

61PIO - NEW HOME & SHED

61 PIONEER AVE, NEW NORFOLK, TAS

INVILLA
ARCHITECTURE

61PIO - NEW HOME & SHED

61 PIONEER AVE, NEW NORFOLK, TAS

DRAWING LIST				
NO.	SHEET NAME	REV.	REV. NAME	REV. DATE
000	COVER PAGE	E	AMENDED DA IR ISSUE	14.10.26
001	PROJECT INFORMATION	E	AMENDED DA IR ISSUE	14.10.26
003	CONTEXT PLAN	E	AMENDED DA IR ISSUE	14.10.26
090	SITE PLAN	E	AMENDED DA IR ISSUE	14.10.26
100	FLOOR PLAN - GROUND	E	AMENDED DA IR ISSUE	14.10.26
110	FLOOR PLAN - ROOF	E	AMENDED DA IR ISSUE	14.10.26
111	FLOOR PLAN - SHED & SHED ROOF	E	AMENDED DA IR ISSUE	14.10.26
200	ELEVATIONS - SHEET 01	E	AMENDED DA IR ISSUE	14.10.26
201	ELEVATIONS - SHEET 02	E	AMENDED DA IR ISSUE	14.10.26
300	SECTIONS - SHEET 01	E	AMENDED DA IR ISSUE	14.10.26

DEVELOPMENT SUMMARY			
61 PIONEER AVE, NEW NORFOLK, TAS			
LOT 01 on C.T. 142863-1			
BUILDING CLASS	CLASS 1 & 10B		
SITE AREA	2351m²		

SITE COVER

1. SITE COVER OF DEVELOPMENT MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT.

2. SITE COVER CALCULATIONS EXCLUDE ROOF EAVES, AWNINGS, SUNHOODS.

3. SITE COVER CALCULATIONS EXCLUDE BASEMENT AREAS THAT ARE COMPLETELY BELOW GROUND LEVEL AND USED FOR CARPARKING.

4. SITE COVER CALCULATIONS EXCLUDE BUILT AREAS IN LANDSCAPED OR OPEN SPACE (EG. A GAZEBO OR SHADE STRUCTURE).

5. ALWAYS REFER TO LOCAL AUTHORITY DEFINITIONS.

AREA NAME	COVERED AREA	LOT AREA	PERCENTAGE
SHED	71 m²	2351 m²	3.03%
HOUSE	231 m²	2351 m²	9.81%

GROSS FLOOR AREA

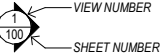
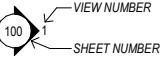
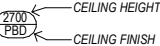
NOTE:

1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (ie. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING

2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS

3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m²)
DECK	GROUND	42 m²
SHED	GROUND	71 m²
INTERNAL	GROUND	188 m²
		302 m²
		302 m²

GENERAL LEGEND	
SPOT LEVEL	
SECTION / ELE TAG	
INTERNAL ELE. TAG	
CEILING TAG	
GENERIC DOOR TAGS	
GENERIC WINDOW TAGS	
GLAZING TAGS	
FINISH TAGS	

GENERAL ABBREVIATIONS	
A	ADJUSTABLE
ADJ	ADJUSTABLE
AFFL	ABOVE FINISHED FLOOR LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
AW	AWNING WINDOW
B	
BCA	BUILDING CODE OF AUSTRALIA
BH	BULKHEAD
C	
CFC	COMPRESSED FIBRE CEMENT
COMMS	COMMUNICATIONS
COS	CHECK/CONFIRM ON SITE
CRS	CENTRES
CW	CASEMENT WINDOW
D	
(D)	DEEP / DEPTH
DH	DOUBLE HUNG WINDOW
DIA	DIAMETER
DPC	DAMP PROOF COURSE
DRG	DRAWING
DRW	DRAWER
E	
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
F	
FG	FIXED GLASS
FFL	FINISH FLOOR LEVEL
FRL	FIRE RESISTANCE LEVEL
FSP	FIRE SERVICE PENETRATION
FSL	FINISH STRUCTURAL LEVEL
FTD	FIRE TEST DRAIN
FEN	FENCE
G	
GALV	GALVANISED
GT	GATE
H	
(H)	HIGH / HEIGHT
HD	HINGED DOOR
HDG	HOT DIP GALVANISED
HMR	HIGH MOISTURE RESISTANT
HWD	HARDWOOD
HYD	HYDRAULICS
I	
ID	INSIDE DIAMETER
IO	INSPECTION OPENING
K	
-	
L	
LV	LOUVRE WINDOW
M	
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBREBOARD
MECH	MECHANICAL
MIN	MINIMUM
N	
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OD	OUTSIDE DIAMETER
OMP	OUTER MOST PROJECTION
OP	OVERPLATES
P	
PENO	PENETRATION
PFC	PARALLEL FLANGE CHANNEL
PLT	PLANTER
PLY	PLYWOOD
PMT	PAD MOUNT TRANSFORMER
R	
RA	RETURN AIR
RAK	RAKE / RAKING
RAD	RADIUS
RBC	REFUSE BIN CHUTE
RES	RESIDENT
RL	REDUCED LEVEL
S	
SBJ	SILICONE BUTT JOINT
SCR	SCREEN
SHS	SQUARE HOLLOW SECTION
SIM	SIMILAR
SL	SURFACE LEVEL
STR	STORE
SW	SLIDING WINDOW
T	
(T)	THICK / THICKNESS
TOW	TOP OF WALL
TBA	TO BE ADVISED
TBC	TO BE CONFIRMED
TGSI	TACTILE INDICATOR
TV	TELEVISION
TYP	TYPICAL
U	
U	UNIT NUMBER
U/C	UNDERCUT
UCS	UNFINISHED CONCRETE SOFFIT
UNO	UNLESS NOTED OTHERWISE
UIS	UNDERSIDE
V	
VIS	VISITOR
W	
(W)	WIDE / WIDTH
WR	WALK IN ROBE
WPM	WATERPROOF MEMBRANE
X	
-	
Y	
-	
Z	

KEYNOTE LEGEND	
CODE	DESCRIPTION
SON-V	VERTICAL SCREENING

MATERIALS		
NOTES: 1. REFER TO SCHEDULE OF FINISH FOR ALL SPECIFICATIONS, FINISHES & COLOURS. THIS SCHEDULE IS A GUIDE ONLY. 2. SCHEDULE OF FINISHES & MANUFACTURER'S GUIDELINES TAKES PRECEDENCE.		
CODE	MATERIAL	DESCRIPTION
BLK	INV - BLOCKWORK	BLOCKWORK
CON-O	INV - CONCRETE OFF FORM	CONCRETE - OFF FORM
CPT	INV - CARPET BIEGE	CARPET
FAB	INV - FABRIC WHITE	FABRIC
GLS-C	INV - GLASS CLEAR	GLASS - CLEAR
GLS-CB	INV - GLASS COLOURBACK	GLASS - COLOURBACK
LAM	INV - LAMINATE WHITE	LAMINATE
MRS	<varies>	METAL ROOF SHEETING
MTL-NK	INV - METAL NICKEL BRUSHED	METAL - NICKEL
MTL-S	INV - METAL STAINLESS STEEL	METAL - STAINLESS STEEL
MTL-Z	INV - METAL ZINCALUME	METAL - ZINCALUME
PBD	<varies>	PLASTERBOARD
PDC	<varies>	POWDERCOAT
PNT	INV - PAINT DARK GREY	PAINT
PNT	INV - PAINT WHITE	PAINT WHITE
REN	INV - RENDER WHITE	RENDER
RUB	INV - RUBBER FLOOR	RUBBER FLOORING
STN-N	INV - STONE NATURAL LIGHT	STONE - SLAB NATURAL
STN-P	INV - STONE PORCELAIN LIGHT	STONE - SLAB PORCELAIN
TIL	INV - TILE OFFSET 300 x 600	TILE
TM-B	INV - TIMBER CLADDING LIGHT	TIMBER - CLADDING
TM-D	<varies>	TIMBER - DECKING
TM-F	INV - TIMBER FLOOR LIGHT	TIMBER - FLOORING
TM-S	INV - TIMBER LIGHT OAK (V)	TIMBER - SOLID
VEN	INV - VENEER LIGHT OAK (V)	VENEER
WBD	INV - WEATHERBOARD WHITE	WEATHERBOARD CLADDING

NOT FOR CONSTRUCTION

PROJECT: 61PIO - NEW HOME & SHED	PROJECT ADDRESS: 61 PIONEER AVE, NEW NORFOLK, TAS	INVILLA	SHEET TITLE:	SHEET NO: REV: DWN: CHK:	REV: DESCRIPTION:	DATE:	ISSUE BY:	
			PROJECT INFORMATION	001 E JV MJ	E AMENDED DA IR ISSUE	14.10.26	JV	
SITE DESCRIPTION: LOT 1 on C.T. 142863-1	LOCAL GOVT: DERWENT VALLEY COUNCIL		DOCUMENTATION STAGE: DEVELOPMENT APPLICATION	SCALE: As indicated	SHEET SIZE: A1 (50% @ A3)	D DA IR ISSUE	07.10.26	JV
						C DA IR ISSUE	25.09.26	JV
						B DA ISSUE	20.08.26	SM

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GENERAL NOTES

1. THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH ALL DESIGN DOCUMENTS, SCHEDULES & SPECIFICATIONS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, AND SERVICES DRAWINGS AND SPECIFICATIONS, AND ANY PRINCIPAL PROJECT REQUIREMENTS DOCUMENTS RELATING TO THIS PROJECT.
2. COPYRIGHT DRAWINGS REMAIN THE COPYRIGHT OF INVILLA ARCHITECTURE PTY LTD. ALL ALTERMENTS MUST BE READ IN CONJUNCTION WITH A COMPLY WITH ALL REPORTS INCLUDING BUT NOT LIMITED TO BLOCK SURVEYOR, ACUSTICS, FIRE & ISO REPORTS
3. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, LOCAL COUNCIL REQUIREMENTS, CDC GUIDELINES AND ALL OTHER RELEVANT BY LAWS AND AUTHORITIES. IN PARTICULAR REFER AUSTRALIAN STANDARDS - SITE PREPARATION A.S. 3798: CONCRETE CONSTRUCTION A.S. 2870 - TIMBER CONSTRUCTION AND DETAILS A.S. 1684-2 STEELWORK A.S.4100, AS 1111 AND A.S. 1112. TERMITE PROTECTION BCA AND A.S. 3660.1. ARTIFICIAL LIGHTING & VENTILATION BCA PARTS 3.8.4.3.8.5 AND A.S. 1680. FIRE SAFETY BCA PART 3.7.1. SMOKE ALARMS BCA PART 3.7.2 AND A.S. 3786. GLAZING BCA PART 3.6 AND A.S. 1288 AND A.S. 2047
5. DOCUMENTATION: THE CONTRACTOR SHALL CARRY OUT WORKING IN ACCORDANCE WITH THE SIGNED DRAWINGS AND SCHEDULES AND ANYTHING REASONABLE INFERRED, AND WITH THE CONDITIONS OF CONTRACT, AND IN ACCORDANCE WITH THE DIRECTIONS AND TO THE SATISFACTION OF THE ARCHITECT, WHOSE INTERPRETATION OF THE CONTRACT DOCUMENTS SHALL BE FINAL. THE DRAWINGS AND SPECIFICATIONS/SCHEDULES SHALL BE CONSIDERED COMPLEMENTARY, AND ANY AMBIGUITY OR CONFLICT THEREIN SHALL BE PRESENT OR IMPLIED IN THE OTHER SHALL BE FURNISHED AS IF THEY WERE PRESENT IN BOTH.
6. FINAL CERTIFICATE: AT COMPLETION OF WORK, BUILDER TO OBTAIN AND SUPPLY A CERTIFICATE OF CLASSIFICATION FROM A BUILDING CERTIFIER
7. NO BUILDING WORK SHALL BE UNDERTAKEN PRIOR TO BUILDING APPROVAL BY A REGISTERED CERTIFIER
8. CONTRACTOR TO CONFIRM EXIST SITING AND ORIENTATION PRIOR TO CONSTRUCTION SETOUT. ALL BUILDING SETOUT AND CONFIRMATION OF SETBACKS AND HEIGHT TO BE CARRIED OUT BY A LICENSED SURVEYOR. NO FOOTING, OR WALL TO ENCROACH THE TITLE BOUNDARY.
9. THE NORTH POINT SHOWN RELATES TO THE SUBJECT PLANS & SURVEY PLANS. PLEASE REFER TO SITE PLAN & SURVEY PLANS FOR NORTH POINT LOCATION.
10. DO NOT SCALE OFF THIS DRAWING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCY IN THE DOCUMENTS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE AFFECTED WORK PROCEEDING.
11. CONTRACTOR TO CONFIRM SET OUT WITH ARCHITECT PRIOR TO CONSTRUCTION.
12. ALL WORK SHALL BE TO BE COMPLY WITH THE DATUM AND U.N.O.
13. ALL MATERIALS AND FITTINGS TO BE FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURERS CURRENT SPECIFICATION AND RECOMMENDATION
14. EXPANSION, CONTROL, OR CONSTRUCTION JOINTS FOR ALL MATERIALS/SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. LOCATIONS OF JOINTS TO BE CONFIRMED ON SITE WITH ARCHITECT PRIOR TO INSTALLATION.
15. REFER TO SURVEYOR'S DRAWINGS CHECK SURFACE AND DETAIL DRAWING TO LOCATE AND CONFIRM ALL EXISTING SERVICES, PIPES POLES, EMBANKMENTS, PITS AND LIKE PRIOR TO COMMENCING ANY WORK.
16. REFER TO CIVIL ENG DWGS FOR EXISTING AND NEW WATER, DRAINAGE DESIGN AND ASSOCIATED SITE WORKS DESIGN AND DETAIL. REFER TO CIVIL ENG AND LANDSCAPE DWGS FOR ALL ROADWAY, PAVING, SURFACE, SURFACED FINISHED SURFACE LEVELS
17. REFER TO THE ACUSTIC REPORT FOR REQUIRED ACUSTIC SPECIFICATION & DETAILS. ALL ACUSTIC REQUIREMENTS TO MEET MINIMUM NCC 2022 U.N.O.
18. REFER WINDOW SCHEDULE AND/OR FACADE ENG DETAILS FOR ALL GLASS, FRAME TYPES AND FINISHES ETC
19. ALL DIMENSIONS TO BE VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS AND COMMENCEMENT OF CONSTRUCTION
20. REFER TO ELEVATIONS AND/OR FACADE ENGINEER DRAWINGS FOR FURTHER FINISHES AND PANEL SETOUT INFORMATION - CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE AND/OR INSTALLATION.
21. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED. REFER FINISHES SCHEDULE FOR ANY PAINTING REQUIREMENTS
22. ALL SILICON SEALANT TO BE OF CLOSE MATCHED TO ADJACENT SURFACE U.N.O.
23. ALL DOOR HARDWARE TO BE FIXED AT 1050MM A.F.F.L TO ADJACENT SURFACE
24. REFER DOOR SCHEDULE FOR DOOR/FRAME DETAILS AND SIZE. ALL GLAZING TO COMPLY WITH CURRENT VERSIONS OF AS 1288 AND AS 2047.
25. ENSURE FLUSH TRANSITION BETWEEN DIFFERENT INTERNAL FLOOR FINISHES. PROVIDE FLUSH ANGLE BETWEEN DIFFERENT FLOOR SURFACES.
26. ANY SERVICES PENETRATING A FIRE RATED/ ACUSTIC WALL OR SEAL ARE TO BE APPROPRIATELY SEALED TO NCC 2022/AUTHORITY APPROVED METHOD/MATERIALS IN ACCORDANCE WITH MINIMUM FLA/ASTUSTIC/FIRE ENGINEERING REQUIREMENTS U.N.O.
27. CEILING FRAMING SYSTEMS DOCUMENTED ARE INDICATIVE ONLY. FRAMING INSTALLATION TO COMPLY WITH MANUFACTURERS RECOMMENDATIONS & SET OUT ACCORDINGLY FOR DESIGN/CONSTRUCTION INTENT.
28. FIRE INDEXES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH NCC 2022.
29. ALL WALL TYPES INCLUDING BUT NOT LIMITED TO LININGS AND INSULATION IS TO BE FULL HEIGHT TO UNDERSIDE OF SLAB U.N.O. ENSURE STUD GAUGE/CENTRES IS SUITABLE FOR PROPOSED INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTALLATION REQUIREMENTS.
30. EROSION CONTROLS: ALL BUILDING WORKS TO COMPLY WITH LOCAL AUTHORITIES EROSION AND SEDIMENT CONTROL STANDARDS.
31. TERMITE PROTECTION: TERMITE PROTECTION BY MEANS OF TERMIMESH S.S. MESH PHYSICAL BARRIER IN ACCORDANCE WITH A.S. 3660.1/2000 AND INSTALLED IN STRICT ACCORDANCE WITH CURRENT MANUFACTURERS SPECIFICATIONS.
32. WATERPROOFING: ALL WET AREAS AND WALLS TO BE WATERPROOFED IN ACCORDANCE WITH THE APPLICABLE NCC 2022 STANDARDS & AS 3740. BUILDER TO PROVIDE CERTIFICATE OF COMPLIANCE AND COMPLAANCE
33. PROPRIETARY ITEM IDENTIFICATION OF A PROPRIETARY ITEM DOES NOT NECESSARILY IMPLY EXCLUSIVE PREFERENCE FOR THE ITEM SO IDENTIFIED, BUT INDICATES THE NECESSARY PROPERTIES OF THE ITEM. IF ALTERNATIVES ARE PROPOSED, SUBMIT PROPOSED ALTERNATIVES AND SAMPLES. AVAILABLE TECHNICAL INFORMATION, REASONS FOR PROPOSED SUBSTITUTIONS AND COST.
34. POOL CONTRACTOR TO CONFIRM HEIGHTS/DEPTHS/STEPS AND PLUMBING/ELECTRICAL REQUIREMENTS AND LOCATIONS PRIOR TO CONSTRUCTION
35. THESE DRAWINGS MAY NOT HAVE BEEN PRODUCED IN COLOUR AND MAY BE INCOMPLETE IF NOT PRODUCED IN COLOUR.

ENGINEERING

- BUILDER TO CHECK ALL ENGINEERING DETAILS AND DOCUMENTATION, BEAM AND POST LOCATIONS, PRIOR TO ORDERING MATERIALS OR STARTING ON SITE. SETOUT OF STEELWORK AND STRUCTURE, INCLUDING POST, BEAM & EXISTING BEARER LOCATIONS (WHERE APPLICABLE) ARE THE RESPONSIBILITY OF THE BUILDER. ALL POST LOCATIONS TO BE CHECK MEASURED AND CONFIRMED ON SITE, PRIOR TO CONCRETE SLAB CONSTRUCTION.
- LEVELS (RL, FFL), SETOUTS & ASSOCIATED DETAILS ARE TO BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO CONSTRUCTION TAKING PLACE.
- THE ENGINEER (STRUCTURAL, HYDRAULIC, TRAFFIC, CIVIL ETC) & INVILLA PTY LTD TAKE NO RESPONSIBILITY FOR ALTERATIONS TO THE PLANS &/OR DETAILS BY THE BUILDER DURING OR AFTER 'STAGE C' OF INVILLA PTY LTD DESIGN AGREEMENT WITH THE CLIENTS
- STRUCTURAL STEEL: UNLESS NOTED OTHERWISE ALL EXPOSED STRUCTURAL STEEL, ANCHOR BOLTS AND OTHER ATTACHMENTS SHALL BE HOT DIP GALVANISED. A COLD GAL PAINTED FINISH SHALL BE APPLIED TO ANY FIELD YIELDING TO EXISTING OR NEW STEELWORK. ALL STEEL WORK CAST IN CONCRETE FOOTINGS OR SLAB SHALL HAVE A BITUMEN FINISH APPLIED TO FULL EXTENT OF CAST IN CONCRETE STEEL. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STEELWORK.
- RETAINING WALLS, ALL RETAINING WALLS TO STRUCTURAL ENGINEERS DETAILS. PROVIDE RUBBLE BACKFILL AND AGG DRAINAGE TO ALL RETAINING WALLS. BUILDER TO PROVIDE TANKING WHERE REQUIRED.
- SLAB & FOOTINGS, ALL SLABS AND FOOTINGS TO STRUCTURAL ENGINEERS DETAILS. A POLYETHYLENE MOISTURE BARRIER SHALL BE LAPPED 200MM AND FULLY TAPPED UNDER ANY HABITABLE CONCRETE SLAB AND SHALL EXTEND 100MM OUTSIDE THE PERIMETER FOOTING.
- SIZE AND LOCATIONS OF PENETRATIONS TO BE CONFIRMED ON SITE BY SERVICES CONTRACTORS

SERVICES (MECHANICAL, HYDRAULIC, ELEC)

- CONCEALMENT OF SERVICES: ALL SERVICES SHALL BE CONCEALED IN WALLS OR DUCTS. WHERE SERVICES ARE EXPOSED THEY MUST BE CONFIRMED BY THE DESIGNER ON SITE PRIOR TO INSTALLATION UNLESS NOTED OTHERWISE.
- MECHANICAL VENTILATION: PROVIDE MECHANICAL VENTILATION TO COMPLY WITH AS1688 TO ALL WET AREAS AND ROOM NOT NATURALLY VENTILATED.
- LICENSED TRADEPERSONS: ALL SERVICES TO BE INSTALLED BY LICENSED TRADEPERSONS IN ACCORDANCE WITH LOCAL AUTHORITY AND WITH CURRENT MANUFACTURERS SPECIFICATIONS.
- GROUNDWATER: ALL KNOWLEDGE TO BE LOCATED AS NOTED ON THE DRAWINGS AND SIZES AS SPECIFIED. ALL DOWNHOLE CONNECTION TO IN-GROUND STORM WATER DRAINS WITH 50MM UPVC AT 1:100 MINIMUM GRADE. ALLOW FOR 1.0'S AT EACH CHANGE OF DIRECTION AND AT 6000MM CENTRES.
- WATER DISCHARGE: ALL STORMWATER AND SANITARY PLUMBING TO BE CONNECTED TO EXISTING LOCAL SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
- WATER LINES: ALL HOT WATER LINES SHALL BE FULLY INSULATED. ALL DOMESTIC HOT WATER TO BASINS, SHOWERS AND BATHS TO HAVE MAXIMUM TEMPERATURE OF 50°C. ALLOW TO SUPPLY AND INSTALL TEMPERING VALVES WHERE REQUIRED, AS NOMINATED IN THE BCA AND RELEVANT STANDARDS.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, BCA & S. 3500

WINDOWS & DOORS

1. WINDOW HEAD HEIGHT DIMENSION GENERALLY TAKEN TO THE NEAREST
CORRESPONDING BRICK COURSE (WHERE BRICKS ARE IN USE).
2. WIN. SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
3. ALL GLAZING TO COMPLY WITH A.S. 1288 GLASS IN BUILDINGS, & WITH A.S. 4055 FOR
WIND LOADING

PROTECTION OF OPENABLE WINDOWS - BEDROOMS (REFER NCC 2022)

(A) A WINDOW OPENING IN A BEDROOM MUST BE PROVIDED WITH PROTECTION, WHERE THE FLOOR BELOW THE WINDOW IS 2 M OR MORE ABOVE THE SURFACE BENEATH. (B) WHERE THE LOWEST LEVEL OF THE WINDOW OPENING COVERED BY (A) IS LESS THAN 7 M ABOVE THE FLOOR, THE WINDOW OPENING MUST COMPLY WITH THE FOLLOWING:

- (1) THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH—
 - (a) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING, OR;
 - (b) A SCREEN WITH SECURE FITTINGS.
- (2) A DEVICE OR SCREEN REQUIRED BY (1) MUST—
 - (a) NOT PERMIT A 125 MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
 - (b) RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AGAINST THE—
 - (aa) WINDOW RESTRAINED BY A DEVICE, OR
 - (ab) SCREEN PROTECTING THE OPENING; AND
 - (c) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS TO BE REMOVED, UNLOCKED OR OVERRIDDEN.
- (3) WHEN A DEVICE OR SCREEN PROVIDED IN ACCORDANCE WITH (B)(1) IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, A BARRIER WITH A HEIGHT NOT LESS THAN 865 MM ABOVE THE FLOOR IS REQUIRED TO AN OPENABLE WINDOW IN ADDITION TO WINDOW PROTECTION.

