



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2023/040544**

**PROPOSAL:** Secondary Residence

**LOCATION:** 40 Millview Drive, Oakdowns

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 30 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 January 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 30 January 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

# Clarence City Council



## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

Ancillary Dwelling

Location:

Address 40 Millview Drive

Suburb/Town Oakdowns

Postcode 7019

Current  
Owners/s:

Applicant:

**Personal Information Removed**

Tax Invoice for  
application fees to  
be in the name of:  
(if different from  
applicant)

Estimated cost of development

\$ 30,000

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Memory Hatendi

Current Use of Site:

Existing Dwelling

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒

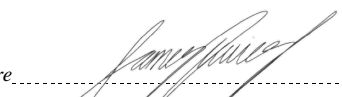
Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's  
Signature:

Signature..........Date.....24/11/2023.....

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST  
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST  
BE SUBMITTED WITH YOUR APPLICATION.**

### Documentation required:

#### 1. **MANDATORY DOCUMENTATION**

*This information is required for the application to be valid. An application lodged without these items is unable to proceed.*

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.  
*May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.*
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

*Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.*

#### 2. **ADDITIONAL DOCUMENTATION**

*In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.*

- ☐ **Site analysis plan and site plan**, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.
  - Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.



# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
  - *Internal layout of each building on the site.*
  - *Private open space for each dwelling.*
  - *External storage spaces.*
  - *Car parking space location and layout.*
  - *Major elevations of every building to be erected.*
  - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
  - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
  - *Materials and colours to be used on rooves and external walls.*
- ☐ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
  - *Planting concepts.*
  - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
  - *Plantings proposed for screening from adjacent sites or public places.*
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

*This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.*

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

## TORRENS TITLE

VOLUME		FOLIO
163408		175
EDITION	DATE OF ISSUE	
2	05-Jun-2012	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

*Alice Kawa*

Recorder of Titles.



### DESCRIPTION OF LAND

City of CLARENCE  
Lot 175 on Sealed Plan 163408  
Derivation : Part of 140 Acres Located to Edward Kimberley  
Prior CT 160875/503

