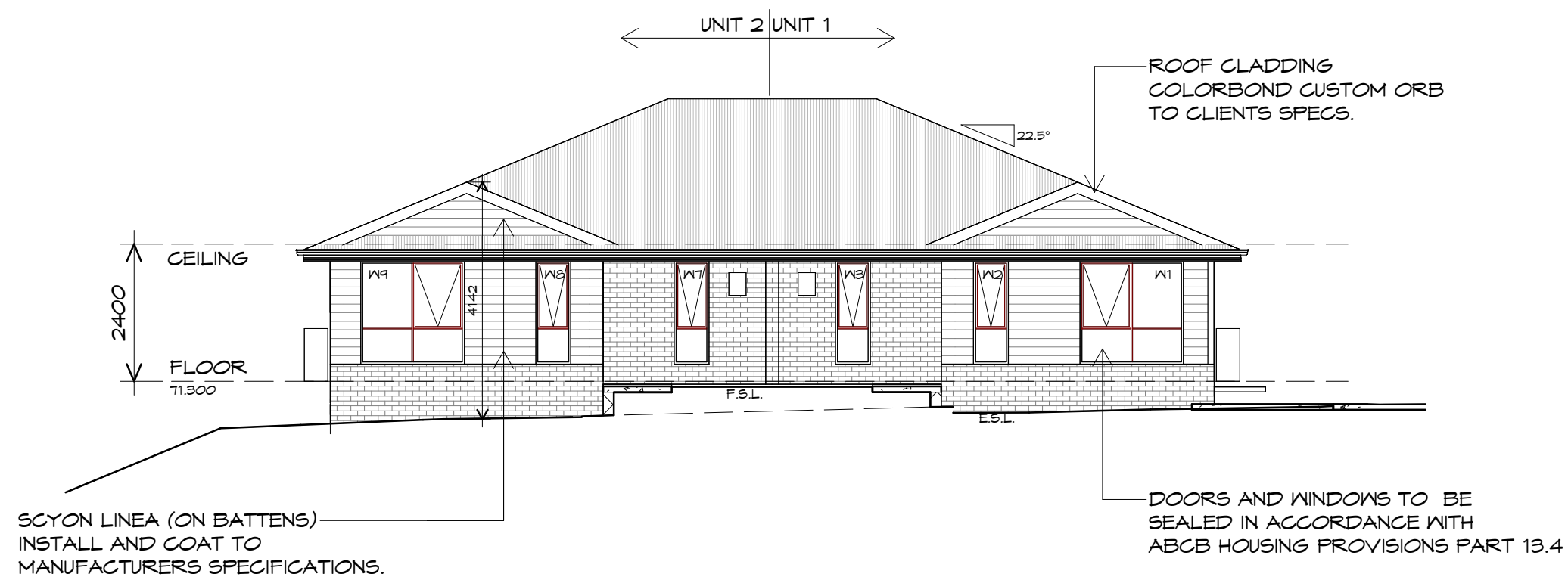
Project/Drawing no: PD25383 - 05
Scale: 1 : 100
Revision: 03

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NORTH WESTERN ELEVATION

1 : 100



NORTH EASTERN ELEVATION

1 : 100

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ASSOCIATION OF AUSTRALIA

REV.	DATE	DESCRIPTION

Client name:
KENTISH COUNCIL

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 2 FOSTER STREET,
RAILTON

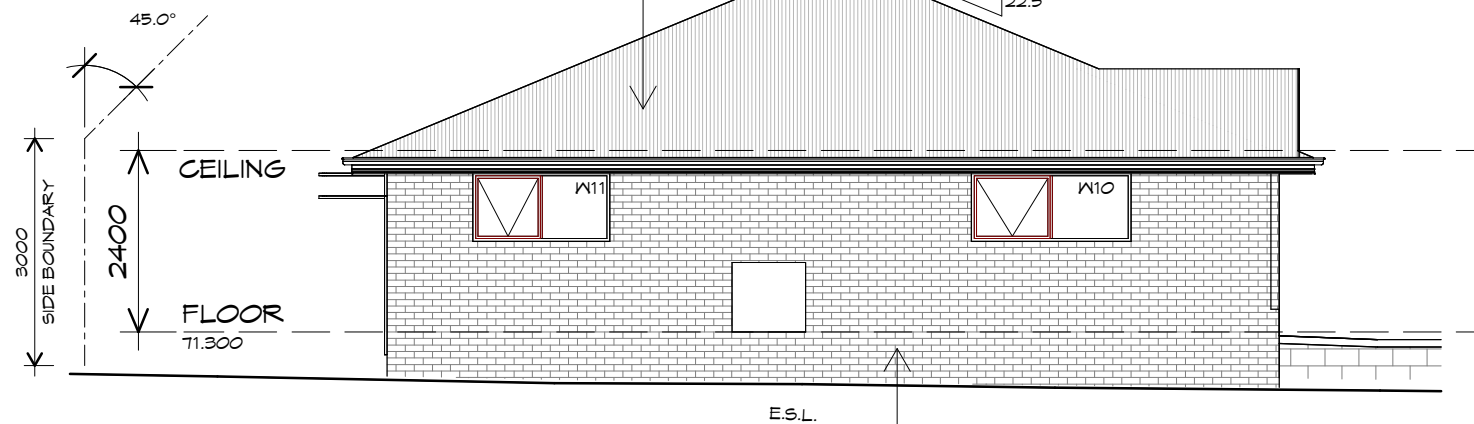
Drawing:
ELEVATIONS

Date:	Drafted by:	Approved by:
10.08.2026	D.D.H.	Approver

Project/Drawing no:	Scale:	Revision:
PD25383 - 07	1 : 100	03

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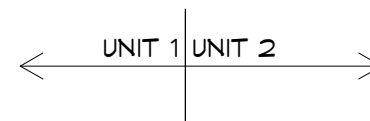
ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS



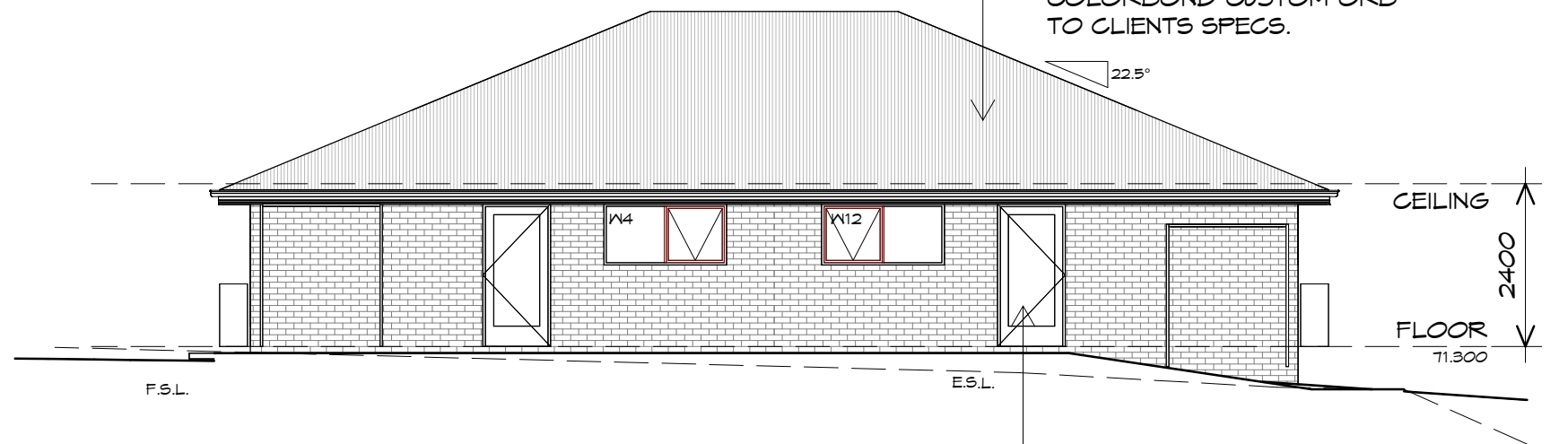
SOUTH EASTERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS.
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH ABCB HOUSING PROVISIONS PART 5



ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



SOUTH WESTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4

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ASSOCIATION OF AUSTRALIA

REV. DATE DESCRIPTION

Client name:
KENTISH COUNCIL

PLANNING

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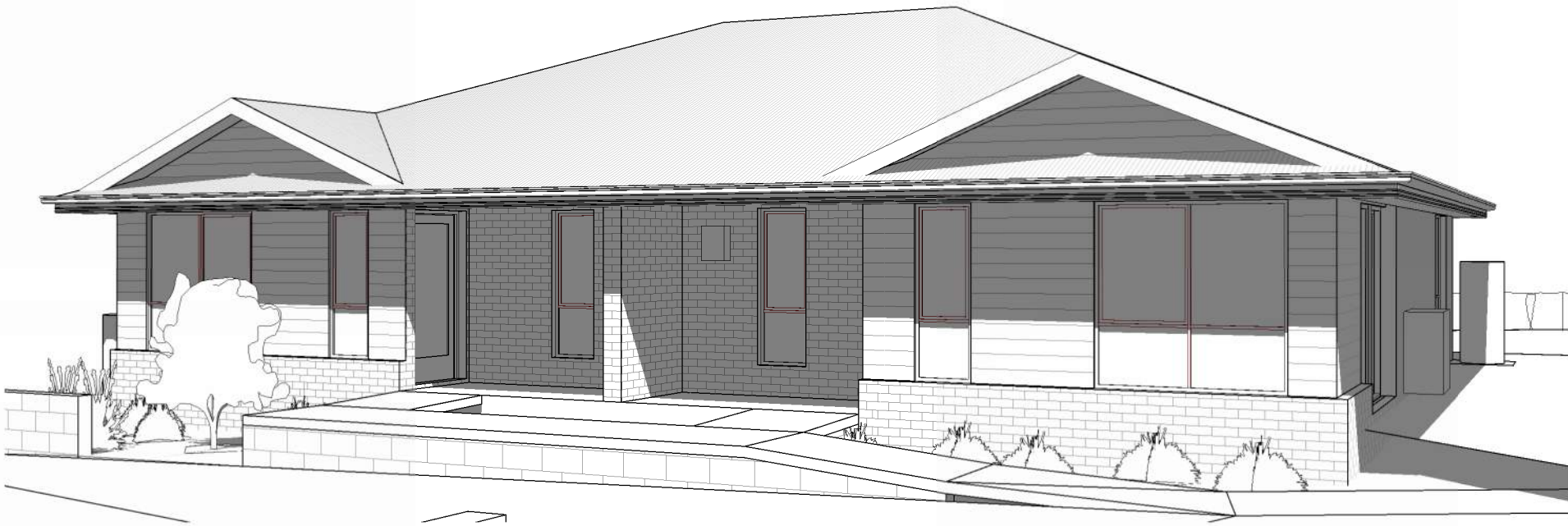
Project:
PROPOSED UNIT DEVELOPMENT
LOT 2 FOSTER STREET,
RAILTON