- (D) A BARRIER COVERED BY (C) MUST NOT—
 - (1) PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND
 - (2) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 180 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING

PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS (REFER NCC 1022)

A) A WINDOW OPENING IN A ROOM OTHER THAN A BEDROOM MUST BE PROVIDED WITH PROTECTION WHERE THE FLOOR BELOW THE WINDOW IS 4M OR MORE ABOVE THE SURFACE BENEATH.

B) THE OPENABLE PART OF THE WINDOW COVERED BY (A) MUST BE PROTECTED WITH A BARRIER WITH A HEIGHT OF NOT LESS THAN 865 MM ABOVE THE FLOOR.

C) A BARRIER REQUIRED BY (B) MUST NOT—

- (i) PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND
- (ii) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING.

EXISTING & DEMOLITION

RENOVATIONS

- OVER PLATES AND EXISTING STRUCTURE HEIGHT TO BE CONFIRMED ON SITE. ALL DOORS AND WINDOWS ARE TO BE CHECK MEASURED ON SITE. BY THE BUILDER, PRIOR TO ORDERING.
- WHILST ALL CARE HAS BEEN TAKEN TO ENSURE ACCURATE ROOM, CEILING, & EXISTING STRUCTURE MEASUREMENTS ARE PROVIDED OF THE EXISTING DWELLING, THE BUILDER WILL NOT BE RESPONSIBLE FOR ANY ERRORS DUE TO INACCURACIES OR UNAVOIDABLE CIRCUMSTANCES. IT IS THE BUILDER'S RESPONSIBILITY TO CHECK AND CONFIRM ALL EXISTING STRUCTURE, BEAM LOCATION AND DIMENSIONS ON SITE PRIOR TO SITE START AND ORDERING MATERIALS.
- ANY ALTERATIONS OR CHANGES TO THE ARCHITECTURAL PLANS, ENGINEERING OR STRUCTURE, WHETHER EXISTING OR NEW CONSTRUCTION, ARE THE RESPONSIBILITY OF THE BUILDER AND INVILLA PTY LTD TAKES NO RESPONSIBILITY FOR INACCURACIES OR ERRORS THAT ARISE DUE TO ON SITE CHANGES.

ASBESTOS

- TO BE IDENTIFIED AND TESTED PRIOR TO DEMOLITION WORKS. CLIENT / BUILDER TO ADEQUATELY ALLOW TIME AND COSTS FOR THE REMOVAL AND RESPONSIBLE DISPOSAL OF ALL ASBESTOS BY QUALIFIED/LICENCED CONTRACTOR AS REQUIRED. NOTE: ASBESTOS CAN BE PRESENT IN CONCRETE, FLOORING, WALLS, WALL LINING, ROOFS, EAVES, GUTTERS ETC. REFER TO GOVERNMENT ISSUED LEGISLATION AND CODES OF PRACTICE.

INTERIOR & FINISHES NOTES

- REFER TO LINE OF HEIGHTS DRAWING FOR MOUNTING HEIGHT OF GPO'S.
ENSURE ADEQUATE CLEARANCE BEHIND DRAWERS FOR GPO'S, INCLUDING CONNECTIONS FOR PLUGS & CABLES.
- REFER TO TYPICAL DETAILS FOR DIMENSIONS AND SETOUT OF ARCHITRAVES, SKIRTINGS AND DETAILS OF ARCHITECTURAL TRIM AND COMPONENTS.
- ALL INTERIOR DIMENSIONS ARE TO FINISH WALL. CONTRACTOR TO ALLOW FOR ADEQUATE ALLOWANCE FOR FINISHES TO ACHIEVE FINAL DESIRED DIMENSIONS.
- ALL SWITCHES TO BE 1300 AFFL AND 180MM CTR LINE FROM OUTSIDE EDGE OF ARCHITRAVE OR CENTRED ON NIB WALL SPACE UNLESS NOTED OTHERWISE.
- FIN INDEXES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH NC2022.
- ALL FIXINGS TO FIXED OPENINGS SHALL TO BE FULLY CONCEALED.
- UPON INSTALLATION ALL JOINTERY UNITS TO BE SCRIBED AND FIXED TO FLOOR AS PER SPECIFICATION.
- INTERNAL SURFACES AND EDGES SHALL HAVE APPROPRIATE APPLIED FINISH. NO INTERNAL SURFACES ARE TO BE LEFT BARE.
- ALL MDF EMPLOYED IN WET AREAS SHALL BE MOISTURE RESISTANT.
- ALL WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH NC2022.
- ALL BOARD SHALL BE FINISHED ON BOTH FACES WITH BALANCING LAMINATE, VENEER ETC. TO PREVENT BOWING.
- WHERE JOINTERY UNITS ARE TO BE CONSTRUCTED IN MULTIPLE SECTIONS, CHECK INDIVIDUAL SECTION AND OVERALL UNIT DIMENSIONS COLLATE.
- LOCATE JOINT LINE AS INDICATED ON DRAWINGS, AND CONCEAL FIXINGS AT UNIT JOINTS.
- ALL JOINTERY UNITS TO BE SCRIBED AND FIXED TO FLOOR TO ENSURE LEVEL AND FLAT INSTALLATION.
- INTERNAL PAINTING: UNLESS NOTED OTHERWISE PAINT SYSTEM TO BE DULUX APPROVED 3 COAT SYSTEM - LOW SHEEN FINISH. COLOURS TO BE SUPPLIED BY ARCHITECT DURING CONTRACT AND APPLIED AS PER DULUX'S RECOMMENDATIONS AND GUIDELINES.
- APPLIANCES & EQUIPMENT: BUILDER TO CO-ORDINATE ALL APPLIANCE AND EQUIPMENT LOCATIONS ON SITE AND WITH JOINER. INSTALLATION AND FINAL CONNECTION BY THE CONTRACTOR.
- JOINERY ITEMS SHALL INCLUDE MANUFACTURED CASEWORK ITEMS, INCLUDING: KITCHEN CABINETS AND CUPBOARDS; BATHROOM CABINETS; ROBES.
- SANITARY COMPARTMENTS PROVIDE REMOVABLE HINGES TO DOORS OF SANITARY COMPARTMENTS TO COMPLY WITH NC2022 AND BE READILY REMOVABLE FROM OUTSIDE UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200MM BW CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.
- STAR AND BALUSTRADES ALL STAR AND BALUSTRADES SHALL COMPLY WITH NC2022. STEPS TO BE PROVIDED WHERE FALL FROM DWELLINGS EXCEEDS 190MM.
- ALL PRODUCTS TO BE SUPPLIED TO MEET SPECIFICATION REQUIREMENTS AND TO BE IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS FOR SUITABLE EXPOSURE LEVELS.
- TILES EXPANSION JOINTS: WALLS: 5MM FLOORS: 8MM FILL BOTH WITH SILICONE RUBBER. GROUT FOR WALL: EPOXY BASED MILDEW RESISTANT. GROUT FOR FLOORS: PREPARED GROUT TO BE ACID RESISTANT. ALL WALL TILES TO HAVE FC SUBSTRATE.
- ALL STEPS MUST COMPLY WITH B.C.A. 3.3.1.
- BARRIERS & HANDRAILS MUST COMPLY WITH B.C.A. 3.3.2.
- ALL INTERNAL STAR AND EXTERNAL STEPS/RAMP TO COMPLY WITH SLIP-RESISTANCE RATINGS AS PER NC2022

CEILINGS

- ALL CEILING HEIGHTS ARE MEASURED FROM FSL (FINISHED STRUCTURAL LEVEL) TO FINISHED CEILING LEVEL UNLESS NOTED OTHERWISE.
- ALL CEILINGS TO HABITABLE ROOMS TO HAVE MINIMUM 2400MM FROM FFL TO FCL. REFER TO EXTERIOR & INTERIOR FINISHES SCHEDULE FOR FINISHES SPECIFICATION.
- ALL SERVICES CUPBOARDS CEILINGS TO BE EXPOSED SOFFIT TO CONCRETE SLAB UNLESS NOTED OTHERWISE.
- MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREAS.
- ALL SUB CONTRACTORS TO COLLABORATE & COORDINATE TO ENSURE 2300 CLEARANCE TO ALL PARKING BAYS IN ACCORDANCE WITH A2890.1 CLEAR OVER PWD PARKING.
- REFER TO SERVICES ENGINEERING DRAWINGS FOR SERVICES REQUIREMENT AND DETAILS.

CLADDING & LININGS

ROOF CLADDING/PLUMBING

- CLADDING AS SPECIFIED ON ELEVATIONS
- SELECT COLORBOND FASCIA & GUTTER
- SELECT COLORBOND (RAINHEADS WHERE NOTED)/ DOWNPIPES TO BE CONNECTED TO U/G DRAINAGE
- BOX GUTTERS AS PER HYDRAULIC ENGINEERS DETAILS.

INTERNAL CEILING/WALL - GENERAL

- CEILING DIRECT FIX 10MM UNISPAN PLASTERBOARD (OR APPROVED EQUIVALENT) U.N.O.
- WALLS TO BE 10MM PLASTERBOARD U.N.O (EXCL. FIRE RATED WALLS).

EXTERNAL CEILING/WALL - GENERAL

- * CEILING DIRECT F.F. 10MM UNISPAN (OR APPROVED EQUIVALENT) PLASTERBOARD
- * NO. 10 W/ 100MM X 100MM SQUARE JOINTS
- * CEILING TO BE SET OUT TO ACHIEVE 2120 ABOVE F.F.L. FOR ALL WORK LEADS UNO.
- * PROVIDE FC. SHEET INFLI ABOVE DOOR & REAR ELEVATION WINDOWS & DOORS WHERE INDICATED BY HATCHING. TO WALLS WITH SELECTED FACE BRICK. USE BLUEBOARD INFLI WHEN SELECTED RENDERED FINISH
- * U.F. F.F. FOR DATUM OF WALL BUILD COURSES
- * A.J. DENOTES BRICKWORK ARTICULATION JOINTS. EFER TO ENGS SLAB DESIGN & OR CA 33.1.17 FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS.
- * ALL WALLS TO BE PAINTED WITH COLOR MATCHED MASONRY GLENN FLASHPING MINIM LAP TO ALL JOINTS WITH CONTINUOUS SILICON SEAL BETWEEN & 30MM MIN. VERTICAL OVERLAP.)
- * PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPEN.
- * RENDERER IS TO ENSURE WINDOW & DOOR OVERFLOW DRAINAGE HOLES ARE KEPT REE OF RENDERER & ARE NOT BLOCED. IF RENDERED.

PROFIT DETAIL

- 4.5MM FC SHEET (U.N.C.)
SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK OR STUD.
ADD 160 TO EAVE WIDTH IN LIGHTWEIGHT CLAD AREA. DISREGARD (PACKING/
LADDING)

FRAMING

RAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS' STRUCTURAL COMPUTATIONS.
- FLOOR TO BE PREFABRICATED TO MANUFACTURERS SPEC. & ALLOW 360MM MIN' DEPTH TO ALLOW FOR SERVICES
- SPACED & FIXED TO PROVIDE SUPPORT @ 450MM CTRS OR TO ENGINEERS/FLOOR MANUFACTURERS DETAILS.

ROOF FRAMING

- ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS. PITCH AS SHOWN ON ELEVATIONS / ROOF PLAN.
- SPACED & FIXED AT 600MM MAX. CTRS.
- SKILLION ROOF SPACED & FIXED AT 900MM MAX.: CTRS.
- GIRDER TRUSSES TO BE PLACED DIRECTLY OVER EXTERNAL WALL STUDS OR APPROVED LINTEL.

WALL FRAMING

- EXTERNAL STUD WALLS 90MM TH. U.N.O. @ 600 MAX. CTRS
- INTERNAL STUD WALLS 90MM TH U.N.O. @ 600 MAX. CTRS
- ALL WINDOWS HEADS TO FINISH FLUSH WITH SOFFIT LINING U.N.O.
- LINTEL SIZES TO ENGINEERS DESIGN
- WALL BRACING, FIXING, THE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- 70MM STEEL FRAME & TRUSSES REGARDING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN -
- FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
 - AS/NZS 1170.0 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
 - AS/NZS 1170.1 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
 - AS/NZS 4600 COLD-FORMED STEEL STRUCTURES
 - AS4055 WIND LOADS FOR HOUSING
 - AS4100 STEEL STRUCTURES CODE
 - AS 3623 DOMESTIC METAL FRAMING
 - AS 3566.1 SELF-DRILLING SCREWS,

BRICK PIERS/ COLUMNS/ POSTS

- PROVIDE BALCONY/ PORTICO &/OR ROOF SUPPORT WITH ENCASED SLIP
JOINT SHS POSTS (FULL LENGTH U.N.O.) CHEM-SET TO CONCRETE FOOTING TO
ENGINEERS DETAIL
HEADER COURSE TO TOP OF ALL BRICK PIERS LOWER THAN SOFFIT LINE.
USE 330MM BELOW FFL FOR DATUM OF PIER BRICK COURSES

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3740 &/OR B.C.A. 3.8.1.
WALL LINING TO WET AREAS TO BE 6MM VILLABOARD U.N.O..
ALL WALL TILING HEIGHTS ARE NOMINAL, AND TO BE ADJUSTED ON SITE TO
UIT. SHOWER TILING TO EXTEND MIN. 20MM ABOVE SCREEN.

ENERGY EFFICIENCY NOTES

- PROVIDE BULK CEILING INSULATION AS PER STD SPECIFICATIONS (U.N.O.).
PROVIDE EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (U.N.O.)
PROVIDE WEATHER STRIPPING TO ENTRY & LAUNDRY DOORS.

NOT FOR CONSTRUCTION

PROJECT:
61PIO - NEW HOME & SHED

SITE DESCRIPTION:
LOT 1 on C.T. 142863-1

PROJECT ADDRESS:
61 PIONEER AVE, NEW NORFOLK, TAS

LOCAL GOVT:
DERWENT VALLEY COUNCIL

INILLA

SHEET TITLE:
GENERAL NOTES

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
002 E JV MJ

SCALE: SHEET SIZE:
A1 (50% @ A3)

REV: DESCRIPTION: DATE: ISSUE E:

E AMENDED DA IR ISSUE 14.10.26 JV

D DA IR ISSUE 07.10.26 JV

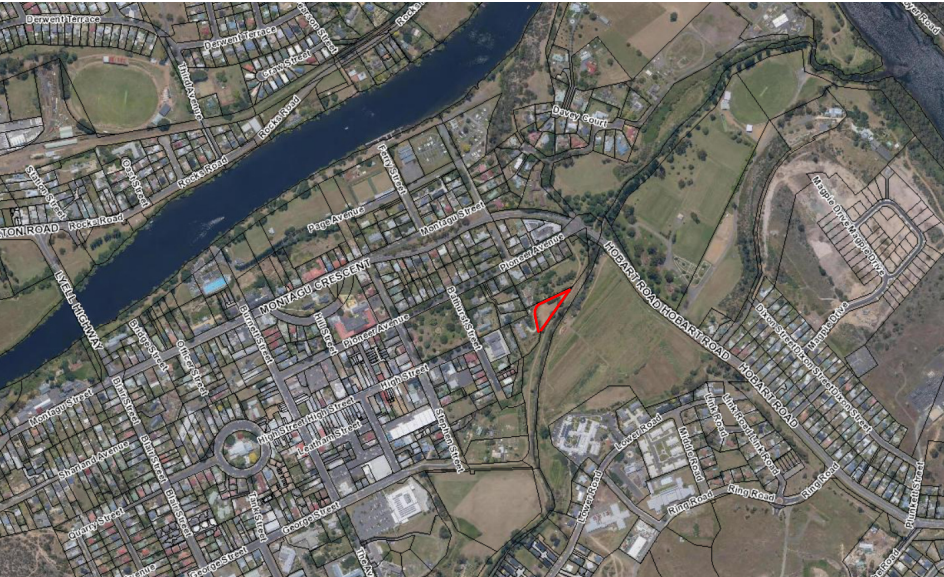
C DA IR ISSUE 25.09.26 JV



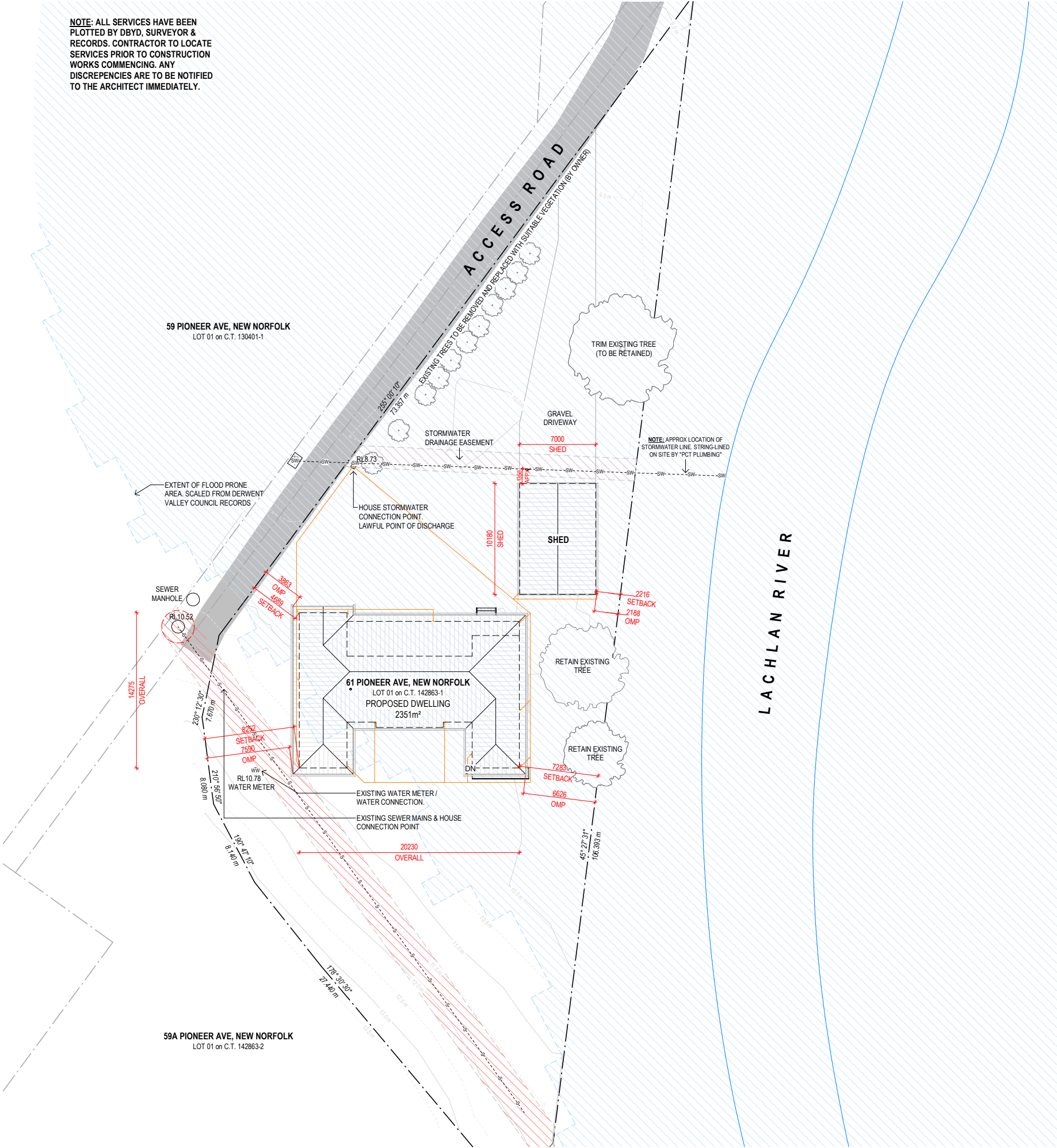
SURROUNDING LOTS CONTEXT



MACRO CONTEXT PLAN



GREATER CONTEXT PLAN



NOTE: ALL SERVICES HAVE BEEN PLOTTED BY DBYD, SURVEYOR & RECORDS. CONTRACTOR TO LOCATE SERVICES PRIOR TO CONSTRUCTION WORKS COMMENCING. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY.

