# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

APPLICATION NO.

**DA2025/024**

LOCATION OF AFFECTED AREA

**77A FOUCHE AVENUE, OLD BEACH**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**MULTIPLE DWELLINGS X 4**

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **12/05/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

**JAMES DRYBURGH**
**Chief Executive Officer**

SCAN ME

Brighton
going places

PINNACLE

# PINNACLE

Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.


## 77 Fouche Avenue, Old Beach 7017

| | |
|---|---|
| Owner(s) or Clients | Lyden Developments |
| Building Classification | 1a |
| Designer | Jason Nickerson CC6073Y |
| Total Floor Area (Combined) | 540.90m$^2$ |
| Alpine Area | N/A |
| Other Hazards (e.g.. High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors) | Low coastal inundation hazard band |

| | |
|---|---|
| Title Reference | 187482/1 |
| Zoning | General Residential |
| Land Size | 1400m$^2$ |
| Design Wind Speed | TBA |
| Soil Classification | TBA |
| Climate Zone | 7 |
| Corrosion Environment | Medium |
| Bushfire Attack Level (BAL) | Low |

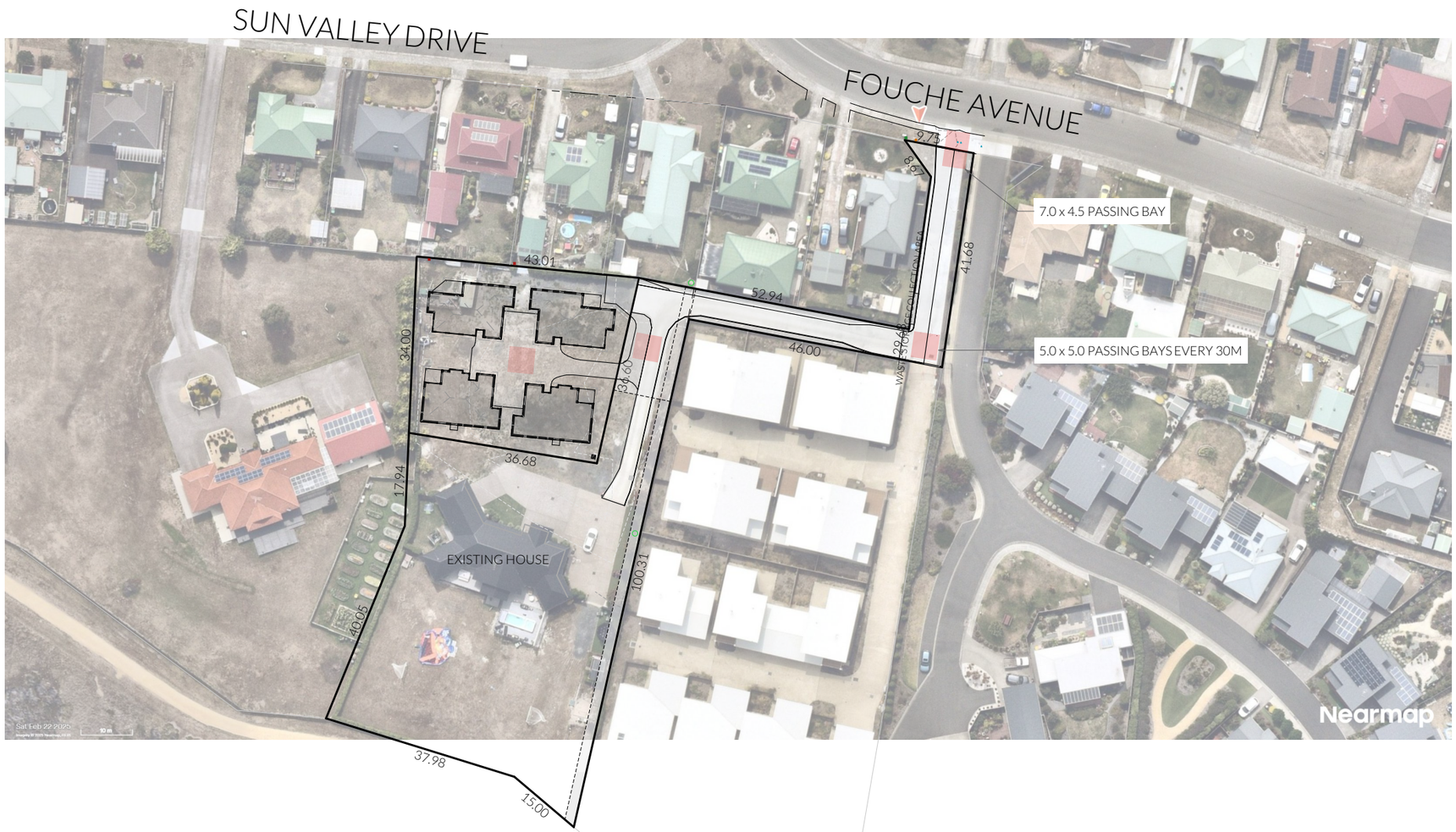
| ID | Sheet Name | Issue |
|---|---|---|
| A0.01 | Location Plan | DA - 06 |
| A0.02 | Site Plan | DA - 06 |
| A0.03 | Site Plan | DA - 06 |
| A0.04 | Site Elevations | DA - 06 |
| A1.01 | U1 - Floor Plan | DA - 06 |
| A1.02 | U1 - Elevations | DA - 06 |
| A1.03 | U1 - Elevations | DA - 06 |
| A1.04 | U1 - Roof Plan | DA - 06 |
| A1.05 | U1 - Electrical Plan | DA - 06 |
| A2.01 | U2 - Floor Plan | DA - 06 |
| A2.02 | U2 - Elevations | DA - 06 |
| A2.03 | U2 - Elevations | DA - 06 |
| A2.04 | U2 - Roof Plan | DA - 06 |
| A2.05 | U2 - Electrical Plan | DA - 06 |
| A3.01 | U3 - Floor Plan | DA - 06 |
| A3.02 | U3 - Elevations | DA - 06 |
| A3.03 | U3 - Elevations | DA - 06 |
| A3.04 | U3 - Roof Plan | DA - 06 |
| A3.05 | U3 - Electrical Plan | DA - 06 |
| A4.01 | U4 - Floor Plan | DA - 06 |
| A4.02 | U4 - Elevations | DA - 06 |
| A4.03 | U4 - Elevations | DA - 06 |
| A4.04 | U4 - Roof Plan | DA - 06 |
| A4.05 | U4 - Electrical Plan | DA - 06 |
| C.01 | Parking | DA - 06 |
| L.01 | Landscaping Plan | DA - 06 |
| L.02 | Planting Schedule & Details | DA - 06 |

## Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

## Survey Notes

*The site details shown are based off the subdivion plan by Rodgerson and Birch. All measurements and areas are subject to the final survey*




## Site Areas

| | |
|---|---|
| Site Area | 1400m² |
| Building Footprint | 540.90m² |
| Site Coverage | 597.82m² |
| Total Site Coverage | 42.70% |

NOT FOR CONSTRUCTION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Licence: CC6073Y


**Location Plan**

Revision: DA - 06
Approved by: JRM

Scale: 1:1000 @ A3
Pg. No: A0.01

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
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| DA - 02 | 21.02.2025 | Council RFI, add turning paths |
| DA - 03 | 14.03.2025 | TasWater RFI, relocate units 1,2,3 |
| DA - 04 | 07.04.2025 | Council RFI, driveway and services |
| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |

N



Lydenbuilders connecting futures

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*** NOTE**
VISITOR PARKING ONLY SIGN
300 x 400
(LOCATED ON FENCE VISIBLE FROM DRIVEWAY
1500h+/-)


**# NOTE**
EXAMPLE:
RESERVED PARKING FOR UNIT X
225 x 300
(LOCATED ON FENCE VISIBLE FROM DRIVEWAY
1500h+/-)

Revision 07/04/26

EXISTING SEWER CONNECTION
R.L: 2.33
INV: 1.59

EXISTING SEWER INSPECTION POINT
RL: 2.24
INV: 1.47

EXISTING SW MANHOLE 1025Ø
R.L: 2.37
INV: 1.41

Revision 07/04/26

Revision 07/04/26

POS U3 170.59 m²
COMPLIANT P.O.S 24.00 m² 1:10 MAX GRADIENT
ALFRESCO 11.63 m²
PROPOSED UNIT 3 134.55 m² FFL: 2,850
POS U4 69.03 m²
COMPLIANT P.O.S 24.00 m² 1:10 MAX GRADIENT
PROPOSED UNIT 4 134.55 m²
ALFRESCO 8.51 m²
EXISTING DRIVEWAY
PROPOSED RIGHT OF WAY VARIABLE WIDTH
1 1400m² CT: 187482/1
PROPOSED CONCRETE DRIVEWAY 323.72 m²
COMPLIANT P.O.S 24.01 m² 1:10 MAX GRADIENT
ALFRESCO 8.21 m²
PROPOSED UNIT 2 135.90 m² FFL: 2,850
L'DING 1.43 m²
POS U2 123.04 m²
ALFRESCO 8.21 m²
PROPOSED UNIT 1 135.90 m² FFL: 2,850
L'DING 1.43 m²
POS U1 107.40 m²
COMPLIANT P.O.S 24.00 m² 1:10 MAX GRADIENT
EDGE OF EX. DRIVEWAY
EXISTING 2.00m WIDE DRAINAGE EASEMENT
EXISTING STORMWATER GRATED PIT
R.L: 2.61
INV: 1.44
MAIL
1800H FENCE
1800H SCREEN
GATE
MB NBN
tap
A/C

## Important Note

Refer to civil plans completed by Henry Design & Consulting drawing number H25038 for further details



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**Site Plan**

Revision: DA - 06
Approved by: JRM

Scale: 1:200 @ A3
Pg. No: A0.02

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

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## Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

(a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
  (i) 25mm over the first 1m from the building
    (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
    (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
  (ii) 50 mm over the first 1 m from the building in any other case.

(b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces mustbe not less than
  (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
  (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or
  (iii) 150 mm in any other case.

(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

## Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-
  (a) be graded with a uniform fall of not less than 1:300; and
  (b) discharge into an external silt pit or sump with-
    (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

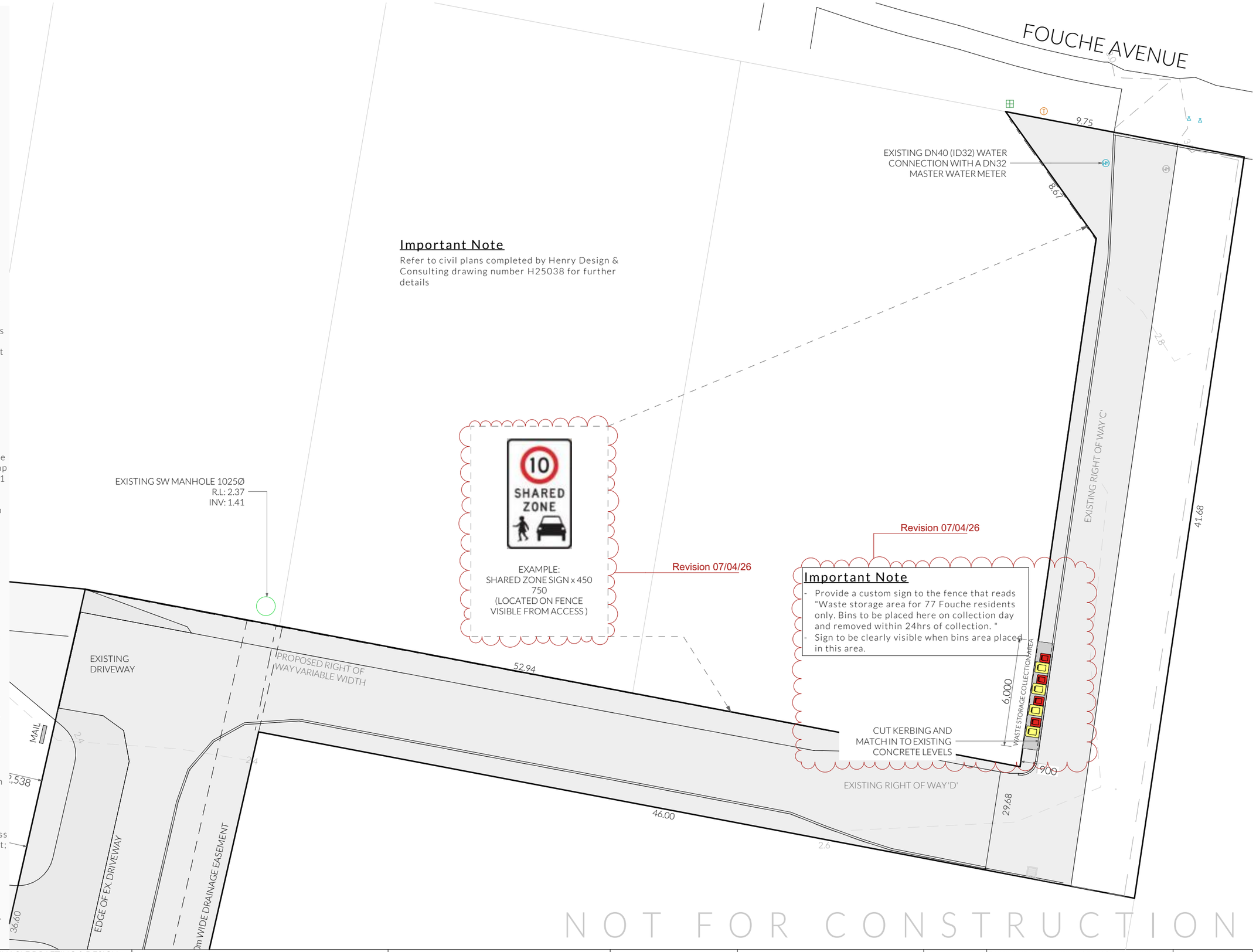
## Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

## Important Note

Refer to civil plans completed by Henry Design & Consulting drawing number H25038 for further details

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**Site Plan**

Revision: DA - 06
Approved by: JRM

Scale: 1:200 @ A3
Pg. No: A0.03

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Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

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N



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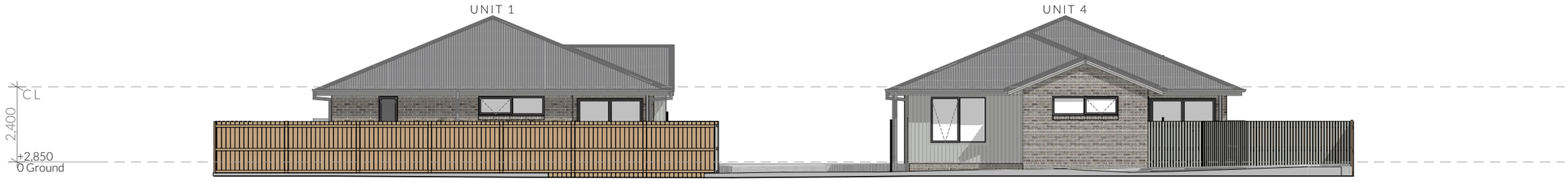
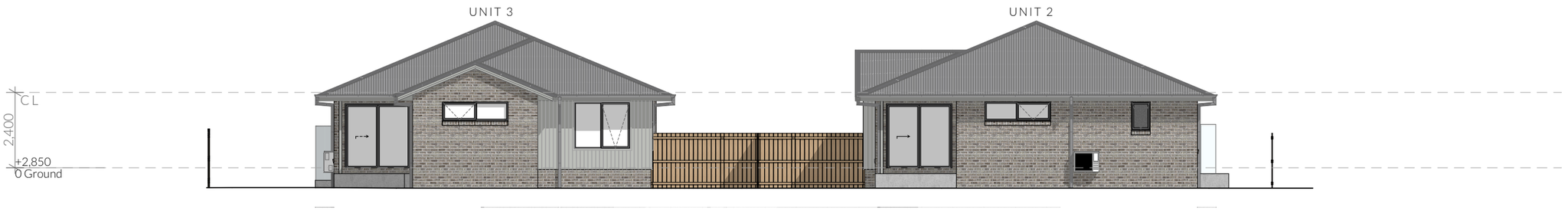
Site Elevation - North Elevation 1:150


Site Elevation - South Elevation 1:150




Site Elevation - East Elevation 1:150




Site Elevation - West Elevation 1:150

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**Site Elevations**

Revision: DA - 06
Approved by: JRM

Scale: 1:150 @A3
Pg. No: A0.04

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
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Access Panel

Articulation Joint

Smoke Alarm

- BATTS TO WALL
- SOUND INSULATION

## Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

## Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

## Note: Paved Areas

All paths and patios to fall away from dwelling.

## Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

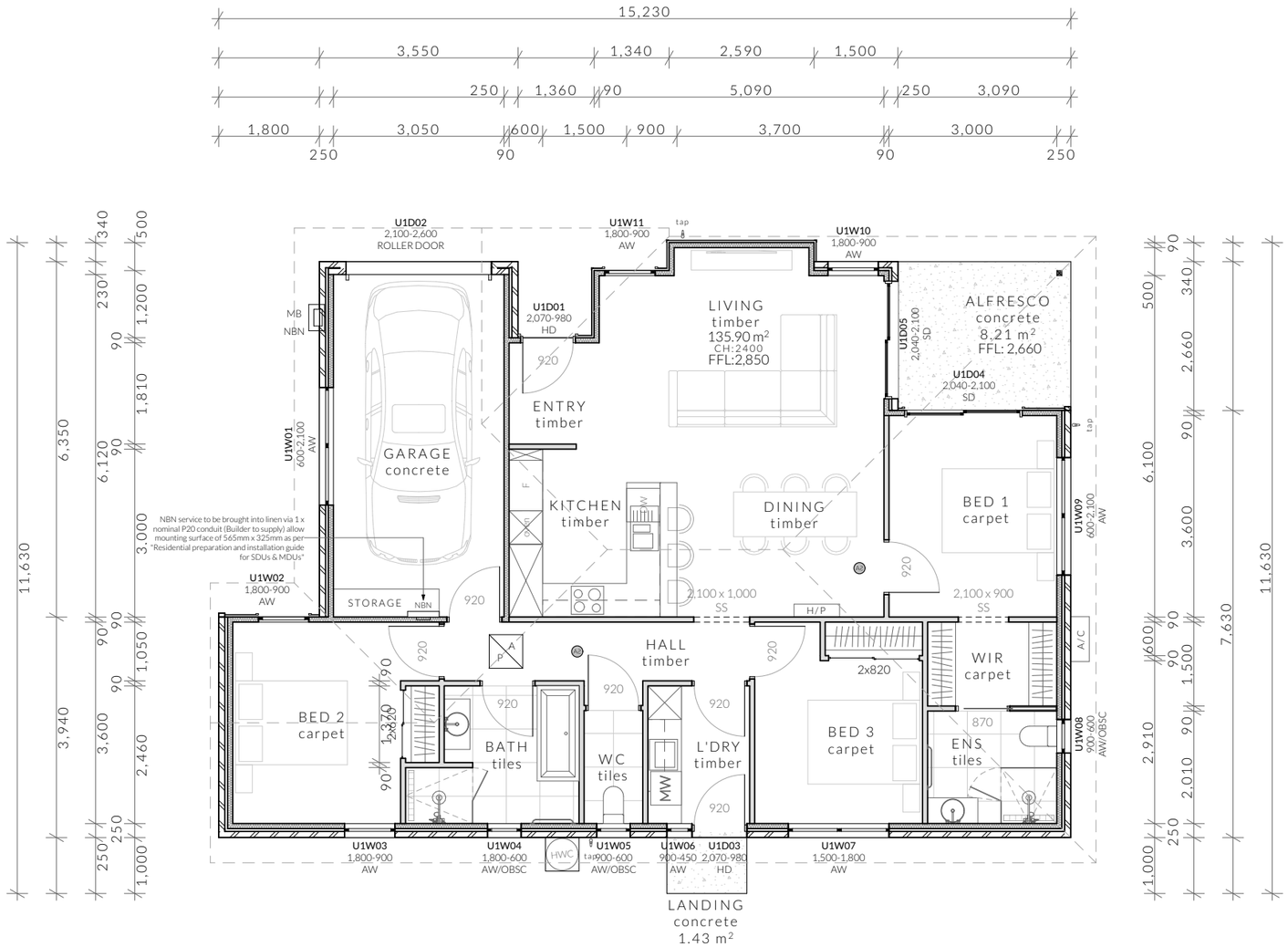
## Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

## Unit 1 Floor Areas

| Floor Area | 135.90m² |
|---|---|
| Alfresco | 8.21m² |
| Porch | 2.69m² |
| Landing | 1.43m² |

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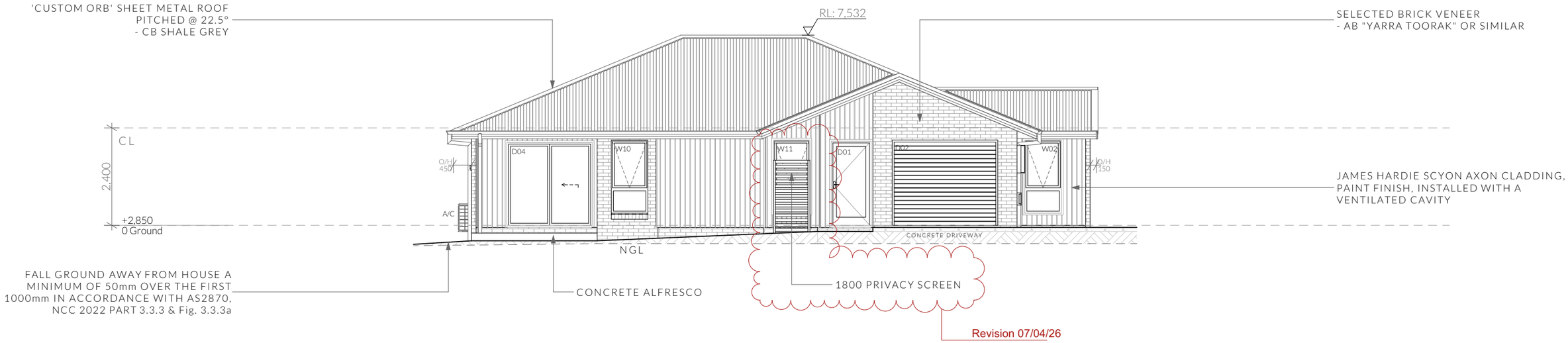
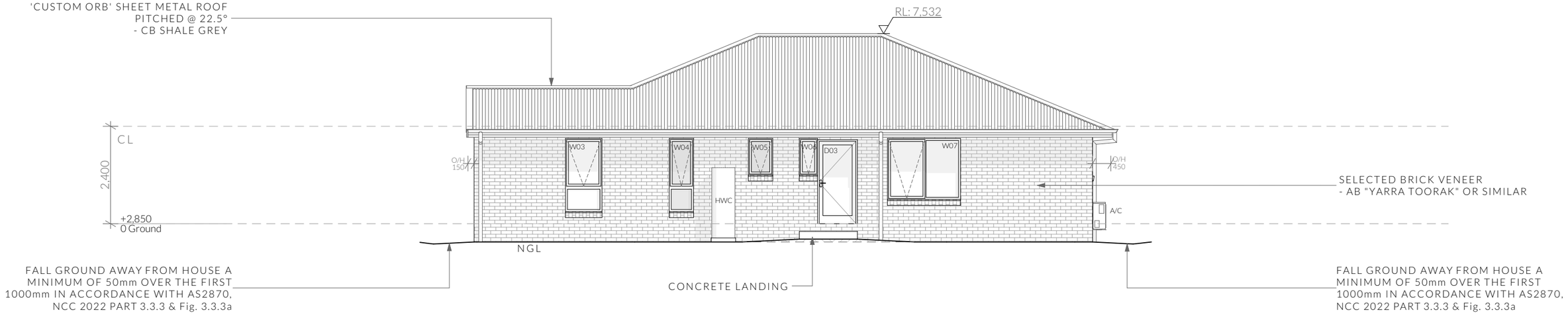
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PINNACLE | PINNACLE DRAFTING & DESIGN<br>7/3 Abernant Way, Cambridge 7170<br>03 6248 4218<br>admin@pinnacledrafting.com.au<br>www.pinnacledrafting.com.au<br>Licence: CC6073Y | U1 - Floor Plan<br>Revision: DA - 06<br>Approved by: JRM | Scale: 1:100 @ A3<br>Pg. No: A1.01 | Proposal: Unit Development<br>Client: Lyden Developments<br>Address: 77 Fouche Avenue, Old Beach 7017 | Date: 11/02/2026<br>Drawn by: MM<br>Job No: 065-2023<br>Engineer: TBA<br>Building Surveyor: LTBS | Issue Date Description<br>DA - 02 21.02.2025 Council RFI, add turning paths<br>DA - 03 14.03.2025 TasWater RFI, relocate units 1,2,3<br>DA - 04 07.04.2025 Council RFI, driveway and services<br>DA - 05 11.02.2026 Revise plans to match civil design<br>DA - 06 07.04.2026 Council RFI | N |  | Lydenbuilders connecting futures<br>bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA |




U1 - North Elevation

1:100




U1 - South Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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U1 - Elevations

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A1.02

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
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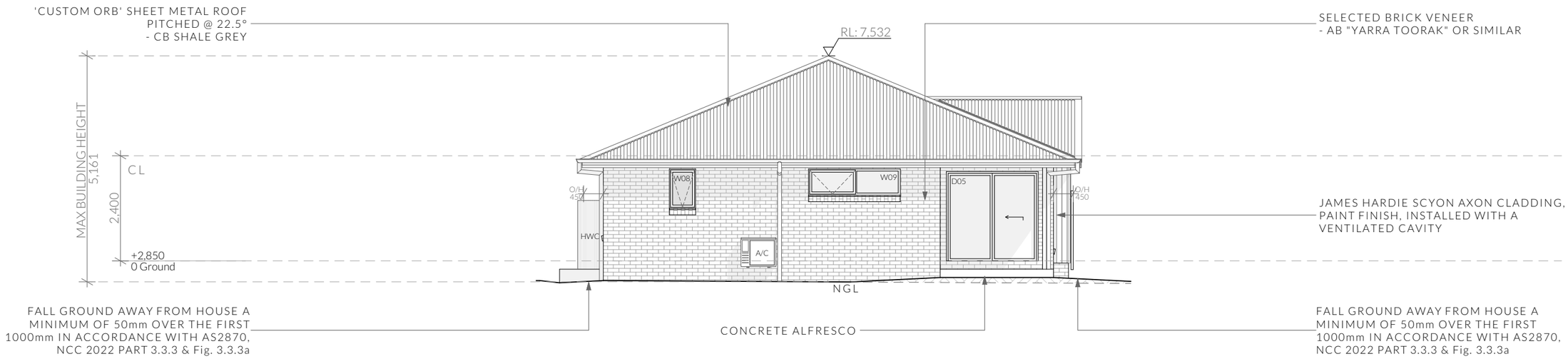
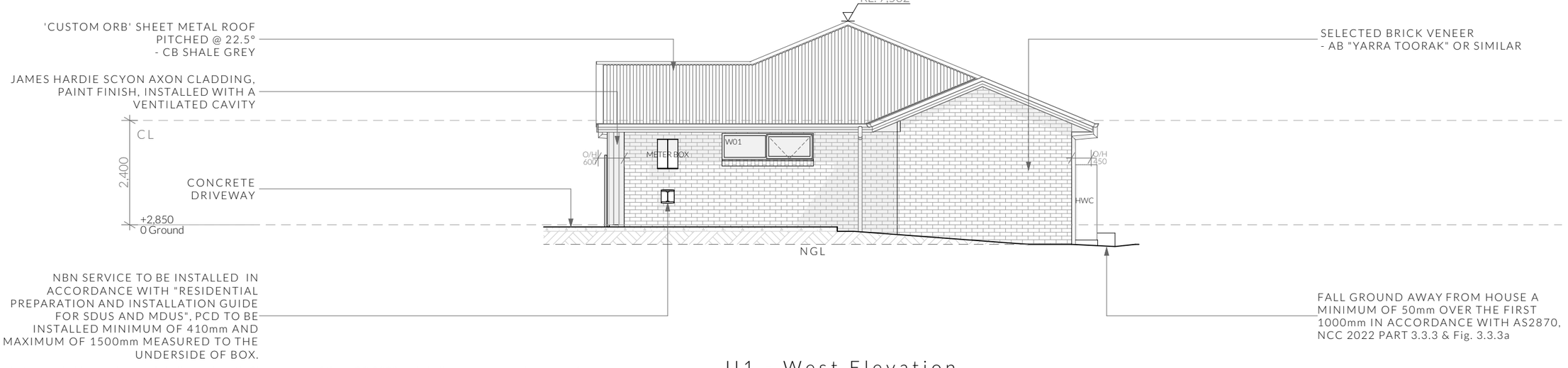