Drawing:
ELEVATIONS

Date: 10.08.2026 Drafted by: D.D.H. Approved by: Approver

Project/Drawing no: PD25383 - 08 Scale: 1 : 100 Revision: 03

Accredited building practitioner: Frank Geskus - No CC246A
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REV.	DATE	DESCRIPTION
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Client name:
KENTISH COUNCIL

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 2 FOSTER STREET,
RAILTON

Drawing:
PERSPECTIVES

Date:	Drafted by:	Approved by:
10.08.2026	D.D.H.	Approver

Project/Drawing no:	Scale:	Revision:
PD25383 - 10		03

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1 : 500

1 : 500

1 : 500

GENERAL INFORMATION
NORTH: TRUE NORTH
DAY LIGHT SAVINGS: OFF
DATE: JUNE 21st
TIME: 3:00PM

Client name:
KENTISH COUNCIL

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED UNIT DEVELOPMENT
LOT 2 FOSTER STREET,
RAILTON

Drawing:
SHADOW DIAGRAMS



Prime
Design

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info@primedesigntas.com.au primedesigntas.com.au



BUILDING DESIGNER
ASSOCIATION OF AUSTRALIA

Date:	Drafted by:	Approved by:
10.08.2026	D.D.H.	Approver

Project/Drawing no:	Scale:	Revision:
PD25383 - 11	1 : 500	03

Accredited building practitioner: Frank Geskus -No CC246A
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27 August 2026

Kentish Council
PO Box 63
Sheffield TAS 7306

Dear Planner,

Re: Proposed new multi-residential development at Lot 2 Foster Street (CT 34886/2)

This proposed development is for 2x units on currently council owned land at Lot 2 Foster Street. This development will be on behalf of RSL Tasmania in providing housing for veterans.

A DA (DA037-2026) was previously obtained for this development, but due to changing the stormwater disposal system, we are required to address an additional discretion within the Tasmanian Planning Scheme.

As part of this application, we will also be applying for General managers consent to do this work on council owned land.

The site is zoned general residential in the Tasmanian Planning Scheme. With a flood overlay in the SES mapping and the following overlays within the code: Priority vegetation area, Waterway and coastal protection area & Bushfire-prone areas. These will be addressed accordingly in this planning report.

Multi-res developments are a permitted use in the general residential zone. This report will work through all the relevant development standards to address the scheme thoroughly.

If you require any further information to address this application, please don't hesitate to get in touch.

Kind regards

Drew den Hartog

8.4.1 Residential density for multiple dwellings

- A1 Complies, 390.5m² provided per dwelling.

8.4.2 Setbacks and building envelope for all dwellings

- A1 Does not comply with (a). The front setback is 4m.
- P1 The Foster Street streetscape is dominated by development and buildings that are closer than the acceptable solution of 4.5m giving the street its charm and character. This development fits into that compatibility by being a bit closer to the frontage than the acceptable solution allows.
- A2 No Applicable, no carport or garage proposed
- A3 Complies, the building is within the required building envelope.

8.4.3 Site coverage and private open space for all dwellings

- A1 Complies, the development does not cover more than 50% of the site. 22.3% of the site covered by the dwelling. Both units have more than 60m² of individual private open space.
- A2 Does not comply with (b), 3.5m wide private open space is shown as the proposed vegetation to screen the development from the war memorial reduces the available space.
- P2 The private open space is conveniently located down the hall from the open plan kitchen, living & dining area. It also takes advantage of afternoon sunlight to provide a cool place to go in the afternoons.

8.4.4 Sunlight to private open space of multiple dwellings

- A1 Does not comply with (a). The cojoined dwelling is closer than 3m to the unit 2 private open space.
- P1 The private open space still gets reasonable sunlight through the afternoon hours that provides an area capable of serving as an extension of outdoor relaxation and child's play.

8.4.5 Width of openings for garages and carports for all dwellings

- A1 No Applicable, no carport or garage proposed

8.4.6 Privacy for all dwellings

- A1 Complies, the carparking area has a screen to 1.7m above finished surface level of the driveway.
- A2 Not applicable, no windows fall under this clause

A3 Complies with (a). the driveway is 2.5m away from nearest window.

8.4.7 Frontage fences for all dwellings

A1 Complies, the proposed frontage fence will be solid to 1.2m high and 30% transparent above to meet the exemption of Table 4.6

8.4.8 Waste storage for multiple dwellings

A1 Complies, 1.5m² of area has been provided for waste storage per dwelling in each yard.

C7.0 Natural Assets Code

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

A1 Complies with all clauses. (a), no building area is specified under the planning scheme. (b), not a bridge design and (c) is not within a spatial extent of tidal waters

A2 N/a, not within a future coastal refugia area.

A3 Does not comply. A stormwater connection is proposed within this waterway and coastal protection area.

P3

- (a) Only stormwater from the driveway and the unit roof will flow into this watercourse. These areas will be maintained to ensure water quality that goes into the system does not cause issue to the waterway.
- (b) The stormwater connection will be piped into the existing easement on 51 Foster Street. This will ensure erosion and sediments do not cause issues to the existing watercourse.

A4 N/a, no dredging or reclamation is occurring.

A5 N/a, no coastal protection or watercourse erosion or inundation protection works are proposed.

Prepared for
Prime Design

Lot 2 Foster Street RAILTON

FLOOD HAZARD REPORT

FE_26098

19 May 2026

Document Information

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Document Initial Revision

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1. Introduction

Flüssig Engineers have been engaged by **Prime Design**, to undertake a site-specific Flood Hazard Report for the development at Lot 2 Foster Street, Railton (title ref: 34886/2), in the **Kentish 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 is a 176 m² residential dwelling separated into two units, with a 230 m² driveway and carpark area within the lot boundaries with adjoining 20 m² footpath. The site is approximately 780 m² and located along the main road of Railton.

The development triggers the Flood Prone Hazard Code, as the site is located within a flood-prone area under the jurisdiction of Kentish Council.

1.2 Objectives and Scope

This report is to assess the proposed development at Lot 2 Foster Street, Railton under C12.0 Flood Prone Areas Hazard Code of the Tasmanian Planning Scheme – Kentish. 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. Tasmanian 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 catchment area that contributes to Lot 2 Foster Street, Railton, encompasses roughly 116 hectares and extends southward from the development site, reaching near the intersection of Hardwicks and Sunnyside Road, with a maximum elevation of approximately 186 mAHD.

Within this catchment, the land use is characterized by a blend of General Residential, Agriculture and Rural, with the specific location being zoned General Residential.

For a visual representation of the approximate contributing catchment for the development site at Lot 2 Foster Street, Railton, please refer to Figure 1 below.

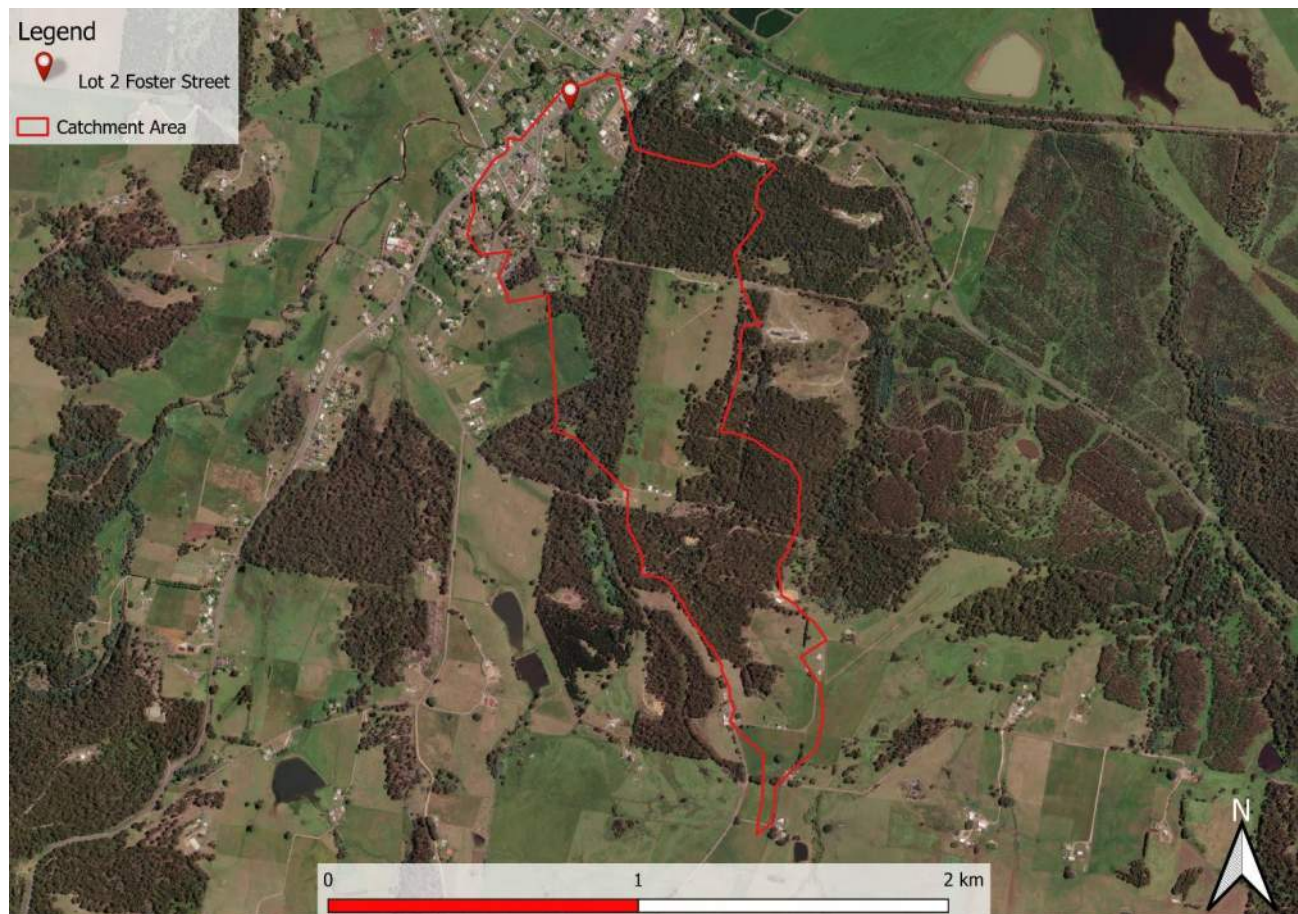


Figure 1. Contributing Catchment, Lot 2 Foster Street, Railton

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
116	15-8/1	4.4-2/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

TPS 2021 requires modelling of flood events of 1% AEP (100yr ARI) for the life of the development. Therefore, the design events assessed in this analysis are limited to the 1% AEP + CC design events.