SITE PLAN LEGEND

-E-----E-----E-

ELECTRICAL LINE

-G-----G-----G-

GAS LINE

-S-----S-----S-

SEWER LINE

-SW-----SW-----SW-

STORMWATER LINE

-T-----T-----T-

TELSTRA / NBN LINE

-W-----W-----W-

WATER LINE

NOTE: SERVICES PLOTTED FROM DETAILED SURVEY AND RECORDS. CONTRACTOR TO CONFIRM LOCATION OF SERVICES ON SITE PRIOR TO CONSTRUCTION.

PROJECT:
61PIO - NEW HOME & SHED

SITE DESCRIPTION:
LOT 1 on C.T. 142863-1

PROJECT ADDRESS:
61 PIONEER AVE, NEW NORFOLK, TAS

LOCAL GOVT:
DERWENT VALLEY COUNCIL

INVILLA

Notated Practising Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

SHEET TITLE:
SITE PLAN

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
090 E JV MJ

SCALE: SHEET SIZE:
As indicated A1 (50% @ A3)

NORTH

REV: DESCRIPTION: DATE: ISSUE BY

E AMENDED DA IR ISSUE 14.10.26 JV

D DA IR ISSUE 07.10.26 JV

C DA IR ISSUE 25.09.26 JV

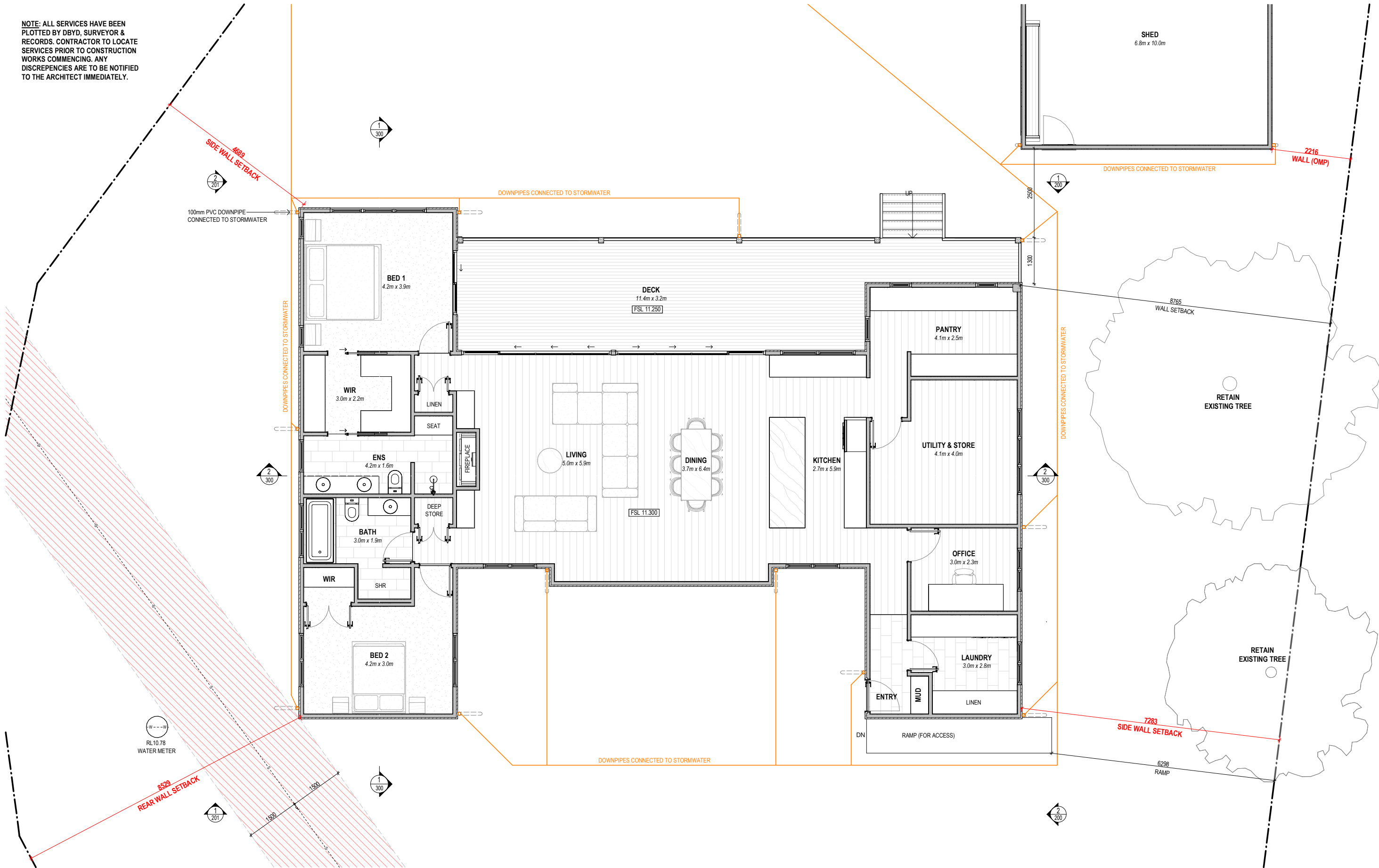
B DA ISSUE 20.08.26 SM

A SITE PLAN 14.08.26 JV

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PROJECT:
61PIO - NEW HOME & SHED

SITE DESCRIPTION:
LOT 1 on C.T. 142863-1

PROJECT ADDRESS:
61 PIONEER AVE, NEW NORFOLK, TAS

LOCAL GOVT:
DERWENT VALLEY COUNCIL

INVILLA

SHEET TITLE:
FLOOR PLAN - GROUND

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
100 E JV MJ

SCALE: SHEET SIZE:
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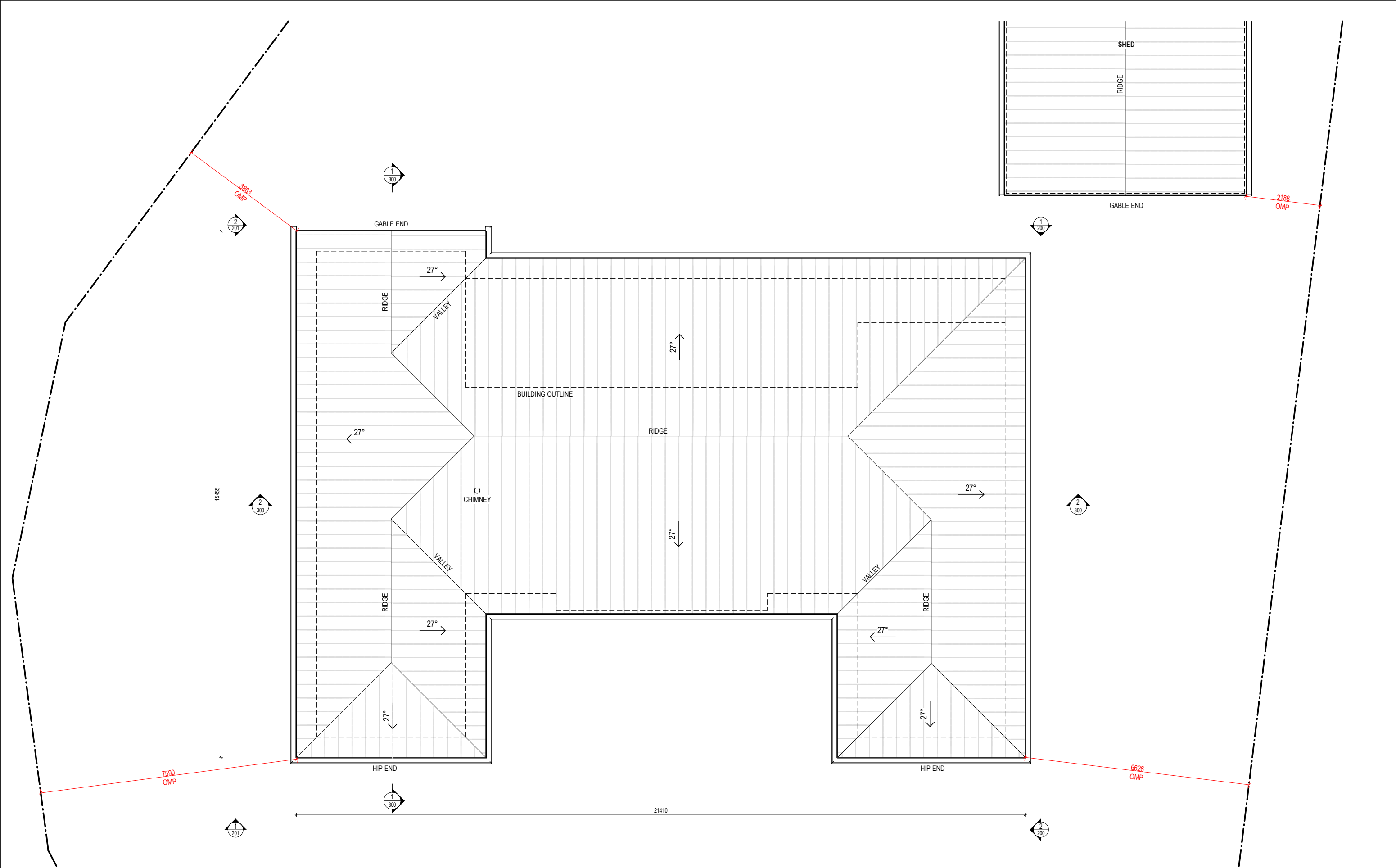


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D	DA IR ISSUE	07.10.26	JV
C	DA IR ISSUE	25.09.26	JV
B	DA ISSUE	20.08.26	SM
A	SITE PLAN	14.08.26	JV

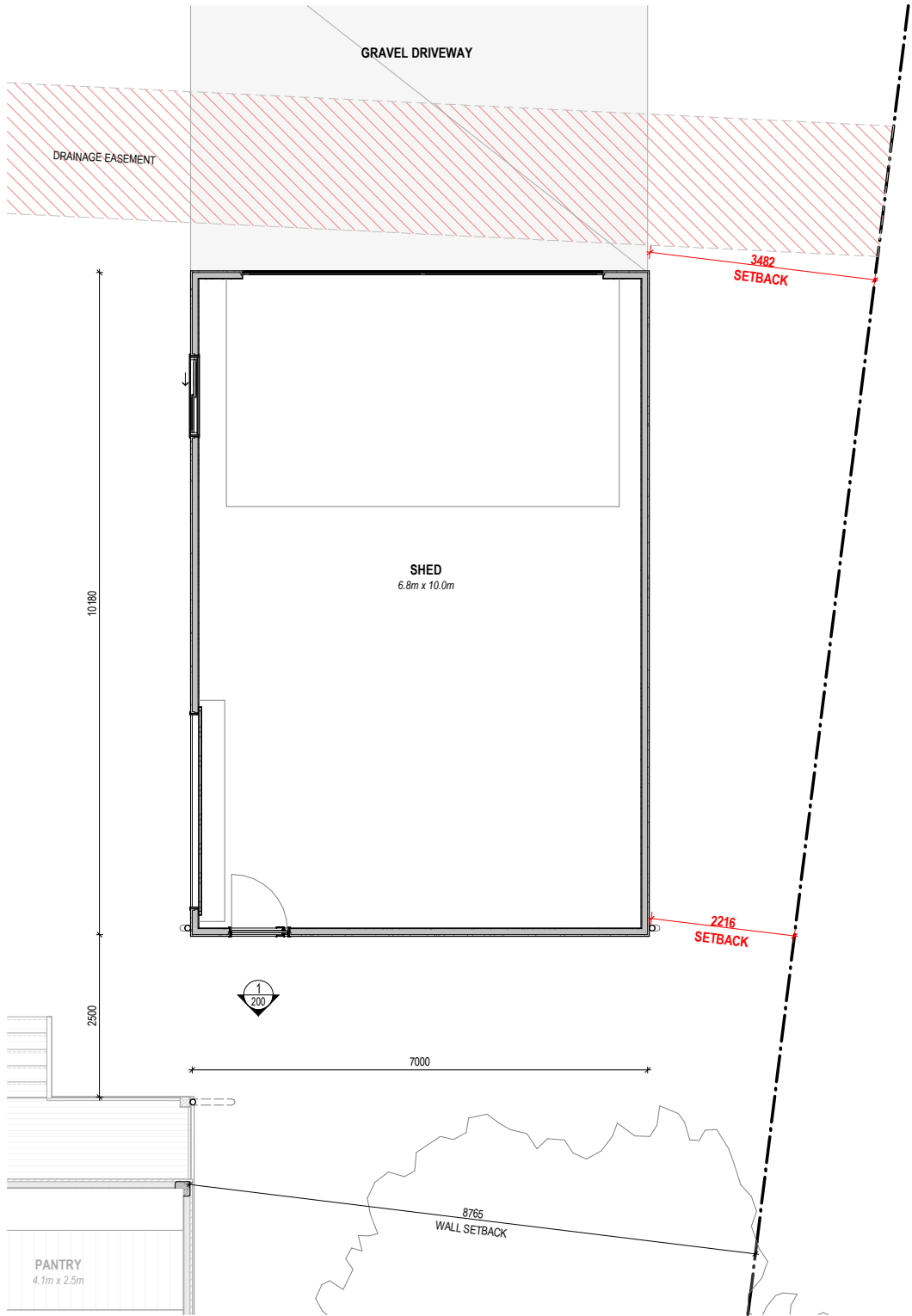
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Notated Practising Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

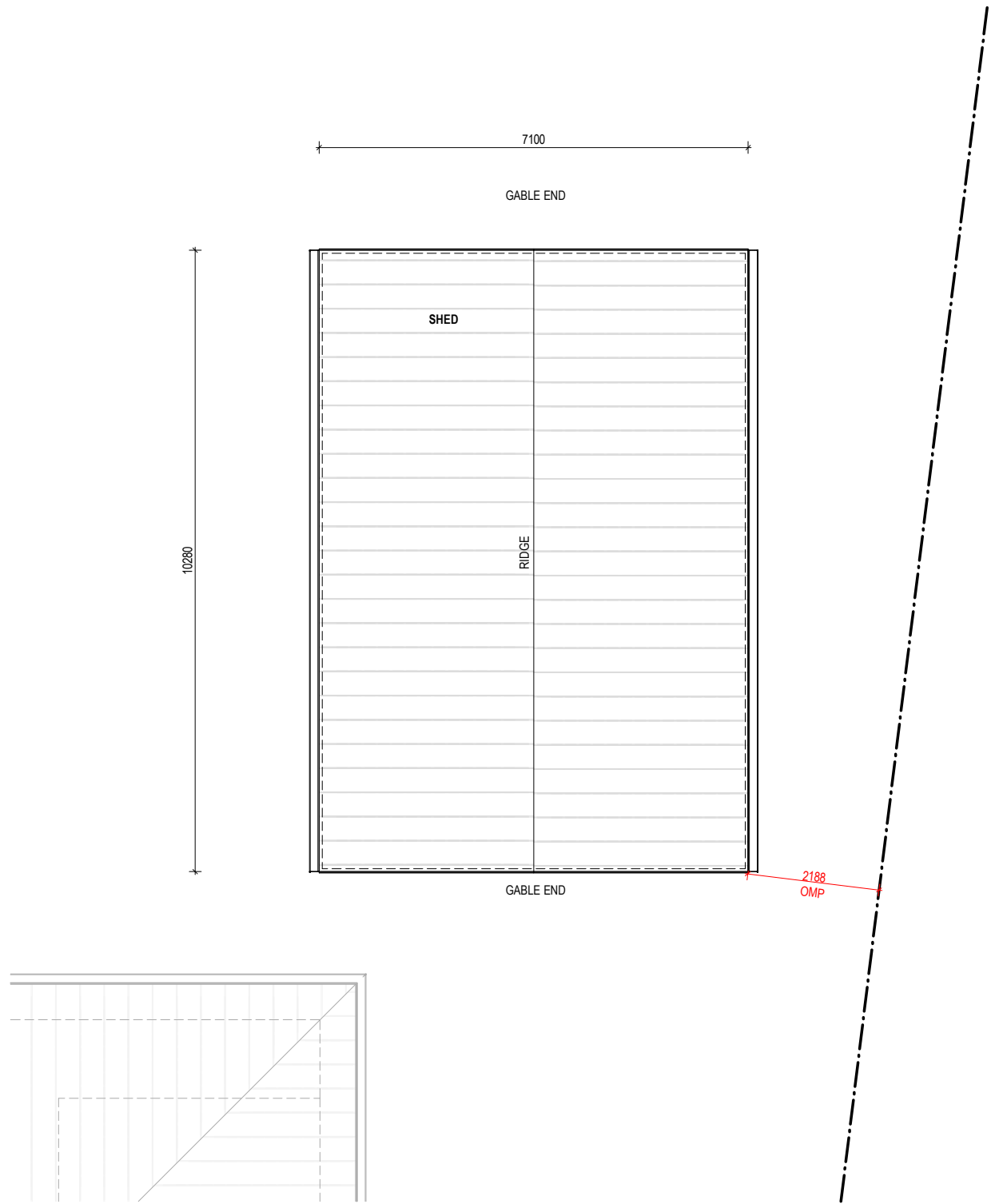
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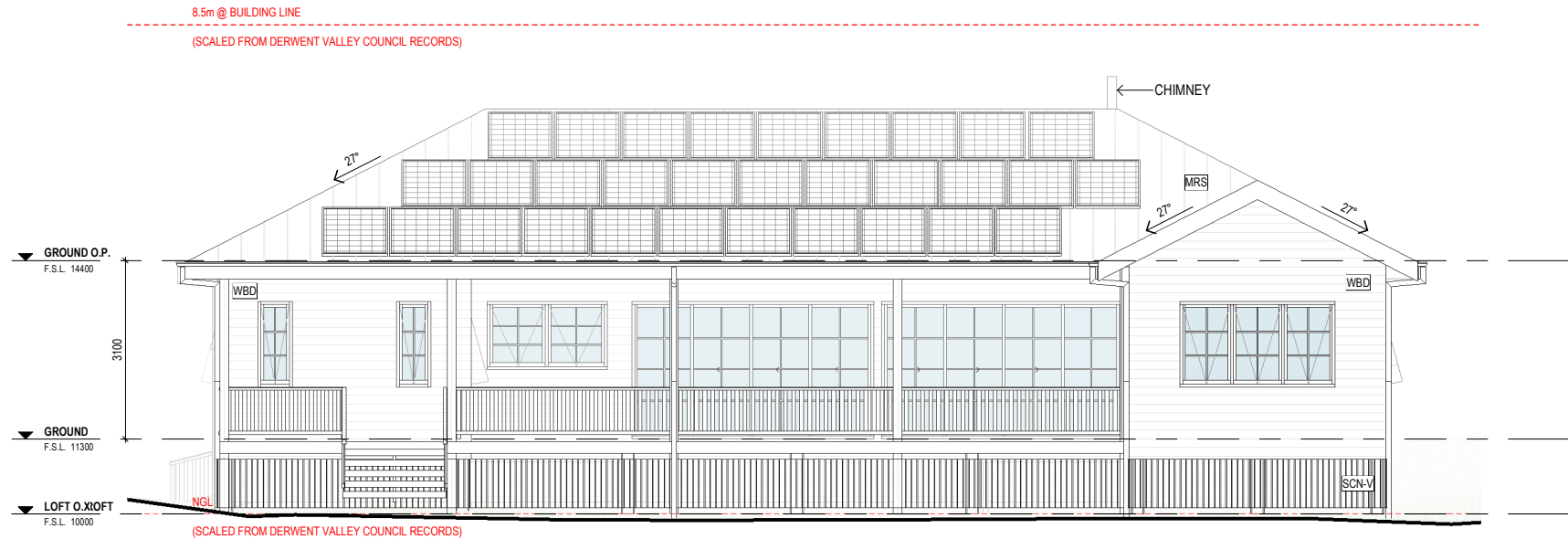
1 ROOF PLAN
1 : 50