U1 - East Elevation

1:100




U1 - West Elevation

1:100

NOTE

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U1 - Elevations

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A1.03

Proposal: Unit Development
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Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
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## Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-

(i)immediately above the primary insulation layer; or

(ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or

(iii)immediately above ceiling insulation; and

(b)has a height of not less than 20 mm; and

(c)is either-

(i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or

(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

## Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

## Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

## Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

(a)comply with AS/NZS 2908.2 or ISO 8336; and

(b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-

(i) 2.8 × 30 mm fibre-cement nails; or

(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or

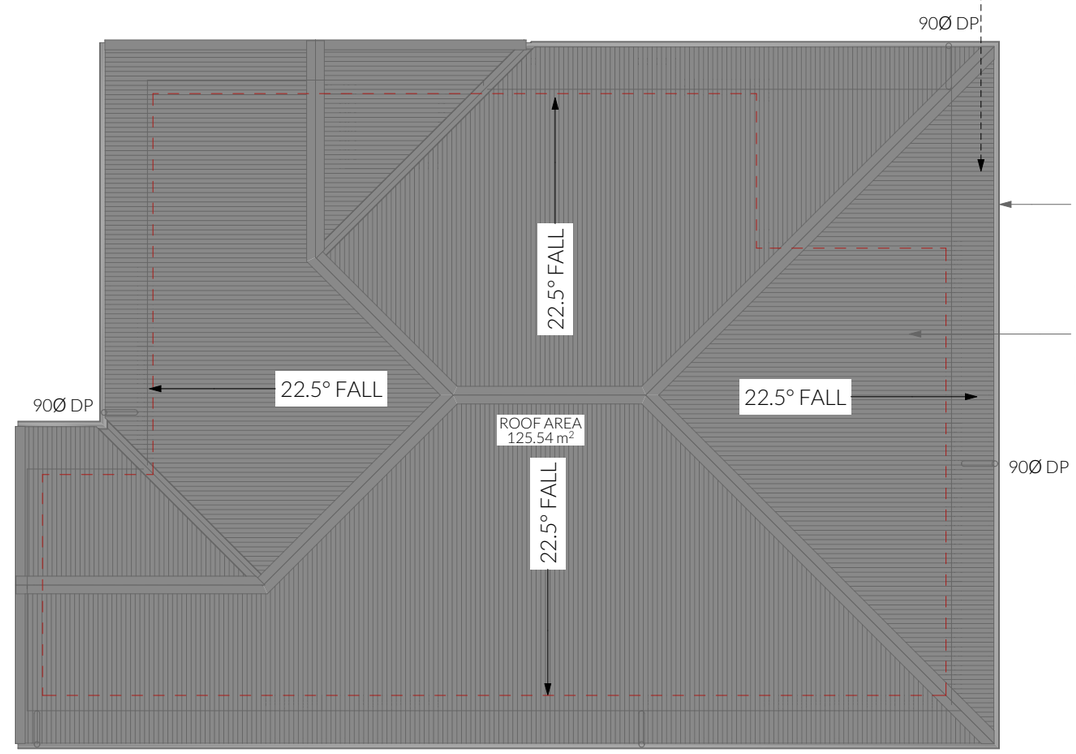
(iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

| ROOF PITCH | VENTILATION OF OPENINGS (TABLE 10.8.3) |
|---|---|
| >15° AND <75° | 7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling |

(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.




## REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH >15° and <75°
HIP/GABLE ROOF

REQUIRED VENT AREA
Low Vents = 0.38m² (55.37m x 7,000mm2)
High Vents = 0.036m² (7.2m x 5,000mm2)

EAVE VENTS
BUILDERS EDGE EAVE VENT (EV4020)
10x 400X200mm(0.042m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT

RIDGE VENT SYSTEM
RIDGE CAP (Continuous 5mm gap in sarking)
1x GABLE VENTS 300x300mm (0.09m²)

NOTE: GABLE VENTS SHALL BE INSTALLED WITHIN 900mm OF RIDGE

SHEET METAL FASCIA & FLASHINGS

SHEET METAL 'CUSTOM ORB' ROOF PITCHED @ 22.5° OVER TRUSSES WITH 70x35 MGP12 ROOF BATTENS @ MAX 900ctrs(END SPAN) 1200ctrs(INTERNAL SPAN), BUGLE FIX W/No14 TYPE17 BATTEN SCREWS. OVER 100L

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Licence: CC6073Y

U1 - Roof Plan

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A1.04

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

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## Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and

(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
(a)Where a smoke alarm is located on the ceiling it must be-
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

## Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

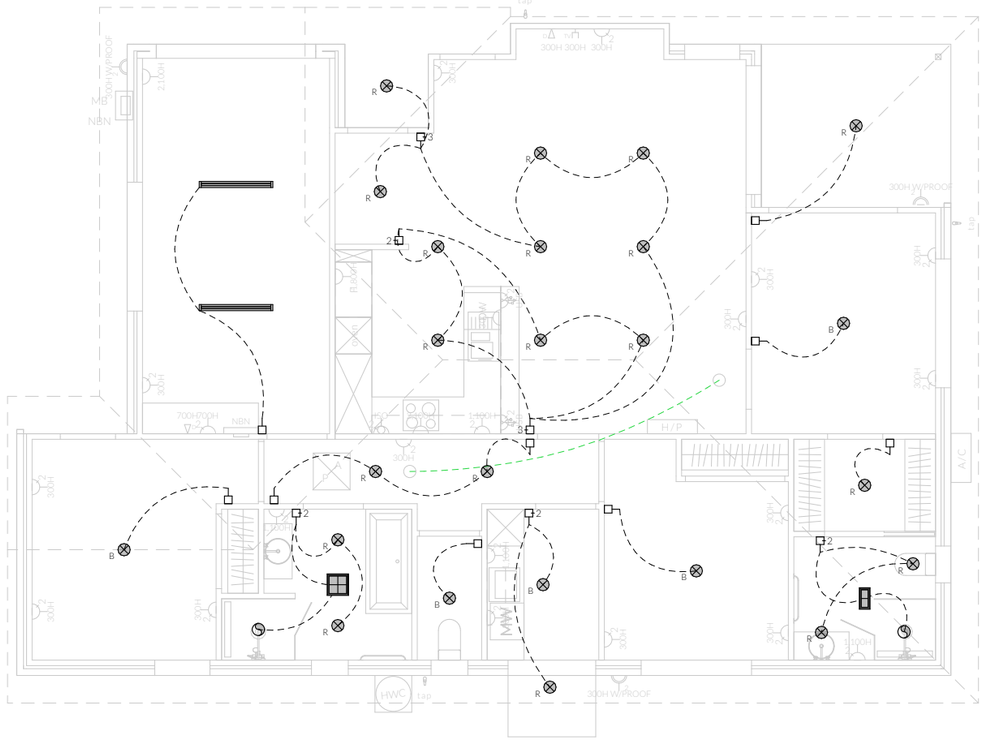
## Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m$^2$ in class 1a dwellings
4W/m$^2$ to veranda, balcony or the like
3W/m$^2$ in a class 10a dwelling associated with the class 1a dwelling

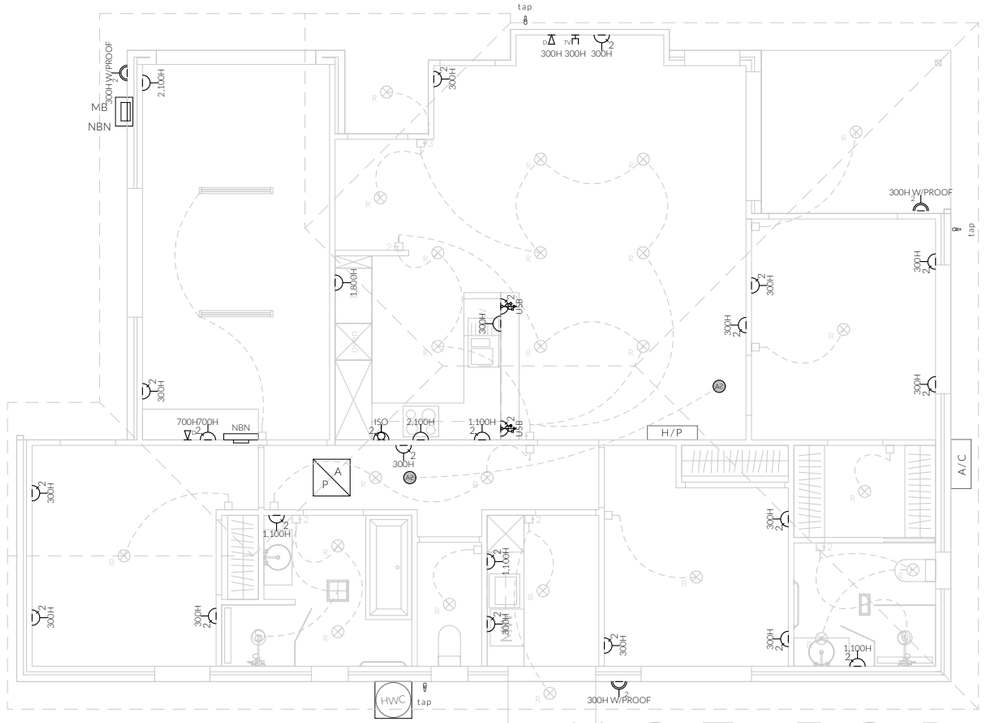
U.N.O - All downlights are to be Insulation Contact (IC) rated.

## Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space.




Electrical Plan - Light/Reflected Ceiling




Electrical Plan - Power

## ELECTRICAL LEGEND - UNIT 1

| Symbol | Description | Allowance | Quantity |
|---|---|---|---|
| 700H TV | DATA - CAT 6 (RJ45) - 1 GANG | | 4 |
| 300H TV | DATA - TV CONNECTION | | 2 |
| | FAN - 3 IN 1 (2 LAMP) | 10W (LIGHT) | 2 |
| | FAN - 3 IN 1 (4 LAMP) | 10W (LIGHT) | 2 |
| | FAN - CEILING - EXHAUST | | 5 |
| 1,800H | GPO - (1) SINGLE | | 7 |
| 1,100H | GPO - (2) DOUBLE | | 39 |
| ISO | GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH) | | 2 |
| USB | GPO - (2) DOUBLE (WITH USB CHARGER) | | 4 |
| 300H W/PROOF | GPO - WEATHER PROOF DOUBLE | | 5 |
| B | LIGHT - CEILING - BATTEN FITTING | 20W | 8 |
| R | LIGHT - CEILING - DOWNLIGHT RECESSED | 10W | 41 |
| | LIGHT - CEILING - LED BATTEN | 20W | 4 |
| SD | SERVICE - SMOKE ALARM | | 3 |
| | SWITCH - LIGHT 1 GANG | | 16 |
| 2 | SWITCH - LIGHT 2 GANG | | 7 |
| 3 | SWITCH - LIGHT 3 GANG | | 4 |
| | SWITCH - WITH TIMER | | 1 |

## Notes

U.N.O ceilings are to be plasterboard.

--D----D Dimmable Circuit

--T----T Timer Circuit(as fan note)

PB - Plasterboard

CS - Cement Sheet Eaves

PW - Plywood Ceiling

TB -Timber Batten Ceiling

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U1 - Electrical Plan

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @A3
Pg. No: A1.05

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

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Access Panel

Articulation Joint

Smoke Alarm

- BATTS TO WALL
- SOUND INSULATION

## Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

## Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

## Note: Paved Areas

All paths and patios to fall away from dwelling.

## Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

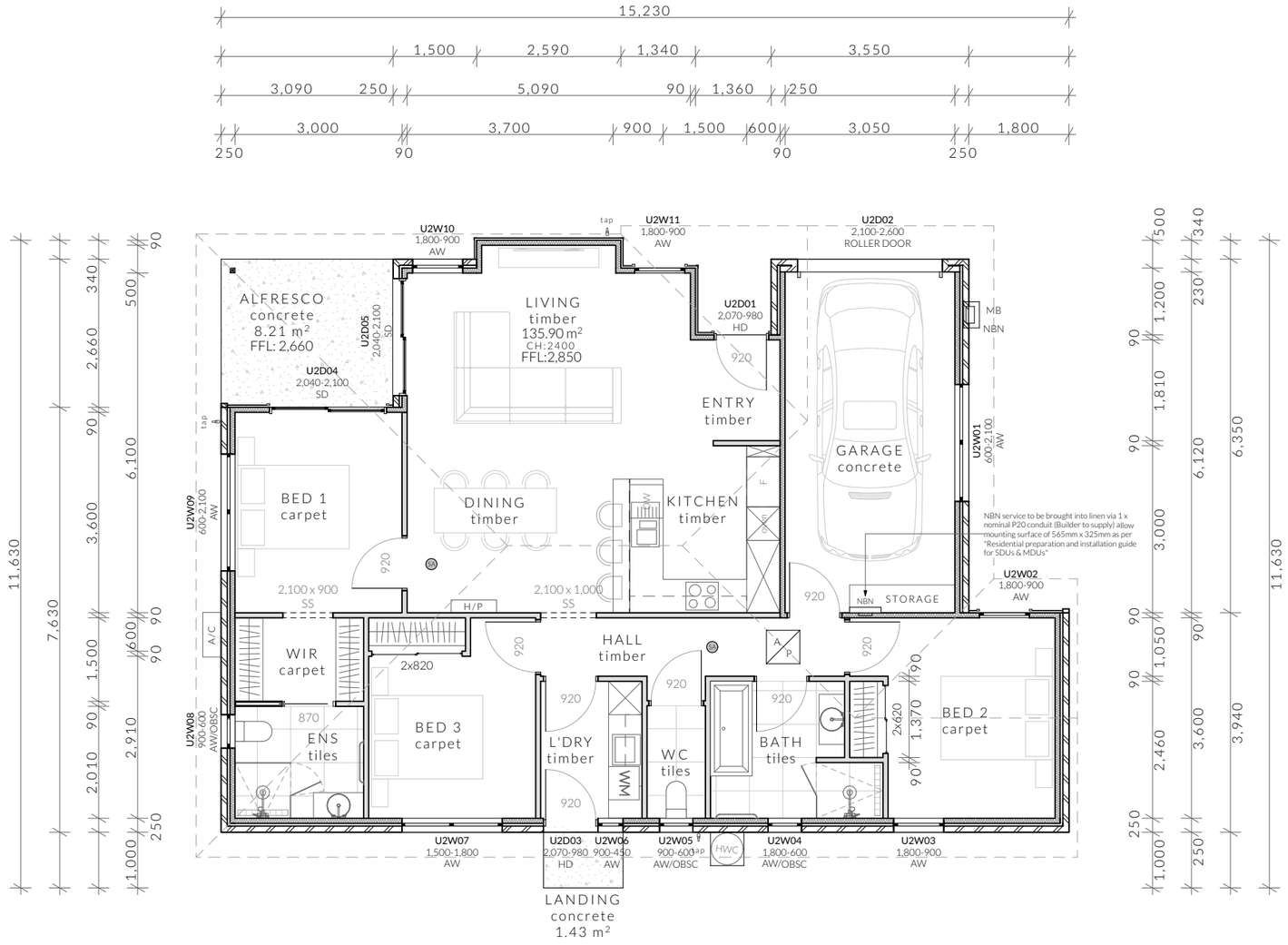
## Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

## Unit 2 Floor Areas

| Floor Area | 135.90m² |
|---|---|
| Alfresco | 8.21m² |
| Porch | 2.69m² |
| Landing | 1.43m² |

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U2 - Floor Plan

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @A3
Pg. No: A2.01

Proposal: Unit Development
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Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
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Building Surveyor: LTBS

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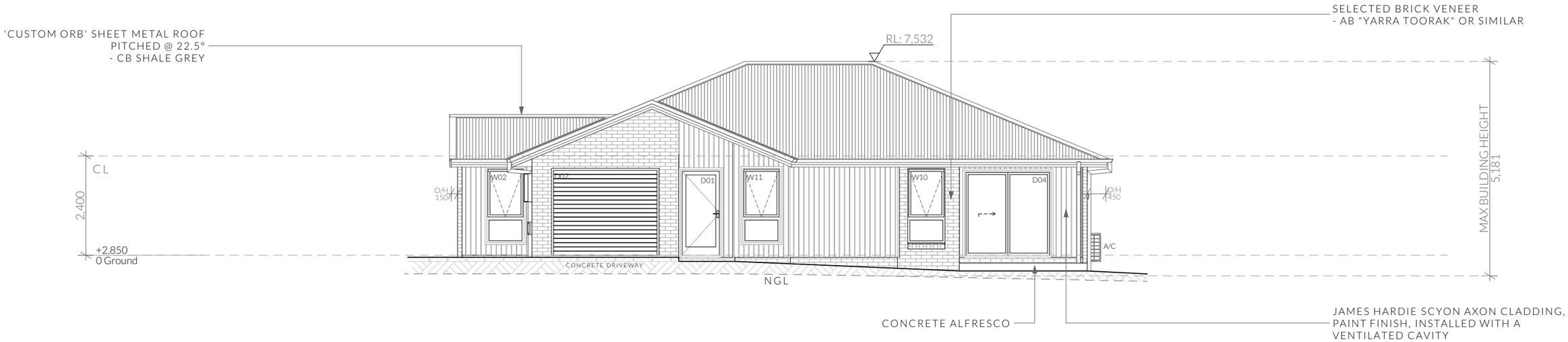


U2 -North Elevation

1:100


U2 -South Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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U2 - Elevations

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A2.02

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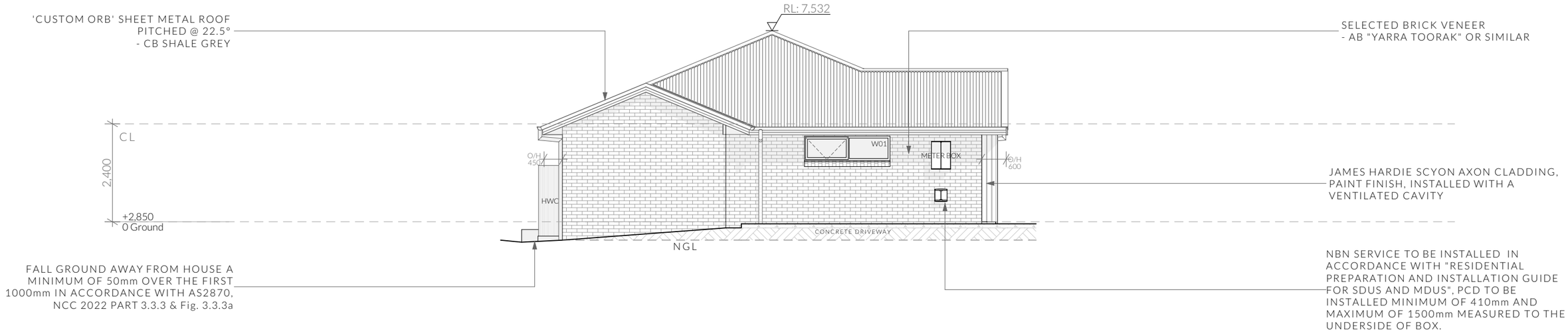
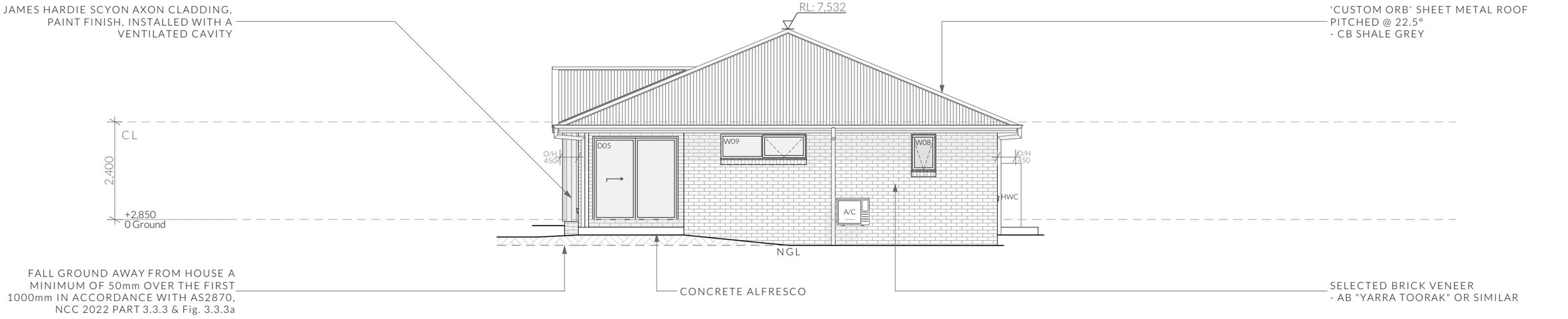



U2 - East Elevation

1:100




U2 - West Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
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U2 - Elevations

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Pg. No: A2.03

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## Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a) is located-
- (i) immediately above the primary insulation layer; or
- (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
- (iii) immediately above ceiling insulation; and

(b) has a height of not less than 20 mm; and

(c) is either-
- (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
- (ii) located immediately underneath the roof tiles of an unsarked tiled roof.

## Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

## Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

## Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

(a) comply with AS/NZS 2908.2 or ISO 8336; and

(b) be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
- (i) 2.8 × 30 mm fibre-cement nails; or
- (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
- (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

| ROOF PITCH | VENTILATION OF OPENINGS (TABLE 10.8.3) |
|---|---|
| >15° AND <75° | 7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling |

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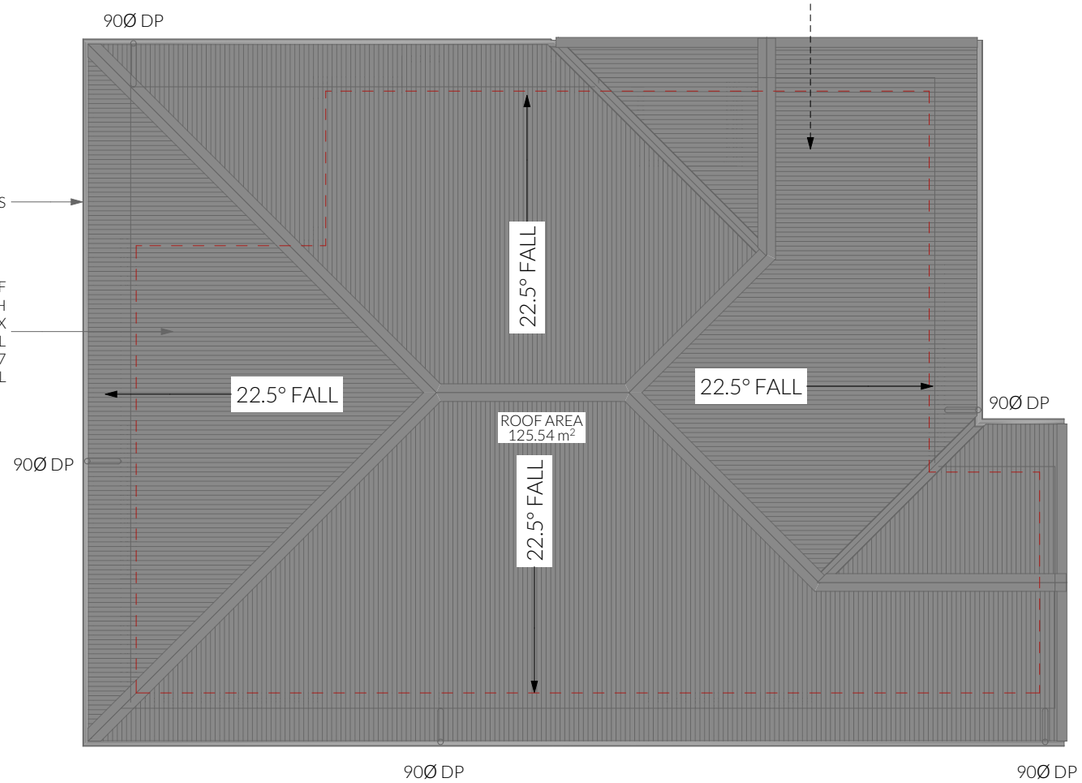


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RIDGE CAP (Continuous 5mm gap in sarking)
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Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A2.04

