

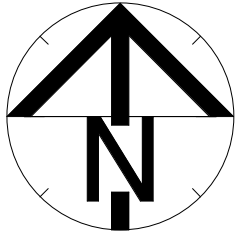
DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-26-149
PROPOSED DEVELOPMENT:	Two storey extension to existing dwelling
LOCATION:	11 Philip Avenue, Montrose
APPLICANT:	A M Black and D R Black
ADVERTISING START DATE:	21/08/2026
ADVERTISING EXPIRY DATE:	4/09/2026

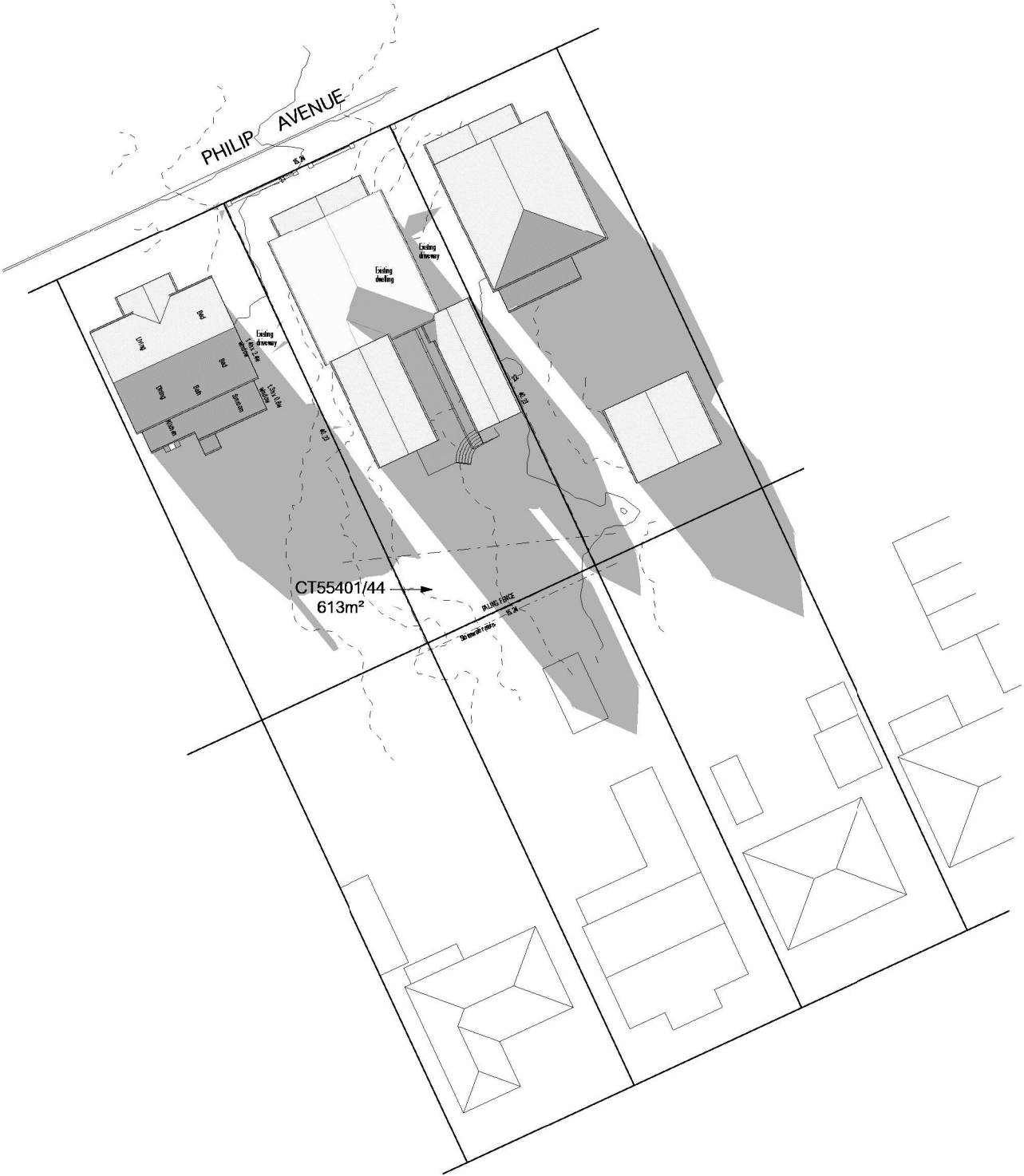
Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **4/09/2026**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **4/09/2026**, or for postal and hand delivered representations, by 5.00 pm on **4/09/2026**



Notes:
- Boundaries drawn from Title Plan.
- Contours sourced from (Tasmanian Government) DEM data.
This note is to be included on all site plans referencing this data.
Latitude: - 42°49'
Longitude: 147°15'
- No allowance has been made for surrounding buildings,
vegetation & fences.



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-26-149
DATE RECEIVED 02/07/2026

D	17 October 2020	CK
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Do not scale from these drawings.
 - No changes permitted without consultation with designer.

Drawn By:
Cem Kali
0424 910 093
cemk@live.com.au

Client / Project info
PROPOSED ALTERATIONS AND ADDITIONS (BLACK)
11 Philip Avenue,
MONTROSE

3pm - 21/06/20

Drawn	CK	2012-5
Date	11 September 2020	Sheet
Scale	1 : 500	

N/A

AP2021-1958 - PROPOSED STAGED ALTERATION & ADDITIONS (BLACK)
11 Philip Avenue,
MONTROSE

SHEET DRAWING TITLE

- o1 : (F) SITE PLAN
- o1a : (F) DRAINAGE PLAN
- o2 : (-) EXISTING FLOOR PLAN
- o3 : (-) EXISTING ELEVATIONS
- o4 : (-) DEMOLITION PLAN
- o5 : (F) PROPOSED GROUND FLOOR PLAN
- o6 : (B) PROPOSED FIRST FLOOR PLAN
- o7 : (F) PROPOSED ELEVATIONS 1 OF 2
- o8 : (F) PROPOSED ELEVATIONS 2 OF 2

F	Minor client changes & prepare plans to resubmit DA	01, 01a, 05, 07, 08	16 October 2025	CK	-
E	Engineer revisions	09 - 12b, 14 - 16	14 December 2022	CK	-
BA	BA Plan Set.	01 - 22	27 December 2021	CK	ST
D	Council RFI (13 Oct. 20): Update shadow diagrams with additional information.	Shadow diagrams	17 October 2020	CK	-
C	Various internal design layout changes to house and garage.	01	25 March 2018	CK	-
B	Re-design window & sliding door arrangement around W07 - W09, Amend area around Kitchen & stairs area to be more open plan, Amend details regarding proposed beam between Kitchen & Dining, Re-position W12, Amend sill heights to W11, W14, W15, Update all relevant sheets.	05 - 08	29 January 2014	CK	-
A	Remove glazing & door unit out of proposed Garage, Re-design roof style of Garage and raise ceiling height, Amend direction and location of proposed cavity sliding door from Kitchen to L'dry, Re-position location of new door leading to backyard, Update all relevant sheets	01, 05 - 07	02 June 2013	CK	-
DA	DA Plan Set.	01 - 07	07 May 2013	CK	-
No.	Amendment	Sheet	Date	Initial	Check

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
L.I.C. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info:

PROPOSED ALTERATIONS & ADDITIONS (BLACK)

11 Philip Avenue,
MONTROSE

TITLE REFERENCE: CT55401/44
FLOOR AREAS: Refer to floor plans
PORCH/DECK AREAS: Refer to floor plans
WIND SPEED: N2
SOIL CLASSIFICATION: H-1
CLIMATE ZONE: 7
ALPINE AREA: N/A
CORROSION ENVIRONMENT: Moderate
CERTIFIED B.A.L.: Not Bushfire Prone
DESIGNED B.A.L.: Not Bushfire Prone
(REFER TO STANDARD NOTES FOR EXPLANATIONS)

COVER SHEET

Drawn

AP2021-1958

Date

07 May 2013

Sheet

Scale

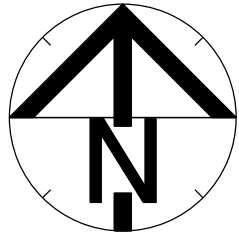
N/A

00/22

SITE IS NOT IN A BUSHFIRE PRONE AREA AS PER OMISSION FROM TPS BUSHFIRE OVERLAY - G.C.C.
No additional restrictions for construction methods / materials apply.

