NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE:
8 NICHOLAS AVENUE, DODGES FERRY

PROPOSED DEVELOPMENT:
ADDITIONS AND ALTERATIONS TO SECONDARY DWELLING AND TWO OUTBUILDINGS

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 13th October 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 13th October 2025.**

APPLICATION NO: **5.2025-139.1**
DATE: **26/09/2025**

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	*Use:* Residential *Development:* Extension to existing Granny Flat, Construction of a new She Construction of a new Carport Adjacent to Front Dwelling an *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 100,000

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 8 Nicholas Avenue Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 121626 Folio: 11

Current Use of Site	Residential

Current Owner/s:	Name(s) MD Property One Pty Ltd

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
https://www.sorell.tas.gov.au/services/engineering/

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 30/5/25

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
121626	11
EDITION	DATE OF ISSUE
6	24-Feb-2025

SEARCH DATE : 30-May-2025
SEARCH TIME : 10.59 AM

DESCRIPTION OF LAND

Parish of FORCETT, Land District of PEMBROKE
Lot 11 on Sealed Plan 121626
Derivation : Part of 300 Acres Located to George Wise
Prior CT 108060/10

SCHEDULE 1

N238901 TRANSFER to MD PROPERTY ONE PTY LTD Registered 24-Feb-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 121626 EASEMENTS in Schedule of Easements
SP 108060, SP 121626 COVENANTS in Schedule of Easements
SP 104629, SP 121626 FENCING PROVISION in Schedule of Easements
SP 4661 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
SPD 1000 & SP 4661 FENCING COVENANT in Schedule of Easements
E406340 MORTGAGE to Perpetual Corporate Trust Limited Registered 24-Feb-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

REGISTERED NUMBER

SP121626

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

COVENANTS

The owners of each Lot shown on the plan covenant with **DANNY JOHN WALKER** and **VERITY HEATHER LYNNE WALKER** (the Vendors) and the owners for the time being of every other lot shown on the plan to the intent that the burden of these covenants shall 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 part of every other lot shown on the plan to observe the following stipulations:

(a) Not to erect or cause to be erected on any lot any building or dwelling house of galvanised iron or fibro-cement sheeting construction;

(b) Not to place, re-erect or re-construct or cause to be placed, re-erected, or re-constructed any demountable, removable or relocatable dwelling, building or structure on any lot and not to re-erect any transported Hydro-electric Commission or Housing Department dwelling or building, or any other similar buildings upon any lot;

(c) Not to erect or cause to be erected any building on the lot without the foundation thereof being bricked or otherwise enclosed from the natural ground level to at least floor level.

The Vendor reserves the right for themselves or their assigns to sell, lease, or otherwise deal with any lot on the plan either subject to the above conditions and/or restrictive covenants or any one of them and/or subject to such modifications thereof as they in their sole discretion deem fit. The exercise of the said right in relation to any lot shall not release the Vendor from any of the

SUBDIVIDER :

FOLIO REF :

SOLICITOR & REFERENCE :

PLAN SEALED BY : SORELL COUNCIL

DATE : 27th February 2026

REF No. .....

General Manager .....

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

SCHEDULE OF EASEMENTS

PAGE 2 OF 3 PAGES

Registered Number
SP121626

conditions or covenants affected or imposed upon such lots or give the owners of any lot any right of action against the Vendors or any other person

INTERPRETATION

The Corporation means the Warden, Councillors and Electors of the Municipality of Sorell.

FENCING PROVISIONS

In respect of each Lot shown on the plan the Vendors, Danny John Walker and Verity Heather Lynne Walker, shall not be required to fence.

Easements and Covenants continued on page 3.

SIGNED by DANNY JOHN WALKER the registered proprietor of the land comprised in Folio of the Register Volume 104629 Folio 1 and Volume 108060 Folio 10)

SIGNED by VERITY HEATHER LYNNE WALKER the registered proprietor of the land comprised in Folio of the Register Volume 104629 Folio 1 and Volume 108060 Folio 10)

THE COMMON SEAL of MURDOS NOMINEES PTY LTD ACN 009 584 543 was hereunto affixed in the presence of:)

MURDOS NOMINEES PTY. LTD. A.C.N. 009 584 543 The Common Seal Of

..... (Director)

..... (Director/Secretary)

Sorell Council
Development Application: 5.2025.139.1 - Development Application - 8 Nicholas Avenue, Dodges Ferry - P1.pdf
Plans Reference: P1
Date Received: 30/05/2025

SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number

EASEMENTS:

Lot 10 on the plan is subject to a right of drainage for the Corporation over the drainage easement 2.00 wide shown passing through such lot.

COVENANTS (Continued):

Lots 10 and 11 on the plan which formerly comprised part of Lot 10 on Sealed Plan No. 108060, Lots 12 and 13 on the plan which formerly comprised part of Lot 1 on Sealed Plan No. 104629, and Lots 14 and 100 on the plan which formerly comprised part of both Lot 10 on Sealed Plan No. 108060 and Lot 1 on Sealed Plan No. 104629 are burdened by the restrictive covenants more fully set forth in those respective sealed plans.

IF FURTHER PAGES ARE REQUIRED USE ANNEXURE SHEETS COMMENCING AT PAGE 4

OWNER DANNY JOHN WALKER & VERITY HEATHER LYNNE WALKER

FOLIO REFERENCE C.T. 104629-1, & C.T. 108060-10.

GRANTEE PART OF 300 ACRES LOCATED TO GEORGE WISE.

PLAN OF SURVEY

BY SURVEYOR J. M. BAMFORD

LOCATION (LAND DISTRICT OF PEMBROKE PARISH OF FORCETT) TOWN OF DODGES FERRY

SCALE 1: 1000 LENGTHS IN METRES

REGISTERED NUMBER

SP121626

APPROVED EFFECTIVE FROM 26 MAR 1996

Recorder of Titles

MAPSHEET MUNICIPAL CODE No. ~~29~~ 124

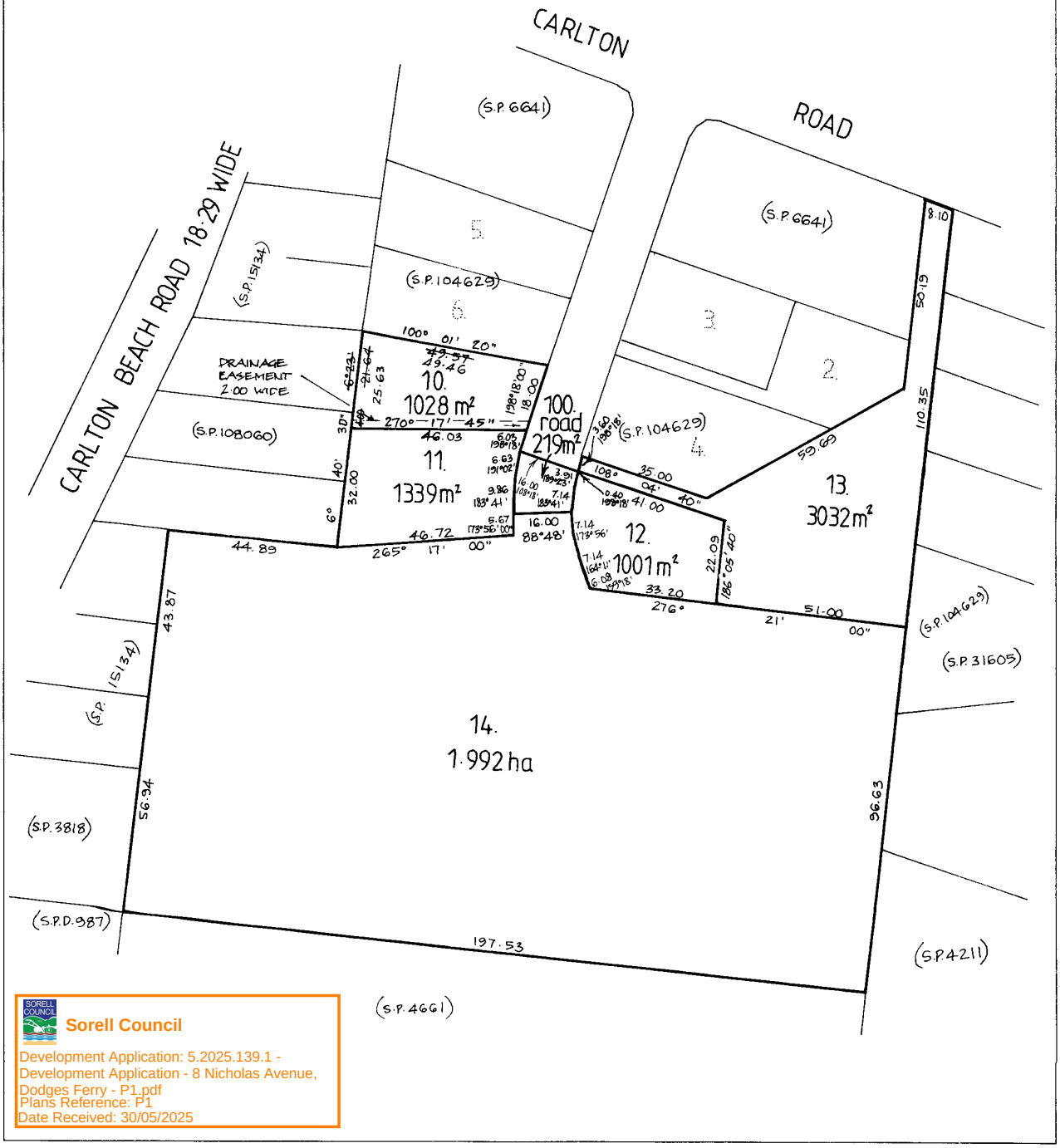
LAST UPI No. ~~830 & 831~~ 2900831, 2922780

LAST PLAN No. SP104629 S.P.108060.

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 13 IS COMPILED FROM CT104629-1 & THIS SURVEY

LOT 14 IS COMPILED FROM CT108060-10 & THIS SURVEY



A-148

Cover Letter Re Application for 8 Nicholas Avenue, Dodges Ferry, 7173

Planning Application for an extension to an existing Granny Flat to improve amenity of the dwelling by increasing internal space, plus an external deck area. Construction of a combined Carport and Storage Shed for use of occupant of the Granny Flat, designed with a similar style/finish to the Granny Flat.

Construction of a carport for use of the front dwelling occupant, designed with similar roof to the front dwelling. Concreting of the driveway area.

The proposed development complies with the planning scheme requirements.

Matthew Downie

30/5/25

STORMWATER ASSESSMENT

8 Nicholas Avenue

Dodges Ferry

August 2025

September 2025

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	MD Property One Pty Ltd
Site Address:	8 Nicholas Avenue, Dodges Ferry
Date of Inspection:	01/07/2025
Proposed Works:	Alterations/Additions
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	121626/11
Title Area:	Approx. 1351 m²
Applicable Planning Overlays:	Flood-prone Areas, Airport obstacle limitation area
Slope & Aspect:	Flat with no dominant aspect
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011 & AS1726:2017

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	USCS	Description
0.00-0.50	0.00-0.90	SP	**Silty SAND**: Brown, slightly moist, medium dense.
0.50-0.70	0.90-1.00	SP	**Silty SAND**: Dark Brown, slightly moist, medium dense, (TH2 no refusal).
0.70-1.00		SP	**Silty SAND (SP)**: Grey, moist, medium dense, perched water table encountered at 0.9m.
1.00-1.20+		CL	**Sandy CLAY (CL)**: Low plasticity, pale brown slightly moist, firm, no refusal.

Soil Conditions

Soils on site are developing from Quaternary sediments. The soils consist of sand deposits overlying sandy clays. A high permeability of of approximately 1.5-3m/day is expected in the upper profile whereas a moderate permeability of 0.12-0.5 is expected in the sandy clay subsoils. Due to the required depth of the absorption trench all calculations are based on the clay subsoils.

GES have identified the following at the site:

- The site is flat with no dominant aspect and represents a low risk to slope stability and landslip
- There are no proposals for cuts or change of grade which will impact on any proposed onsite stormwater absorption,
- The site soils have been identified as comprising of deep sands overlying sandy clays.
- A perched water table was encountered at 0.9m in one of the test holes.
- There is a low risk of the natural soils being impacted by contamination;
- There is no evidence to suggest saline water intrusion at the site
- Bedrock was not encountered

Soil Dispersion

The site soils have been identified as non-dispersive (Emerson class 8).

Existing Conditions and Assumptions

The site covers an area of approximately 1351m^2 with a proposed roof area of approx. 200m^2 and proposed concrete driveway of 250m^2. Due to the proposed additions being within a flood prone areas overlay Stormwater run-off is to be directed to the roadside stormwater main.

Summary and Conclusions

All stormwater is to be directed to the 300mm roadside stormwater main.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	**Inspection and criteria**	**Maintenance activities (where required)**
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required

	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
	Check health of absorption trench area and surrounding grass or plants	Investigate any adverse impacts observed that might be due to irrigation
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings
Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects
	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified

STORMWATER PIPE
WITH FLOW DIRECTION

GRATED STORMWATER PIT
450x450 CLASS A
ACO GALVANISED HEELGUARD OR SIMILAR
ENGINEER APPROVED

Performance Solution Compliance Notes:
AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

GENERAL
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
- AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
- STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
- WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

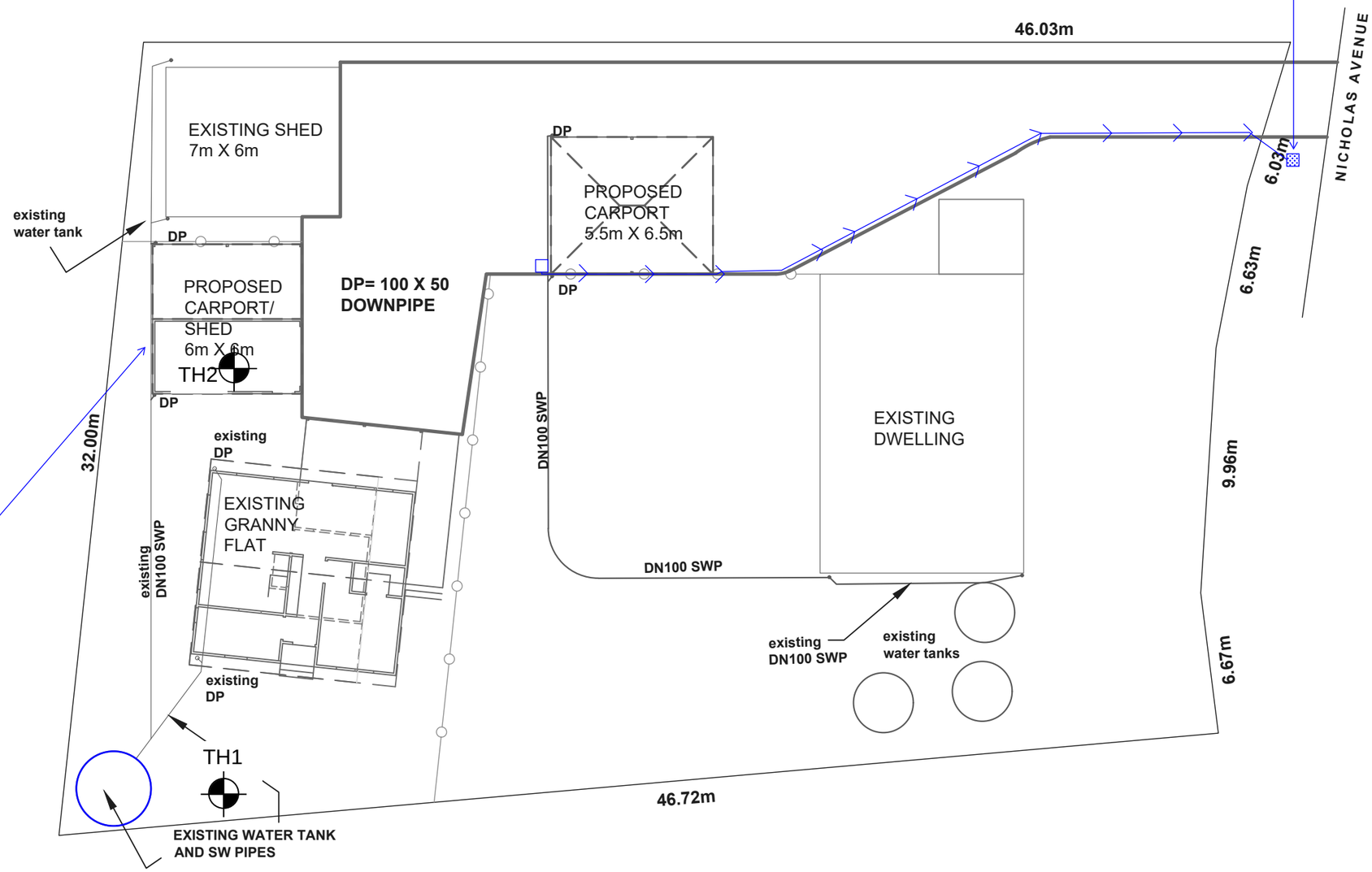
Stormwater Services Notes:
1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
   SECTION 168 OCCUPATIONAL HEALTH AND SAFETY
   & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED

   FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

PROPOSED CARPORT/SHED STORMWATER TO CONNECT TO EXISTING TANK AND STORMWATER RETENTION SYSTEM

ALL STORMWATER FROM PROPOSED CARPORT DRIVEWAY AND SHED TO CONNECT TO COUNCIL STORMWATER MAIN



SITE PLAN
STORM WATER DRAINAGE
SCALE 1:200

Revisions: 24Jul25
GRANNY FLAT CHANGED TO ONE-BEDROOM FLAT

Skizze
Building Design
custom building design
PO Box 562 Swansea,NSW, 2281 P 0423 099841
Accreditation Number CC645J

Proposed: Alterations, Additions to Granny Flat & Outbuildings

Client: M Downie

At: 8 Nicholas Avenue Dodges Ferry

JOB:25012

Sheet :11 of 12

Revisions:
Drawn :RV
Date: July 2025 ©
Issue Date 24Jul25

Prepared for:

MD Property One Pty Ltd

8 Nicholas Avenue Dodges Ferry

FLOOD HAZARD REPORT

FE_25613

20 June 2025

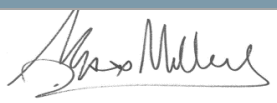
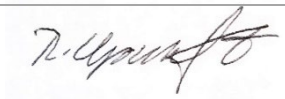
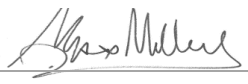
flüssig Engineers

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

Document Information

Title	Client	Document Number	Project Manager
8 Nicholas Avenue, Dodges Ferry, Flood Hazard Report	**MD Property One Pty Ltd**	FE_25613	**Max W. Möller** *BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE (Aus.)* *Managing Director / Principal Hydraulic Engineer*

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller ***Principal Hydraulic Engineer***		18/06/2025
Prepared by	Christine Keane ***Water Resources Analyst***		18/06/2025
GIS Mapping	Rafael Upcroft ***Civil Designer***		18/06/2025
Reviewed by	John Holmes ***Senior Engineer***		18/06/2025
Authorised by	Max W. Möller ***Principal Hydraulic Engineer***		20/06/2025

Document Revision History

Rev No.	Description	Reviewed by	Authorised by	Date

Contents

List of Tables

List of Figures

Acronyms

AEP: Annual Exceedance Probability
ARR: Australian Rainfall and Runoff
CC: Climate Change
TPS: Tasmanian Planning Scheme
RCP: Representative Concentration Pathway
CFT: Climate Futures Tasmania

1. Introduction

Flüssig Engineers has been engaged by **MD Property One Pty Ltd,** to undertake a site-specific flood hazard report for the proposed residential development at number 8 Nicholas Avenue, Dodges Ferry in the **Sorell Council** municipality. The purpose of this report is to determine the hydraulic characteristics on the existing and post-development scenarios and the flood hazard for the 1% AEP plus climate change (CC).

1.1 Development

The proposed development consists of an extension to the existing granny flat of approximately 10 m^2 and a new car port and new shed/carport combination of a combined area of approximately 72 m^2. The site is approximately 1335 m^2 and contains an existing 98 m^2 house, a 50 m^2 granny flat and a 42 m^2 shed. This development triggers the C12.0 Code of the Tasmanian Planning Scheme as the development falls within an identified flood-prone area in the Sorell Council district.

1.2 Objectives and Scope

This flood analysis has been written to meet the standards of the Tasmanian Planning Scheme - Sorell (TPS) and S.54 of the Tasmanian Building Regulations 2016, with the intent of understanding the development risk with respect to the overland flow path (OFP) flooding. The objectives of this study are to:

- Provide an assessment of the site's flood characteristics under the combined 1% AEP + CC scenario.
- Provide comparison for pre- and post-development against acceptable and performance criteria.
- Provide flood mitigation recommendations for the development, where appropriate.

1.3 Limitations

This study is limited to the objectives of the engagement by the client, 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 data provided by the client or government bodies for the purpose of this study is deemed fit for purpose.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study into the 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 full contributing catchment for 8 Nicholas Avenue, Dodges Ferry is approximately 5 ha. The catchment is relatively small and is bounded by properties along adjacent streets to Nicholas Avenue. The overland flow from this catchment flow down Nicholas Avenue and joins up with the overland flow path along Carlton River Road. The land use of the catchment is Low Density Residential.

Figure 1 below outlines the approximate contributing catchment for the development site at 8 Nicholas Avenue, Dodges Ferry.

Figure 1. Full Contributing Catchment, 8 Nicholas Avenue, Dodges Ferry

2.2 Hydrology

The following Table 2 shows the combined initial and continuing rainfall loss values adopted for the RAFTS full and localised catchment model. These values were based on detailed aerial imagery and a site visit. The values were conservatively selected using best practice and guidance from the *Australian Rainfall & Runoff Revision Project 6 – Urban Catchments Stage 2 Report*.

Table 2. Parameters for RAFTS catchment

Full 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
5	22/1	2.7/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

Under the Tasmanian Planning Scheme (TPS) 2021, developments must be assessed against the 1% Annual Exceedance Probability (AEP) event (equivalent to the 100-year ARI) across the full design life of the development. This assessment has therefore been based on 1% AEP events with allowances for future climate change (CC).

Due to the characteristics of the site and the surrounding catchment, critical storm durations were assessed across a range from 10 minutes to 4.5 hours. While shorter duration storms, such as the 30-minute event, can produce more intense rainfall rates,

Figure 3 presents the box-and-whisker results from the 1% AEP storm ensemble. The 30 min storm, particularly under temporal pattern 4, was selected as the critical design event for hydraulic modelling.

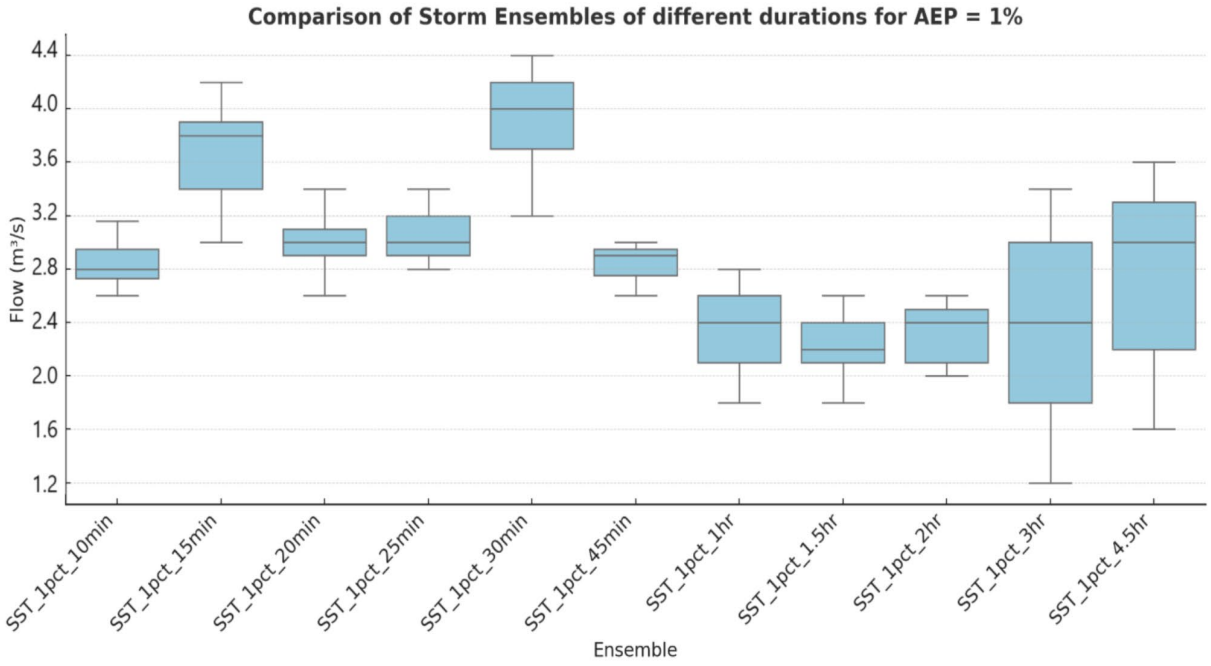


Figure 2. 1% AEP Box and Whisker Plot

2.2.2 Climate Change

As per the ARR 2019 Guide for Flood Estimation (Version 4.2), the recommended approach for estimating increases in rainfall due to climate change projections for the year 2100 scenario.

According to Table 3 of the guide, a multiplication factor of 1.86 is adopted for rainfall durations of less than 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 and adopted by the Council. Table 3 below shows the applied climate change factor.

Table 3. Climate Change Increases

Parameter	Localised Catchment SSP5-8.5 @ 2100
Less than 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 and supplied survey data to create a combined 0.25m and 1m cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below (Figure 3).

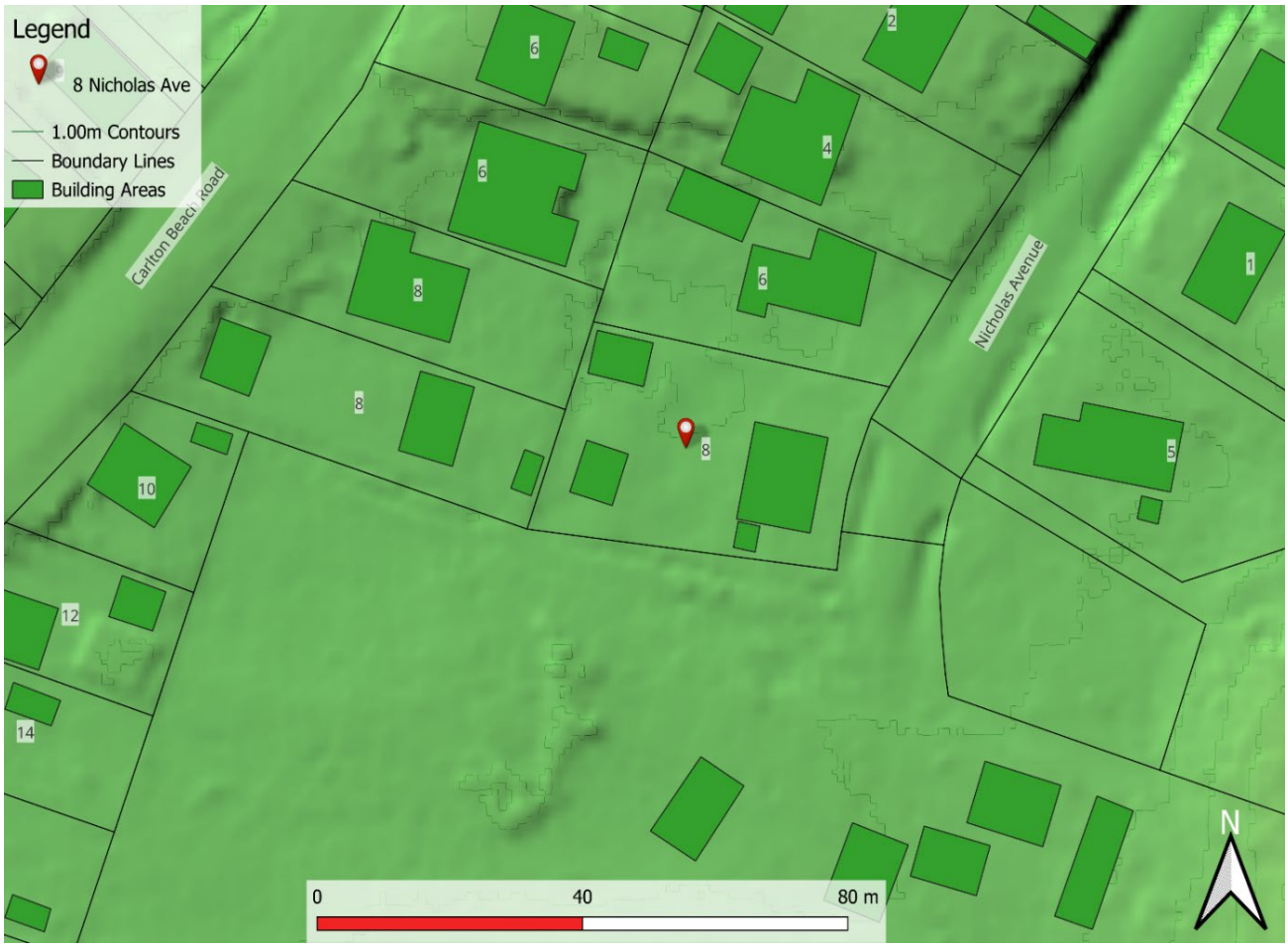


Figure 3. 1m DEM (Hill shade) of Lot Area, 8 Nicholas Avenue, Dodges Ferry

2.3.3 Key Stormwater Assets including pipes and pits

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

2.3.4 Roads

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

2.3.5 Buildings

Specifically, residential houses and commercial buildings were integrated into the DEM by elevating the corresponding grid cells representing these structures by a standardised height of 0.3 meters above the

natural ground surface. Subsequently, the re-sampled grids were utilised to establish the Infoworks ICM model, thus forming a foundational framework for the subsequent analysis and simulation of flood dynamics.

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

2.3.6 Walls

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

2.3.7 Structures

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

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

2.3.8 Roughness (Manning's n)

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

Table 4. Manning's Coefficients (ARR 2019)

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

3. Model Results

The 1% Annual Exceedance Probability (AEP) storm event, inclusive of climate change allowances in accordance with current guidelines, was simulated using both the pre-development and post-development hydraulic models. This comparative analysis was undertaken to evaluate the extent of changes in flood behaviour resulting from the proposed development. Specifically, the modelling assessed differences in flood depth, velocity, and hazard across the development site as well as on adjacent and downstream properties. The purpose of this assessment is to ensure that the development does not exacerbate existing flood risks and complies with relevant stormwater and floodplain management requirements.