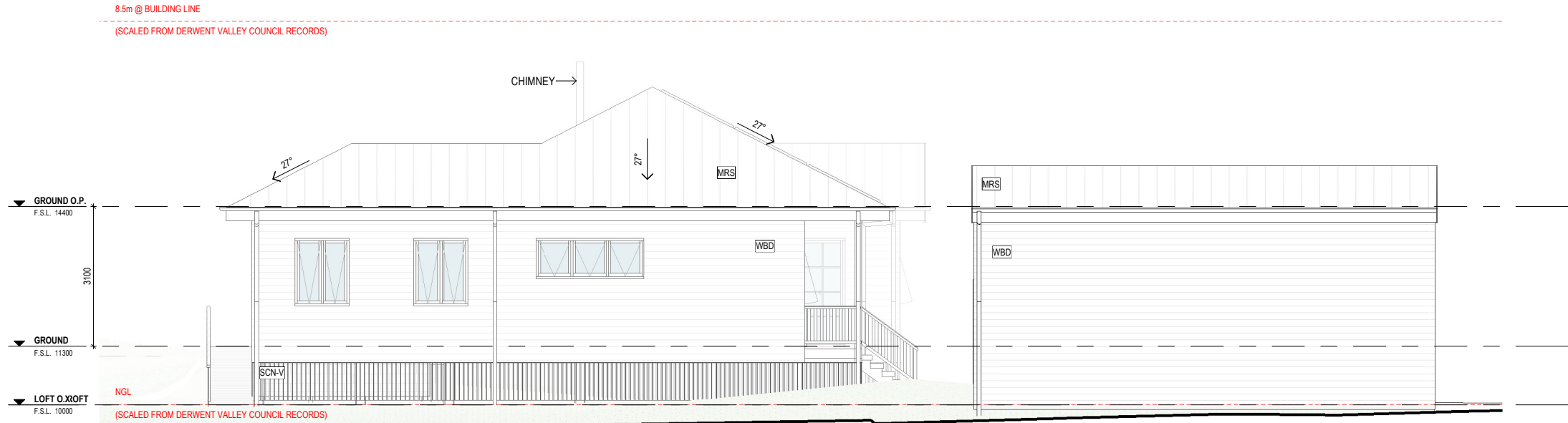
1 FLOOR PLAN - SHED
1 : 50



2 SHED ROOF PLAN
1 : 50



1 ELEVATION - NORTH
1 : 60



2 ELEVATION - EAST
1 : 60

PROJECT:
61PIO - NEW HOME & SHED

SITE DESCRIPTION:
LOT 1 on C.T. 142863-1

PROJECT ADDRESS:
61 PIONEER AVE, NEW NORFOLK, TAS

LOCAL GOVT:
DERWENT VALLEY COUNCIL

INVILLA

SHEET TITLE:
ELEVATIONS - SHEET 01

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
200 E JV MJ

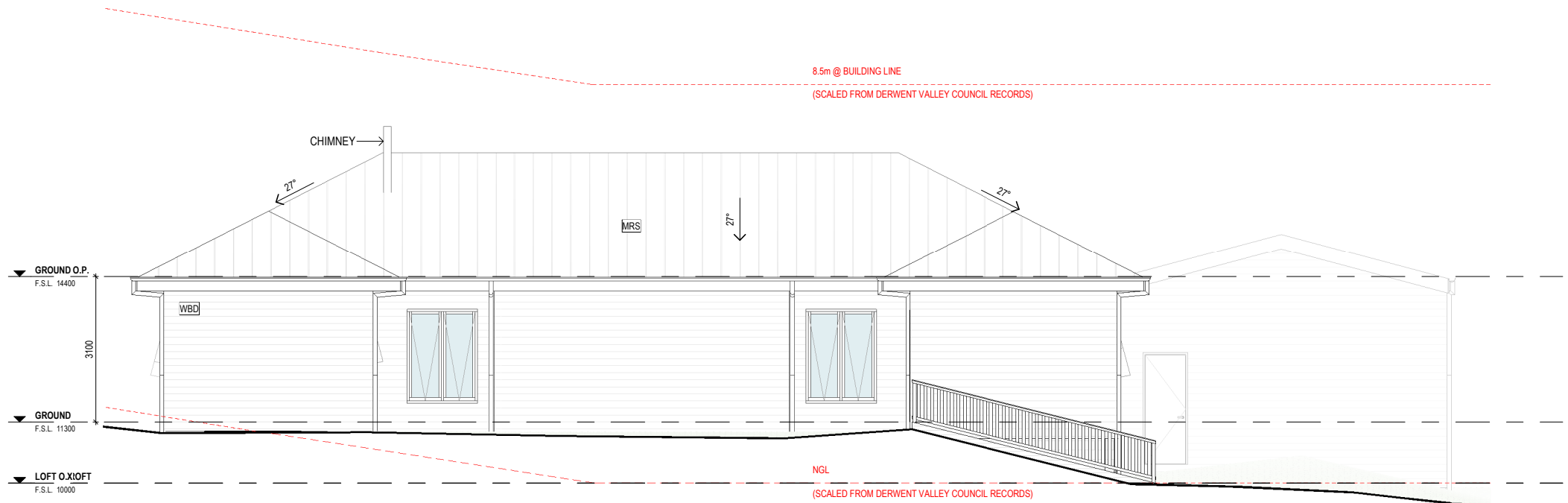
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C	DA IR ISSUE	25.09.26	JV
B	DA ISSUE	20.08.26	SM

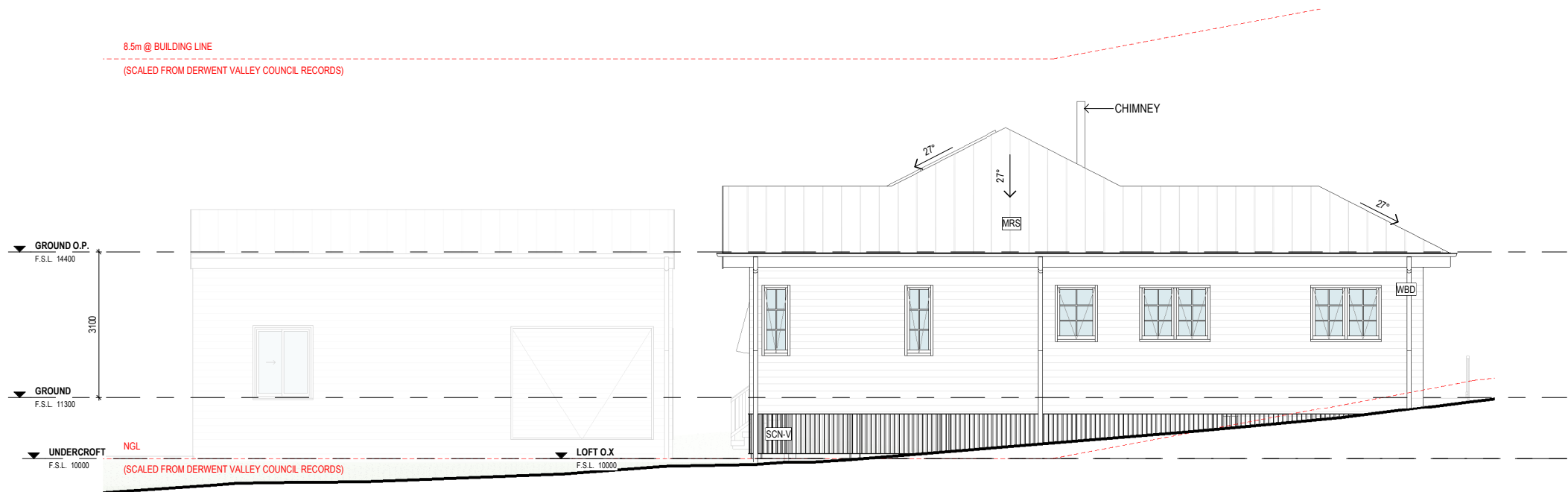
NOT FOR CONSTRUCTION

Nominated Practising Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

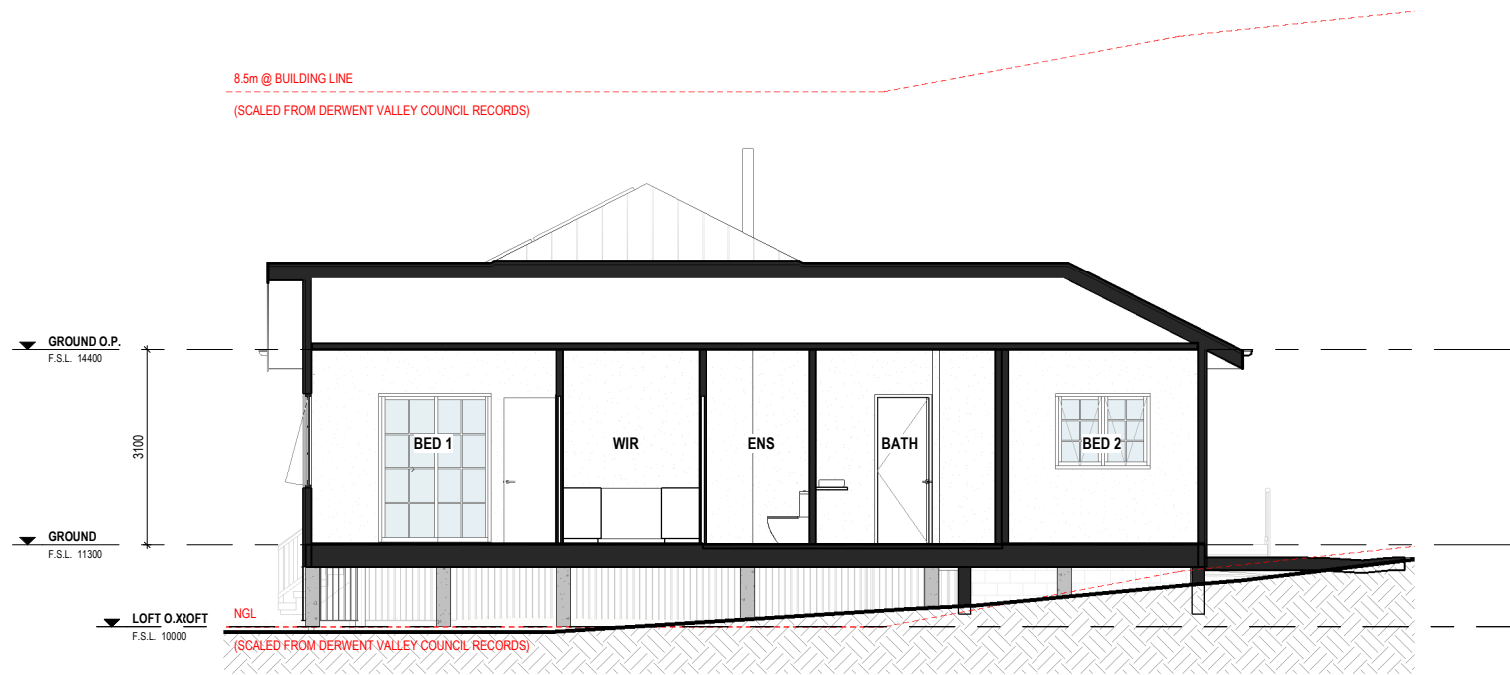
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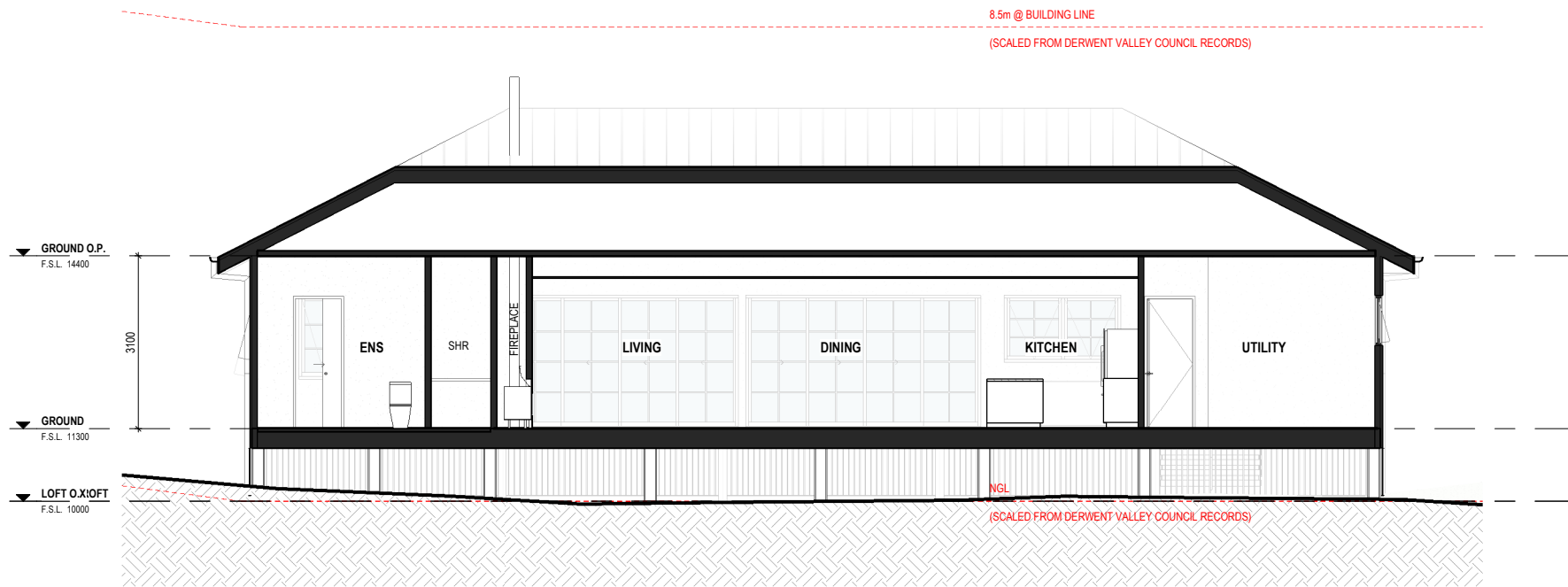
1 ELEVATION - SOUTH
1:60



2 ELEVATION - WEST
1:60



1 SECTION 01
1 : 60



2 SECTION 02
1 : 60

Prepared for:
Jeff Brouwers

61 Pioneer Avenue
New Norfolk

FLOOD HAZARD REPORT

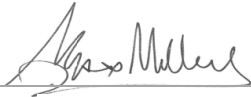
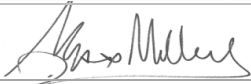


FE_26104
16 June 2026

Document Information

Title	Client	Document Number	Project Manager
61 Pioneer Avenue, New Norfolk Flood Report	Jeff Brouwers	FE_26104	Max W. Möller BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE(Aus) Principal Hydraulic Engineer

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
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Prepared by	Ash Perera <i>Senior Hydraulic Engineer</i>		26/05/2026
Prepared by	Christine Keane <i>Senior Water Resources Analyst</i>		26/05/2026
Prepared by	Fraser Cumming <i>Graduate Civil Engineer</i>		25/05/2026
Reviewed by	John Holmes <i>Senior Engineer</i>		15/06/2026
Authorised by	Max W. Möller <i>Principal Hydraulic Engineer</i>		16/06/2026

Document Revision

Rev No.	Description	Prepared by	Authorised by	Date
01	Design Changes	AP	MM	05.10.2026

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1. Introduction

Flüssig Engineers has been engaged by **Jeff Brouwers**, to undertake a site-specific Flood Hazard Report for the development at **61 Pioneer Avenue, New Norfolk** in the **Derwent Valley Council** municipality. The purpose of this report is to determine the flood characteristics on the existing and post-development flood, velocities and hazard scenarios for the 1% AEP plus climate change storm event, for the purpose of development.

1.1 Development

The proposed development includes the construction of a new dwelling with a combined adjacent deck and ramp area of approximately 240 m². The proposal includes a driveway of approximately 154 m² with a shed area of 70 m². The site is approximately 2,350 m² with no existing structures. This development triggers the Flood Prone Areas Hazard code as the development falls within Derwent Valley Council's, flood prone areas.

1.2 Objectives and Scope

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

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

1.3 Limitations

This study is limited to the objectives of the engagement by the clients, the availability and reliability of data, and including the following:

- The flood model is limited to a 1% AEP + CC worst case temporal design storm.
- All parameters have been derived from best practice manuals and available relevant studies (if applicable) in the area.
- All provided data by the client or government bodies for the purpose of this study is deemed fit for purpose and has not been checked for accuracy.
- The study is to determine the effects of the new development on flooding behaviour and should not be used as a full flood study outside the specified area without further assessment.

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

Planning Scheme Code	Objective
C12.5.1 Uses within a flood prone hazard area	That a habitable building can achieve and maintain a tolerable risk from flood.
C12.6.1 Building and works within a flood prone area	(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

2. Model Build

2.1 Overview of Catchment

The full contributing catchment for 61 Pioneer Avenue, New Norfolk, forms part of the broader Lachlan River catchment as it drains into the River Derwent approximately 1 km downstream of the study site.

The catchment covers an approximate area of 9,800 ha, extending from the upper slopes of the Fryingpan Hills/ Wellington Range, through a network of tributaries that converge into Lachlan River before discharging into the River Derwent.

The immediate catchment contributing to localised flooding at the site is approximately 12 ha. This catchment includes runoff from nearby roads, adjoining properties and local overland flow paths, which can contribute to shallow flooding and ponding around 61 Pioneer Avenue during major rainfall events.

The land use for the area is zoned predominantly Rural due to the size of the full catchment, it also contains General Residential, Environmental Management, Landscape Conservation, Open Space, Particular Purpose, Local Business, Light Industrial, Future Urban, Urban Mixed Use, Low Density Residential, Recreation and the property is zoned as General Residential. Figure 1 below outlines the full and immediate contributing catchment for 61 Pioneer Avenue, New Norfolk.

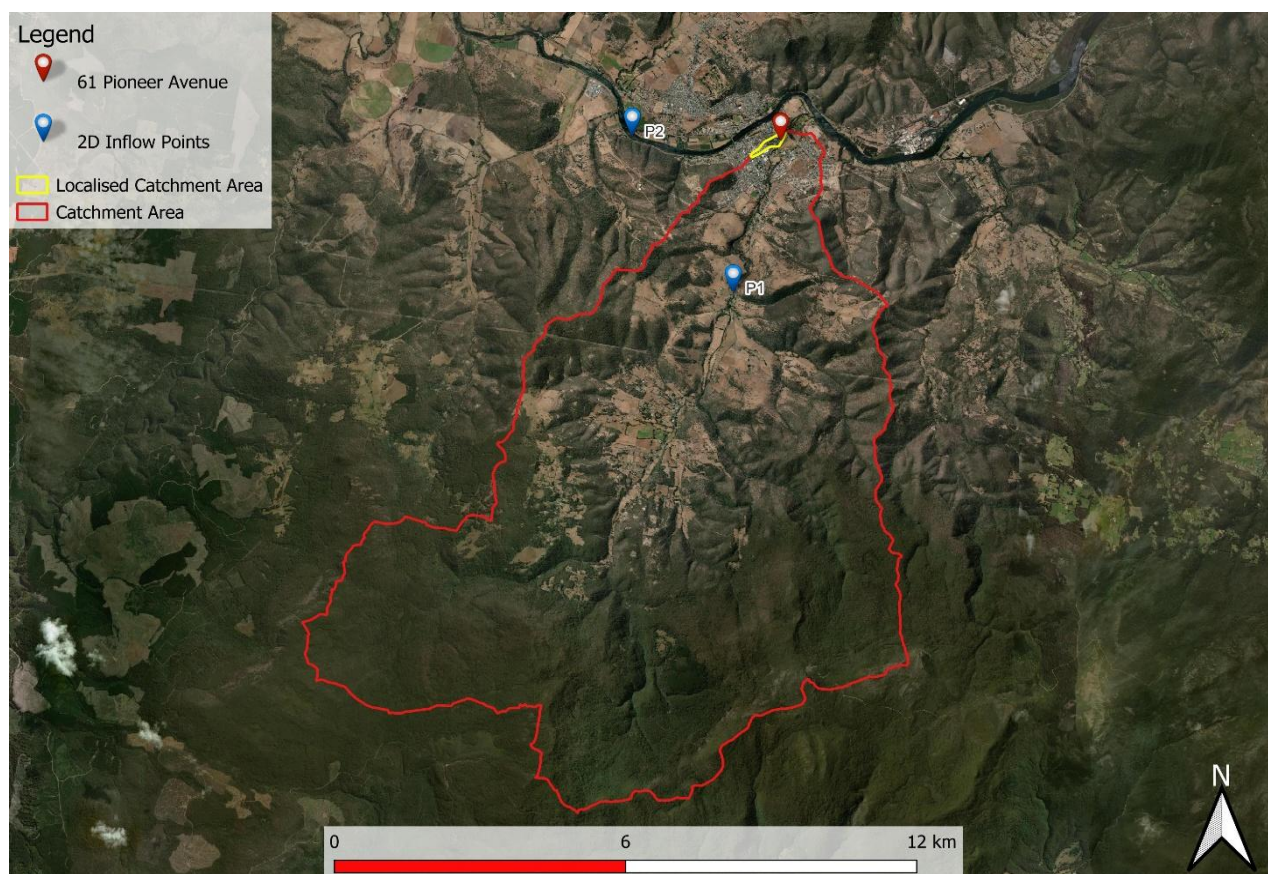


Figure 1. Full Contributing Catchments, 61 Pioneer Avenue, New Norfolk

2.2 Hydrology

The following Table 2 states the adopted hydrological parameters for the RAFTS catchment.

Table 2. Parameters for RAFTS catchment

Full Catchment Area (ha)	Immediate Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
9,800	12	25-12/1	4.1-2/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

Given the size of the immediate catchment and the broad extent of flooding, a range of storm durations from 10 minutes to 12 hours was assessed to capture the full range of rainfall temporal patterns influencing flood response. Figure 2 presents the box and whisker results from these model runs, undertaken to identify the critical design storm. The analysis shows that the 1% AEP 30 minutes storm using temporal pattern 4 produced the highest median peak response and therefore represents the controlling worst-case event for the localised catchment.

