NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
6 PARKSIDE PLACE, SORELL

PROPOSED DEVELOPMENT:
DWELLING

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: **5.2025-216.1**
DATE: **26/09/2025**

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

Full description of Proposal:	*Use:* Home *Development:* construct one single level dwelling *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 550,000
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 6 Parkside Place Suburb: Sorell Postcode: Certificate of Title(s) Volume: 182322 Folio: 15
Current Use of Site	Vacant block
Current Owner/s:	Name(s) Emma & John Richmond

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: Emma Richmond Date: 06/08/25

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 to be

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
182322	15
EDITION	DATE OF ISSUE
3	07-Dec-2022

SEARCH DATE : 02-May-2025
SEARCH TIME : 08.19 AM

DESCRIPTION OF LAND

Parish of SORELL Land District of PEMBROKE
Lot 15 on Sealed Plan 182322
Derivation : Part of 570 Acres Gtd. to Thomas Augustus Wolstenholme, Earl of Macclesfield and Henry Goodford
Prior CT 109062/30

SCHEDULE 1

M971506 TRANSFER to CALLUM PADRAIG PEARCE-RASMUSSEN
Registered 07-Dec-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP182322 EASEMENTS in Schedule of Easements
SP182322 COVENANTS in Schedule of Easements
SP182322 FENCING PROVISION in Schedule of Easements
SP109062 COVENANTS in Schedule of Easements
SP109062 FENCING COVENANT in Schedule of Easements
SP109062 SEWERAGE AND/OR DRAINAGE RESTRICTION
E324955 INSTRUMENT Creating Restrictive Covenants Registered 07-Dec-2022 at 12.01 PM
E324956 MORTGAGE to Commonwealth Bank of Australia
Registered 07-Dec-2022 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended covenants pursuant to Request to Amend No. E311342 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 109062 Lodged by BUTLER MCINTYRE & B on 25-Jul-2022 BP: E311342

(Scan with Folio Plan of the Plan below)

NOTICE TO SEARCHERS

AMENDMENT No. E311342

AFFECTING

SEALED PLAN No:- 109062

THE ABOVE AMENDMENT HAS BEEN LODGED WITH THE RECORDER OF TITLES

25 July 2022

Robert Manning
Recorder of Titles

NOTE: This notice should be removed once the amendment has been registered and the amended sheet/s have been scanned with the plan

OWNER: SORELL COUNCIL;
JAC ESTATES PTY LTD

FOLIO REFERENCE: 109062/29; 109062/30

GRANTEE: PART OF 570–0–0 GTD TO THOMAS AUGUSTUS WOLSTENHOLME, EARL OF MACCLESFIELD AND HENRY GOODFORD

PLAN OF SURVEY

BY SURVEYOR:
A. P. McINDOE of PDA Surveyors
Surveying, Engineering & Planning
6 FREEMAN STREET, KINGSTON

LOCATION:
PEMBROKE–SORELL

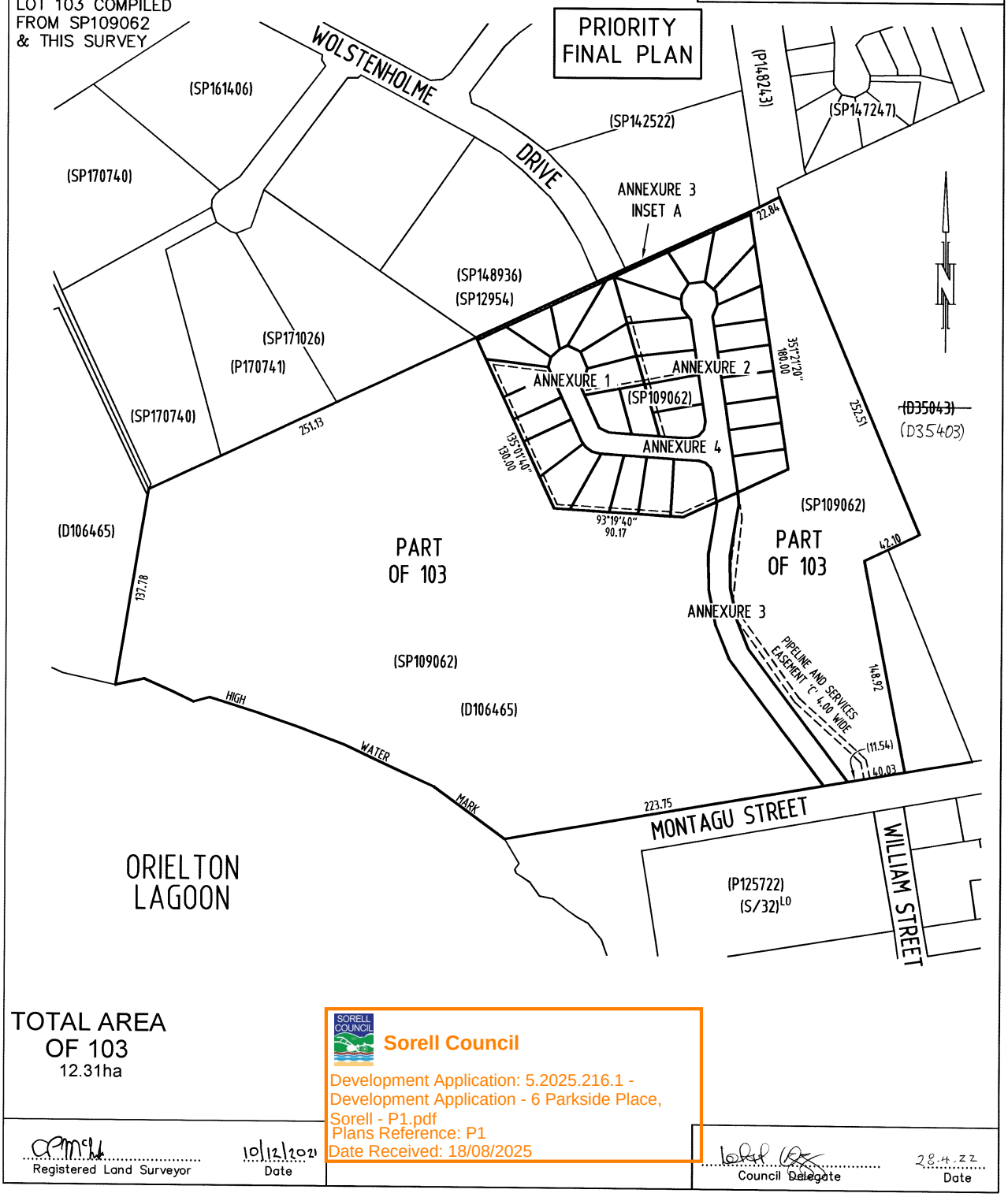
SCALE 1:2500 | LENGTHS IN METRES | SURVEYORS REF 48321LM–1A

REGISTERED NUMBER
SP182322

~~APPROVED~~
EFFECTIVE FROM 16 MAY 2022
Recorder of Titles

INDEX PLAN
LOT 103 COMPILED FROM SP109062 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



TOTAL AREA OF 103
12.31ha

Registered Land Surveyor — 10/12/2021 Date

Council Delegate — 28.4.22 Date

Sorell Council
Development Application: 5.2025.216.1 - Development Application - 6 Parkside Place, Sorell - P1.pdf
Plans Reference: P1
Date Received: 18/08/2025

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 4 SHEETS	OWNER: SORELL COUNCIL; JAC ESTATES PTY LTD FOLIO REFERENCE: 109062/29; 109062/30 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 48321LM-1A	Registered Number SP 182322
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 28.4.22 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 10/12/2021 Date	~~APPROVED~~ EFFECTIVE FROM 16 MAY 2022 Recorder of Titles

PRIORITY FINAL PLAN

101 FOOTWAY 419m²

(SP148936)
(SP12954)

11 710m²
12 980m²
10 658m²
9 806m²
13 650m²
14 758m²
8 650m²
7 623m²
6 621m²
5 844m²
4 1006m²
3 861m²
2 718m²
15 656m²

(SP109062)

100 ROAD 4914m²

DRAINAGE EASEMENT 'A' 3.50 WIDE

PIPELINE AND SERVICES 36'

DRAINAGE EASEMENT 'B' 3.00 WIDE

DRAINAGE EASEMENT 'C' 13.00 WIDE

Sorell Council
Development Application: 5.2025.216.1 - Development Application - 6 Parkside Place, Sorell - P1.pdf
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PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER: SORELL COUNCIL; JAC ESTATES PTY LTD FOLIO REFERENCE: 109062/29; 109062/30 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 48321LM–1A	Registered Number SP 182322
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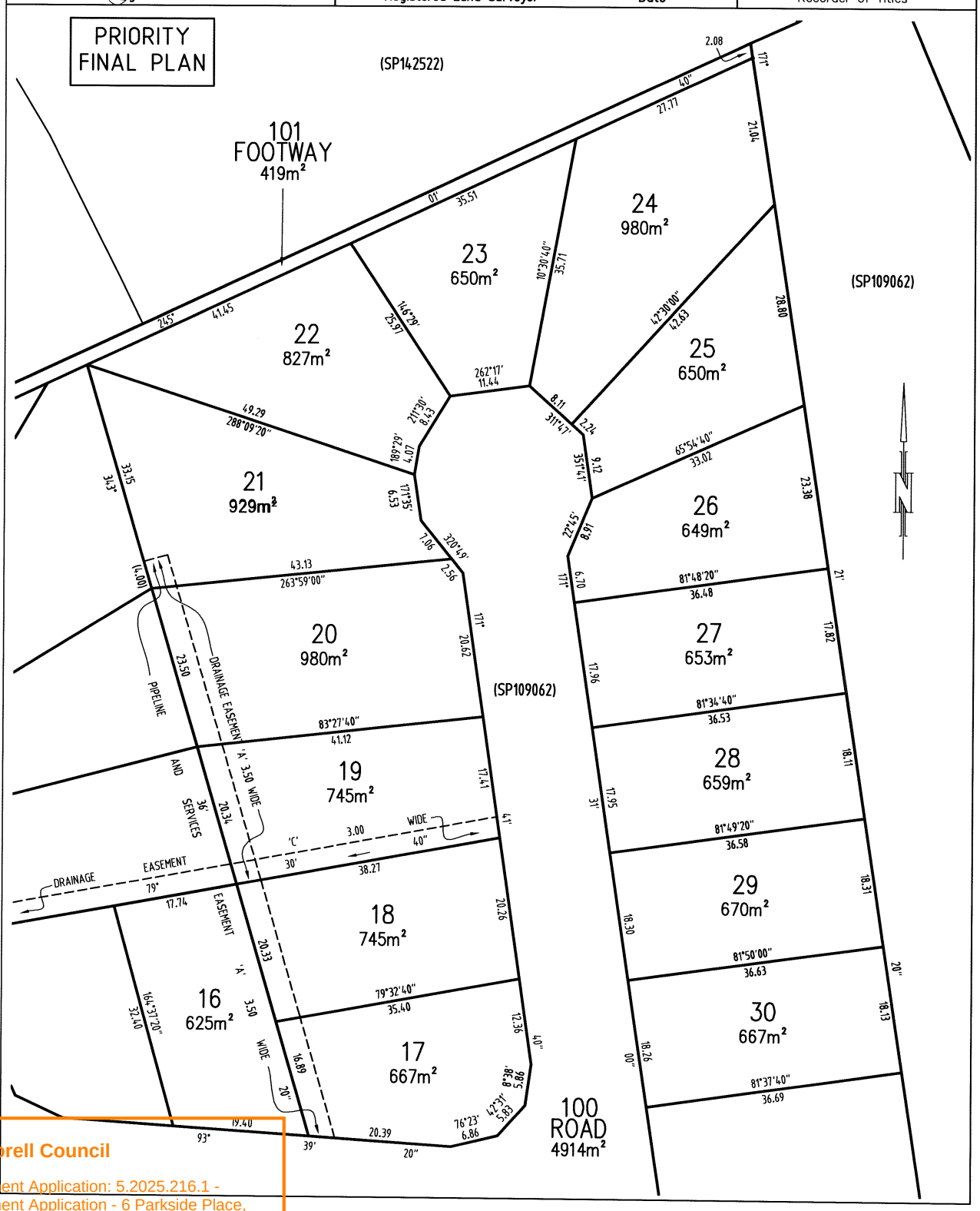
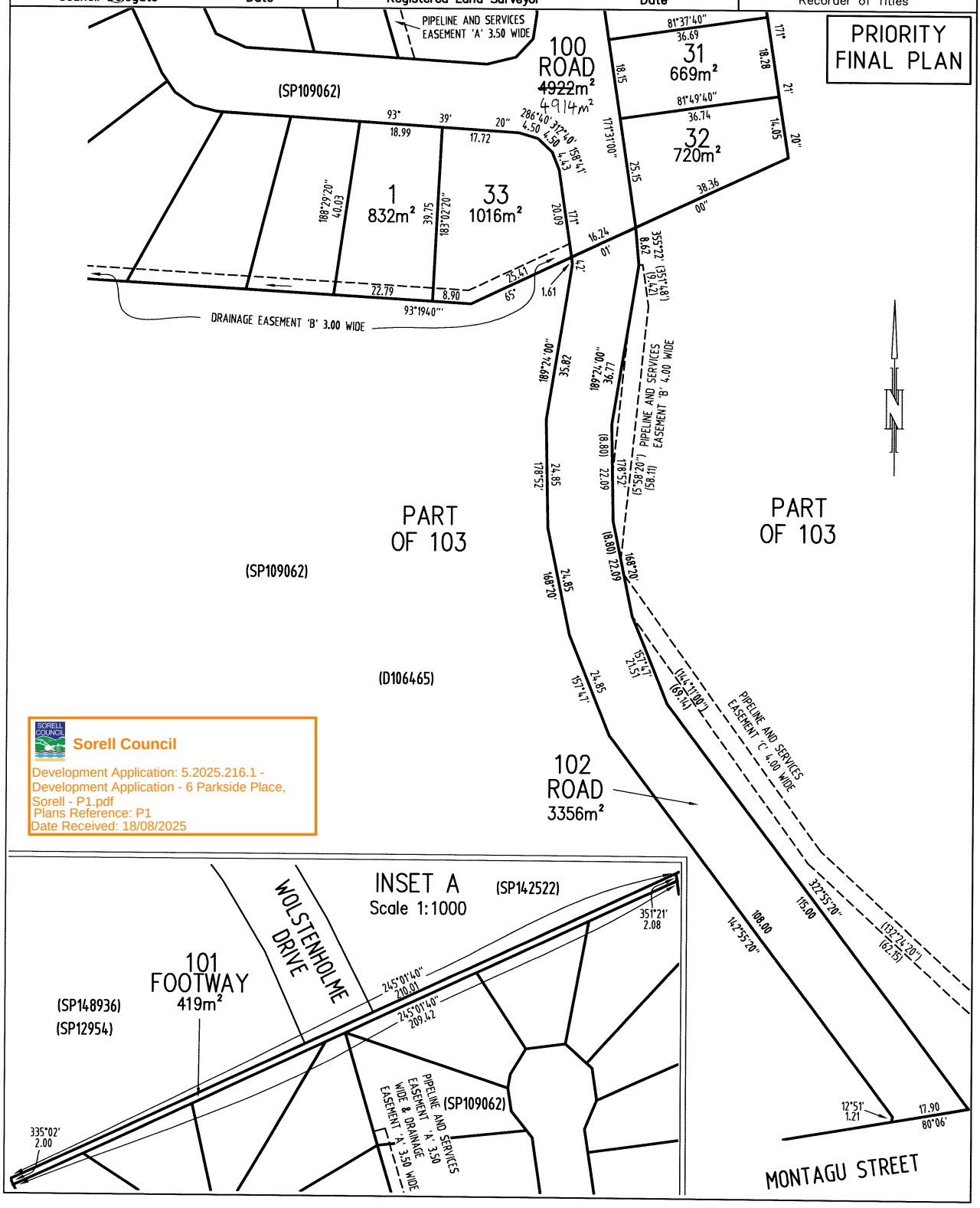