Due to the size and grade of the catchment the peak rainfall time was restricted to between 10 min – 36 hrs. Figure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 1 hr storm temporal pattern 7 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

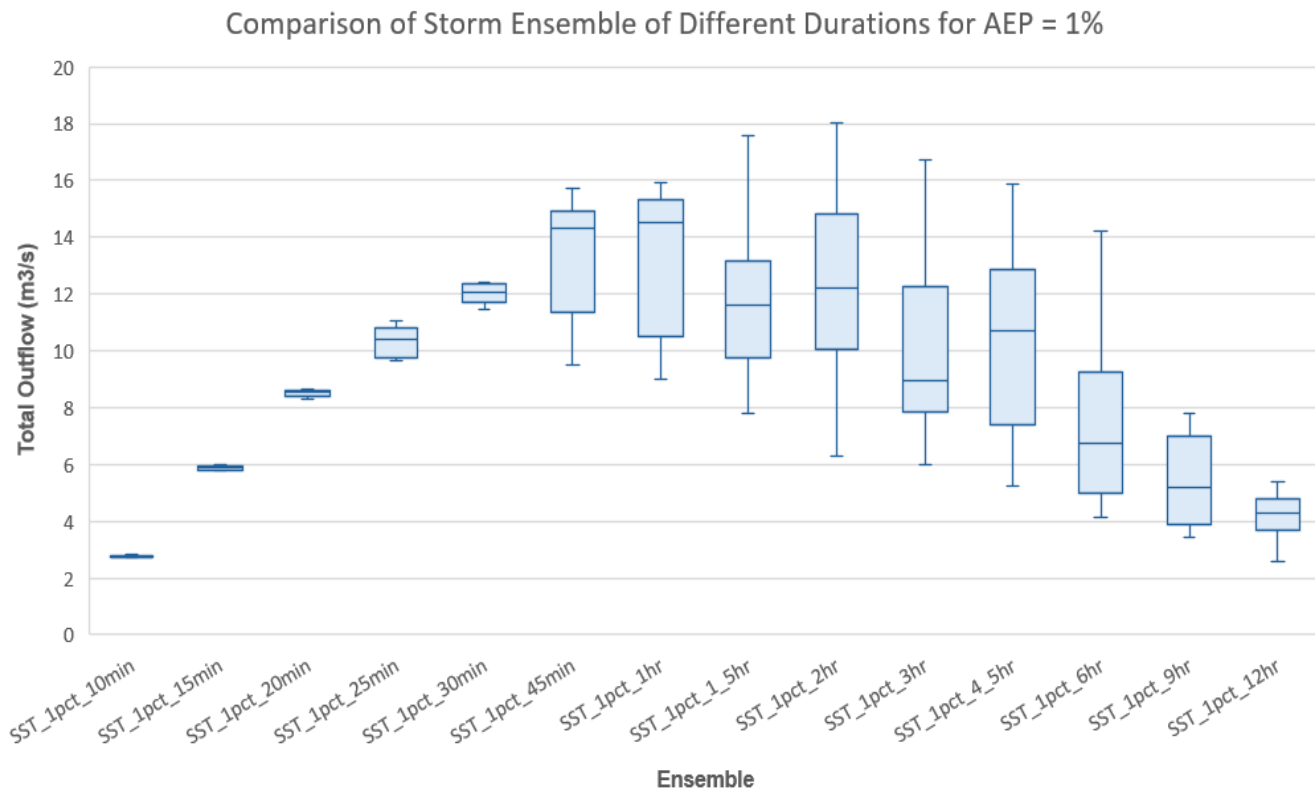


Figure 2. 1% Box and Whisker Plot, Flood Event Model

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 Table 3 of the guide, a multiplication factor of 1.86 is adopted for rainfall durations of 1 hour under the SSP5-8.5 2100 scenario for the localised catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts. Table 3 below shows the applied climate change factor.

Table 3. Climate Change Increases

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

2.3 Hydraulics

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 a combination of LiDAR 2019 (Geoscience Australia) and land survey to create a 1m and cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below (Figure 3).

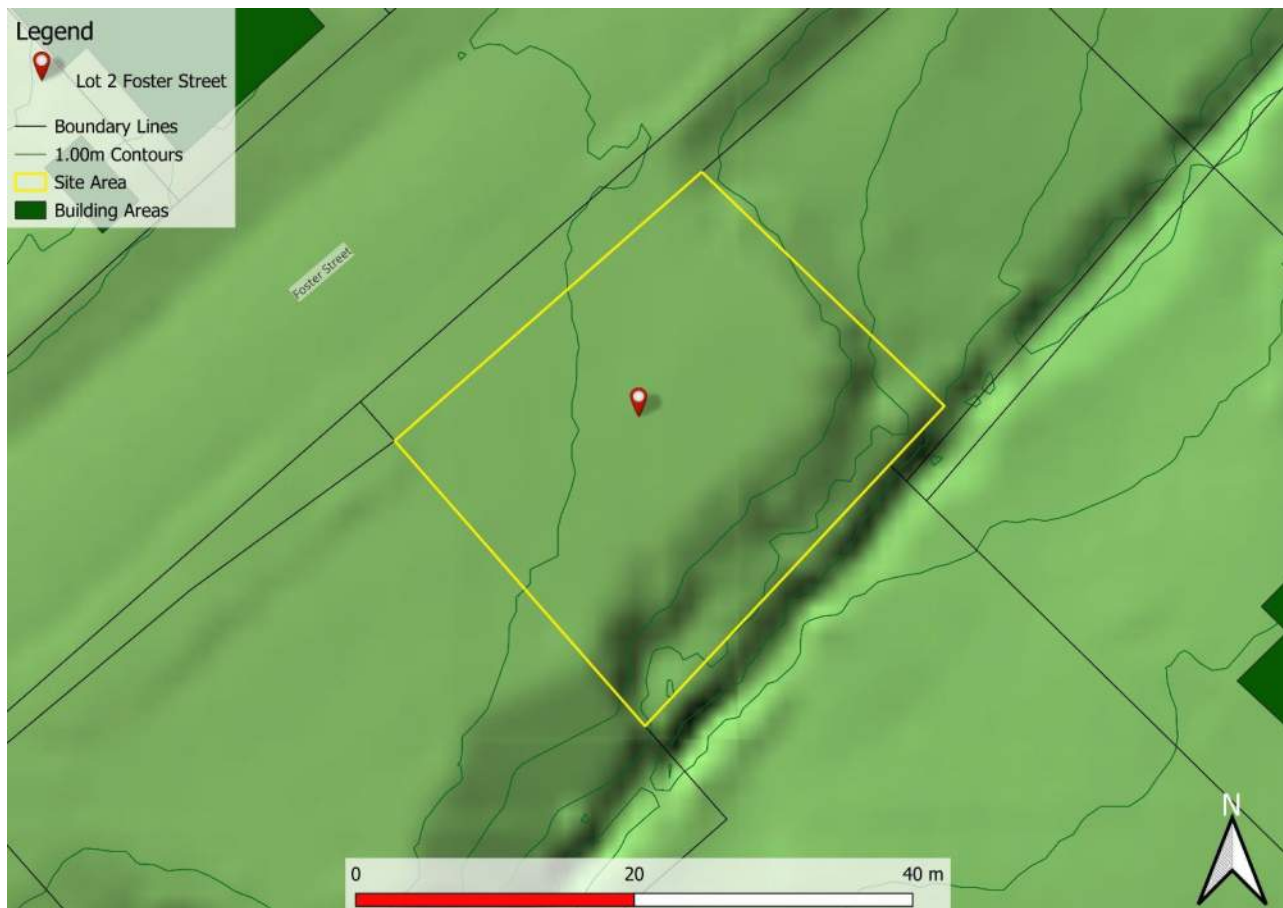


Figure 3. 1m DEM (Hill shade) of Lot 2 Foster Street, Railton

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 Blockage

A conservative 10% blockage allowance was applied to the culvert structures within the hydraulic model. This allowance was adopted with reference to ARR blockage guidance, which recommends that blockage be assessed having regard to catchment conditions, debris availability, culvert configuration, maintenance setting and the potential consequence of obstruction.

The adopted blockage factor is considered appropriate for the existing culverts beneath the driveways at No. 49 and No. 51 Foster Street, the existing stone wall arch at No. 45 Foster Street, and the discharge location into Redwater Creek. These drainage features are located within a maintained drainage environment, and no significant debris accumulation or high debris loading was identified during the data review or site inspection.

The modelled allowance therefore provides a suitably conservative representation of potential partial obstruction during major storm events, while avoiding an overstatement of blockage conditions beyond what is reasonably expected for the site.

2.3.9 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

The pre development scenario has been assessed for the 1% AEP + CC storm event and represents the existing hydraulic behaviour at Lot 2 Foster Street, Railton prior to any proposed building works, filling, excavation, drainage alteration or changes to surface levels. This scenario provides the baseline condition for understanding how floodwater currently interacts with the site.

Refer to Figure 4 for the mapped flood depth results for the 1% AEP + CC event. The depth mapping indicates that most of the site remains outside the inundation extent. Flooding is generally limited to the eastern and south eastern boundary, where the land falls into the adjoining low lying drainage corridor. Along the edge of the site, depths are predominantly shallow and generally occur within the lower depth bands. Deeper water is concentrated further east and south east within the established flow path, with localised areas exceeding 0.60 m, isolated depths above 1.00 m and deeper pockets greater than 1.50 m outside the central usable portion of the lot.

The velocity results show a similar pattern, with low velocities across the higher parts of the site and increased flow activity within the drainage corridor. The main corridor to the east and south east contains the higher velocity areas, with localised velocities exceeding 1.00 m/s and concentrated sections exceeding 2.00 m/s. This confirms that the primary hydraulic conveyance function occurs outside the main body of the lot, although the lower boundary remains sensitive to flood interaction.

The hazard mapping reflects the combined influence of flood depth and velocity. The majority of the site remains outside the mapped hazard extent, while the south eastern flood fringe transitions into higher hazard conditions within the adjoining drainage corridor. The main drainage corridor includes elevated hazard areas, including H5 conditions and minor localised H6 areas beyond the lot boundaries.

The pre development scenario demonstrates that flood impacts are focused along the lower eastern and south eastern margins of the site. Future works should avoid obstructing this corridor, or otherwise demonstrate that flood levels, velocities, hazard and conveyance are not adversely affected.

3.2 Post-Development Scenario

The post development scenario has been assessed for the 1% AEP + CC event and represents the proposed developed condition at Lot 2 Foster Street, including the building footprint and associated site works shown on the mapping. This scenario has been used to assess how the proposed development interacts with the existing overland flow path and whether flood behaviour is materially altered compared with the pre development condition.

Refer to Figure 5 for the mapped post development flood depth results for the 1% AEP + CC event. The results indicate that the proposed building footprint is located outside the main flood conveyance corridor and is generally clear of significant flood depth during the assessed event. Floodwater remains concentrated along the eastern and south eastern side of the allotment, where the land falls towards the existing drainage depression. This confirms that the primary flood mechanism continues to be controlled by the natural low lying corridor adjoining the site, rather than by flow passing through the central developed area.