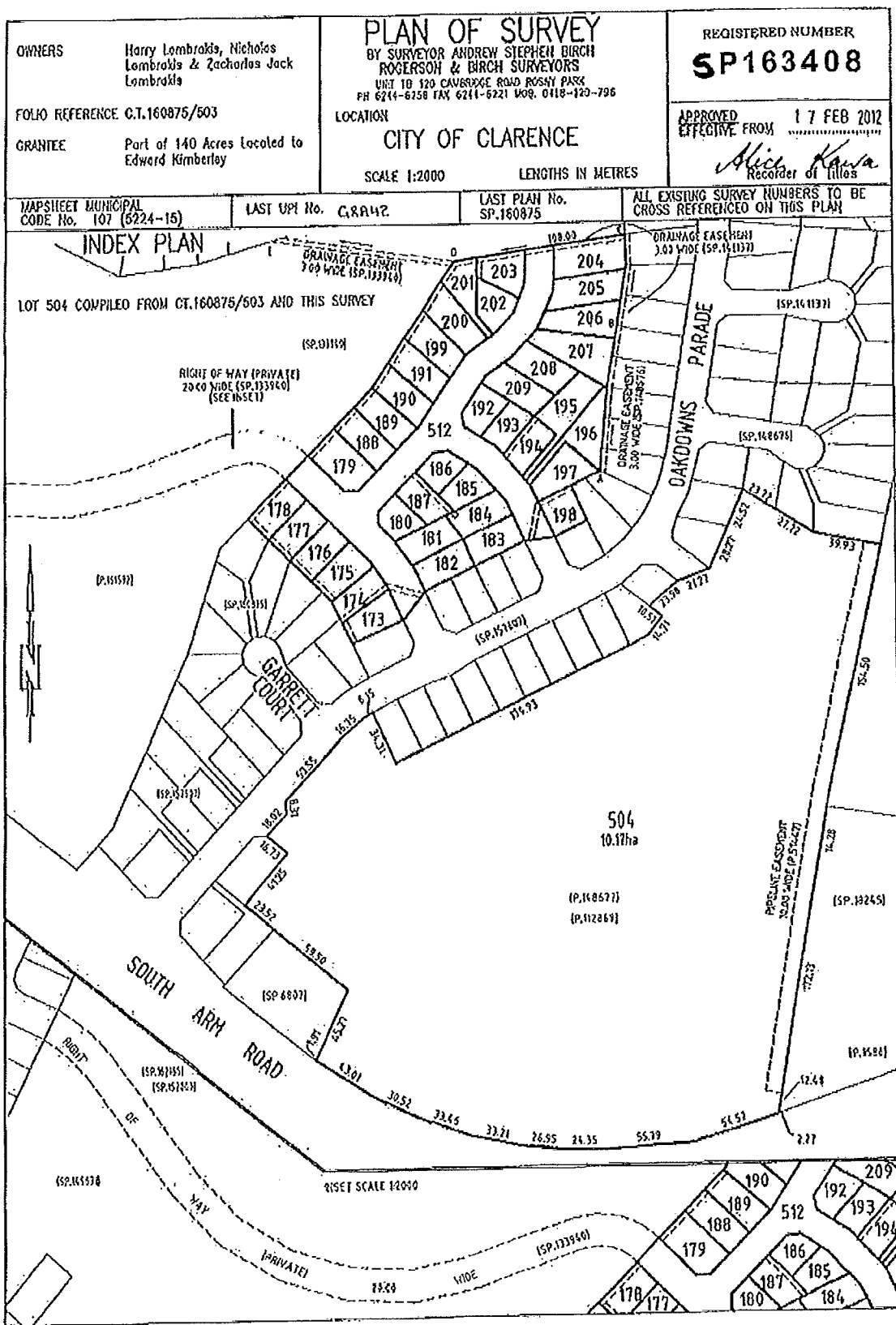
### SCHEDULE 1

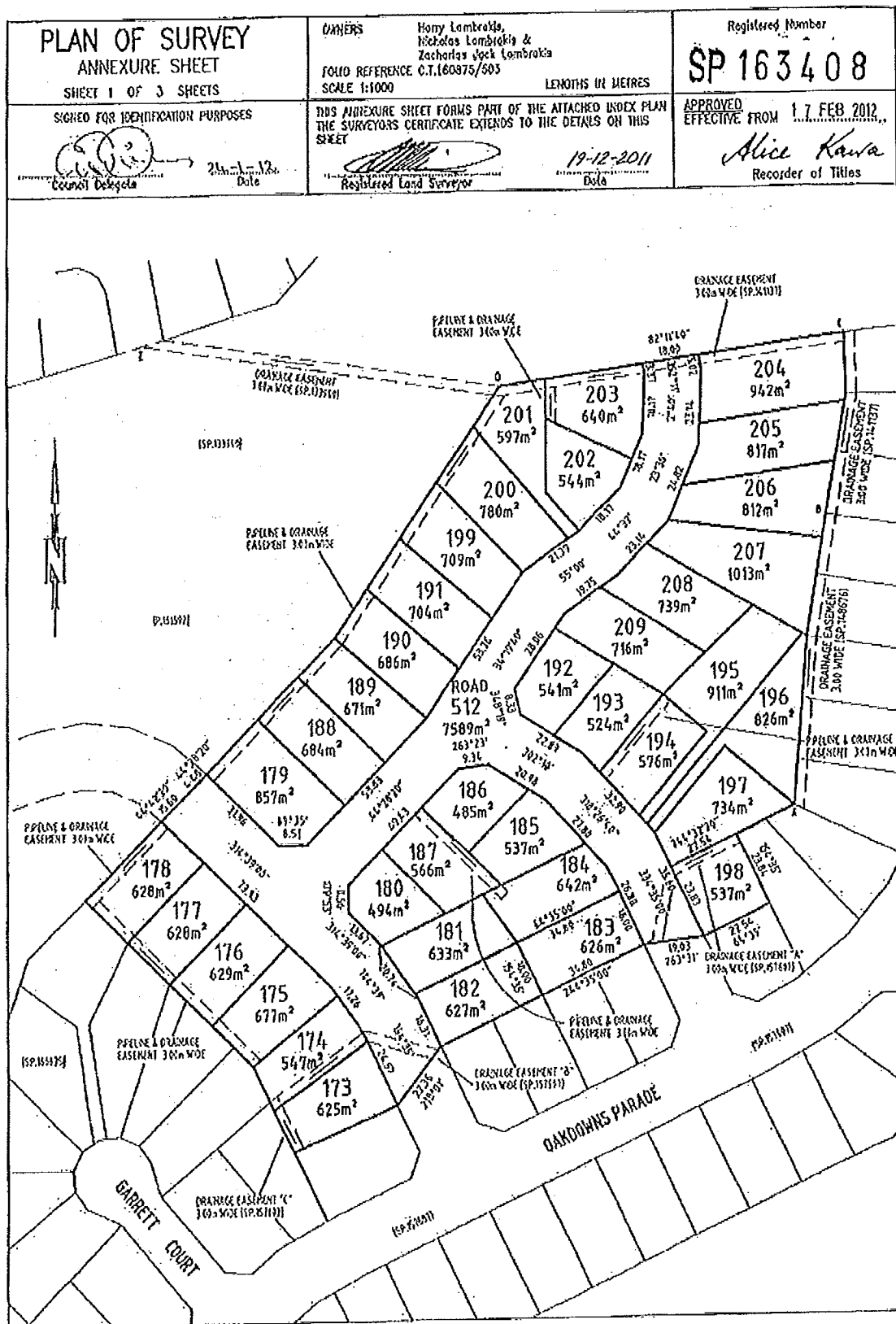
D53643 TRANSFER to JEFFREY ALAN KRUSHKA and JUDITH CAROL  
KRUSHKA Registered 05-Jun-2012 at 12.01 PM