PLAN OF SURVEY ANNEXURE SHEET SHEET 3 OF 4 SHEETS	OWNER: SORELL COUNCIL; JAC ESTATES PTY LTD FOLIO REFERENCE: 109062/29; 109062/30 SCALE 1:800 LENGTH IN METRES SURVEYORS REF: 48321LM-1A	Registered Number SP182322
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 28.4.22 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 10/12/2021 Date	~~APPROVED~~ EFFECTIVE FROM 16 MAY 2022 Recorder of Titles

PRIORITY FINAL PLAN



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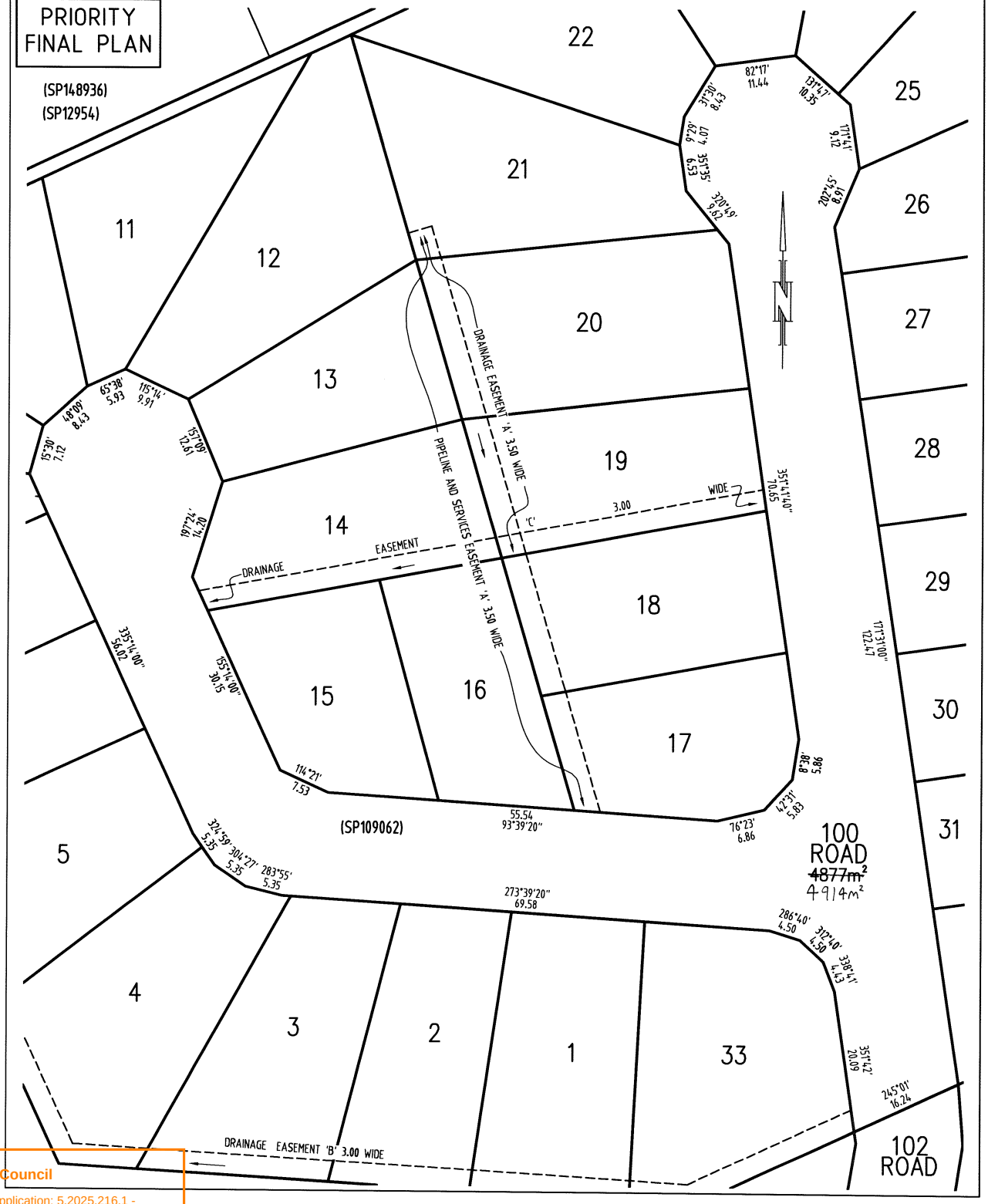
PLAN OF SURVEY ANNEXURE SHEET SHEET 4 OF 4 SHEETS	OWNER: SORELL COUNCIL; JAC ESTATES PTY LTD FOLIO REFERENCE: 109062/29; 109062/30 SCALE 1:500 LENGTH IN METRES SURVEYORS REF: 48321LM–1A	Registered Number SP 182322
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 28.4.22 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor 10/12/2021 Date	~~APPROVED~~ EFFECTIVE FROM 16 MAY 2022 Recorder of Titles

PRIORITY FINAL PLAN

(SP148936)
(SP12954)



Sorell Council
Development Application: 5.2025.216.1 - Development Application - 6 Parkside Place, Sorell - P1.pdf
Plans Reference: P1
Date Received: 18/08/2025

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 182322

EASEMENTS AND PROFITS

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

EASEMENTS

Lot 103 is subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'B' 4.00 WIDE" as shown on the plan ("the Easement Land").

Lot 103 is subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'C' 4.00 WIDE" as shown on the plan ("the Easement Land").

Lots 17- 21 (inclusive) is subject to a Pipeline & Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns ("TasWater") over the land marked "PIPELINE AND SERVICES EASEMENT 'A' 3.50 WIDE" as shown on the plan ("the Easement Land").

Lots 1 to 8 & 33 (inclusive) are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'B' 3.00 WIDE" as shown on the plan.

Lots 14 & 19 are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'C' 3.00 WIDE" as shown on the plan.

Lots 17- 21 (inclusive) are subject to a Right of Drainage in gross in favour of the Sorell Council over the land marked "DRAINAGE EASEMENT 'A' 3.50 WIDE" as shown on the plan.

Director – JAC Estates Pty Ltd

Director – JAC Estates Pty Ltd

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: SORELL COUNCIL & JAC ESTATES PTY LTD FOLIO REF: 109062/29 & 109062/30 SOLICITOR & REFERENCE: Butler McIntyre & Butler (Jason Samec)	PLAN SEALED BY: SORELL COUNCIL DATE: 28.4.22 SA 2016/00011 REF NO. Council Delegate

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

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 182322
SUBDIVIDER: SORELL COUNCIL & JAC ESTATES PTY LTD FOLIO REFERENCE: 109062/29 & 109062/30	

Definitions:

The Pipeline and Services Easement is defined as follows:-

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

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

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

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

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

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

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

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

(6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

(7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

....

Director – JAC Estates Pty Ltd Director – JAC Estates Pty Ltd

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 182322
SUBDIVIDER: SORELL COUNCIL & JAC ESTATES PTY LTD FOLIO REFERENCE: 109062/29 & 109062/30	

Interpretation:

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

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

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

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

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

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

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

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

"**Owner**" means the registered proprietors of the Lot from time to time.

"Right of Drainage" means a right of drainage as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

"Right of Carriageway" means a right of carriage way as defined within Schedule 8 of the Conveyancing and Law of Property Act 1884 (Tas).

Director – JAC Estates Pty Ltd

Director – JAC Estates Pty Ltd

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 182322
SUBDIVIDER: SORELL COUNCIL & JAC ESTATES PTY LTD FOLIO REFERENCE: 109062/29 & 109062/30	

COVENANTS

Lots on the Plan are subject to the covenants in SP 109062.

The owners of lots 1-33 (inclusive) on the Plan covenants with the Sorell Council to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part of it and that the benefit of these covenants shall be annexed to and devolve with Sorell Council to observe the following stipulation ~~that~~: NOT TO CONSTRUCT A NEW DWELLING WITHOUT

- a 5000 litre (minimum) water tank ~~is to be fitted to all new dwellings~~ to collect all roof runoff; and
- tanks ~~will be~~ installed with a minimum retention storage of 1000 litres and be plumbed into toilets so that re-use of the tank water occurs with top up from reticulated water supply,

FENCING PROVISION

In respect to the lots on the plan the vendor (SORELL COUNCIL AND JAC ESTATES PTY LTD) shall not be required to fence.

In witness whereof the common seal of **SORELL COUNCIL** has been affixed, pursuant to a resolution of the Council of the said municipality passed the 28 day of APRIL 202~~1~~, in the presence of us:

SORELL COUNCIL AGRICOLA 1862

Member: ..... Member: .....

Council Delegate: .....

Sorell Council
Development Application: 5.2025.216.1 - Development Application - 6 Parkside Place, Sorell - P1.pdf
Plans Reference: P1
Date Received: 18/08/2025

Director - JAC Estates Pty Ltd

Director - JAC Estates Pty Ltd

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 182322
SUBDIVIDER: SORELL COUNCIL & JAC ESTATES PTY LTD FOLIO REFERENCE: 109062/29 & 109062/30	

EXECUTED by **JAC ESTATES PTY LTD (ACN 638 495 182)** pursuant to section 127 of the Corporations Act 2001 by:

....
Director Signature Director/ Secretary
Signature

PETER KRUZ DEAN MURRAY COCKER
....
Director Full Name (print) Director/ Secretary Full
Name (print)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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Emma and John Richmond

0403 545 056

emrichmond17@gmail.com

To Whom It May Concern.

We are proposing to construct a family home. One single level dwelling at 6 Parkside Place, Sorell.

Our plans are attached, and the design will ensure minimal impact to adjoining land or services.

We have spoken with Sorell council staff, and I am aware that we will need to get a flood report done which will be completed shortly.

If you require and further information, please do not hesitate to contact us.

Regards

Emma and John Richmond

Prepared for

Emma Richmond

6 PARKSIDE PLACE SORELL

FLOOD INUNDATION REPORT

FE_25635

16 September 2025

flüssig Engineers

L4/ 116 BATHURST ST

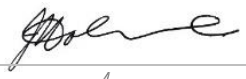
HOBART TASMANIA 7000

ABN: 16 639 276 181

Document Information

Title	*Client*	*Document Number*	*Project Manager*
6 Parkside Place, Sorell, Flood Hazard Report	**Emma Richmond**	FE_25635	**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***		10/09/2025
Prepared by	Ash Perera ***Hydraulic Engineer***		11/09/2025
Prepared by	Christine Keane ***Senior Water Resources Analyst***		11/09/2025
GIS Mapping	Fraser Cumming ***GIS Specialist***		11/09/2025
Reviewed by	John Holmes ***Senior Engineer***		16/09/2025
Reviewed by	Max W. Möller ***Principal Hydraulic Engineer***		16/09/2025
Authorised by	Max W. Moller ***Principal Hydraulic Engineer***		16/09/2025

Rev No.	Description	Prepared by	Authorised by	Date

Contents

List of Tables

List of Figures

1. Introduction

Flüssig Engineers have been engaged by **Emma Richmond,** to undertake a site-specific Flood Hazard Report for the development at 6 Parkside Place, Sorell, in the **Sorell 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 single, 153 m^2 residential dwelling and driveway on an approximately 655 m^2 lot in the Parkside Place subdivision.

1.2 Objectives and Scope

This report is in response to a request for further information under C12.0 Flood Prone Areas Hazard Code under the Tasmanian Planning Scheme 2021 (TPS 2021). The objectives of this study are:

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

This report addresses the Tasmanian Planning Scheme code C12.5.1 and C12.6.1 of the Flood Prone Hazard Areas Code of which the objective is to ensure that risk from riverine, watercourse or inland flooding is appropriately managed and takes into account the use of the buildings. Specific details of this code and how this report addresses these requirements is shown in Table 7 and Table 8.

2. Model Build

2.1 Overview of Catchment

The catchment area that contributes to 6 Parkside Place, Sorell, encompasses roughly 210 hectares and extends northward from the development site, reaching as far as Weston Hill, with a maximum elevation of approximately 130 meters above Australian Height Datum (mAHD). The natural drainage pattern directs the flow towards an outlet that ultimately leads into Orielton Lagoon to the south. Within this catchment, the land use is characterized by a blend of General Residential, Rural Living, and Rural Resource zoning, with the specific location being zoned General Residential. A visual representation of the approximate contributing catchment for the development site at 6 Parkside Place, Sorell, is shown below in Figure 1.

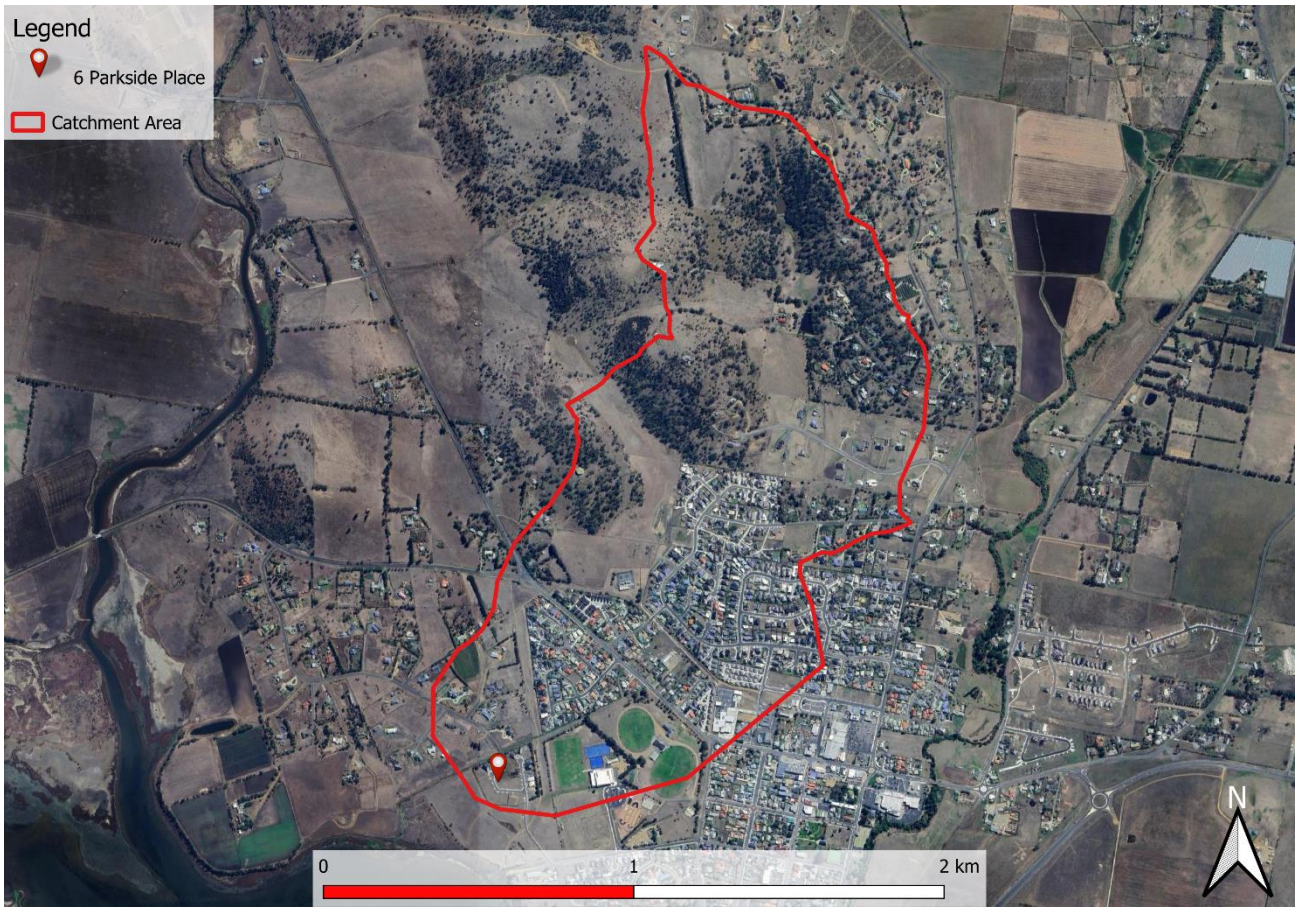


Figure 1. Contributing Catchment, 6 Parkside Place, Sorell

2.2 Hydrology

The following Table 1 states the adopted hydrological parameters for the RAFTS catchment.