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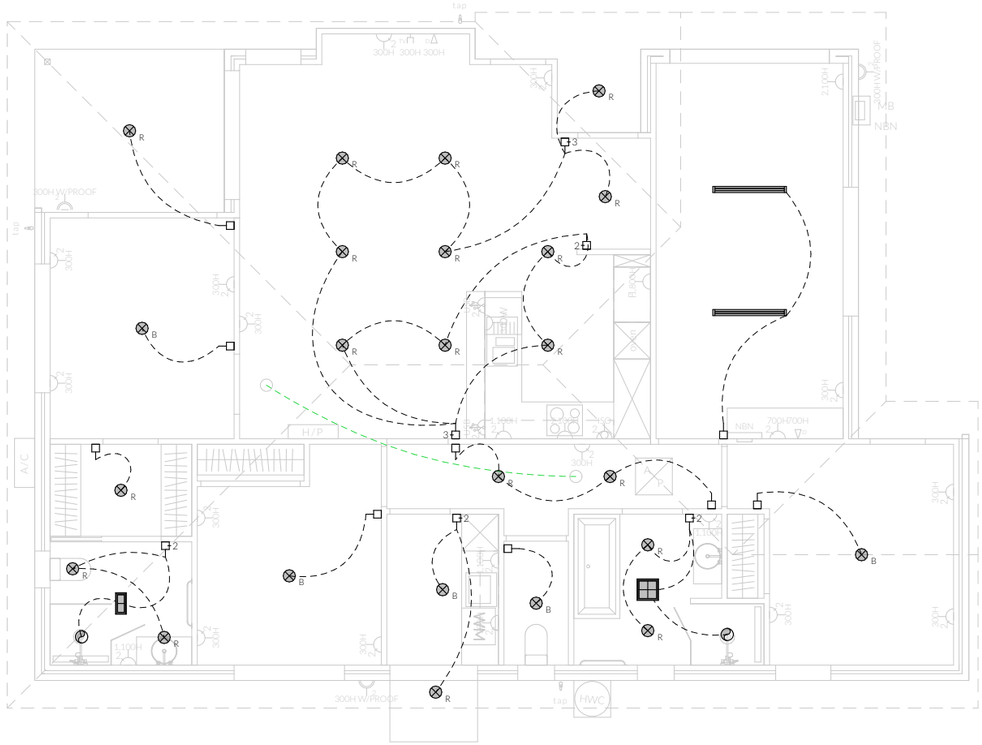
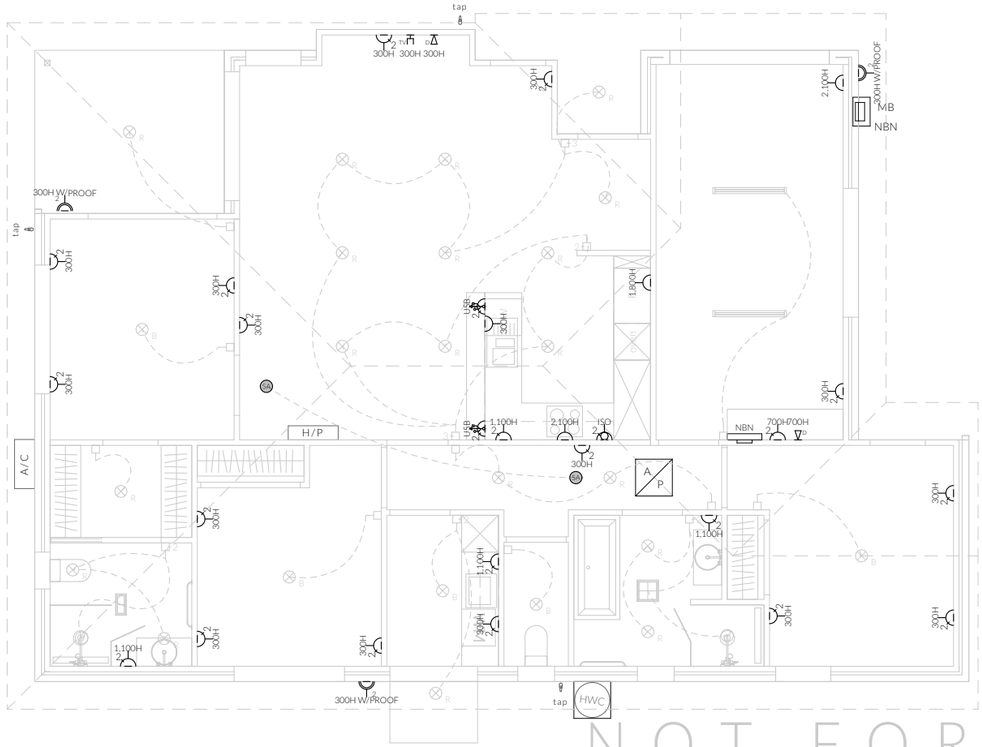



Electrical Plan - Light/Reflected Ceiling




Electrical Plan - Power

## ELECTRICAL LEGEND - UNIT 2

| Symbol | Description | Allowance | Quantity |
|---|---|---|---|
| 300H TP | DATA - CAT 6 (RJ45) - 1 GANG | | 2 |
| 300H TV | DATA - TV CONNECTION | | 1 |
| | FAN - 3 IN 1 (2 LAMP) | 10W (LIGHT) | 1 |
| | FAN - 3 IN 1 (4 LAMP) | 10W (LIGHT) | 1 |
| | FAN - CEILING - EXHAUST | | 2 |
| 1,800H | GPO - (1) SINGLE | | 4 |
| 1,100H | GPO - (2) DOUBLE | | 20 |
| ISO | GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH) | | 1 |
| USB | GPO - (2) DOUBLE (WITH USB CHARGER) | | 2 |
| 300H W/PROOF | GPO - WEATHER PROOF DOUBLE | | 3 |
| B | LIGHT - CEILING - BATTEN FITTING | 20W | 5 |
| R | LIGHT - CEILING - DOWNLIGHT RECESSED | 10W | 19 |
| | LIGHT - CEILING - LED BATTEN | 20W | 2 |
| SD | SERVICE - SMOKE ALARM | | 2 |
| | SWITCH - LIGHT 1 GANG | | 9 |
| 2 | SWITCH - LIGHT 2 GANG | | 4 |
| 3 | SWITCH - LIGHT 3 GANG | | 2 |

## Notes

U.N.O ceilings are to be plasterboard.

--D----D Dimmable Circuit

--T----T Timer Circuit(as fan note)

PB - Plasterboard

CS - Cement Sheet Eaves

PW - Plywood Ceiling

TB -Timber Batten Ceiling

NOT FOR CONSTRUCTION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Licence: CC6073Y


U2 - Electrical Plan

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A2.05

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
|---|---|---|
| DA - 02 | 21.02.2025 | Council RFI, add turning paths |
| DA - 03 | 14.03.2025 | TasWater RFI, relocate units 1,2,3 |
| DA - 04 | 07.04.2025 | Council RFI, driveway and services |
| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |

N



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Access Panel

Articulation Joint

Smoke Alarm

## Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

## Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

## Note: Paved Areas

All paths and patios to fall away from dwelling.

## Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

## Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

## Unit 3 Floor Areas

| Floor Area | 134.55m² |
|---|---|
| Alfresco | 11.63m² |
| Porch | 2.69m² |


- BATTS TO WALL
- SOUND INSULATION

NOT FOR CONSTRUCTION


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# U3 - Floor Plan

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @A3
Pg. No: A3.01

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
|---|---|---|
| DA - 02 | 21.02.2025 | Council RFI, add turning paths |
| DA - 03 | 14.03.2025 | TasWater RFI, relocate units 1,2,3 |
| DA - 04 | 07.04.2025 | Council RFI, driveway and services |
| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |

N



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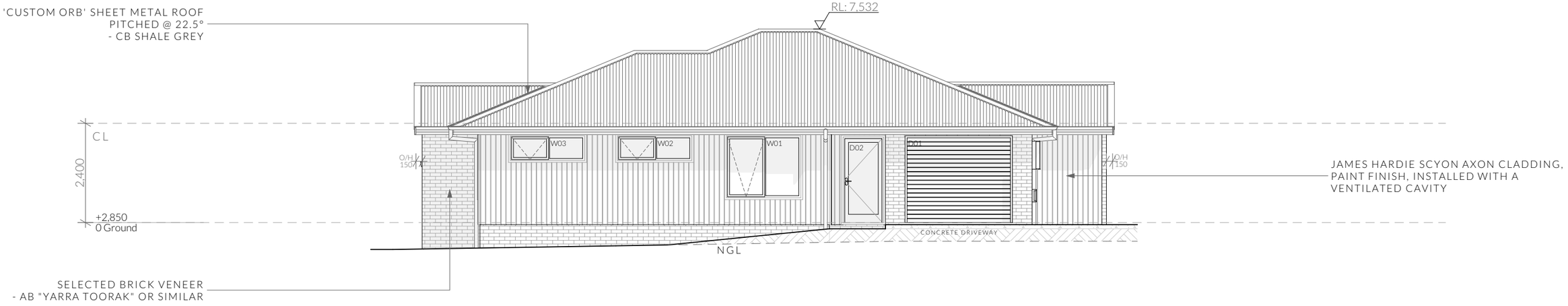
U3 -North Elevation

1:100




U3 -South Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

NOT FOR CONSTRUCTION

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U3 - Elevations

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A3.02

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
|---|---|---|
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| DA - 03 | 14.03.2025 | TasWater RFI, relocate units 1,2,3 |
| DA - 04 | 07.04.2025 | Council RFI, driveway and services |
| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |



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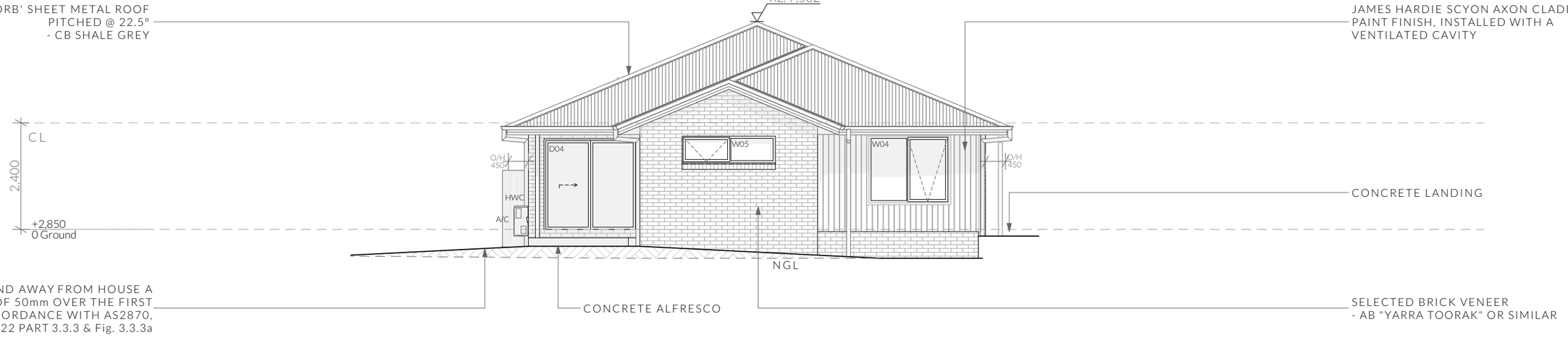
U3 - East Elevation

1:100




U3 - West Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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U3 - Elevations

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A3.03

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
|---|---|---|
| DA - 02 | 21.02.2025 | Council RFI, add turning paths |
| DA - 03 | 14.03.2025 | TasWater RFI, relocate units 1,2,3 |
| DA - 04 | 07.04.2025 | Council RFI, driveway and services |
| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |



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## Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-
- (i)immediately above the primary insulation layer; or
- (ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
- (iii)immediately above ceiling insulation; and

(b)has a height of not less than 20 mm; and

(c)is either-
- (i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
- (ii)located immediately underneath the roof tiles of an unsarked tiled roof.

## Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

## Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

## Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

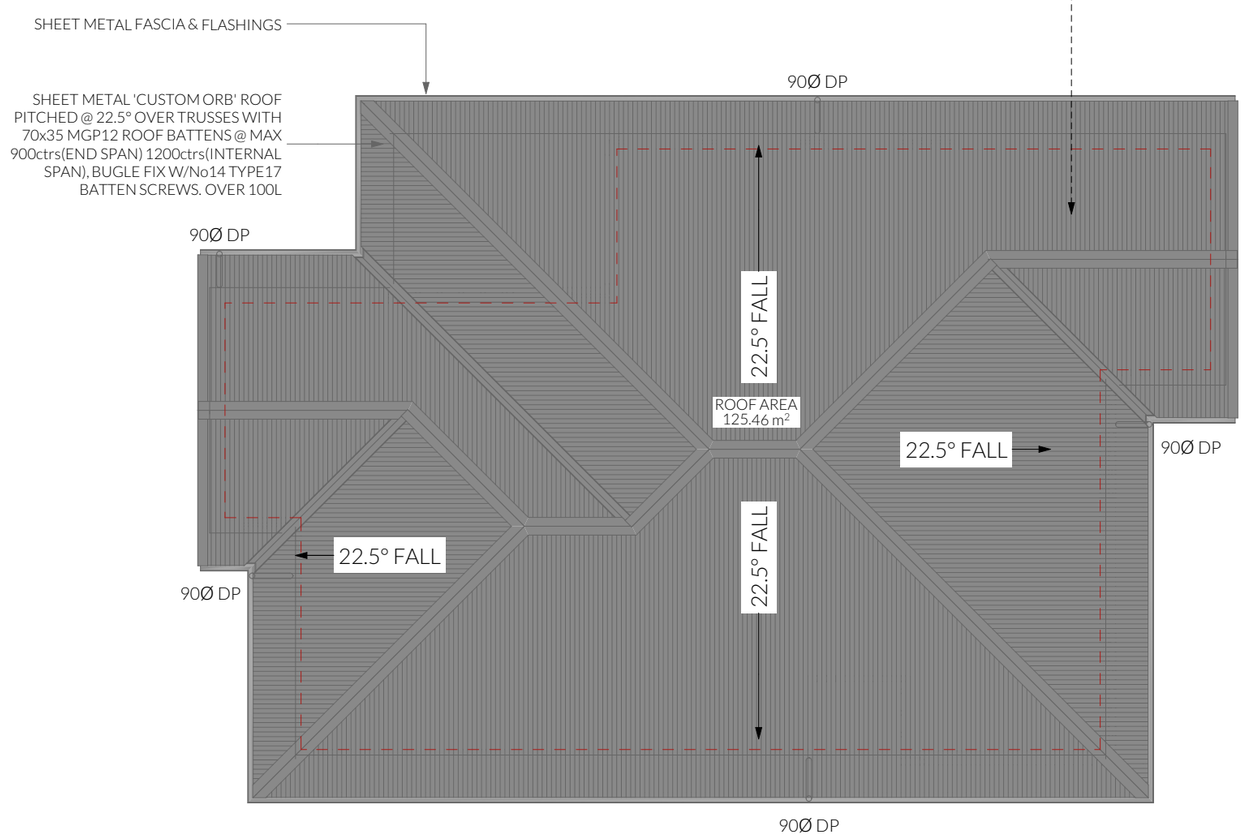
(a)comply with AS/NZS 2908.2 or ISO 8336; and

(b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
- (i) 2.8 × 30 mm fibre-cement nails; or
- (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
- (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

| ROOF PITCH | VENTILATION OF OPENINGS (TABLE 10.8.3) |
|---|---|
| >15° AND <75° | 7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling |

(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.
(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.




## REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH >15° and <75°
HIP/GABLE ROOF

REQUIRED VENT AREA
Low Vents = 0.39m² (57.03m x 7,000mm2)
High Vents = 0.052m² (10.56m x 5,000mm2)

EAVE VENTS
BUILDERS EDGE EAVE VENT (EV4020)
**10**x 400X200mm(0.042m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT

RIDGE VENT SYSTEM
RIDGE CAP (Continuous 5mm gap in sarking)
2x GABLE VENTS 300x300mm (0.09m²)

NOTE: GABLE VENTS SHALL BE INSTALLED WITHIN 900mm OF RIDGE

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**U3 - Roof Plan**

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @A3
Pg. No: A3.04

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
|---|---|---|
| DA - 02 | 21.02.2025 | Council RFI, add turning paths |
| DA - 03 | 14.03.2025 | TasWater RFI, relocate units 1,2,3 |
| DA - 04 | 07.04.2025 | Council RFI, driveway and services |
| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |

N



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## Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and

(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
(a)Where a smoke alarm is located on the ceiling it must be-
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

## Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

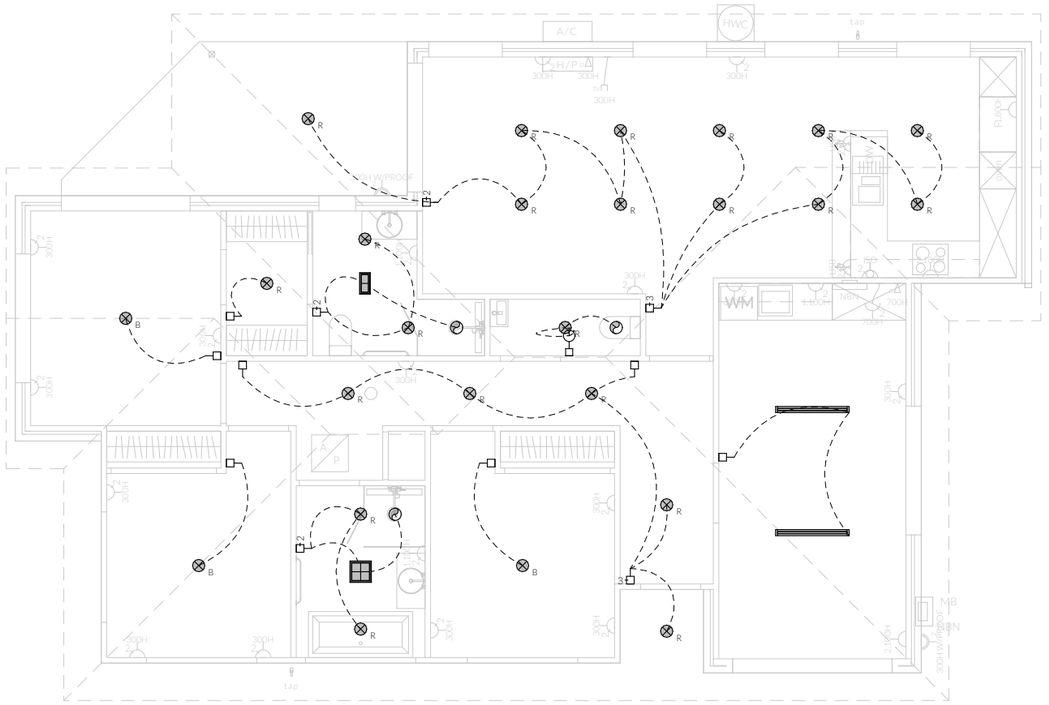
## Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m$^2$ in class 1a dwellings
4W/m$^2$ to veranda, balcony or the like
3W/m$^2$ in a class 10a dwelling associated with the class 1a dwelling

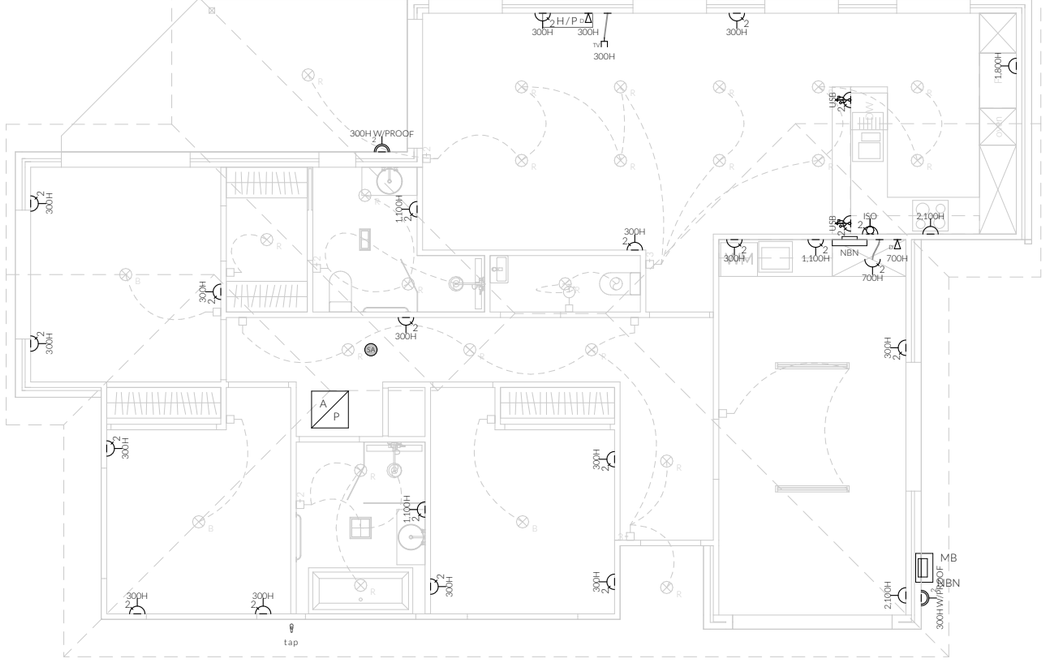
U.N.O - All downlights are to be Insulation Contact (IC) rated.

## Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space.




Electrical Plan - Light/Reflected Ceiling




Electrical Plan - Power

## ELECTRICAL LEGEND - UNIT 3

| Symbol | Description | Allowance | Quantity |
|---|---|---|---|
| 700H TV | DATA - CAT 6 (RJ45) - 1 GANG | | 2 |
| 300H TV | DATA - TV CONNECTION | | 1 |
| | FAN - 3 IN 1 (2 LAMP) | 10W (LIGHT) | 1 |
| | FAN - 3 IN 1 (4 LAMP) | 10W (LIGHT) | 1 |
| | FAN - CEILING - EXHAUST | | 3 |
| 2.100H | GPO - (1) SINGLE | | 3 |
| 1.100H | GPO - (2) DOUBLE | | 19 |
| ISO | GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH) | | 1 |
| USB | GPO - (2) DOUBLE (WITH USB CHARGER) | | 2 |
| 300H W/PROOF | GPO - WEATHER PROOF DOUBLE | | 2 |
| B | LIGHT - CEILING - BATTEN FITTING | 20W | 3 |
| R | LIGHT - CEILING - DOWNLIGHT RECESSED | 10W | 22 |
| | LIGHT - CEILING - LED BATTEN | 20W | 2 |
| SA | SERVICE - SMOKE ALARM | | 1 |
| | SWITCH - LIGHT 1 GANG | | 7 |
| 2 | SWITCH - LIGHT 2 GANG | | 3 |
| 3 | SWITCH - LIGHT 3 GANG | | 2 |
| | SWITCH - WITH TIMER | | 1 |

## Notes

U.N.O ceilings are to be plasterboard.

--D----D Dimmable Circuit

--T----T Timer Circuit(as fan note)

PB - Plasterboard

CS - Cement Sheet Eaves

PW - Plywood Ceiling

TB -Timber Batten Ceiling

NOT FOR CONSTRUCTION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U3 - Electrical Plan

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A3.05

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
|---|---|---|
| DA - 02 | 21.02.2025 | Council RFI, add turning paths |
| DA - 03 | 14.03.2025 | TasWater RFI, relocate units 1,2,3 |
| DA - 04 | 07.04.2025 | Council RFI, driveway and services |
| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |

N



Lydenbuilders Connecting Futures

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Access Panel

Articulation Joint

Smoke Alarm

## Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

## Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

## Note: Paved Areas

All paths and patios to fall away from dwelling.

## Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

## Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

## Unit 4 Floor Areas

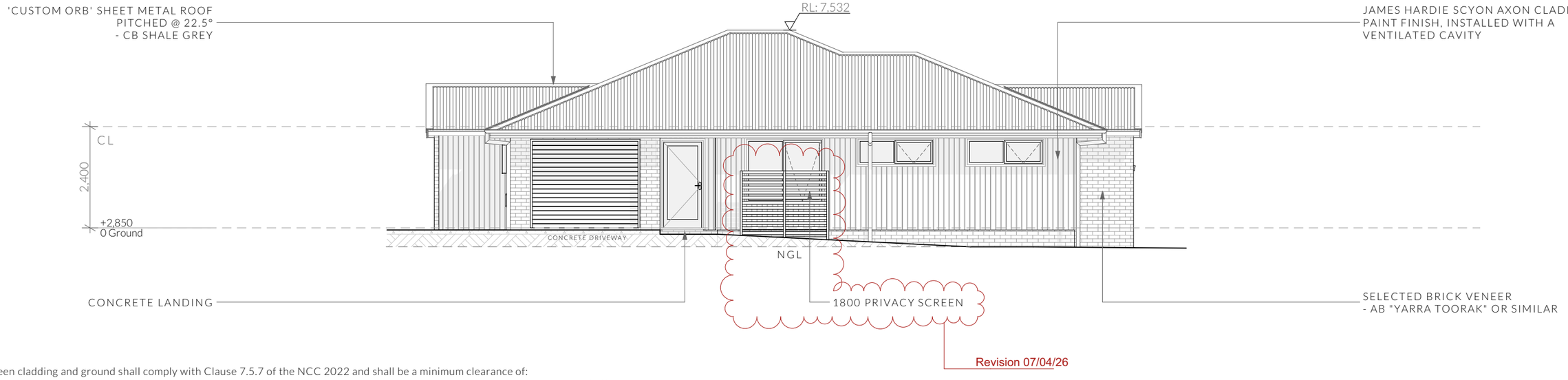
| Floor Area | 134.55m² |
|---|---|
| Alfresco | 11.63m² |
| Porch | 2.69m² |


NOT FOR CONSTRUCTION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PINNACLE | PINNACLE DRAFTING & DESIGN<br>7/3 Abernant Way, Cambridge 7170<br>03 6248 4218<br>admin@pinnacledrafting.com.au<br>www.pinnacledrafting.com.au<br>Licence: CC6073Y | U4 - Floor Plan<br>Revision: DA - 06<br>Approved by: JRM | Scale: 1:100 @A3<br>Pg. No: A4.01 | Proposal: Unit Development<br>Client: Lyden Developments<br>Address: 77 Fouche Avenue, Old Beach 7017 | Date: 11/02/2026<br>Drawn by: MM<br>Job No: 065-2023<br>Engineer: TBA<br>Building Surveyor: LTBS | Issue Date Description<br>DA - 02 21.02.2025 Council RFI, add turning paths<br>DA - 03 14.03.2025 TasWater RFI, relocate units 1,2,3<br>DA - 04 07.04.2025 Council RFI, driveway and services<br>DA - 05 11.02.2026 Revise plans to match civil design<br>DA - 06 07.04.2026 Council RFI | N |  | Lydenbuilders<br>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA |
|---|---|---|---|---|---|---|---|---|


U4 - North Elevation

1:100




U4 - South Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

NOT FOR CONSTRUCTION

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www.pinnacledrafting.com.au
Licence: CC6073Y

U4 - Elevations

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @ A3
Pg. No: A4.02

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
|---|---|---|
| DA - 02 | 21.02.2025 | Council RFI, add turning paths |
| DA - 03 | 14.03.2025 | TasWater RFI, relocate units 1,2,3 |
| DA - 04 | 07.04.2025 | Council RFI, driveway and services |
| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |



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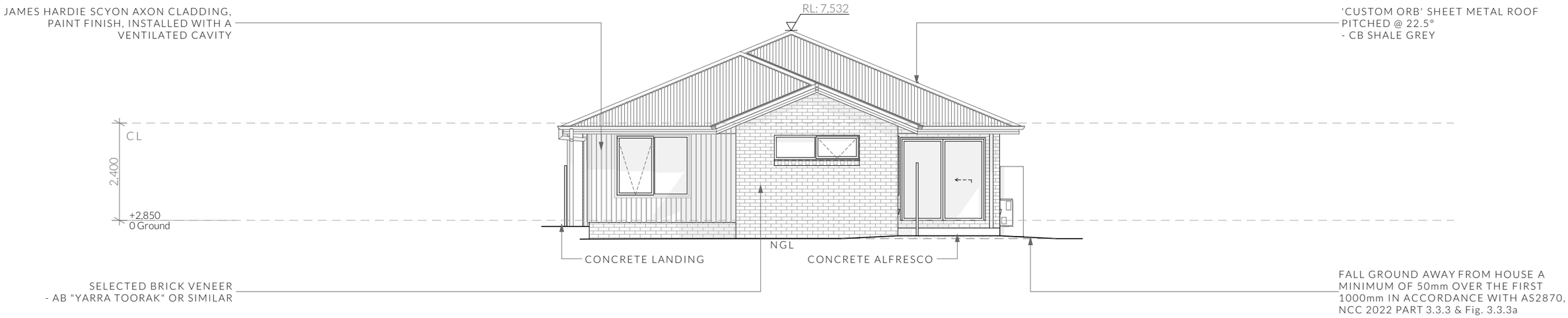
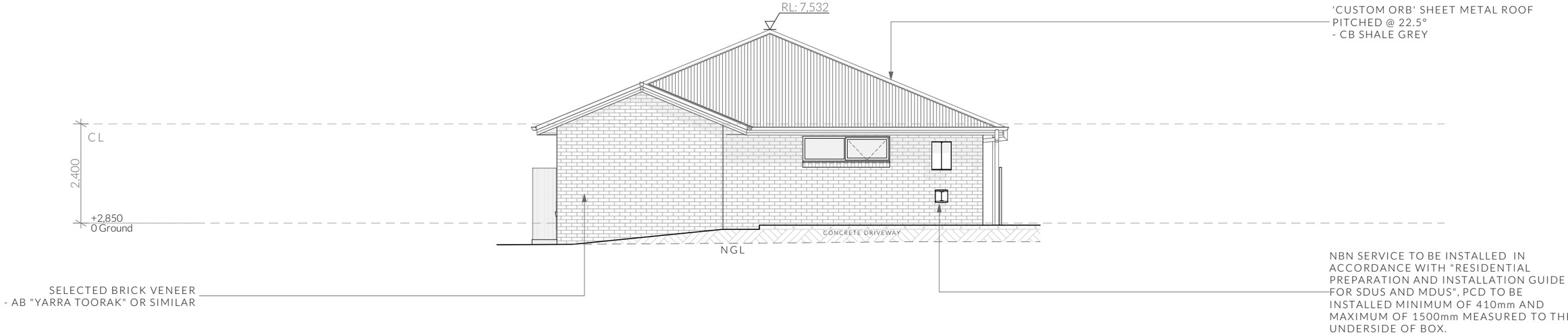



U4 - East Elevation

1:100




U4 - West Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

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Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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U4 - Elevations

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @A3
Pg. No: A4.03

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

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| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |



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## Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-
- (i)immediately above the primary insulation layer; or
- (ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
- (iii)immediately above ceiling insulation; and

(b)has a height of not less than 20 mm; and

(c)is either-
- (i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
- (ii)located immediately underneath the roof tiles of an unsarked tiled roof.

## Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

## Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

## Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

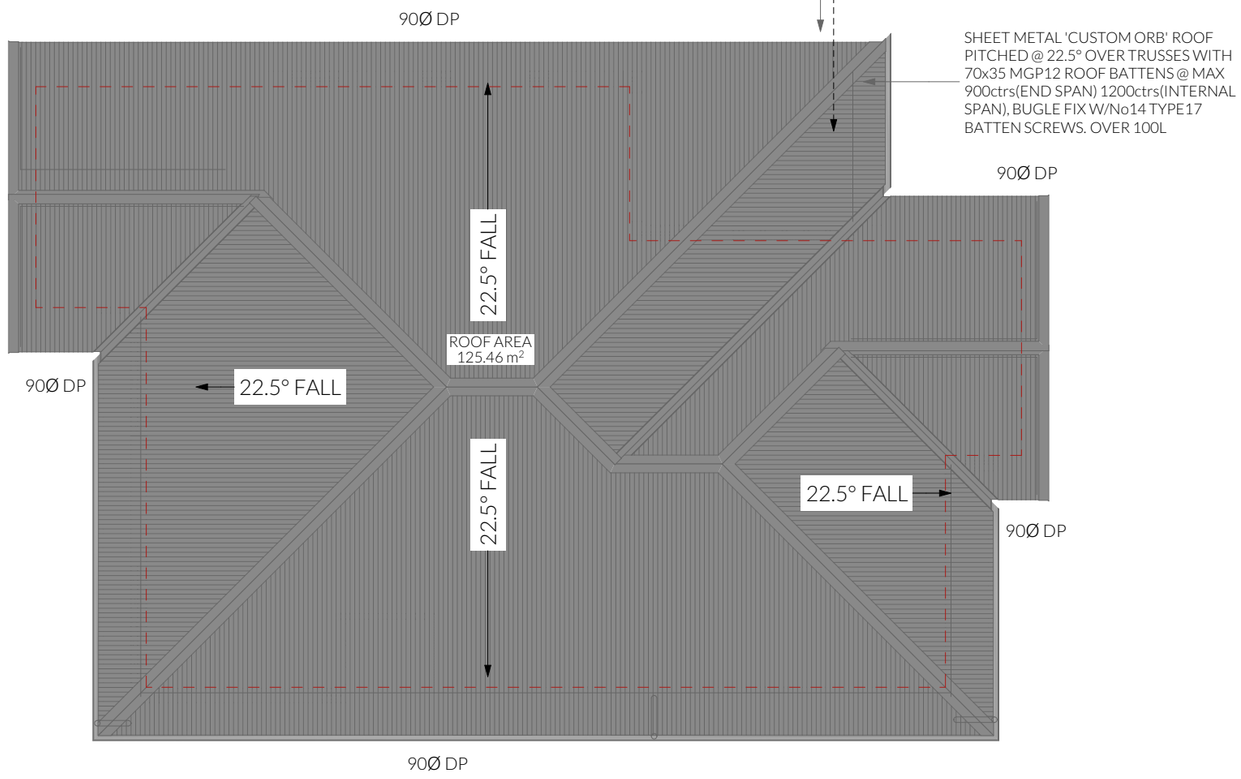
(a)comply with AS/NZS 2908.2 or ISO 8336; and

(b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-
- (i) 2.8 × 30 mm fibre-cement nails; or
- (ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or
- (iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

| ROOF PITCH | VENTILATION OF OPENINGS (TABLE 10.8.3) |
|---|---|
| >15° AND <75° | 7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling |

(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.
(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.




## REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH >15° and <75°
HIP/GABLE ROOF

REQUIRED VENT AREA
Low Vents = 0.39m² (57.03m x 7,000mm2)
High Vents = 0.052m² (10.56m x 5,000mm2)

EAVE VENTS
BUILDERS EDGE EAVE VENT (EV4020)
**10**x 400X200mm(0.042m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT

RIDGE VENT SYSTEM
RIDGE CAP (Continuous 5mm gap in sarking)
2x GABLE VENTS 300x300mm (0.09m²)

NOTE: GABLE VENTS SHALL BE INSTALLED WITHIN 900mm OF RIDGE

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U4 - Roof Plan

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @A3
Pg. No: A4.04

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
|---|---|---|
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| DA - 04 | 07.04.2025 | Council RFI, driveway and services |
| DA - 05 | 11.02.2026 | Revise plans to match civil design |
| DA - 06 | 07.04.2026 | Council RFI |

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## Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and

(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
(a)Where a smoke alarm is located on the ceiling it must be-
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

## Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venting clothes dryer is installed, it must discharge
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

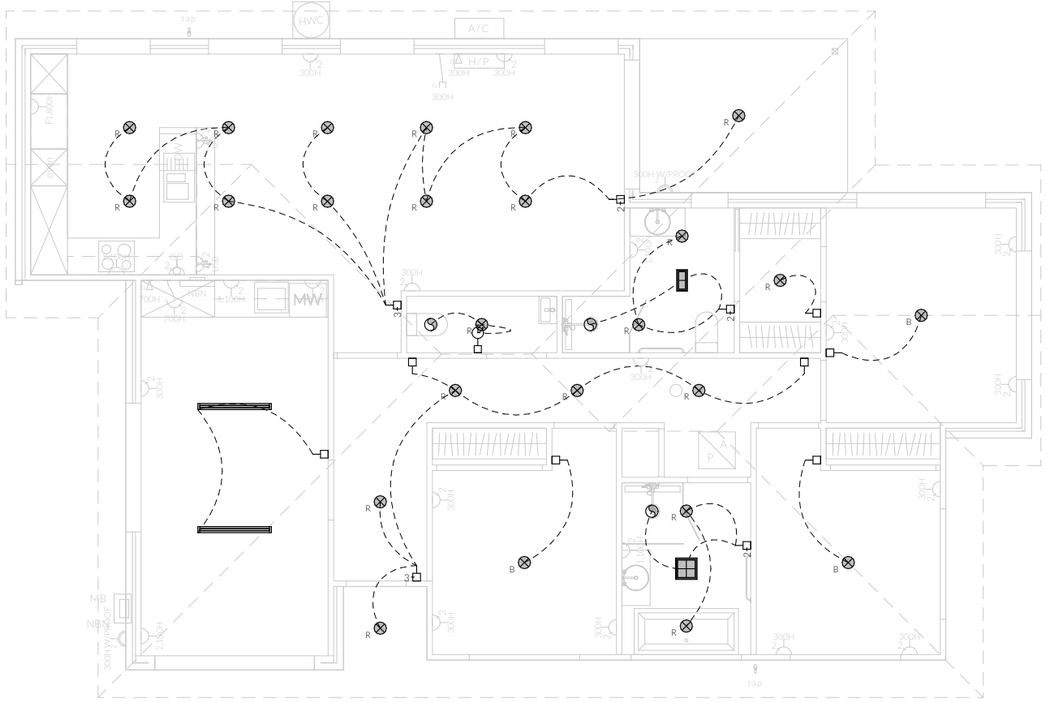
## Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m$^2$ in class 1a dwellings
4W/m$^2$ to veranda, balcony or the like
3W/m$^2$ in a class 10a dwelling associated with the class 1a dwelling

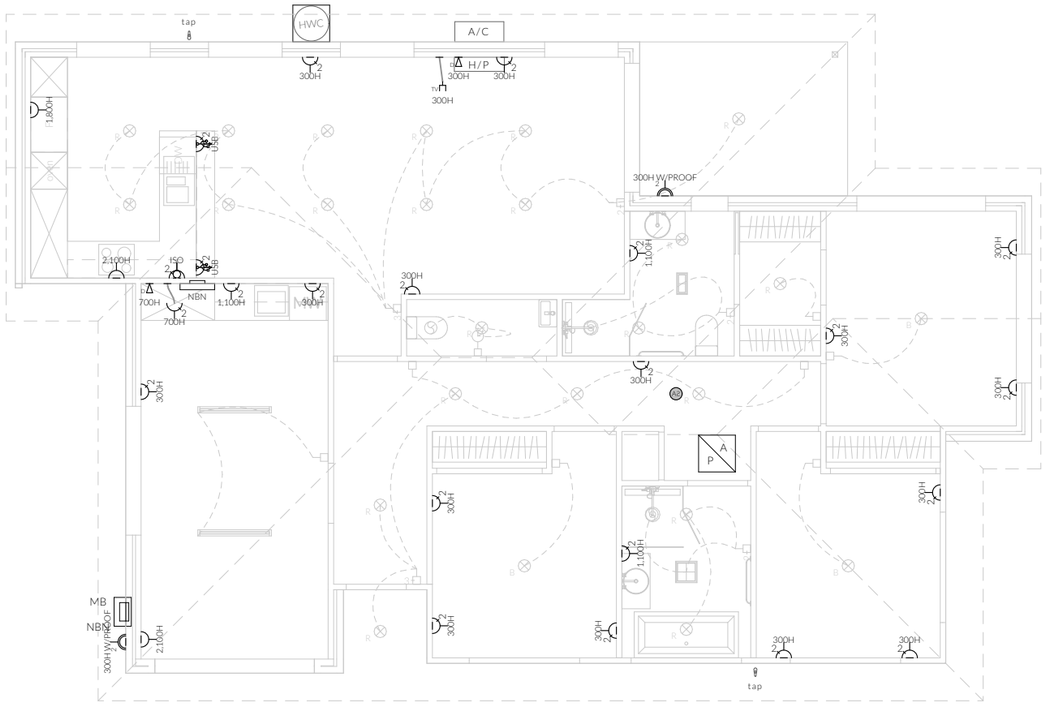
U.N.O - All downlights are to be Insulation Contact (IC) rated.

## Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space.




Electrical Plan - Light/Reflected Ceiling




Electrical Plan - Power

## ELECTRICAL LEGEND - UNIT 4

| Symbol | Description | Allowance | Quantity |
|---|---|---|---|

## Notes

U.N.O ceilings are to be plasterboard.

--D----D Dimmable Circuit

--T----T Timer Circuit(as fan note)

PB - Plasterboard

CS - Cement Sheet Eaves

PW - Plywood Ceiling

TB -Timber Batten Ceiling



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U4 - Electrical Plan

Revision: DA - 06
Approved by: JRM

Scale: 1:100 @A3
Pg. No: A4.05

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

| Issue | Date | Description |
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| DA - 06 | 07.04.2026 | Council RFI |

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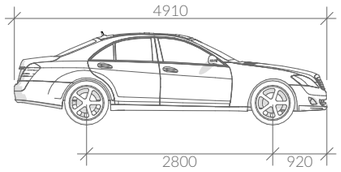
## Vehicle Movement Notes

- Movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

- The base dimensions of the vehicle template represent the B85 (85th Percentile) Vehicle

- The swept path of the vehicle represent the outer extents of the vehicle.




B85 Vehicle Dimensions

| | |
|---|---|
| Width: | 1870 |
| Track: | 1770 |
| L-L Time: | 6.0 |
| Turning Radius: | 5800 |

Parking Space requirements
As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

| | | | | |
|---|---|---|---|---|
| Width: | 2600 | 2800 | 3000 | 3200 |
| Length: | 5400 | 5400 | 5400 | 5400 |
| Aisle Width: | 6400 | 5800 | 5200 | 4800 |

Parking Dimensions - 45°

| | |
|---|---|
| Width: | 2600 |
| Length: | 5400 |
| Aisle Width: | 3500 |

Parking Dimensions - Parallel

| | |
|---|---|
| Width: | 2300 |
| Length: | 6700 |
| Aisle Width: | 3600 |

## Legend

- Solar Bollard Lighting
- Spotlight with Sensor

## Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL

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Parking

Revision: DA - 06
Approved by: JRM

Scale: 1:200 @ A3
Pg. No: C.01

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

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## Legend

- General Waste Bin
- Recycling Bin
- Green Waste Bin
- Clothesline
- Air Conditioner unit
- Meter Box
- Hot Water Cylinder
- 1.8m to 2.1m Paling Fence
- 1.7m high Timber Screen
- 1.2m Timber Fence
- Solar Bollard Lighting
- Spotlight with Sensor
- Seeded Lawn
- Mulched Garden Bed
- Gravel Area - Fine
- Decorative Pebble
- Water
- Paving

## Note

Refer to Planting Schedule & Details page for plant information.


Revision 07/04/25

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**Landscaping Plan**

Revision: DA - 06
Approved by: JRM

Scale: 1:200 @ A3
Pg. No: L.01

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

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## Planting Schedule

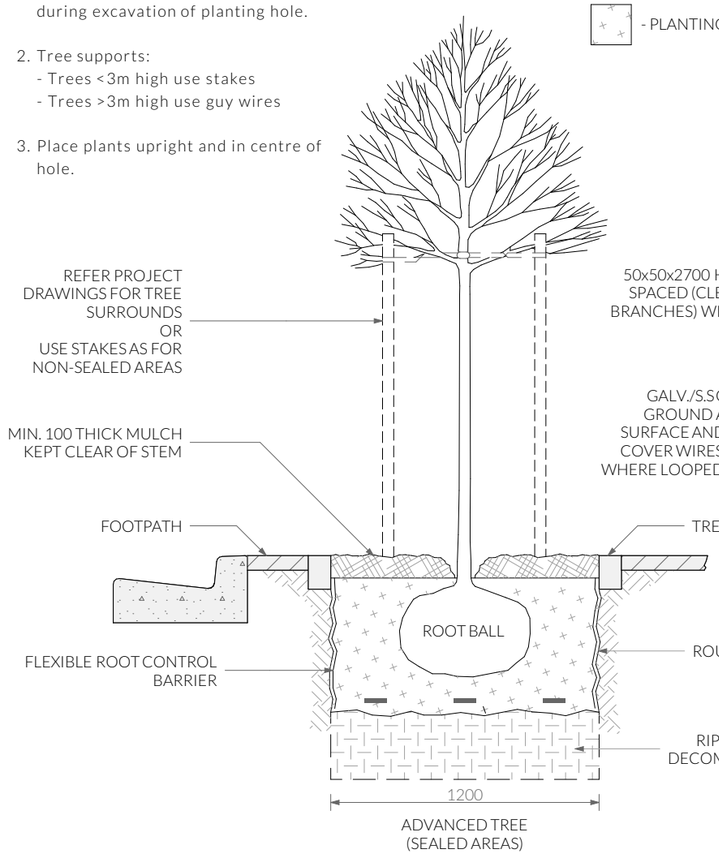
| Symbol | Name | Qty | Pot Size | Height | Spread |
|---|---|---|---|---|---|
| | Abelia sp. or similar | 1 | tubestock | 2,000 | 2,000 |
| | Anigozanthos sp. or similar | 11 | 35L | 900 | 900 |
| | Callistemon sp. or similar | 3 | 35L | 3,500 | 3,000 |
| | Dianella tasmanica or similar | 8 | tubestock | 1,000 | 1,000 |
| | Eremophila sp. or similar | 1 | 140mm | 2,500 | 2,500 |
| | Hebe sp. or similar | 5 | tubestock | 1,000 | 1,000 |
| | Lavandula sp. or similar | 8 | 140mm | 700 | 800 |
| | Lomandra sp. or similar | 14 | tubestock | 600 | 800 |
| | Rhagosia sp. or similar | 10 | 35L | 1,500 | 1,800 |

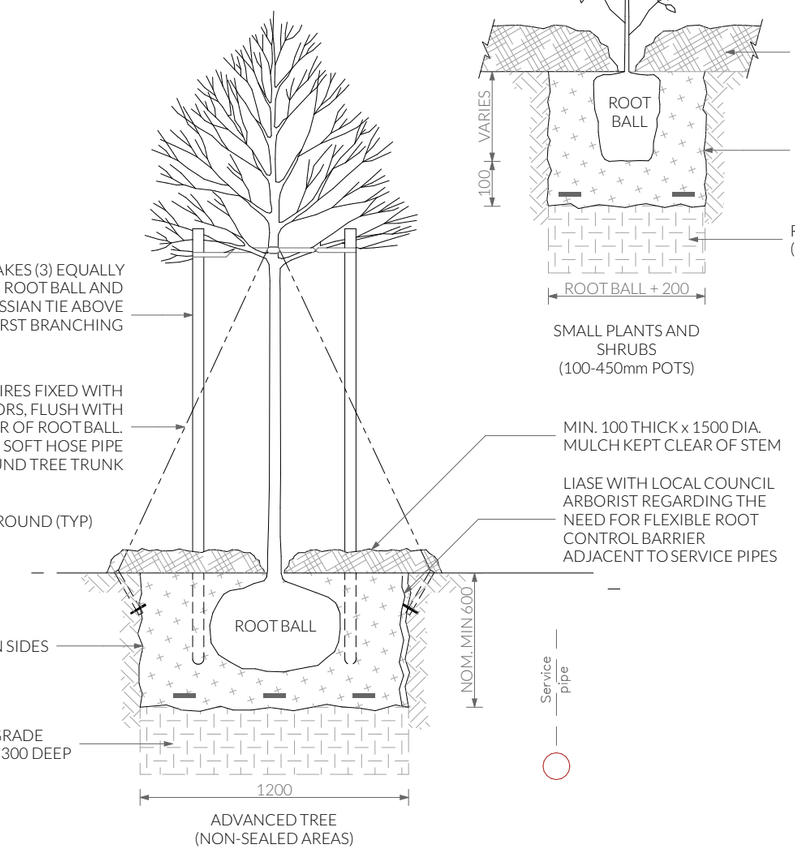
## Notes

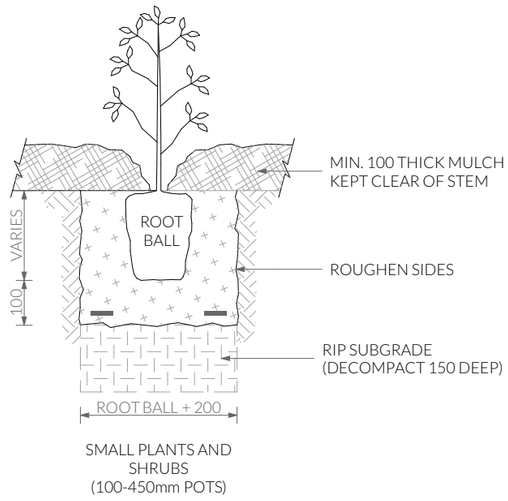
1. Liase with superintendent where clay or ground water is encountered during excavation of planting hole.
2. Tree supports:
   - Trees <3m high use stakes
   - Trees >3m high use guy wires
3. Place plants upright and in centre of hole.

## KEY

- SLOW RELEASE FERTLISER
- PLANTING MIX



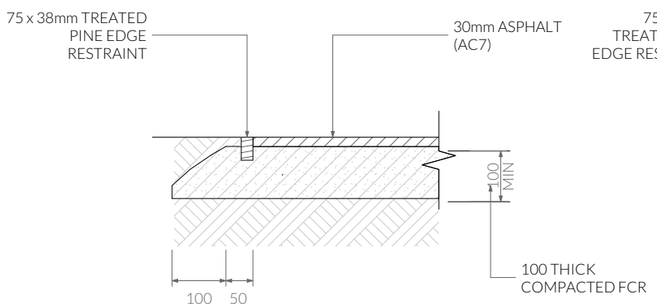



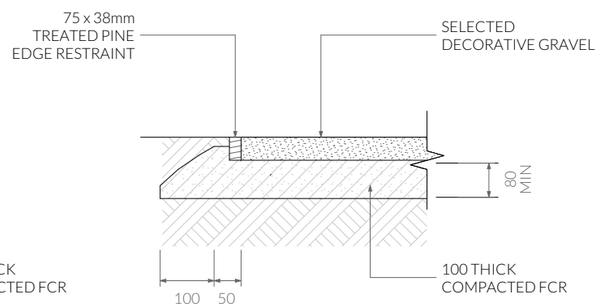

## Note

Plants have been selected to be drought tolerant and low maintenance once established, it is recommended that a dripper system or similar be put into place until established. Plant locations are indicative and may be altered where suitable growing conditions cannot be met. Garden areas to be mulched with 75mm cover of selected mulch and plants are to fertilised 6 monthly or where required until established. Garden edges are to be timber, steel, or brick. Plantings that are unsuccessful will be replaced where required.

Tree and Shrub Planting




ASPHALT DETAIL




GRAVEL DETAIL

Pavement Details

1:20

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**Planting Schedule & Details**

Scale: @ A3

Revision: DA - 06

Approved by: JRM

Pg. No: L.02

Proposal: Unit Development
Client: Lyden Developments
Address: 77 Fouche Avenue, Old Beach 7017

Date: 11/02/2026
Drawn by: MM
Job No: 065-2023
Engineer: TBA
Building Surveyor: LTBS

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| DA - 06 | 07.04.2026 | Council RFI |



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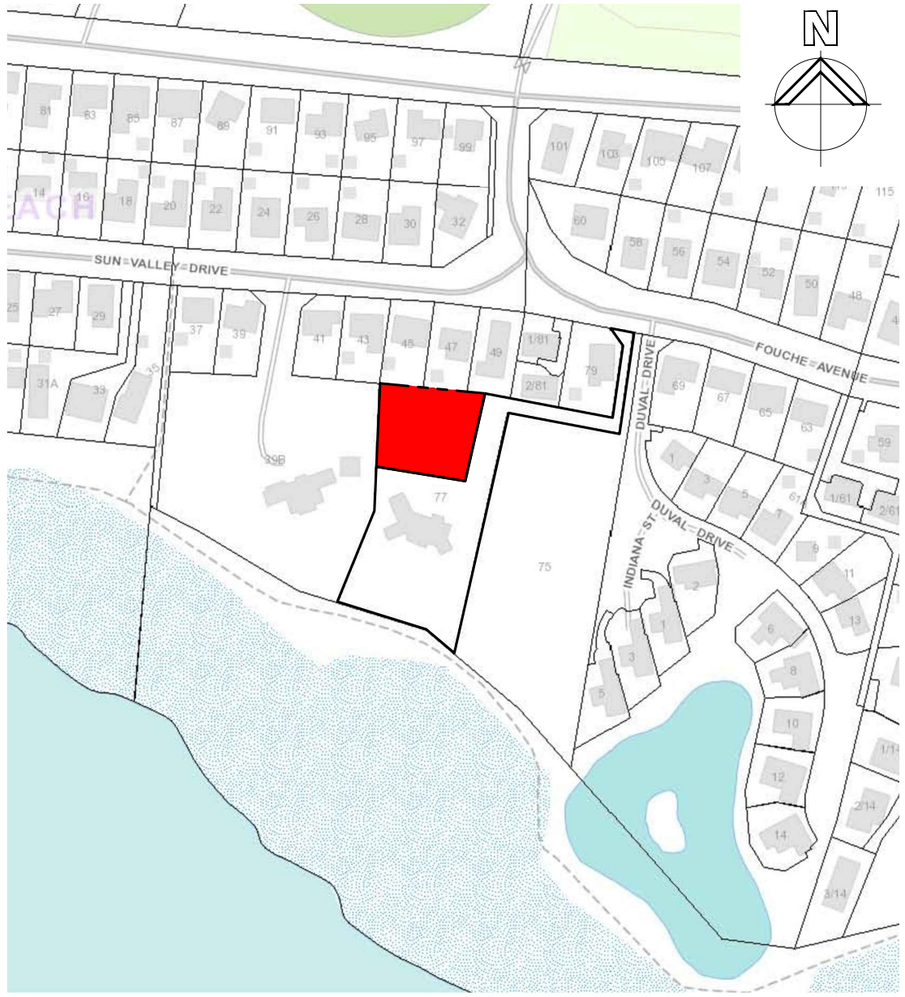
# CIVILWORKS FOR PROPOSED UNIT DEVELOPMENT
# 77 FOUCHE AVENUE, OLD BEACH
# FOR LYDEN DEVELOPMENTS

| DRAWING No. | DRAWING TITLE |
|---|---|
| H25038-G01 | LOCALITY PLAN & DRAWING INDEX |
| H25038-C01 | OVERALL DRIVEWAY & SERVICES PLAN |
| H25038-C02 | OVERALL SEWER & WATER SUPPLY PLAN |
| H25038-C03 | ENLARGED DRIVEWAY & SERVICES PLAN |
| H25038-C04 | PIPE LONG SECTIONS & TYPICAL PAVEMENT SECTION |
| H25038-C05 | VEHICLE TURNING PATHS - SHEET 1 OF 2 |
| H25038-C06 | VEHICLE TURNING PATHS - SHEET 2 OF 2 |




LOCALITY PLAN SCALE 1:1250 (A1), 1:2500 (A3)

| No. | Revision | Date |
|---|---|---|
| A | ISSUED FOR BUILDING APPROVAL | JAN 2026 |
| B | AMENDED AS PER STORMWATER REPORT RECOMMENDATIONS | MAR 2026 |
| C | AMENDED TO BMC REQUIREMENTS | APR 2026 |



Henry design and consulting
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4 Fairisle Terrace
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E: phenry@netspace.net.au M: 0400 196 061

| | | | |
|---|---|---|---|
| DESIGNED: PAH | DRAWN: PAH | CLIENT: LYDEN DEVELOPMENTS | |
| CHECKED | APPROVED | PROJECT: 77 FOUCHE AVENUE, OLD BEACH | |
| SCALE: AS SHOWN | DATE: JAN 2026 | CAD FILE No: 77 FOUCHE AVE 03 | |