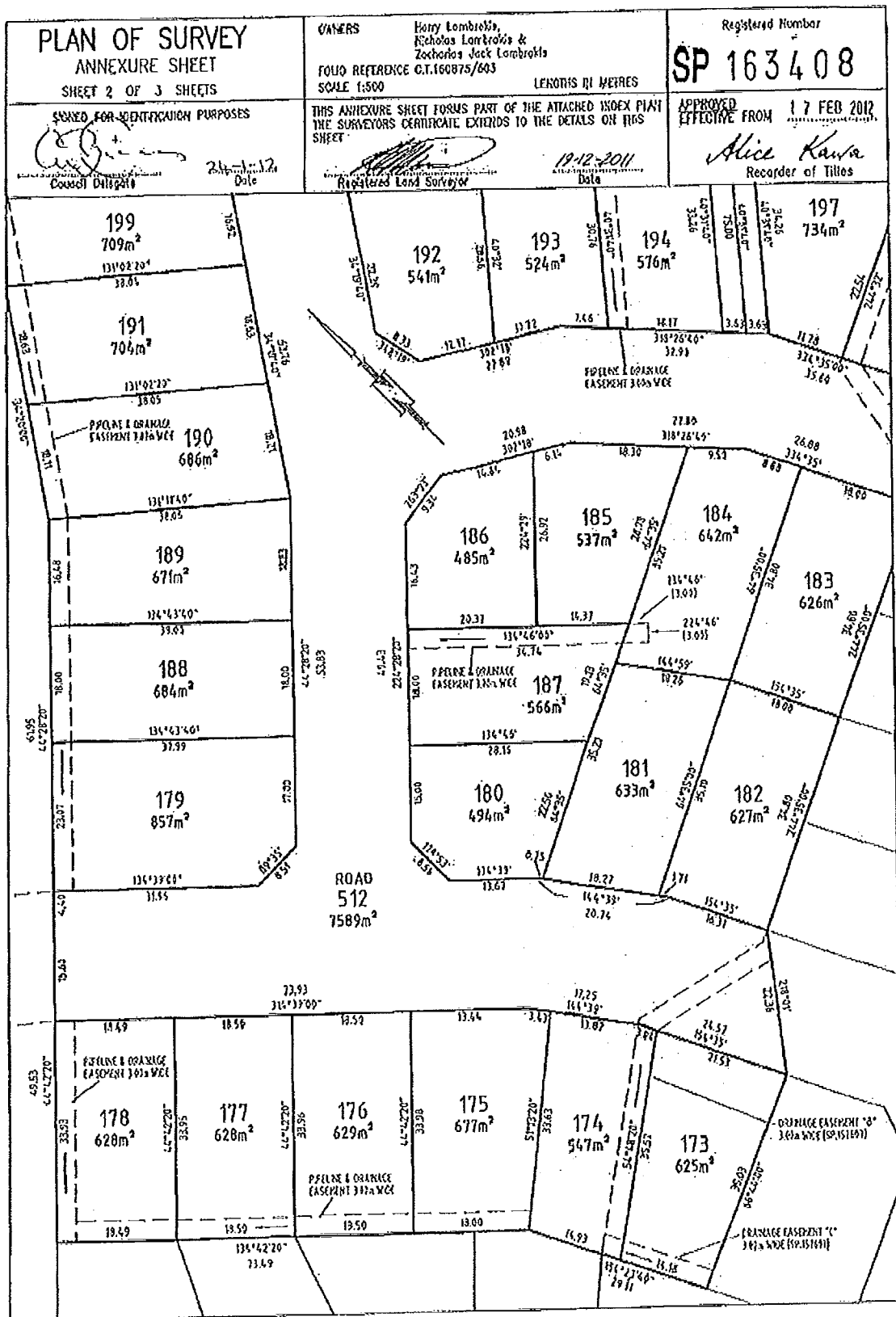
### SCHEDULE 2

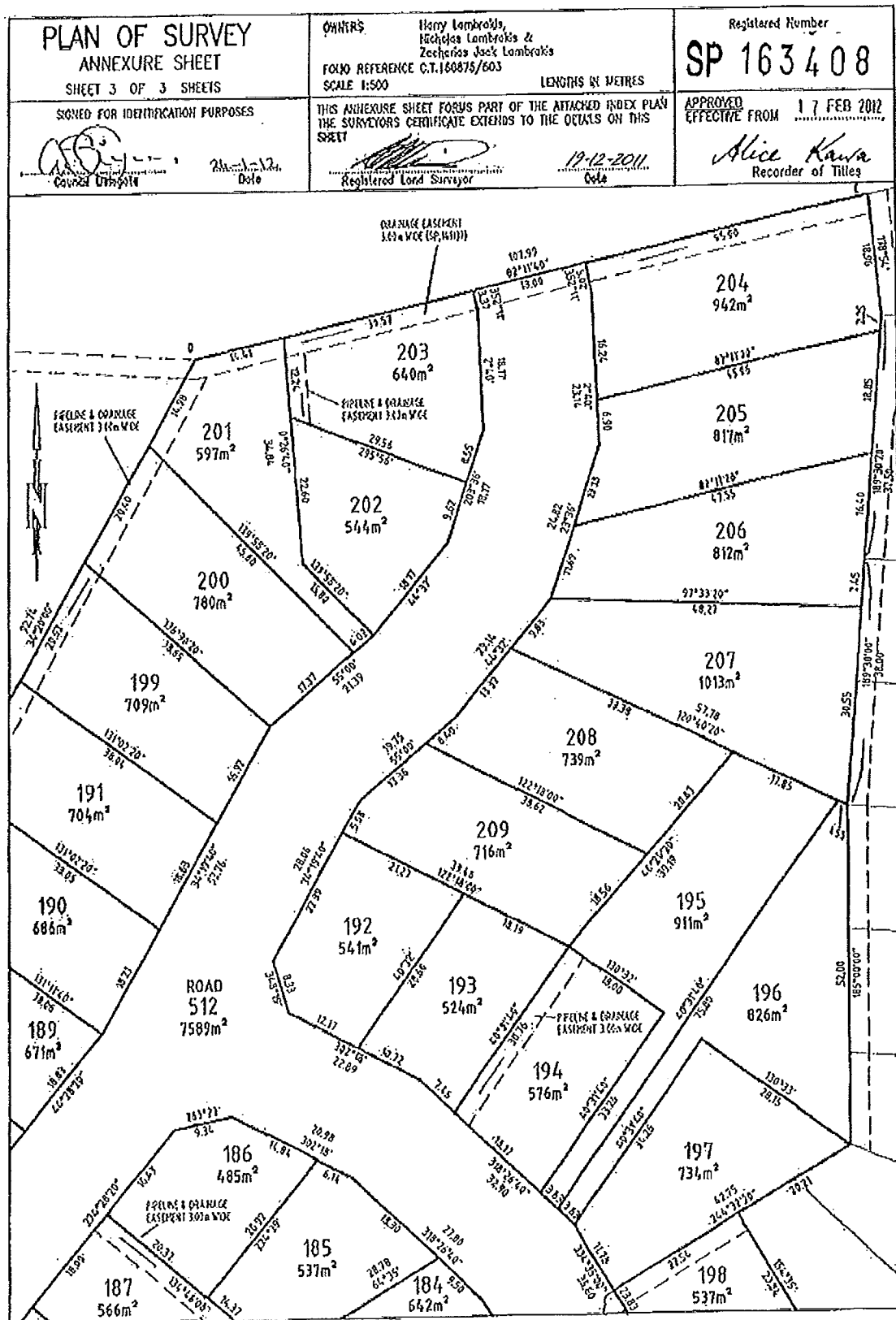
Reservations and conditions in the Crown Grant if any  
SP163408 EASEMENTS in Schedule of Easements  
SP163408 COVENANTS in Schedule of Easements  
SP163408 FENCING COVENANT in Schedule of Easements  
SP133940, SP141137, SP157607 & SP160875 COVENANTS in Schedule  
of Easements  
SP133940, SP141137, SP157607 & SP160875 FENCING COVENANT in  
Schedule of Easements

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER









<p><b>SCHEDULE OF EASEMENTS</b></p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS &amp; MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p><b>SP 163408</b></p>
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PAGE 1 OF 4 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EASEMENTS AND COVENANTS**

**EASEMENTS**

Lot 504

~~Each lot on the plan is subject to a Pipeline Right in favour of the Hobart Regional Water Board in the terms created by and more fully set forth in Transfer B500140 and subject to the provisions contained therein over the Pipeline Easement 10.00 wide on the plan.~~

(Private)

Each lot on the plan is together with a Right of Carriageway over the Right of Way/20.00 Wide on the plan.

Lots 201, 203, 204 and 512 are each

~~Each lot on the plan is subject to a Right of Drainage (appurtenant to Lots 17 to 23 and Lot 100 on SP 141137) over the Drainage Easement 3.00 wide marked CD on the plan passing through such lot.~~

that portion of

Each lot on the plan is together with a Right of Drainage over the Drainage Easement 3.00 wide marked AB on the plan.