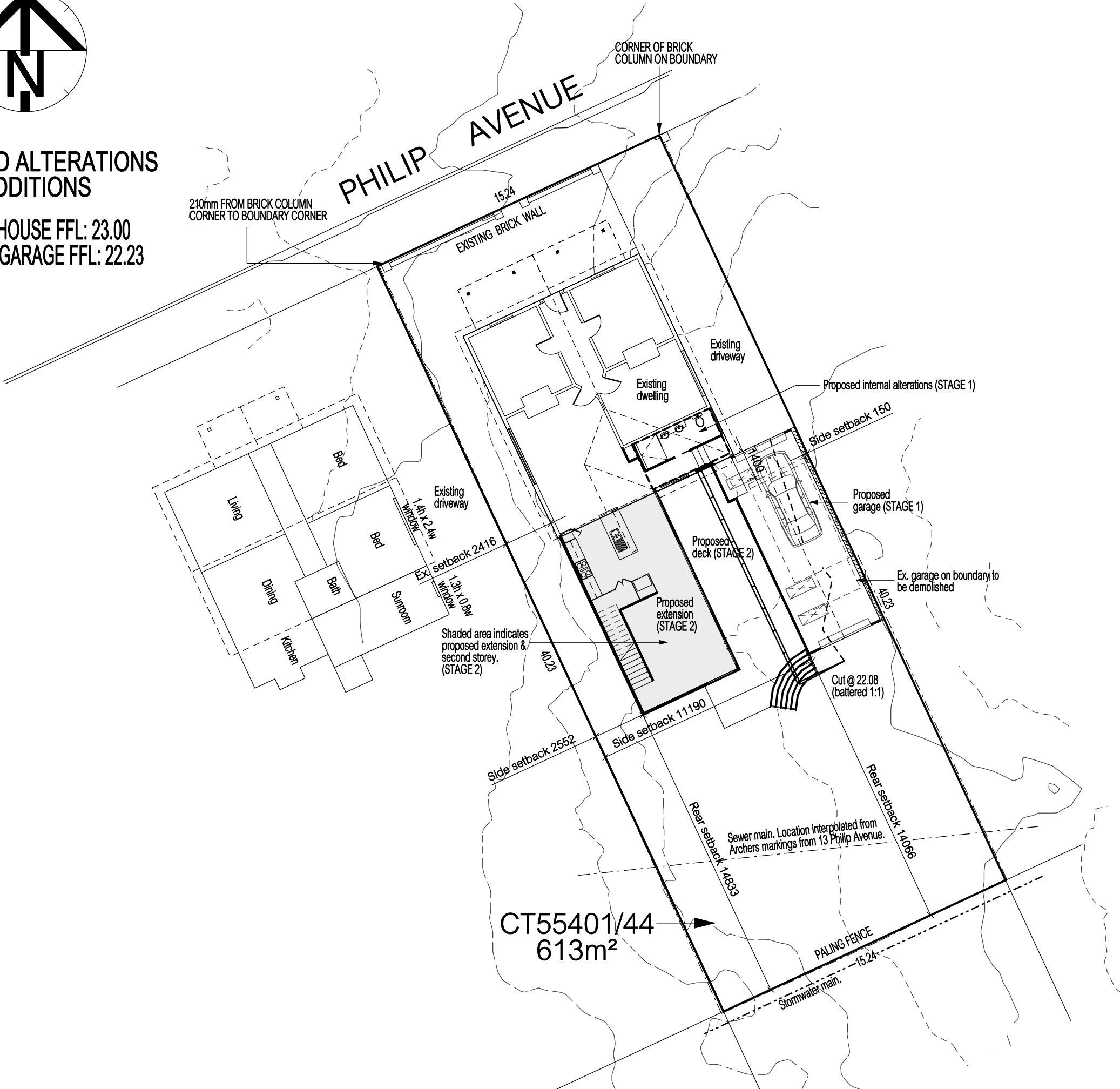
GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No PLN-26-149
DATE RECEIVED 02/07/2026

Document Set ID: 3698288
Version: 1, Version Date: 02/07/2026



PROPOSED ALTERATIONS
& ADDITIONS

EXISTING HOUSE FFL: 23.00
PROPOSED GARAGE FFL: 22.23



NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current Building Code of Australia
- Dimensions to take precedence over scale.
- Registered Surveyor to survey / peg North East boundary.

PLEASE NOTE:
Contour information derived
from THE LIST - LIDAR data

EXPLANATORY NOTES: GLENORCHY COUNCIL INTERIM PLANNING SCHEME	
8.4.3. - Site coverage and private open space for all dwellings	
A1	Site coverage: Max. 50% of site = 306.50m² Proposed site coverage: 215.23m² (35.11%)

GLENORCHY CITY COUNCIL PLANNING
SERVICES

APPLICATION No PLN-26-149

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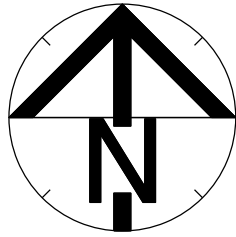
F	Changes as per cover sheet	16 Oct. 25	CK
C	Changes as per cover sheet	25 Mar. 18	CK
A	Changes as per cover sheet	02 June	CK
No.	Amendment	Date	Init.

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

PROPOSED ALTERATION & ADDITIONS (BLACK)
11 Philip Avenue,
MONTROSE

SITE PLAN

Drawn	CK	AP2021-1958
Date	07 May 2013	Sheet
Scale	1:200	01/22



PHILIP AVENUE

CORNER OF BRICK COLUMN ON BOUNDARY

210mm FROM BRICK COLUMN CORNER TO BOUNDARY CORNER

EXISTING BRICK WALL

Location of existing sewer pipes and O.R.G. To be removed.

New 90Ø d.p.

100mm ag. drain. Fall to one end.

O.R.G. with tap over. Minimum 150mm below FFL

450 x 450 grated PVC pit connected to stormwater

Assumed location of existing sewer. To be located, utilised and upgraded if necessary.

Sewer main. Location interpolated from Archers markings from 13 Philip Avenue.

Stormwater main.

GROUND FLOOR DRAINAGE

CT55401/44
613m²

PALING FENCE

450 x 450 grated PVC pit & 150 grated PVC drain connected to stormwater. Trafficable box.

Hot and Cold plumbing to garage. Waste to be plumbed into sewer.

50Ø upvc vent to outside through roof

New 90Ø d.p.

450 x 450 grated PVC pit connected to stormwater

New 90Ø d.p.

FIRST FLOOR DRAINAGE

NOTES:
- d.p.s to be upsized to 100Ø UPVC under ground.
- Sewer pipes to be 100Ø UPVC.
- SW to be 100Ø UPVC

DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
O.R.G.	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)
--- Sewer Line (100Ø UPVC)		
--- Stormwater Line (100Ø UPVC for units) (150Ø UPVC where combined)		
NOTES: 1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021. 2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below. 3. 50Ø required for multiple shower heads.		