Table 1. 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
210	27/1	4/0.0	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 4.5 hr storm temporal pattern 7 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model.

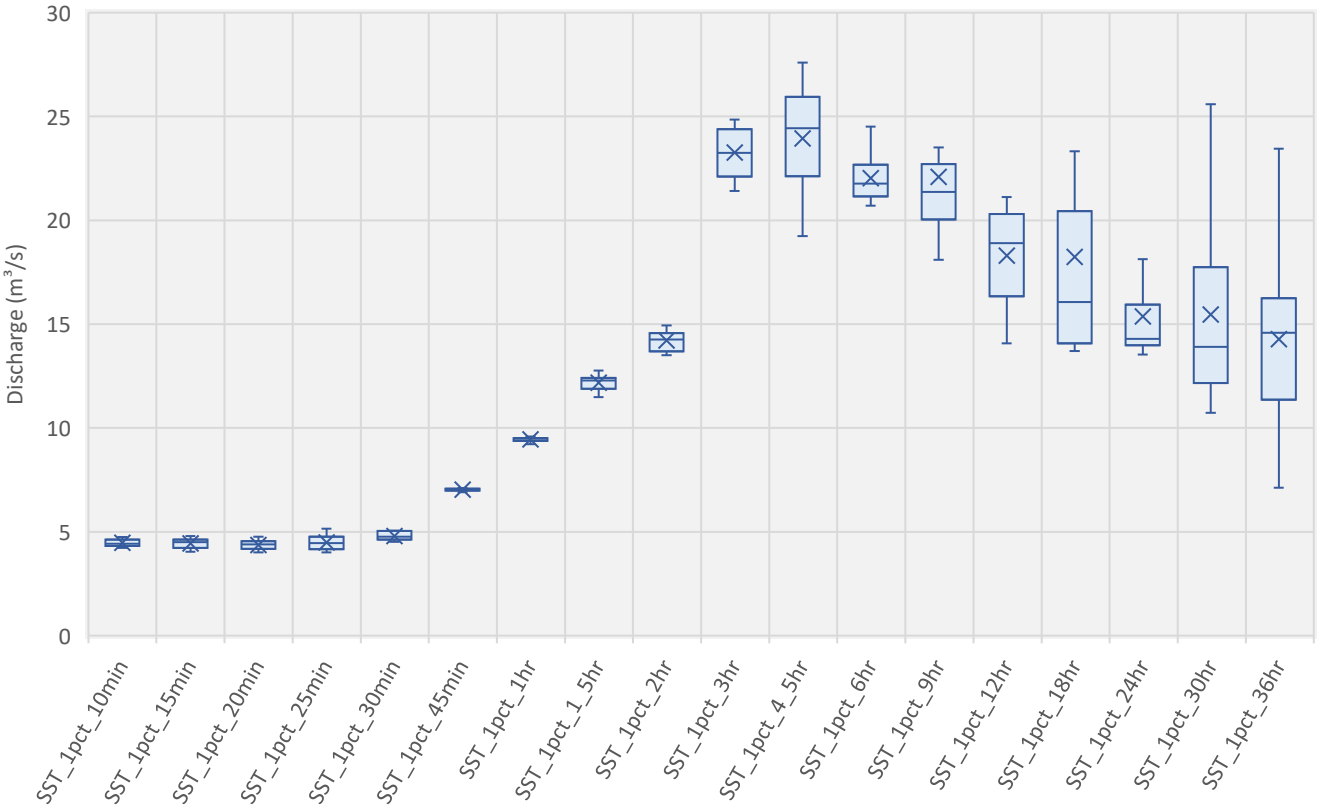


Figure 2. 1% Box and Whisker Plot, Flood Event Model

2.2.2 Climate Change

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 1.58 is adopted for rainfall durations of 4.5 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 2 below shows the applied climate change factor.

Table 2. Climate Change Increases

Parameter	Localised Catchment SSP5-8.5 @ 2100
4.5 – hour storm duration	58% Increase

2.2.3 Calibration/Validation

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

2.3 Hydraulics

2.3.1 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).

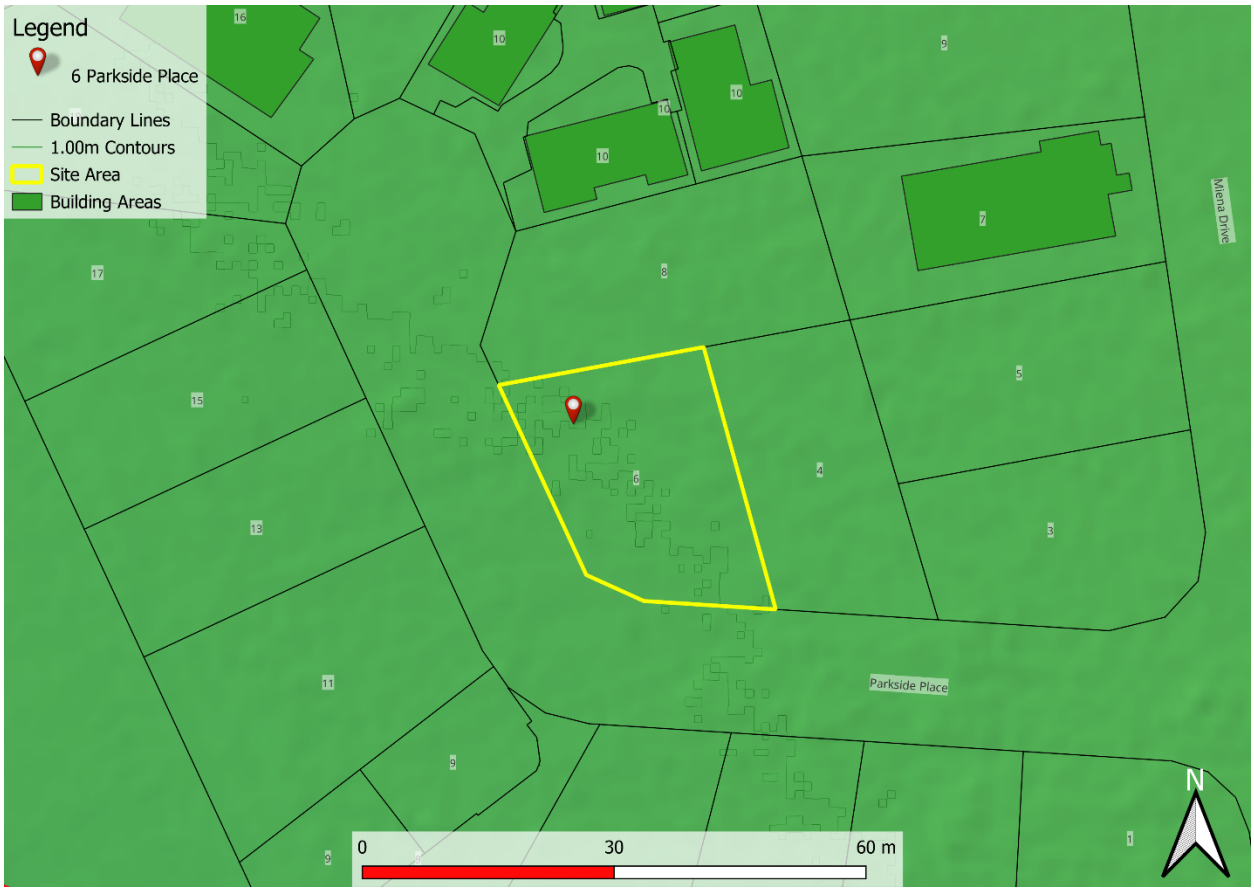


Figure 3. 1m DEM (Hill shade) of Lot Area

2.3.2 Roughness (Manning's n)

Roughness values for this model were derived from the ARR 2019 Guidelines. The Manning's values are listed in Table 3.

Table 3. 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

2.3.3 Walls

No significant fences and retaining structures were present within the 2D model.

2.3.4 Buildings

Buildings were represented as mesh polygons with a high Manning's n value within the model. Buildings with unknown floor levels were set with a minimum 300mm above ground.

2.3.1 Storm Surge Probability

For this site, the risk of coastal inundation combined with riverine inundation is negligible. A study undertaken by University of New South Wales Water and Research Laboratories (WRL) found the storm surge levels for the 1% AEP in 2050 and 2100 which is shown in Table 4.

Table 4. Adopted Tide and Storm Surge Level (mAHD)

Scenario	IPS Tide and Storm Surge Level by year (mAHD) 2020	2050	2100
1% AEP	0.9	2.0	2.60

A scenario with a 1% AEP storm and a 2100 tidal event was deemed a statistically unlikely event and would result in a conservative model result. Joint probability would suggest a 2100 5% AEP storm surge would be a more likely scenario to occur simultaneously to a 1% AEP storm event. However, the WRL study including Orielton Lagoon storm surge, was limited to 1% AEP events for varying climate change scenarios. Therefore, in lieu of this data it was deemed that a 2050 storm surge level most accurately represented the 5% AEP storm surge magnitude at 2100 and was subsequently combined with a 1% AEP rainfall event.

2.4 Development Runoff

Stormwater runoff from the development site has been assessed under pre- and post-development models to determine the potential impact the development at 6 Parkside Place, Sorell has on the immediate local flows. As per planning guidelines it is a requirement that this does not have a negative impact from pre to post development.

Site Characteristics for the pre- and post-development model are summarised in Table 5.

Table 5. Site Characteristics

	Pre-Development		Post-Development	
Land Use	**Area (m²)**	**% of total**	**Area (m²)**	**% of total**
Total Impervious	0	0	245.8	37.53
Total Pervious	655	100	409.2	62.47

3. Model Results

The outcomes of the 1% Annual Exceedance Probability with Climate Change (1% AEP + CC) assessment were integrated into both pre-development and post-development model scenarios to discern alterations in on-site flooding and their impact on neighbouring properties.

3.1 Pre-Development Scenario

In the pre-development model runs (Figure 4), a shallow overland flood path is observed across the lot at 6 Parkside Place, Sorell, with depths below 0.1 m. Within the property boundary, flood velocities reach a maximum of 0.5 m/s at the north-east corner, however this is a small localised area, with a majority of the lot experiencing velocities in the range of 0.2 m/s. The flood hazard classification remains below H1, indicating very low risk under these natural conditions.

3.2 Post-Development Scenario

The post-development modelling outcomes, presented in Figure 5, illustrate the influence of the proposed dwelling on the existing overland flow path and its interaction with neighbouring properties. The results show that the positioning of the dwelling slightly obstructs the natural overland flood path, producing a minor increase in flood depth of approximately 0.02 m at the cross-sectional result line along the eastern lot boundary. Flood velocities within this section reduce only marginally, decreasing from 0.23 m/s in the pre-development condition to 0.20 m/s in the post-development model run, which is consistent with the obstruction of the proposed dwelling.

These variations are considered negligible in hydraulic terms and demonstrate that the impedance created by the proposed dwelling is of minimal consequence. The modelling confirms that there are no discernible changes in flood extents, either within the subject lot, or across adjoining properties when comparing pre- and post-development scenarios.

More specifically, the results highlight that the proposed development does not introduce any measurable adverse impacts to adjacent properties:

- Flood depths and velocities on neighbouring land remain effectively unchanged.
- No diversion of flow is observed, and there is no evidence of increased accumulation of water either within the property boundary or beyond it.
- The continuity of the overland flow path is preserved, ensuring conveyance capacity is not compromised.

Taken together, the post-development outcomes provide confidence that the proposed dwelling maintains the functional integrity of the existing overland flow path. Flood conveyance and limited flood storage continue to operate effectively, without introducing adverse off-site impacts. The design approach therefore demonstrates compatibility with the local flood environment, and confirms that the risk of the development contributing to unacceptable flood behaviour in the future is relatively low.