Each lot on the plan is together with a Right of Drainage over the Drainage Easements 3.00 wide marked BC & DE on the plan.

Lots 198 and 512 are each

that portion of

~~Each lot on the plan is subject to a Right of Drainage (appurtenant to Lots 33 & 34 on SP 157607) over the Drainage Easement "A" 3.00 wide on the plan passing through such lot.~~

Lots 174 and 512 are each

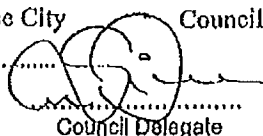
that portion of

~~Each lot on the plan is subject to a Right of Drainage (appurtenant to Lot 502 on SP 157607) over the Drainage Easement "B" 3.00 wide on the plan passing through such lot.~~

Lot 173 & Lot 174 are each

~~Each lot on the plan is subject to a Right of Drainage (appurtenant to Lots 47 & 48 on SP 157607 over the Drainage Easement "C" 3.00 wide on the plan.~~

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: H, ZJ AND N LAMBRAKIS</p> <p>FOLIO REF: 160875/503</p> <p>SOLICITOR &amp; REFERENCE: DAVID WALLACE, WALLACE WILKINSON &amp; WEBSTER</p>	<p>PLAN SEALED BY: Clarence City Council</p> <p>DATE: 21-1-2012</p> <p>20-2003/114 REF NO.</p> <p> Council Delegate</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of Identification.</p>	

<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 2 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 163408</b></p>
<p>SUBDIVIDER: Harry Lambrakis, Nicholas Lambrakis &amp; Zacharias Jack Lambrakis FOLIO REFERENCE: 160875/503</p>	

Lots 175 to 179 inclusive, 184, 187 to 191 inclusive, 194 and 199 to 201 inclusive on the Plan are each subject to a Pipeline and Drainage Easement in favour of Southern Water over the Pipeline and Drainage. Each lot on the plan is together with such rights in the 'Pipeline and Drainage Easement' (as herein defined) (if any) shown as 'Pipeline & Drainage Easement' on the plan, Easement 3.00 wide passing through such Lot.

Each lot on the plan is subject to such rights in the 'Pipeline and Drainage Easement' (as herein defined) (if any) shown as 'Pipeline & Drainage Easement' on the plan.

Interpretation

"Southern Water" means Tasmanian Water and Sewerage Corporation (Southern Region) Pty Limited, trading as southern Water, established under the provisions of the Water and Sewerage Corporations Act 2008 (Tas.)

"Easement Land" means those lots on the plan shown touching and concerning the 'Pipeline & Drainage Easement' marked thereon.

"Transferee" means Southern Water.

"Transferor" means the registered proprietor for the time being of Easement Land.

"Pipeline and Drainage Easement" includes such rights of drainage over the Pipeline & Drainage Easements shown in the plan as may be necessary to drain the stormwater and other surplus water from such lot AND the full right and liberty for the Transferee at all times to:

- (a) enter upon the Easement Land with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment; and
- (b) open, break up and excavate the Easement Land to lay and maintain on or in the Easement Land, sewer pipes, water pipes, valves and fittings for any purposes the Transferee may deem necessary; and
- (c) run and pass sewerage and water through and along the same and from time to time to inspect, cleanse, repair and maintain the same and when and where necessary to lay new pipes, valves and fittings in substitution for and in addition to any other pipes, valves and fittings; and
- (d) do all necessary works in connection with such activities or as may be authorised by any legislation:
  - (i) without doing unnecessary damage to the Easement Land; and
  - (ii) leaving the Easement Land in a clean and tidy condition;

**PROVIDED ALWAYS THAT:**

- (e) The Transferor must not without the written consent of the Transferee first had and obtained and only in compliance with the conditions which form the consent (if any):-
  - (i) alter or permit to be altered the ground level of the Easement Land;
  - (ii) erect or permit to be erected any building, structure, pipeline, paving, tree, shrub or other object on or in the Easement Land;

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



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 4 PAGES	Registered Number <b>SP 163408</b>
SUBDIVIDER: Harry Lambrakis, Nicholas Lambrakis & Zacharias Jack Lambrakis FOLIO REFERENCE: 160875/503	

- (iii) remove any soil, rock or other matter that supports, protects or covers any works of the Transferee on or in the Easement Land;
- (iv) do or permit to be done any manner or thing which shall damage or contribute to damage or be likely to cause or contribute to damage to the sewer pipes, water pipes, valves and fittings laid now or later or constructed in or on the Easement Land; or
- (v) in any way prevent or interfere with the proper exercise and benefit of this easement by the Transferee or its employees, contractors, agents and all other persons duly authorised by it.
- (f) The Transferee is not required to fence any part of the Easement Land.
- (g) The Transferor shall be at liberty to erect any fence across the Easement Land wherever it may reasonably require the same provided that:
  - (i) the Transferee shall be at liberty to provide in such a fence a gate suitable to its purposes; and
  - (ii) the Transferor shall provide the Transferee with a key to any lock which would prevent the opening of any gate so provided;
- (h) In the event that the Transferor causes damage to any sewerage or water pipes, valves or fittings laid, maintained or substituted by the Transferee such that the Transferee is required to repair such damage, the Transferor shall be liable for the actual costs of the repair of the water pipes, valves and fittings so damaged.
- (i) The Transferee shall be at liberty without forfeiting any right of action, damages or otherwise against the Transferor to reinstate any alteration to the ground level and to remove from the Easement Land any building, structure, pipeline, paving, tree, shrub or other object or replace any soil, rock or other matter that supported, protected or covered by works of the Transferee on or in the Easement Land which contravenes the provisions of this easement and shall not be required to replace or remove the same.
- (j) The Transferee with employees, contractors, agents and all other persons duly authorised by it and with machinery, vehicles, plant and equipment shall be at liberty to access and enter upon the Easement Land for the purposes of this Easement, such access to be from the road frontage or from any gate.
- (k) The Transferee shall be permitted to access the Easement Land from the adjoining land of the Transferor provided that in doing so no damage or inconvenience is caused.
- (l) The Transferor shall not place any obstruction which would prevent access to the Easement Land.