The flood depth mapping shows only limited interaction with the lower edge of the site. Shallow inundation is present near the eastern and south eastern boundary, particularly where the proposed works interface with the flood fringe. Deeper flood depths remain located outside the principal building area and are concentrated within the existing drainage corridor. This indicates that the proposed layout has generally avoided placing habitable or regularly occupied parts of the development within the deeper flood affected area.

The post development velocity results also show that higher velocity flow remains confined to the drainage corridor beyond the main building footprint. Across the proposed building area, velocities are low or absent, indicating that this part of the site does not form part of the active conveyance zone. Localised higher velocities occur along the lower eastern and south eastern boundary where floodwater is naturally directed through the existing terrain depression. These areas remain hydraulically sensitive and should not be obstructed by fencing, retaining walls, landscaping or other works that could impede overland flow.

The hazard mapping reflects the combined effect of flood depth and velocity. The proposed building footprint is generally outside the mapped hazard area, while higher hazard conditions remain associated with the adjacent drainage corridor. The lower boundary area transitions into higher hazard classes as floodwater enters the main flow path, with the most significant hazard located outside the central usable portion of the lot.

In summary, the post development scenario demonstrates that the proposed works are generally compatible with the existing flood behaviour, provided the lower flood fringe is maintained as a free draining area. The development does not appear to redirect the main flow path through the site, and the primary conveyance corridor remains along the eastern and south eastern drainage alignment. Final design should ensure that finished levels, driveway grades, footpaths, block walls, boundary treatments and landscaping preserve the existing conveyance function and do not increase flood levels, velocities, hazard or flood risk on adjoining land under the modelled condition.



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

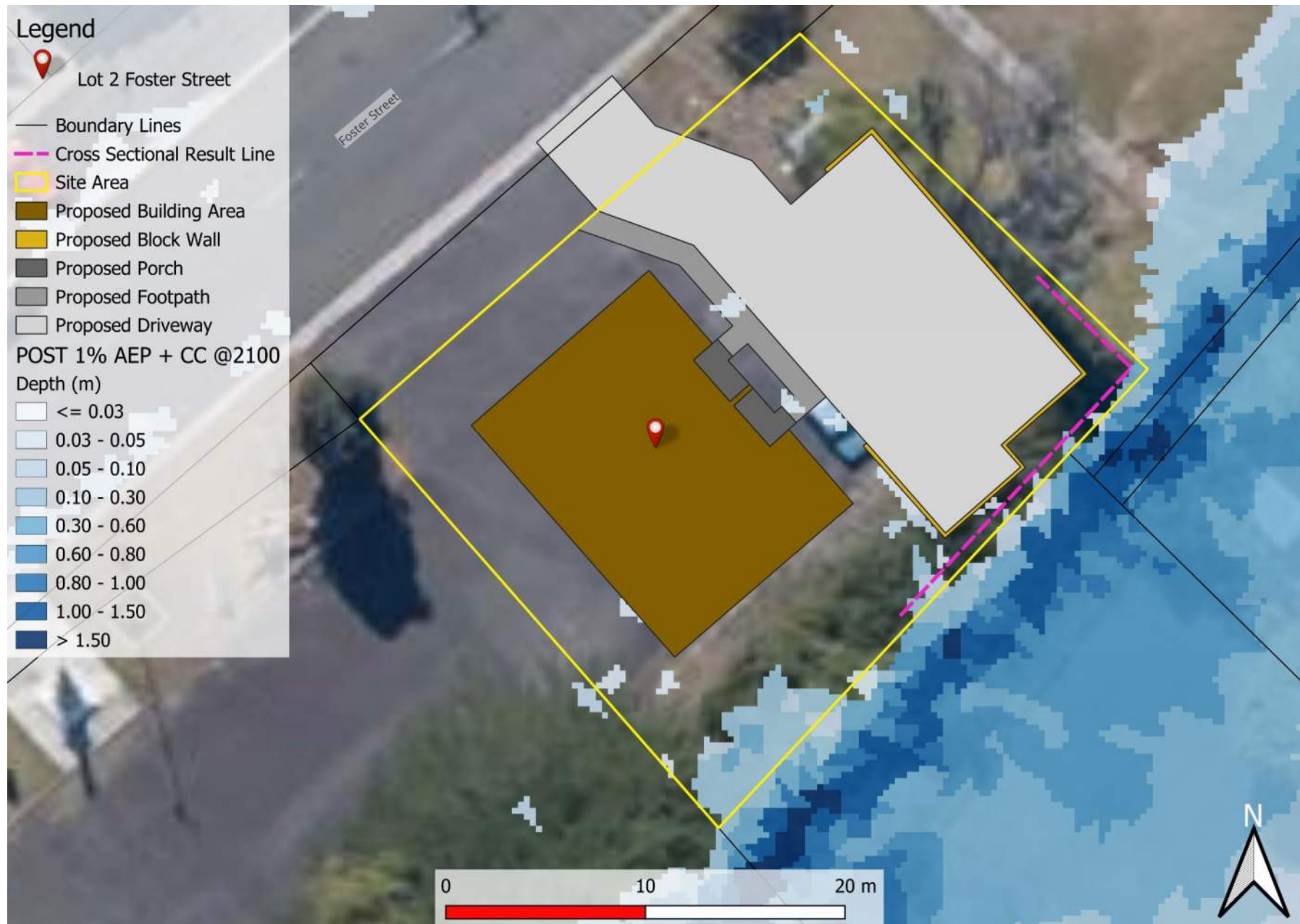


Figure 5. Post-Development 1% AEP + CC including Depth

3.3 Displacement of Overland Flow on Third Party Property

The post development results indicate that the proposed works do not materially displace overland flow onto third party property. Under the 1% AEP + CC flood event, the main flow path remains concentrated along the existing low lying drainage corridor to the east and south east of the site, consistent with the pre development flood behaviour.

The proposed building footprint is located outside the primary conveyance area and does not appear to obstruct the main direction of overland flow. Floodwater continues to move through the established drainage alignment, with shallow interaction limited to the lower edge of the subject site. The depth, velocity and hazard results show that the most significant flood behaviour remains within the existing corridor rather than being redirected across adjoining developed land.

The post development scenario therefore demonstrates that the proposed works are unlikely to increase flood affectation on neighbouring properties, provided the final site levels, driveway, footpath, block wall, fencing and landscaping are constructed in a manner that maintains the existing overland flow path. Any future changes within the flood fringe should avoid creating a barrier to flow or reducing available conveyance and flood storage.

3.4 Development Effects on Flooding

Below in Figure 6, is a hydrograph depicting the discharge at the southern property boundary for the overland flow originating from the development area. This graph was generated by the model for both the pre- and post-development scenarios and is presented in graphical format to illustrate the changes in net discharge within the lot.

When comparing the pre- and post-development scenarios, we observe only minor alterations in discharge and velocity. The increase in developed area resulting from the construction of the proposed dwelling leads to a slight increase in discharge, from 0.125 m³/s to 0.128 m³/s, while velocity decreases from 0.744 m/s to 0.743 m/s following inclusion of the dwelling and carpark in the flood model.

Consequently, it's evident that the proposed dwelling does not elevate the risk level for surrounding properties, nor does it negatively impact the creek corridor.

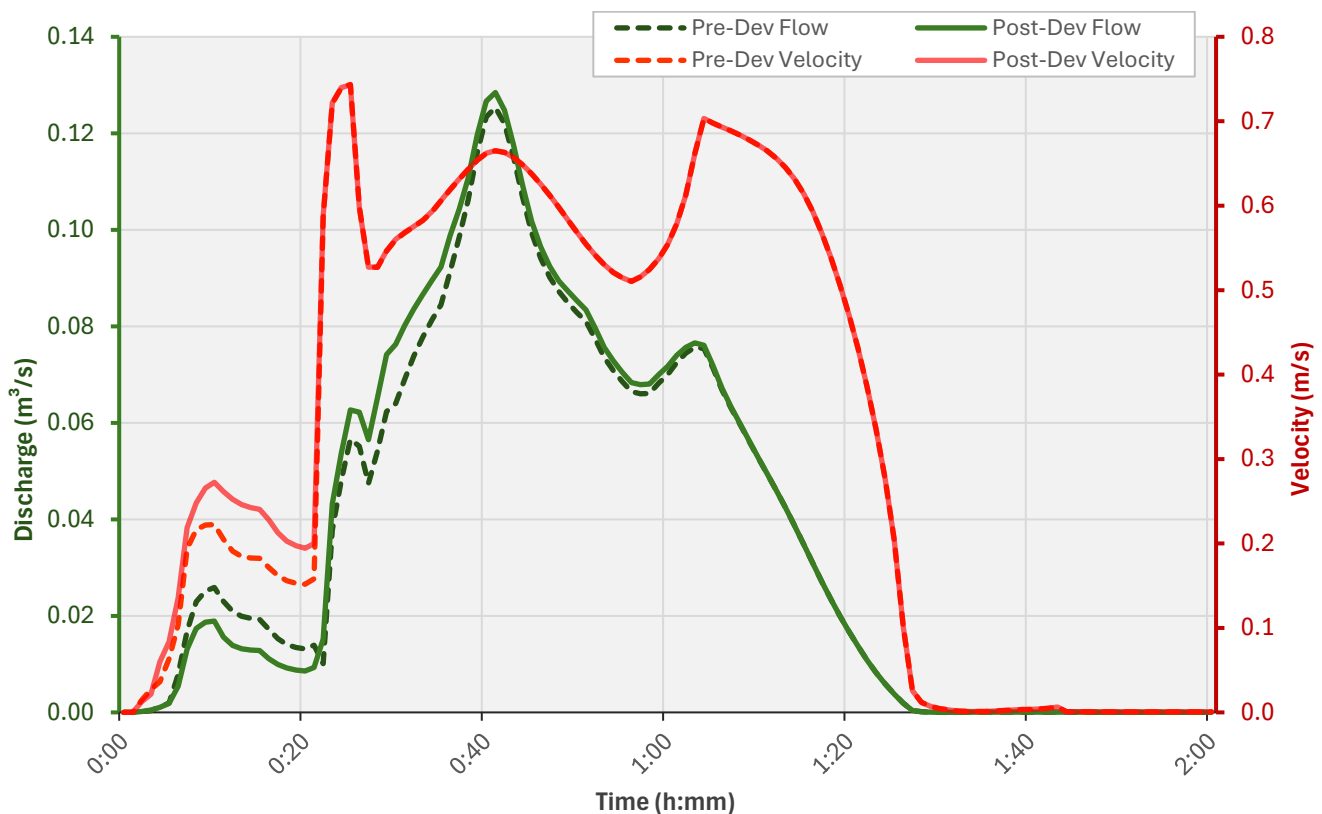


Figure 6. Pre and Post Development Net Discharge and Velocity 1% AEP + CC

3.5 Model Summary

A summary of the model results taken from the cross-sectional result line on the eastern lot boundary is shown below in Table 5.