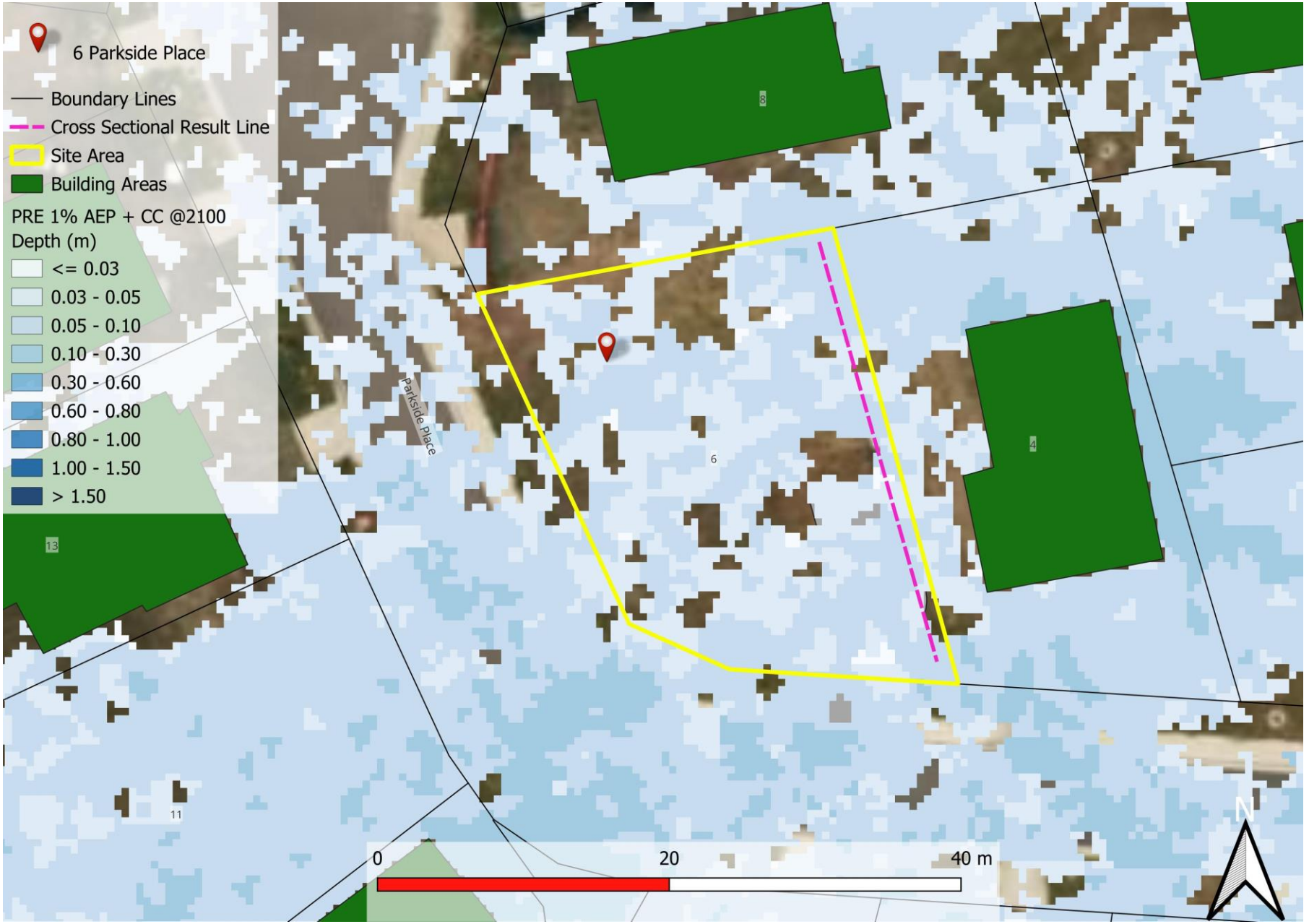


Figure 4. Pre-Development 1% AEP + CC Depth

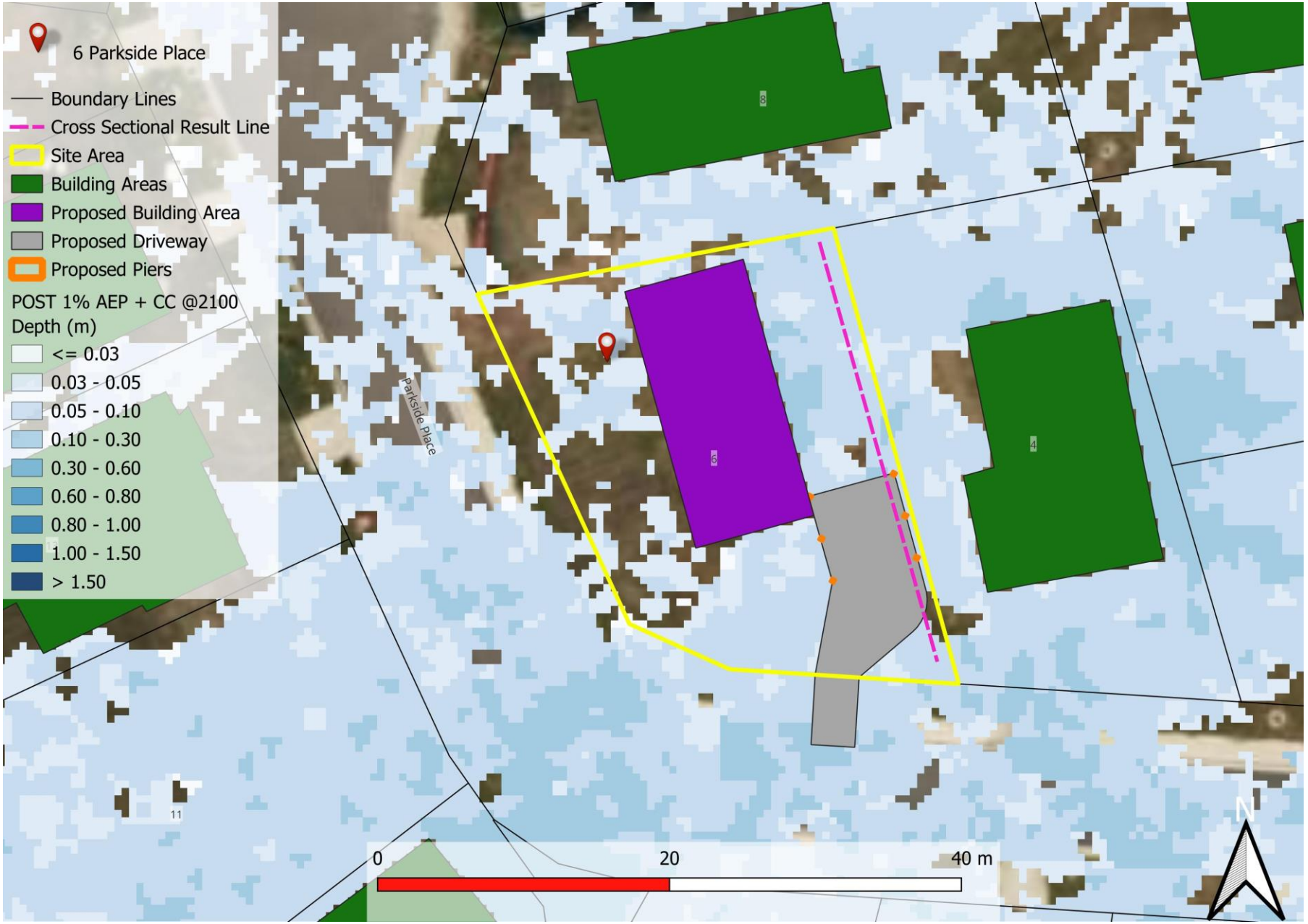


Figure 5. Post-Development 1% AEP + CC including Depth

3.3 Displacement of Overland Flow on Third Party Property

The post-development model represented in Figure 5, reveals that when compared it to the pre-development conditions in Figure 4, there is only a minor change to flood flow that is contained within the lot boundaries with no apparent sign of any significant rise in flood depths on neighbouring properties.

In light of this, it can be concluded that the post-development model does not have a negative impact on flood flow through the surrounding properties, and there is minimal property flow displacement.

3.4 Development Effects on Flooding

Below in Figure 6, is a hydrograph depicting the discharge at the eastern 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 impervious area resulting from the construction of the proposed dwelling and carport leads to a slight increase in discharge, from 0.021 m^3/s to 0.022 m^3/s, while velocity decreases from 0.231 m/s to 0.201 m/s following inclusion of the dwelling in the flood model.

Consequently, it's evident that the proposed dwelling does not have a detrimental impact on discharge and the minor changes in flow and velocity are more likely due to model sensitivity.

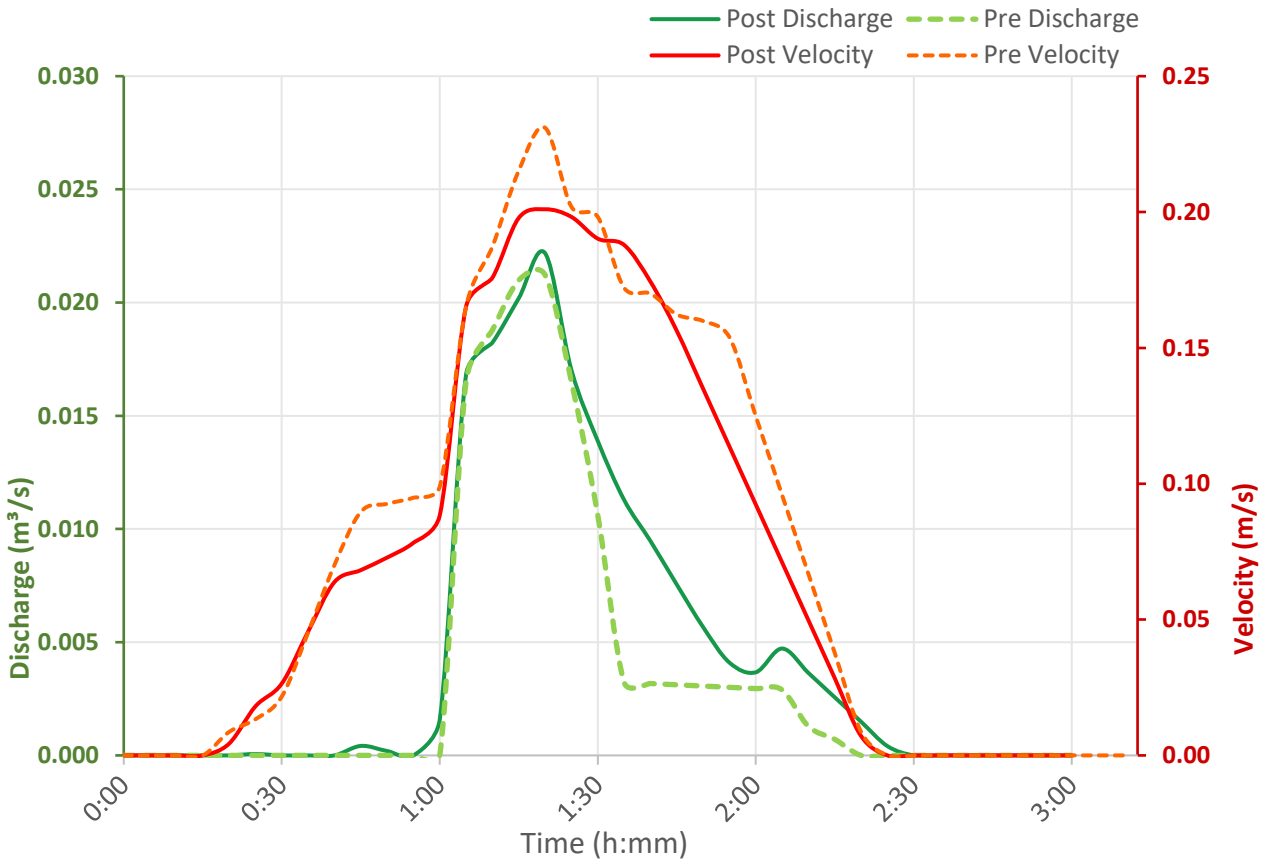


Figure 6. Pre and Post Development Net Discharge and Velocity 1% AEP +CC

3.4.1 New Habitable Building

To meet the performance criteria of the Building Regulations S.54, the construction of a new dwelling is required to have a habitable floor level >300mm above the >1% AEP + CC flood level. The proposed dwelling at 6 Parkside Place, Sorell 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).

Table 6. Habitable floor construction levels of proposed dwelling

Structure	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Dwelling	6.65	6.95

4. Flood Hazard

Following construction of the building, the proposed location of the dwelling is subject to be inundated to 0.12 m flood depth and 0.53 m/s velocity. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as a maximum H1 – *Generally safe for children, vehicles and buildings* as shown in Appendix A – Hazard maps. The inclusion of the dwelling has no observable impact on flood depths and extent with between the pre and post-development model remaining in the H1 category. A summary of the hazard ratings is shown in Figure 7.

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

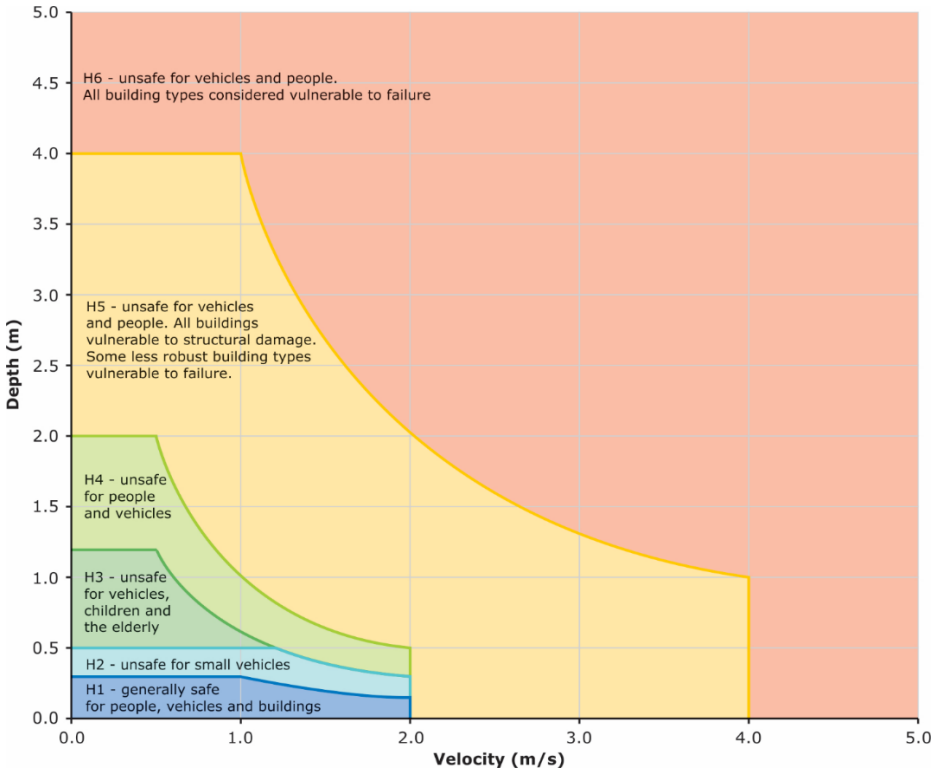


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

Flood analysis into the proposed dwelling at 6 Parkside Place, Sorell shows the proposed dwelling development is located within a shallow, relatively slow-moving sheet flow flood plain with the immediate surrounding area rated low (H1) hazard rating in the 1% AEP plus climate change event. This shallow and slow-moving flood water means access is safe for all ages, and structures.

Velocities and depths, although relatively small, still present some risks from erosion and debris movement. It is recommended that all structures undertake a hydrostatic/hydrodynamic analysis to ensure suitability. Assuming appropriate structural considerations are applied, it is deemed that the structure proposed, a habitable class 1a dwelling (BCA2019), can achieve a tolerable risk to flooding over its asset life, assuming the recommendations of this report are implemented.

5. TPS summary

Table 7. Tasmanian Planning Scheme summary C12.5.1

C12.5.1 Uses within a flood prone hazard area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		**P1.1**	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed dwelling lies inside a low hazard flood inundation area.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		**P1.2**	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development is at H1.

Table 8. Tasmanian Planning Scheme summary C12.6.1

C12.6.1 Building and works within a flood prone area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and, (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		**P1.1**	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed dwelling.
(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 dwelling.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Assuming recommendations of this report the proposed site and dwellings can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the building.

7. Conclusion

The Flood Hazard Report for 6 Parkside Place, Sorell development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against Code C12.5.1 and C12.6.1 of the Tasmanian Planning Scheme.
2. Building Regulations S.54 requires a floor level of no less than the levels outlined in Table 6.
3. Peak discharge sees a negligible decrease of 0.001 m^3/s from pre- to post-development, riverine flood scenarios to 0.022 m^3/s.
4. Depth increases 0.016 m to 0.094 m in the post development scenario from 0.078 m in the pre-development.
5. Velocity decreases by 0.030 m/s in following construction of the dwelling to 0.201 m/s in the post-development scenario.
6. Hazard from flooding in the area of the dwelling remains at the majority category of H1 for both pre and post development riverine and coastal hazard flood scenarios.

8. Recommendations

Flüssig Engineers therefore recommends the following engineering design be adopted for the development and future use to ensure the works meets the TPS Flood Prone Areas Hazard Code:

1. The new dwelling development to have a minimum floor height as described in Table 6.
2. Proposed structures, located in the inundation area, are to be designed to resist flood forces including debris.
3. Future use of lot areas to be limited to areas deemed safe under the ARR Disaster manual categories.
4. All future proposed structures within the flood extent not shown within this report will require a separate report addressing their impacts.

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

10. Limitations

Flüssig Engineers were engaged by **Emma Richmond,** for the purpose of a site-specific Flood Hazard Report for 6 Parkside Place, Sorell 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.

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This report does not constitute legal advice and should not be relied upon as such. Responsibility for ensuring that all statutory obligations, approvals, and compliance requirements are met rests with the client and any other parties involved in the proposed development.