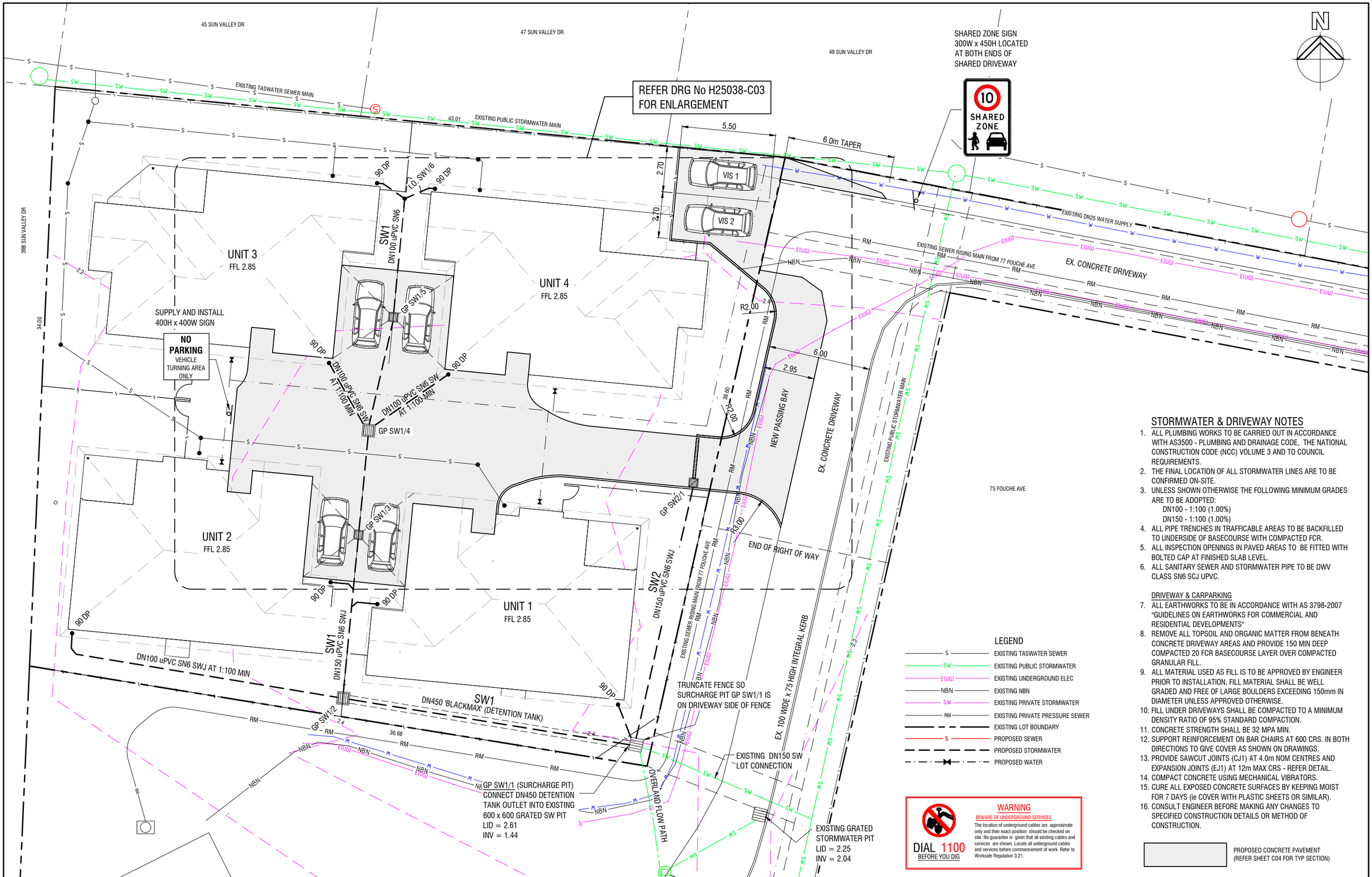
DRAWING TITLE: CIVILWORKS FOR PROPOSED UNIT DEVELOPMENT 77 FOUCHE AVENUE, OLD BEACH

LOCALITY PLAN & DRAWING INDEX

DRG NO.: H25038-G01

REV: C

SHEET OF A1




## STORMWATER & DRIVEWAY NOTES

1. ALL PLUMBING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500 - PLUMBING AND DRAINAGE CODE, THE NATIONAL CONSTRUCTION CODE (NCC) VOLUME 3 AND TO COUNCIL REQUIREMENTS.
2. THE FINAL LOCATION OF ALL STORMWATER LINES ARE TO BE CONFIRMED ON-SITE.
3. UNLESS SHOWN OTHERWISE THE FOLLOWING MINIMUM GRADES ARE TO BE ADOPTED:
   DN100 - 1:100 (1.00%)
   DN150 - 1:100 (1.00%)
4. ALL PIPE TRENCHES IN TRAFFICABLE AREAS TO BE BACKFILLED TO UNDERSIDE OF BASECOURSE WITH COMPACTED FCR.
5. ALL INSPECTION OPENINGS IN PAVED AREAS TO BE FITTED WITH BOLTED CAP AT FINISHED SLAB LEVEL.
6. ALL SANITARY SEWER AND STORMWATER PIPE TO BE DWV CLASS SN6 SCJ UPVC.

DRIVEWAY & CARPARKING

7. ALL EARTHWORKS TO BE IN ACCORDANCE WITH AS 3798-2007 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS"
8. REMOVE ALL TOPSOIL AND ORGANIC MATTER FROM BENEATH CONCRETE DRIVEWAY AREAS AND PROVIDE 150 MIN DEEP COMPACTED 20 FCR BASECOURSE LAYER OVER COMPACTED GRANULAR FILL.
9. ALL MATERIAL USED AS FILL IS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION, FILL MATERIAL SHALL BE WELL GRADED AND FREE OF LARGE BOULDERS EXCEEDING 150mm IN DIAMETER UNLESS APPROVED OTHERWISE.
10. FILL UNDER DRIVEWAYS SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STANDARD COMPACTION.
11. CONCRETE STRENGTH SHALL BE 32 MPA MIN.
12. SUPPORT REINFORCEMENT ON BAR CHAIRS AT 600 CRS. IN BOTH DIRECTIONS TO GIVE COVER AS SHOWN ON DRAWINGS.
13. PROVIDE SAWCUT JOINTS (CJ1) AT 4.0m NOM CENTRES AND EXPANSION JOINTS (EJ1) AT 12m MAX CRS - REFER DETAIL.
14. COMPACT CONCRETE USING MECHANICAL VIBRATORS.
15. CURE ALL EXPOSED CONCRETE SURFACES BY KEEPING MOIST FOR 7 DAYS (ie COVER WITH PLASTIC SHEETS OR SIMILAR).
16. CONSULT ENGINEER BEFORE MAKING ANY CHANGES TO SPECIFIED CONSTRUCTION DETAILS OR METHOD OF CONSTRUCTION.

## LEGEND

- S — EXISTING TASWATER SEWER
- SW — EXISTING PUBLIC STORMWATER
- E(UG) — EXISTING UNDERGROUND ELEC
- NBN — EXISTING NBN
- SW — EXISTING PRIVATE STORMWATER
- RM — EXISTING PRIVATE PRESSURE SEWER
- EXISTING LOT BOUNDARY
- S — PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED WATER

**WARNING**

BEWARE OF UNDERGROUND SERVICES

The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

DIAL 1100 BEFORE YOU DIG

PROPOSED CONCRETE PAVEMENT (REFER SHEET C04 FOR TYP SECTION)

| No. | Revision | Date |
|---|---|---|
| A | ISSUED FOR BUILDING APPROVAL | JAN 2026 |
| B | AMENDED AS PER STORMWATER REPORT RECOMMENDATIONS | MAR 2026 |
| C | AMENDED TO BMC REQUIREMENTS | APR 2026 |



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| DESIGNED | DRAWN | CLIENT |
|---|---|---|
| PAH | PAH | LYDEN DEVELOPMENTS |
| CHECKED | APPROVED | PROJECT |
| | | 77 FOUCHE AVENUE, OLD BEACH |
| SCALE: 1:100 (A1), 1:200 (A3) | DATE: JAN 2026 | CAD FILE No: 77 FOUCHE AVE 03 |

DRAWING TITLE
CIVILWORKS FOR PROPOSED UNIT DEVELOPMENT
77 FOUCHE AVENUE, OLD BEACH

OVERALL DRIVEWAY & SERVICES PLAN

DRG NO. H25038-C01

REV C

SHEET OF A1

45 SUN VALLEY DR

47 SUN VALLEY DR

49 SUN VALLEY DR

39B SUN VALLEY DR

75 FOUCHE AVE

N

I.O. S1/1
CONNECT NEW SEWER
INTO EXISTING LOT CONN.
LID = 2.33
INV = 1.59

REFER DRG No H25038-C03
FOR ENLARGEMENT

EXISTING TASWATER SEWER MAIN

EXISTING PUBLIC STORMWATER MAIN

EXISTING DN25 WATER SUPPLY

EXISTING SEWER RISING MAIN FROM 77 FOUCHE AVE

EXISTING PUBLIC STORMWATER MAIN

EX. CONCRETE DRIVEWAY

EX. CONCRETE DRIVEWAY

DN25 DOMESTIC WATER SUPPLY

END OF RIGHT OF WAY

EX. 100 WIDE x 75 HIGH INTEGRAL KERB

EXISTING SEWER RISING MAIN FROM 77 FOUCHE AVE

S2
DN100 uPVC SN6 SEWER AT 1:60 MIN

S1
DN100 SEWER AT 1:80 MIN

S1
DN100 SEWER AT 1:80 MIN

S1
DN100 SEWER AT 1:80 MIN

S1
DN100 uPVC SN6 SEWER AT 1:60 MIN

SW2
DN150 uPVC SN6 SWU

I.O. S1/2
I.O. S1/3
I.O. S1/4
I.O. S1/5
I.O. S1/6
I.O. S1/7 (ORG)
I.O. S2/1
I.O. S2/2 (ORG)

ORG

UNIT 1
FFL 2.85

UNIT 2
FFL 2.85

UNIT 3
FFL 2.85

UNIT 4
FFL 2.85

43.01
34.00
36.80
36.68
2.2
2.4

## LEGEND

- S — EXISTING TASWATER SEWER
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- E(UG) — EXISTING UNDERGROUND ELEC
- NBN — EXISTING NBN
- SW — EXISTING PRIVATE STORMWATER
- RM — EXISTING PRIVATE PRESSURE SEWER
- EXISTING LOT BOUNDARY
- S — PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED WATER

**WARNING**

BEWARE OF UNDERGROUND SERVICES

The location of underground cables are approximate only and their exact position should be checked on site. No guarantee is given that all existing cables and services are shown. Locate all underground cables and services before commencement of work. Refer to Worksafe Regulation 3.21.

DIAL 1100 BEFORE YOU DIG

## SANITARY SEWER & WATER SUPPLY NOTES

1. ALL PLUMBING & DRAINAGE WORKS SHALL COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, THE NATIONAL CONSTRUCTION CODE (NCC) AND AS/NZS 3500 PLUMBING AND DRAINAGE (PARTS 1, 2 & 4)).
2. MINIMUM SEWER GRADES TO BE AS PER AS/NZS 3500.2, AS FOLLOWS:
   DN100 - 1:60 (1.67% general) or 1.25% (reduced grade)
   DN65 - 1:40 (2.50%)
   DN50 - 1:40 (2.50%)
3. ALL SANITARY SEWER PIPES SHALL BE DWV CLASS uPVC UNLESS NOTED OTHERWISE.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS.
5. ALL INSPECTION OPENINGS IN FLOOR SLAB AND PAVED AREAS TO BE FITTED WITH BOLTED TRAP SCREW AT FINISHED SLAB LEVEL. INSPECTION OPENING COVERS TO MATCH FLOOR COVERING AS DIRECTED ON-SITE.
6. PIPEWORK LOCATIONS AND ALIGNMENTS ARE DIAGRAMMATIC ONLY. FINAL PIPEWORK LOCATION TO BE DETERMINED ON-SITE TO AVOID INTERFERENCE WITH OTHER SERVICES.
7. DEPTH OF COVER TO BURIED PIPEWORK TO BE IN ACCORDANCE WITH AS/NZS 3500.1 (TABLE 5.9) & AS/NZS 3500.2 (TABLE 3.7.2) AND AS FOLLOWS:
   - NOT SUBJECT TO TRAFFIC LOAD - 300mm
   - SUBJECT TO TRAFFIC LOAD - 500mm
8. ALL PIPE TRENCHES IN TRAFFICABLE AREAS ARE TO BE BACKFILLED WITH COMPACTED FCR.

| No. | Revision | Date |
|---|---|---|
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| C | AMENDED TO BMC REQUIREMENTS | APR 2026 |



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| DESIGNED | DRAWN |
|---|---|
| PAH | PAH |
| CHECKED | APPROVED |
| | |
| SCALE: 1:100 (A1), 1:200 (A3) | |

CLIENT: LYDEN DEVELOPMENTS

PROJECT: 77 FOUCHE AVENUE, OLD BEACH

DATE: JAN 2026

CAD FILE No: 77 FOUCHE AVE 03

DRAWING TITLE: CIVILWORKS FOR PROPOSED UNIT DEVELOPMENT 77 FOUCHE AVENUE, OLD BEACH

OVERALL SEWER & WATER SUPPLY PLAN

DRG NO.: H25038-C02

REV: C

SHEET OF

A1

LEGEND

- S — EXISTING TASWATER SEWER
- SW — EXISTING PUBLIC STORMWATER
- E(UG) — EXISTING UNDERGROUND ELEC
- NBN — EXISTING NBN
- SW — EXISTING PRIVATE STORMWATER
- RM — EXISTING PRIVATE PRESSURE SEWER
- EXISTING LOT BOUNDARY
- S — PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED WATER

N

UNIT 3
FFL 2.85

UNIT 4
FFL 2.85

UNIT 2
FFL 2.85

UNIT 1
FFL 2.85

S2
DN100 uPVC SN6 SWJ

I.O. S2/1

I.O. S2/2 (ORG)

ORG

90 DP

I.O. SW1/6

SW1
DN100 uPVC SN6 SWJ

GP SW1/5

5.50

2.70

HIGH POINT

3.30

3.30

CJ1

DN25 DOMESTIC WATER SUPPLY

DN100 uPVC SN6 SWJ AT 1:100 MIN

SW1
DN150 uPVC SN6 SWJ

GP SW1/4

2.65

DN20 DOMESTIC WATER SUPPLY

I.O. S1/5

S1
DN100 uPVC SN6 SWJ

I.O. S1/6

HIGH POINT

3.00

6.00

3.00

GP SW1/3

2.65

I.O. S1/7 (ORG)

R1.50

R6.00

DN25 DOMESTIC WATER SUPPLY

2.75

DN20 WATER SUPPLY

3.00

2.70

R6.00

150 WIDE CLASS 'B' TRAFFICABLE GRATED TRENCH DRAIN TO 450 X 450 SW PIT

PROVIDE DN20 VALVE & METER (PRIVATE) IN PE BOX TO EACH UNIT.

SW2
DN150 uPVC SN6 SWJ

2.49

GP SW2/1

2.45

75 HIGH KERB

R3.00

END OF RIGHT OF WAY

2.50

EX. CONCRETE DRIVEWAY

6.40

EX. 100 WIDE x 75 HIGH INTEGRAL KERB

EXISTING PUBLIC STORMWATER MAIN

2.80

2.72

2.68

2.66

2.64

2.62

2.4

6.17

5.47

EX. DN25 DOMESTIC WATER SUPPLY

2.71

TIE NEW CONCRETE DRIVEWAY INTO EXISTING WITH N12 x 450 LONG BARS DRILLED & GROUTED INTO EDGE OF EX. DRIVEWAY SLAB AT 400 CRS.

75 HIGH KERB

DN25 DOMESTIC WATER SUPPLY

36.60

EXISTING SEWER RISING MAIN FROM 77 FOUCHE AVE

NEW PASSING BAY

TIE NEW CONCRETE DRIVEWAY INTO EXISTING WITH N12 x 450 LONG BARS DRILLED & GROUTED INTO EDGE OF EX. DRIVEWAY SLAB AT 400 CRS.

2.53

2.56

**WARNING**

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DIAL 1100 BEFORE YOU DIG

| No. | Revision | Date |
|---|---|---|
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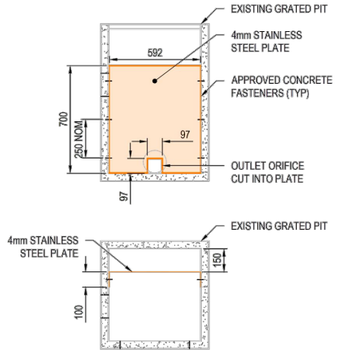
| DESIGNED | DRAWN | CLIENT |
|---|---|---|
| PAH | PAH | LYDEN DEVELOPMENTS |
| CHECKED | APPROVED | PROJECT |
| | | 77 FOUCHE AVENUE, OLD BEACH |
| SCALE: 1:50 (A1), 1:100 (A3) | DATE: JAN 2026 | CAD FILE No: 77 FOUCHE AVE 03 |

DRAWING TITLE
CIVILWORKS FOR PROPOSED UNIT DEVELOPMENT
77 FOUCHE AVENUE, OLD BEACH

ENLARGED DRIVEWAY & SERVICES PLAN

| DRG NO. | REV |
|---|---|
| H25038-C03 | C |
| SHEET OF | A1 |

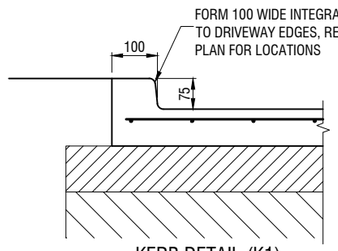



STAINLESS STEEL BAFFLE DETAILS

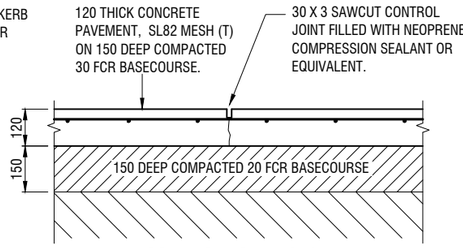
## EXISTING GRATED SW PIT GP SW1/1

## STORMWATER PIT SCHEDULE

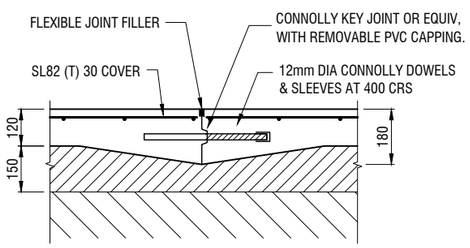
| PIT No. | PIT TYPE | PIT CLASS |
|---|---|---|
| EX GP SW1/1 (SURCHARGE PIT) | 600 x 600 GRATED | EXISTING |
| GP SW1/2 | 600 x 600 GRATED | NON TRAFFICABLE |
| GP SW1/3 | 450 x 450 GRATED | CLASS 'B' TRAFFICABLE |
| GP SW1/4 | 600 x 600 GRATED | |
| GP SW1/5 | 450 x 450 GRATED | |
| GP SW2/1 | | |




KERB DETAIL (K1)

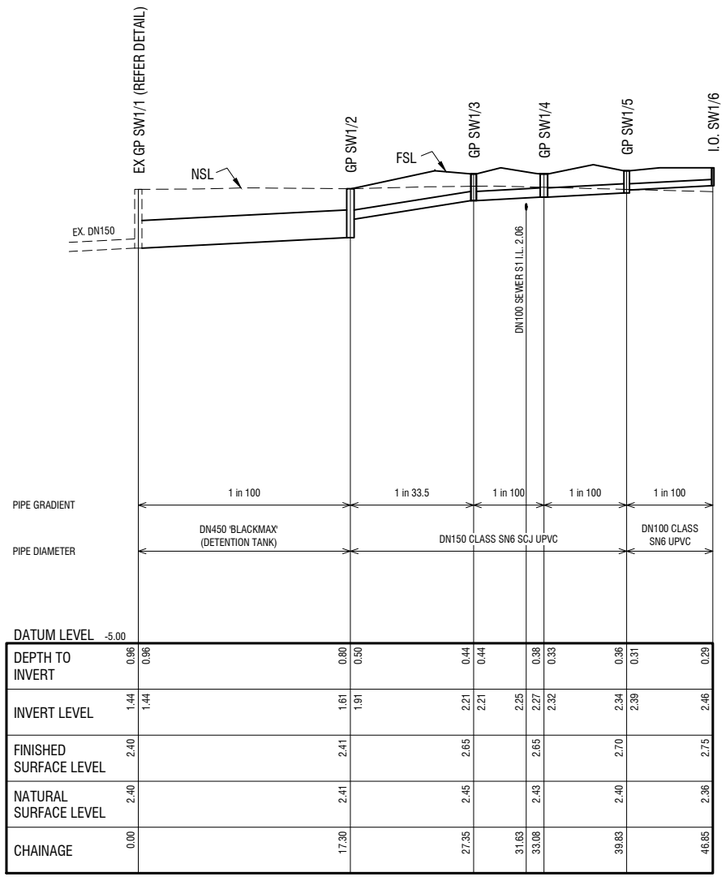



CONTROL JOINT (CJ1)



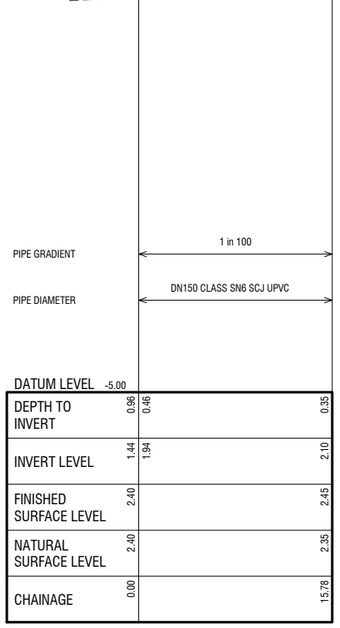

EXPANSION JOINT (EJ1)

## TYPICAL DRIVEWAY DETAILS



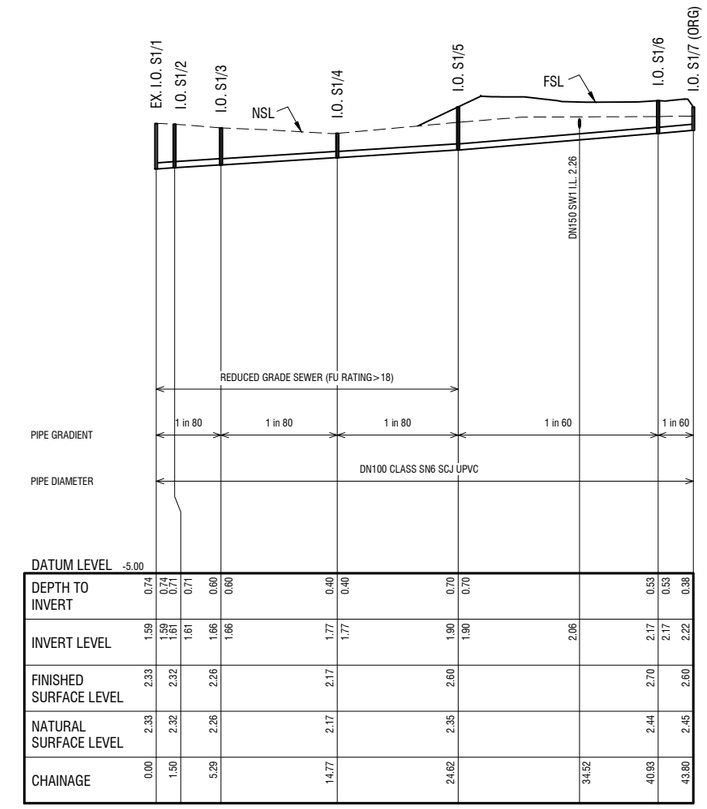

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DEPTH TO INVERT | 0.96 | 0.96 | | 0.80 | 0.50 | | 0.44 | 0.44 | | 0.38 | 0.33 | | 0.36 | 0.31 | | 0.29 | | | | | | | | | |
| INVERT LEVEL | 1.44 | 1.44 | | 1.61 | 1.91 | | 2.21 | 2.21 | 2.25 | 2.27 | 2.32 | | 2.34 | 2.39 | | 2.46 | | | | | | | | | |
| FINISHED SURFACE LEVEL | 2.40 | | | 2.41 | | | 2.65 | | | 2.65 | | | 2.70 | | | 2.75 | | | | | | | | | |
| NATURAL SURFACE LEVEL | 2.40 | | | 2.41 | | | 2.45 | | | 2.43 | | | 2.40 | | | 2.36 | | | | | | | | | |
| CHAINAGE | 0.00 | | | 17.30 | | | 27.35 | | 31.63 | 33.08 | | | 39.83 | | | 46.85 | | | | | | | | | |

### LONGITUDINAL SECTION - SW1
HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50



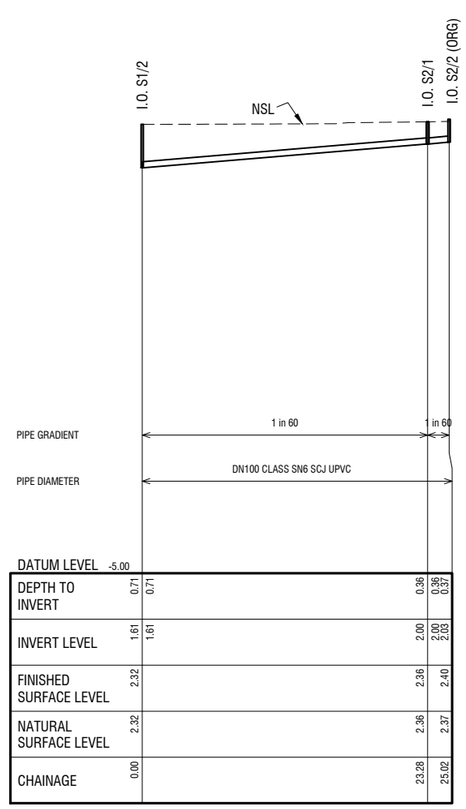

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DEPTH TO INVERT | 0.96 | 0.96 | | 0.46 | | | 0.35 | | | | | | | | | | | | | | | | | | |
| INVERT LEVEL | 1.44 | 1.94 | | 2.10 | | | | | | | | | | | | | | | | | | | | | |
| FINISHED SURFACE LEVEL | 2.40 | | | 2.45 | | | | | | | | | | | | | | | | | | | | | |
| NATURAL SURFACE LEVEL | 2.40 | | | 2.35 | | | | | | | | | | | | | | | | | | | | | |
| CHAINAGE | 0.00 | | | 15.78 | | | | | | | | | | | | | | | | | | | | | |

### LONGITUDINAL SECTION - SW2
HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50




| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DEPTH TO INVERT | 0.74 | 0.74 | 0.71 | 0.71 | 0.60 | | 0.60 | 0.40 | | 0.40 | 0.70 | | 0.70 | 0.53 | | 0.53 | 0.38 | | | | | | | | |
| INVERT LEVEL | 1.59 | 1.59 | 1.61 | 1.61 | 1.66 | | 1.66 | 1.77 | | 1.77 | 1.90 | | 1.90 | 2.06 | | 2.17 | 2.17 | 2.22 | | | | | | | |
| FINISHED SURFACE LEVEL | 2.33 | 2.32 | | 2.26 | | | 2.17 | | | 2.60 | | | | 2.70 | | | 2.60 | | | | | | | | |
| NATURAL SURFACE LEVEL | 2.33 | 2.32 | | 2.26 | | | 2.17 | | | 2.35 | | | | 2.44 | | | 2.45 | | | | | | | | |
| CHAINAGE | 0.00 | 1.50 | | 5.29 | | | 14.77 | | | 24.62 | | | 34.52 | 40.93 | | | 43.80 | | | | | | | | |