#### COVENANTS

The owner of each lot on the plan covenants with the Vendors Harry Lambrakis, Zacharias Jack Lambrakis and Nicholas Lambrakis and the owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the Covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations, namely:

1. Not to remove any trees from the lot without the prior written consent of the Clarence City Council.
2. Each Lot on the Plan which formerly comprised part of Lot 503 on Sealed Plan Number 157607 is affected by such restrictive covenants as set forth in Sealed Plan Number 157607.

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

<p align="center"><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p align="center">PAGE 4 OF 4 PAGES</p>	<p align="center">Registered Number</p> <p align="center"><b>SP 163408</b></p>
<p>SUBDIVIDER: Harry Lambrakis, Nicholas Lambrakis &amp; Zacharias Jack Lambrakis FOLIO REFERENCE: 160875/503</p>	

**FENCING COVENANT**

The Owner of each lot on the Plan covenants with the Vendors Harry Lambrakis, Zacharias Jack Lambrakis and Nicholas Lambrakis that the Vendors shall not be required to fence.

SIGNED for and on behalf of HARRY LAMBRAKIS, ZACHARIAS JACK LAMBRAKIS and NICHOLAS LAMBRAKIS by their Attorney DAVID RUSSELL WALLACE by virtue of Power of Attorney Number PA 17530 who hereby declares that he has received no notice of revocation of the said Power, in the presence of:

Witness signature: *P. Fletcher Jones*  
Print Name: *PAULA FLETCHER-JONES*  
Print Address: *4 WATCHORN STREET HOBART*  
Print Occupation: *LAW CLERK*

We, the NATIONAL AUSTRALIA BANK LIMITED the proprietor of Mortgage No D28108, consent to the registration of this Schedule of Easements:

**EXECUTION CLAUSE**

Dated this 14<sup>th</sup> day of December 2011  
Executed by the NATIONAL AUSTRALIA BANK LIMITED  
by its Attorney *Jonathan Mark Milne*  
who holds the position of Level 3 Attorney  
under Power of Attorney No. PA 18831  
(who declares that he/she has received no notice  
of revocation of the said Power) in the presence of:

*Jonathan Mark Milne*  
Jonathan Mark Milne  
Associate  
National Australia Bank Ltd  
10/86 Collins Street  
HOBART TAS 7000

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

## FLOOD IMPACT ASSESSMENT / REPORT

**To** Pinnacle Drafting & Design  
**From** Peter Henry  
**Date** 12/12/2023  
**Project** Proposed Ancillary Residence at 40 Millview Drive, Oakdowns  
**Subject** Flood Assessment

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A Development Application was submitted to Clarence City Council by Pinnacle Drafting & Design for a proposed Ancillary residence at 40 Millview Drive, Oakdowns. A Preliminary Planning Assessment has been carried out by Council and a "Request for Further Information" dated 21/11/2023 has been issued.

Council has assessed the plans against the relevant standards of the Tasmanian Planning Scheme - Clarence (the scheme) and identified that the development requires discretionary planning approval in relation to a number of matters, but in particular the Flood-prone Hazard Areas Code as shown hatched in blue in Figure 1 below. As the development is located within the overlay area, Council has requested an assessment against clause C12.6.1 P1.1 and P1.2 of the Code. Pinnacle Drafting & Design has engaged Henry Design & Consulting to address this matter.



■ FIGURE 1: FLOOD MAPPING FOR 40 MILLVIEW DRIVE

## 1. Proposed Development

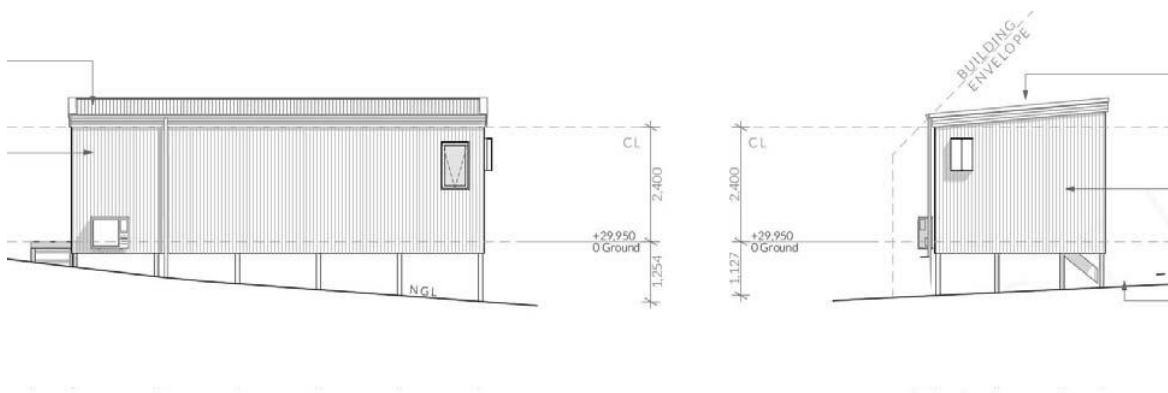
The site at 40 Millview Drive is a residential allotment which contains a 3 bedroom brick veneer residence. A new Ancillary residence is proposed to be built on the North Western side of the allotment as shown in Figure 2 below.

The proposed Ancillary residence will be constructed of lightweight materials on an elevated steel frame which will provide clearance to ground level of approx. 0.30m to 1.0m as indicated on Figure 3. The proposed finished floor level for the new Ancillary residence is RL 29.95m.

The site contours shown on Figure 2 indicate that the site falls in a westerly direction away from Millview Drive.