11. References

- Australian Disaster Resilience Guideline 7-3: Technical flood risk management guideline: Flood hazard, 2014, Australian Institute for Disaster Resilience CC BY-NC.
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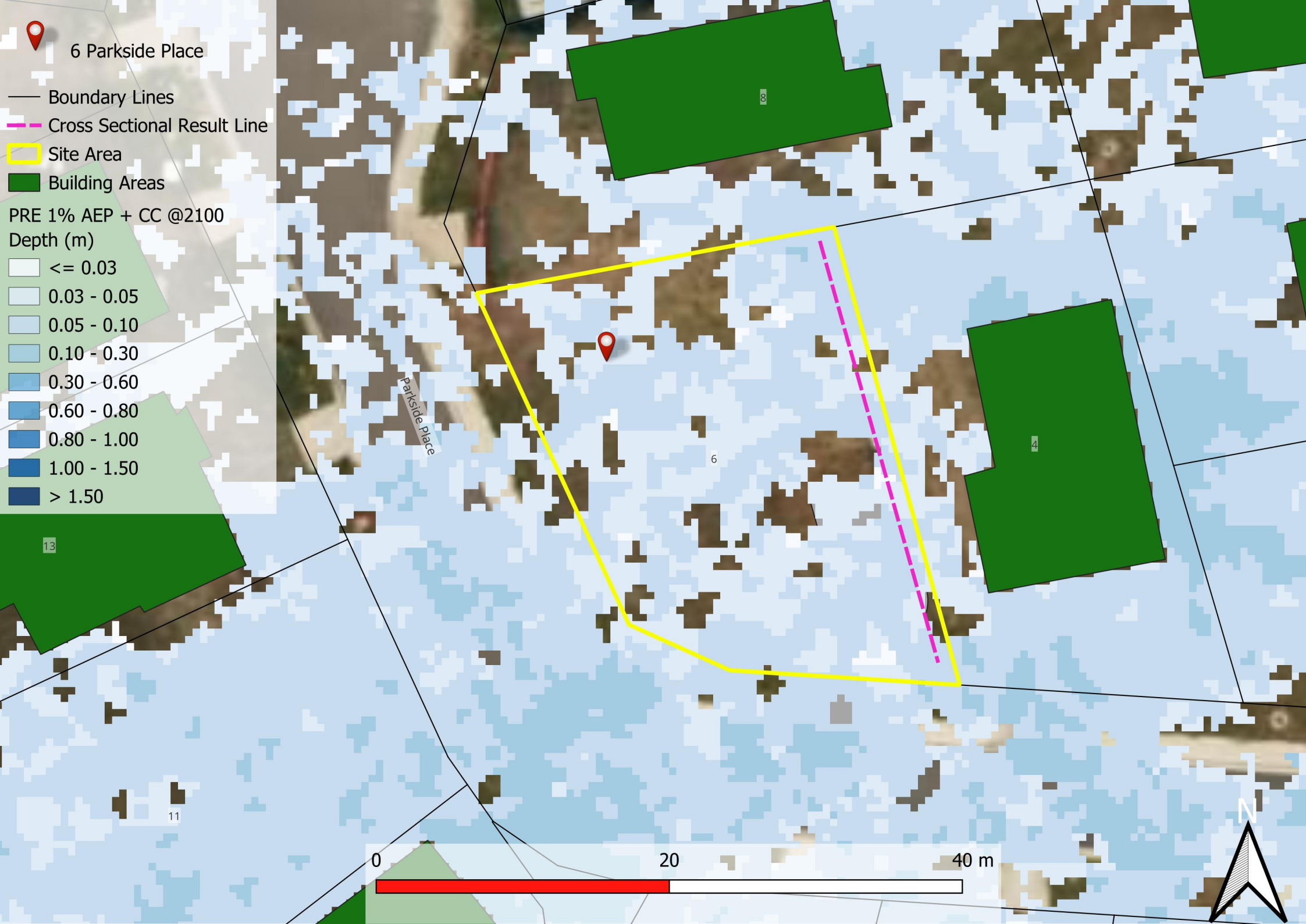
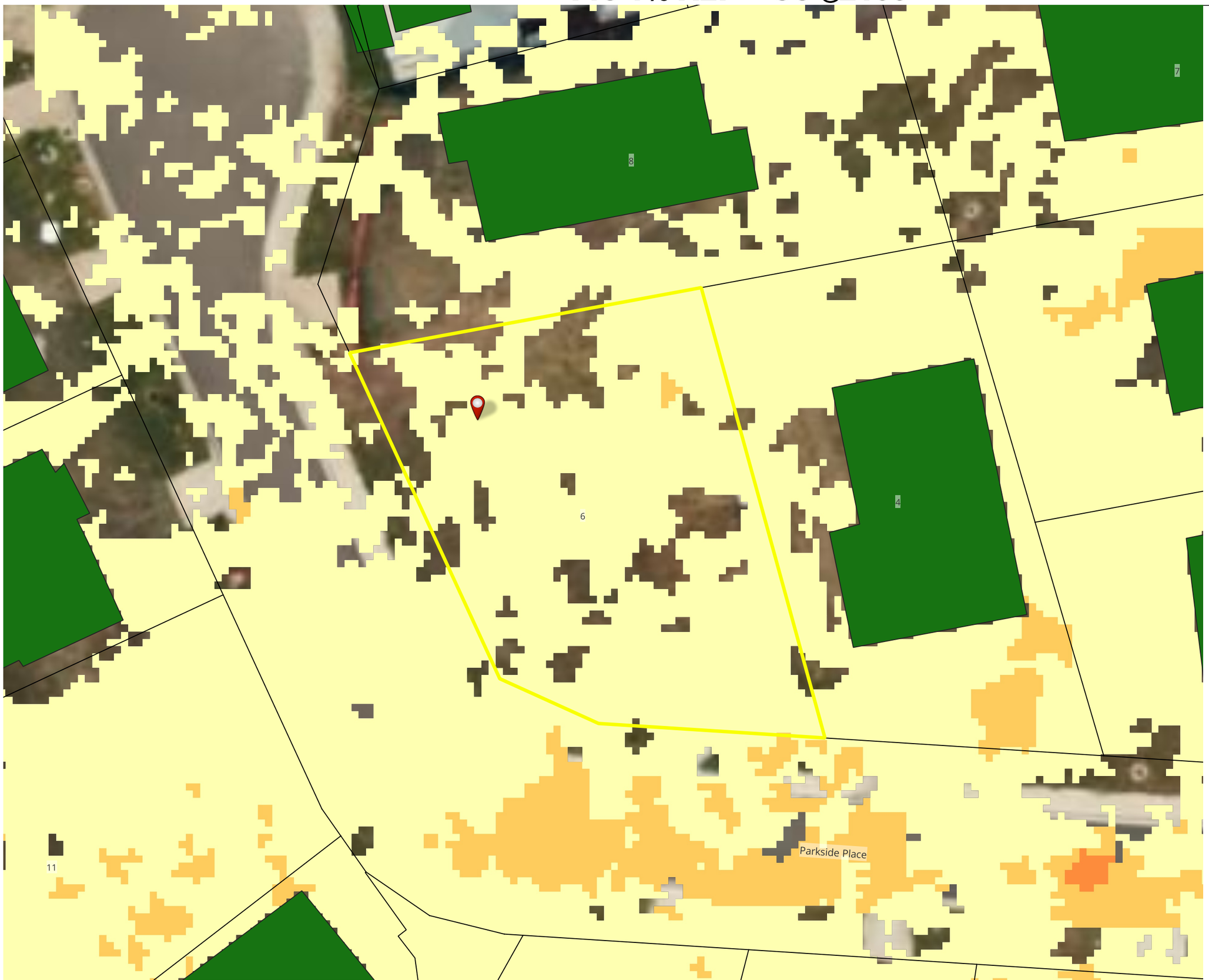
- T.A. Remenyi, N. Earl, P.T. Love, D.A. Rollins, R.M.B. Harris, 2020, Climate Change Information for Decision Making –Climate Futures Programme, Discipline of Geography & Spatial Sciences, University of Tasmania.

Appendices

Appendix A Flood Study Map


6 Parkside Place
Boundary Lines
Cross Sectional Result Line
Site Area
Building Areas
PRE 1% AEP + CC @2100
Depth (m)
<= 0.03
0.03 - 0.05
0.05 - 0.10
0.10 - 0.30
0.30 - 0.60
0.60 - 0.80
0.80 - 1.00
1.00 - 1.50
> 1.50
Parkside Place
8
6
4
13
11
0
20
40 m
N

Pre 1% AEP + CC @2100



Legend

6 Parkside Place

Boundary Lines

Site Area

Building Areas

PRE 1% AEP + CC @2100
Velocity (m/s)

<= 0.50

0.50 - 1.00

1.00 - 1.50

1.50 - 2.00

> 2.00

0 20 40 m

meters

N

Map CRS: GDA94 / MGA zone 55 EPSG:28355

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www.flussig.com.au
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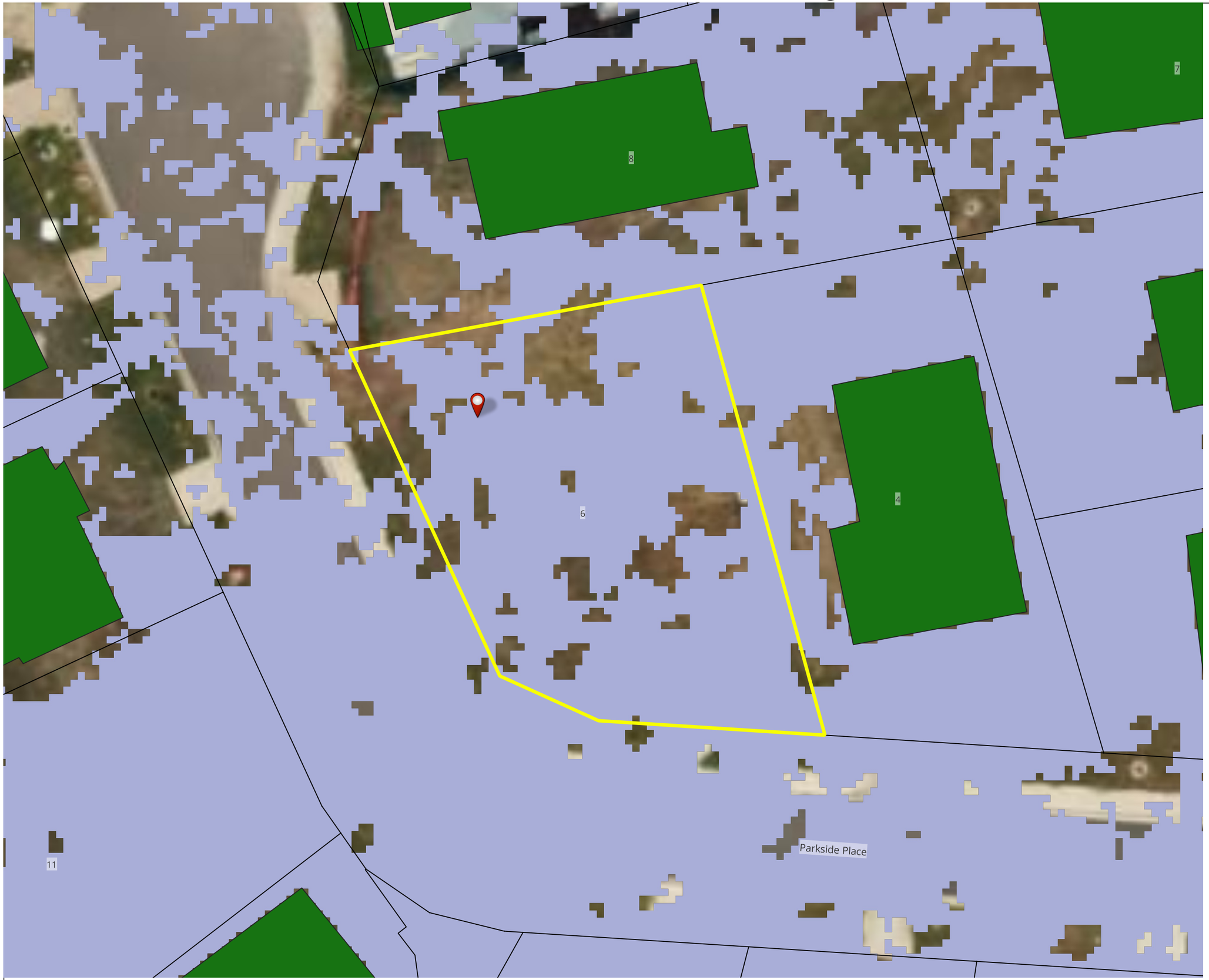
Hobart, 7000, TASMANIA

Pre 1% AEP + CC @2100



Legend

6 Parkside Place

Boundary Lines

Site Area

Building Areas

PRE 1% AEP + CC @2100 Hazard

H1

H2

H3

H4

H5

H6

0 20 40 m

meters

N

Map CRS: GDA94 / MGA zone 55 EPSG:28355

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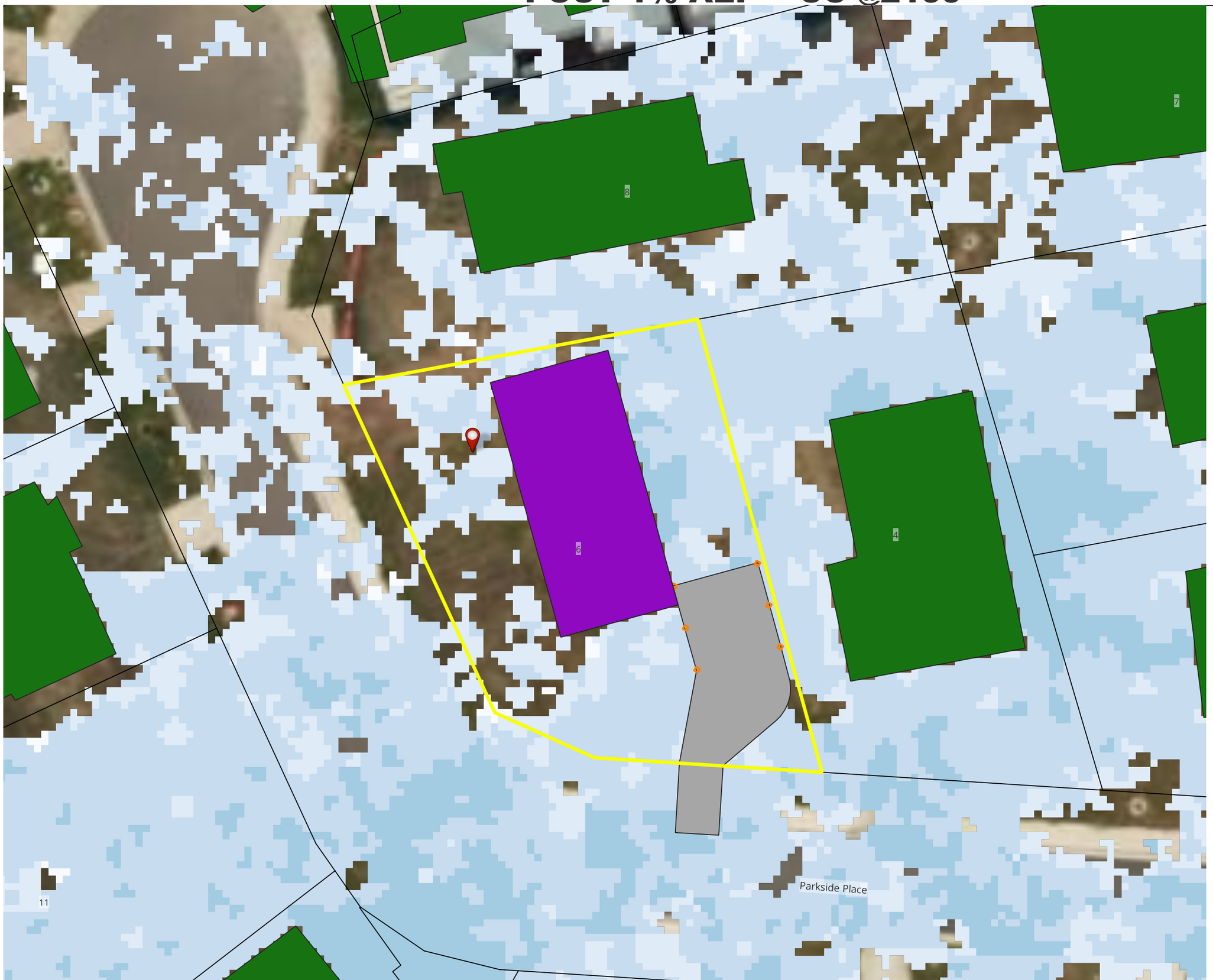
POST 1% AEP + CC @2100