### LONGITUDINAL SECTION - S1
HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50




| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DEPTH TO INVERT | 0.71 | 0.71 | | | | | 0.36 | | | 0.36 | 0.37 | | | | | | | | | | | | | | |
| INVERT LEVEL | 1.61 | 1.61 | | | | | 2.00 | | | 2.00 | 2.03 | | | | | | | | | | | | | | |
| FINISHED SURFACE LEVEL | 2.32 | | | | | | 2.36 | | | 2.40 | | | | | | | | | | | | | | | |
| NATURAL SURFACE LEVEL | 2.32 | | | | | | 2.36 | | | 2.37 | | | | | | | | | | | | | | | |
| CHAINAGE | 0.00 | | | | | | 23.28 | | | 25.02 | | | | | | | | | | | | | | | |

### LONGITUDINAL SECTION - S2
HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:50

| No. | Revision | Date |
|---|---|---|
| A | ISSUED FOR BUILDING APPROVAL | JAN 2026 |
| B | AMENDED AS PER STORMWATER REPORT RECOMMENDATIONS | MAR 2026 |
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| | | | |
|---|---|---|---|
| DESIGNED: PAH | DRAWN: PAH | CLIENT: LYDEN DEVELOPMENTS | |
| CHECKED | APPROVED | PROJECT: 77 FOUCHE AVENUE, OLD BEACH | |
| SCALE: AS SHOWN | DATE: JAN 2026 | CAD FILE No: 77 FOUCHE AVE 03 | |

DRAWING TITLE: CIVILWORKS FOR PROPOSED UNIT DEVELOPMENT 77 FOUCHE AVENUE, OLD BEACH

PIPE LONG SECTIONS & TYP PAVEMENT SECTION

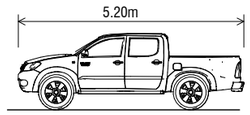
DRG NO.: H25038-C04

REV: C

SHEET OF

A1


N




## DESIGN VEHICLE

B99 VEHICLE (TO AS2890.1)

| | |
|---|---|
| OVERALL LENGTH | 5.20m |
| OVERALL WIDTH | 1.94m |
| TRACK WIDTH | 1.84m |
| LOCK TO LOCK TIME | 4.00sec |
| KERB TO KERB TURNING RADIUS | 6.25m |

| No. | Revision | Date |
|---|---|---|
| A | ISSUED FOR BUILDING APPROVAL | JAN 2026 |
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Howrah 7018 TAS
E: phenry@netspace.net.au M: 0400 196 061

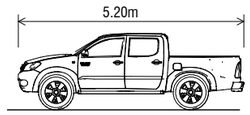
| | | | |
|---|---|---|---|
| DESIGNED: PAH | DRAWN: PAH | CLIENT: LYDEN DEVELOPMENTS | |
| CHECKED: | APPROVED: | PROJECT: 77 FOUCHE AVENUE, OLD BEACH | |
| SCALE: 1:100 (A1), 1:200 (A3) | DATE: JAN 2026 | CAD FILE No: 77 FOUCHE AVE 03 | |

DRAWING TITLE
CIVILWORKS FOR PROPOSED UNIT DEVELOPMENT
77 FOUCHE AVENUE, OLD BEACH

VEHICLE TURNING PATHS - SHEET 1 OF 2

| DRG NO. | REV |
|---|---|
| H25038-C05 | C |
| SHEET OF | A1 |


N




## DESIGN VEHICLE

B99 VEHICLE (TO AS2890.1)

| | |
|---|---|
| OVERALL LENGTH | 5.20m |
| OVERALL WIDTH | 1.94m |
| TRACK WIDTH | 1.84m |
| LOCK TO LOCK TIME | 4.00sec |
| KERB TO KERB TURNING RADIUS | 6.25m |

| No. | Revision | Date |
|---|---|---|
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| C | AMENDED TO BMC REQUIREMENTS | APR 2026 |



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| | | | |
|---|---|---|---|
| DESIGNED: PAH | DRAWN: PAH | CLIENT: LYDEN DEVELOPMENTS | |
| CHECKED: | APPROVED: | PROJECT: 77 FOUCHE AVENUE, OLD BEACH | |
| SCALE: 1:100 (A1), 1:200 (A3) | DATE: JAN 2026 | CAD FILE No: 77 FOUCHE AVE 03 | |

DRAWING TITLE
CIVILWORKS FOR PROPOSED UNIT DEVELOPMENT
77 FOUCHE AVENUE, OLD BEACH

VEHICLE TURNING PATHS - SHEET 2 OF 2

| DRG NO. | REV |
|---|---|
| H25038-C05 | C |
| SHEET OF | A1 |

# STORMWATER MANAGEMENT REPORT

## 77A Fouche Avenue, Old Beach

Prepared on behalf of Pinnacle Drafting

April 2026

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**Document status**
Rev B

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| 10 April 2026 | B | For Approval | R. Hunt | B. Nadler |
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| | | | | |

# Contents



## TABLES INDEX



## FIGURES INDEX



## APPENDICES

# 1 Introduction

Pinnacle Drafting and Design have engaged Pinion Advisory to provide a stormwater management report to address condition 5 of a Request for Information (RFI) from the Brighton Council (BC) in relation to a four-unit development at 77A Fouche Avenue, Old Beach (DA 2025/024).


**Figure 1: Locality and site plan.**

# 2 Design Standards

The design report is primarily guided by the following documents:

- DEP and LGAT Tasmanian stormwater policy guidance and standards for development V1 [2021]
- Australian Rainfall & Runoff 2016, Book 9: Runoff in Urban Areas[1]

[1] Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia (Geoscience Australia), 2019.

- AS/NZS 3500.3 – Plumbing and drainage Part 3: Stormwater drainage
- Brighton Council Policy 6.1 – Stormwater Quality Control Contributions

The following assumptions and formulae are utilised:

- Stormwater infrastructure and detention systems in residential areas are required to control the 5% AEP flows. All subsequent calculations are based on 5% AEP rainfall events.
- Rainfall data was obtained from the Bureau of Meteorology (BOM). Specifically, the Design Data Rainfall System (2016).
- Flow rates were calculated using the Rational Method.
- Boyd's Formula was used to determine required storage volumes.
- The 'orifice equation' was used to size outlet orifice sizes.

# 3 Stormwater Quantity Design

## 3.1 PREDEVELOPMENT SITE

The predevelopment site consists of a 1440m$^2$ lot previously subdivided from 77 Fouche Avenue.

**Figure 2: Surface Characteristics (NearMap, Dec 2024)**

At the time of subdivision, the lot was provided with a DN150 stormwater property connection to the existing council stormwater main located to the east of the site within 77 Fouche Avenue. An existing grated pit in the southern eastern corner of the property acts as the property's stormwater connection point.

The existing site is predominantly grassed with an area of gravel along the northern boundary – for the purposes of stormwater calculations this was still considered to have a runoff coefficient equivalent to grassland.

The predevelopment time of concentration was assumed to be 5 minutes based on a maximum flow path length of 50m and an elevation drop of 0.35m.

## 3.2 POST DEVELOPMENT SITE

The proposed development includes the construction of four units and associated driveway and carparking areas, and includes an 50m$^2$ passing bay adjacent, but outside, the eastern boundary. This will result in the construction of 963m$^2$ of new impervious area.

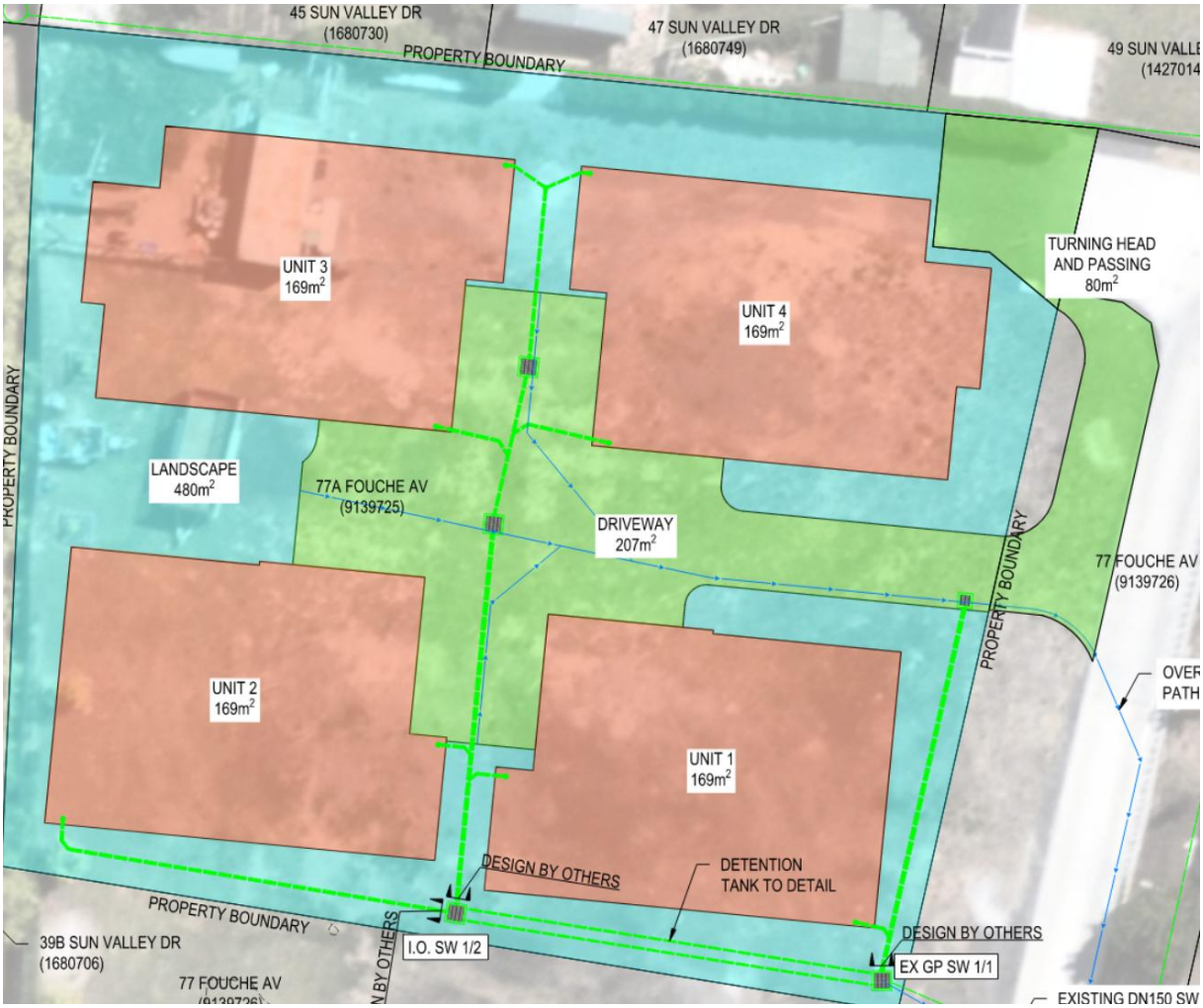



**Figure 3: Post Development Site Surface Properties (Red = Roof, Green = Hardstand, Blue = Landscaping)**

The internal stormwater network has been detailed by the building designer. It is possible to utilise the existing stormwater connection and maintain a single point of discharge to the public stormwater network.

The post development time of concentration was assumed to be 5-minutes, which is standard practice for small, fast response, urban catchments such as this.

## 3.3 FLOW AND OSD CALCULATIONS

### 3.3.1 Modelling and Inputs

**Table 1: Predevelopment surface parameters**

| Surface | Runoff Coefficient | Area |
|---|---|---|
| Concrete driveway | 0.90 | 0 $m^2$ |
| Roof | 0.90 | 0 $m^2$ |
| Gravel | 0.74 | 0 $m^2$ |
| Landscaping/open space | 0.42 | 1440$m^2$ |
| *Total* | *0.42* | *1440$m^2$* |

**Table 2: Post development surface parameters**

| Surface | Runoff Coefficient | Area |
|---|---|---|
| Concrete driveway | 0.90 | 287$m^2$ |
| Roof | 0.90 | 676$m^2$ |
| Gravel | 0.74 | 0$m^2$ |
| Landscaping/open space | 0.42 | 477$m^2$ |
| *Total* | *0.74* | *1440$m^2$* |

**Table 3: Flow rate summary**

| Development Condition | Storm Event | Flow Rate |
|---|---|---|
| Predevelopment, TOC | 5% AEP, 5-min duration | 15L/s* |
| Post Development, critical storm (as per detention calculations) | 5% AEP, 5-min duration | 26L/s |

**The 5% AEP, 5-minute duration predevelopment flow rate of 15L/s defines the permissible site discharge (PSD).*

### 3.3.2 On-site Detention

To restrict the post development flow across all storm durations to the PSD, a detention volume of 3.3$m^3$ is required. It is proposed that an oversized stormwater pipe is installed in the corner of the site between EX GP SW1/1 and I.O. SW1/2. Oversizing this 17.3m long run to DN450 provides 2.75$m^3$ total capacity. The pits on each end of the tank will contribute 0.2$m^3$ each. Providing a combined 3.15$m^3$. The remaining 0.15$m^3$ will be provided by the internal stormwater network. Approximately 10m of DN150 pipe will produce a volume of 0.15$m^3$. As such the system has the capacity to detain 3.3$m^3$ of water without surcharging.

The detention outflow will be controlled with an 700mm tall orifice plate installed over the outlet of EX GP SW1/1. A 93mm square orifice was found to restrict the outflow from the site to the permissible site discharge of 15L/s. A square orifice is preferred to a round

orifice as they offer better blockage resistance particularly under low flow conditions due to the greater bottom width.

A detailed design drawing is provided in Appendix 1 – Pinion Design Drawing. Refer Appendix 2 – Pinion Stormwater Calculations for detailed calculations.

# 4 OSD Installation Requirements

- Outlet orifice must be sized according to Section 3.3.2. The orifice is to be constructed in accordance with Section 7.10 of AS/NZS 3500.3:2021.
- The orifice is to be protected from blockage and debris build up by installing a "trash grate".
- Access to the "trash grate"/orifice to allow cleaning/removal is accommodated via EX GP SW1/1.
- The detention system must allow for high flow bypass via overtopping of the orifice plate in order to take the downstream DN150 property connection to capacity prior to surcharge from EX GP SW1/1 during a storm event with an AEP below 5%.
- The detention system must be installed in such a way that the tank will fill to overflow level without any upstream openings surcharging. The principal civil designer is responsible for ensuring compliant design.
- Additional runoff from offsite or from non-storm sources are not routed into the OSD.
- Pinion Advisory have provided a tank design that is hydraulically effective based on the depth of stormwater connection provided by the client. The building designer is required to ensure the remainder of the internal stormwater network achieves compliant grades and covers, whilst still connecting into the proposed stormwater detention tank.

# 5 OSD Maintenance Requirements

The maintenance requirements for the detention system are shown in Table 4.

**Table 4: OSD Maintenance Requirements**

| Task | Description | Frequency |
|---|---|---|
| **General cleaning and inspection** | General inspection and cleaning of tank and orifice.<br>- Visual inspection of detention system and "trash grate"/orifice condition.<br>- Any build-up of silt/debris to be removed.<br>- Any blockage of "trash grate"/orifice to be removed. | Once every 4 months, or after a significant storm event.<br><br>Performed in conjunction of cleaning of other drainage infrastructure such as gutters and drains. |

# 6 Stormwater Quality Design

Due to the flat surface grades of the site with minimum driveway levels of approximately 2.45m and an existing property stormwater connection invert level of 1.44m, limited hydraulic head is available to facilitate stormwater treatment via either proprietary products or custom systems.

Under Brighton Council "Policy 6.1 - Stormwater Quality Control Contributions" a developer may request to provide a contribution to council in lieu of installing a stormwater treatment system on site. For multi-dwelling developments, a contribution of $2,000 is imposed for each additional dwelling, with the first dwelling on a property with an existing stormwater connection exempt under Policy 6.1. A total developer contribution of $6,000 is therefore proposed.

# 7 Overland Flows

During a major rainfall event, the flows from the development must be conveyed within the major drainage system without impacts to people or downstream properties and infrastructure. The major drainage system consists of both the piped (minor) drainage system and formalised overland flow paths such as gutters and open drains. Overland flows leave the site via the proposed driveway or surcharge from the existing grated stormwater pit in the southeastern corner of the site. The property fence must be located uphill/upstream of stormwater pit EX GP SW1/1 to ensure the fence does not intersect the flow path. Both overland flow discharge points flow onto the existing 77 Fouche Avenue driveway, before eventually reaching the foreshore of the River Derwent.

Since the development is located at the bottom of the catchment, only 80m from the discharge point of the council stormwater network, only one property, 77 Fouche Avenue, is impacted by the overland flow route from the site. 77 Fouche Avenue already has an established overland flow path along the eastern boundary consisting of a kerb on the existing concrete driveway followed by grassed front yard with a 10m clearance between the existing house and fence.

AutoCAD's "Hydraflow Express" tool was used to analyse the flow in this existing kerb and channel using a 1% AEP + 18% CC site outflow of 46.3L/s, driveway crossfall of 3% and 1.5% longitudinal grade. This analysis found a maximum channel depth of 53mm and a velocity of 1.0m/s. This depth and velocity is generally considered safe for people, vehicles and property as seen in Figure 4.

The constriction next to the 77A house was also analysed using a flat, grassed channel width of 4.0m (constriction at gate) and a longitudinal grade of 1%. This produced a maximum flow depth of 37mm and a velocity of 0.31m/s. This depth and velocity is also generally considered safe for people, vehicles and property as seen in Figure 4.

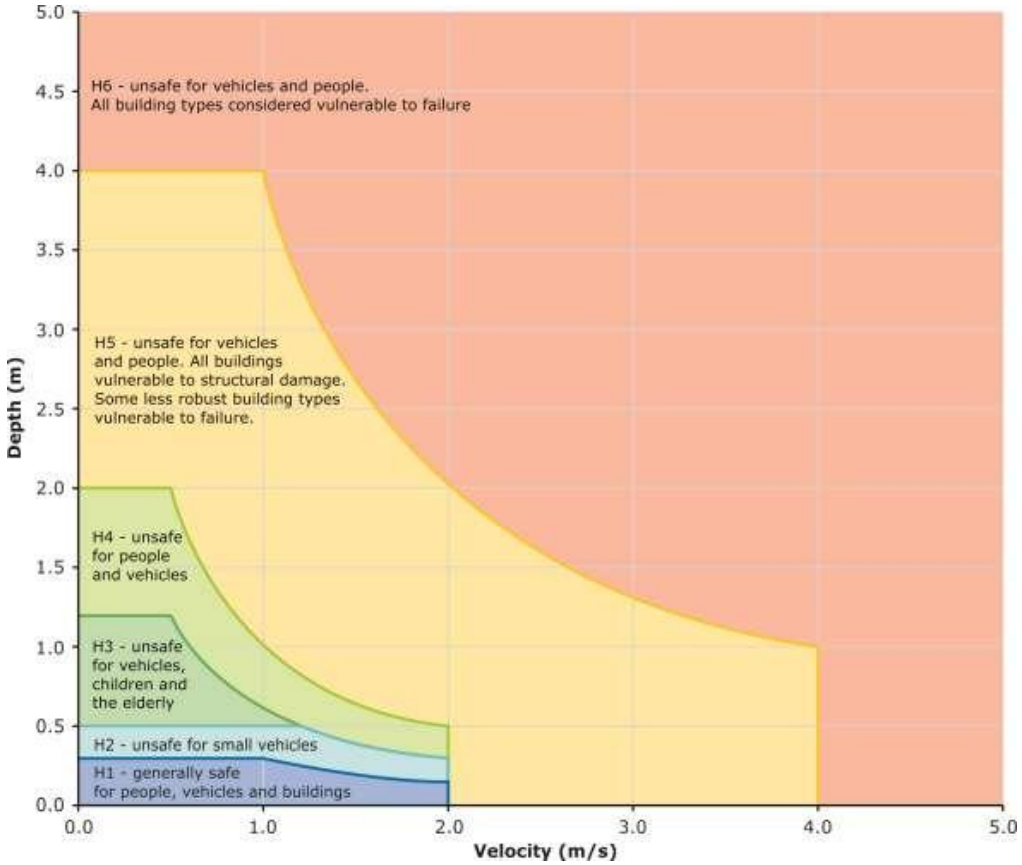



**Figure 4: Flood Hazard Vulnerability Curves**[2]

# 8 Conclusions and Recommendations

The proposed minor stormwater system complies with best practices and Brighton Council requirements in all aspects. The proposed stormwater detention system and outlet orifice ensures adequate flow restriction and storage volume to ensure the post development runoff will be restricted to the permissible site discharge for all 5% AEP storm durations.

The proposed developer contribution of $6,000 in lieu of stormwater treatment complies with Brighton Council Policy 6.1 and their rates and charges as of the time of writing.

The proposed major stormwater system complies with best practices and Brighton Council requirements in all aspects. Overland flow path routes downstream of the site were demonstrated to convey the major site flows for a 1% AEP event with additional 18% loading for climate change without undue hazard to people, vehicles or property. The fence along the eastern property boundary is required to be installed uphill/upstream of the existing stormwater pit – EX GP SW1/1.

[2] Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia (Geoscience Australia), 2019.

# Appendix 1 Pinion Advisory Design Drawing

45 SUN VALLEY DR
(1680730)

47 SUN VALLEY DR
(1680749)

49 SUN VALLEY DR
(1427014)

PROPERTY BOUNDARY

PROPERTY BOUNDARY

UNIT 3
169m$^2$

UNIT 4
169m$^2$

TURNING HEAD
AND PASSING
80m$^2$

LANDSCAPE
480m$^2$

77A FOUCHE AV
(9139725)

DRIVEWAY
207m$^2$

PROPERTY BOUNDARY

77 FOUCHE AV
(9139726)

UNIT 2
169m$^2$

UNIT 1
169m$^2$

OVERLAND FLOW
PATH (TYP.)

75 FOUCHE AV
(1427049)

DESIGN BY OTHERS

DETENTION
TANK TO DETAIL

PROPERTY BOUNDARY

39B SUN VALLEY DR
(1680706)

I.O. SW 1/2

DESIGN BY OTHERS

DESIGN BY OTHERS

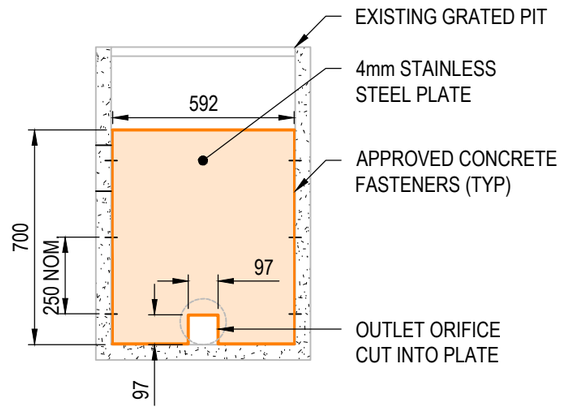
EX GP SW 1/1

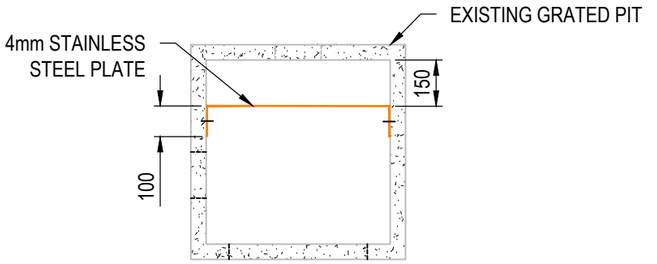
77 FOUCHE AV
(9139726)

EXISTING DN150 SW
PROPERTY CONNECTION

## SITE PLAN

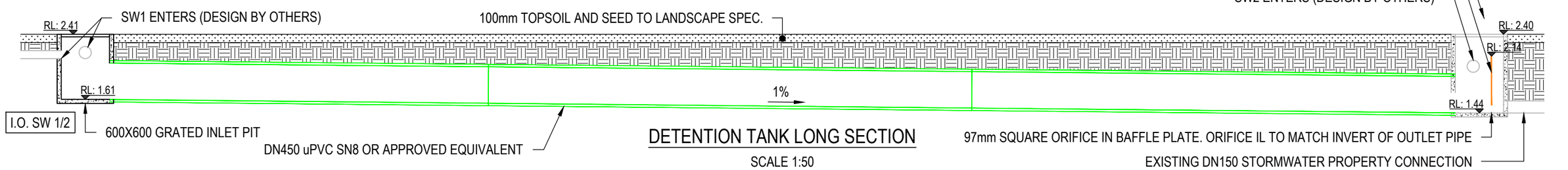
SCALE 1:200




## STAINLESS STEEL BAFFLE DETAILS

SCALE 1:20




## DETENTION TANK LONG SECTION

SCALE 1:50

| REV | ISSUED | DSGN | APRVD | REVISION DESCRIPTION | REV | ISSUED | D.DWN | APRVD | REVISION DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|
| A | 25/02/26 | TM | BN | FOR BUILDING APPROVAL | | | | | |

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pinion ADVISORY
agribusiness, water & environment

SURVEY INFORMATION: GDA94 MGA-55 AHD83
REFERENCED PLANS: -



| | |
|---|---|
| DES./DRAWN: | T. MALES |
| CHECKED: | R. HUNT |
| APPROVED: | B. NADLER |
| DATE: | 25.02.2026 |

CLIENT: PINNACLE DRAFTING

DRAWING TITLE: 77A FOUCHE AVENUE, OLD BEACH
STORMWATER DETENTION DESIGN

PROJECT REF: 160LYDED-CONS
DRAWING No.: 001
REVISION: A

# Appendix 2 Pinion Advisory Stormwater Calculations

# STORMWATER CALCULATIONS

| | |
|---|---|
| **PROJECT** | ON-SITE DETENTION, UNIT DEVELOPMENT |
| **PROJECT ADDRESS** | 77A Fouche Avenue, Old Beach |
| **PROJECT NUMBER** | 160LYDED-CONS |
| **REVISION** | B |

| | |
|---|---|
| **DATE:** | 10.04.2026 |
| **DESIGNED:** | *T. MALES* |
| **REVIEWED:** | *R. HUNT* |

## SITE PARAMETERS

| | Pre Development | | Post Development | |
|---|---|---|---|---|
| **Site Area** | 1440 | $m^2$ | 1440 | $m^2$ |
| **Effective Impervious Area** | 576 | $m^2$ | 1153.8 | $m^2$ |
| **Percentage Impervious** | 40 | % | 80 | % |
| **Runoff Coefficient** | 0.42 | (-) | 0.74 | (-) |
| **Time of Concentration** | 5 | mins | 5 | mins |