NOTES

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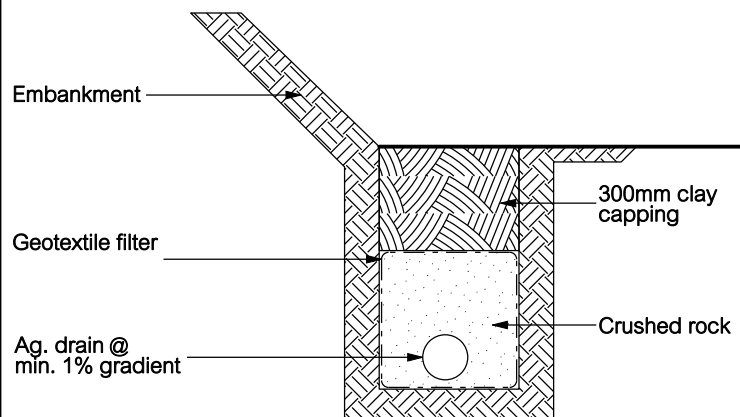
Soil Classification : H-1
Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3:2003

- Wet areas to comply with N.C.C. 3.8.1.2 and AS3740

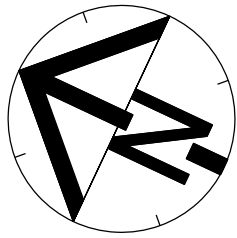
Where ag drain is < 1.5m from footing, the following engineering principles are required:

- Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
- Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
- Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
- Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



GLENORCHY CITY COUNCIL PLANNING SERVICES
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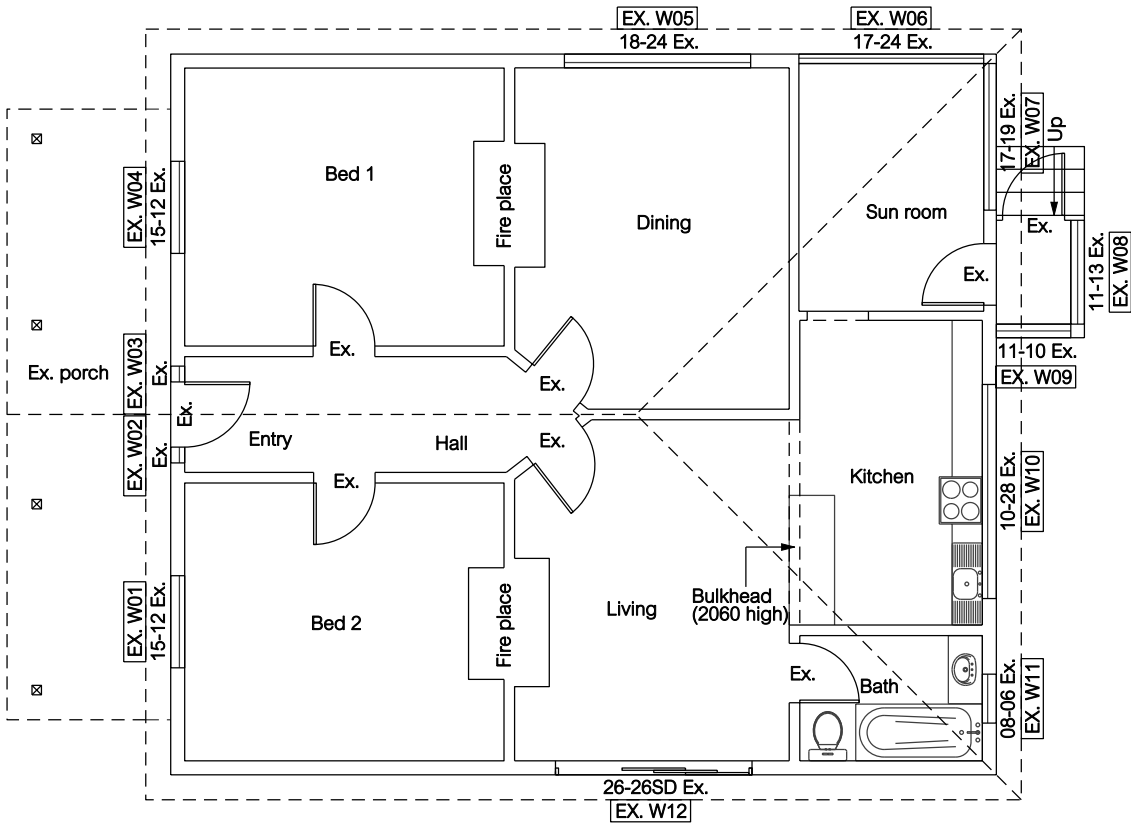
F	Changes as per cover sheet	16 Oct. 25	CK
No.	Amendment	Date	Init.
ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au			
PROPOSED ALTERATION & ADDITIONS (BLACK) 11 Philip Avenue, MONTROSE			
DRAINAGE PLAN			
Drawn	CK	AP2021-1958	
Date	10 September 2020	Sheet	
Scale	1:200	01a/22	



NOTES

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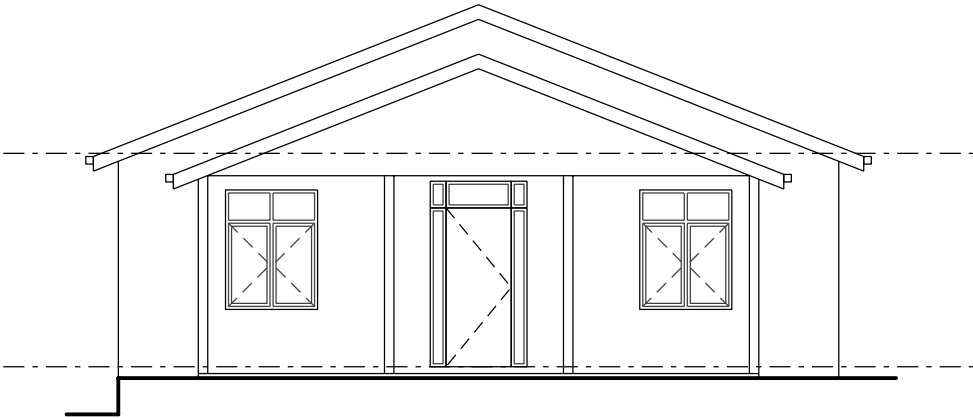
FLOOR AREA = 105.98 sqm (approx.)



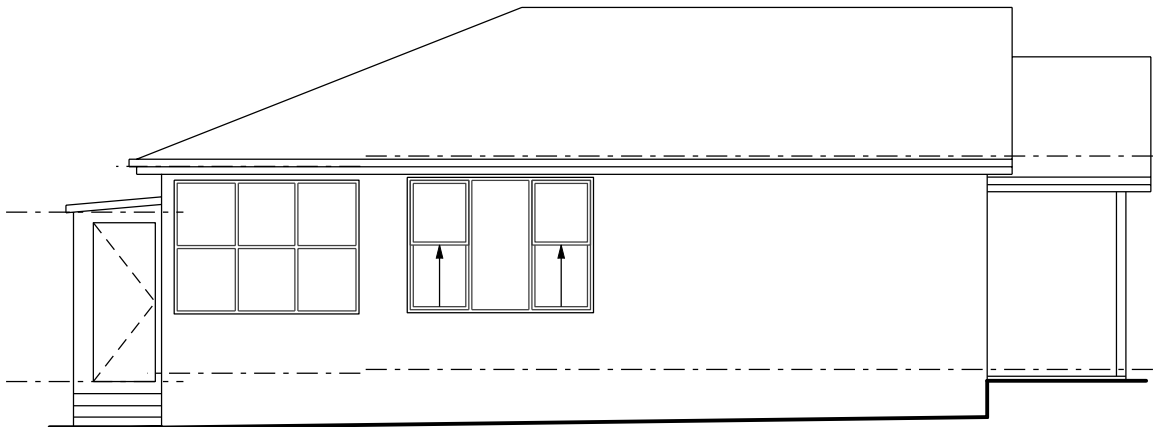
GLENORCHY CITY COUNCIL PLANNING SERVICES