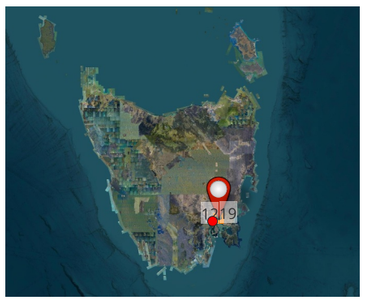


Legend

6 Parkside Place

Boundary Lines
Site Area
Building Areas
Proposed Building Area
Proposed Driveway
Proposed Piers

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



0 20 40 m
meters

N

Map CRS: GDA94 / MGA zone 55 EPSG:28355

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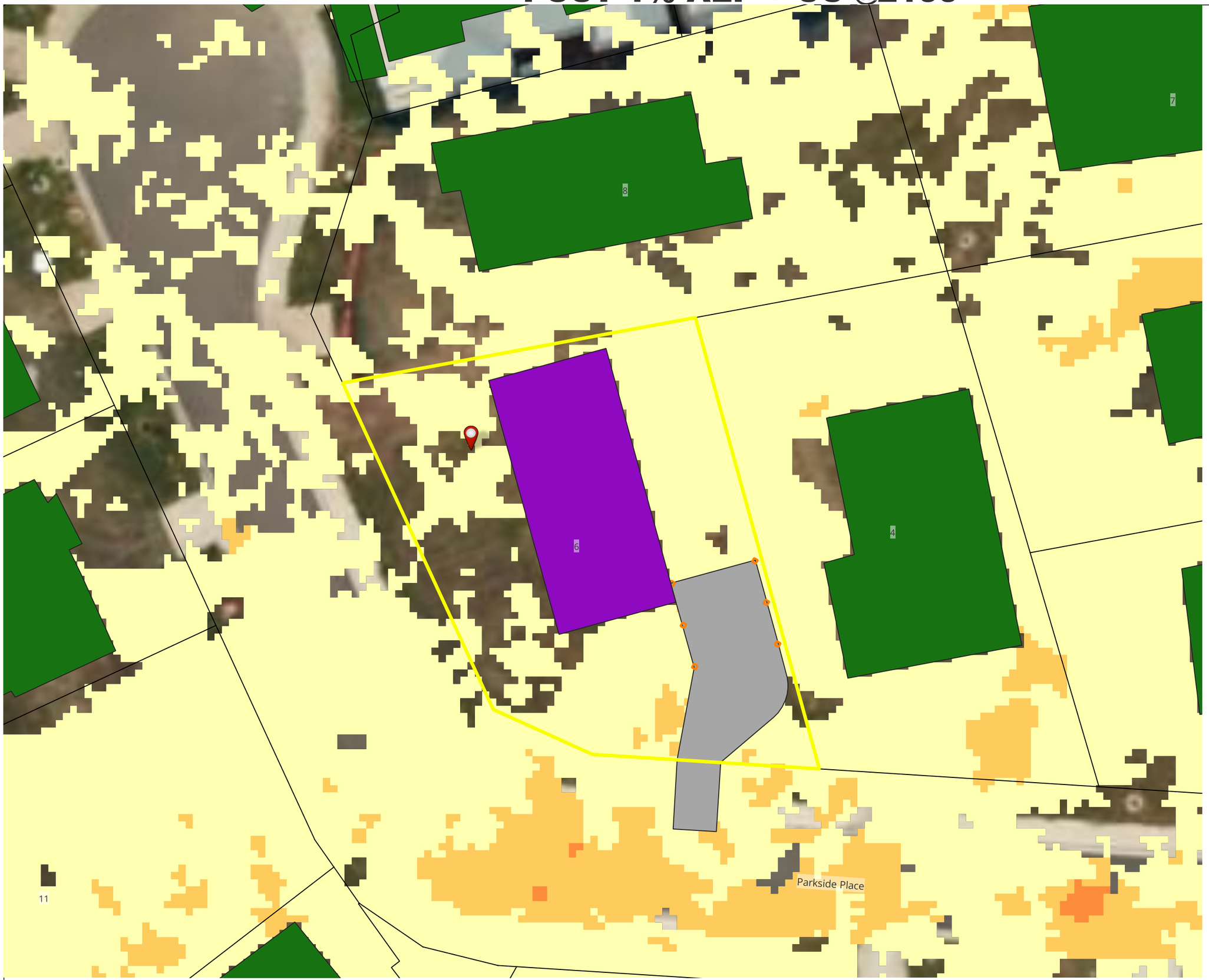
POST 1% AEP + CC @2100



Legend

6 Parkside Place

Boundary Lines
Site Area
Building Areas
Proposed Building Area
Proposed Driveway
Proposed Piers

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 20 40 m
meters

N

Map CRS: GDA94 / MGA zone 55 EPSG:28355

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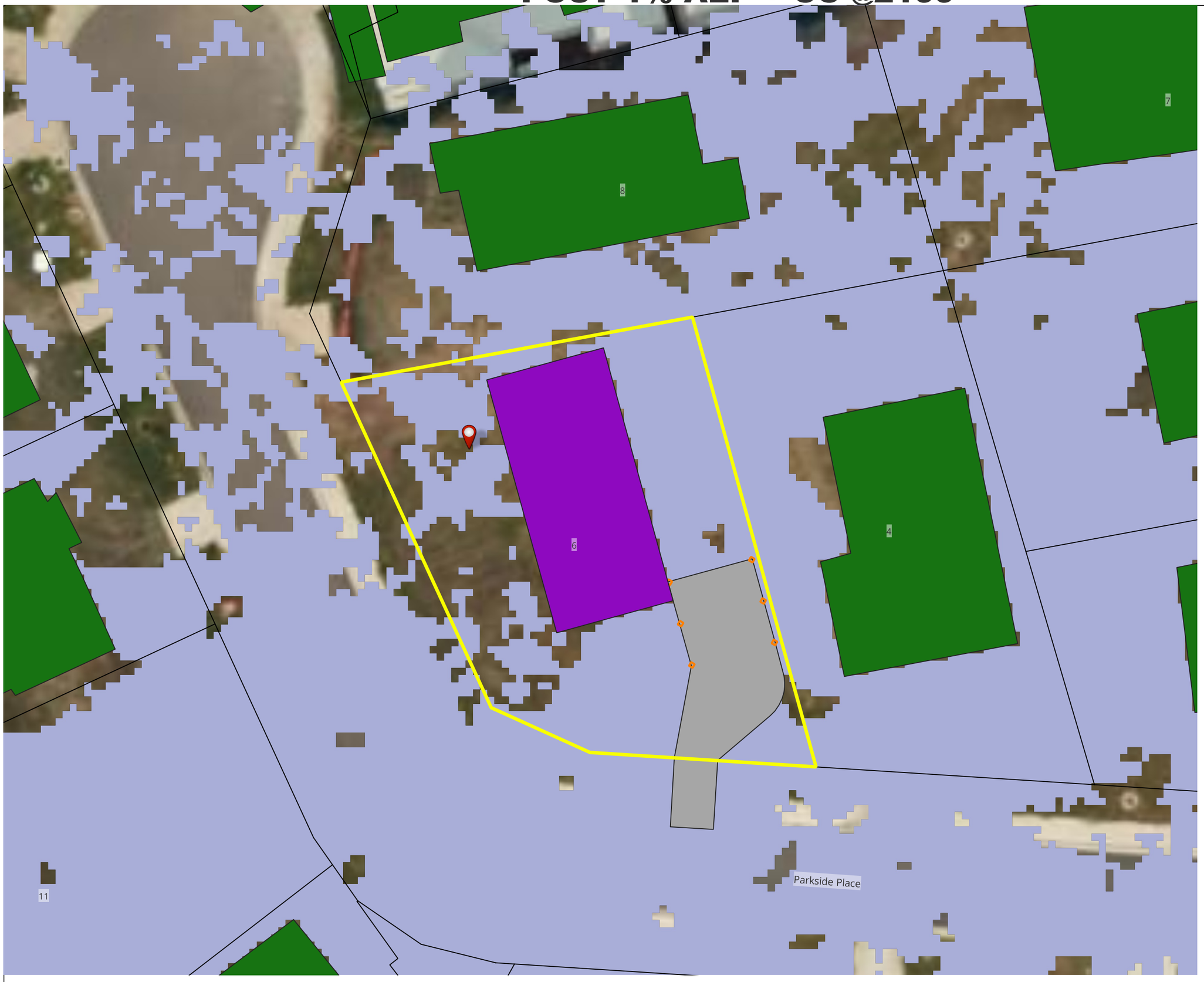
POST 1% AEP + CC @2100



Legend

6 Parkside Place

- Boundary Lines
- Site Area
- Building Areas
- Proposed Building Area
- Proposed Driveway
- Proposed Piers

POST 1% AEP + CC @2100
Hazard
- H1
- H2
- H3
- H4
- H5
- H6

0 20 40 m

meters

N

Map CRS: GDA94 / MGA zone 55 EPSG:28355

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Hobart TAS 7000

SHEET KEY

1 of 10	Cover Sheet
2 of 10	Site Plan- Proposed Development
3 of 10	Dwelling Floor Plan
4 of 10	Dwelling Elevations 1
5 of 10	Dwelling Elevations 2
6 of 10	Sections
7 of 10	Carport Floor Plan
8 of 10	Carport Elevations
9 of 10	Site Plan- Storm Water Drainage
10 of 10	SWMP

Project Details

Site Area:	656m²
Floor Areas:	218.63m² dwelling, 36m² carport
Planning Zone:	General Residential
Site Cover:	254.63/656 =38.81%
Climate Zone:	**7**
Title Reference:	**182322/15**

D E V E L O P M E N T A P P L I C A T I O N

Skizze
Building Design
custom building design
PO Box 562 Swansea NSW 2281. P.0423099841
Accreditation Number CC645J

Client:
J & E Richmond

Proposed: Dwelling & Carport

At: 6 Parkside Place, Sorell

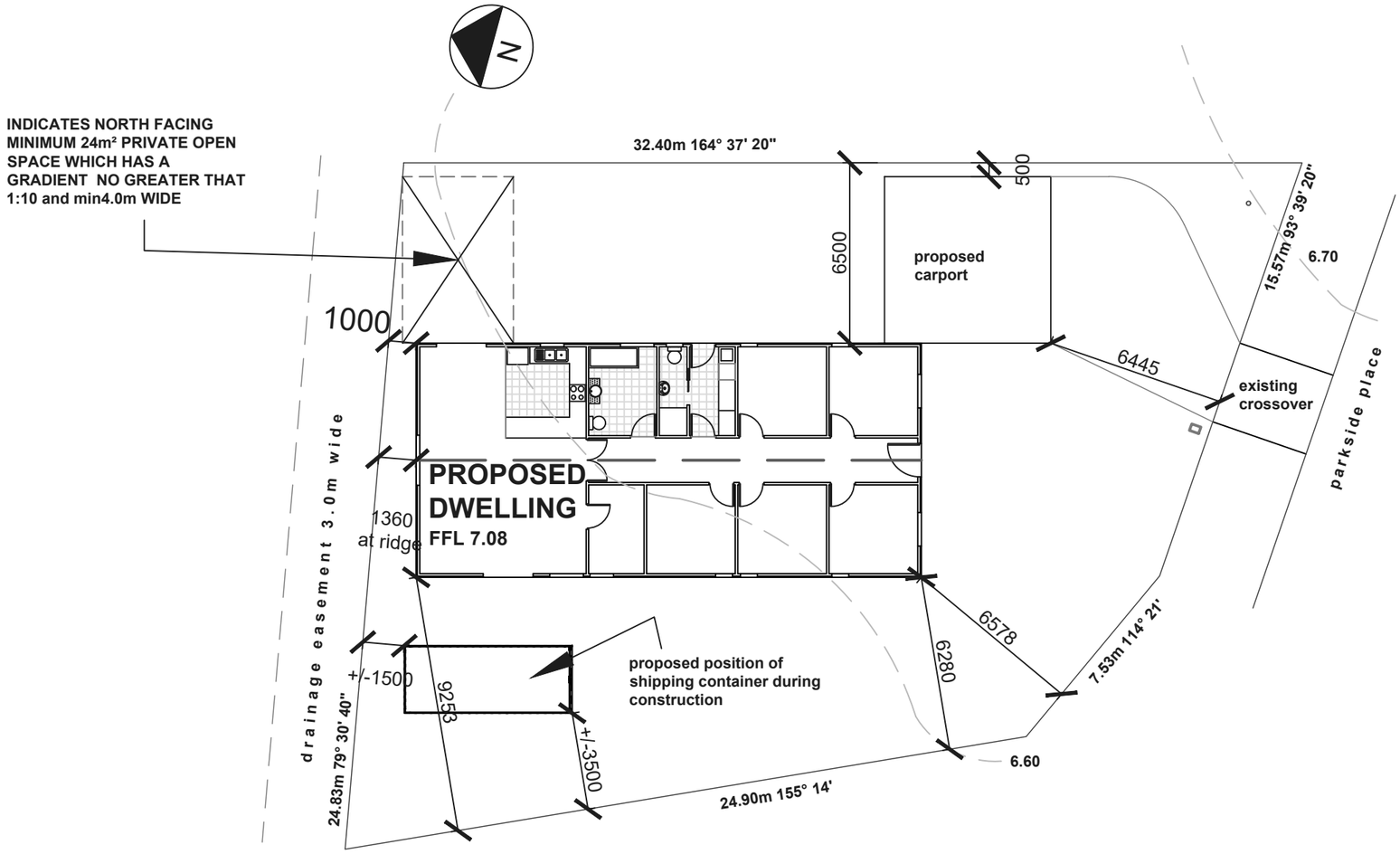
JOB:25021

Drawn :RV
Date: August 2025 ©
Issue Date 01Aug25

Revisions:

Sheet : 1 of 10

C O V E R S H E E T



Sorell Council

Development Application: 5.2025.216.1 - Response To Request For Information - 6 Parkside Place, Sorell - P2.pdf
Plans Reference: P2
Date received: 5/09/2025

SITE PLAN

SCALE 1:200

PROPOSED DEVELOPMENT

Skizze
Building Design
custom building design
PO Box 562 Swansea NSW 2281. P.0423099841
Accreditation Number CC645J