3.1 Pre-Development Scenario

The subject site at 8 Nicholas Avenue is positioned within a moderately sloping residential area, draining toward the existing stormwater network located along the western boundary and ultimately discharging to the coastal floodplain system. Under pre-development conditions the local surface conditions contribute to the generation of shallow overland flows that follow natural depressions across the allotment.

Flood modelling undertaken for the 1% Annual Exceedance Probability (AEP) event inclusive of climate change allowances to 2100 reveals that the site experiences broad, shallow inundation. Depth mapping

indicates floodwaters generally range between 0.05 m and 0.28 m, with maximum localised ponding reaching approximately 0.46 m along the site's lower sections, particularly towards the western boundary where terrain dips near the easement.

Velocity mapping, as shown in Appendix A, shows that surface flows across the majority of the site remain slow-moving, with predominant velocities in the order of 0.5 m/s to 0.95 m/s, increasing slightly near the lower boundary channel where velocities reach up to 1.12 m/s. These values are consistent with minor sheet flow conditions expected under pre-development surfaces and indicate limited potential for erosion or sediment transport under existing land use.

Hazard mapping reflects a predominantly H1 (Low Hazard) classification across the site. A few isolated pockets near the downstream edge briefly approach H2 (Low to Moderate Hazard) due to combined effects of flow concentration and gradient; however, these are spatially minor and contained within unoccupied land.

3.2 Post-Development Scenario

Following the proposed development at 8 Nicholas Avenue, which includes a building extension to the existing habitable structure, a detached shed, and a carport structure, flood modelling was updated to assess changes in surface water behaviour under the 1% AEP + CC (Year 2100) scenario. The development introduces minor adjustments to site grading and surface characteristics, with all structures placed above surrounding grade to avoid obstructing overland flow.

Post-development flood depth mapping indicates that inundation extents and depths across the lot remain largely consistent with the pre-development condition. Depths remain within the 0.05 m to 0.28 m range, with localised pooling still evident in the western corner of the site, reaching a maximum of approximately 0.46 m. These depths do not extend significantly beyond existing extents, and no adverse impact is observed on neighbouring properties.

Flow velocity mapping confirms that surface runoff continues to move slowly across the site, with velocities predominantly between 0.5 m/s and 0.8 m/s, and peak localised flows near the western drainage path reaching up to 1.11 m/s.

Crucially, the proposed granny flat building extension is located within an H1 (low hazard) zone, as defined under the ARR 2019 hazard classification. The shed and carport structures are also situated within zones classified as H1, ensuring all new structures are located in areas where floodwaters are shallow and slow-moving, posing minimal risk to people or property.

The post-development scenario preserves natural drainage characteristics and demonstrates no increase in flood hazard either on-site or to adjacent properties. The proposed layout avoids obstruction of primary flow paths, maintaining safe flood behaviour in accordance with planning and design objectives.

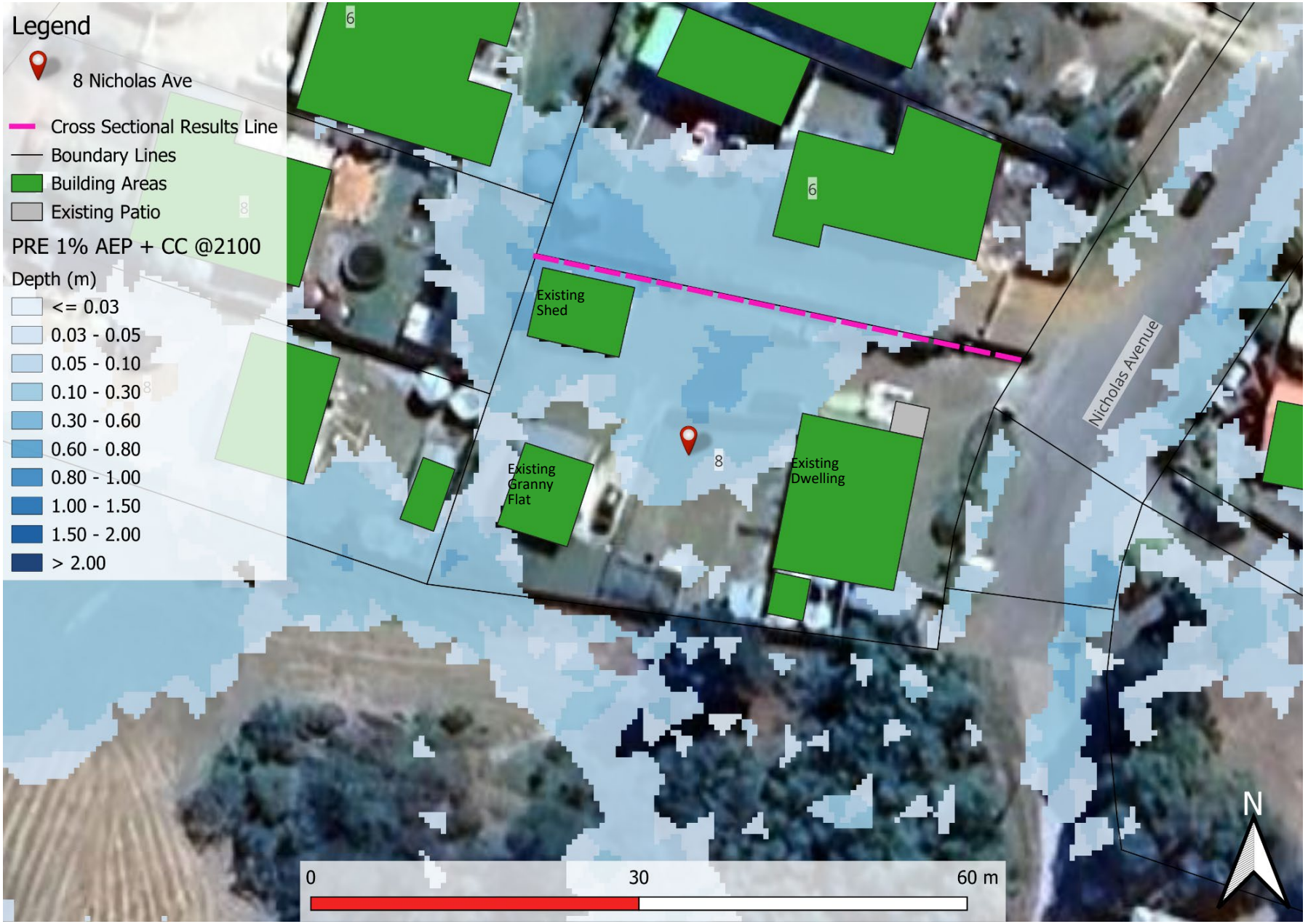


Figure 4. Pre-Development 1%+CC Flood Depths and extents

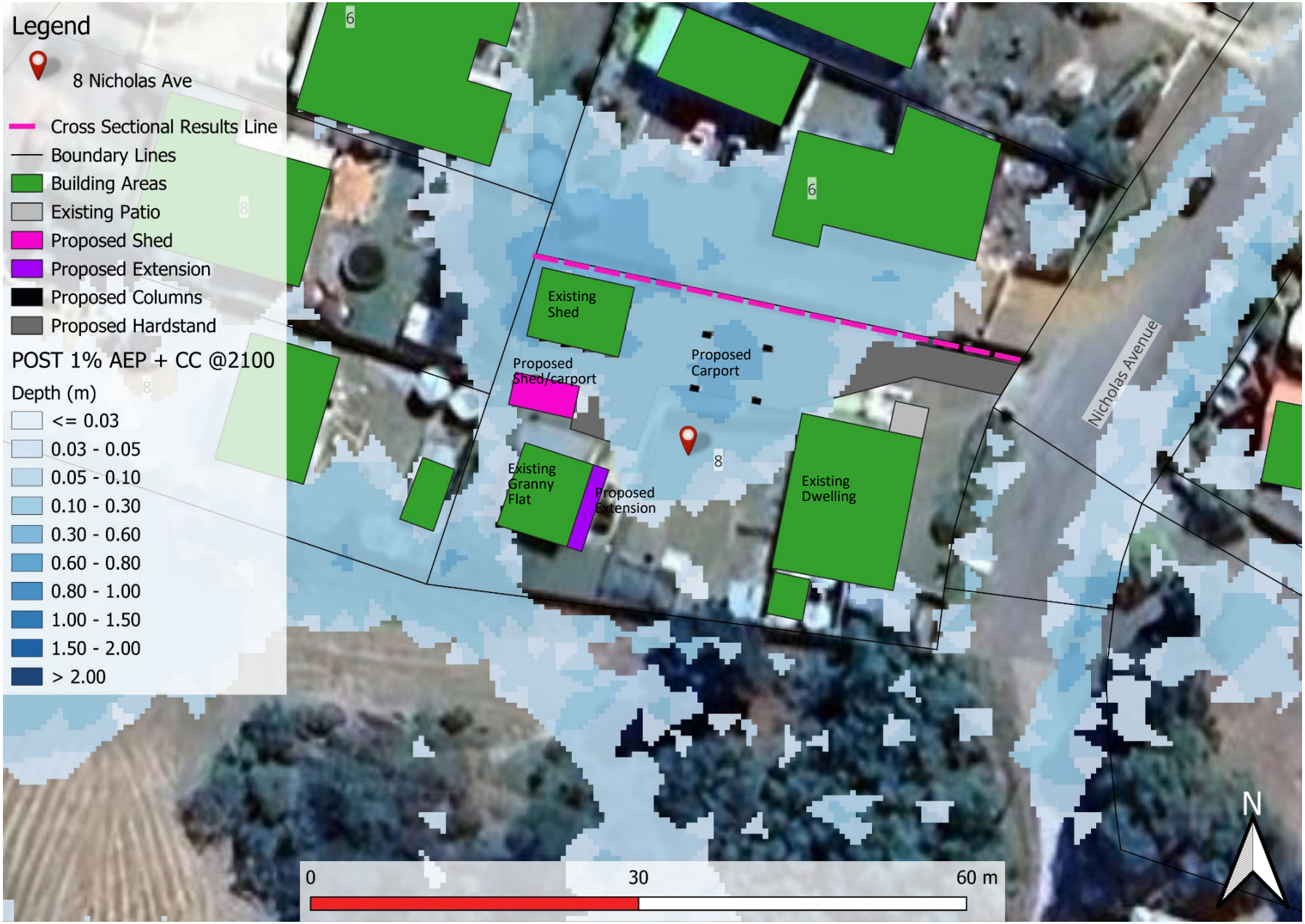


Figure 5. Post Development 1%+CC Flood Depth and extents

3.3 Displacement of Overland Flow on Third Party Property

Figure 5 shows the post-development flow conditions. When compared to the pre-development case, there is no increase in flood levels or extents on the southern neighbouring properties near 8 Nicholas Avenue, Dodges Ferry. The modelling confirms that the proposed development does not have a detrimental impact on flooding either within the site or on surrounding land, with the maximum depth reaching 0.46 m and velocity remaining at 1.11 m/s.

As discussed further in Section 4, the flood hazard on nearby properties and surrounding infrastructure remains the same, classified as H1–H2. This is consistent with pre-development conditions and means that while flooding could be unsafe for small vehicles, the development does not make it worse.

3.4 Development Effects on Stormwater Discharge

Figure 6 presents the discharge hydrograph for the 8 Nicholas Avenue site, illustrating the comparative flow characteristics between pre- and post-development conditions. This graph, derived from hydraulic modelling outputs, captures net discharge variations across both scenarios to assess potential impacts resulting from the proposed development.

The analysis indicates that post-development conditions result in a negligible increase of 0.004 m^3/s in net discharge, suggesting that any additional runoff generated by the new structures and grading adjustments remains minimal and within acceptable limits. Additionally, a slight decrease in velocity of -0.01 m/s is observed. These results confirm that the development has minimal impact on site hydrology, ensuring that overland flow characteristics remain consistent with pre-development conditions.

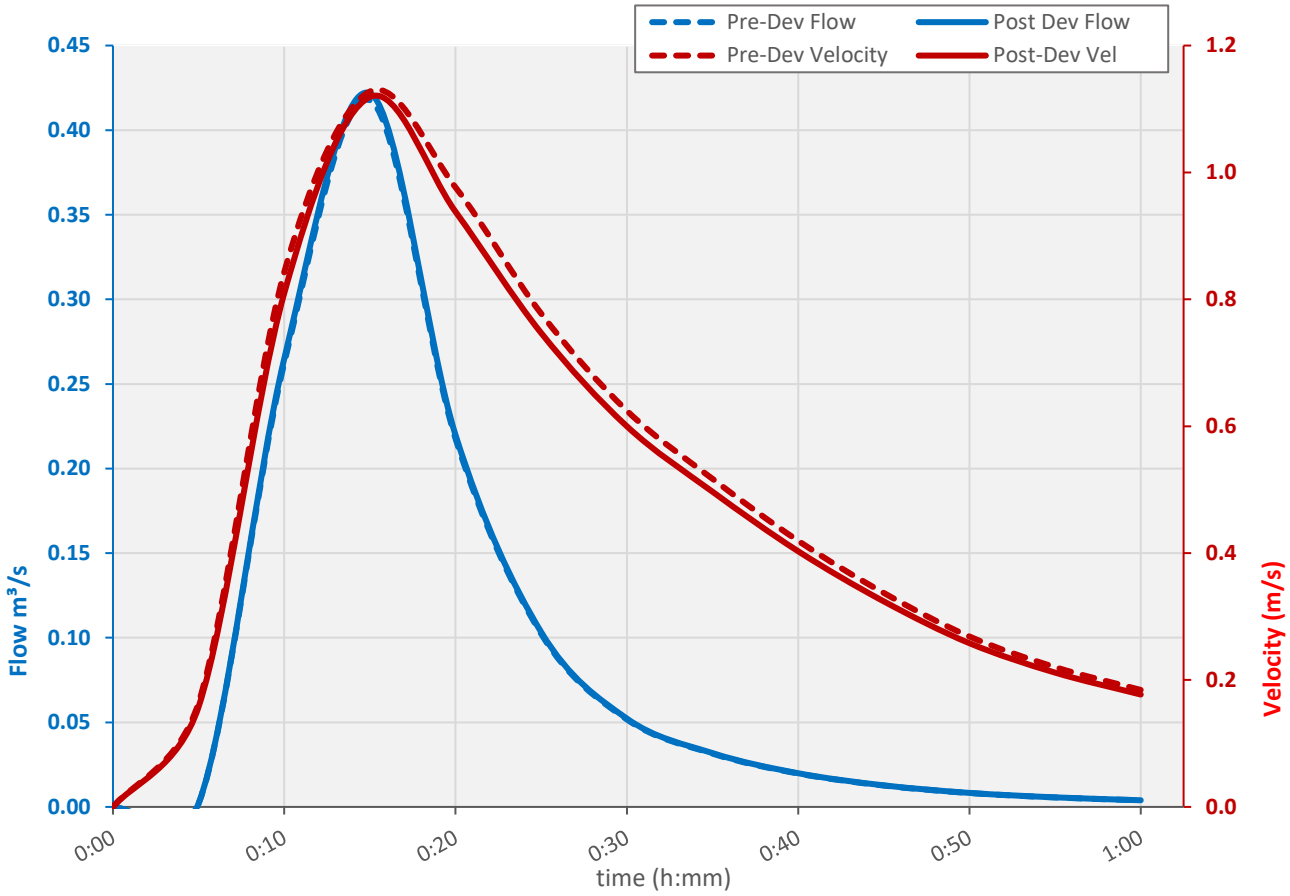


Figure 6. Pre and Post Development Net Discharge 1% AEP +CC, 8 Nicholas Avenue

3.5 Model Summary

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

	Pre-development	Post-development	Net Change
Depth (m)	0.460	0.460	0.000
Velocity (m/s)	1.12	1.11	-0.01
Discharge (m^3/s)	0.418	0.422	0.004

3.6 New Habitable Building

To meet the performance criteria of the Building Regulations 2016 S.54, the construction of a new habitable building is required to have a habitable floor level is greater than 300 mm above the 1% AEP + CC flood level. The new development at 8 Nicholas Avenue, Dodges Ferry must meet this regulation as shown in Table 6. (The floor level >1% AEP + CC flood level + 300 mm does not apply for non-habitable areas).