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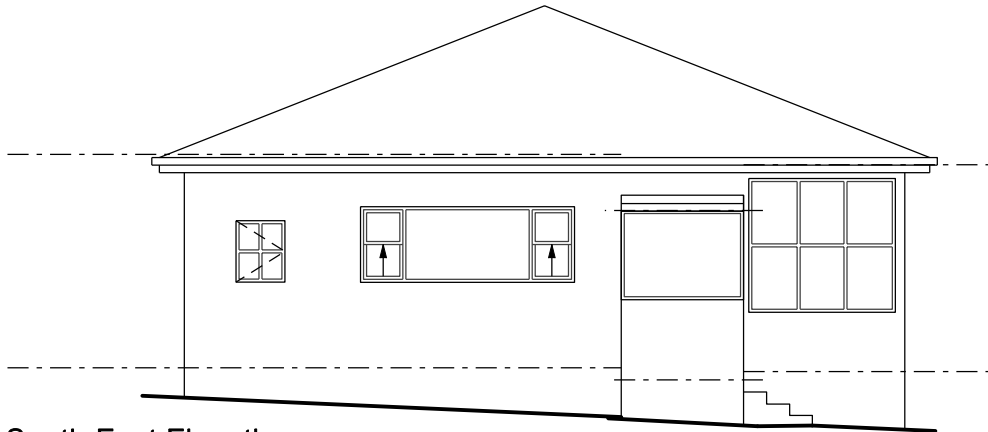
A			
No.	Amendment	Date	Init.
ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au			
PROPOSED ALTERATION & ADDITIONS (BLACK) 11 Philip Avenue, MONTROSE			
EXISTING FLOOR PLAN			
Drawn	CK	AP2021-1958	
Date	07 May 2013	Sheet	
Scale	1:100	02/22	



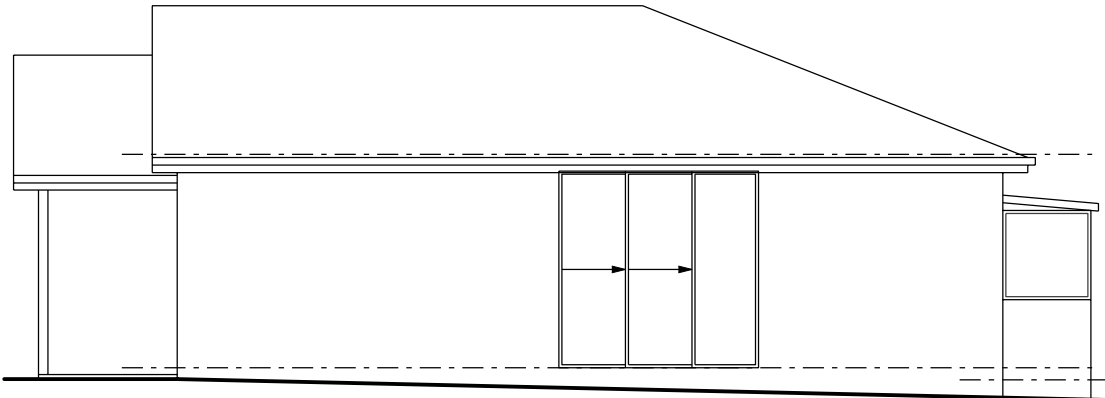
North West Elevation



North East Elevation



South East Elevation



South West Elevation

NOTES

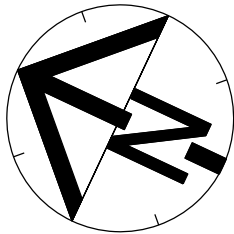
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GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-26-149

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No.	Amendment	Date	Init.
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PROPOSED ALTERATION & ADDITIONS (BLACK) 11 Philip Avenue, MONTROSE			
EXISTING ELEVATIONS			
Drawn	CK	AP2021-1958	
Date	07 May 2013	Sheet	
Scale	1:100	03/22	

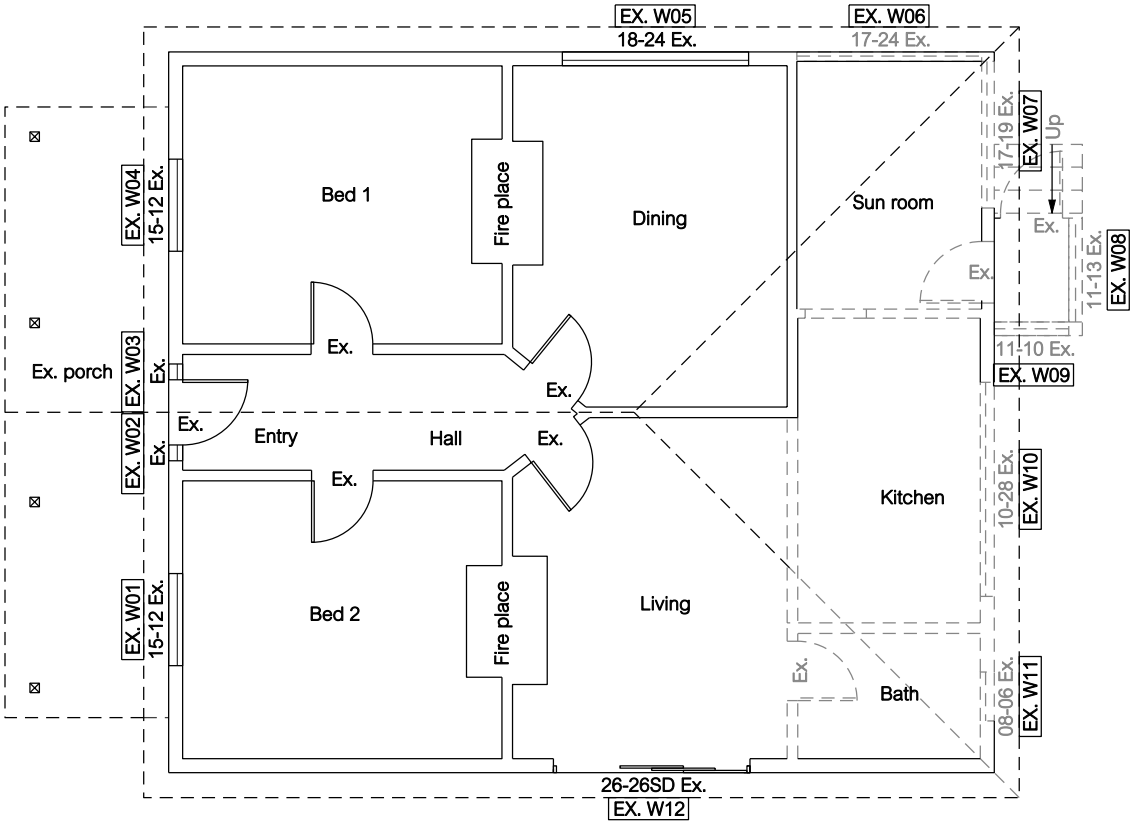


NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current Building Code of Australia
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LEGEND

- Entities to remain
- Entities to be demolished

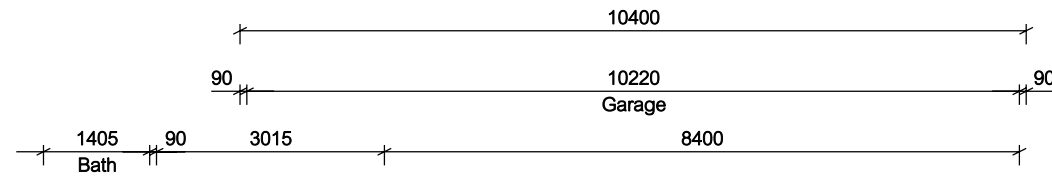
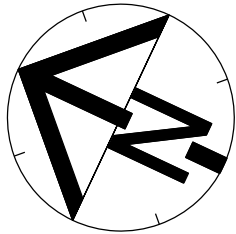


GLENORCHY CITY COUNCIL PLANNING SERVICES

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PROPOSED ALTERATION & ADDITIONS (BLACK) 11 Philip Avenue, MONTROSE			
DEMOLITION PLAN			
Drawn	CK	AP2021-1958	
Date	07 May 2013	Sheet	
Scale	1:100	04/22	