## PEAK CATCHMENT FLOWS FOR GIVEN AEP AT T.O.C.

| AEP | $I_{tc,Y}$ (mm/h) | Pre Development Flow (L/s) | Pre Development Flow + 18% CC (L/s) | Post Development Flow (L/s) | Post Development Flow + 18% CC (L/s) |
|---|---|---|---|---|---|
| 10% | 71.1 | 12 | 14 | 21 | 25 |
| 5% | 83.5 | 15 | 17 | 26 | 31 |
| 2% | 101.0 | 20 | 23 | 34 | 41 |
| 1% | 115.0 | 23 | 27 | 41 | 48 |

| | | |
|---|---|---|
| **Permissable Site Discharge (PSD)** | 15 | L/s |

## DETENTION VOLUME AND ORIFICE SIZING

| Storm Duration (min) | Detention Tank Inflow (L/s) | Detention Tank Outflow (L/s) | Detention Storage ($m^3$) |
|---|---|---|---|
| 5 | 26.0 | 15.0 | 3.30 |

| Orifice | | |
|---|---|---|
| **Head (Above Orifice)** | 0.7 | m |
| **No. of Orifice** | 1 | (-) |
| **Max. Orifice Flow** | 14.6 | L/s |
| **Orifice Diameter** | 93 | mm |

# Appendix 3 Overland Flow Analysis

# Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Feb 25 2026

## Existing 77 Fouche Avenue Driveway

**Gutter**

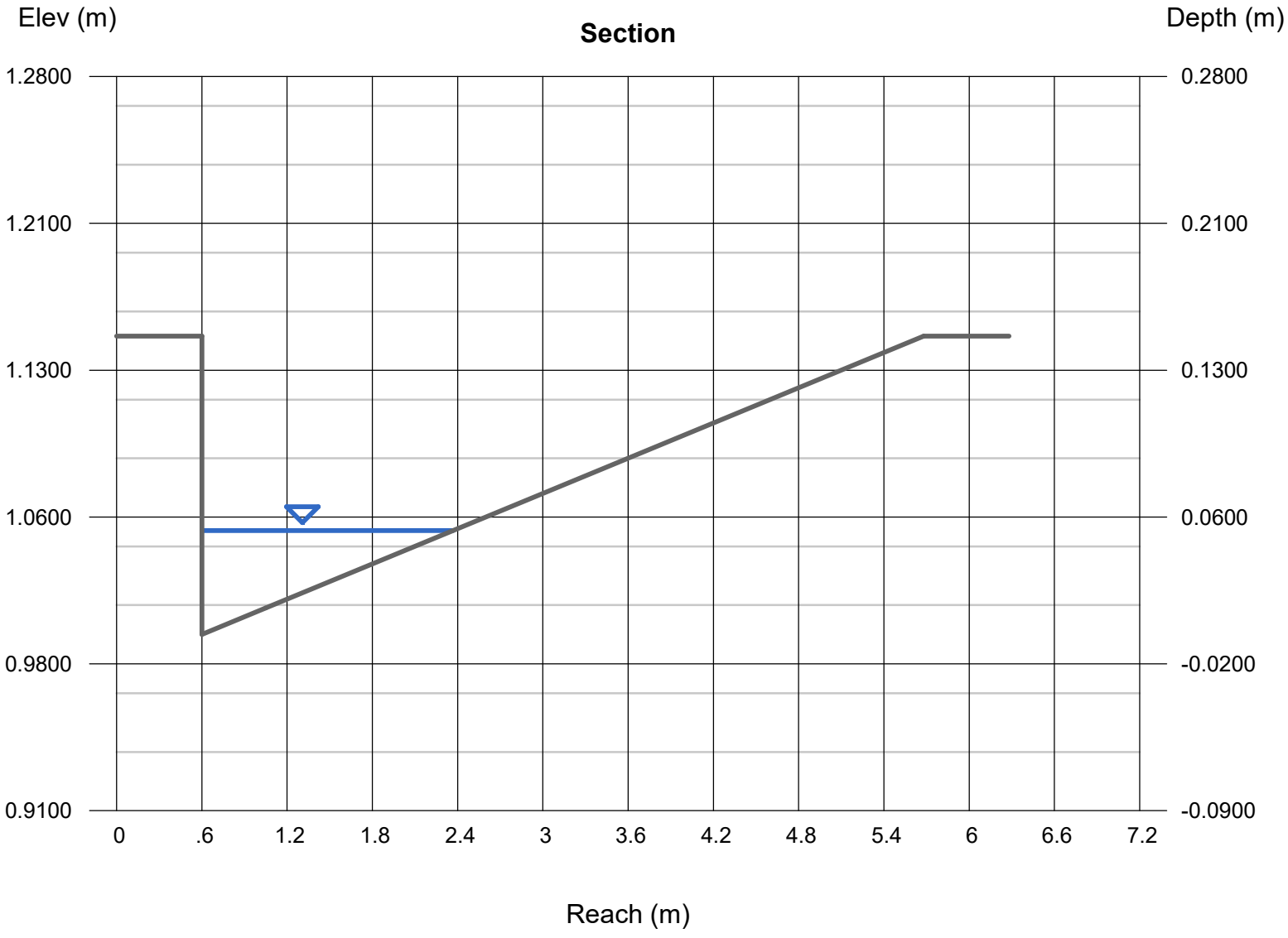
| | |
|---|---|
| Cross Sl, Sx (m/m) | = 0.030 |
| Cross Sl, Sw (m/m) | = 0.030 |
| Gutter Width (m) | = 0.4500 |
| Invert Elev (m) | = 1.0000 |
| Slope (%) | = 1.5000 |
| N-Value | = 0.013 |

**Calculations**

| | |
|---|---|
| Compute by: | Known Q |
| Known Q (cms) | = 0.0463 |

**Highlighted**

| | |
|---|---|
| Depth (m) | = 0.0530 |
| Q (cms) | = 0.046 |
| Area (sqm) | = 0.0469 |
| Velocity (m/s) | = 0.9876 |
| Wetted Perim (m) | = 1.8217 |
| Crit Depth, Yc (m) | = 0.0701 |
| Spread Width (m) | = 1.7678 |
| EGL (m) | = 0.1028 |



# Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Feb 25 2026

## Existing 77 Fouche Avenue Driveway Gate

**Rectangular**

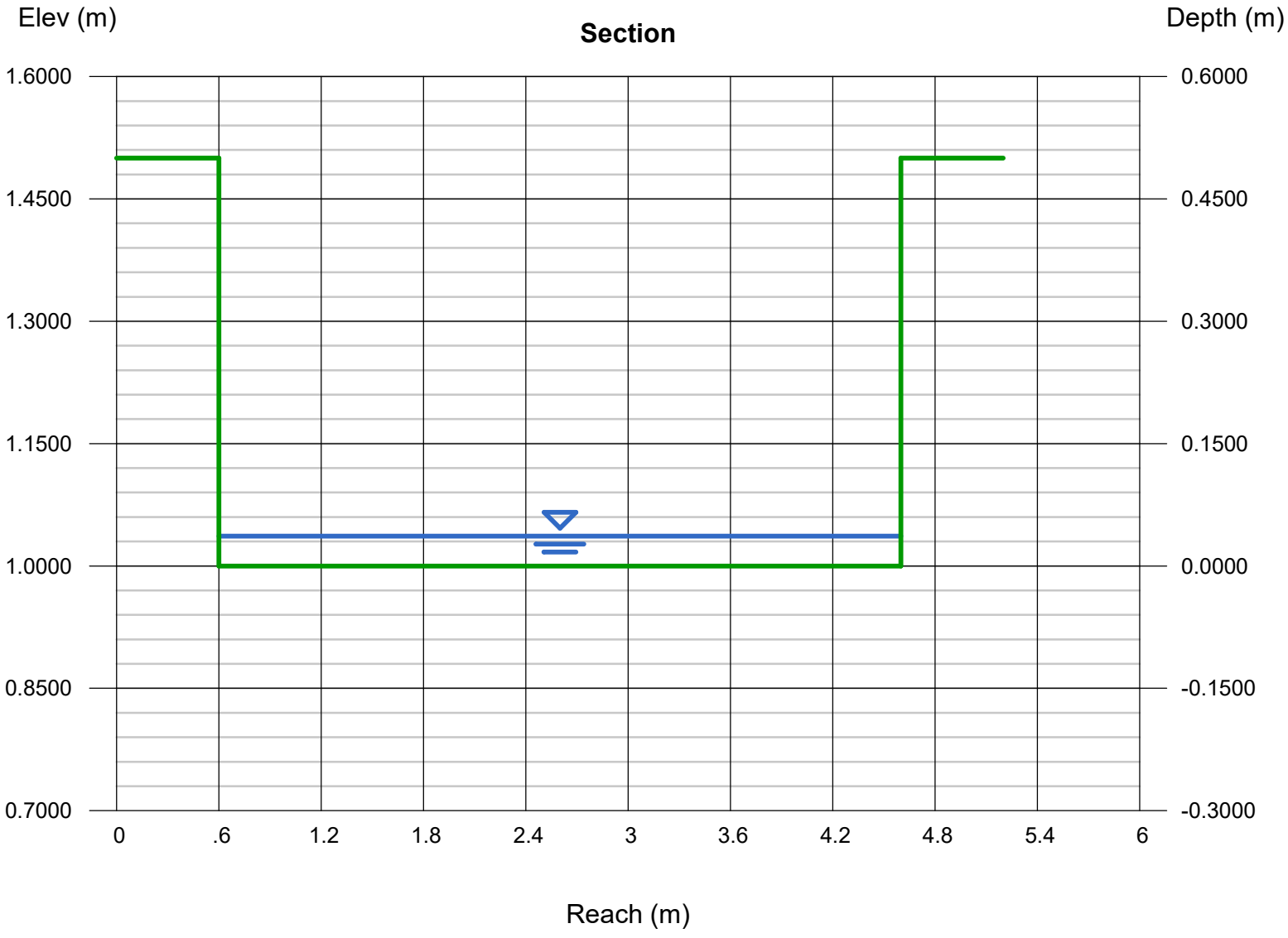
| | |
|---|---|
| Bottom Width (m) | = 4.0000 |
| Total Depth (m) | = 0.5000 |
| Invert Elev (m) | = 1.0000 |
| Slope (%) | = 1.0000 |
| N-Value | = 0.030 |

**Calculations**

| | |
|---|---|
| Compute by: | Known Q |
| Known Q (cms) | = 0.0460 |

**Highlighted**

| | |
|---|---|
| Depth (m) | = 0.0366 |
| Q (cms) | = 0.046 |
| Area (sqm) | = 0.1463 |
| Velocity (m/s) | = 0.3144 |
| Wetted Perim (m) | = 4.0732 |
| Crit Depth, Yc (m) | = 0.0244 |
| Top Width (m) | = 4.0000 |
| EGL (m) | = 0.0416 |

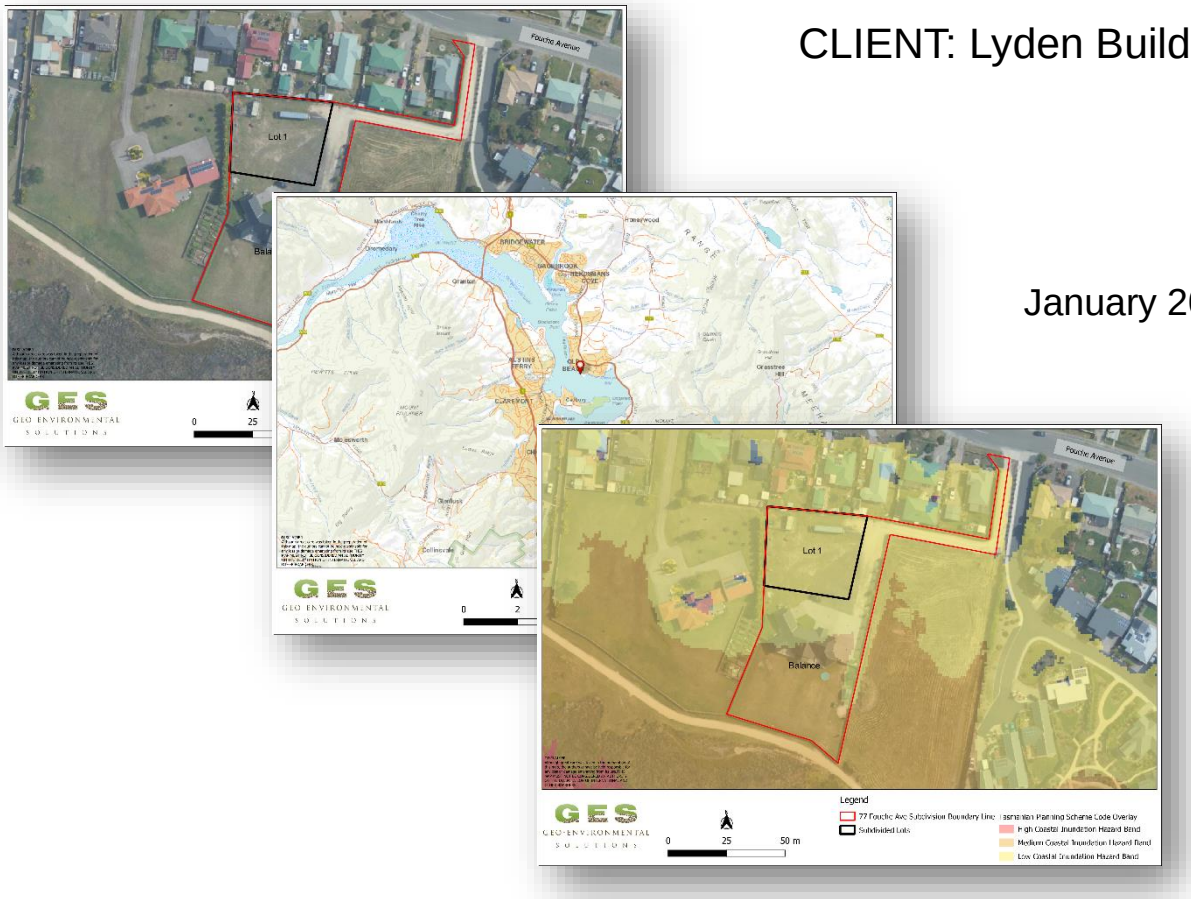


GEO-ENVIRONMENTAL

SOLUTIONS

# COASTAL VULNERABILITY ASSESSMENT

*77 Fouche Avenue, Old Beach TAS 7017*




CLIENT: Lyden Builders

January 2023

*Geo-Environmental Solutions P/L 29 Kirksway Place Battery Point 7004. Ph 6223 1839*

# DOCUMENT CONTROL RECORD

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| DOCUMENT CONTROL | | | |
|---|---|---|---|
| **Report Title:** | GES – 77 Fouche Avenue, Old Beach TAS 7017 | | |
| **Project Type:** | Coastal Vulnerability Assessment | | |
| **Client:** | Lyden Builders | | |
| **Project Job Number:** | J8254 | | |
| **Revision Version:** | V01 | | |
| **Date:** | 31/01/2023 | | |
| **Prepared By:** | Vaida Seikyte | **Reviewed By:** | JP Cumming |

| APPROVED BY | | |
|---|---|---|
| **Name** | **Signature:** | **Date** |
| JP Cumming |  | 31/01/2023 |

*Figures*



*Tables*

# Executive Summary

Geo-Environmental Solutions Pty Ltd (GES) were contracted by Lyden Builders to prepare a coastal inundation hazard assessment for a proposed subdivision at Old Beach. The project area consists of a single cadastral title (C.T. 110178/26) located at Lot 77 Fouche Avenue, Old Beach, TAS 7017 (The Site).

An application to conduct construction works has triggered the assessment in accordance with the Tasmania Planning Scheme (TPS) – Brighton and following of the Director's Determination for Coastal Inundation Hazard areas which provides building requirements for building and demolition work in coastal inundation hazard.

GES have undertaken this assessment using available scientific literature and datasets. Estimations are determined by approximation with appropriate regional information applied where appropriate to site specific information.

The following is concluded from the inundation hazard assessment:

- The project area has an elevation from ~2.0 m AHD on the south portion of the site to increasing to 3m AHD on the northeast boundary.
- The combined inundation levels for the site has been estimated at 1.94 m AHD for 2073 and 2.27 m AHD for 2100.
- Any proposed habitable developments should have a finished floor level which complies with the Tasmanian Building Act which stipulates that the finished floor level of a development should be 0.3 above the site inundation level; All habitable buildings should comply with performance criteria C11.7.1 P1 and must be elevated at or above 2.6 m AHD;
- The site is not predicted to be subject to coastal erosion over the life of the buildings and no specific protection measures for erosion are required;
- Given that water movement is expected to be minimal during possible future flooding, there is no requirement for specific flood or flow mitigation measures.

GES has established from the risk assessment that the level of risk is acceptable within the lifetime of the proposed development works. There are no medium or high-risk aspects to the proposed development.

# 1 Introduction

Geo-Environmental Solutions Pty Ltd (GES) were contracted by Lyden Builders to prepare a coastal inundation hazard assessment for a proposed subdivision at Old Beach. The project area consists of a single cadastral title (C.T.) located at Lot 77 Fouche Avenue, Old Beach, TAS 7017 (The Site).

An application to conduct construction works has triggered the assessment in accordance with the Tasmania Planning Scheme (TPS) – Brighton and following of the Director's Determination for Coastal Inundation Hazard areas which provides building requirements for building and demolition work in coastal inundation hazard.

GES have undertaken this assessment using available scientific literature and datasets. Estimations are determined by approximation with appropriate regional information applied where appropriate to site specific information. Data collection and site-specific modelling was undertaken in assessment of the site.

# 2 Scope of Work

The objective of the site investigation is to:

- Identify which codes need to be addressed in terms of coastal inundation hazard code and identify the performance criteria relevant to the project which need addressing
- Conduct a detailed inundation hazard assessment
- Conduct a site risk assessment for the proposed subdivision ensuring relevant performance criteria are addressed; and
- Where applicable, provide recommendations on methods and design approach to reduce inundation impact.

# 3 Site Details

## *3.1 Project Area Land Title*

The land studied in this report is defined by the following title reference:

- C.T. 110178/26

This parcel of land is referred to as the 'Site' and/or the 'Project Area' in this report.

## *3.2 Project Area Regional Setting*

The Project Area is located between Ferry Point and Brock Point (Figure 1). The site is subject to the following hydraulic influences:

- Wind fetch across the River Derwent from the west, southwest and the south and the following:
  - Wave setup; and
  - Wave run-up.
- Sea level rise; and
- Tides and associated water currents.

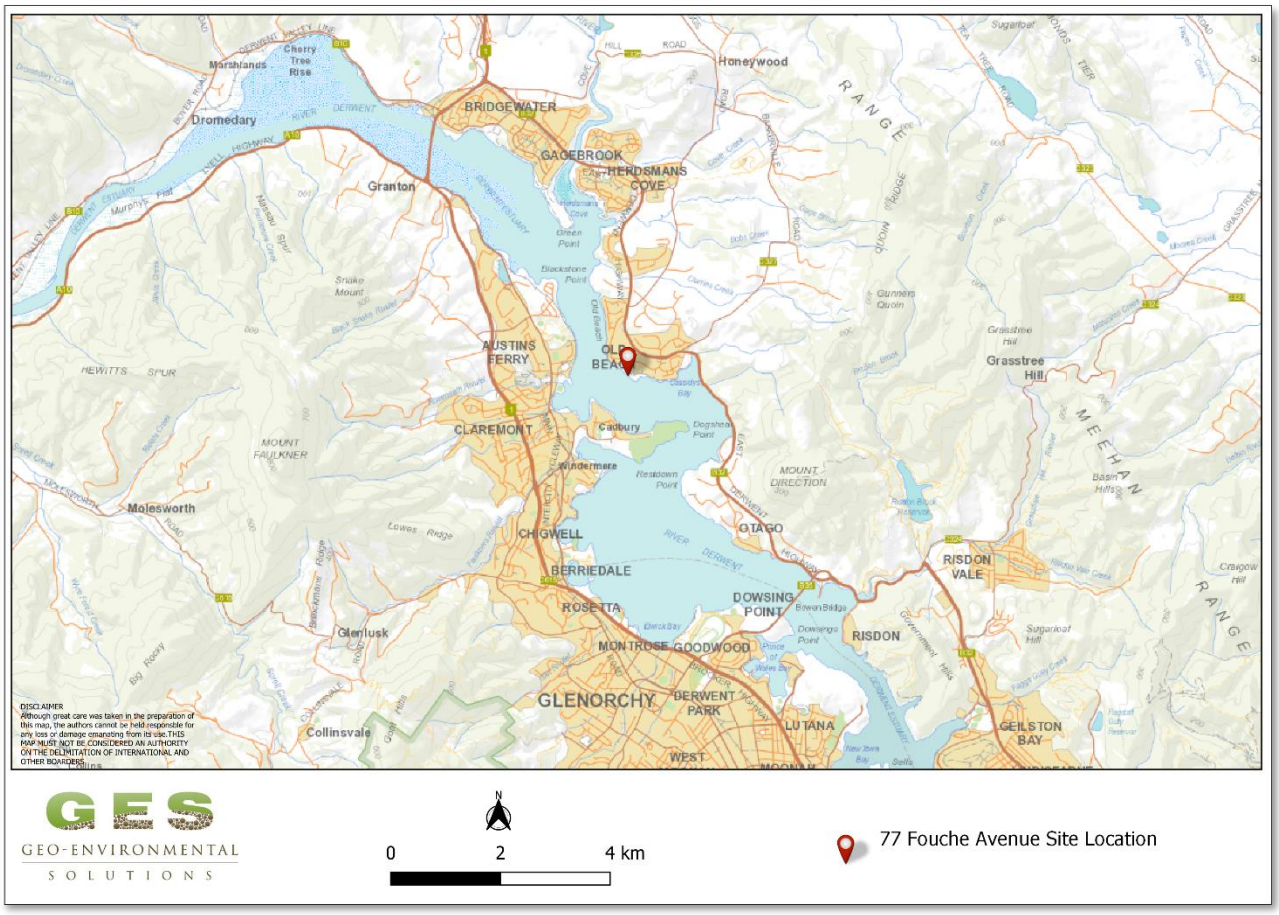


Figure 1 Location of Project Area (Source: The LIST)

The site has an area of approximately 5203 $m^2$ and appears to have its coastal boundary at the edge of the Derwent River (Figure 2). The elevation of the site ranges from 2.0 to 3.0 m AHD. The edge of the riverbank is lined with reeds, with a small area exposing underlying cobbles which lines the edge of the shoreline, providing some shoreline armouring.


Figure 2 Site Local Setting (Source: The List)

## *3.3 Australian Building Code Board*

This report presents a summary of the overall building construction risk to coastal inundation hazard. This assessment has been conducted a 'normal' building design life category based on a 2022 baseline (ABCB 2015).

*'The design life of buildings should be taken as 'Normal" for all building importance categories unless otherwise stated.'*

As per Table 3-1, the following sub systems are identified for the proposed development:

- Building foundations subsystems are considered not accessible or economical to repair and therefore are to be designed with a 50-year life till 2073; and
- Wastewater subsystems are considered to have moderate ease of access but difficult or costly to replace or repair and are therefore to be designed with a 15-year life till 2034.

Table 3-1 Design life of building and plumbing installations and their components

| *Building Design Life Category* | *Building Design Life (years)* | *Design life for components or sub systems readily accessible and economical to replace or repair (years)* | *Design life for components or sub systems with moderate ease of access but difficult or costly to replace or repair (years)* | *Design life for components or sub systems not accessible or not economical to replace or repair (years)* |
|---|---|---|---|---|
| Short | 1 < dl < 15 | 5 or dl (if dl<5) | dl | dl |
| Normal | 50 | 5 | 15 | 50 |
| Long | 100 or more | 10 | 25 | 100 |

Note: Design Life (dl) in years

## *3.4 Building Regulations 2016*

### 3.4.1 Coastal inundation hazard areas

(1) For the purposes of the Act, land is a coastal inundation hazard area if –

(a) the land is shown on a planning scheme overlay map as being land that is within a coastal inundation hazard area; and

(b) the land –

(i) is classified as land within a hazard band of a coastal inundation hazard area; or

(ii) is shown on a planning scheme overlay map as being land in an investigation area for a coastal inundation hazard area and the land has not been subsequently classified as being an acceptable risk.

(2) For the purposes of the definition of hazardous area in section 4(1) of the Act –

(a) classification under a coastal inundation determination as being land that is within a hazard band of a coastal inundation hazard area is a prescribed attribute; and

(b) a coastal inundation hazard area is a hazardous area.

### 3.4.2 Works in coastal inundation hazard areas

(1) A person must not perform work in a coastal inundation hazard area unless he or she is authorised to do so under the Act.
(2) If a person intends to perform work in an investigation area of a coastal inundation hazard area, the person must, before performing the work, ensure the land is classified, in accordance with the coastal inundation determination –
(a) as being an acceptable risk; or

(b) into a hazard band for the coastal inundation hazard area.

(3) A person must not perform work on a building on land in a coastal inundation hazard area unless the floor level of each habitable room of the building, being erected, re-erected or added as part of the work, is at least 300 millimetres above the defined flood level for the land.
(4) A responsible person for work being performed in a coastal inundation hazard area must ensure that the work is being performed in accordance with the Act and the coastal inundation determination.

(5) A person performing work in a coastal inundation hazard area must ensure that the work complies with the Act and the coastal inundation determination.

## *3.5 Habitable Room Finished Floor Levels*

According to the Building Code of Australia, habitable rooms are defined as:

"a room used for normal domestic activities and:

- Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre, and sunroom; but,
- Excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods." Non enclosed areas (such as a deck) are not defined as habitable.

## *3.6 Tasmanian Planning Scheme Overlay*

The director's determination reporting checklist for site hazards is presented in *Appendix 3*.

As identified in the directors Determination and regulation 56(3) of the Building Regulations 2016, the defined flood level is the level above the 0 metre Australian Height Datum with a one percent probability of being exceeded in a storm surge flooding event in the year 2100, as specified in the Coastal Inundation Hazard Band Levels List for the relevant locality in the relevant Local Provisions Schedule of the Tasmanian Planning Scheme.

### 3.6.1 Coastal Inundation Hazard Code (CIHC) Areas

The site is within low and medium coastal inundation hazard overlay. (Figure 3).