Table 6. Habitable Floor Construction Levels

Habitable Floor	1% AEP +CC flood depth at location (m)	Minimum Floor Level required from exiting ground level (m)
Proposed Granny Flat Extension	0.05	0.35

4. Flood Hazard

Appendix A presents a detailed comparison of flood behaviour along the northern boundary of 8 Nicholas Avenue under both pre- and post-development conditions. The assessment specifically focuses on a representative cross-section result line, where surface flows are most concentrated during the 1% AEP + CC (Year 2100) event.

Under pre-development conditions, hydraulic modelling indicates that floodwaters reach a maximum depth of approximately 0.46 m, with flow velocities peaking at 1.12 m/s. According to the Australian Flood Resilience and Design Handbook, this depth–velocity combination corresponds to a flood hazard rating of H2 (unsafe for small vehicles and children). This elevated hazard is due to standing or slow-moving water of considerable depth, which can reduce visibility of surface levels and pose stability risks for lightweight vehicles and pedestrians. This result is illustrated in Figure 7 and further supported by the pre-development hazard map provided in Appendix A.

Following development, comprising the addition of a building extension, shed, and carport, updated modelling shows minimal change in flood conditions. The maximum velocity slightly decreases to 1.11 m/s, while flood depth remains unchanged at 0.46 m. These minor differences suggest the proposed development does not significantly alter the hydraulic behaviour of this section. Notably, the flood hazard rating remains at H2, demonstrating that the development does not increase flood risk at this key location. The post-development hazard map in Appendix A confirms this consistency in classification.

This assessment is limited to the subject site and immediately adjacent areas, including neighbouring residential boundaries, adjacent infrastructure, and the road corridor fronting the site. Broader areas beyond the immediate site context, such as public access corridors are excluded from this analysis and were not modelled as part of the scope.

During a flood event, it is recommended that site occupants and visitors remain indoors and refrain from entering floodwaters unless advised or directed by emergency services. This advice applies even in low-velocity zones due to the risks associated with sudden water level changes and reduced ground visibility.

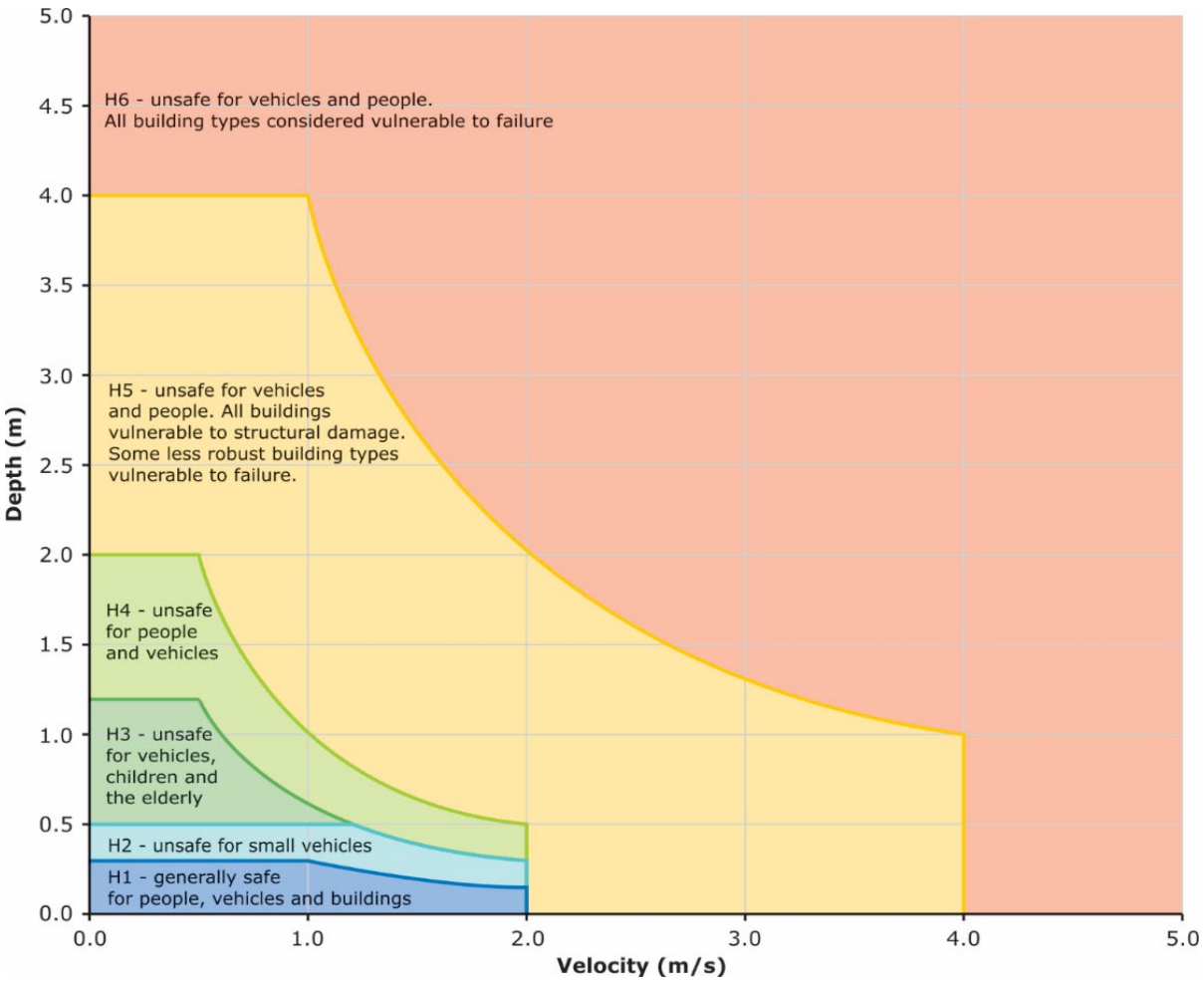


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

Flood analysis for 8 Nicholas Avenue, Dodges Ferry shows that the proposed house and driveway are located within an overland flow path with moderate flood depths. Most of the area is rated as H1 hazard under the 1% AEP plus climate change scenario, meaning floodwaters in this location are generally safe for people, vehicles and buildings. While this rating indicates a manageable risk, local flow conditions still need to be carefully addressed in the design and construction of the development.

Flood depths and velocities on the lot may still cause erosion, sediment movement, and carry debris or vehicles during storm events. To reduce this risk the construction methods should use flood-resistant materials and designs that limit damage and keep the structure stable during flooding.

If these structural measures are followed, the proposed granny flat extension, classified as a Class 1a habitable building under the BCA 2019, is expected to maintain an acceptable level of flood risk over its 50-year design life. However, this depends on full compliance with the report's recommendations, including proper construction practices, site grading, and resilient design.

Table 7 TPS C12.5.1 Uses within a flood prone area

C12.5.1 Uses within a flood prone 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 new shed, carport and extension to existing habitable granny flat at 8 Nicholas Avenue, Dodges Ferry, within a slow moving overland flood path.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented along with the recommended finished floor levels, no additional flood protection measures required for the life expectancy of a habitable 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 H2.

Table 8. TPS C12.6.1 Building and works within a flood-prone hazard area

C12.6.1 Building and works within a flood-prone hazard 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 new granny flat extension, shed and carport.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	No increase in level of risk observed following the development.
(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)	There is no increase in the level of risk within the lot, adjacent land and to surrounding infrastructure.
(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)	Can achieve tolerable risk without mitigation measures provided the minimum floor level recommendations are followed.

5. Conclusion

The flood modelling and assessment for 8 Nicholas Avenue, Dodges Ferry confirms that the proposed development can proceed with moderated flood risk, provided that all design and construction measures outlined in this report are followed.

- Under pre-development conditions, the site experiences shallow overland flow and ponding primarily in the central and northern sections of the lot. Flood depths remain mostly under 0.30 m, with localised depressions reaching up to 0.46 m. Flow velocities are low (0.5–1.12 m/s), and the entire site falls within the H1–H2 hazard range, indicating present but manageable flood risk.
- Post-development modelling shows that the proposed dwelling and associated works maintain the existing overland flow path. Slight decrease in flood velocity is observed (up to 1.11 m/s), with maximum depth remaining at 0.46 m. These changes do not result in increased flood impact on neighbouring properties or internal flow concentration. The hazard classification remains unchanged at H1–H2.
- The habitable floor level of the proposed granny flat extension has been designed to comply with the Building Regulations 2016 (S.54), setting the finished floor level (FFL) at 0.35 m from existing ground level.
- Structural design measures, including flood resistant materials, are required to ensure long-term resilience of the development.
- The development does not introduce adverse flood impacts to adjacent properties, and site-specific flood behaviour remains consistent with pre-development conditions.
- Given the flood characteristics and hazard ratings, a shelter in place approach is recommended. Occupants should remain indoors during flood events until water levels recede to safe evacuation thresholds, as advised by emergency services.

6. Recommendations

Based on the outcomes of the hydraulic modelling and flood hazard assessment for 8 Nicholas Avenue, Dodges Ferry, the following recommendations are made to ensure the proposed development meets acceptable flood risk standards:

- The habitable floor level must be set no lower than 0.35 m from existing ground level at the entry door. This allows a minimum 300 mm freeboard above the modelled 1% AEP + climate change (Year 2100) flood depth of 0.05 m, as required under the Building Regulations 2016 (Section 54).
- Construction should incorporate flood resistant materials and design strategies suited for prolonged water exposure.
- A shelter in place approach should be adopted, with future occupants advised to remain indoors during flood events until floodwaters recede to safe evacuation levels, unless directed otherwise by emergency services.
- Ensure that the overland flow path remains unobstructed over time. Landscaping, fencing, and future works underneath sub floor must not block or divert surface flows.
- All construction and flood mitigation measures must meet Sorell Council requirements and align with the Tasmanian Planning Scheme 2021 (C12.0) and Building Code of Australia provisions for flood affected areas.

7. Limitations

This Flood Hazard Report has been prepared by Flüssig Engineers for **MD Property One Pty Ltd**, for the proposed residential development at 8 Nicholas Avenue, Dodges Ferry. The assessment has been carried out in accordance with the requirements of Clauses C12.5.1 and C12.6.1 of the Tasmanian Planning Scheme – Sorell 2021, and is based on the site conditions, development layout, and available information at the time of assessment.

The findings, modelling results, and recommendations presented in this report are specific to the proposed development layout, finished floor levels, and surrounding catchment conditions as understood at the time of reporting. Should any modifications occur to the site layout, building location, surface levels, drainage infrastructure, or relevant design parameters, this report may no longer reflect the actual flood behaviour or hazard conditions. In such cases, a revised flood assessment must be undertaken to ensure ongoing compliance with flood risk provisions and regulatory requirements.

This document must be read and used in full. It must not be quoted, reproduced, or relied upon in part, or for any purpose other than that specifically outlined in this report, without the prior written consent of Flüssig Engineers.

This report relies on supporting information such as site surveys, development plans, and background flood data provided by third parties. Flüssig Engineers accepts no responsibility for the accuracy or completeness of third-party information used in this assessment. The conclusions drawn are based solely on the assumptions and data available at the time of modelling.

No liability will be accepted by Flüssig Engineers for any use of this report beyond the original scope or intended purpose, particularly where used to support alternate developments, planning applications, or design changes not assessed within this study.

8. References

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- Tasmanian Planning Commission, 2021, Tasmanian Planning Scheme – Sorell 2021
- Standards Australia, 2022, AS/NZS 3500.3: Plumbing and Drainage – Stormwater Drainage

9. Appendices

Appendix A Flood Maps

PRE 1% AEP + CC @2100

Legend

8 Nicholas Ave

Boundary Lines
Building Areas
Existing Patio

PRE 1% AEP + CC @2100
Depth (m)
<= 0.03
0.03 - 0.05
0.05 - 0.10
0.10 - 0.30
0.30 - 0.60
0.60 - 0.80
0.80 - 1.00
1.00 - 1.50
1.50 - 2.00
> 2.00

0 9 18 m
meters

N

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PRE 1% AEP + CC @2100

Legend

8 Nicholas Ave

Boundary Lines
Building Areas
Existing Patio

PRE 1% AEP + CC @2100
Velocity (m/s)
<= 0.50
0.50 - 1.00
1.00 - 1.50
1.50 - 2.00
> 2.00