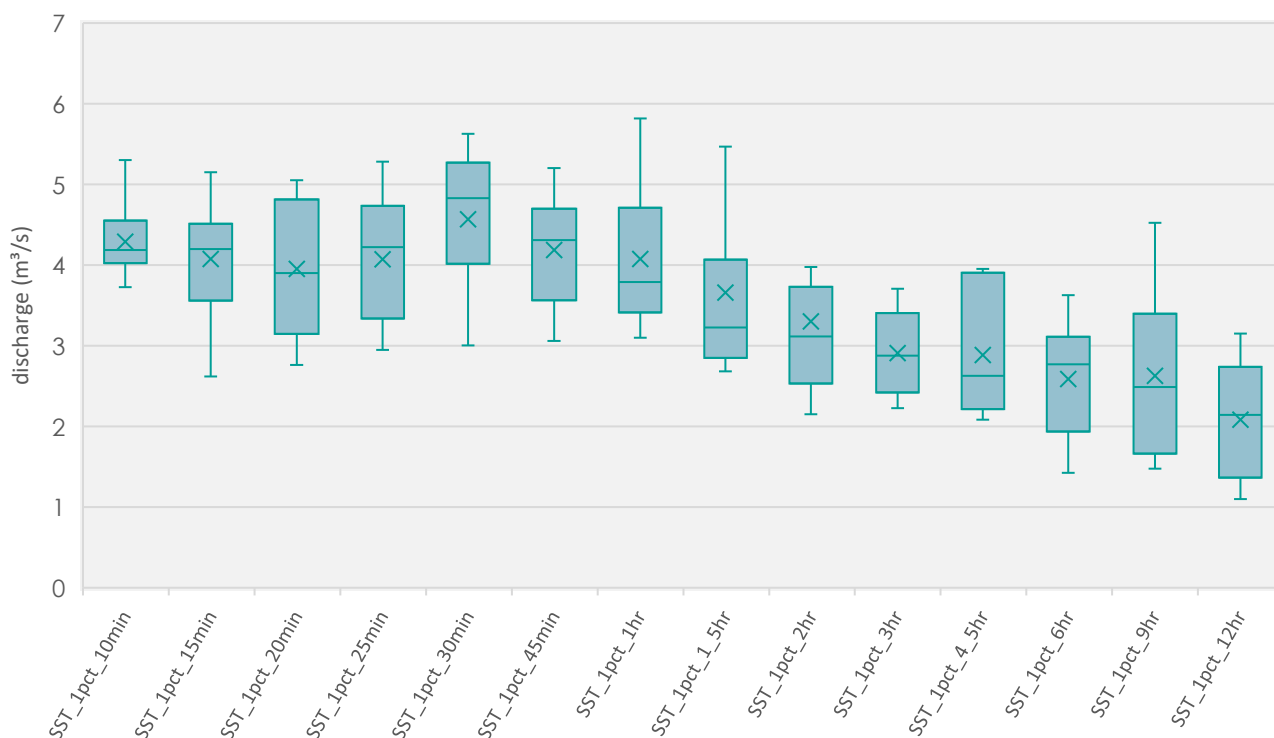


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot.

2.2.2 Climate Change

The ARR 2019 Guide for Flood Estimation, Version 4.2, is regarded as the industry standard for assessing projected increases in rainfall under climate change conditions for the year 2100 scenario.

According to Table 3 of the guide, a multiplication factor of 1.66 is adopted for rainfall durations of 30 minutes under the SSP3-7.0 at 2100 scenario for the localised catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts.

Table 3. Climate Change Increases

Parameter	Immediate Catchment SSP3-7.0 @ 2100
30-min Rainfall Intensity	66% Increase

2.2.3 Calibration/Validation

The modelled peak flood levels for the Lachlan River and River Derwent were verified against recorded flood information from the Tasmanian Strategic Flood Map, Derwent River Study Area Model Calibration Report and Entura Lachlan River / Tynwald Park - Flood Study. This verification was undertaken to confirm that the current hydraulic model provides results that are consistent with previously calibrated regional and localised flood modelling.

Modelled water levels, expressed in metres AHD and m^3/s , were compared with the calibrated peak flood levels for the 1% AEP plus climate change scenario. The comparison focused on two key

locations, the Lachlan River downstream of Lachlan ridge at Hobart Road, and the River Derwent at the junction with the Lachlan River.

The upstream Lachlan River and Derwent River catchments were represented using defined inflow boundaries located approximately 4 km upstream of the Lachlan bridge (**P1**) and approximately 4 km upstream of the confluence with the River Derwent (**P2**). This approach allowed the broader catchment flood volume and timing to be appropriately represented within the model.

Local runoff from areas surrounding the subject site was simulated using a rain on grid methodology. This allowed the model to represent spatial rainfall distribution, floodplain storage, and overland flow behaviour across the study area.

The combined use of upstream inflow boundaries and local rain on grid modelling provides confidence that both regional catchment flows and local runoff responses have been appropriately represented.

The adopted inflow values and boundary conditions are summarised in Table 4.

Table 4. Flood Design level calibration for 1% AEP + CC

Flood Study	Design levels along Lachlan River D/S Lachlan Bridge (m ³ /s)	Design levels along Lachlan River D/S Lachlan Bridge (mAHD)	Design levels at River Derwent / Lachlan River (mAHD)
Lachlan River / Tynwald Park - Flood Study – Entura 2024	235	-	-
Tasmanian strategic flood map Derwent study area design flood modelling	-	9.30	4.02
Flüssig Engineers	280	9.79	4.25

2.3 Hydraulics

A detailed one-dimensional–two-dimensional (1D–2D) hydraulic model was developed to simulate and quantify flood behaviour across the target study area. The 1D component of the model was configured to represent the existing pipe and channel network, enabling accurate routing of flows through defined hydraulic structures such as stormwater pits, culverts and pipe connections. This ensured that conveyance within the formal drainage system was properly captured, including surcharge behaviour during periods of high flow.

2.3.1 Structures

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

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

2.3.2 Structures Blockage

In alignment with the ARR2019 guidelines and insights gained from Project 11, specific blockage factors have been carefully determined for the Lachlan bridge situated at the Lachlan River at the Hobart Road.

For the above bridge, a blockage factor of 30% has been applied. This figure has been calculated based on a thorough assessment of the potential for debris accumulation, encompassing both natural materials such as branches, leaves, and the inclusion of 10% of sediment accumulation, as well as human-made obstructions that may impede the flow.

The choice of a conservative 30% blockage factor is informed by site-specific observations, which collectively indicate a medium risk of blockage. The surrounding vegetation, coupled with the area's topography, presents significant potential for debris to obstruct the culvert, justifying the need for a conservative approach in modelling.

2.3.3 Survey

The 2D surface model was taken from a combination of a site-specific survey data and the Geoscience Australia, to create a 0.25m and 1m cell size DEM. For the purposes of this report, 1m cells are enough to capture accurate flow paths. The DEM with hill shading can be seen below (Figure 3).

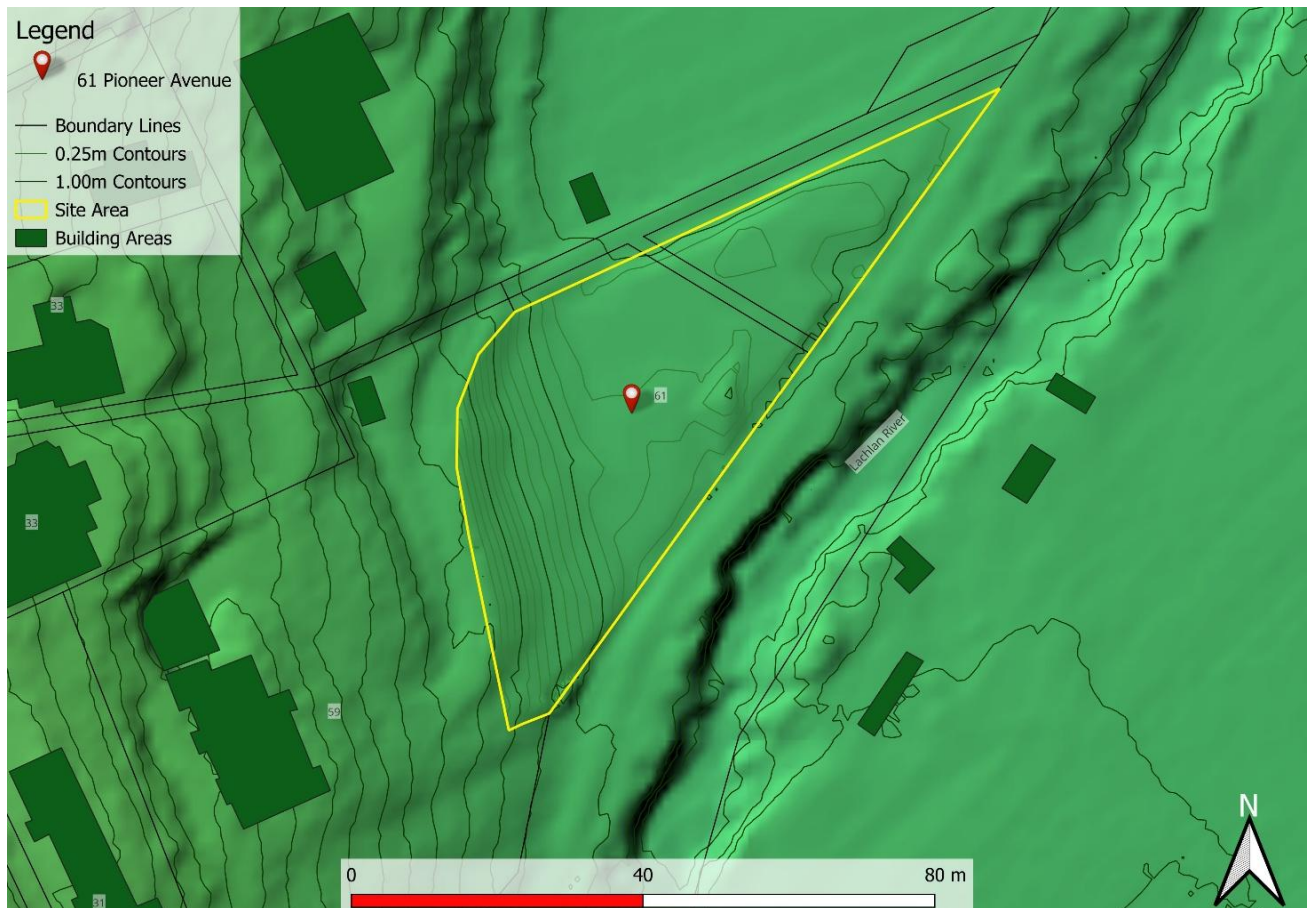


Figure 3. 1m DEM (Hill shade) of new development Area

2.3.4 Roads

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

In our Digital Elevation Model (DEM), a "z-line" refers to a line representing a constant elevation or contour line. These lines connect the existing kerb points of equal elevation on the terrain surface, allowing for visualisation of the terrain's shape and elevation changes.

2.3.5 Buildings

Specifically, residential houses and commercial buildings were integrated into the DEM by elevating the corresponding grid cells representing these structures by a standardised height of 0.3 meters above the natural ground surface. Subsequently, the re-sampled grids were utilised to establish the InfoWorks ICM model, thus forming a foundational framework for the subsequent analysis and simulation of flood dynamics.

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

2.3.6 Roughness (Manning's n)

The model grid's roughness and equivalent Manning's n values were derived from land use data. The specific values utilised are outlined in Table 5 provided below. These parameters have proven effective in previous flood mapping projects undertaken in Tasmania.

Table 5. Manning's Coefficients (ARR 2019)

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

3. Model Results

3.1 Pre-Development Scenario

Figure 4 presents the pre development scenario for No. 61 Pioneer Avenue indicates that the site is affected by flooding during the 1% AEP event including climate change to year 2100. Flooding is associated with the main overland flow corridor located east and south east of the site, with water extending into the eastern portion of the lot and across the adjoining low lying land. The western portion of the site, including the existing access and higher ground near Pioneer Avenue, is less affected and generally remains outside the deeper flood extent.

The depth mapping shows that shallow inundation extends into parts of the site, with depths generally increasing toward the eastern boundary and the main drainage corridor. Much of the central and western portion of the lot is affected by shallow water, generally less than 0.30 m, while deeper water occurs along the eastern and south eastern low point. In this area, flood depths increase from 0.60 m to greater than 1.50 m within the main conveyance corridor. This indicates that the primary flood storage and conveyance function is located away from the western access area and is concentrated along the natural low point adjacent to the site.

The velocity mapping shows a clear increase in flow energy toward the eastern drainage corridor. Velocities across the western and central portions of the lot are generally low to moderate, typically below 1.00 m/s. Higher velocities, including areas above 1.50 m/s and locally greater than 2.00 m/s, occur within the main flow path east and south east of the site. This confirms that the most hydraulically active area is associated with the defined overland flow corridor rather than the broader site area.

The hazard mapping generally reflects the combined influence of depth and velocity. Lower hazard conditions, mostly H1 to H2, occur across the western and central parts of the lot where flood depths and velocities are lower. H3 and H4 conditions occur closer to the eastern side of the site, where flow becomes deeper and more concentrated. Higher hazard classifications, including H5 and H6, are located within the Lachlan River corridor and adjoining low lying land where both depth and velocity are elevated.

The pre development results show that flood behaviour at No. 61 Pioneer Avenue is controlled by the eastern overland flow corridor. The site is partially flood affected, however the highest flood depths, velocities and hazard conditions are concentrated outside the main western access area. Any future development should avoid obstructing the eastern flow path, maintain existing flood conveyance, and ensure that finished floor levels, access arrangements, earthworks and fencing are designed to avoid redirecting floodwater toward neighbouring properties or increasing flood hazard within the corridor.

This reinforces the need for any future works within the lot to be carefully assessed, particularly where filling, retaining walls, solid fencing or other structures could alter flood storage, redirect flows, or increase local velocities within the property.

3.2 Post-Development Scenario

Figure 5 presents the post development flood conditions for the 1% AEP event including climate change to year 2100. The hydraulic model incorporates the proposed dwelling, ramp, pier supports, shed, driveway and deck areas. The results indicate that flood behaviour remains influenced by the established flow corridor along the eastern side of the site, while the proposed dwelling and access areas occupy the higher western and central portions of the lot. This pattern remains clearly evident across the mapped site.

The post development depth mapping shows a clear increase in inundation from west to east. The western side of the site, including the driveway approach and much of the area surrounding the proposed dwelling, is generally affected by little to shallow inundation. Flood depth increases across the central and eastern portions of the lot, with depths generally within the 0.10 m to 0.60 m range. Greater depths occur farther east, where the flow corridor becomes more defined and depths increase to between approximately 0.60 m and 1.0 m, with areas exceeding 1.0 m and locally 1.5 m within the deepest part of the corridor. The proposed shed is located closer to this transition and is therefore exposed to deeper flood conditions.

The velocity mapping demonstrates a similar pattern. Lower velocities are present across the western portion of the site and around the main dwelling area, where mapped values are generally below approximately 0.50 m/s. Velocities increase eastward, with areas between approximately 0.50 m/s and 1.5 m/s occurring through the transitional floodplain. The highest velocities, between approximately 1.5 m/s and greater than 2.0 m/s, are concentrated within the eastern flow corridor. This confirms that the principal flow energy remains associated with the lower eastern part of the property rather than being redirected through the central development area.

The proposed dwelling is supported on piers, allowing floodwater to pass beneath and around the structure rather than requiring a continuous foundation or extensive filling across flood affected ground. This form of construction reduces obstruction to the hydraulic pathway and assists in maintaining flood conveyance through the site. The areas beneath the raised structure should remain open and should not be enclosed by solid walls, storage areas or other permanent obstructions that could interfere with floodwater movement.

The hazard mapping reflects the combined influence of depth and velocity. H1 and H2 conditions occur across much of the western and central development area, while H3 and H4 conditions become more prominent toward the eastern portion of the property. H5 and H6 hazard is concentrated within the main Lachlan River flow corridor, where greater depths and velocities coincide. The development is therefore positioned so that the principal dwelling remains separated from the most severe hydraulic conditions, while the shed is located closer to the higher hazard transition and requires appropriate flood resilient structural design.

The driveway and ramp are generally located within the lower hazard western portion of the site, although shallow flooding may occur during the design event. Finished levels and surface grades should maintain positive drainage and avoid creating depressions that could trap floodwater around the dwelling, ramp or access areas. Surfaces exposed to moving floodwater should be constructed from stable, non erosive materials suitable for the modelled hydraulic conditions.

The post development results indicate that the proposed arrangement retains the established eastern flood corridor as the dominant pathway through the property. The dwelling, ramp and driveway are positioned away from the deepest and fastest moving water, while the pier supported construction maintains hydraulic continuity beneath the raised structure. The eastern portion of the property should remain free from unnecessary filling, solid fencing, storage or other obstructions that could reduce conveyance or redirect floodwater. Final structural design of the piers, shed and flood exposed elements should be undertaken by a suitably qualified structural engineer using the depth, velocity and hazard conditions identified by this assessment.

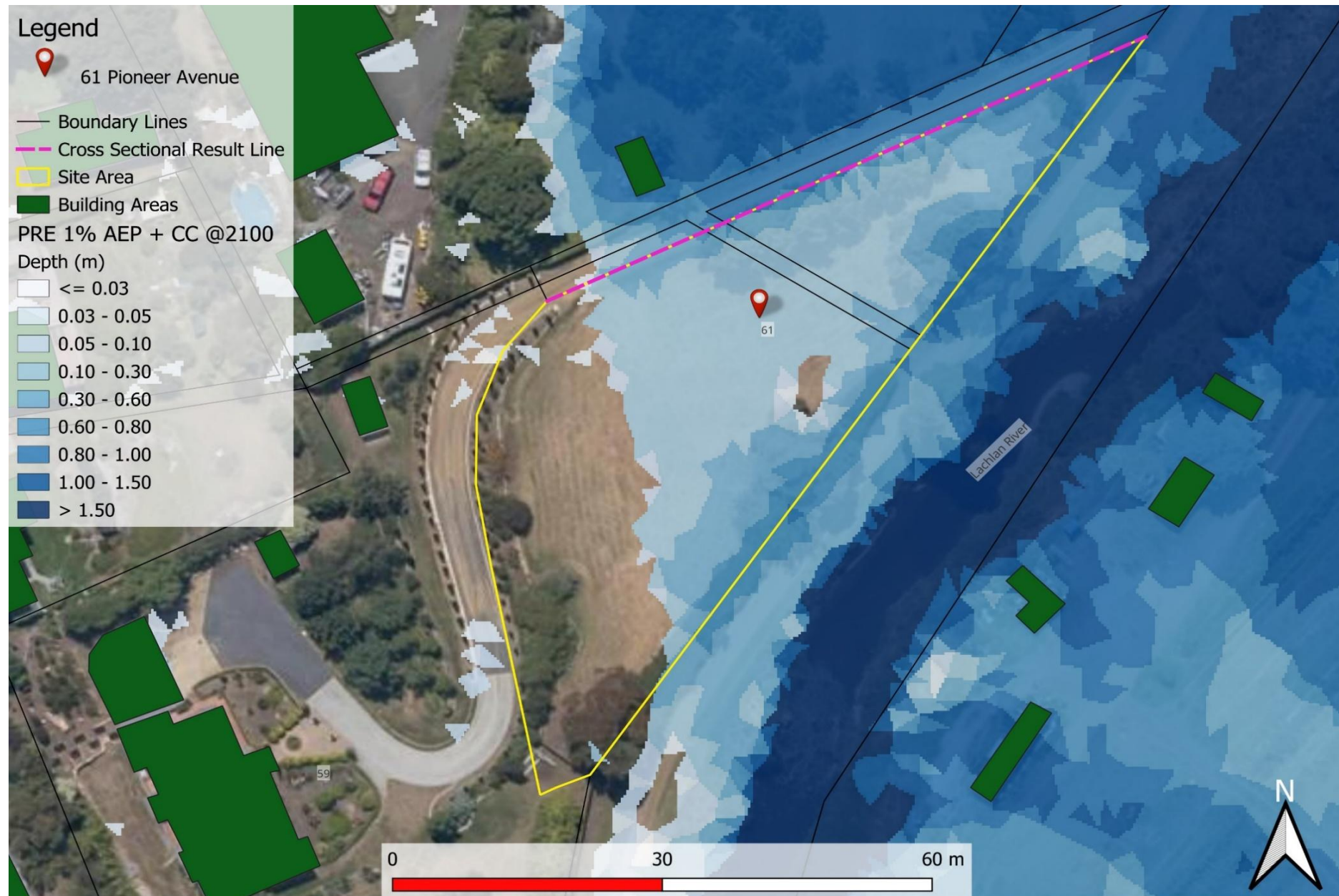


Figure 4. Pre-Development 1% AEP + CC Depth

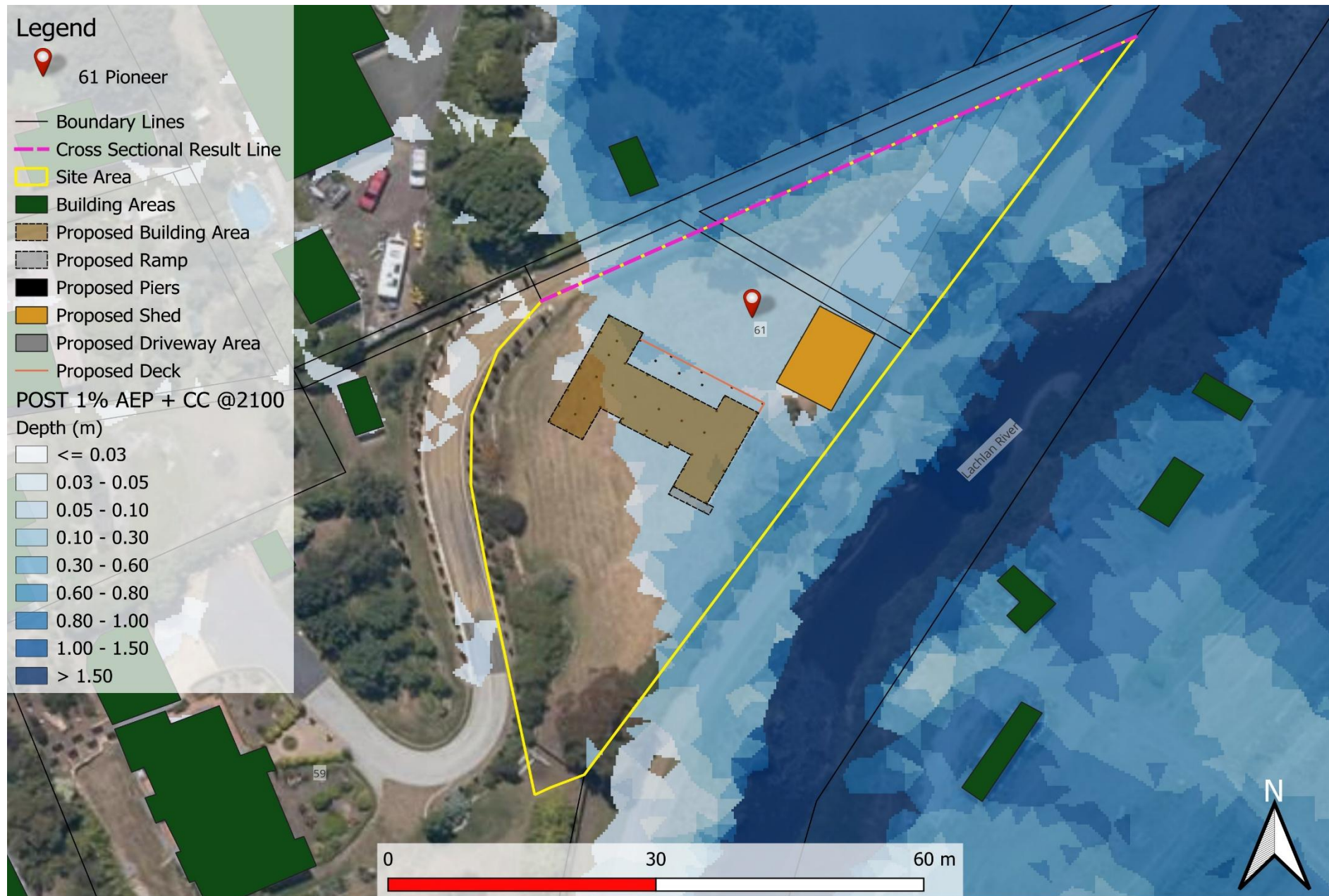


Figure 5. Post-Development 1% AEP + CC Depth

3.3 Displacement of Overland Flow on Third Party Property

The post development modelling indicates that the proposed works will not create a new overland flow path or direct additional floodwater onto adjoining third party properties. Flooding in this area is controlled by the broader Lachlan River floodplain, and the surrounding low lying land is already inundated during the 1% AEP event including climate change to year 2100.