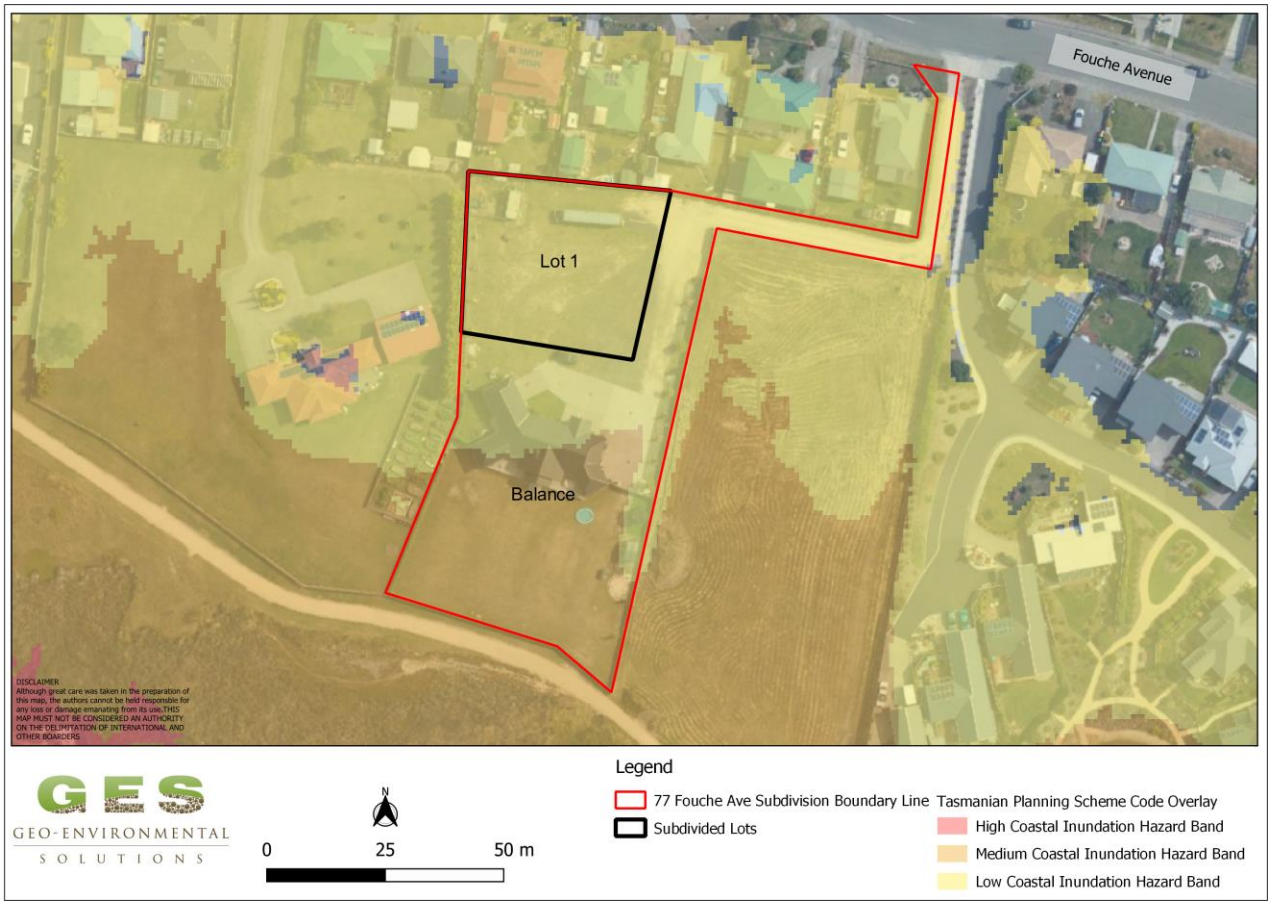


Figure 3 CIHC Overlay near the site (Source: The List)

## *3.7 Proposed Development*

The proposed works are to subdivide the site into two lots: Lot 1 and Balance Lot (Figure 3). The balance lot has an existing residential dwelling and there are no proposed further works on the site. The lot 1 is located on the north portion of the site. There are two no habitable storage buildings on the site at the moment. The proposed future works for the Lot 1 is to build a residential dwelling located in the middle of the lot. Both sites will have individual access via Fouche Avenue through the existing driveway.

The proposed lots size:

***Lot 1*** *– 1400 $m^2$*

***Balance*** *– 3752 $m^2$*

Codes relevant to the site and site plans are presented in Table 1. Climate Futures LiDAR 2008 elevations used in this assessment are considered suitable for the investigation purposes.

Table 1 Summary of Site Areas Falling Within Potential Coastal Vulnerability Zones

| Site Location | Earth Elevation Range (m AHD) | TPS (C11.7.1) Overlay Low Risk | TPS (C11.7.1) Overlay Medium Risk | TPS (C11.7.1) Overlay High Risk |
|---|---|---|---|---|
| Site | ~2 - 3 | ~60% | ~40% | - |

- Outside of Overlay

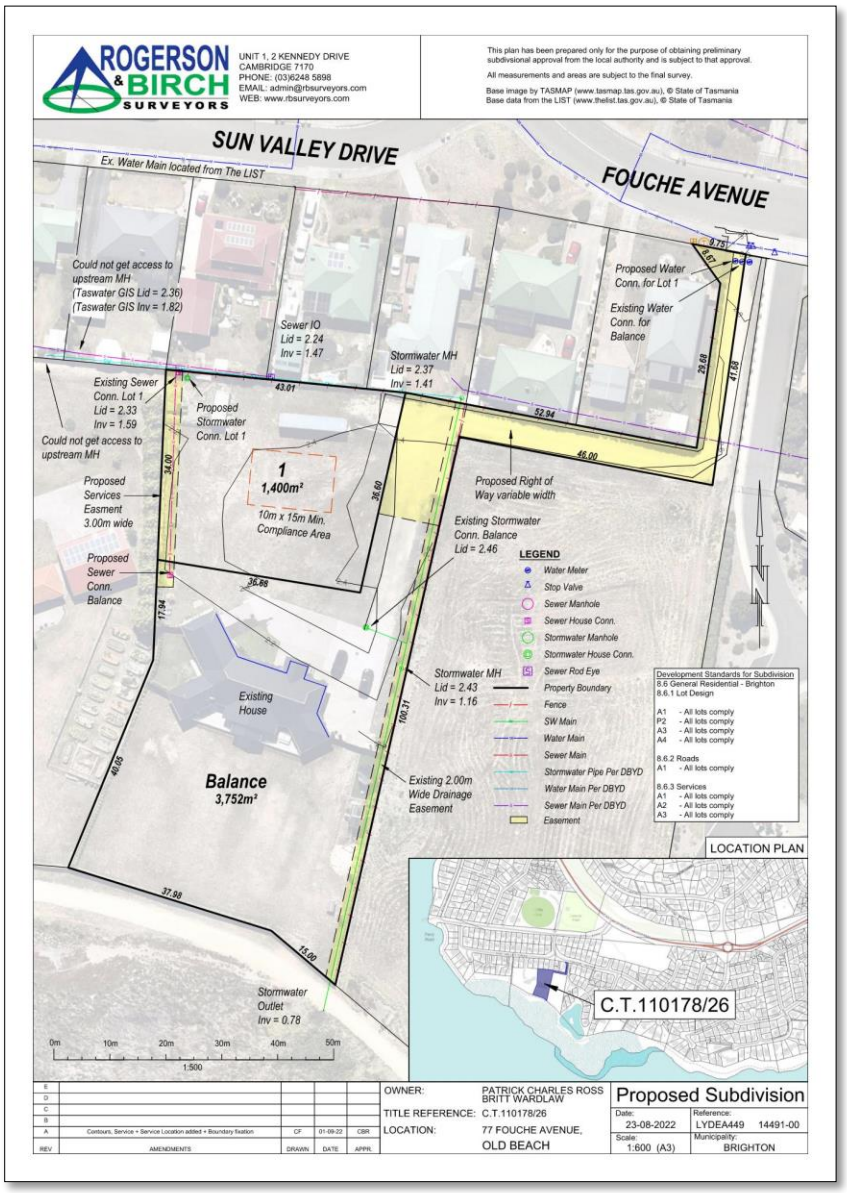


Figure 4 Proposed subdivision development plan

## 3.8 Acceptable Solutions

Where applicable, the need for further performance criteria compliance is outlined in Appendix 1.

### 3.8.1 Coastal Inundation Hazard Code (C11)

*As the proposed development resides in a Low Coastal Inundation Hazard Code Overlay and no acceptable solutions can be met for subdivision in CIHC Area, the C11.7.1 performance criteria will need to be addressed.*

## 3.9 Performance Criteria

The following performance criteria are to be addressed:

- *C11.7.1 P1*

*Each lot, or a lot proposed in a plan of subdivision within a coastal inundation hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation, having regard to:*

*(a) any increase in risk from coastal inundation for adjacent land;*

*(b) the level of risk to use or development arising from an increased reliance on public infrastructure;*

*(c) the need to minimise future remediation works;*

*(d) any loss or substantial compromise, by coastal inundation, of access to the lot on or off site;*

*(e) the need to locate building areas outside the coastal inundation hazard area;*

*(f) any advice from a State authority, regulated entity or a council; and*

*(g) the advice contained in a coastal inundation hazard report.*

# 4 Coastal Inundation Assessment

## *4.1 Coastal Inundation Levels*

### 4.1.1 Storm Tide

Storm tide events may be defined in terms of the culmination of astronomical tide and storm surge events. Maximum storm tide inundation levels have been adopted for the site based on a 1% AEP that an inundation event will occur (Source: Canute 3.0).

*The storm tide level adopted for the site is 1.24m.*

### 4.1.2 Sea Level Rise

The sea level rise projections are based on the IPCC AR5's high emissions, 'business-as-usual' scenario, known as Representative Concentration Pathway 8.5, or RCP 8.5.

The following sea level rise planning allowances for Brighton Council:

- 0.29 m rise by 2050; and
- 0.85 m rise by 2100

It should be noted that sea level is expected to continue to rise beyond 2100. However, the Tasmanian sea level rise planning allowances are provided up until 2100 to align with projections provided by the IPCC.

Based on these figures, sea level elevations presented in Table 2 are applied to the site. The 2073 design life of the building is included in the assessment. These refined estimates for sea level rise are based upon the IPCC RCP8.5 climate scenario.

Table 2 Brighton Council Sea Level Rise Planning Allowance – derived from RCP 8.5

| Sea Levels Allowance (Brighton Council) | DPAC RCP 8.5 2050 | DPAC RCP 8.5 2073 | DPAC RCP 8.5 2100 |
|---|---|---|---|
| Sea Levels (m AHD) | 0.29 | 0.51 | 0.85 |

The site inundation levels are defined by:

- Sea level rise of 0.29m AHD by 2050, 0.51 m AHD by 2073 and 0.85 m AHD by 2100
- Storm tide levels of 1.24 m
- Wind setup of 0.06 m
- Wave setup of 0.13 m

The combined inundation levels for the site are therefore at 1.94 m AHD for 2073 and 2.27 m AHD for 2100.

Any future residential construction on proposed Lot 1 in the subdivision must have a finished floor level at least 2.6 m AHD, so it is above current predictions for the Low Coastal Inundation Hazard Band 1% annual exceedance probability for 2100.

The development therefore will have an acceptable risk above the modelled 2100 coastal inundation level and there is a low risk to the building and future occupants.

# 5 Risk Assessment

The qualitative risk assessment criteria have been developed to identify key risks that may arise from building works in areas that are vulnerable to inundation hazards. The risk assessment is based on 2073 projected life of the building scenario.

The criteria are based on a risk assessment matrix consistent with Australian Standard AS4360 on Risk Management (AS4360). The qualitative assessment of risk severity and likelihood (Appendix 5) were used to help provide a qualitative risk assessment based upon the coastal vulnerability assessment completed for the site.

GES has established from the risk assessment that the level of risk is acceptable within the lifetime of the proposed subdivision. There are no medium or high-risk aspects to the proposed developments.

# 6 Conclusions and Recommendations

After the inundation assessment has been conducted for the subdivision located in a Low Inundation Hazard Area as defined under the Tasmania Planning Scheme- Brighton identifies that:

- The project area has an elevation from ~2.0 m AHD on the south portion of the site to increasing to 3m AHD on the northeast boundary.
- The combined inundation levels for the site has been estimated at 1.94 m AHD for 2073 and 2.27 m AHD for 2100.
- Any proposed habitable developments should have a finished floor level which complies with the Tasmanian Building Act which stipulates that the finished floor level of a development should be 0.3 above the site inundation level; All habitable buildings should comply with performance criteria C11.7.1 P1 and must be elevated at or above 2.6 m AHD;
- The site is not predicted to be subject to coastal erosion over the life of the buildings and no specific protection measures for erosion are required;
- Given that water movement is expected to be minimal during flooding, there is no requirement for specific flood or flow mitigation measures.

# Appendix 1 Acceptable Solutions

| Standard | Code | Acceptable Solution | | Performance Criteria |
|---|---|---|---|---|
| Use | C11.5.1<br><br>Change of Use | A1 | No Acceptable solution | P1 |
| Development | C11.6.1<br><br>Buildings and works, excluding coastal protection works, within a coastal inundation hazard area | A1 | No Acceptable solution | P1.1 & P1.2 |
| | C11.6.2<br><br>Coastal protection works within a coastal inundation hazard area | A1 | No Acceptable solution | P1 |
| Subdivision | C11.7.1<br>Subdivision within a coastal inundation hazard area | A1 | A1 Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must:<br><br>(a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal inundation hazard area;<br><br>(b) be for the creation of separate lots for existing buildings;<br><br>(c) be required for public use by the Crown, a council or a State authority; or<br><br>(d) be required for the provision of Utilities. | P1 |

# Appendix 2 *Works in a Coastal Inundation Hazard Area*

According to this director's determination, the following regulations are applicable for the works in a coastal inundation hazard area:

(1) For the purposes of this Determination and regulation 56(3) of the Building Regulations 2016, the defined flood level is the level above the 0 metre Australian Height Datum with a one percent probability of being exceeded in a storm surge flooding event in the year 2100, as specified in the Coastal Inundation Hazard Band Levels List for the relevant locality in the relevant Local Provisions Schedule of the Tasmanian Planning Scheme.

(2) Where land is not located in a specified locality, the defined flood level for the relevant municipal area average applies.

(3) A coastal inundation hazard report must be prepared.

(4) The design of the building footing system must be prepared by an engineer-civil.

(5) The building design (including the footing system) must take into account the coastal inundation hazard report.

(6) In determining an application for a Certificate of Likely Compliance, the building surveyor must:

(a) take into account the coastal inundation hazard report and any relevant coastal inundation management plan; and

(b) be satisfied that the proposed work will not cause or contribute to coastal inundation on the site, on adjacent land or of public infrastructure; and

(c) be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building without requiring any specific coastal inundation protection measures.

(7) In determining an application for a permit, the permit authority must take into account the coastal inundation hazard report and any relevant coastal inundation management plan

# Appendix 3 Directors Determination & Building Regulations 2016 - Coastal Inundation Hazard Reporting

This coastal inundation hazard report has been prepared in accordance with methodology specified in the Directors Determination – Coastal Inundation Hazard Areas pursuant to section 20(1)(c) of the Building Act 2016 and regulation 51 of the Building Regulations 2016 (Document Version 1.2 Dated 27th September 2021).

This report has been prepared by John Paul Cumming who has over 15 years' experience in the preparation and supervision of over 300 coastal inundation hazard assessment reports for residential and commercial developments for both the private and public sector.

Practices used in this assessment are developed from recent literature, including regional public domain remote sensing, wave, sea level, and storm tide modelling data obtained through various government agencies. This data is refined to a local (site scale) using detailed bathymetry models and methods within the coastal engineering manual (CEM) as well as equations obtained from recent publications to determine wind setup, wave setup, and wave runup which is specific to the coastal setting.

Specific determinations regarding coastal hazard reporting as presented in the Director's Determination - Coastal Inundation Hazard Areas, Division 2, Section 4 'Coastal Inundation Hazard Reporting' are presented in the Table below.

Signature

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

| Report Determination Criteria | Coastal Inundation Hazard Report Compliance Checklist | Compliance | Specific Comments |
|---|---|---|---|
| 4. (1) | Report is prepared by a specified practitioner being a practitioner with relevant qualifications, experience and competence in the preparation of coastal inundation hazard reports | Yes | Up to date models, literature and methods are used in this assessment, which draw on regional and site-specific information to determine present day and forward projected site hazards. |
| 4. (1) (a) | Signed Declaration | Yes | |
| 4. (1) (b) | Conclusions based on consideration of the proposed work as to: | | |
| 4. (1) (b) (i) | whether the work is likely to cause or contribute to coastal inundation on the land or on adjacent land or of public infrastructure; | Yes | Buildings development will not impose any additional risks |
| 4. (1) (b) (iii) | whether the work can achieve and maintain a tolerable risk for the intended life of the building having regard to: | Yes | Modelling has been conducted with measures put in place to ensure that by the end of the building's lifetime, the risks are tolerable in line with the sites typical residential use and typical intensity of this use. This assessment is based on the intended use as outlined in the development application. All potential and site-specific inundation factors are considered to assess tolerable risks which include:<br>• Government sea level projections which are calibrated to the Local Government Authority area and scaled to the building design life (DPAC 2016),<br>• Storm tide projections (combined 1% AEP storm surge and tides) which are calculated on a local scale (0.5 km accuracy)<br>• Wind setup conditions specific to the site which are calculated from all wind fetch directions<br>• Wave setup and wave runup based on detailed wave modelling which has been conducted, specific to the site:<br>o Localised wind generated waves based on dominant wind fetch incidents and calculated based on 1% AEP wind velocity and durations. Nearshore wave parameters determined based on sea level compensated water depths (to building design life) and bathymetry attenuation. |
| | • the nature, intensity and duration of the use; | Yes | The risk assessment herein is based on the highest intensity of use which is residential use. Full occupancy duration is considered over the lifetime of the development. The full inundation extent is based on a 1% AEP event occurring at the end of the buildings design life. |
| | • the type, form and duration of an development; | Yes | This assessment is based on the specific plans as outlined in the development application, with the duration based on the building design life as defined herein. Particularly where wave runup is concerned, consideration is given to the |

| | | | |
|---|---|---|---|
| | | | presence of solid walls on ground versus buildings elevated above ground on piers, with both scenarios affecting the wave runup height against the building. Where necessary, consideration may need to be given to reinforcing the structure against the wave force load which is to be calculated. |
| | • the likely change in the risk across the intended life of the building; | Yes | As indicated in 4. (1) (b) (iii), consideration is given to risk in the most adverse of modelled consecutive 1% AEP storm conditions for the projected end life of the building. Where deemed necessary, a 0.3 m freeboard 'buffer' is to be applied to design 1% AEP stillwater level for the building end of life. |
| | • the ability to adapt to a change in the risk; | Yes | Engineering solutions may be applied if it is so desired to reduce the risk through hazard reduction. Increased risk may occur as a result of increased user vulnerability beyond what is modelled as a tolerable risk in this assessment. E.g. Changed site layout meaning reduced access during a floodwater event. Hazard reduction may include onsite wave attenuation structures such as wave breaker walls and/or revetments. |
| | • the ability to maintain access to utilities and services; | Yes | |
| | • the need for specific coastal inundation hazard reduction or protection measures on the site; | Yes | Coastal inundation hazard reduction or protection measures are not recommended on the site based on the projected lifetime of the proposed development. |
| | • the need for coastal inundation hazard reduction or protection measures beyond the boundary of the site; | NA | Coastal inundation hazard reduction or protection measures are not recommended beyond the boundary of the site based on the projected lifetime of the proposed development. |
| | • any coastal inundation management plan in place for the site and/or adjacent land. | NA | Where necessary, a coastal inundation management plan may be developed where mitigation is deemed to be effective against adverse erosion conditions. |
| 4. (2) | protection measures for any hazardous chemical used, handled, generated or stored on the site, taking into consideration the potential risks of the hazardous chemical to human health and safety as a consequence of coastal erosion on the site or adjacent land. | Yes | GES are not aware of any proposal for hazardous chemicals to be used, handled, generated or stored on the site. It is recommended that if such chemicals are to be stored within the proposed extension, they are elevated above the designated inundation level. |
| 4. (3) | The declaration format for a coastal inundation hazard report must contain: | Yes | |
| 4. (3) (a) | details of, and be signed by, the person who prepared or verified the report; | Yes | |
| 4. (3) (b) | confirmation they have the appropriate qualifications, expertise and level of current indemnity insurance; | Yes | |
| 4. (3) (c) | confirmation that the report has been prepared in accordance with the specified methodology. | Yes | |

# Appendix 4 Quantitative Risk Assessment Tables

## Consequence Index

| Consequence | Details - Storm Erosion and Inundation | Details – Waterways and Coastal Protection |
|---|---|---|
| Catastrophic | Loss of life, loss of significant environmental values due to a pollution event where there is not likely to be recovery in the foreseeable future. | Very serious environmental effects with impairment of ecosystem function. Long term, widespread effects on significant environment (eg. RAMSAR Wetland) |
| Major | Extensive injuries. Complete structural failure of development, destruction of significant property and infrastructure, significant environmental damage requiring remediation with a long-term recovery time. | Serious environmental impact effects with some impairment of ecosystem function. Relatively widespread medium-long term impacts. |
| Moderate | Treatment required, significant building or infrastructure damage i.e. loss of minor outbuildings such as car ports, garages and the like. Replacement of significant property components. linings, hard paved surfaces, cladding, flooring. Moderate environmental damage with a short-term natural or remedial recovery time. | Moderate effects on biological or physical environment (air, water) but not affecting ecosystem function. Moderate short term widespread impacts (e.g. significant spills) |
| Minor | Medium loss – repair of outbuildings and repair and minor replacement of building components of buildings. Replacement of floor/window coverings, some furniture through seepage (where applicable). Minor environmental damage easily remediated. | Minor effects on biological or physical environment. Minor short-term damage to small area of limited significance. |
| Insignificant | No injury, low loss – no replacement of habitable building components, some remediation of garden beds, gravel driveways etc. Environment can naturally withstand and recover without remediation. Inundation of the site, but ground based access is still readily available and habitable buildings are not inundated, including incorporated garages. | Limited damage to minimal area of low significance. |

## Likelihood Index

| Level | Descriptor | Description | Guideline |
|---|---|---|---|
| A | Almost Certain | Consequence is expected to occur in most circumstances. | Occurs more than once per month. |
| B | Likely | Consequence will probably occur in most circumstances. | Occurs once every 1 month – 1 year. |
| C | Occasionally | Consequence should occur at some time. | Occurs once every 1 year - 10 years. |
| D | Unlikely | Consequence could occur at some time. | Occurs once every 10 years – 100 years. |
| E | Rare | Consequence may only occur in exceptional circumstances. | Occurs less than once every 100 years. |

Source: AS/NZS 4360:2004 Risk Management

## Qualitative Risk Matrix

| Likelihood of the Consequence | Maximum Reasonable Consequence | | | | |
|---|---|---|---|---|---|
| | (1) Insignificant | (2) Minor | (3) Moderate | (4) Major | (5) Catastrophic |
| (A) Almost certain | 11 High | 16 High | 20 Extreme | 23 Extreme | 25 Extreme |
| (B) Likely | 7 Moderate | 12 High | 17 High | 21 Extreme | 24 Extreme |
| (C) Occasionally | 4 Low | 8 Moderate | 13 High | 18 Extreme | 22 Extreme |
| (D) Unlikely | 2 Low | 5 Low | 9 Moderate | 14 High | 19 Extreme |
| (E) Rare | 1 Low | 3 Low | 6 Moderate | 10 High | 15 High |

Source: AS/NZS 4360:2004 Risk Management

# Appendix 5 Quantitative Risk Assessment

## SUBDIVISION WITHIN A COASTAL INUNDATION HAZARD AREA

| Performance Criteria C11.7.1 P1<br><br>Each lot, or a lot proposed in a plan of subdivision within a coastal inundation hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation, having regard to: | Relevance | Management Options | Preliminary Risk Assessment (where relevant) | | | Further Assessment Required |
|---|---|---|---|---|---|---|
| | | | Consequence | Likelihood | Risk | |
| a) any increase in risk from coastal inundation for adjacent land; | The proposed subdivision development will not increase risk for adjacent land. Given the very low wave run up levels, there is a low risk that the proposed development will present a risk to users of the site, adjoining or nearby land. | All habitable areas must be sited at or above 2.6 m AHD | Minor (2) | Unlikely (D) | Low (1) | No |
| b) the level of risk to use or development arising from an increased reliance on public infrastructure; | The proposed sites will have connection to public infrastructure, and will have minor impact upon catchment flows, no significant increase in risk. | Not required | Minor (2) | Unlikely (D) | Low (1) | No |
| c) the need to minimise future remediation works; | Based on the modelling completed, there is not projected to be need for future remediation works | Not required | Insignificant (1) | Rare (E) | Low (1) | No |
| d) any loss or substantial compromise, by coastal inundation, of access to the lot on or off site; | Based on the modelling completed access will not be compromised by estimated coastal inundation level for building life | Not required | Insignificant (1) | Rare (E) | Low (1) | No |
| e) the need to locate building areas outside the coastal inundation hazard area; | Based on the modelling completed future buildings will be above the estimated coastal inundation level for building life | FFL must be at or above 2.6m AHD as per TPS - Brighton requirements | Minor (2) | Unlikely (D) | Low (1) | No |
| f) any advice from a State authority, regulated entity or a council; and | Reference to planning scheme requirements or state policy | FFL must be at or above 2.6m AHD as per TPS - Brighton requirements | | | | No |
| g) the advice contained in a coastal inundation hazard report. | | Refer to recommendations | Minor (2) | Unlikely (D) | Low (1) | No |

# Amended Submission to Planning Authority Notice

## Application details

| | |
|---|---|
| Council Planning Permit No. | DA 2025/24 |
| Council notice date | 5/03/2025 |
| TasWater Reference No. | TWDA 2025/00210-BTN |
| Date of response | 22/04/2026 Amendment<br>21/03/2025 |
| TasWater Contact | Timothy Carr |
| Phone No. | 0419 306 130 |

## Response issued to

| | |
|---|---|
| Council name | BRIGHTON COUNCIL |
| Contact details | development@brighton.tas.gov.au |

## Development details

| | |
|---|---|
| Address | 77A FOUCHE AV, OLD BEACH |
| Property ID (PID) | 9139725 |
| Description of development | Multiple Dwellings x 4 |

## Schedule of drawings/documents

| Prepared by | Drawing/document No. | Revision No. | Issue date |
|---|---|---|---|
| Pinnacle Drafting & Design | Site Plan – A0.02 & A0.03<br>~~Site Plan – A0.03~~ | DA-06<br>~~DA-03~~ | 07/04/2026<br>~~14/03/2025~~ |
| Pinnacle Drafting & Design | U1-U4 Floor Plan – A1.01, A2.01, A3.01 & A4.01 | DA-06<br>~~DA-03~~ | 07/04/2026<br>~~14/03/2025~~ |

## Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

**CONNECTIONS, METERING & BACKFLOW**

1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

**DEVELOPER CHARGES**

4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $3,865.40 to TasWater for water infrastructure for 2.20 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $5,271.00 to TasWater for sewerage infrastructure for 3.00 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

**DEVELOPMENT ASSESSMENT FEES**

6. The applicant or landowner as the case may be, must pay a development assessment fee of $403.51 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

**The payment is required within 30 days of the issue of an invoice by TasWater.**

## Advice

**General**

For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/development-application-form

**Important Notice Regarding Plumbing Plans and Associated Costs**

The SPAN includes references to documents submitted as part of the application. These plans are acceptable for planning purposes only and are subject to further detailed assessment and review during the next stage of the development proposal.

TasWater's assessment staff will ensure that the design contains sufficient detail to assess compliance with relevant codes and regulations. Additionally, the plans must be clear enough for a TasWater contractor to carry out any water or sewerage-related work.

Depending on the nature of the project, your application may require Building and/or Plumbing permits or could be exempt from these requirements. Regardless, TasWater's assessment process and associated time are recoverable through an assessment fee.

Please be aware that your consultant may need to make revisions to their documentation to ensure the details are fit for construction. Any costs associated with updating these plans should be discussed directly with your consultant.

**Developer Charges**

For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges

**Water Submetering**

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

## Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.