0 9 18 m

meters

N

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PRE 1% AEP + CC @2100

Legend

8 Nicholas Ave

Boundary Lines
Building Areas
Existing Patio

PRE 1% AEP + CC @2100

Hazard

H1
H2
H3
H4
H5
H6

0 9 18 m

meters

N

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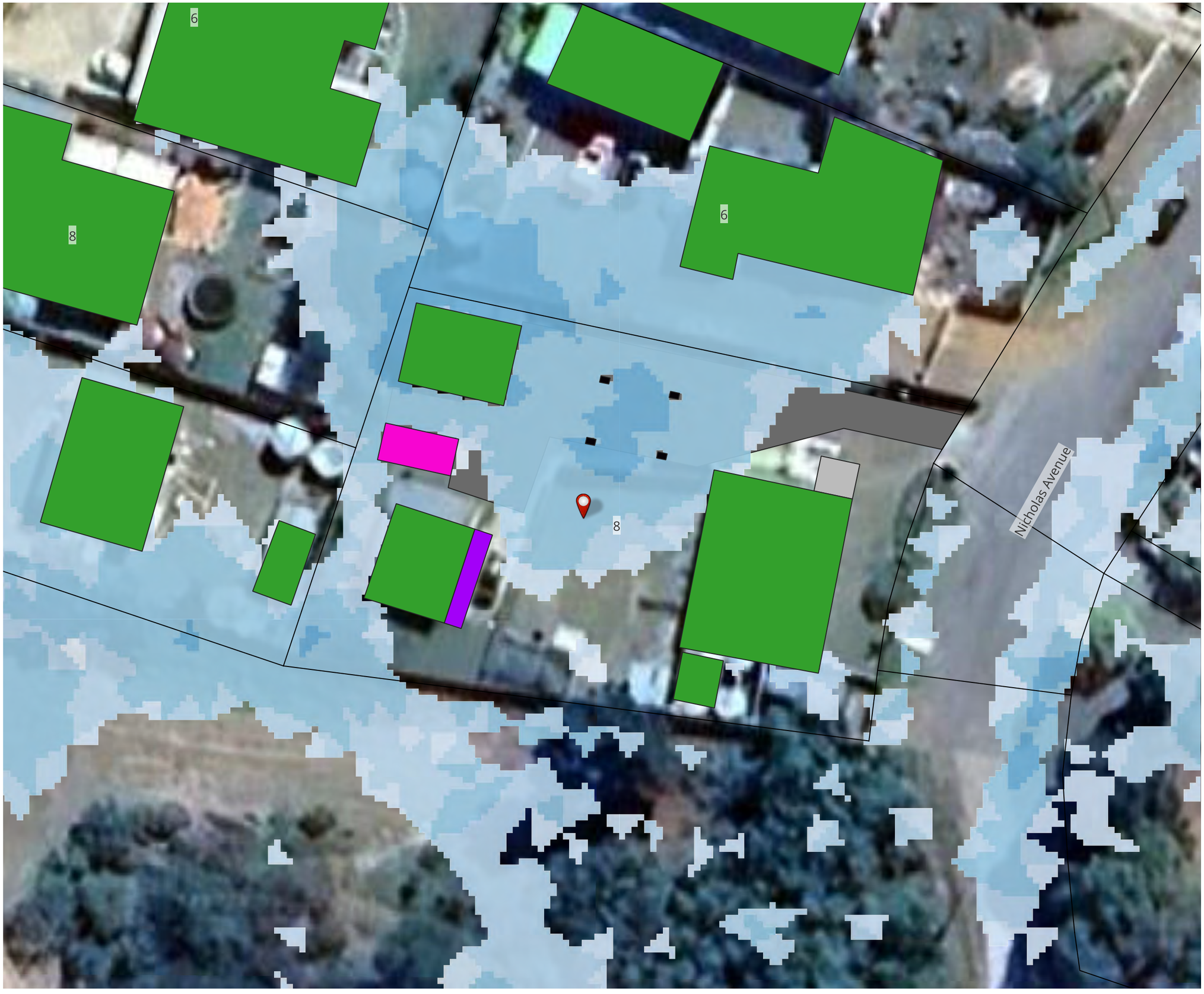
- 18-06-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

POST 1% AEP + CC @2100



Legend

8 Nicholas Ave

- Boundary Lines
- Building Areas
- Existing Patio
- Proposed Shed
- Proposed Extension
- Proposed Columns
- Proposed Hardstand

POST 1% AEP + CC @2100

Depth (m)

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

0 9 18 m

meters

N

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- 18-06-2025 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

POST 1% AEP + CC @2100

Legend

8 Nicholas Ave

- Boundary Lines
- Building Areas
- Existing Patio
- Proposed Shed
- Proposed Extension
- Proposed Columns
- Proposed Hardstand

POST 1% AEP + CC @2100

Velocity (m/s)

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

0 9 18 m

meters

N

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POST 1% AEP + CC @2100

Legend

8 Nicholas Ave

- Boundary Lines
- Building Areas
- Existing Patio
- Proposed Shed
- Proposed Extension
- Proposed Columns
- Proposed Hardstand

POST 1% AEP + CC @2100

Hazard

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

0 9 18 m

meters

N

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ONSITE-WASTEWATER ASSESSMENT

8 Nicholas Ave

Doges Ferry

August 2025

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	MD Property One Pty Ltd
Site Address:	19 Luke Avenue, Carlton
Date of Inspection:	01/07/2025
Proposed Works:	Alterations/Additions
Investigation Method:	Hand Auger
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	121626/11
Title Area:	Approx. 1351 m²
Applicable Planning Overlays:	Flood-prone Areas, Airport obstacle limitation area
Slope & Aspect:	Flat with no dominant aspect
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT 1:250 000
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Additionally, the current wastewater system was examined.

Soil Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	USCS	Description
0.00-0.50	0.00-0.90	SP	**Silty SAND**: Brown, slightly moist, medium dense.
0.50-0.70	0.90-1.00	SP	**Silty SAND**: Dark Brown, slightly moist, medium dense, (TH2 no refusal).
0.70-1.00+		SP	**Silty SAND (SP)**: Grey, moist, medium dense, perched water table encountered at 0.9m.
1.00-1.20+		CL	**Sandy CLAY (CL)**: Low plasticity, pale brown slightly moist, firm, no refusal.

Site Notes

Soils on site are developing from Quaternary sediments. The soils consist of sand deposits overlying sandy clays. A high permeability of of approximately 1.5-3m/day is expected in the upper profile whereas a moderate permeability of 0.12-0.5 is expected in the sandy clay subsoils.

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as Sand (category 1). The house and granny flat area is serviced by a septic system and two trenches. The system appears to be in good working order with no signs of failure or seepage observed. The proposed additions and alterations will not encroach on the application area or alter the number of bedrooms therefore there is no intensification of residential use on the site. Because the current system is in good working order no alterations to the wastewater system are required.

SOR-S2.6.1 Uses within the Southern Beaches On-site Waste Water Management Specific Area Plan

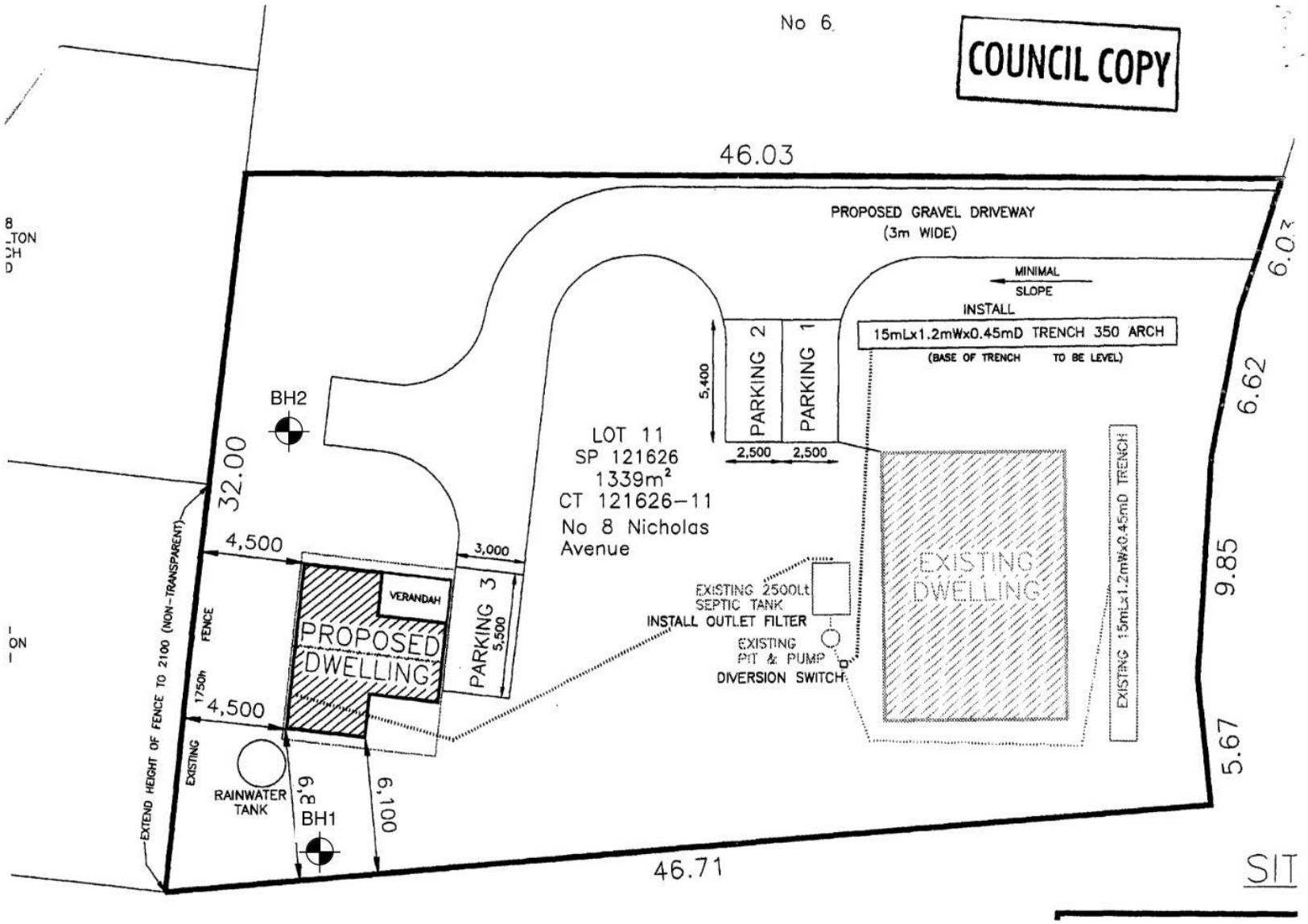
Acceptable Solutions	**Comment**
A1 No change, expansion or intensification of residential or business use on the site.	Complies No intensification of residential use.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

Site Plan


No 6
COUNCIL COPY
46.03
PROPOSED GRAVEL DRIVEWAY
(3m WIDE)
MINIMAL
SLOPE
INSTALL
15mLx1.2mWx0.45mD TRENCH 350 ARCH
(BASE OF TRENCH TO BE LEVEL)
PARKING 2
PARKING 1
5,400
2,500
2,500
BH2
LOT 11
SP 121626
1339m²
CT 121626-11
No 8 Nicholas
Avenue
32.00
4,500
3,000
VERANDAH
PROPOSED
DWELLING
PARKING 3
5,500
4,500
1750h
FENCE
EXISTING
EXTEND HEIGHT OF FENCE TO 2100 (NON-TRANSPARENT)
RAINWATER
TANK
BH1
3,9
6,100
EXISTING 2500Lt
SEPTIC TANK
INSTALL OUTLET FILTER
EXISTING
PIT & PUMP
DIVERSION SWITCH
EXISTING
DWELLING
EXISTING 15mLx1.2mWx0.45mD TRENCH
6.02
6.62
9.85
5.67
46.71
SIT

Project Details

Floor Areas: 98m² Dwelling, 60m² Granny Flat, 71.75m²
New Outbuildings & 42m² Existing Outbuilding.
Block Area: 1335m²
Design Wind Speed: N3
Climate Zone: 7
Title Reference: 121626/11

SHEET KEY

DEVELOPMENT APPLICATION

Skizze
Building Design
custom building design
PO Box 562 Swansea, NSW, 2281 P 0423 099841
Accreditation Number CC645J

Proposed: Alterations, Additions to Granny Flat & Outbuildings

Client: M Downie

At: 8 Nicholas Avenue Dodges Ferry

JOB:25012

Sheet : 1 of 12

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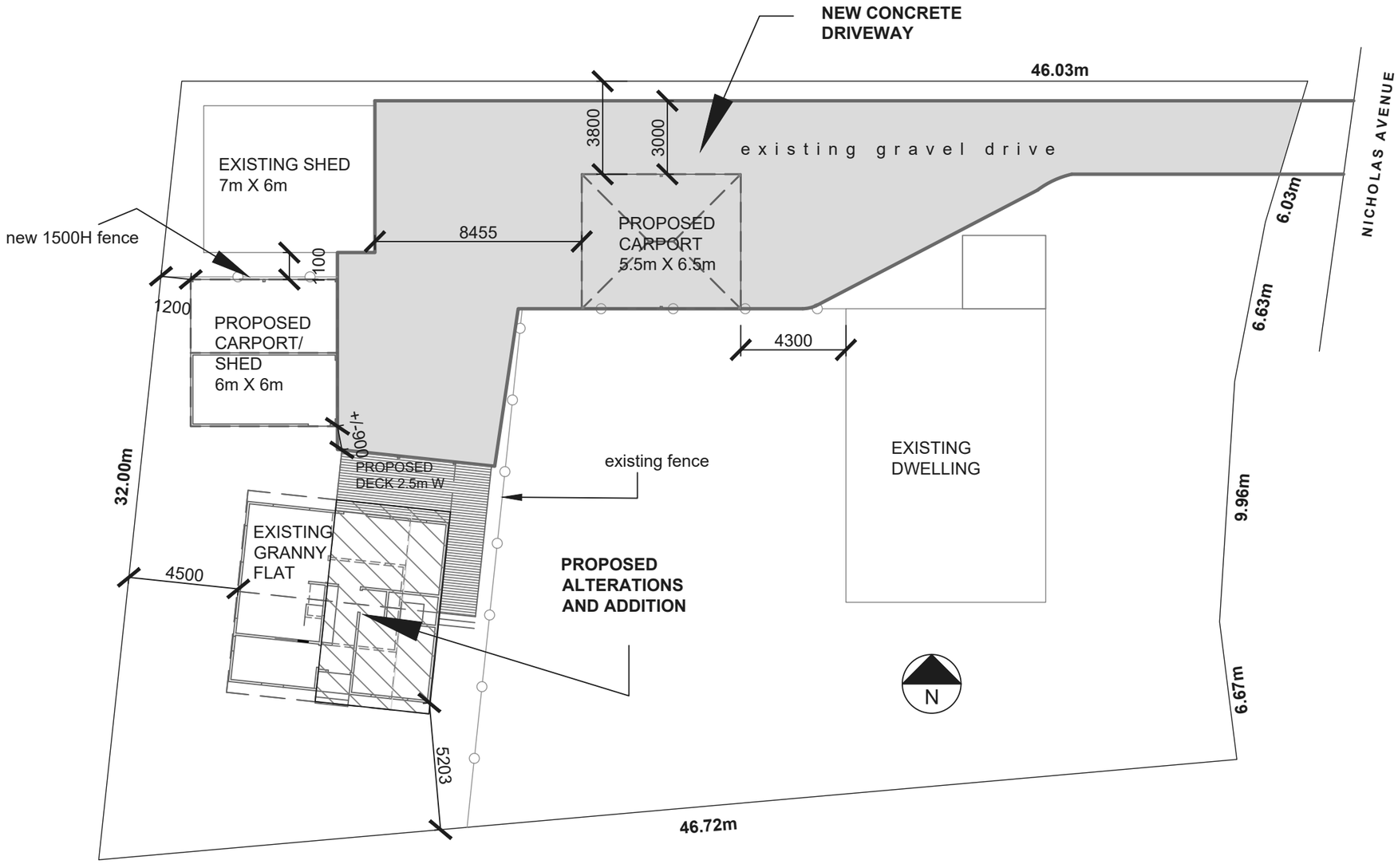
COVER SHEET