The proposed dwelling and deck are elevated on piers, allowing floodwater to pass beneath the structure rather than being blocked or redirected laterally. The 200 mm blockage allowance at the base of the piers provides a conservative representation of possible debris accumulation while still preserving conveyance.

As the development does not form a solid barrier across the floodplain, the modelled results indicate no meaningful increase in flood depth, velocity, extent or hazard on adjoining properties. The existing floodplain function and flow distribution are therefore maintained.

3.1 Development Effects on Flooding

Figure 6 presents the development effects on flooding at 61 Pioneer Avenue have been assessed by comparing the pre development and post development hydraulic results at the adopted cross sectional result line, as presented in Figure 6. Flood depth remains unchanged at 1.52 m. Velocity reduces from 1.39 m/s to 1.17 m/s, while discharge reduces from 8.45 m³/s to 8.28 m³/s.

The reduction in velocity and discharge is associated with local redistribution and dispersion of floodwater within the subject property as a result of the proposed dwelling and shed locations. The structures alter the local flow pattern within the lot, causing floodwater to spread around the development rather than becoming concentrated through a single pathway. This redistribution remains contained within 61 Pioneer Avenue and does not produce an increase in flood depth, velocity or discharge at the assessed cross section. The change is therefore considered minor and localised, with no material adverse effect on the hydraulic behaviour assessed for the site.

These results confirm that the development has minimal impact on flood conveyance, with overland flow characteristics remaining generally consistent with pre-development conditions.

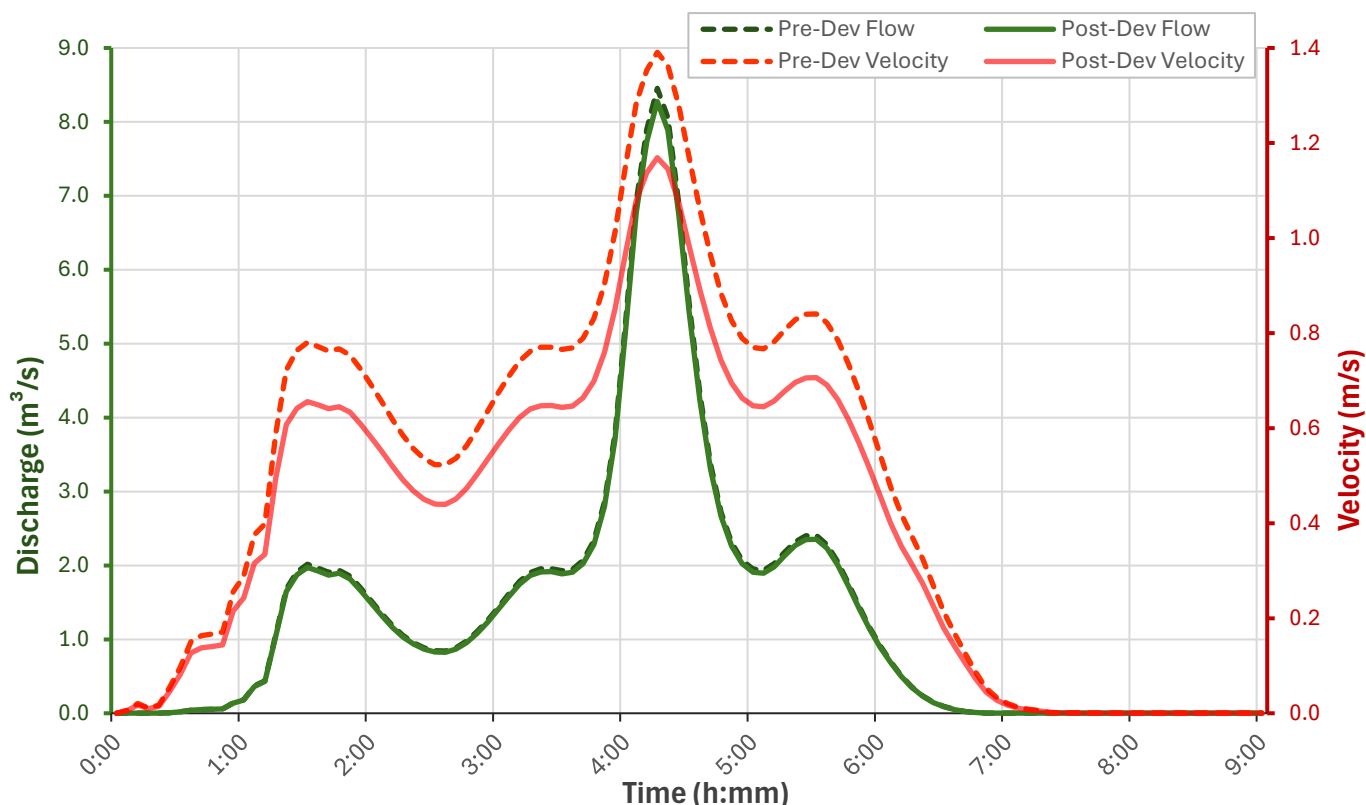


Figure 6. Pre and Post Development Discharge and Velocity 1% AEP + CC 2100

3.2 Model Summary

The following data shown in Table 6 summarises the results from the flood model at the cross-sectional result line.

Table 6. Pre-and post-development results at the cross-sectional result line

	Pre-Development	Post-Development	Net Change
Depth (m)	1.52	1.52	0.00
Velocity (m/s)	1.39	1.17	-0.22
Discharge (m ³ /s)	8.45	8.28	-0.18

3.3 Habitable Building

To meet the performance criteria of the Building Regulations, the construction of a new habitable building is required to have a habitable floor level >300mm above the >1% AEP + CC flood level. The new development at 61 Pioneer Avenue, New Norfolk must meet this regulation as shown in Table 7. (The floor level >1% AEP + CC flood level + 300mm does not apply for non-habitable areas including garages or sheds).

Table 7. Habitable Floor Construction Levels

Development	1% AEP +CC 2100 flood level (mAHD)	Minimum Floor Level required (mAHD)
Proposed Dwelling	10.10	10.40

4. Flood Hazard

The post development flood hazard assessment for 61 Pioneer Avenue New Norfolk has been undertaken for the 1% AEP event including climate change to year 2100. The hazard mapping combines modelled flood depth and velocity to identify the level of risk across the property and to assess the suitability of the proposed dwelling, ramp, pier supported construction, shed, driveway and deck areas.

The results indicate that the western and central portions of the site are generally subject to lower hazard conditions, predominantly H1 and H2. These areas include the proposed dwelling, ramp and driveway, where flood depths and velocities are comparatively lower than those within the eastern part of the property. Hazard increases progressively toward the east as the site transitions into the established overland flow corridor.

H3 and H4 conditions occur through the transitional floodplain between the development area and the main eastern flow path. The highest hazard categories, H5 and H6, remain concentrated within the Lachlan River corridor where greater flood depths and velocities coincide. These areas are unsuitable for pedestrian or vehicle movement during the design event and should remain free from unnecessary obstructions, filling, storage or solid fencing that could reduce flood conveyance.

The proposed pier supported dwelling provides a flood compatible response by maintaining hydraulic continuity beneath the structure and limiting displacement of floodwater. The subfloor area should remain open and unobstructed. The proposed shed is located closer to the transition toward higher hazard conditions and should therefore be designed using flood resistant materials and structural detailing appropriate to the modelled exposure.

The hazard assessment indicates that the principal development area remains separated from the highest risk flow corridor. Final structural design of flood exposed piers, shed elements and associated supports should be undertaken by a suitably qualified structural engineer using the hydraulic conditions identified by this assessment. Refer to Figure 7 below for the Hazard Categories Australian Disaster and Resilience Handbook description.

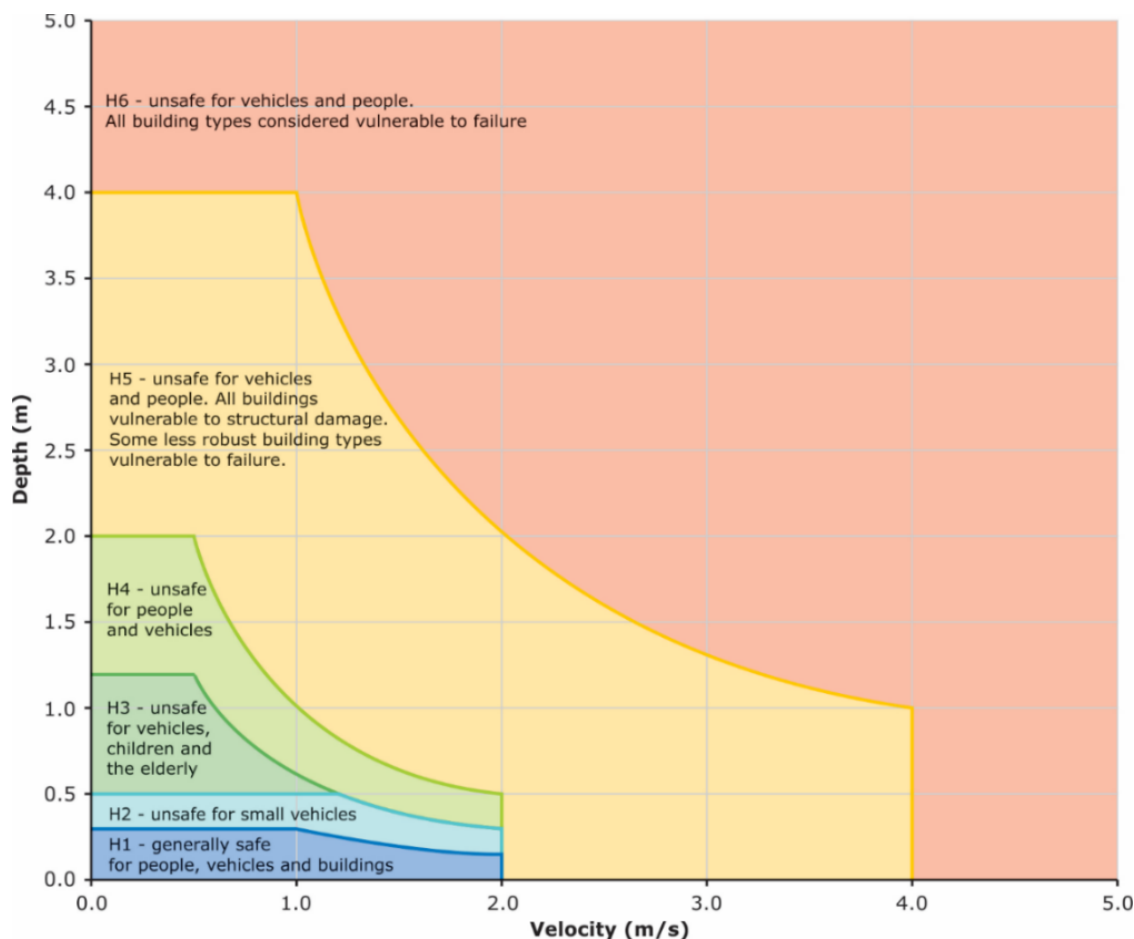


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The tolerable risk assessment for 61 Pioneer Avenue, New Norfolk considers the post development flood conditions for the 1% AEP event including climate change to year 2100. The assessment recognises that the site is affected by an established overland flow corridor along the eastern side of the property, where flood depth, velocity and hazard increase compared with the western and central portions of the lot.

The proposed dwelling, ramp and access areas are positioned within the lower hazard part of the site and remain separated from the H5 and H6 conditions concentrated within the eastern flow corridor. The dwelling is supported on piers, allowing floodwater to pass beneath the structure and reducing obstruction to existing flood conveyance. The subfloor area should remain open and free from storage, solid walls or other elements that could restrict flow.

The proposed shed is located closer to the transition toward higher hazard conditions and must be constructed from robust, flood compatible materials. Any structural elements exposed to floodwater, including the dwelling piers, shed foundations and associated supports, should be designed and certified by a suitably qualified structural engineer to withstand the applicable hydrostatic, hydrodynamic, debris and scour forces identified by the hydraulic assessment.

Access should not be relied upon once flooding develops. Occupants should monitor Bureau of Meteorology warnings, SES Tasmania advice and Council information during periods of significant rainfall or forecast flooding and avoid entering or remaining at the property where unsafe conditions are expected.

If flooding develops while occupants are already within the dwelling and external access becomes unsafe, they should remain within the elevated building and follow emergency services directions rather than attempt to walk or drive through floodwater. Subject to these structural, access and operational measures being maintained, the proposed development is considered capable of achieving a tolerable level of flood risk.

5. Response to the Tasmanian Planning Scheme

Table 8. Tasmanian Planning Scheme summary C12.5.1

C12.5.1 Uses within a flood prone hazard area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		P1.1	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed dwelling, deck and sheds are located within a lot that is partially affected by flooding due to the location of the adjacent Lachlan River that flows to the east of the development site.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		P1.2	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	The proposed dwelling and deck area to be built on piers to allow unimpeded flow of flood water beneath the dwelling. This is considered tolerable for the proposed use, subject to the recommendations of this report, including appropriate finished floor levels and flood compatible construction without any additional flood protection measures.

Table 9. Tasmanian Planning Scheme summary C12.6.1

C12.6.1 Building and works within a flood prone area			
Objective: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and, (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.			
Performance Criteria			
P1.1		P1.1	
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:		Response from flood report	
(a)	the type, form, scale and intended duration of the development;	(a)	Proposed dwelling, deck, driveway and shed.
(b)	whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of a habitable building.
(c)	any advice from a State authority, regulated entity or a council; and	(c)	N/A
(d)	the advice contained in a flood hazard report.	(d)	Flood report and recommendations provided within.
Performance Criteria			
P1.2		P1.2	
A flood hazard report also demonstrates that the building and works:		Response from Flood Report	
(a)	do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and	(a)	Does not increase flooding extents and depths within the site, on adjacent land or public infrastructure.
(b)	can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.	(b)	Assuming recommendations of this report the proposed site and development can achieve a tolerable risk to the 1% AEP storm event for the life expectancy of the buildings, subject to the recommendations of this report.

6. Conclusion

The flood assessment for No. 61 Pioneer Avenue, New Norfolk confirms that the proposed dwelling, deck, sheds, driveway and carport can be accommodated on the site, subject to implementation of the recommendations provided within this report. The post development hydraulic modelling indicates that the proposed dwelling and deck are positioned outside the highest hazard portion of the floodplain and are to be constructed on piers above the adopted 1% AEP flood level, including climate change to year 2100.

The elevated pier supported arrangement allows floodwater to pass beneath and around the dwelling and deck, maintaining hydraulic continuity through the site and reducing obstruction to the existing floodplain. The hydraulic assessment also incorporates a conservative 200 mm blockage allowance at the base of the piers to represent potential future accumulation of debris, sediment, vegetation or other minor obstructions during significant flood conditions.

The proposed driveway and shed are external elements and should be constructed using stable, flood compatible and non-erosive materials suitable for the modelled hydraulic conditions. Particular consideration is required for the proposed shed due to its location closer to the higher hazard eastern portion of the floodplain. The shed and associated structural elements should be designed by a suitably qualified structural engineer to withstand approximately 0.50 m flood depth and 0.30 m/s flow velocity, including applicable hydrostatic, hydrodynamic and debris related forces.

The principal dwelling entry remains outside the mapped flood extent during the assessed design event, while site access remains within comparatively low hazard conditions. Subject to maintaining the proposed pier supported construction, appropriate structural design, flood compatible materials and the recommendations contained within this report, the development is considered capable of achieving a tolerable level of flood risk throughout its design life.

7. Recommendations

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

1. The proposed new dwelling finished floor level must be constructed in accordance with the minimum level specified in Table 7 of this report.
2. The proposed new dwelling and deck must be constructed on piers above the adopted 1% AEP flood level, including climate change, as specified in this report.
3. The area beneath the proposed dwelling and deck must remain open to allow floodwater to pass freely through the structure footprint.
4. No solid screening, cladding, storage, walls, lattice, fencing panels or other obstructions are to be installed between or around the piers, unless supported by further flood assessment.
5. The ground surface beneath the dwelling and deck must be stabilised using non erosive materials, such as compacted gravel, rock protection, concrete, or other suitable scour resistant treatment.
6. Loose landscaping materials, mulch, lightweight garden beds, unsecured storage and other debris generating materials must not be placed beneath the dwelling, deck or within the active flood affected area.
7. The pier foundations, subfloor framing, connections and exposed structural elements must be designed to resist the relevant hydrostatic, hydrodynamic and debris loads associated with the adopted flood conditions.
8. Shed must be constructed using durable flood compatible materials and must be structurally designed to withstand flood forces, including debris impact, due to its location closer to the higher hazard eastern floodplain.

9. Services, electrical equipment, pumps, switchboards and vulnerable fixtures associated with the dwelling, deck, carport and sheds should be located above the adopted flood level where practicable.
10. The driveway should be finished using well compacted materials that can tolerate temporary inundation and post flood cleaning.
11. No additional filling, retaining walls, solid fencing, storage areas, landscaping mounds or other obstructions should be placed within the flood affected area without further flood assessment.
12. The existing floodplain function beneath and around the proposed development must be maintained, and future works must not redirect floodwater onto adjoining properties or increase flood hazard within the lot.
13. Any future changes to the dwelling layout, deck, pier arrangement, sheds, driveway, carport, ground levels or fencing should be reviewed by a suitably qualified flood engineer before construction.

8. Limitations

Flüssig Engineers was engaged to prepare a site specific Flood Hazard Report for the proposed new dwelling, shed and associated works at No. 61 Pioneer Avenue, New Norfolk. The assessment has been prepared for the specific development layout, finished floor level, pier arrangement, external structures and flood mitigation measures described in this report.

The findings are based on the survey, design information, site data, hydraulic modelling inputs, terrain information and assumptions available at the time of preparation. If the proposed dwelling layout, deck extent, shed location, driveway, ground levels, pier arrangement, finished floor level, fencing or drainage conditions change, the flood assessment should be reviewed and updated as required.

The modelling includes a conservative 200 mm blockage allowance at the base of the proposed piers to account for potential debris, sediment or minor obstruction during flood conditions. This allowance is specific to the assessed arrangement and should not be applied to future design changes without further review.

This report must be read and relied upon in full. It must not be used in part, or for any other development, site, design outcome or planning purpose, without written approval from Flüssig Engineers.

Flüssig Engineers accepts no responsibility for the accuracy, completeness or suitability of third party information supplied for this assessment. The conclusions and recommendations are subject to the limitations of the available data and agreed scope of work.