Client:
J & E Richmond

Proposed: Dwelling & Carport

At: 6 Parkside Place, Sorell

JOB:25021

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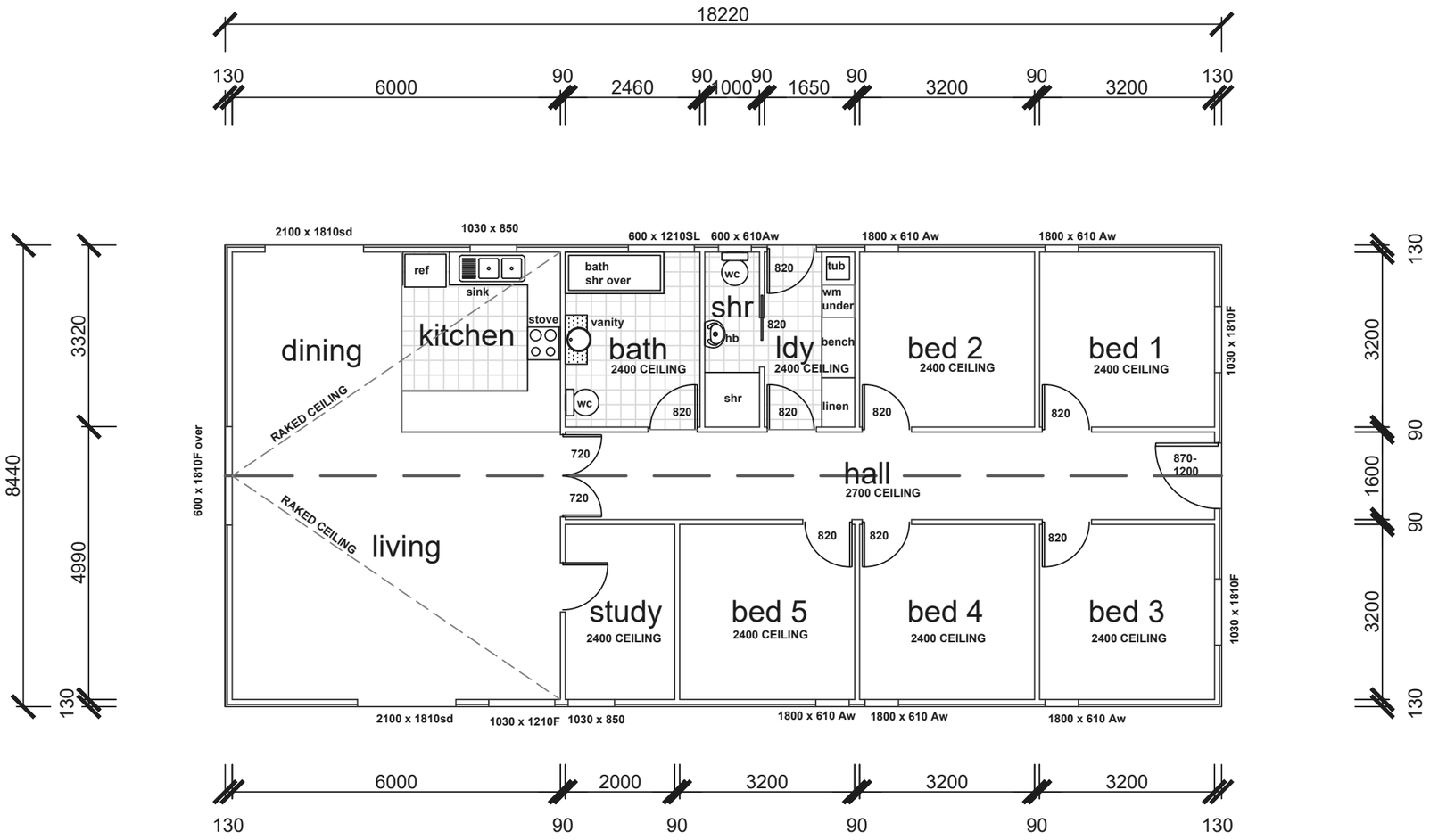
Date: August 2025 ©
Issue Date 01Aug25

Revisions:

Sheet : 2 of 10



FLOOR PLAN

Area 218.63m²

SCALE 1:100

WINDOWS NOTE-
ORIGINAL SIZED WINDOWS FOR BED 2, 4,& 5 DO NOT COMPLY WITH THE NATIONAL CONSTRUCTION CODE REQUIREMENTS for "light and Ventilation"

Skizze
Building Design
custom building design
PO Box 562 Swansea NSW 2281. P.0423099841
Accreditation Number CC645J

Client:
J & E Richmond

Proposed: Dwelling & Carport

At: 6 Parkside Place, Sorell

JOB:25021

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Date: August 2025 ©
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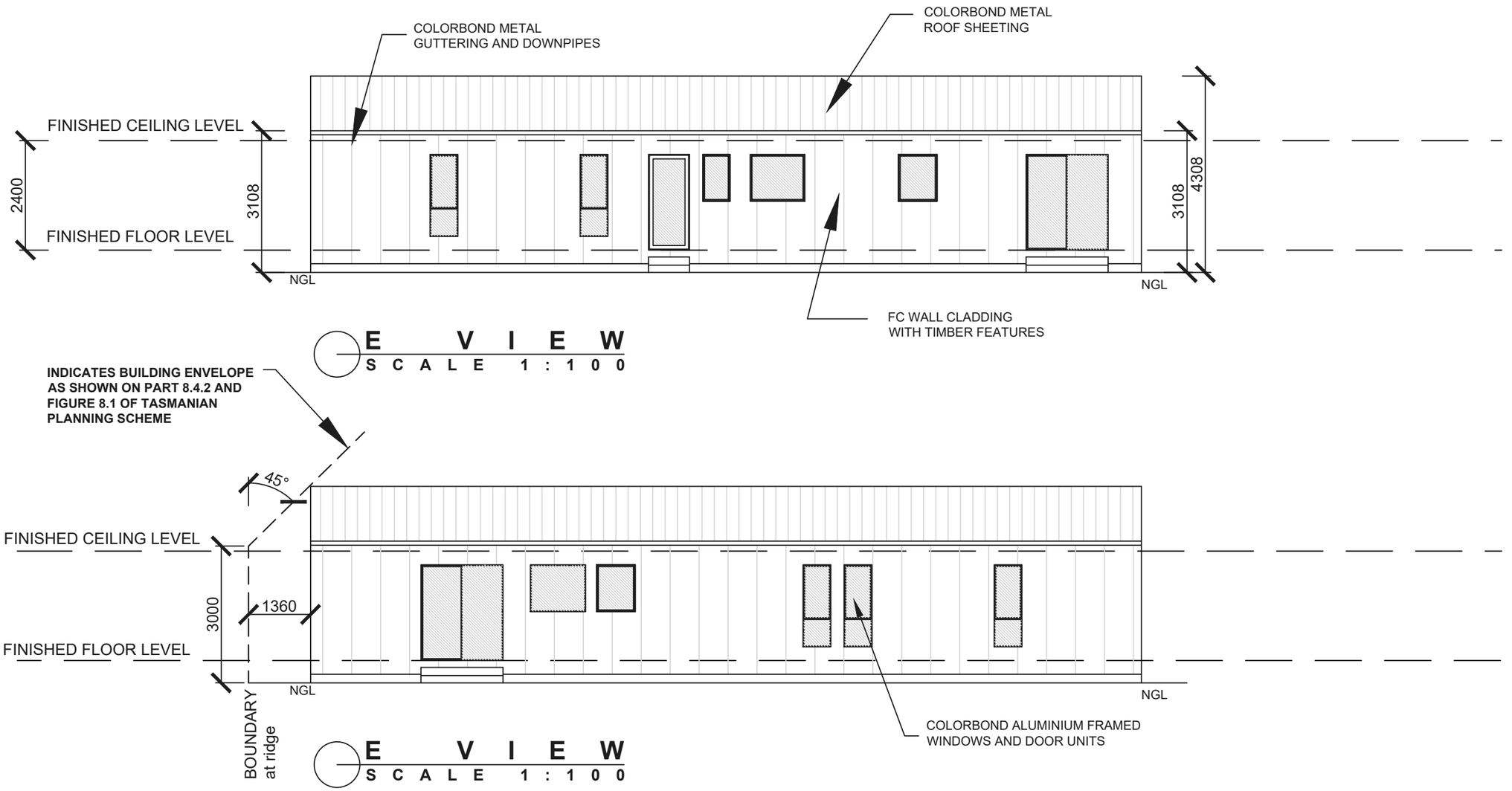

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Building Design
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PO Box 562 Swansea NSW 2281. P.0423099841
Accreditation Number CC645J

Client:
J & E Richmond

Proposed: Dwelling & Carport

At: 6 Parkside Place, Sorell

JOB:25021

Drawn :RV
Date: August 2025 ©
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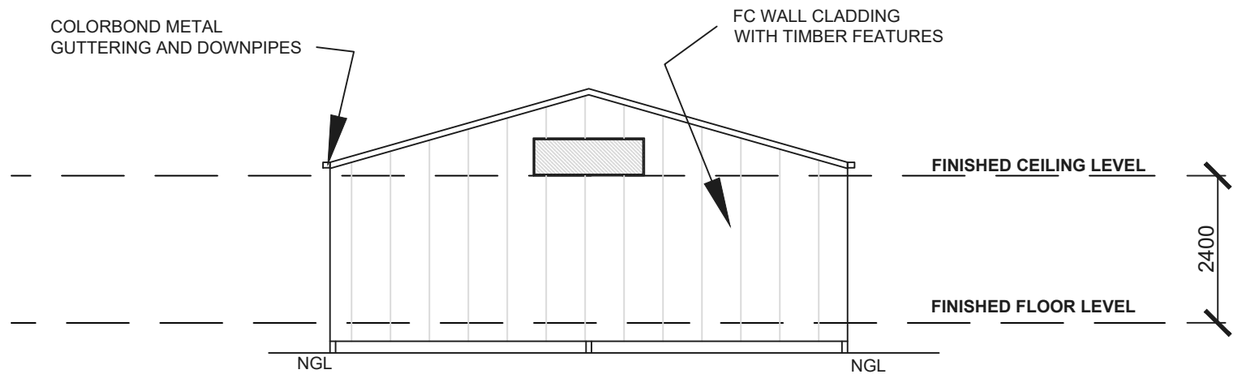
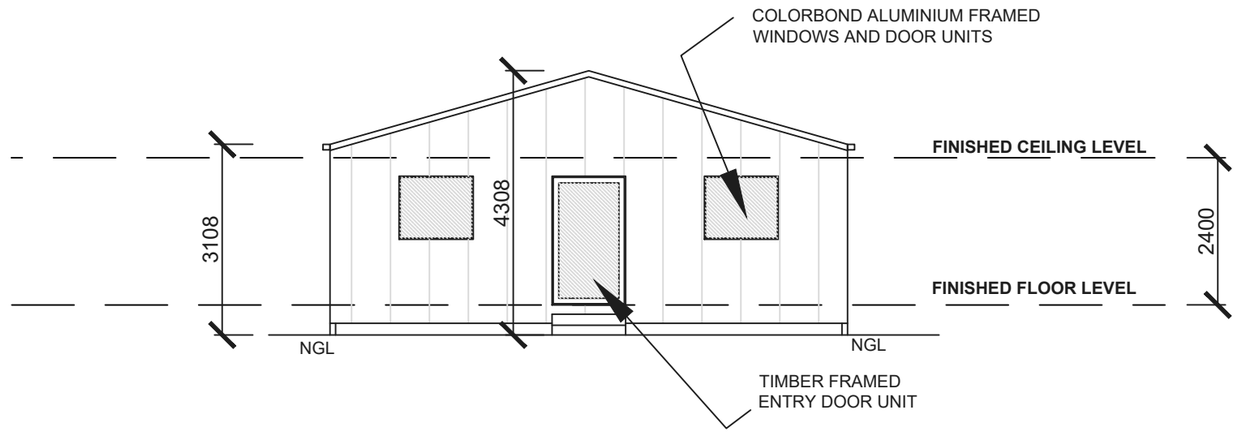


N VIEW
SCALE 1:100



S VIEW
SCALE 1:100

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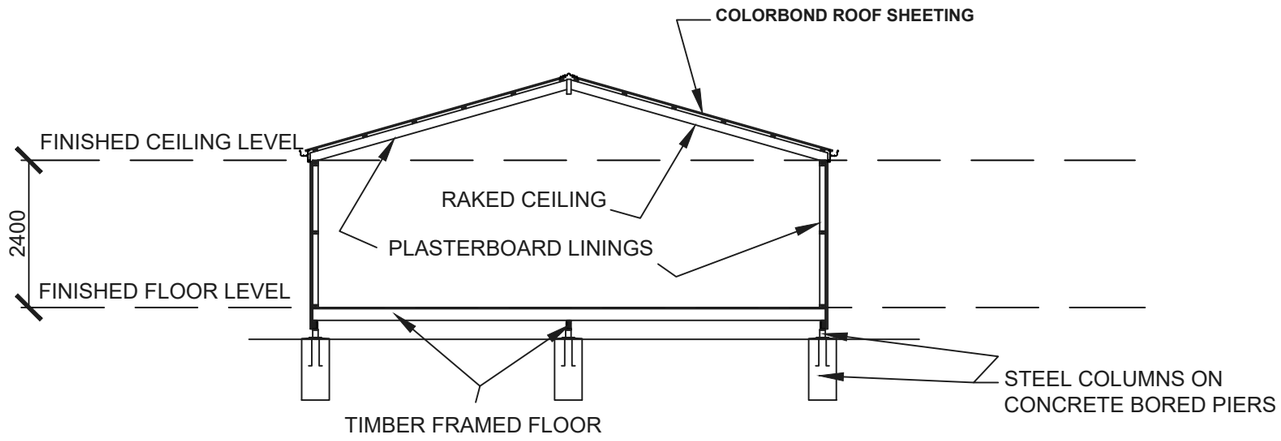
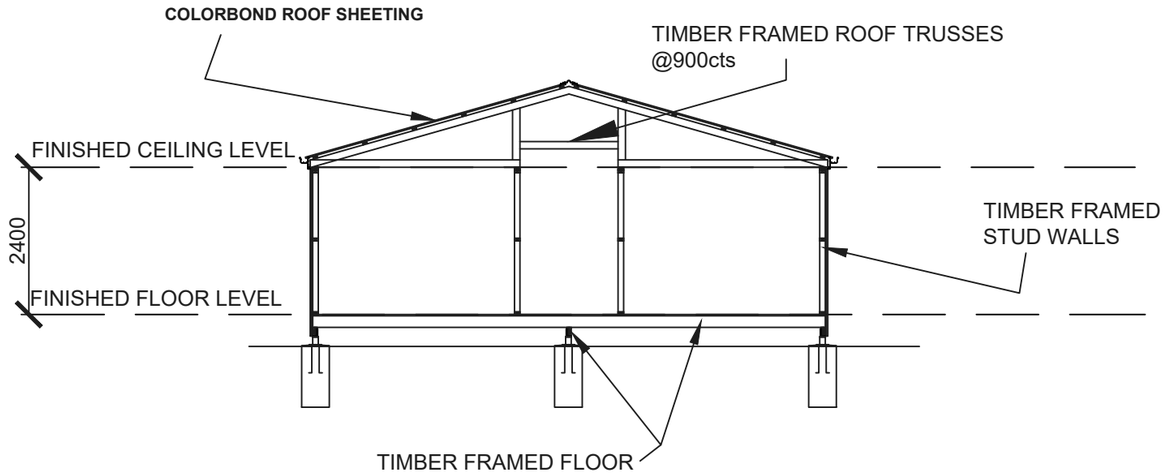