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

	Pre-Development	Post-Development	Net Change
Depth (m)	0.500	0.500	0.000
Velocity (m/s)	0.744	0.743	- 0.001
Discharge (m ³ /s)	0.125	0.128	+ 0.003

3.6 New Habitable Building

To meet the performance criteria of the Building Regulations, the construction is required to have a habitable floor level >300mm above the >1% AEP + CC flood level. The development at Lot 2 Foster Street, Railton 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 of proposed dwelling

Structure	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Units	70.80	71.10

4. Flood Hazard

The mapped hazard is concentrated along the existing low lying drainage corridor to the east and south east of Lot 2 Foster Street, Railton where floodwater is conveyed through the natural depression adjoining the site. Across the central and western portions of the lot, including the proposed building area, the hazard classification is low or not mapped as an active flood hazard area. This is consistent with the depth and velocity results, which show that floodwater does not pass through the main building footprint under the assessed design event.

The proposed development therefore avoids the main hydraulic conveyance zone and is not expected to be exposed to the higher hazard conditions occurring within the drainage corridor. The highest flood hazard is shown outside the principal developed area, within the adjoining drainage alignment. This area includes elevated hazard classifications, including H5 and localised H6 conditions, where the combination of flood depth and velocity would present a risk to people, vehicles and unsupported structures, however, this area is outside the lot boundary, with the highest hazard band within the lot being classified as H2 – *Generally safe for people and buildings, unsafe for small vehicles*. The affected area of H2 classified flooding on the south-eastern corner of the lot is relatively small and away from car parking and access areas to the units.

Within the lower eastern and southeastern edge of the site, the mapping shows a transition from low hazard flood fringe conditions into higher hazard conditions within the adjacent corridor. This boundary area remains hydraulically sensitive, particularly where proposed site works, access, fencing, landscaping, block walls or retaining features may interact with the flood extent. Any works in this area should be designed to avoid creating a barrier to overland flow, reducing available conveyance, or redirecting floodwater onto adjoining land.

Overall, the post development flood hazard results demonstrate that the proposed building layout is generally compatible with the existing flood behaviour, provided that the lower flood fringe is maintained as a free draining area. Final design should confirm that finished levels, driveway grades, paths, boundary treatments and landscaping do not increase flood hazard, obstruct conveyance or reduce flood storage under the modelled 1% AEP + CC event. A summary of the hazard ratings is shown in Figure 7.

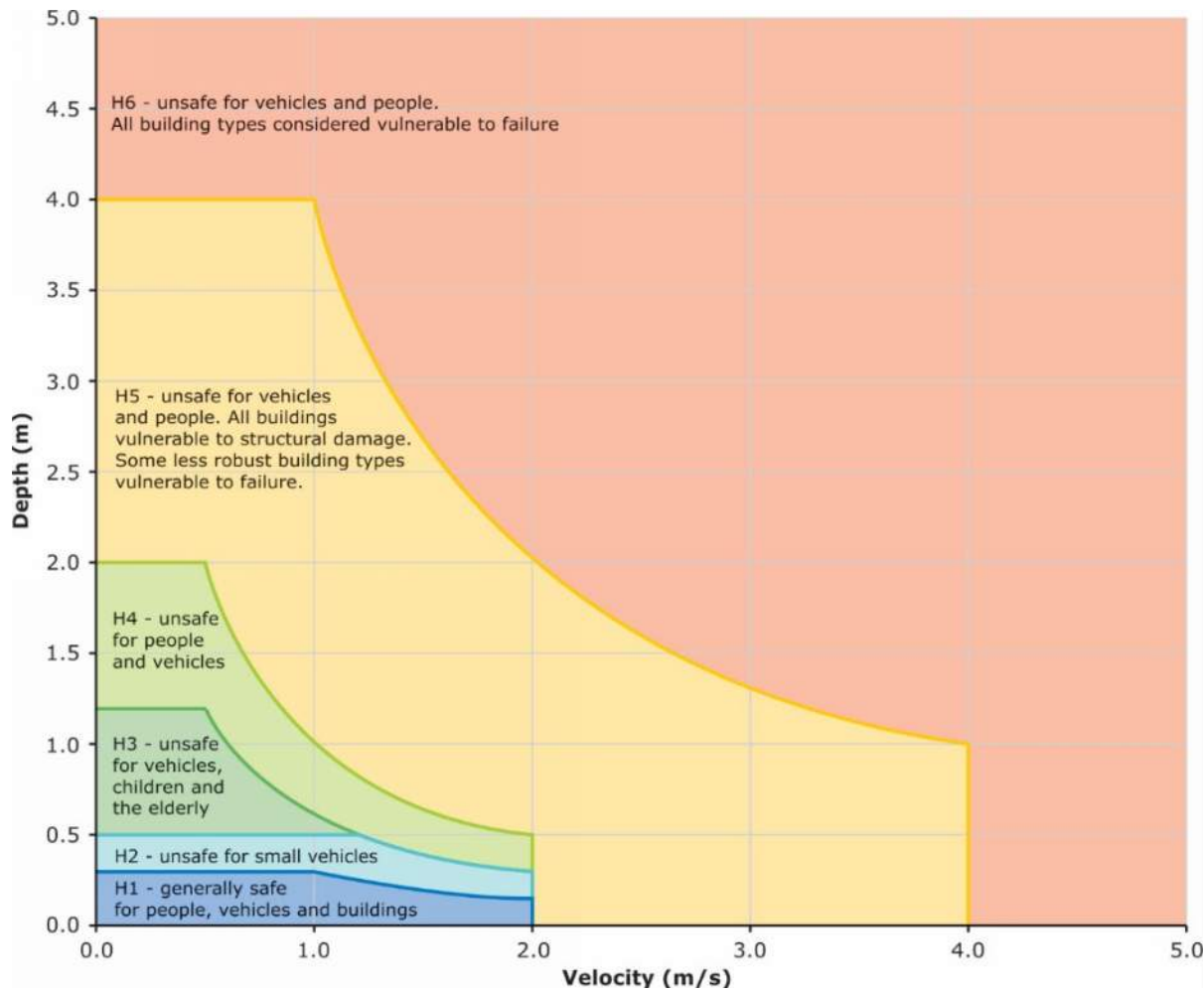


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The flood assessment for the proposed dwelling at Lot 2 Foster Street, Railton indicates that the development is located outside the primary flood conveyance corridor for the 1% AEP + CC event. The mapped flood hazard categories, shown in Figure 7, indicate that higher hazard conditions are concentrated along the low lying drainage corridor to the east and south east of the site, while the proposed dwelling footprint is clear of the higher hazard area.

The flood affected portion of the site is limited to the lower eastern and south eastern fringe, where shallow inundation may occur near the interface with the adjoining drainage corridor. Within the proposed dwelling footprint, flood depth, velocity and hazard conditions are low or not mapped as active flood behaviour. On this basis, the proposed habitable area is not expected to be exposed to the main hydraulic risk associated with the drainage alignment.

Although the primary hazard is located outside the building footprint, residual flood risk remains relevant along the lower boundary. Shallow floodwater may still carry debris, create local erosion, affect landscaping, interact with access areas, or be influenced by fencing, retaining walls, block walls and other site treatments. These elements should avoid obstructing overland flow, reducing flood storage, or redirecting floodwater onto adjoining land.

The proposed dwelling should be designed with suitable finished floor levels, flood compatible external treatments, and appropriate structural consideration for potential hydrostatic and hydrodynamic effects. Assuming appropriate structural considerations are applied, it is deemed that the structure proposed, habitable Class 1a dwellings (BCA2022), can achieve a tolerable risk to flooding over its asset life, assuming the recommendations of this report are implemented. This conclusion relies on the lower flood fringe remaining free draining and the final constructed layout maintaining the hydraulic function of the adjoining drainage corridor overall.

5. Tasmanian Planning Scheme Response

Table 7. Tasmanian Planning Scheme Response C12.5.1

C12.5.1 Uses within a flood prone hazard area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		P1.1	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed unit dwellings lie inside a lot affected by low hazard flood inundation area with location of the building and parking areas outside flood affected areas.
(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 within the lot boundaries is H2, which is located away from access and parking areas which is considered as having an acceptable risk without additional flood protection measures.

Table 8. Tasmanian Planning Scheme Response 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 conjoined unit dwellings with adjoining driveway and parking area.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No increase in risk following construction of the dwelling requiring specific hazard reduction measures.
(c)	any advice from a State authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		P1.2	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	Negligible changes to flow and velocity following construction of proposed unit dwellings.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Assuming recommendations of this report the proposed site and dwellings can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the building.

7. Conclusion

The flood assessment for the proposed unit dwellings at Lot 2 Foster Street, Railton has considered the existing and post development flood behaviour for the 1% AEP + CC event. The results show that flood behaviour across the property is primarily controlled by the existing low lying drainage corridor located to the east and south east of the site. This corridor continues to function as the main overland flow path under both the pre development and post development scenarios.

The proposed dwelling footprint is generally located outside the primary flood conveyance area and is not shown to be affected by the higher flood depth, velocity or hazard conditions mapped within the adjoining drainage corridor. Flood interaction with the subject site is limited mainly to the lower eastern and south eastern fringe, where shallow inundation may occur during the assessed design event. The proposed layout therefore avoids placing the habitable building area within the main active flow path.

The post development results indicate that the proposed works do not materially redirect overland flow or displace floodwater onto third party property, provided the final design maintains the hydraulic function of the lower boundary area. Finished levels, driveway grades, paths, block walls, fencing, landscaping and other site treatments should be designed so they do not obstruct flow, reduce flood storage or increase flood hazard.

Based on the mapped depth, velocity and hazard results, and subject to appropriate structural consideration for potential hydrostatic and hydrodynamic effects, the proposed habitable Class 1a dwellings (BCA2022) is considered capable of achieving a tolerable level of flood risk over its asset life.

8. Recommendations

Flüssig Engineers recommends that the following measures be adopted for the proposed development and future use of Lot 2 Foster Street, Railton, to support compliance with the TPS Flood Prone Areas Hazard Code and to maintain a tolerable level of flood risk:

1. The proposed dwelling should be constructed with a minimum finished floor level in accordance with the flood planning level specified in Table 6 of this report.
2. Any structures, retaining walls, block walls, fences, landscaping elements, service infrastructure, paths or driveway works located near the mapped inundation extent should be designed so they do not obstruct overland flow, reduce flood storage, or redirect floodwater onto adjoining properties.
3. Future use of the flood affected areas should be limited to activities considered suitable under the relevant flood hazard classification and ARR flood hazard guidance, with no habitable use or vulnerable use located within the higher hazard portion of the site.
4. Loose materials, stored items, lightweight structures and unsecured objects should not be placed within the mapped flood extent, as these may become debris during a major flood event.
5. Any future proposed structures, filling, excavation, fencing, retaining walls, drainage works or changes to surface levels within the mapped flood extent, which are not assessed in this report, should be subject to a separate flood assessment to confirm their impact on flood behaviour.
6. Finished ground levels, driveway grades and external surface treatments should be reviewed during detailed design to confirm that they remain consistent with the hydraulic assumptions assessed in this report.