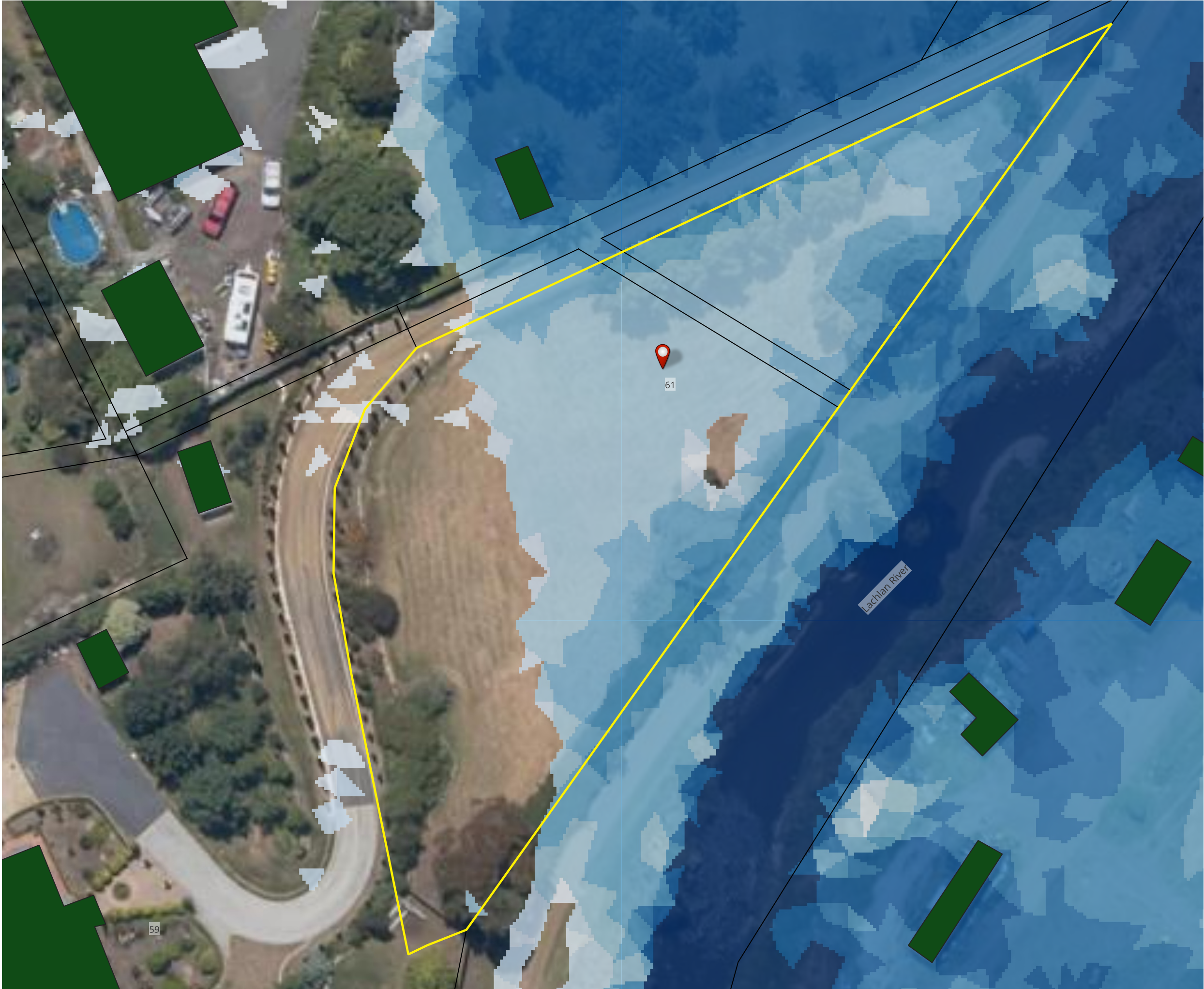
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Appendices

Appendix A Flood Study Maps

PRE 1% AEP + CC @ 2100



Legend

61 Pioneer Avenue

— Boundary Lines

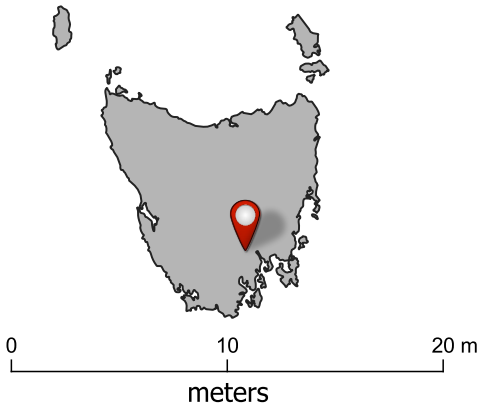
Site Area

Building Areas

PRE 1% AEP + CC @2100

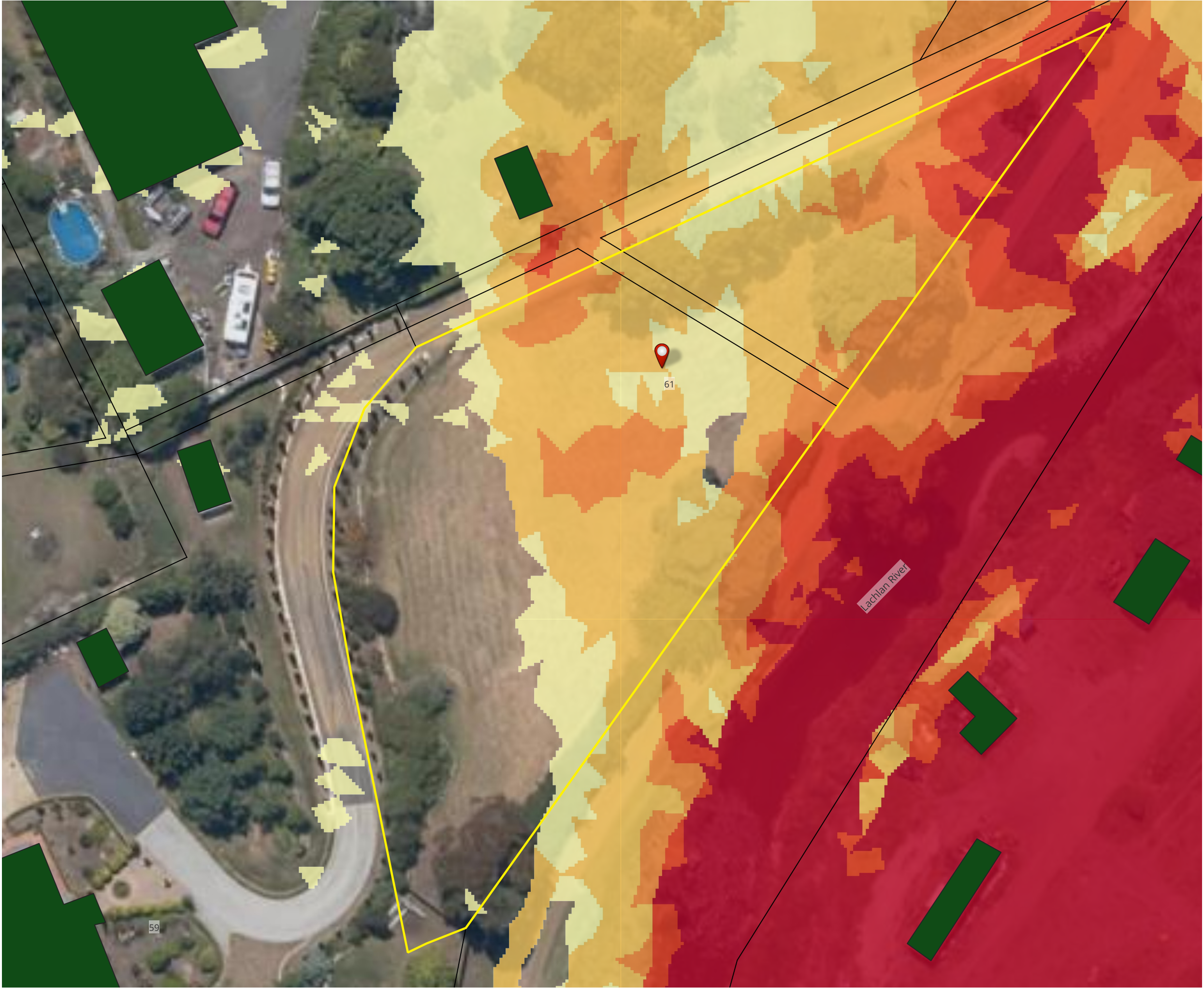
Depth (m)

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



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PRE 1% AEP + CC @ 2100



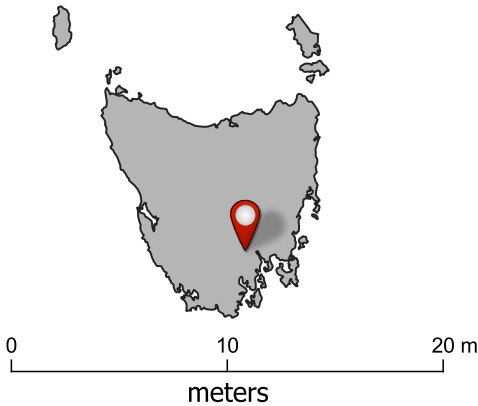
Legend

- 61 Pioneer Avenue
- Boundary Lines
- Site Area
- Building Areas

PRE 1% AEP + CC @2100

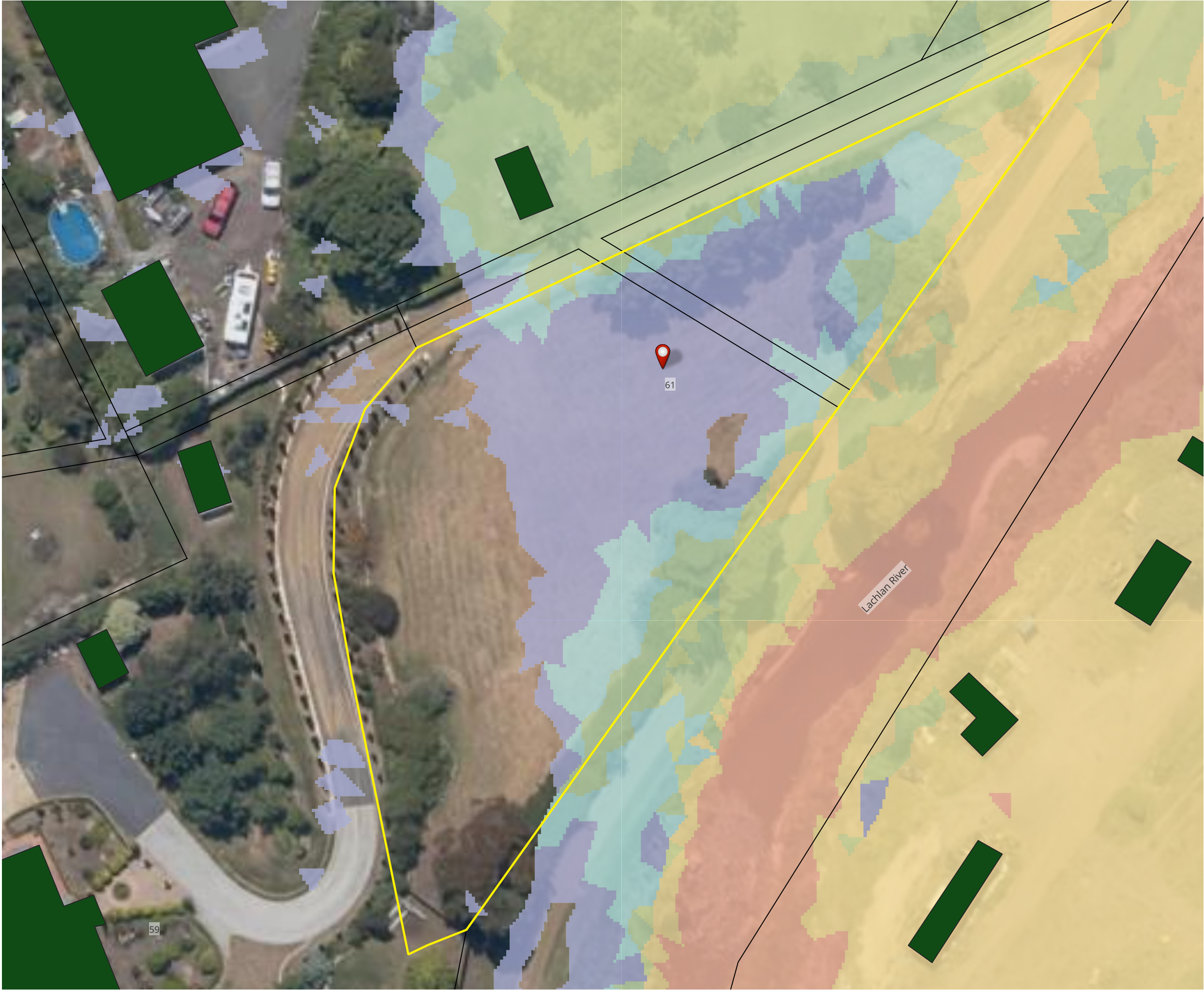
Velocity (m/s)

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



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PRE 1% AEP + CC @ 2100



Legend

61 Pioneer Avenue

— Boundary Lines

Site Area

Building Areas

PRE 1% AEP + CC @2100

Hazard

H1

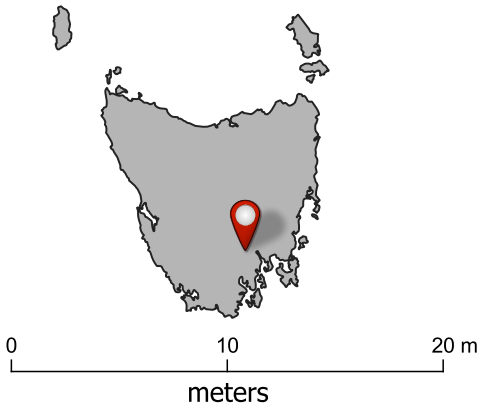
H2

H3

H4

H5

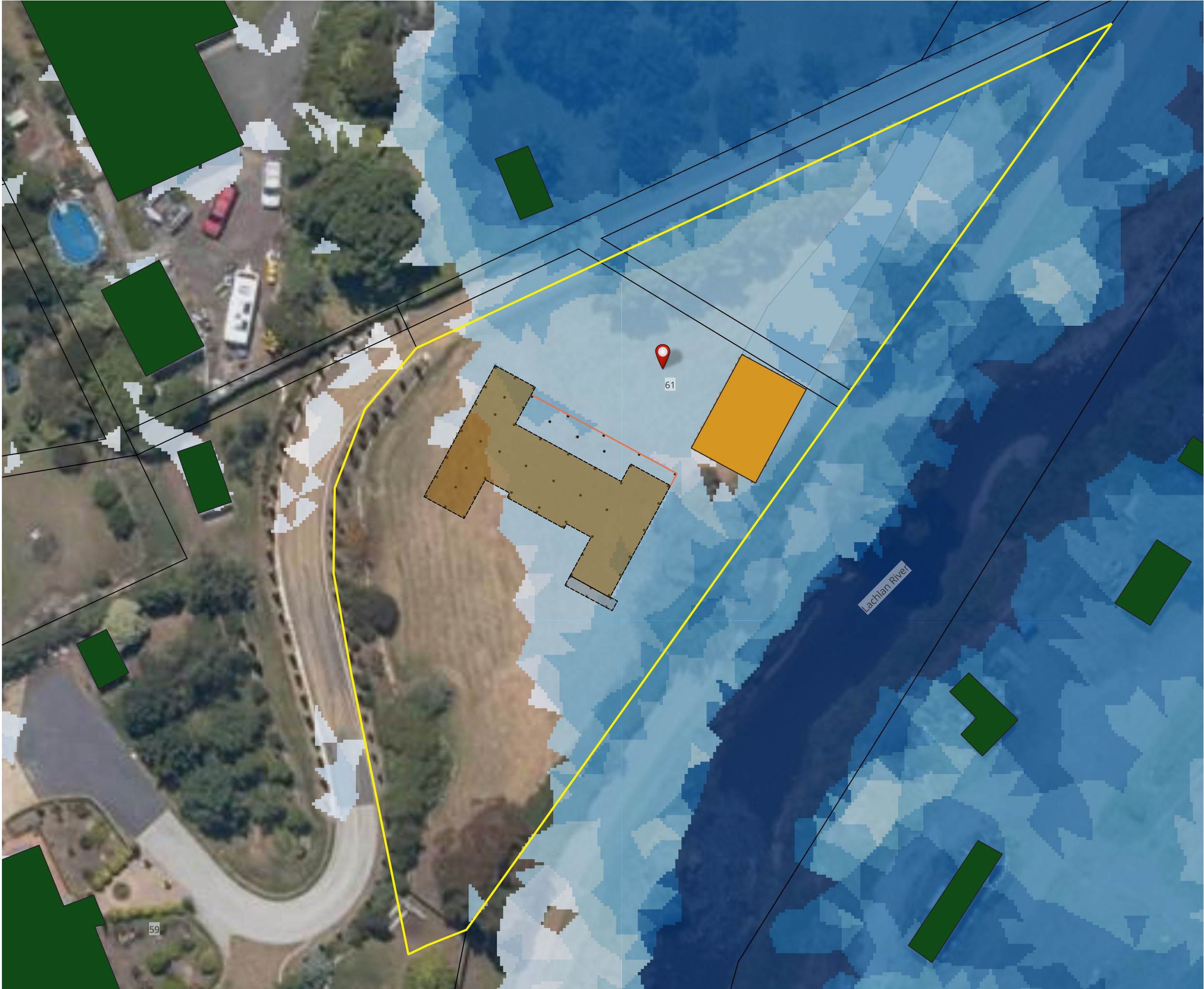
H6



flüssig
Engineers

admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4
Hobart, 7000, TASMANIA

POST 1% AEP + CC @ 2100



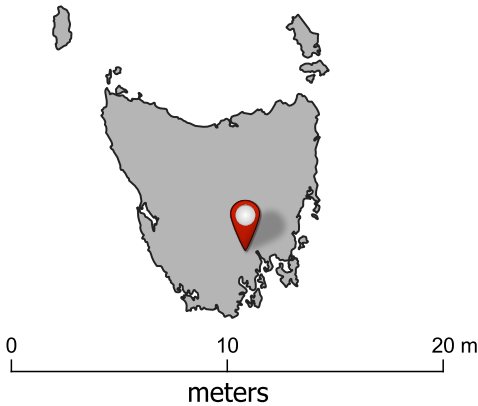
Legend

- 61 Pioneer Avenue
- Boundary Lines
- Site Area
- Building Areas
- Proposed Building Area
- Proposed Ramp
- Proposed Piers
- Proposed Shed
- Proposed Driveway Area
- Proposed Deck Areas

POST 1% AEP + CC @2100

Depth (m)

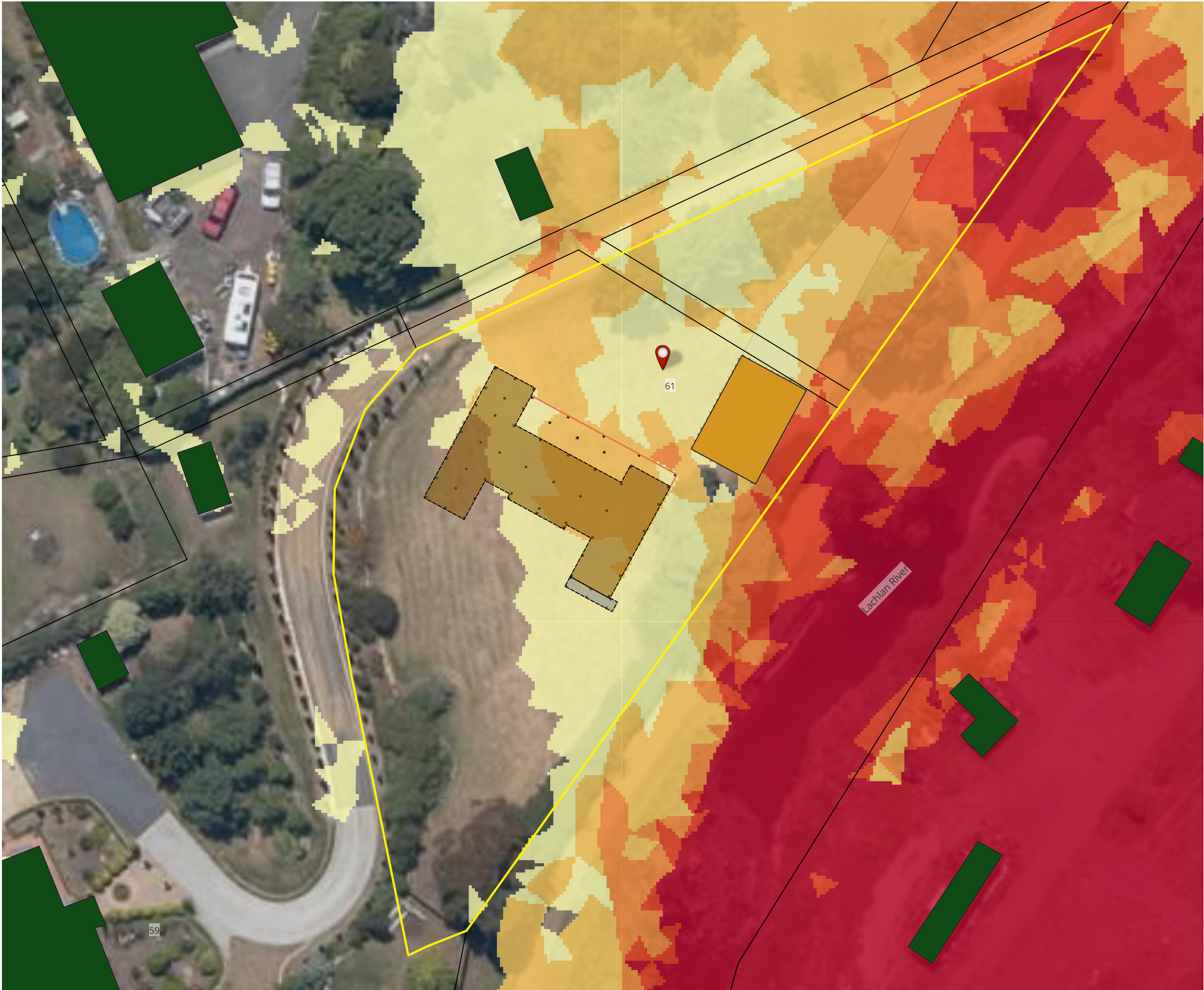
- <= 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



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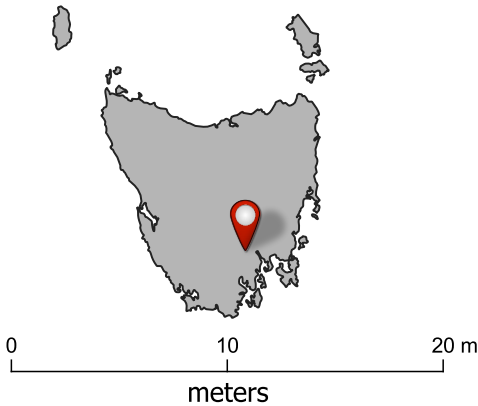
Legend

- 61 Pioneer Avenue
- Boundary Lines
- Site Area
- Building Areas
- Proposed Building Area
- Proposed Ramp
- Proposed Piers
- Proposed Shed
- Proposed Driveway Area
- Proposed Deck Areas

POST 1% AEP + CC @2100

Velocity (m/s)