TYPICAL SECTION DETAIL

R A K E D C E I L I N G

S c a l e 1 : 2 0



TYPICAL SECTION DETAIL

F L A T C E I L I N G

S c a l e 1 : 2 0

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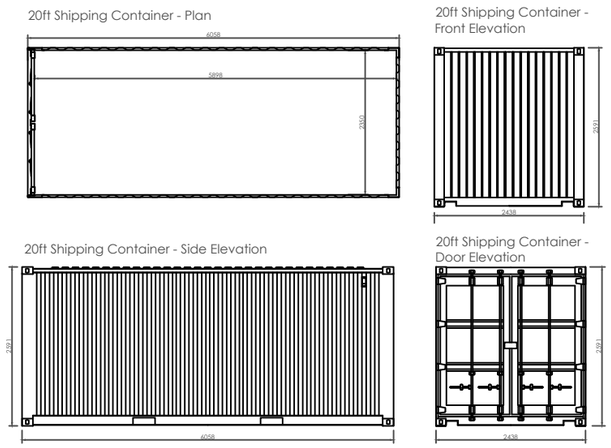
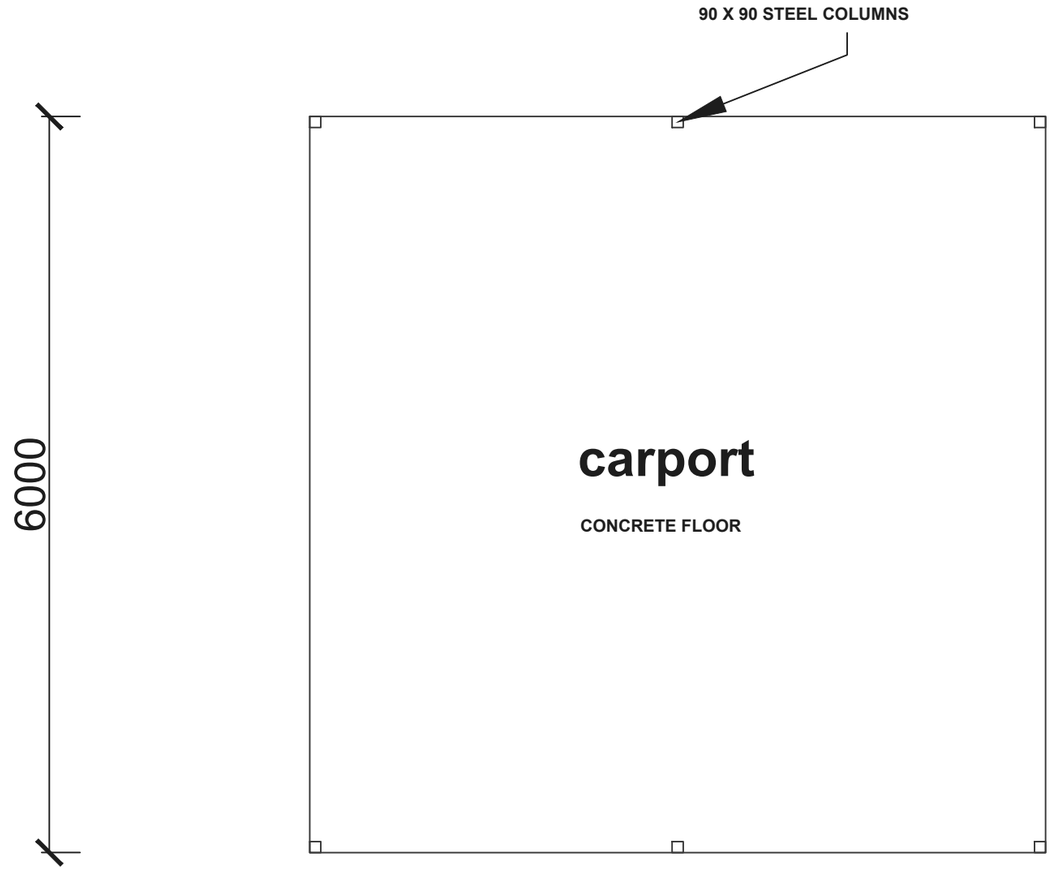


typical shipping container
SCALE 1:100



CARPORT FLOOR PLAN
SCALE 1:50

NB- ALL CONSTRUCTIONAL DETAILS FOR THE CARPORT TO BE TO THE MANUFACTURER'S ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS

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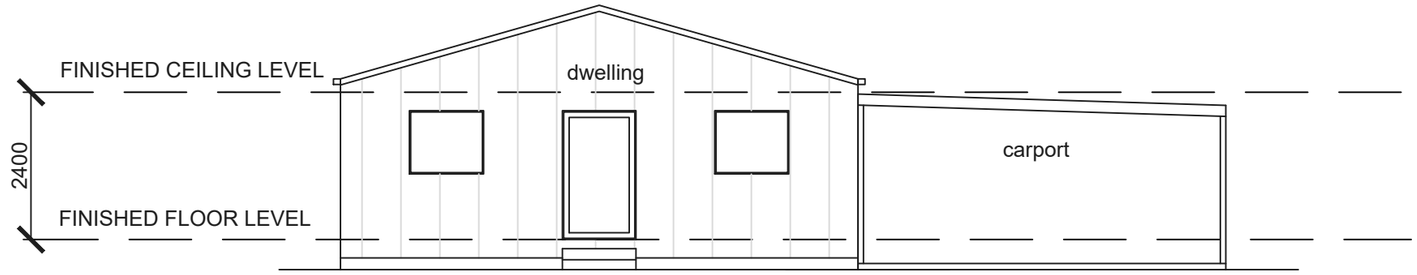
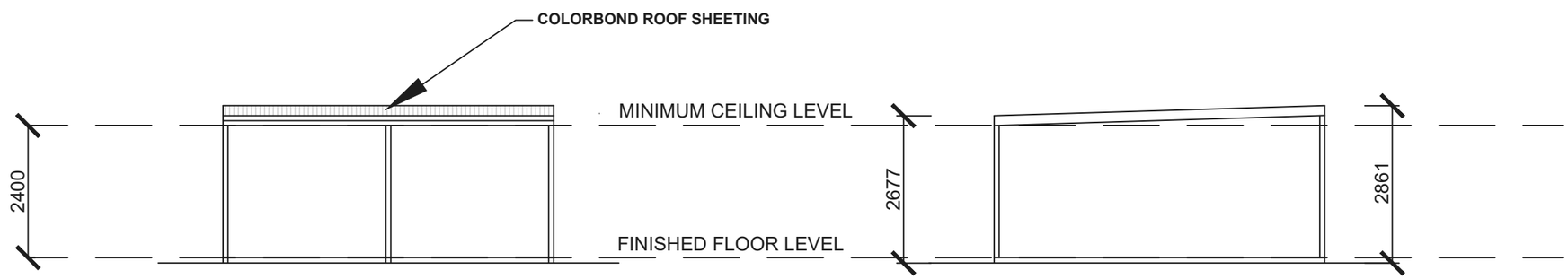
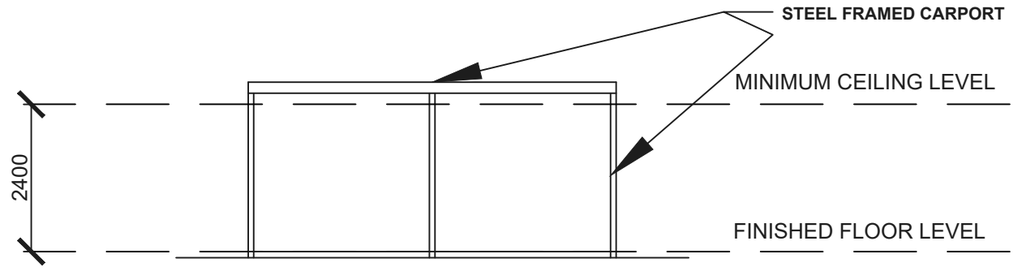


S V I E W
COMBINED VIEW
SCALE 1:100

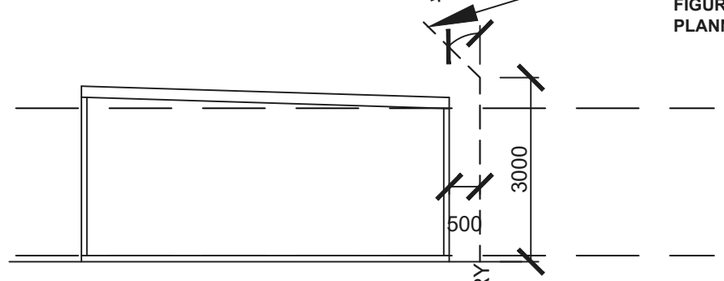


E V I E W
SCALE 1:100



W V I E W
SCALE 1:100

N V I E W
SCALE 1:100



S V I E W
SCALE 1:100

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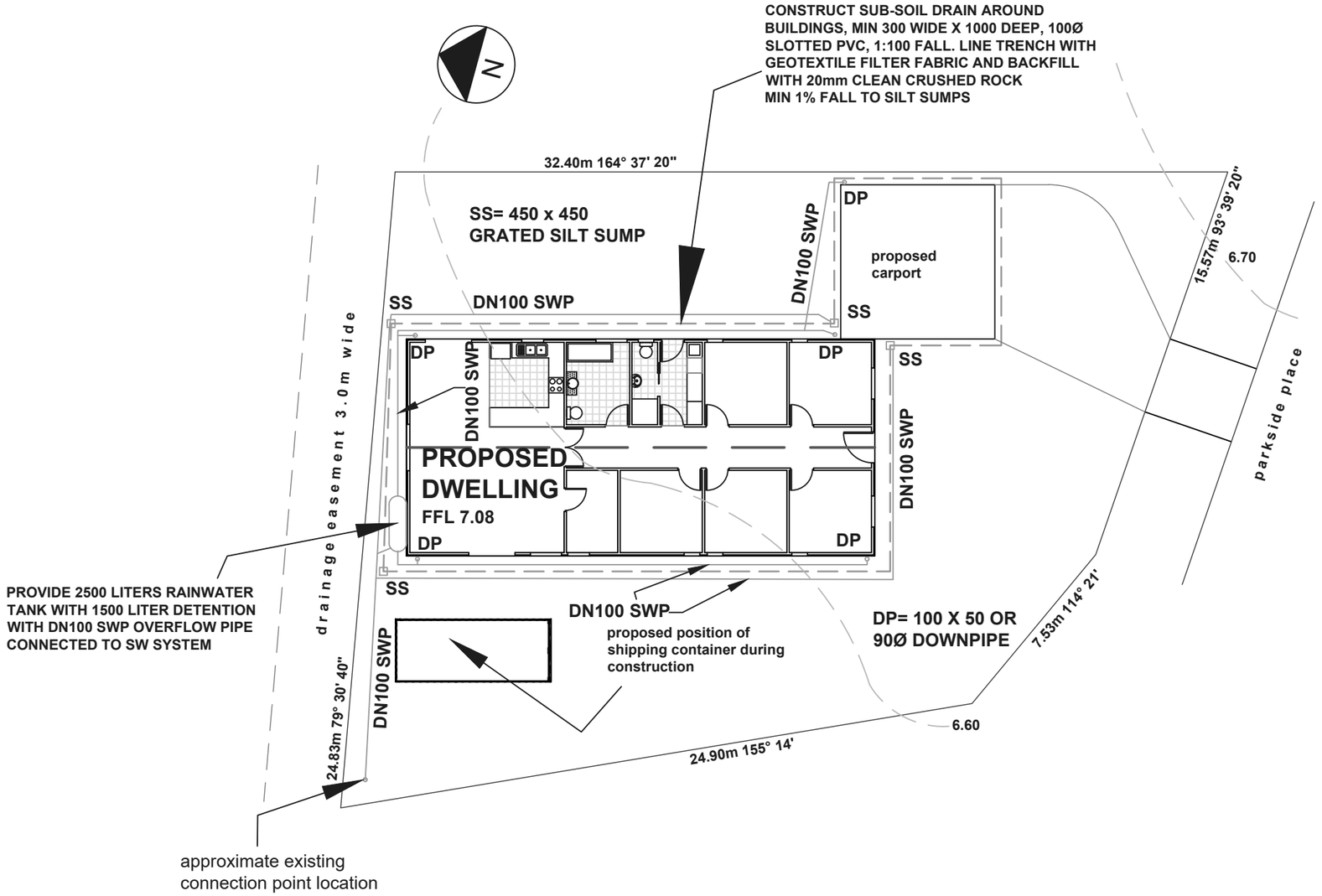

SITE PLAN

SCALE 1:200

STORM WATER DRAINAGE

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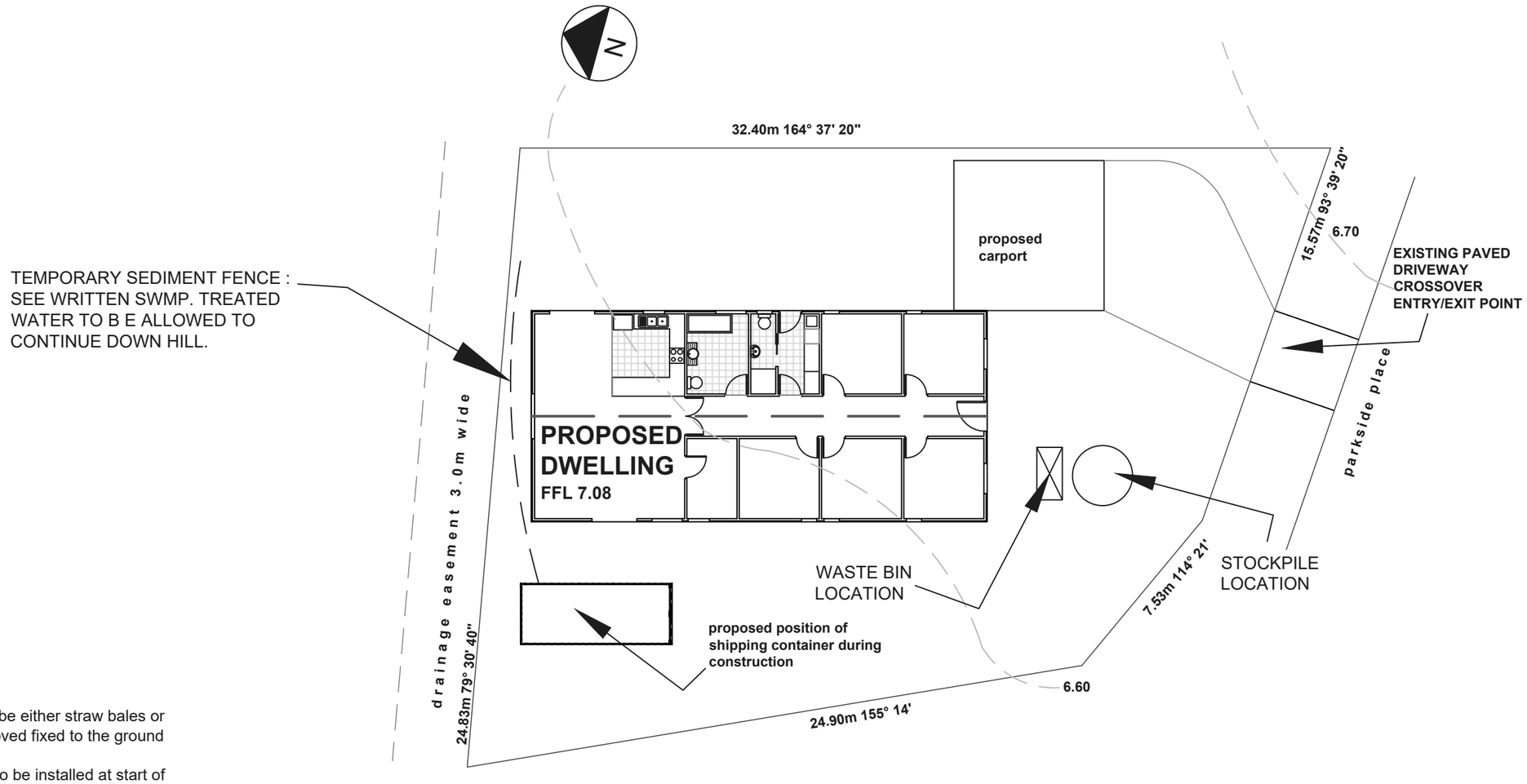
Revisions:05Sep25
2500L WATER TANK ADDED TO SW DRAINAGE SYSTEM



SITE PLAN
SCALE 1:200
SWMP

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.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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