NOTES

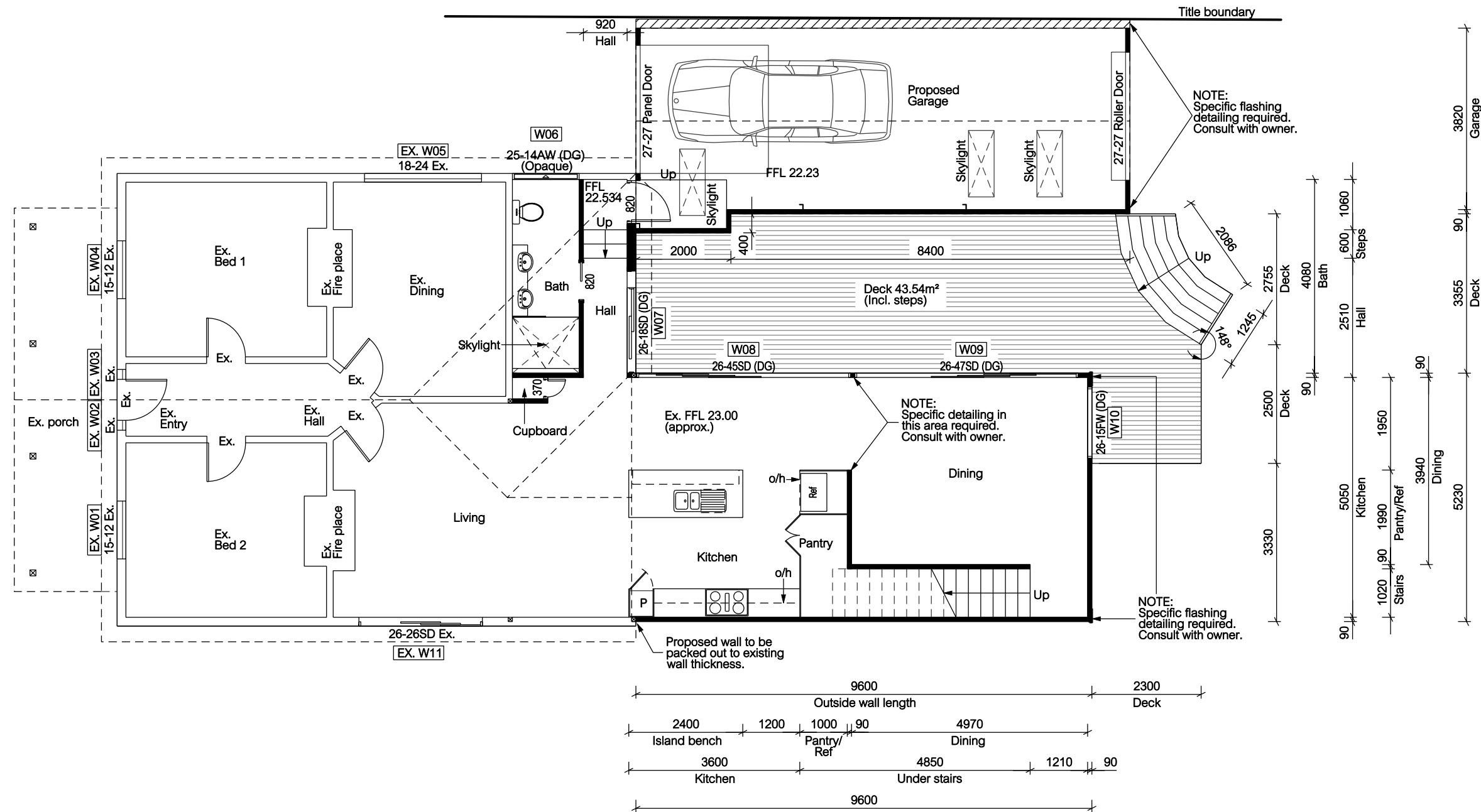
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current Building Code of Australia
- Dimensions to take precedence over scale.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

FLOOR AREA = 154.31 sqm
GARAGE AREA = 43.44 sqm

LEGEND

- Existing walls
- Proposed walls & infill



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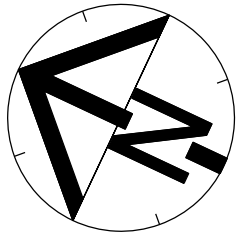
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A	Changes as per cover sheet	02 June	CK
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PROPOSED ALTERATION & ADDITIONS (BLACK)
11 Philip Avenue,
MONTROSE

PROPOSED GROUND FLOOR PLAN

Drawn	CK	AP2021-1958
Date	07 May 2013	Sheet
Scale	1:100	
05/22		

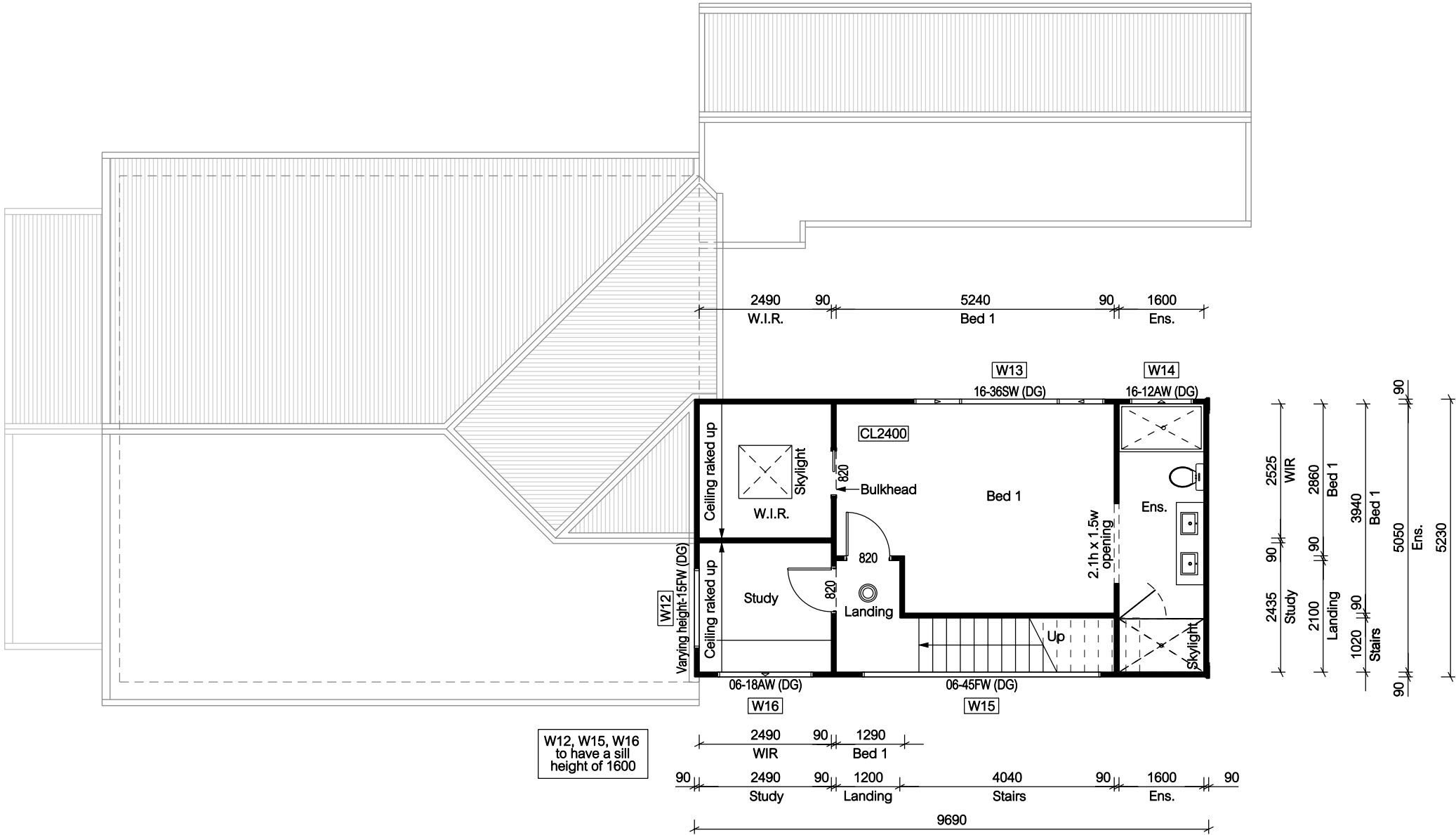


NOTES

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ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