SITE PLAN
SET OUT
SCALE 1:200

GROUND IS NEAR FLAT

Revisions: 24Jul25
GRANNY FLAT CHANGED TO ONE-BEDROOM FLAT

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Accreditation Number CC645J

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Sheet :2 of 12

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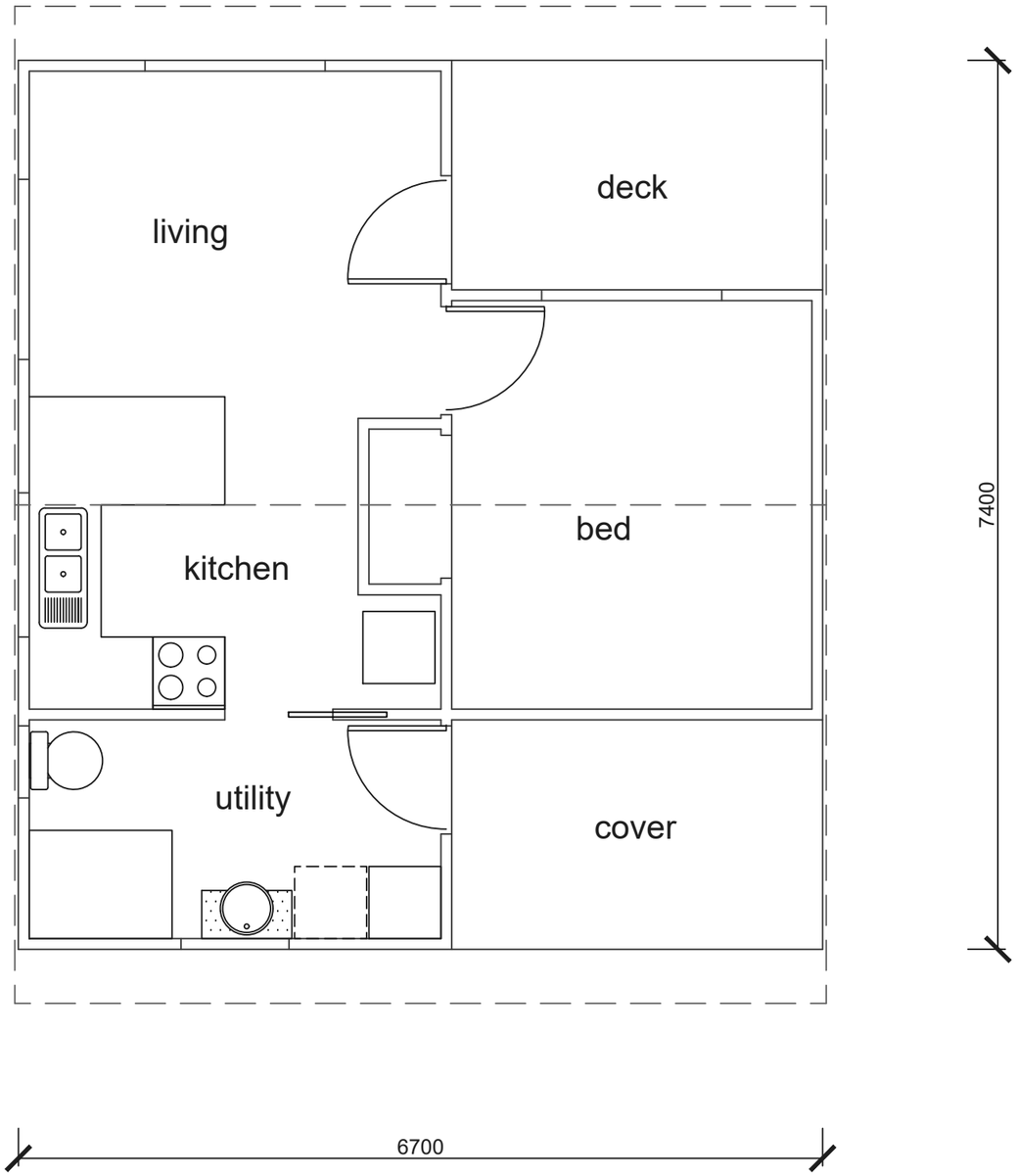

FLOOR PLAN
EXISTING CONDITIONS
area= 37.77m² + decks
SCALE 1:50

Skizze
Building Design
custom building design
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Accreditation Number CC645J

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JOB:25012

Sheet :3 of 12

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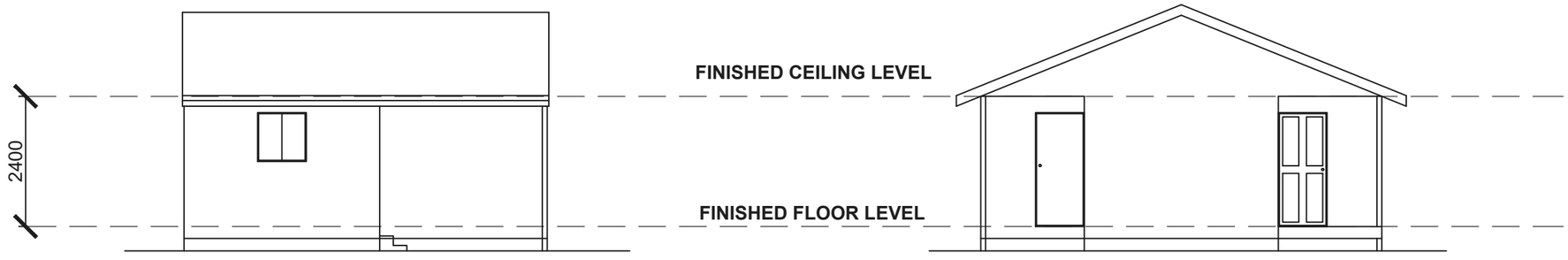
At: 8 Nicholas Avenue Dodges Ferry

S VIEW
SCALE 1:100

W VIEW
SCALE 1:100



N VIEW
SCALE 1:100

E VIEW
SCALE 1:100

ELEVATIONS
EXISITING CONDITIONS
SCALE 1:100

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Building Design
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Sheet :4 of 12

Revisions:
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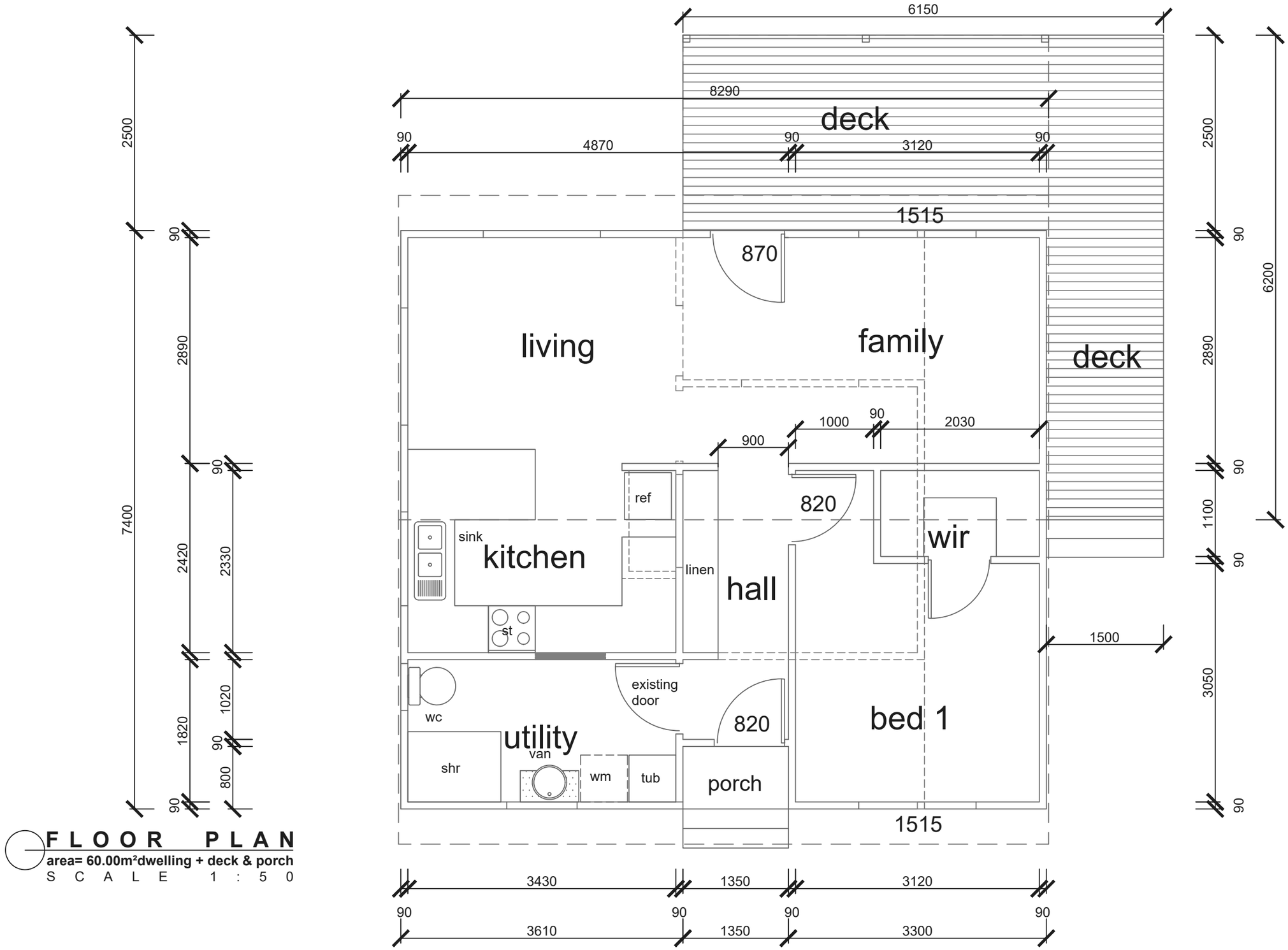

FLOOR PLAN
area= 60.00m²dwelling + deck & porch
SCALE 1:50

Skizze
Building Design
custom building design
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JOB:25012

Client: M Downie

Sheet :5 of 12

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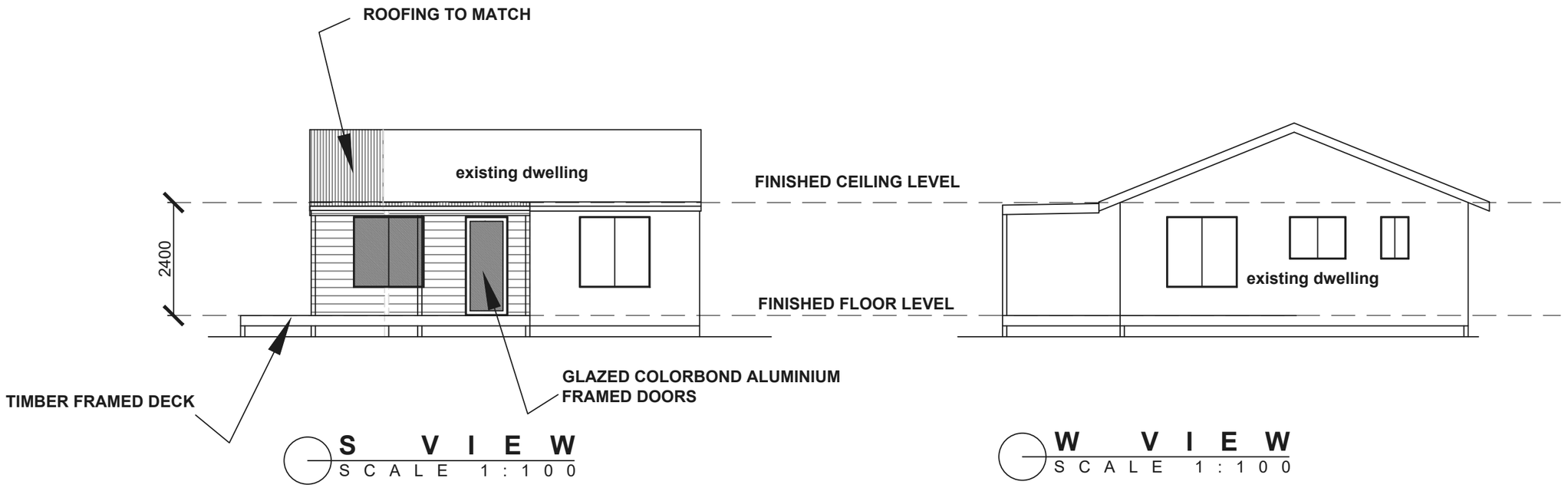
Date: July 2025 ©
Issue Date 24Jul25

At: 8 Nicholas Avenue Dodges Ferry

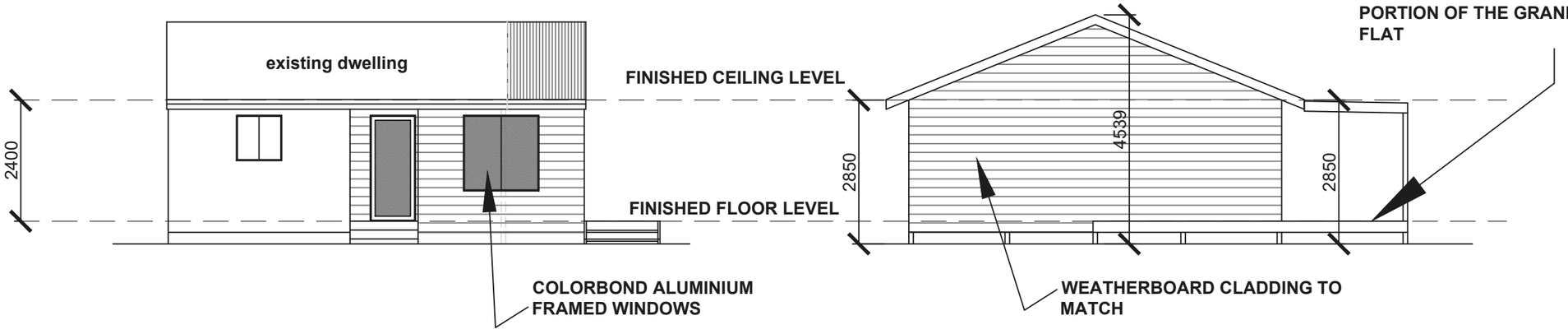
Revisions: 24Jul25
GRANNY FLAT CHANGED TO ONE-BEDROOM FLAT



S V I E W
SCALE 1:100

W V I E W
SCALE 1:100

NB- FLOOR AREA OF PROPOSED ADDITION IS THE SAME AS THE EXISTING PORTION OF THE GRANNY FLAT



N V I E W
SCALE 1:100

E V I E W
SCALE 1:100

Skizze
Building Design
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Sheet :6 of 12