■ FIGURE 2: PROPOSED SITE PLAN FOR 40 MILLVIEW DRIVE



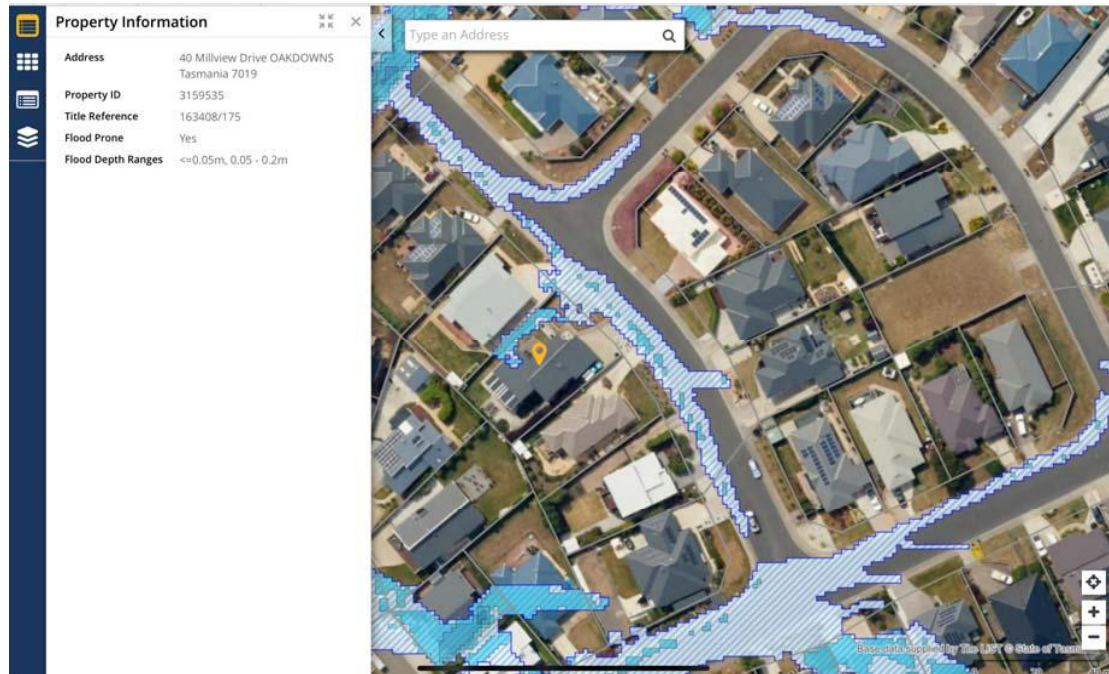
■ FIGURE 3: PROPOSED ANCILLARY RESIDENCE ELEVATIONS



## 2. Flood Mapping

Clarence Council has developed a set of flood maps which identifies land in its urban area that has the potential to be affected by flooding. The flood maps provide the best available estimates of the areas inundated with 1:100 annual exceedance probabilities ie those areas which might be expected to be inundated with a 1 in 100 chance in any given year.

The flood map for 40 Millview Drive indicates that the site is subject to flooding and, for the 1% AEP storm event, flood depth ranges vary from 0.05m up to 0.20m (refer Figure 4).



■ FIGURE 4: FLOOD MAPPING FOR 40 MILLVIEW DRIVE

It is noted from Council's Flood Maps that the flood paths extend into 40 Millview Drive and then terminate within the property. It has been assumed that this is the result of minor surcharge from a stormwater side entry pit in Millview Drive on the downhill side of the existing driveway.

## 3. Planning Scheme Compliance

Council planners assessed the plans against the relevant standards of the Scheme and identified that, as the development would be located within the overlay area, a flood assessment is required to confirm compliance with clause C12.6.1 P1.1 and P1.2 of the Flood-prone Hazard Areas Code.

The following table summarises how the requirements of clause C12.6.1 P1.1 and P1.2 of the Flood-prone Hazard Areas Code are satisfied.

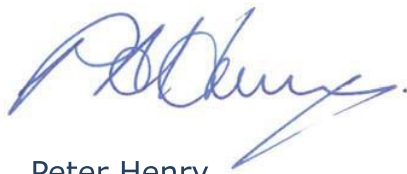
Performance Criterion	Compliance
<p><b>P1.1</b></p> <p>Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the type, form, scale and intended duration of the development;</li> <li>(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;</li> <li>(c) (c) any advice from a State authority, regulated entity or a council; and</li> <li>(d) (d) the advice contained in a flood hazard report.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development is a small Ancillary residence elevated above natural ground level. The finished floor level of 29.95 is greater than 0.40m above the 1% AEP flood level.</li> <li>• The proposed Ancillary will be constructed of lightweight materials on an elevated steel frame which will provide clearance to ground level of approx. 0.30m to 1.0m.</li> <li>• The new Ancillary does not increase the level of risk from flooding, particularly given that the structure is elevated above ground level and will not impede on any flood paths.</li> <li>• No specific advice has been provided by Council.</li> </ul>
<p><b>P1.2</b></p> <p>A flood hazard report also demonstrates that the building and works:</p> <ul style="list-style-type: none"> <li>(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and</li> <li>(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.</li> </ul>	<ul style="list-style-type: none"> <li>• Given the minor nature of the flood flows and the fact that the proposed Ancillary will be elevated above natural ground level, the new development will not cause or contribute to flooding on the site, on adjacent land or on public infrastructure.</li> <li>• The proposed works will achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event. Furthermore, no additional flood protection measures are required as a result of the new works.</li> </ul>

#### 4. Conclusion & Recommendations

This assessment has determined that the proposed floor level of the new Ancillary residence at 40 Millview Drive of RL 29.95m does comply with clause C12.6.1 P1.1 and 1.2 of the Flood-prone Hazard Areas Code. The new Ancillary does not increase the level of risk from flooding, particularly given that the structure is elevated above ground level, will not impede on any existing flood paths and will not cause or contribute to flooding on the site, on adjacent land or on public infrastructure

Furthermore, no specific works are required to achieve compliance with the Flood-prone Hazard Areas Code.

Yours sincerely



**Peter Henry**

ACCREDITED BUILDING PRACTITIONER (TAS) LIC No: CC2703F

LICENSED IN THE CATEGORIES OF:

CIVIL ENGINEER | BUILDING DESIGNER | BUILDING SERVICES DESIGNER

HENRY DESIGN & CONSULTING

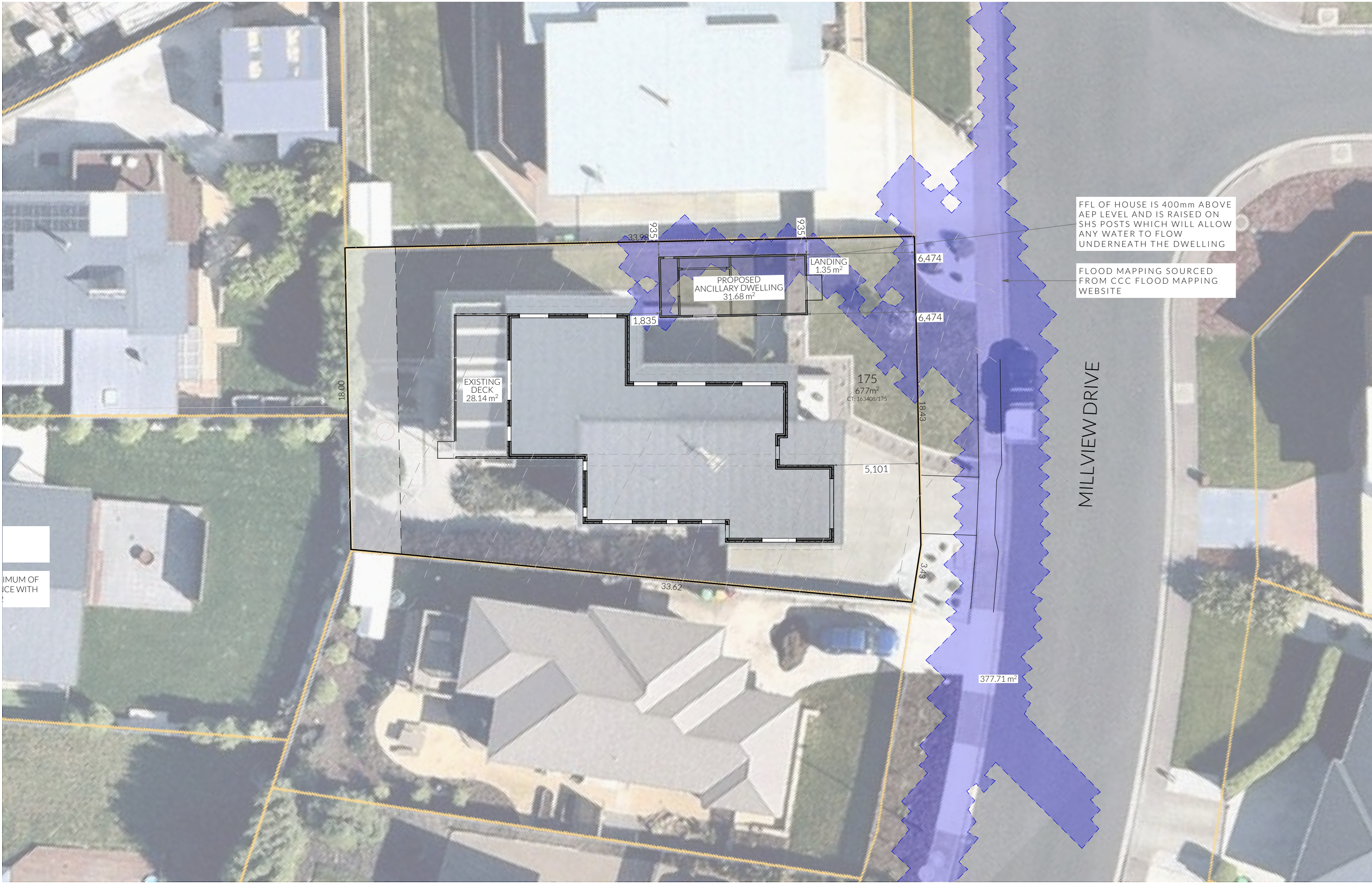
4 Fairisle Terrace

Howrah TAS 7018

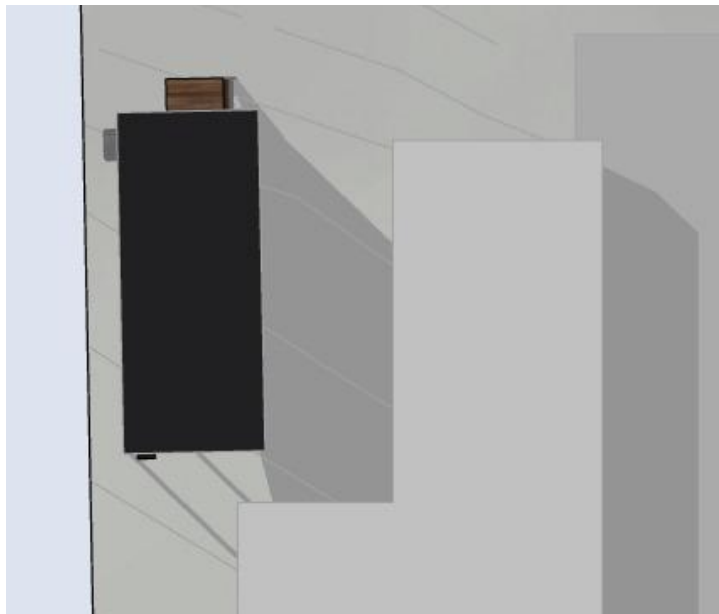
**M:** 0400 196 061

**E:** [phenry@netspace.net.au](mailto:phenry@netspace.net.au)

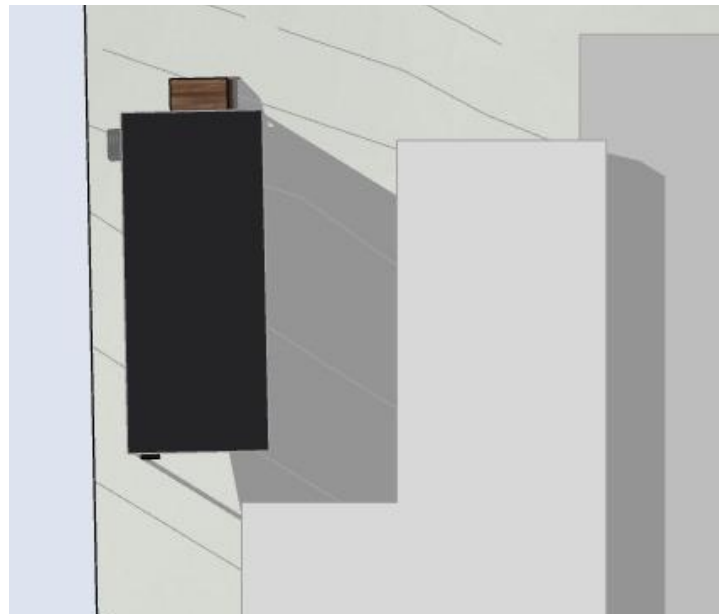




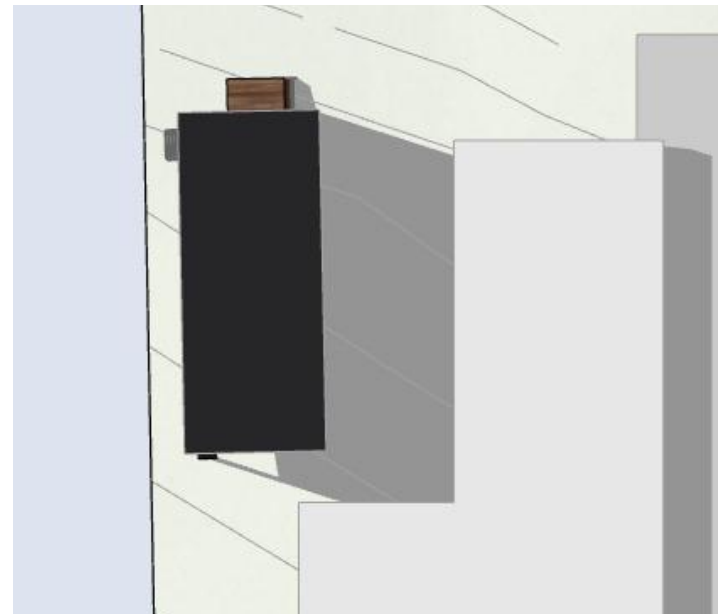