Subject to the above recommendations being implemented, the proposed development is considered capable of maintaining an acceptable flood risk profile over its asset life.

9. Limitations

Flüssig Engineers were engaged by **Prime Design**, for the purpose of a site-specific Flood Hazard Report for Lot 2 Foster Street, Railton as per C12.0 of the Tasmanian Planning Scheme. 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.

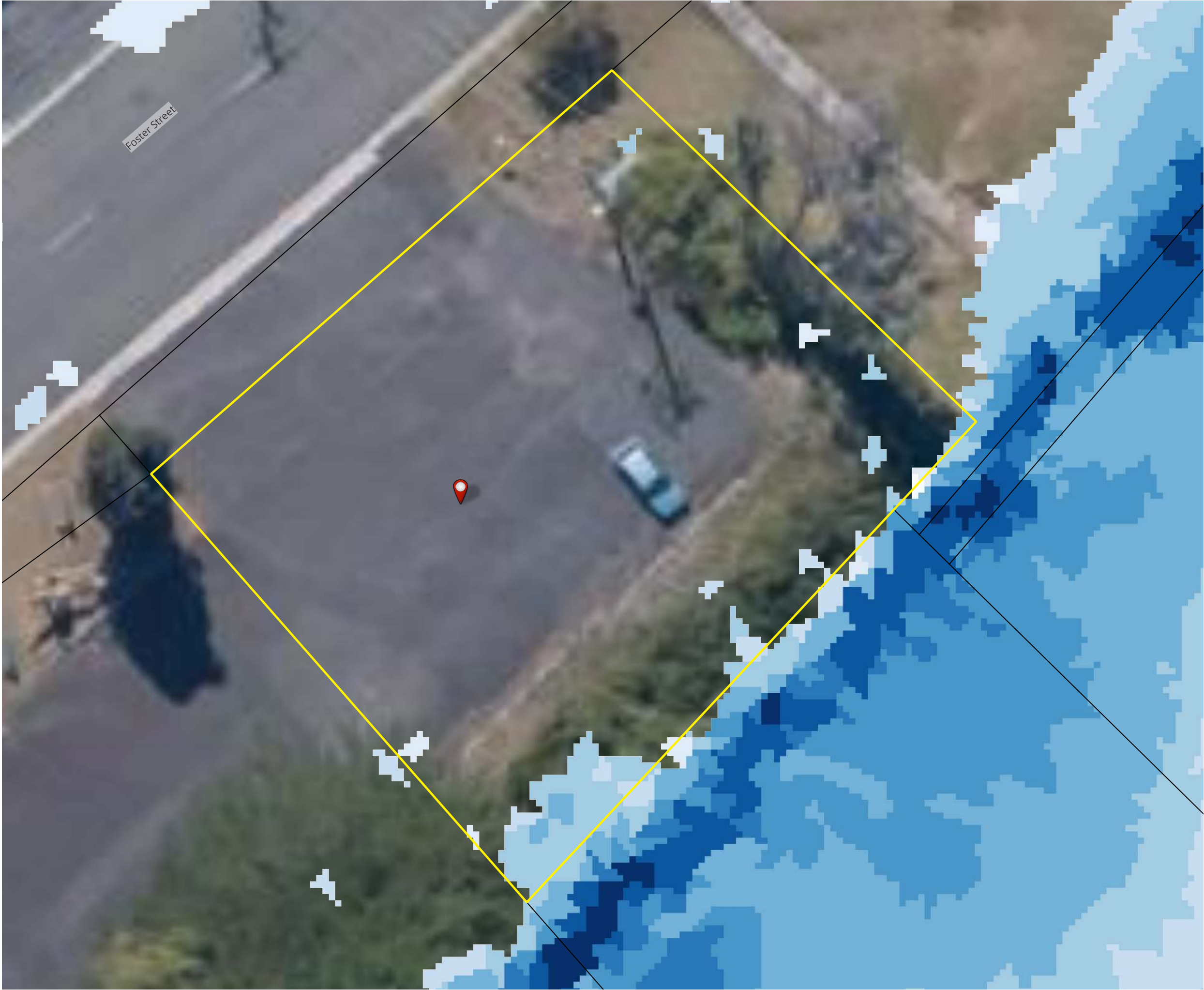
10. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC
- Austroads 2013, Guide to Road Design Part 5: Drainage – General and Hydrology Considerations
- Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I (Editors), 2019, *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia
- Grose, M. R., Barnes-Keoghan, I., Corney, S. P., White, C. J., Holz, G. K., Bennett, J., & Bindoff, N. L. (2010). *Climate Futures for Tasmania: General Climate Impacts Technical Report*
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- Remenyi, T., Earl, N., Love, P., Rollins, D. and Harris, R. (n.d.). *Climate Change Information for Decision Making*. [online] Available at: <https://stca.tas.gov.au/wp-content/uploads/2023/03/Climate-Change-Information-for-Decision-Making-Kingborough.pdf>
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Appendices

Appendix A Flood Study Map

PRE 1% AEP + CC @ 2100



Legend

Lot 2 Foster Street

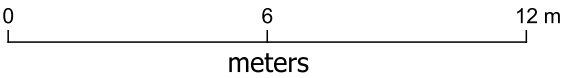
Boundary Lines

Site Area

PRE 1% AEP + CC @2100

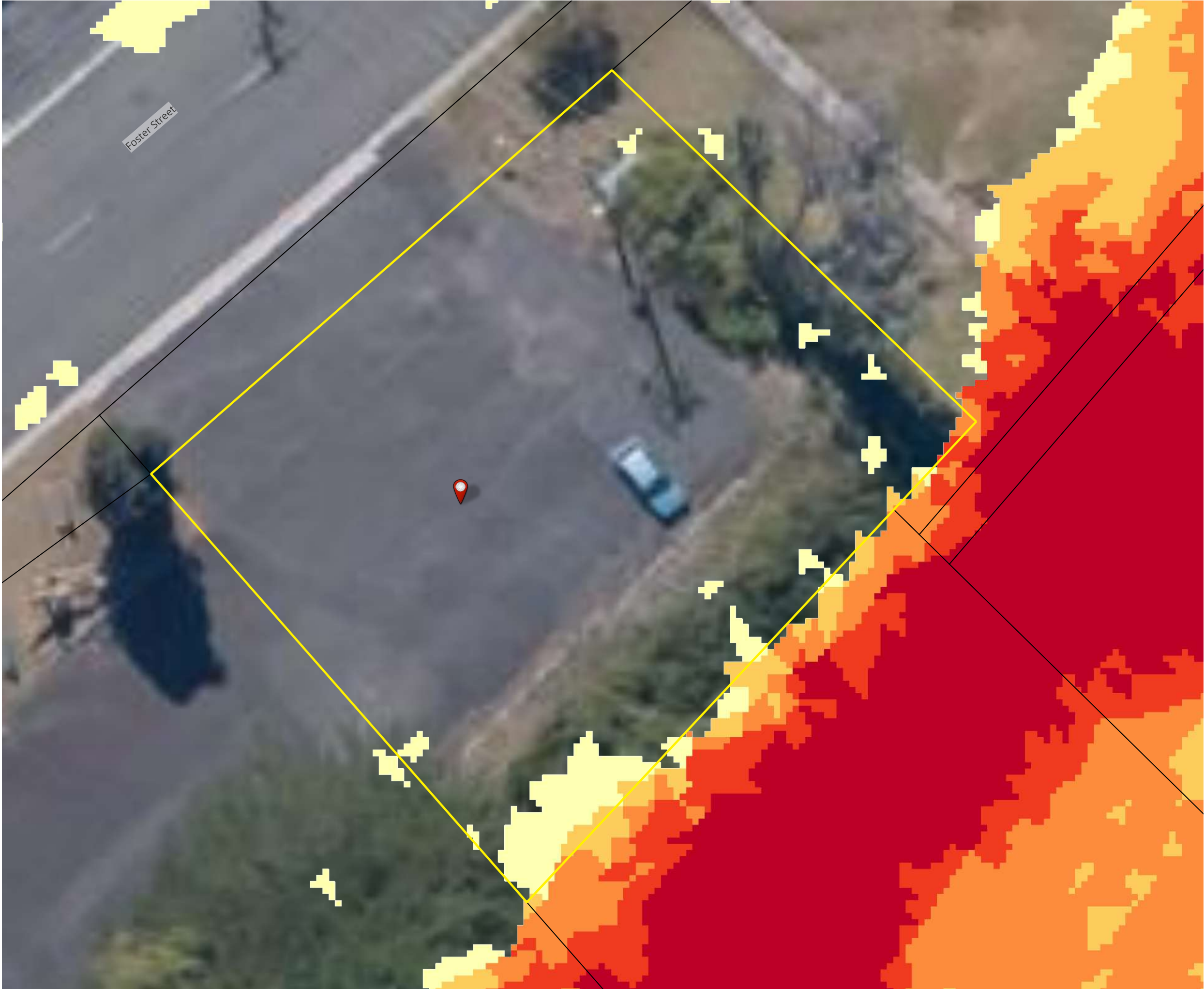
Depth (m)

	<= 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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Hobart, 7000, TASMANIA