FLOOR AREA = 50.68 sqm

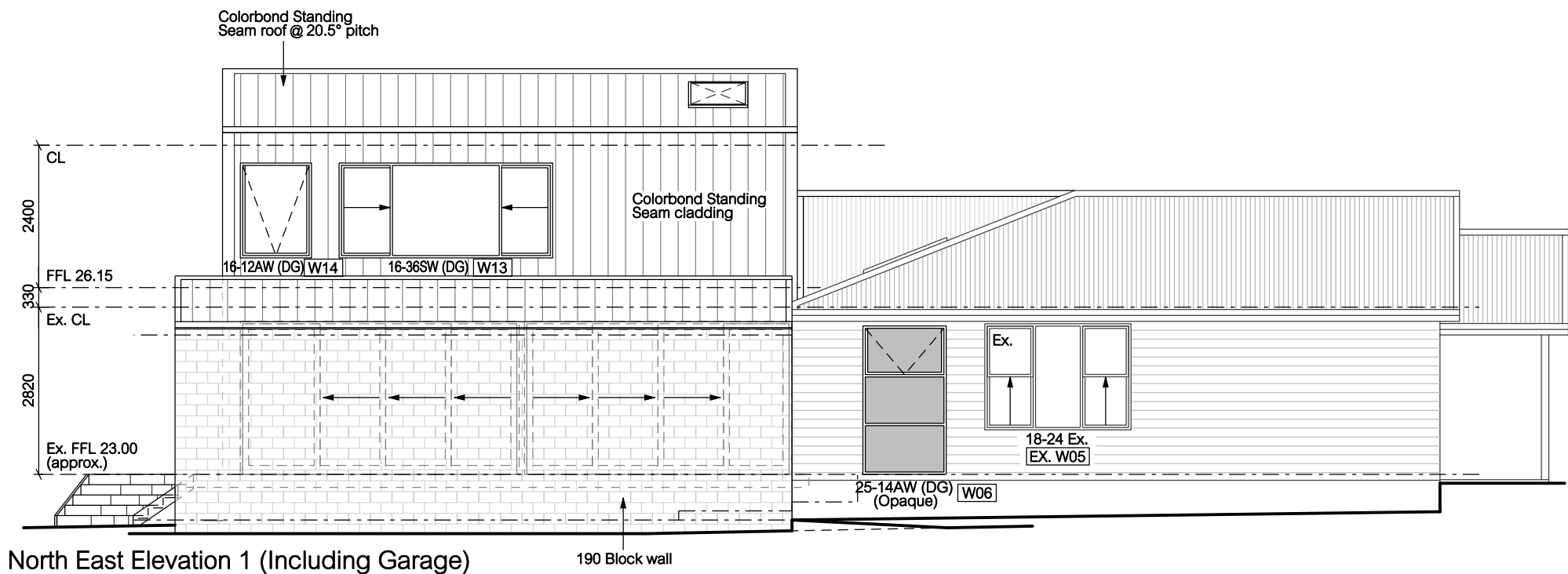


GLENORCHY CITY COUNCIL PLANNING SERVICES

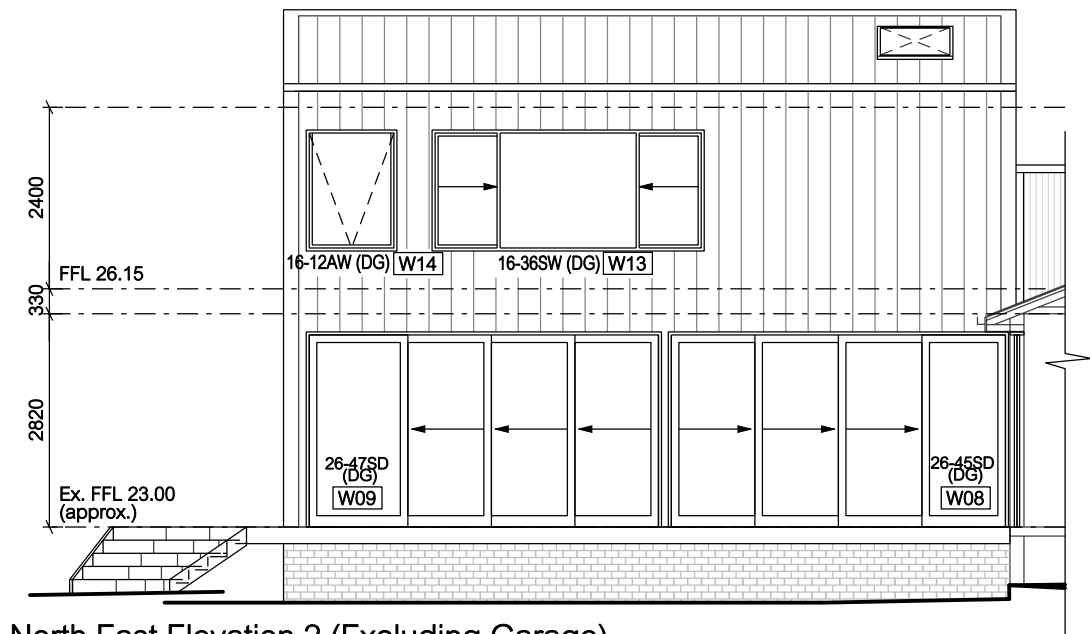
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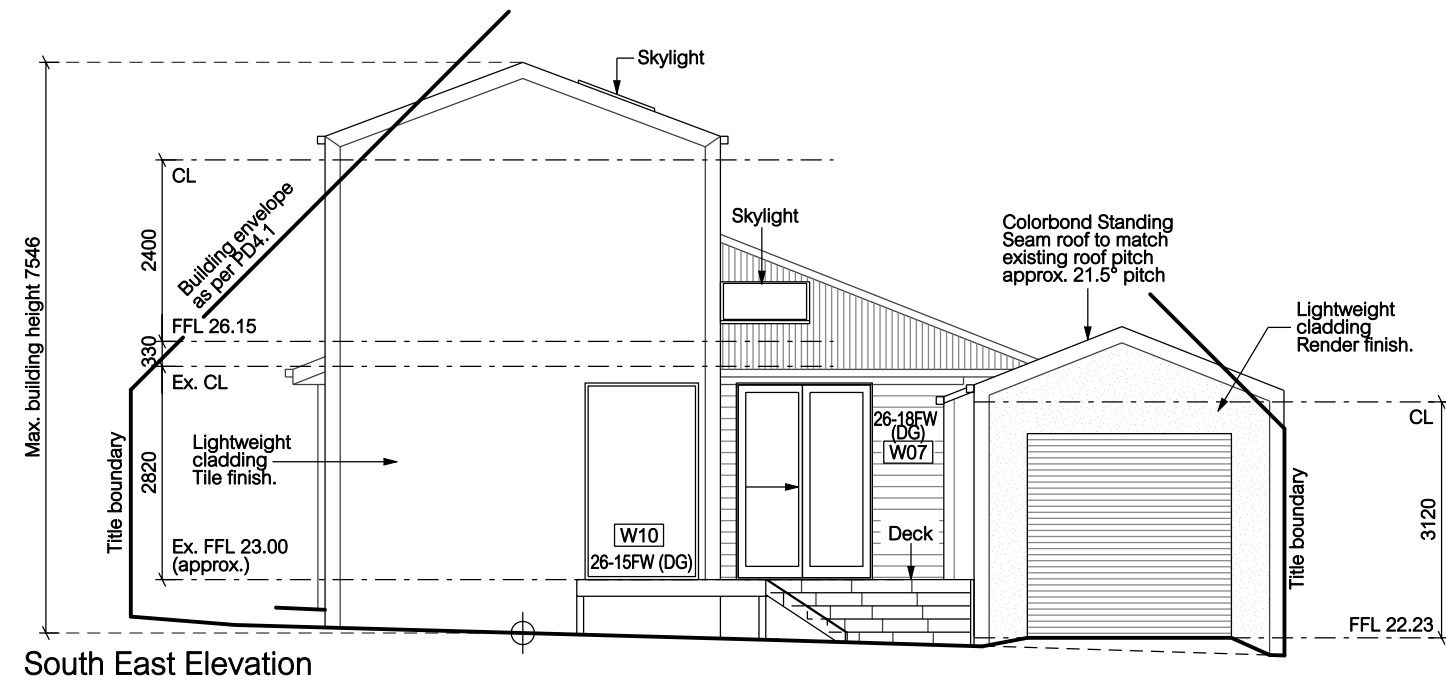
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PROPOSED FIRST FLOOR PLAN			
Drawn	CK	AP2021-1958	
Date	07 May 2013	Sheet	
Scale	1:100	06/22	