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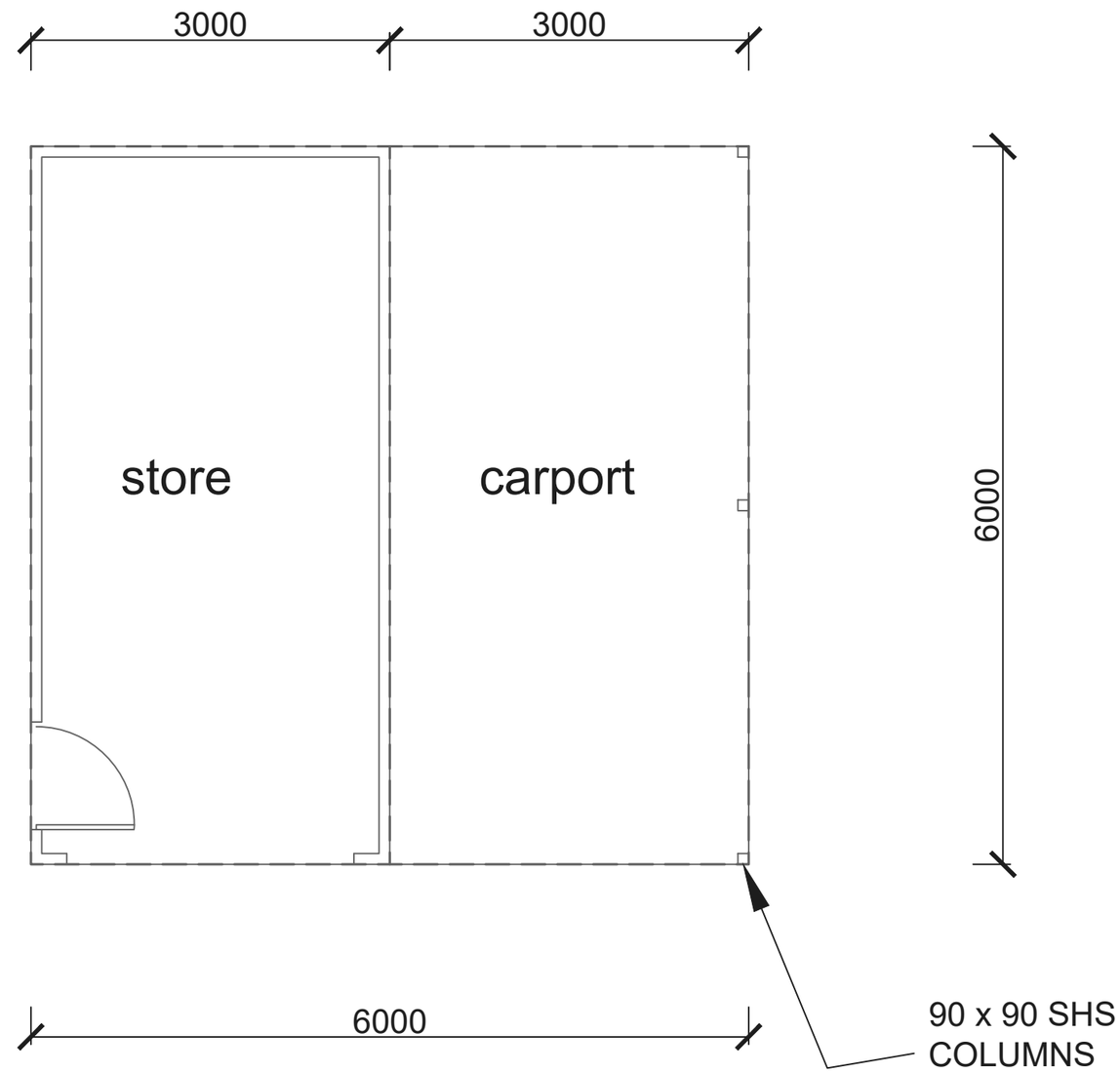

SHED/CARPORT FLOOR PLAN

area = 36.00 m²

SCALE 1:50

Skizze
Building Design
custom building design
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Accreditation Number CC6645J

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JOB:25012

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Sheet :7 of 12

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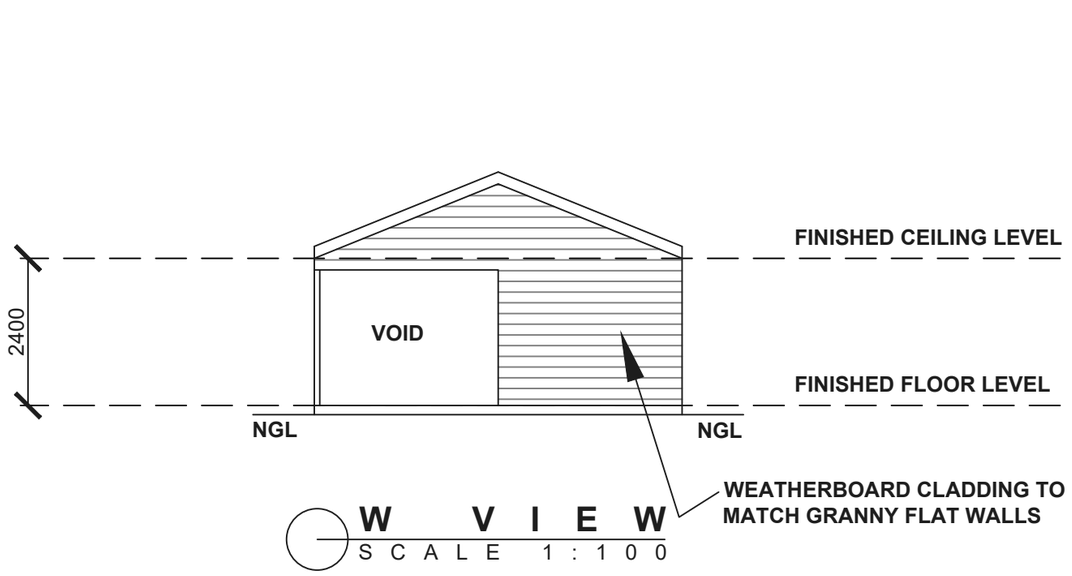
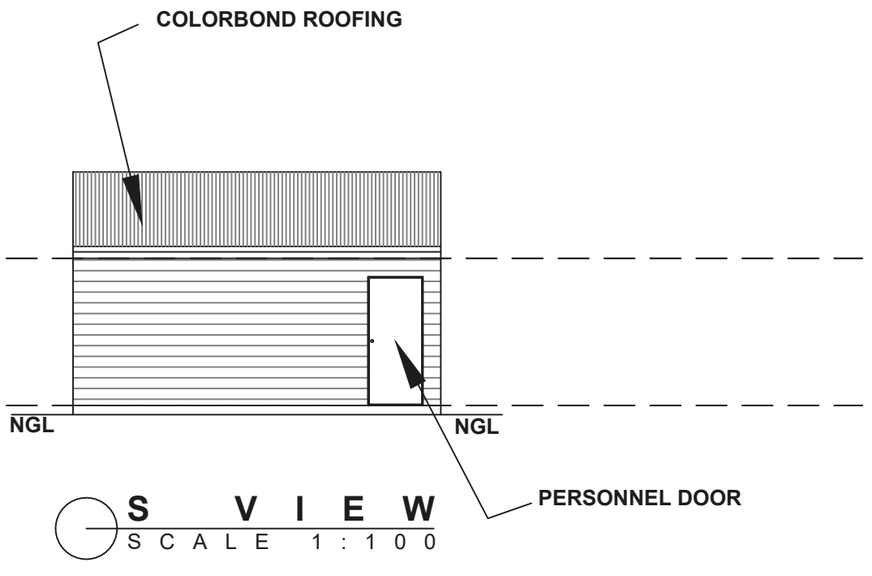
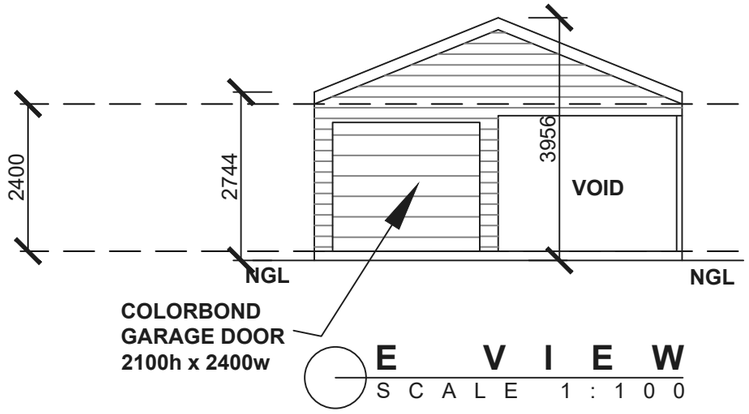


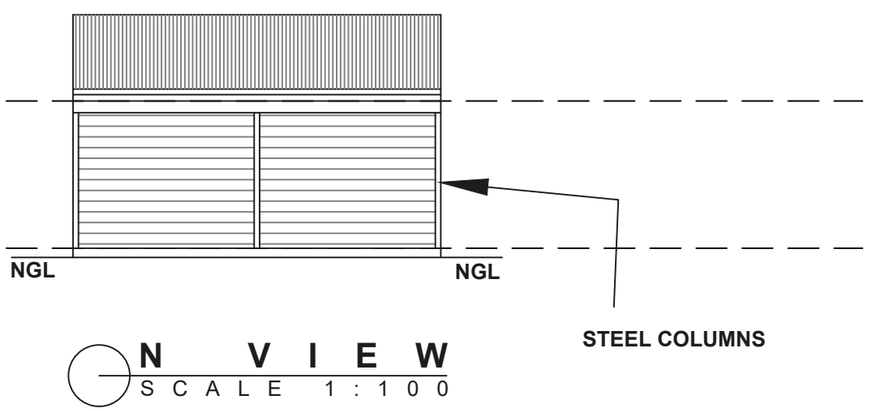
W V I E W
SCALE 1:100



S V I E W
SCALE 1:100



E V I E W
SCALE 1:100



N V I E W
SCALE 1:100

SHED/CARPORT ELEVATIONS
SCALE 1:100

Skizze
Building Design
custom building design

PO Box 562 Swansea,NSW, 2281 P 0423 099841
Accreditation Number CC645J

Proposed: Alterations, Additions to Granny Flat & Outbuildings

JOB:25012

Client: M Downie

Sheet :8 of 12

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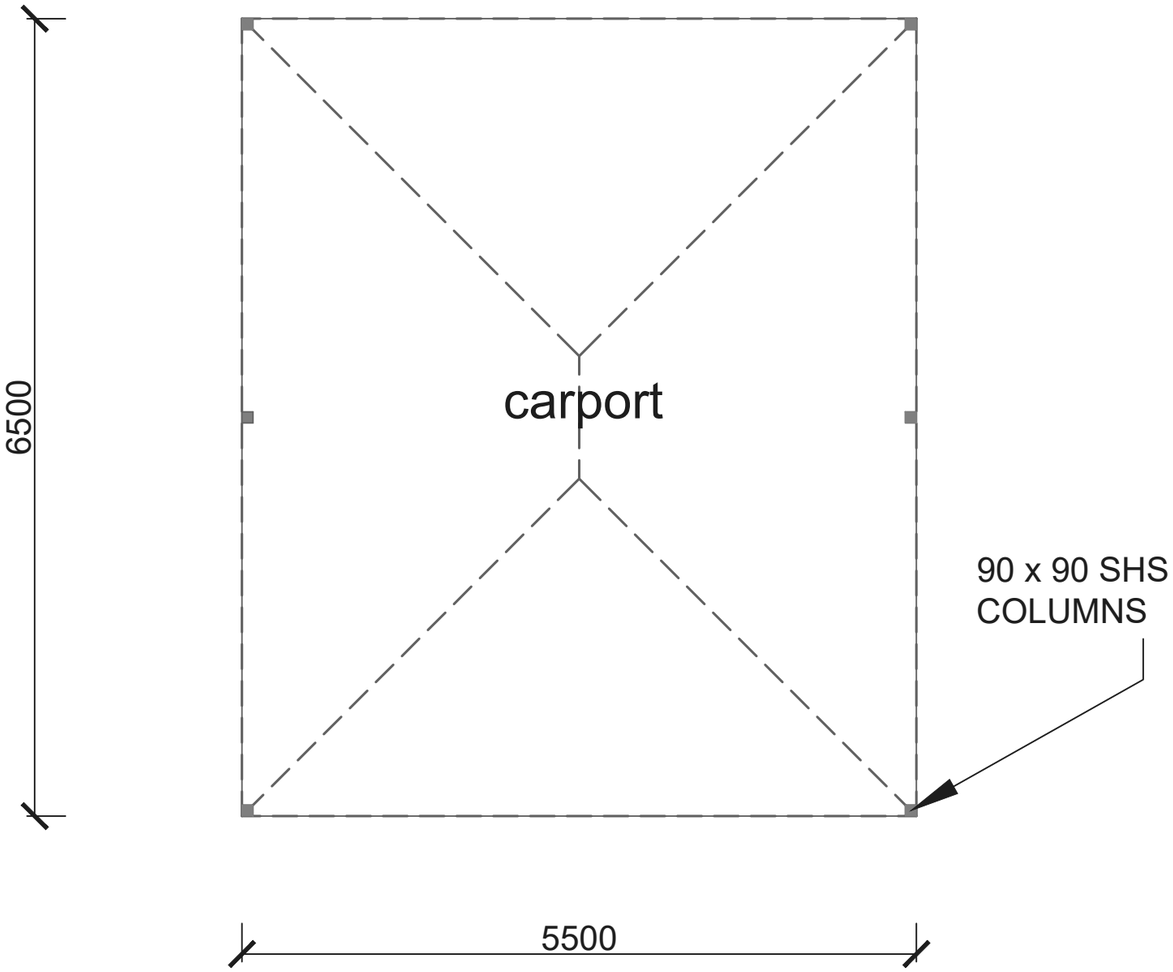

CARPORT FLOOR PLAN

area = 36.00 m²

SCALE 1:50

Skizze
Building Design
custom building design
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Accreditation Number CC645J

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Sheet :9 of 12

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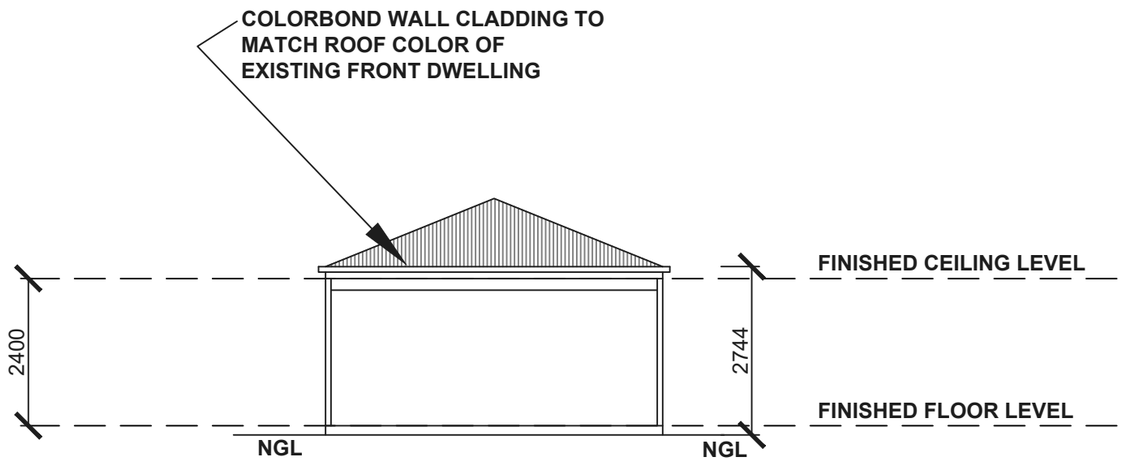
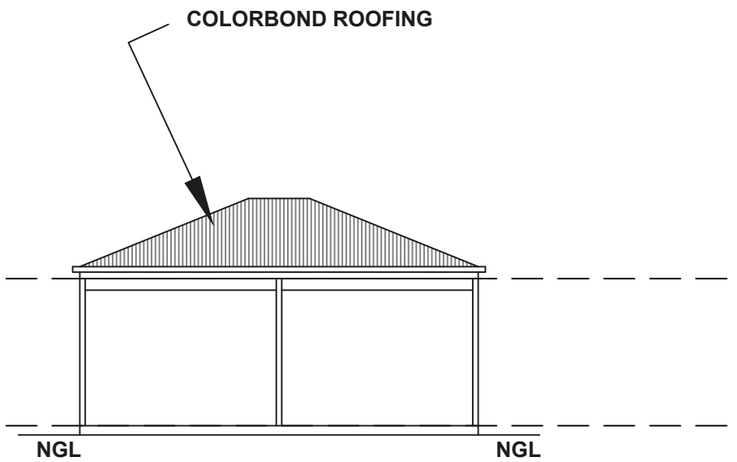
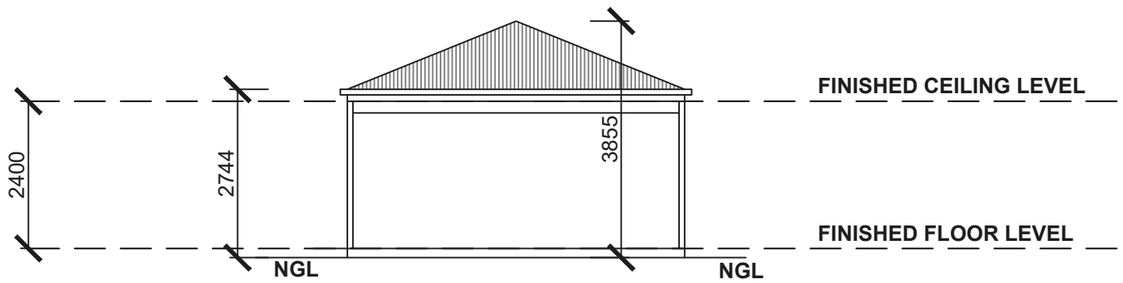