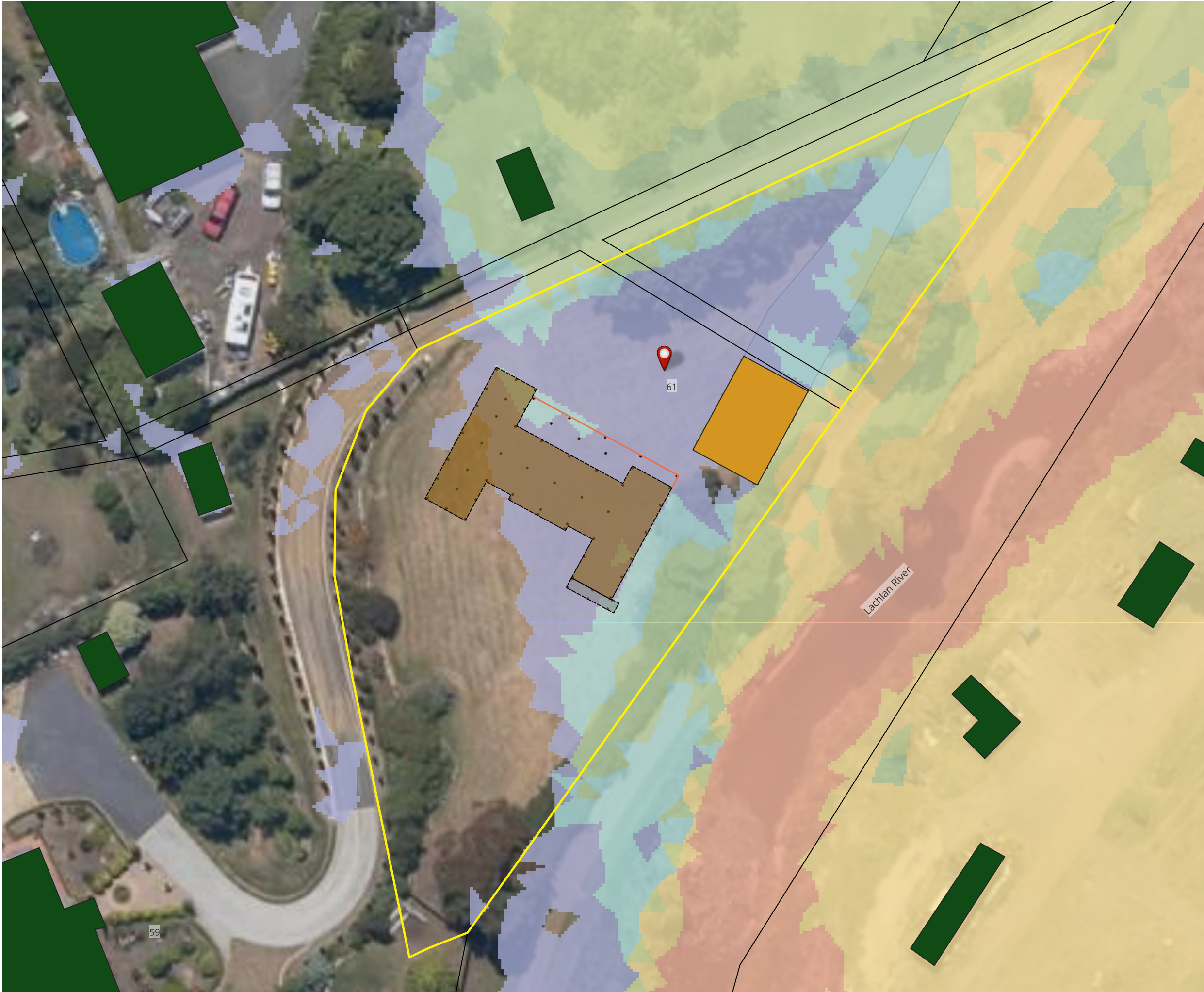
- ≤ 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- > 2.00



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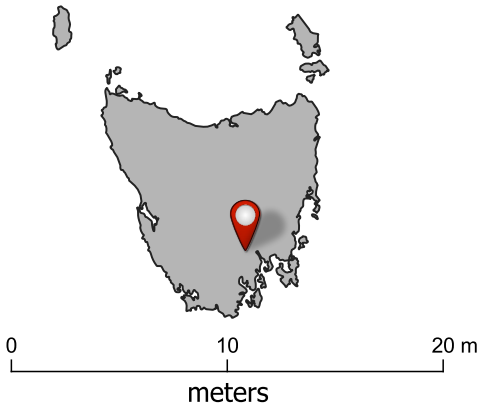
Legend

- 61 Pioneer Avenue
- Boundary Lines
- Site Area
- Building Areas
- Proposed Building Area
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- Proposed Deck Areas

POST 1% AEP + CC @2100

Hazard

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



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Hobart, 7000, TASMANIA



Capability and Expertise

Flood, stormwater, coastal and water engineering specialists

● Flood modelling

2D hydraulic modelling and flood hazard assessment

● Coastal inundation

Sea level rise, storm tide and coastal hazard response

● Water quality

WSUD, treatment trains and MUSIC assessment

● Stormwater

Drainage strategy, detention and overland flow design

● Dam breach assessment

Dam safety, breach modelling and consequence mapping

● Engineering Feasibility

Feasibility assessments and practical advice to support planning, approvals and early project decisions.

FLOOD

STORMWATER

COASTAL HAZARD

CLIMATE RESILIENCE

03 6288 7704 | admin@flussig.com.au

www.flussig.com.au | Level 4, 116 Bathurst Street, Hobart TAS 7000

APPLICATION FOR PLANNING APPROVAL – DEVELOPMENT/USE OR SUBDIVISION



www.derwentvalley.tas.gov.au
(03) 6261 8500

P.O. Box 595
New Norfolk TAS 7140

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993 (the Act)*.

Have you had a discussion with a Council officer in relation to this application: ☐ Yes ☒ No

Officer's name: _____ Date: _____

APPLICANT, OWNER AND CONTACT DETAILS

Provide details of the Applicant and Owner of the land.

APPLICANT

Name: Joseph Verrills
Address: 122 Glen Dhu Rd, Molesworth TAS
Email: joe@invilla.com.au Phone: 0433 375 724

As applicant, do you consent to all correspondence being sent via email rather than post? ☐ Yes ☐ No

OWNER

Name: Jeff Brouwers
Address: 16 Greystoke Place, Alexandra Hills QLD
Email: brouwers1@bigpond.com Phone: 0418 789 785

LAND DETAILS

Provide details of the land, including street address, title details and the existing use. Please use definitions in planning scheme.

Address: 61 PIONEER AVENUE, NEW NORFOLK, TAS
C.T.142863-1
Volume: 142863 Folio: 1

The proposal relies on access over the private property at 59 Pioneer Avenue and also shares access over common property with 59a Pioneer Avenue.
(CT142863/2 & CT130401/1)

PROPOSED USE AND DEVELOPMENT DETAILS

Provide details of the proposed use and of the proposed development and works. Please use definitions in planning scheme.

Use: Dwelling House & Shed

Describe

Development: Proposed new House and Shed

Existing Floor Area: 0 m² Proposed floor area: 230 m²

MATERIALS

External walls: Linea Weatherboard Colour: Woodland Grey

Roof cladding: Colorbond Colour: Monument

CAR PARKING

Number existing: 0 Proposed: 3

Is vegetation proposed to be removed? ☒ Yes ☐ No

Is the property on the Tasmanian Heritage Register? ☐ Yes ☐ No

Is Signage proposed: ☐ Yes ☒ No

Estimated cost of development value: \$ 600,000

FOR SUBDIVISION APPLICATIONS ONLY

Number of lots to be created:

(excluding Balance lot)

Total area of new lots:

(excluding balance lot):

Estimated cost of subdivision works

(must not be \$0)

DECLARATION

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

Council will only use the information provided to consider and determine the application for planning approval. Information provided may be made available for public inspection in accordance with section 57 of the Act.

- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the Land Use Planning and Approvals Act 1993.

Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

The Applicant must sign and date this form.

Joseph Verrills

14.10.2026

Signature

Date

Refer to application checklist on following page for additional information requirements.

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Derwent Valley Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Derwent Valley Council or their delegate (as specified in Subsections 52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note: *If the application involves Crown land you will also need to provide a letter of consent.*

I _____, being responsible for the administration of land at declare that I have given _____, permission for the making of this application for _____.

The Minister, General Manager or other delegate responsible for the land must sign and date this form.

Signature

Date

(This consent is for the making of the application only, and does not constitute landlord consent for the development to occur.)

SEARCH OF TORRENS TITLE

VOLUME 142863	FOLIO 1
EDITION 8	DATE OF ISSUE 13-Oct-2026

SEARCH DATE : 15-Oct-2026

SEARCH TIME : 11.49 am

DESCRIPTION OF LAND

Town of NEW NORFOLK

Lot 1 on Strata Plan [142863](#) and a general unit entitlement
operating for all purposes of the Strata Scheme being a 1
undivided 1/3 interest

Derived from Strata Plan [142863](#)

Derivation : Whole of Lot 39611 Gtd.to B.C.& R.E.Cannon

SCHEDULE 1

[N264170](#) TRANSFER to JEFFREY WILLIAM BROUWERS and CHERYL ANN
BROUWERS Registered 13-Oct-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property

Folio of the Register volume [142863](#) folio 0[SP153100](#) EASEMENTS in Schedule of Easements[C845023](#) FENCING PROVISION in TransferUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 142863	FOLIO 2
EDITION 10	DATE OF ISSUE 12-Sept-2023

SEARCH DATE : 24-Sept-2026

SEARCH TIME : 02.52 pm

DESCRIPTION OF LAND

Town of NEW NORFOLK

Lot 2 on Strata Plan 142863 and a general unit entitlement
operating for all purposes of the Strata Scheme being a 1
undivided 1/3 interest

Derived from Strata Plan 142863

Derivation : Whole of Lot 39611 Gtd.to B.C. & R.E.Cannon

SCHEDULE 1

M449836 & N152510 TRANSFER to CRAIG NICHOLAS CURTAIN

Registered 12-Sept-2023 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

The registered proprietor holds the lot and unit entitlement

subject to any interest noted on common property

Folio of the Register volume 142863 folio 0

SP153100 EASEMENTS in Schedule of Easements

SP148081 BENEFITING EASEMENT: Right of Carriageway

(appurtenant to that portion of the said land within
described marked OPQRGBCDFHL) over the Rights of Way
(Private) 3.60 wide, 3.00 wide marked EFKL, 4.00 wide
marked DEFG & variable width marked GPSRQG & GQFG
respectively on Sealed Plan No. 148081.

C845023 FENCING PROVISION in Transfer

E361258 MORTGAGE to MyState Bank Limited Registered
12-Sept-2023 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 142863	FOLIO 0
EDITION 7	DATE OF ISSUE 03-Sept-2008

SEARCH DATE : 15-Oct-2026

SEARCH TIME : 11.49 am

DESCRIPTION OF LAND

Town of NEW NORFOLK

The Common Property for Strata Scheme [142863](#)

Derivation : Whole of Lot 39611 Gtd.to B.C.& R.E.Cannon &

Whole of Lot 1000, 2870m2 The Crown

Prior CTs [54440/1](#) and [153100/1000](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [142863](#), 59A PIONEER AVE. NEW NORFOLK

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP[153100](#) EASEMENTS in Schedule of Easements

[C845023](#) FENCING PROVISION in Transfer

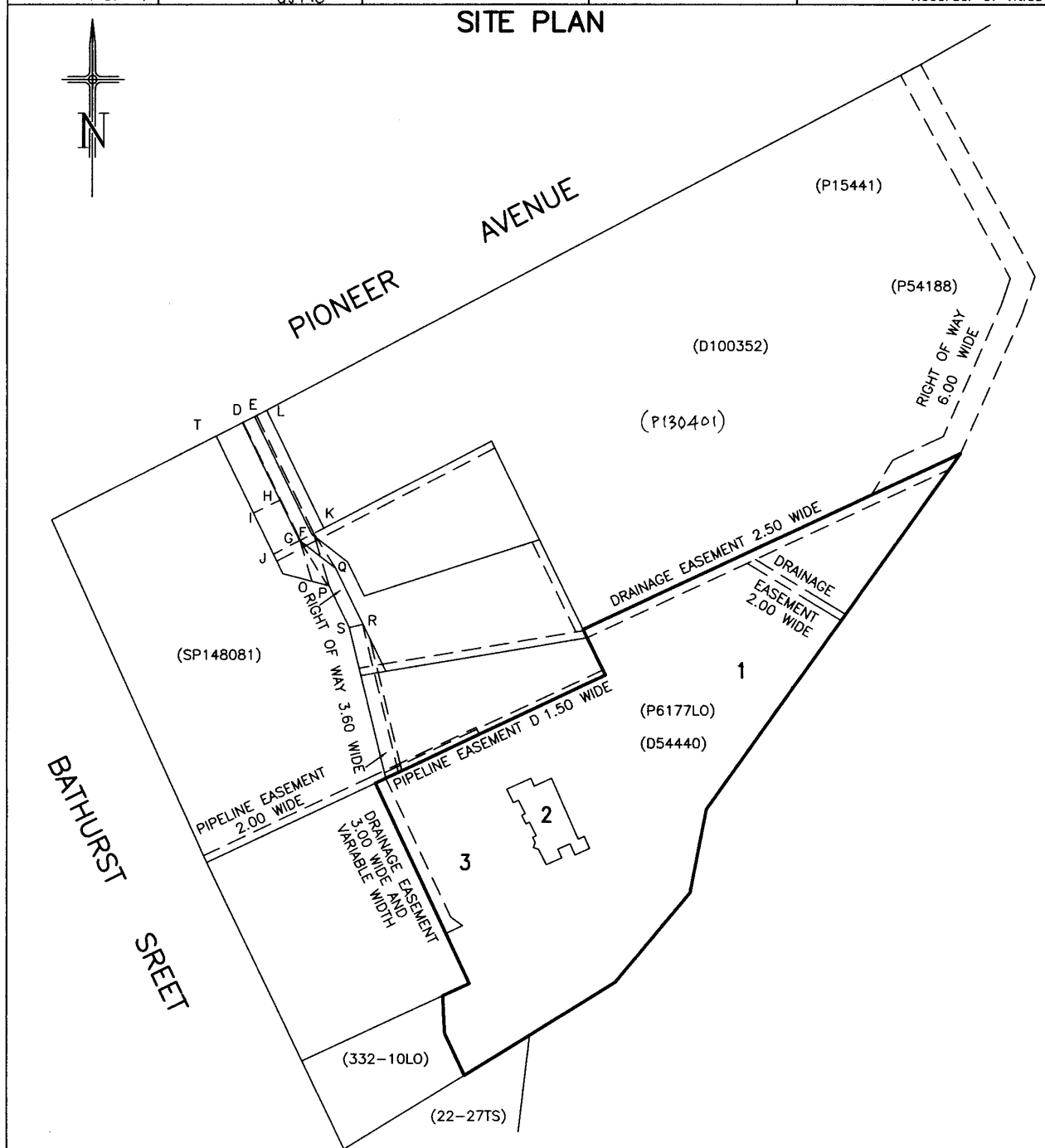
[C742168](#) APPLICATION by owners to amend strata plan [142863](#) by amending Lots 1 & 2 and adding Lot 3 Registered 18-Jan-2008 at noon

[C864115](#) APPLICATION by body corporate to amend strata plan [142863](#) by changing unit entitlements and adding to the common property Registered 03-Sept-2008 at 12.03 pm

UNREGISTERED DEALINGS AND NOTATIONS

162674 Plan - Pending Lodged by JAMES CROTTY on 06-Sept-2011 BP: 162674

TOWN OF NEW NORFOLK		STRATA PLAN		Registered Number
FOLIO REFERENCE ~~F.R. 153100-1~~ ~~OT142863-0~~ F.R. 54440-1		NEW SHEET 1 OF 3 SHEETS		142863
SITE COMPRISES THE WHOLE OF LOT 1 ON SP153100		NAME OF STRATA SCHEME No 59A PIONEER AVENUE, NEW NORFOLK		STRATA TITLES ACT 1998 REGISTERED - 5 JAN 2005
MAPSHEET MUNICIPAL CODE No.122(5026-42)	LAST UPI No. 2415431 2401820 GUYLO	SCALE 1:1000	LENGTHS IN METRES	<i>Alice Kawa</i> Recorder of Titles



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>[Signature]</i> Council Delegate	24/1/2008 Date	<i>[Signature]</i> Registered Land Surveyor	21/1/07 Date
	STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)			
LODGED BY				

STRATA PLAN

NEW SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

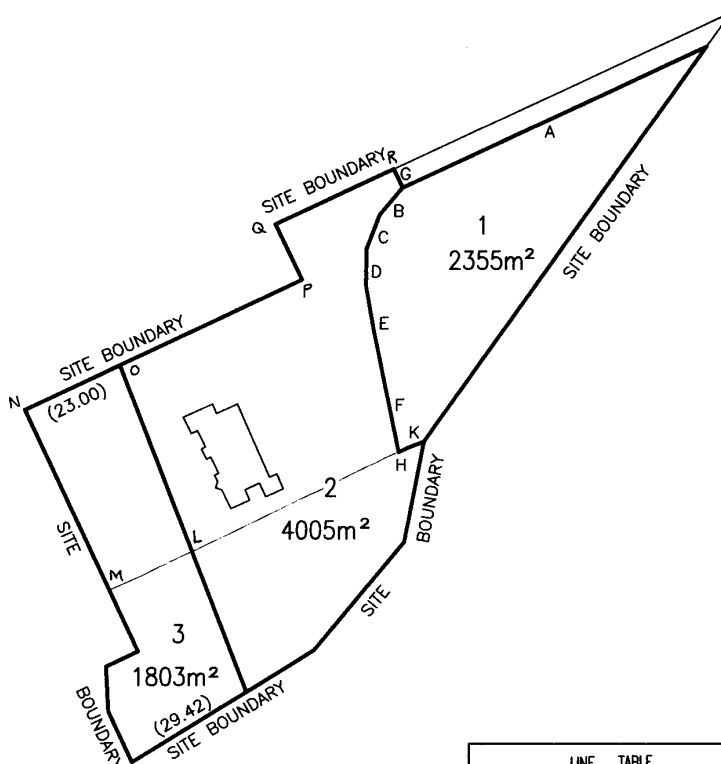
Registered Number

142863

[Signature]
Council Delegate
29/1/2008
Date

GROUND FLOOR

SCALE 1:1000



LINE TABLE		
	BEARING	DISTANCE
A	245° 00' 10" ~~245° 00'~~	73.47
B	220° 12' 30" ~~220° 10' 40"~~	7.67
C	200° 56' 50" ~~200° 55'~~	8.08
D	180° 47' 10" ~~180° 45'~~	8.14
E	169° 59' 20" ~~169° 58'~~	9.73
F	168° 30' 30" ~~168° 28' 40"~~	27.44
G	154° 59' 50" ~~145° 58'~~	4.51
H	64° 19' 10"	2.00
K	68° 25' 20"	4.04

THE HORIZONTAL LOT BOUNDARIES ARE
SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

THE SITE BOUNDARIES
OPEN AND FIXED BY MEASUREMENT
BEARING AND DISTANCE DATUM IS BASED ON SP 153100

MEASUREMENTS IN BRACKETS FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM ONE (1) METRE BELOW
GROUND LEVEL TO A HEIGHT OF TEN (10) METRES ABOVE GROUND LEVEL.

[Signature]
Registered Land Surveyor

21.11.07
Date

STRATA PLAN

NEW SHEET 3 OF 3 SHEETS

Registered Number

142863

NAME OF BODY CORPORATE: STRATA CORPORATION No.142863, 59A PIONEER AVENUE , NEW NORFOLK

ADDRESS FOR THE SERVICE OF NOTICES: 59 PIONEER AVENUE , NEW NORFOLK 7140

SURVEYORS CERTIFICATE

I NOEL DENNIS LEARY of HOBART.....
a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.

Registered Land Surveyor

21-11-07

Date

5531

Ref No.

COUNCIL CERTIFICATE

I certify that the DERWENT VALLEY, Council has:
(a) approved the lots shown in this plan and
(b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998

Council Delegate

24/1/2008

Date

Ref No.

GENERAL UNIT ENTITLEMENTS

LOT	UNIT ENTITLEMENT
1	1
2	1
3	1
TOTAL	3

SEARCH OF TORRENS TITLE

VOLUME 130401	FOLIO 1
EDITION 3	DATE OF ISSUE 16-Sept-2020

SEARCH DATE : 15-Oct-2026

SEARCH TIME : 12.30 pm

DESCRIPTION OF LAND

Town of NEW NORFOLK

Lot 1 on Plan [130401](#)

Derivation : Whole of Lots 40601 and 40602 Gtd.to B.C.and R.E.

Cannon & part of 3A.0R.28P.Gtd.to R.Officer

Prior CT [100352/1](#)SCHEDULE 1[M846123](#) CAROLE ANN O'DONNELL Registered 16-Sept-2020 at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[B506951](#) BURDENING EASEMENTS Right of Carriageway and Right of
Footway [appurtenant to Lot 1 on D54440] over the
Right of Way on P[130401](#)UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER L.H. & C.A.O'DONNELL FOLIO REFERENCE C.T.100352/1 GRANTEE PART OF LOT 40601 GTO. TO B.C. & R.E. CANNON & PART OF (3-0-28) GTO. TO ROBERT OFFICER.		PLAN OF TITLE LOCATION TOWN OF NEW NORFOLK FIRST SURVEY PLAN No. (H6/34) L.O. COMPILED BY D.G.J.POTTER SCALE 1: 750 LENGTHS IN METRES		REGISTERED NUMBER P 130401 APPROVED 22 OCT 2001 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 122 (5026-42)	LAST UPI No. 2401822	LAST PLAN No. (D100352)	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

BALANCE PLAN

SKETCH BY WAY OF ILLUSTRATION ONLY RELATES TO THE LAND MARKED 'ABCDEFGHIJKLMN' DERIVED FROM CONV. 45/6586. THE LAND MARKED 'EFGHP' & 'QLM' ARE COMPILED FROM C.T.4657/54, LOT 40601 & 40602 P6710 L.O.

EXCEPTED LANDS

LOT 1. (SP130400) 194m²

PIONEER AVENUE

ESPLANADE

1.
NOT INC.
HATCHED PORTION