PRE 1% AEP + CC @ 2100



Legend

Lot 2 Foster Street

Boundary Lines

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



0 6 12 m
meters



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PRE 1% AEP + CC @ 2100



Legend



Lot 2 Foster Street

— Boundary Lines

 Site Area

PRE 1% AEP + CC @2100

Hazard

 H1 H2

H3

 H4

 H5

 H6



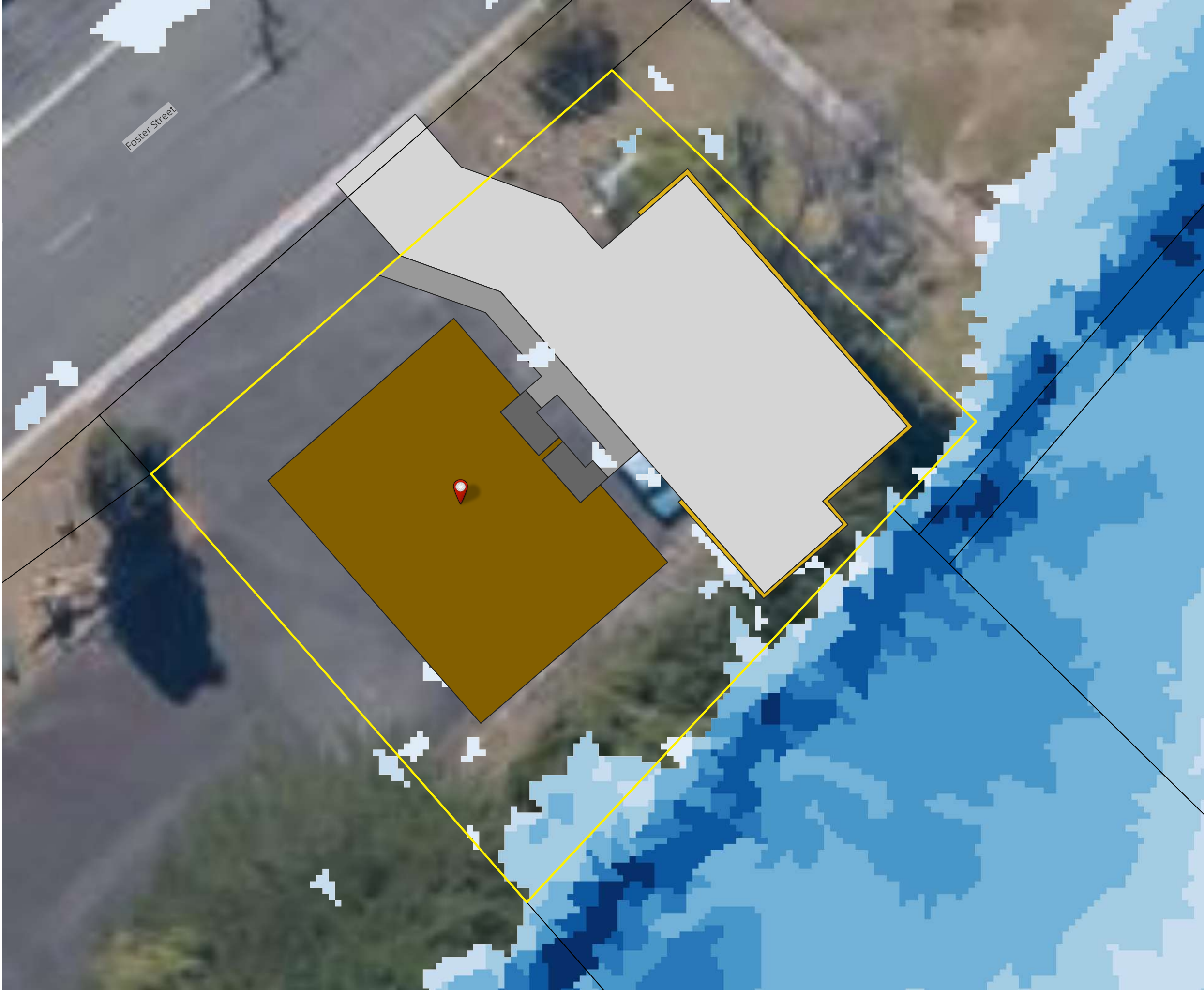
A horizontal number line is shown with three tick marks. The first tick mark on the left is labeled '0'. The second tick mark in the middle is labeled '6'. The third tick mark on the right is labeled '12 m'. Below the number line, the word 'meters' is written in the center.



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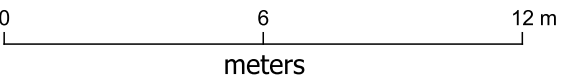
Legend

- Lot 2 Foster Street
- Boundary Lines
- Site Area
- Proposed Building Area
- Proposed Block Wall
- Proposed Porch
- Proposed Footpath
- Proposed Driveway

POST 1% AEP + CC @2100

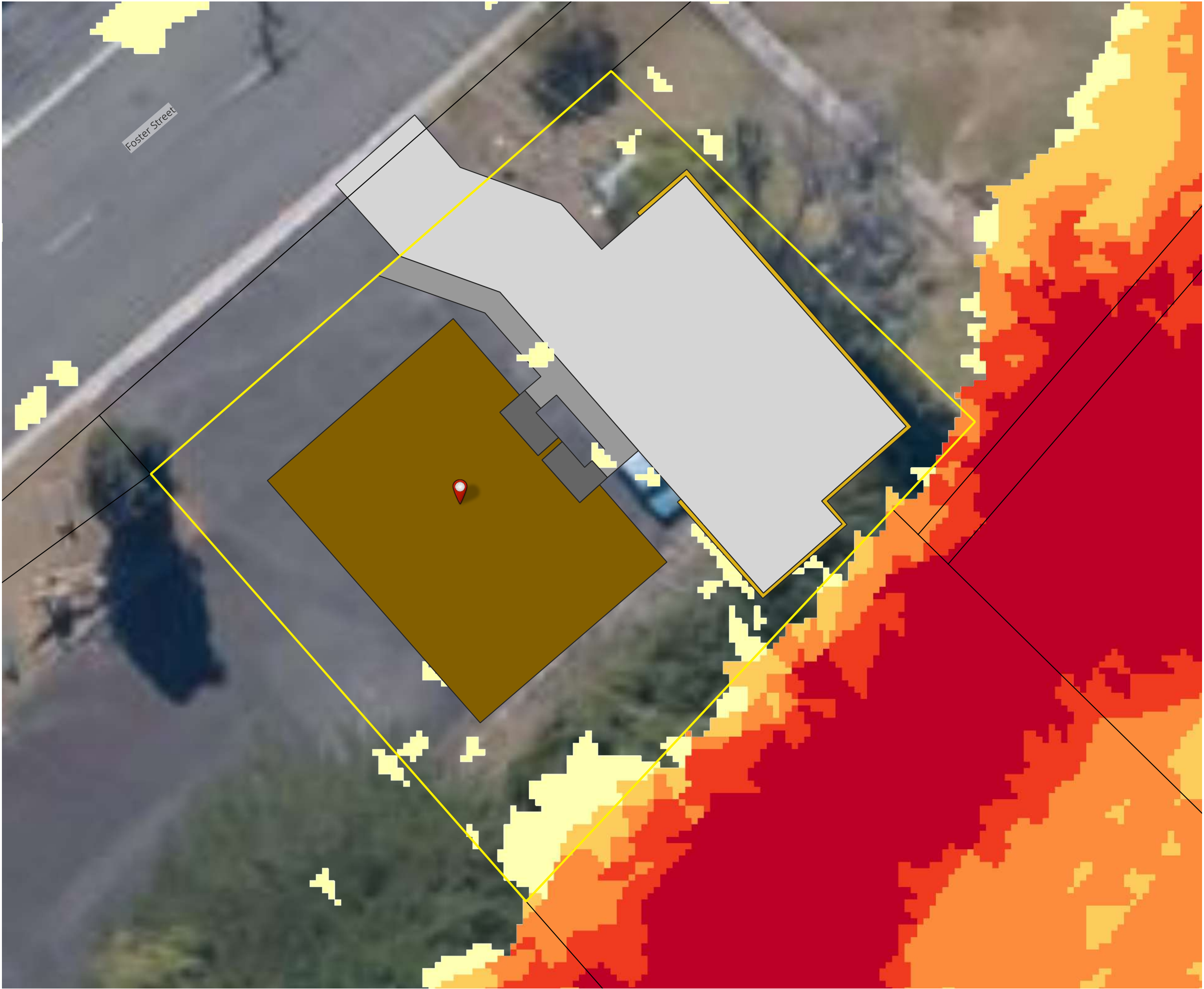
Depth (m)

- ≤ 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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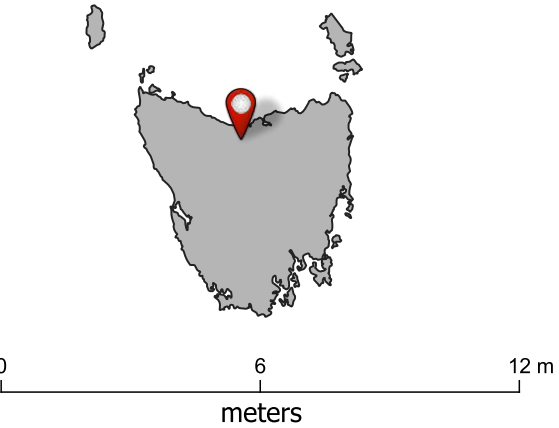
Legend

- Lot 2 Foster Street
- Boundary Lines
- Site Area
- Proposed Building Area
- Proposed Block Wall
- Proposed Porch
- Proposed Footpath
- Proposed Driveway

POST 1% AEP + CC @2100

Velocity (m/s)

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

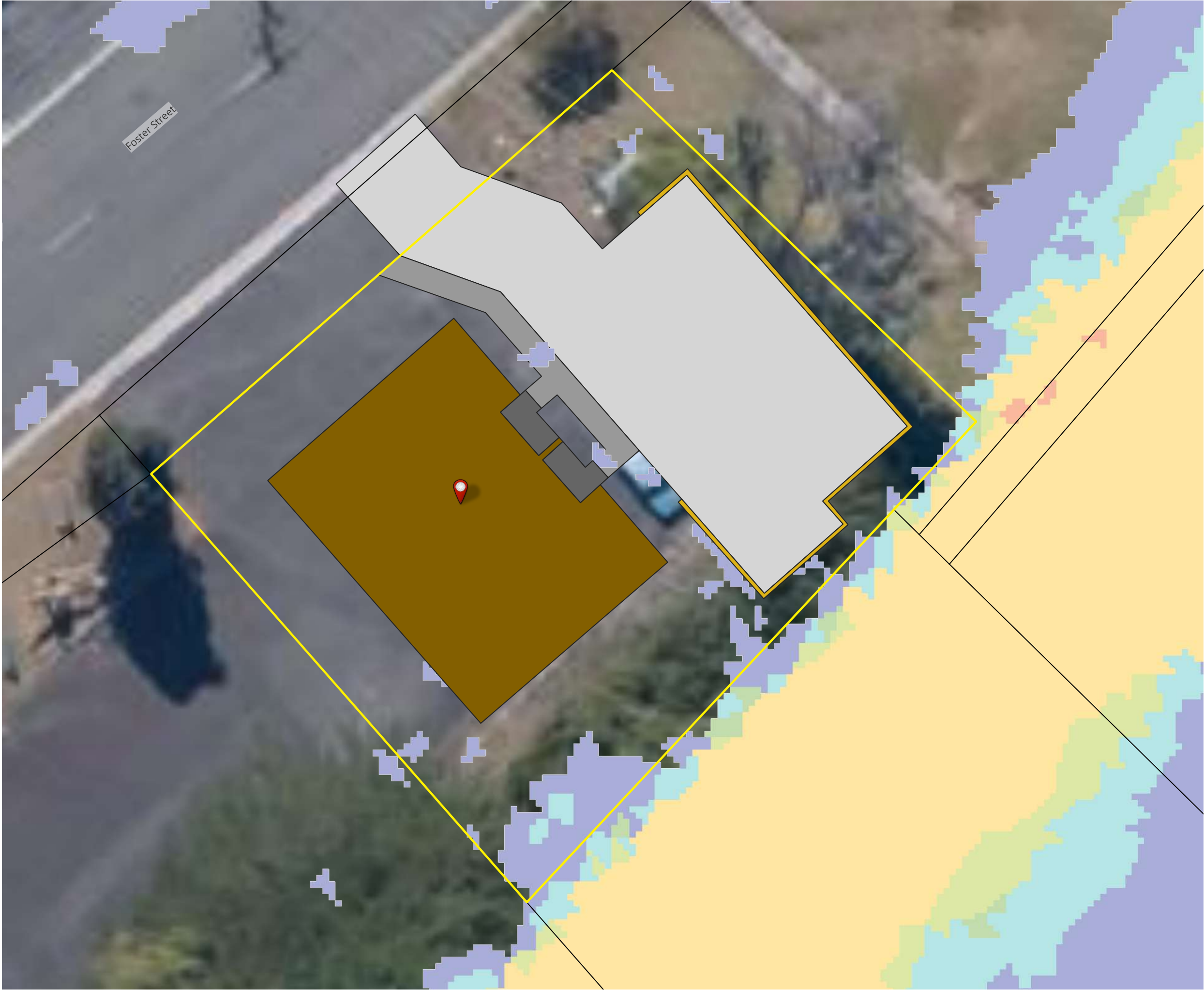


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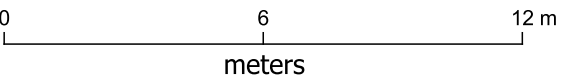
Legend