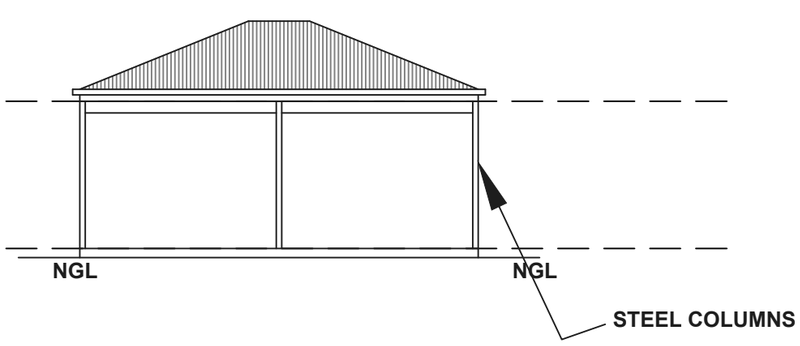
W V I E W
SCALE 1:100



S V I E W
SCALE 1:100



E V I E W
SCALE 1:100



N V I E W
SCALE 1:100

CARPORT ELEVATIONS
SCALE 1:100

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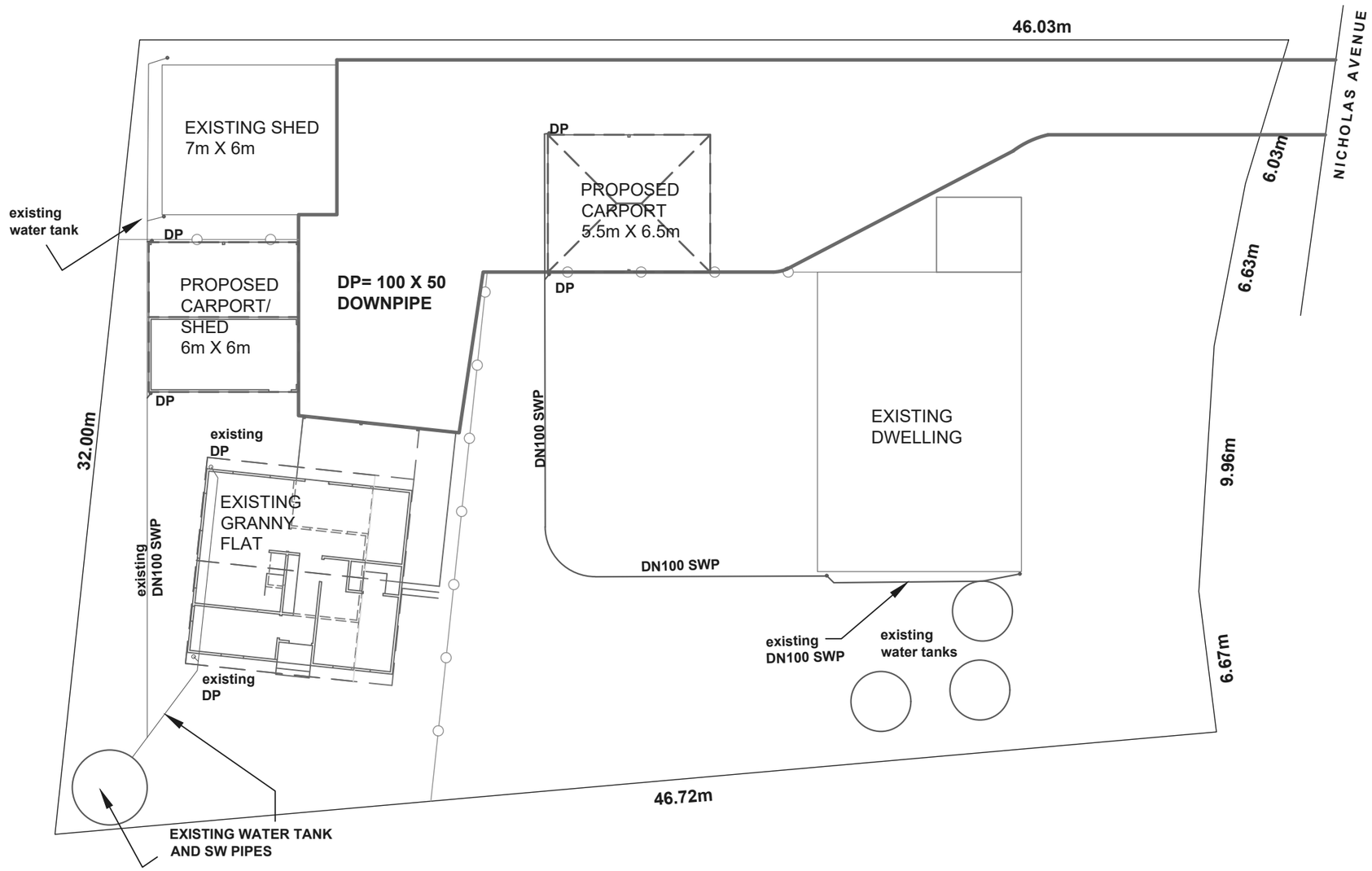

SITE PLAN
STORM WATER DRAINAGE
SCALE 1:200

Revisions: 24Jul25
GRANNY FLAT CHANGED
TO ONE-BEDROOM FLAT

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Sheet :11 of 12

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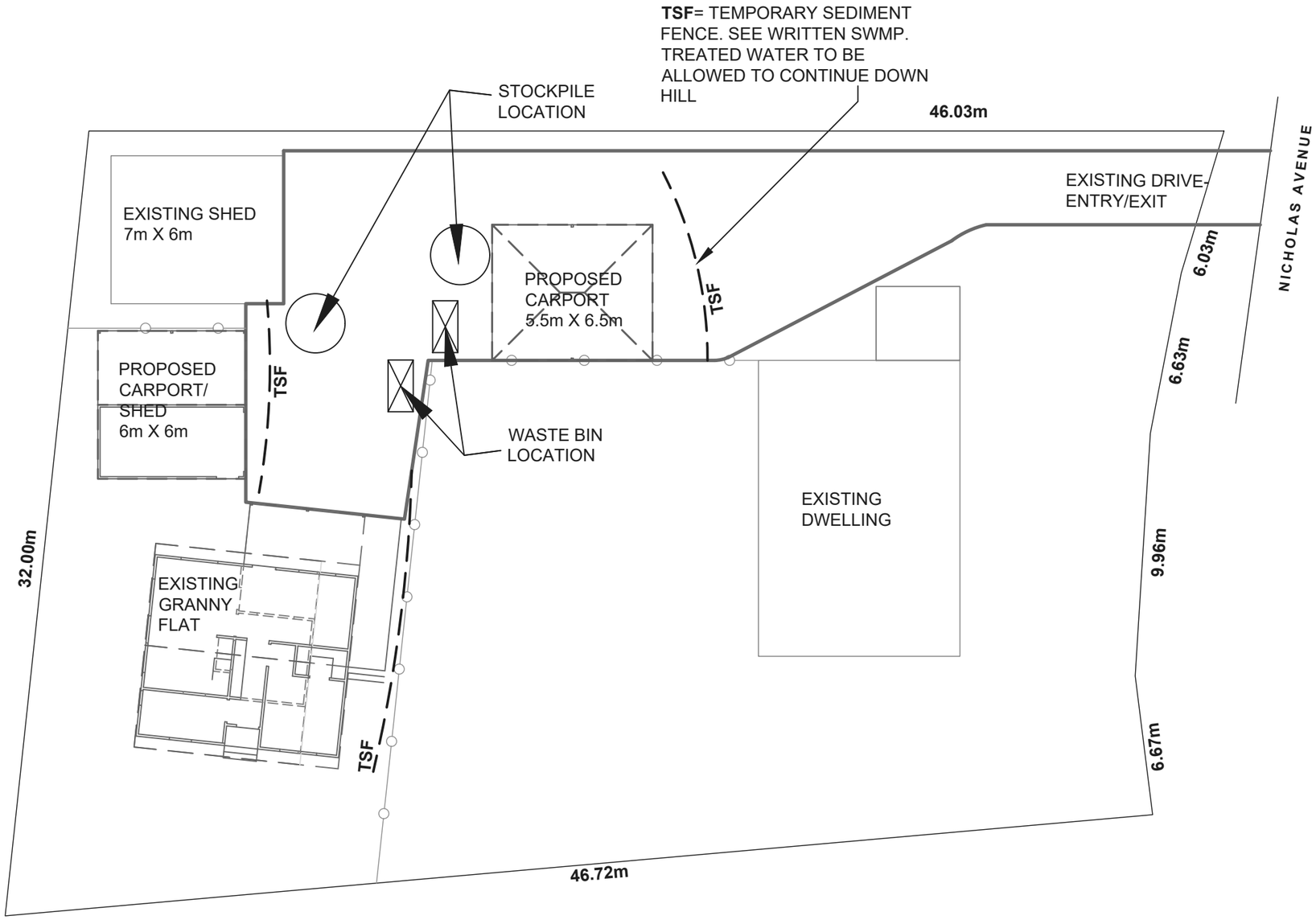

PART SITE PLAN

STORM WATER MANAGEMENT PLAN

S C A L E 1 : 2 0 0

Sorell Council

Development Application: 5.2025.139.1 - Response to Request For Information - 8 Nicholas Avenue, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 25/07/2025

Revisions: 24Jul25
GRANNY FLAT CHANGED TO ONE-BEDROOM FLAT

NOTES
1- Sediment fence to be either straw bales or geotextile or as approved fixed to the ground with star pickets
2- Stormwater pipes to be installed at start of works. As downpipes are installed they will be connected to the stormwater pipes immediately.Unless noted otherwise, a Temporary silt sump shall be installed at lowest point along sediment fence and connect to stormwater pipe
3- No trees or shrubs on site
4- No soil is to be taken off site
5- Earthworks consist of cutting in footings and trimming as required
6- Site is to be landscaped by the future occupier of the property.

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Building Design
custom building design
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Proposed: Alterations, Additions to Granny Flat & Outbuildings

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JOB:25012

Sheet :12 of 12

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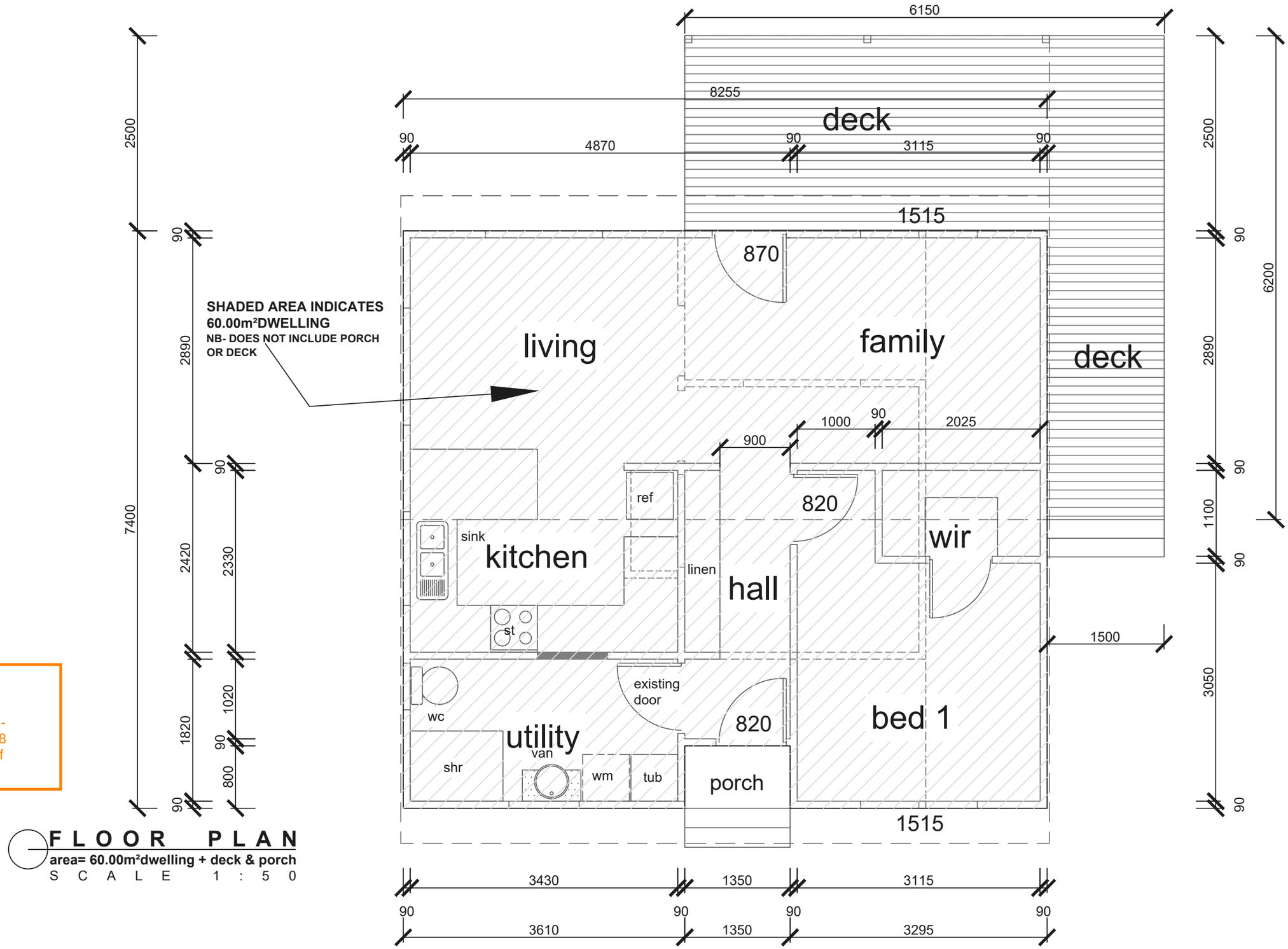

FLOOR PLAN
area= 60.00m²dwelling + deck & porch
SCALE 1:50

Skizze
Building Design
custom building design
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At: 8 Nicholas Avenue Dodges Ferry

Revisions: 24Jul25
GRANNY FLAT CHANGED TO ONE-BEDROOM FLAT
Revisions: 25Aug25
CLARIFIED AREA OF GRANNY FLAT AS DEFINED IN THE TASMANIAN PLANNING SCHEME AS "the total floor area of the building measured from the outside of the external walls or the centre of a common wall."