North East Elevation 1 (Including Garage)



North East Elevation 2 (Excluding Garage)



South East Elevation

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current Building Code of Australia
- Do not scale from these drawings.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

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PROPOSED ALTERATION & ADDITIONS (BLACK)
11 Philip Avenue,
MONTROSE

PROPOSED ELEVATIONS 1 of 2

Drawn	CK	AP2021-1958
Date	07 May 2013	Sheet
Scale	1:100	07/22

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South West Elevation

GLENORCHY CITY COUNCIL PLANNING SERVICES

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PROPOSED ALTERATION & ADDITIONS (BLACK) 11 Philip Avenue, MONTROSE			
PROPOSED ELEVATIONS 2 of 2			
Drawn	CK	AP2021-1958	
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Scale	1:100	08/22	

14 August 2026

Michael Cocciola
Planning Officer
Glenorchy City Council

REQUEST FOR ADDITIONAL INFORMATION

RE: PROPOSED USE/DEVELOPMENT: TWO STOREY EXTENSION TO DWELLING
ADDRESS: 11 PHILIP AVENUE MONTROSE
APPLICATION NUMBER: PLN-26-149

The owner of 11 Philip Avenue, Montrose, has engaged Pinion Advisory to respond to a Request for Additional Information (RFI) from the Glenorchy City Council (GCC) in relation to a proposed building extension (Application number PLN-26-149).

Specifically, Pinion Advisory will respond to the following conditions of the RFI:

C12.0 Flood Prone Areas Code

C12.6.1 Buildings and works within a flood-prone hazard area

- *To satisfy the Tasmanian Planning Scheme – Glenorchy clause C12.6.1, please provide the following:*

There are flood inundation issues identified through Council's records that affect the application. Documentation is required from a suitably qualified engineer to address performance criteria P1 of C12.6.1 (of the Planning Scheme- Glenorchy) and show that a building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

General Manager's Consent for Interference with Public Stormwater Systems

In addition to the above, you are required to provide the following information to enable Council to assess stormwater management aspects of the proposal under Section 14(1) of the Urban Drainage Act 2013.

According to the Council's Stormwater Management Policy, any development that adds an impervious area greater than 40m² and exceeds the maximum allowed peak runoff must include OSD. For any additional impervious surface greater than 250m², please submit engineering calculations for the OSD design in accordance with the Council's Stormwater Management Policy.

STORMWATER

GCC's Stormwater Management Policy indicates that any development resulting in an increase in impervious area of less than 40m² does not require formal onsite detention.

6. Stormwater Quantity Management Requirements

- a) The following development is exempt from the Stormwater Quantity Management Requirements set out in 6(b) to 6(i):
- Development that does not result in any increase in the impervious area for site.
 - Development comprising a one-off Class 10a structure with a roof area of no greater than 40m² where there are no other changes in the impervious area for site.
 - Development comprising a one-off extension to Class 1 building resulting in an increase in impervious area no greater than 40m² where there are no other changes in the impervious area for site.

The site has a total area of 627m², with a road/driveway measured at 43m² and a main house with roof and detached sheds/garages providing an impervious surface area of 237m². The remainder is assumed to be backyard/landscaped area. Whilst the backyard area has been conservatively generalised as pervious surface, it mostly comprises paved or concrete surfaces that may generate runoff. Figure 1 shows the breakdown of these surface areas in aerial view.



Figure 1: Aerial image of property 11 Philip Avenue, Montrose by surface category.

The architectural plans outline the proposed building extension, deck area and garage (Another Perspective Pty Ltd – Appendix 1), and they also detail which areas of the existing dwelling and ancillary structures will require demolition to enable the development.

The new roof sees a reduction in the overall area down to 220m², whilst the proposed deck will occupy 43m². The driveway area will increase slightly to 48m², and the remainder of the property will continue to be a backyard/landscaped space (Figure 2). The new deck will be an elevated timber structure with open board spacing and will

effectively behave as a pervious surface by allowing rainfall to infiltrate to the underlying ground surface, as such it has been removed from the calculations.



Figure 2: Post development surface area categories.

A comparison of the pre and post development surface areas are shown in Table 1.

Table 1: Pre and post development comparison of impervious surface areas

Surface	Pre Development Area (m ²)	Post Development Area (m ²)	Change in Area (m ²)
Road/Driveway	43	48	+5
Roof	237	220	-16
BALANCE			-11

The proposed development will have no meaningful impact on the overall impervious area (it will result in a minor reduction), and as such stormwater detention is not required.

FLOOD PRONE AREAS

The property requires assessment against the Flood Prone Areas Hazard Code as it is located within an area of inundation as per the Tasmanian Planning Scheme – Glenorchy. The flood prone areas code is displayed on the LISTmap and is presented below in figure 3.

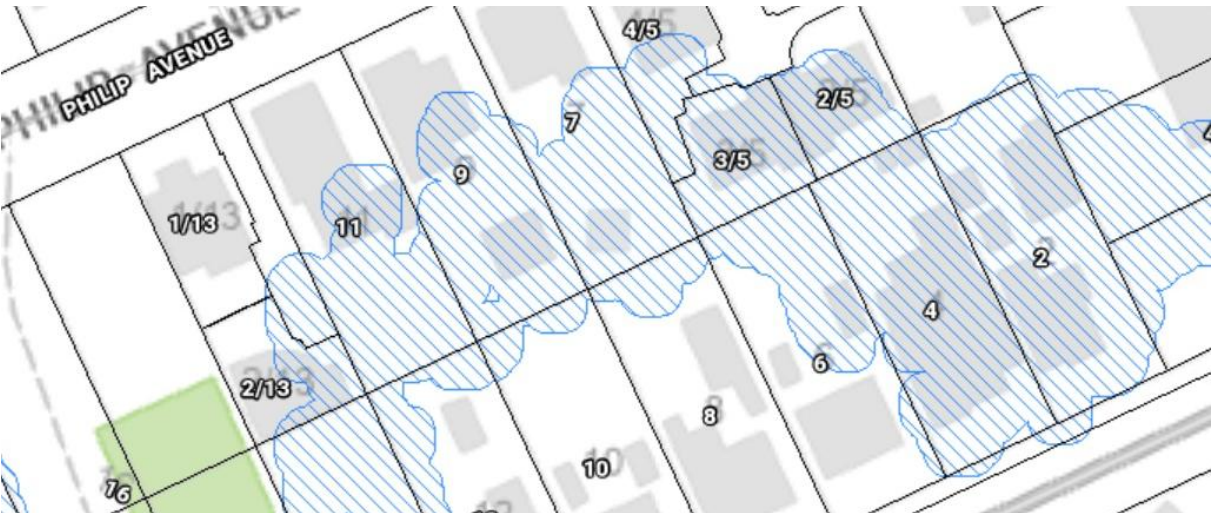


Figure 3: Tasmanian Planning Scheme – Code Overlay (Flood-prone areas) (Source: LISTmap).