- Lot 2 Foster Street
- Boundary Lines
- Site Area
- Proposed Building Area
- Proposed Block Wall
- Proposed Porch
- Proposed Footpath
- Proposed Driveway

POST 1% AEP + CC @2100

Hazard

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



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A: Level 4, 116 Bathurst Street
Hobart TAS 7000

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 02-Sept-2026

SEARCH TIME : 01:32 pm

CT: 34886/2

N249467 TRANSFER to RETURNED AND SERVICES LEAGUE OF AUSTRALIA
(TASMANIA BRANCH) INC Lodged by PAGE SEAGER on
14-July-2026 BP: N249467

SEARCH OF TORRENS TITLE

VOLUME 34886	FOLIO 2
EDITION 3	DATE OF ISSUE 17-Aug-2005

SEARCH DATE : 16-Oct-2025

SEARCH TIME : 04.41 PM

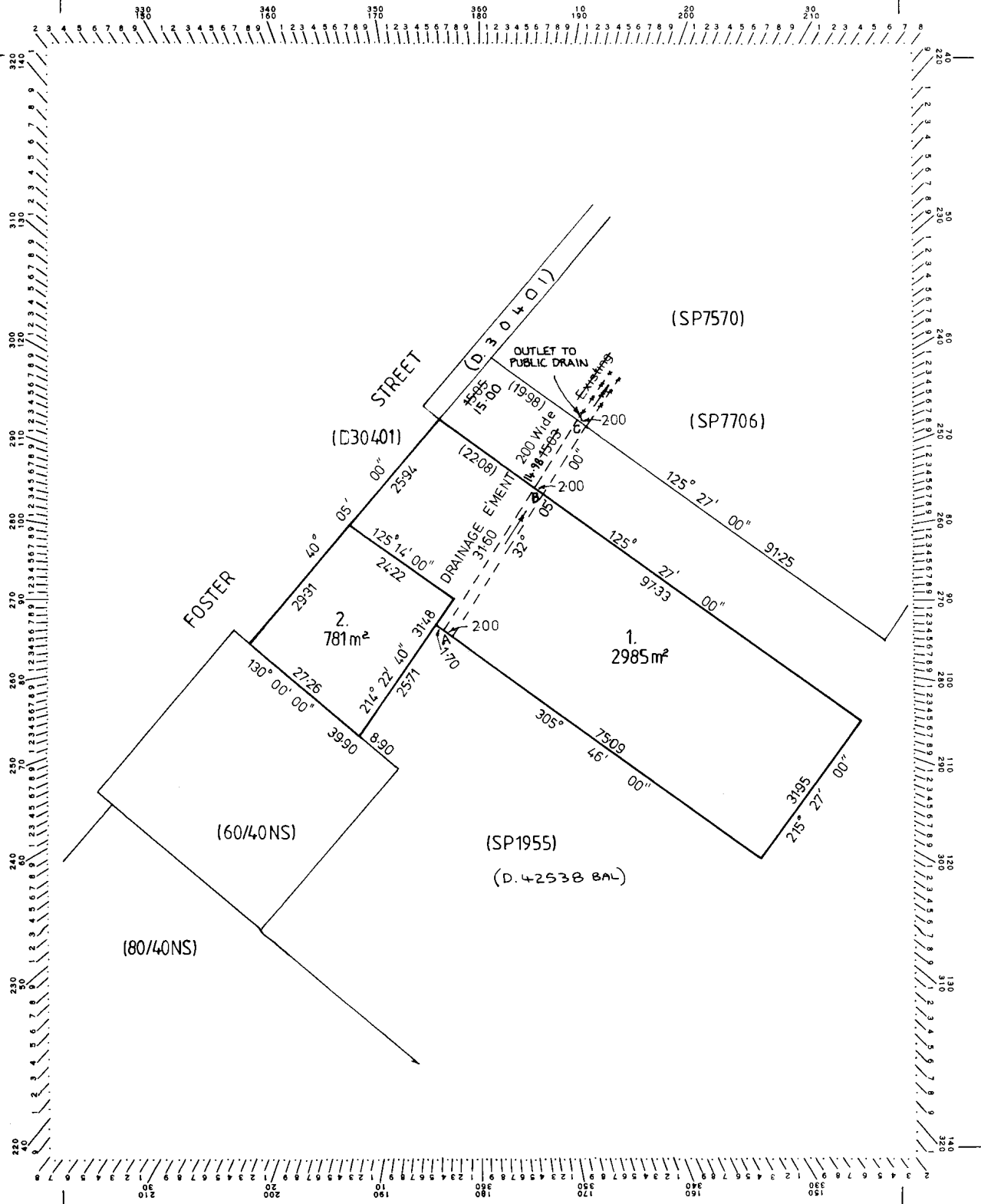
DESCRIPTION OF LAND

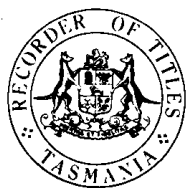
Town of RAILTON

Lot 2 on Sealed Plan [34886](#)Derivation : Part of 4218 Acres Gtd. to The Mersey and
Deloraine Tramway Co. Ltd.Prior CT [4626/2](#)SCHEDULE 1[C628322](#) TRANSFER to KENTISH COUNCIL Registered 17-Aug-2005
at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP [34886](#) FENCING COVENANT in Schedule of Easements
[A307889](#) ADHESION ORDER Registered 20.8.1969 at NoonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: BLENKHORN AND JORDAN PTY LTD	PLAN OF SURVEY by Surveyor M G Haberle of land situated in the TOWN OF RAILTON	Registered Number: S. P34886
Title Reference: CT3511/33		Approved Effective from: 21 DEC 1989 <i>M. G. Haberle</i> Recorder of Titles
Grantee: Part of 4218Ac Granted to The ~~Deloraine~~ and ~~Mersey~~ Tramway Co. Ltd. MERSEY DELORAINÉ		SCALE 1:7500 MEASUREMENTS IN METRES





SCHEDULE OF EASEMENTS

PLAN NO.

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

S. P34886

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

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

FENCING COVENANT

The Owner of each Lot on the plan covenants with BLENKHORN

& JORDAN PTY.LTD. (hereinafter called "the Vendor") that the

Vendor shall not be required to fence
Lot 1 is subject to a Right of Drainage (appurtenant to the Balance) over the Drainage Easement marked A.B. hereon.

~~Lots 1 and 2 on the plan formerly part of 3.570 ha on S.P. 1955~~

~~are affected by Restrictive Covenants set forth in S.P. 1955~~

~~as set out hereunder -~~

~~TOGETHER WITH a right of carriage way over the Right of Way shown~~

~~hereon~~

LOT 1 is

TOGETHER WITH a right of drainage over the Drainage easement marked B.C. on the Plan.

~~shown hereon~~

Balance Interpretation

Balance means the balance of the land in Certificate of Title Volume 3511 Folio 33 at the date of acceptance hereof excluding the Lots on the Plan.

~~TRANSFER No. A313375 was made SUBJECT TO fencing provision relating to the boundary marked X.Y. hereon FENCING PROVISION created by Sealed Plan No. 1955 relating to the said boundary marked X.Y. hereon~~

THE COMMON SEAL of BLENKHORN & JORDAN)

PTY.LTD. as registered proprietor of)

the lands in Certificate of Title)

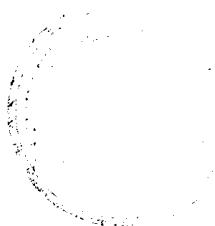
volume 3511 folio 33 was hereunto)

affixed in the presence of:

[Signature] (Director)

[Signature] (Secretary)

[Signature]
(TEACHER)



Executed by the Mortgagee under)
Mortgage registered No. A411628)

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED By
its Attorney
Roger Henry Field
who hereby certifies that
he has received no notice
of revocation of POWER
OF ATTORNEY No 54/8529
under which this instrument
is signed in the presence of
[Signature]
Deputy Officer, Devonport

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney
[Signature]
Area Manager

01896

10/10/2018

This is the schedule of easements attached to the plan of
(Insert Subdivider's Full Name)

..... BLENKHORN AND JORDAN PTY. LTD. affecting land in

..... CERTIFICATE OF TITLE VOLUME 3511 FOLIO 33
(Insert Title Reference)

Sealed by MUNICIPALITY OF KENTISH on MARCH 1ST, ... 1988

Solicitor's Reference
.....
Council Clerk/Town Clerk

OS-K 3134

APPROVAL BY LOCAL AUTHORITY

The subdivision shown in this Plan
is approved

Seal

Insert here any
qualification to
the approval
under section 468 (12),
section 472 or
section 477B of
the Local Government
Act 1962.
Rule through any
blank space.

In witness whereof the common seal of

MUNICIPALITY OF KENTISH

has been hereunto affixed, pursuant to a resolution of the Council of the said
municipality passed the 1ST day of MARCH, 1988, in the presence
of us

RRD
A G Eastel } Members

Council Clerk

COUNCILS REFERENCE Kh 599

**TO BE COMPLETED AND SIGNED
BY COUNCIL CLERK OR OWNER**

For the purposes of section 464 of the Local Govern-
ment Act 1962, the owner has nominated/I-nominate
As his/my solicitor OLDHAM & TEMPLE-SMITH

As his/my surveyor M G HABERLE AND ASSOC

[Signature] Council Clerk/Owner

TO BE FILLED IN BY SURVEYOR

Survey commenced 20-6-87

Survey finished 7-7-87

Error of Close See Calcs

OFFICE EXAMINATIONPlot Checked *AW* 23/3/88Mathematically Checked *AW* 23/3/88Examined as to boundaries *MMY* 21/4/88

Entered on Card

Surveyor's Certificate

I, MICHAEL GEOFFREY HABERLE

of SHEFFIELD

in Tasmania, registered surveyor, hereby certify that this plan:

Requires the approval of the local authority, which has been
obtained (or does, not require the approval of any local
authority)

Dated this 7 day of JULY 1987

[Signature]
Registered Surveyor

SURVEYOR'S REFERENCE MGH/86316

OS D 464