The State Emergency Services (SES) have conducted more recent and detailed inundation mapping, and this is also available on the LISTmap. The SES mapping provides detail on various modelling scenarios, including the 1% AEP + Climate Change (CC) event which is required for assessment of the flood-prone areas code. Flood characteristics such as depth, velocity, and hazard rating can all be obtained from this data.

The 1% AEP+CC SES mapping shows the western side of the property sitting within a 100–250mm flood depth band. Other areas of the property are in the 100mm depth band, and the remainder of the property is outside the flood extent (Figure 4).



Figure 4: SES 1% AEP+CC Flood Depth (Source: LISTmap).

The SES flood mapping and the GCC flood mapping are based on broad-scale hydraulic models that utilise publicly available surface data such as LiDAR. As a result, they do not consider such detail as roadside kerb and channel and solid boundary fences, etc.

Critically, the SES mapping indicates that flood depths along Philip Avenue do not exceed 100mm, which is lower than the top of the roadside kerb and channel (150mm high). As such, it is reasonable to conclude that a detailed hydraulic model would contain flow within Philip Avenue and direct runoff down the street and past the front entrance to No. 11, rather than flowing through the property. This assumption is further strengthened by the fact the front fence of No. 11 is a solid brick render wall that will also intersect flow if it did exceed the capacity of the kerb and channel.



Figure 5: Front of property showing kerb and channel.

Similarly, the driveway of the neighbouring upstream property has a concrete kerb along its downstream side to capture localised flow. This will control any potential breakout from Philip Avenue along the driveway to the rear of No. 12 where the natural low point would take flow through No. 11 behind the proposed development.



Figure 6: Neighbouring driveway kerb directing overland flow away from the proposed development area.

Although justification is provided that the flooding would be contained to Philip Ave, a worst-case review was undertaken to solidify the assessment. While there is uncertainty in the SES flood mapping due to grid-based reporting of flood depths and the absence of detailed kerb, channel and boundary-wall representation, a conservative assessment can be adopted that utilises the SES's mapped flood characteristics.

The deepest band of water across the property is the 100-250mm grid, which combined with the predicted velocities (0.1-0.2m/s) result in a worst-case flood hazard of only H1. This is the lowest level of flood hazard categorisation and is considered safe for people, vehicles, and buildings. As such, even assuming a maximum depth of water it can still be shown that the development is only exposed to a tolerable risk.

Under these conditions it is also possible to demonstrate the development would be compliant with the National Construction Code (NCC). Survey data confirms the approximate existing surface level adjacent to the proposed extension (which will be classified as a habitable room) is approximately 22.4m AHD. Adopting the 250mm flood depth results in water surface elevation of 22.65m AHD, which provides approximately 350mm freeboard to the proposed FFL of the extension – 23.00m AHD. This ensures the

minimum freeboard of 300mm to habitable rooms required by the NCC can be achieved and supports the conclusion that the risk to the proposed development is tolerable.

The FFL of the proposed garage is lower, at a level of only 22.23m AHD (Figure 7), which places it below the inundation level, but a garage is not considered a habitable space and as such it is not an NCC requirement to ensure there is 300mm freeboard from flood level to FFL. As the hazard rating across the property is only H1, the risk to the garage is also tolerable.

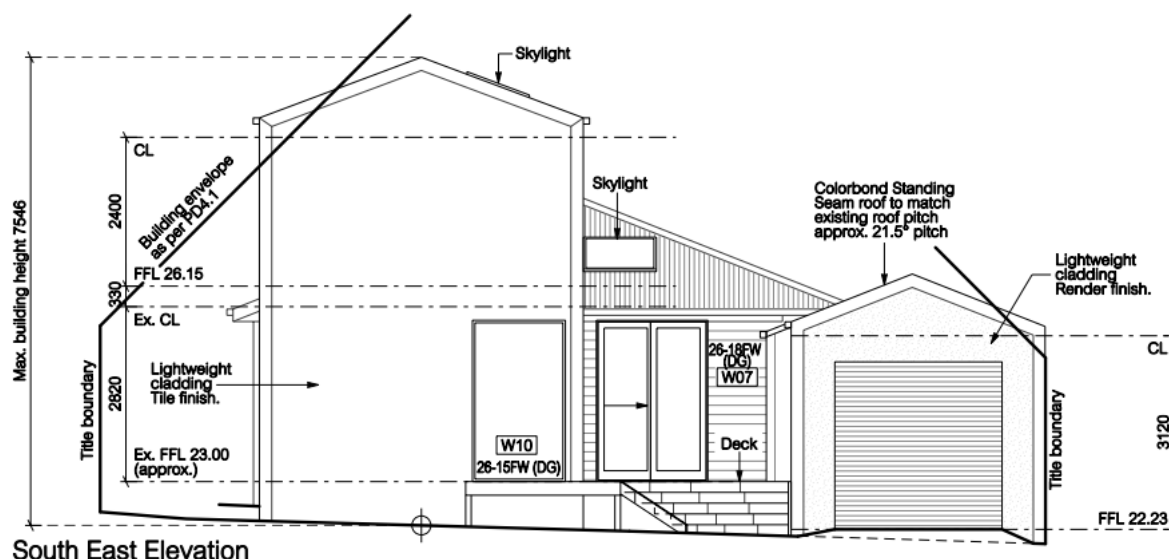


Figure 6: Southeast Elevation from architectural plans showing proposed FFL.



Figure 7: 1% AEP+CC Hazard Mapping (Source: LISTmap).

As floodwater is expected to be conveyed along Philip Avenue, rather than through 11 Philip Avenue, the potential for displacement of floodwater is negligible.

If analysing the worst-case assessment as was also done for flood risk, it can still be shown that potential displacement of water is negligible. It has been shown that the area of building footprints is similar in both pre and post development scenarios, and as the deck area will be open underneath, the site's potential to displace any additional flood water is expected to be negligible anyway.

Response to Planning Scheme

C12.0 – Flood Prone Areas Code

C12.6.1 Buildings and works within a flood-prone hazard area.

Acceptable Solution – A1	
Planning Clause:	PA Response:
No Acceptable Solution.	N/A

There is no acceptable solution, therefore the performance criteria must be addressed.

Performance Criteria – P1.1	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:	
Planning Clause:	PA Response:
a) the type, form, scale, and intended duration of the development;	The habitable spaces are elevated more than 300mm above potential floodwater. Flooding is unexpected, but worst-case flood hazard is only H1 which does not require specific design considerations. The proposed building footprint occupies approximately the same area as the predevelopment condition and does not impede or impact floodwater. The design flood event considers the impacts of climate change through to 2100, appropriate for the design life of the building. The risk in relation to type, form, scale and duration are all considered tolerable.
b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	No specific hazard reductions or protection measures are required as the risk to the development is classified tolerable.
c) any advice from a State authority, regulated entity or a council.	The assessment utilises findings from other flood studies such as the GCC flood-prone area mapping and the SES statewide flood mapping.

Performance Criteria – P1.2	
A flood hazard report also demonstrates that the building and works:	
Planning Clause:	PA Response:
a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	The area of building footprints is similar in both pre and post development scenarios, the deck area will be open underneath. As such the site's potential to displace any additional floodwater is negligible.

Performance Criteria – P1.2

A flood hazard report also demonstrates that the building and works:

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.

The flood prone areas assessment has identified that inundation across the property is highly unlikely, however even if the worst-case SES modelling was experienced the flood risk to users would be tolerable (H1), and the FFL of the proposed habitable rooms would be greater than 300mm above the flood level.

CONCLUSION

Pinion Advisory has identified that the post-development impervious area is effectively unchanged from the pre-development condition, and therefore, stormwater detention is not required for the proposed development.

The flood prone areas assessment has identified that inundation across the 11 Philip Avenue property is highly unlikely, however even if the worst-case SES modelling was experienced the flood risk to users would be tolerable, and the FFL of the proposed development would be greater than 300mm above the flood level.

The proposed development addresses the requirements of the GCC Stormwater Policy and C12.0 - Flood Prone Areas Code of the Tasmanian Planning Scheme.

Yours Sincerely,



Robert Hunt
BEng (Civil) (Hons)