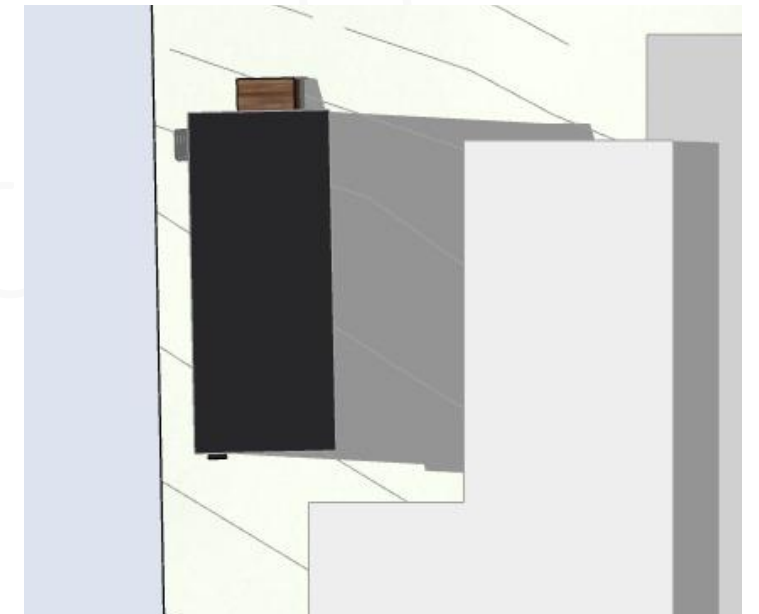
21st June, 9am



21st June, 10am



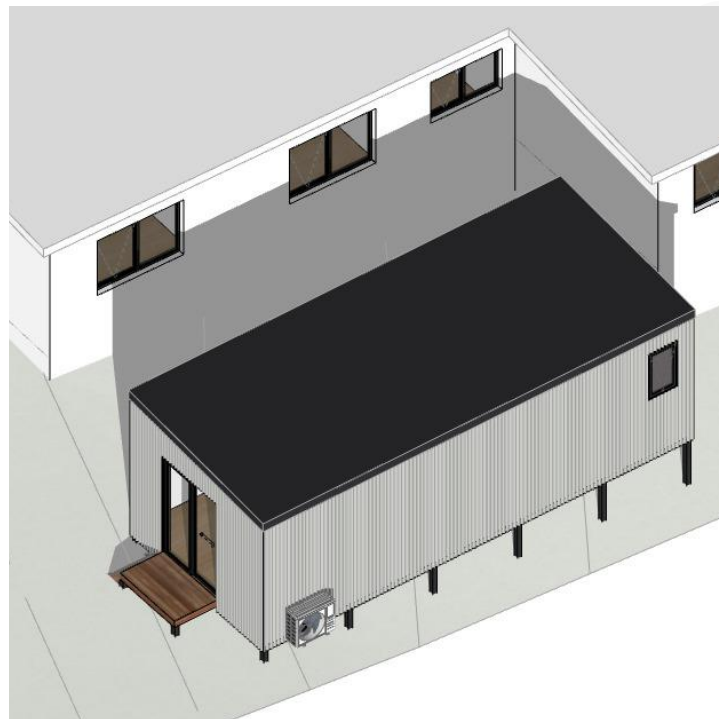
21st June, 11am



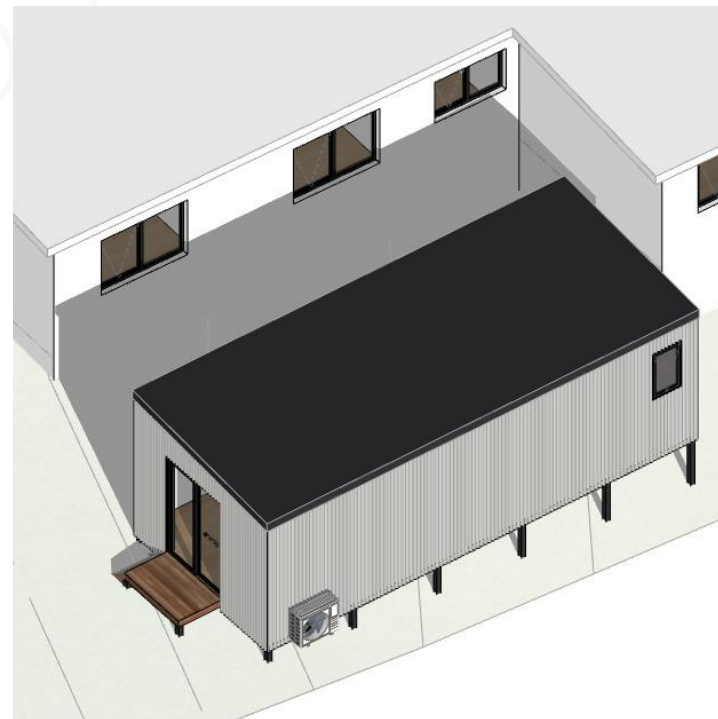
21st June, 12pm



21st June, 9am



21st June, 10am



21st June, 11am



21st June, 12pm

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### Shadow Diagrams

Revision: DA-02  
Approved by: JD

Scale: @A3  
Pg. No: A.02

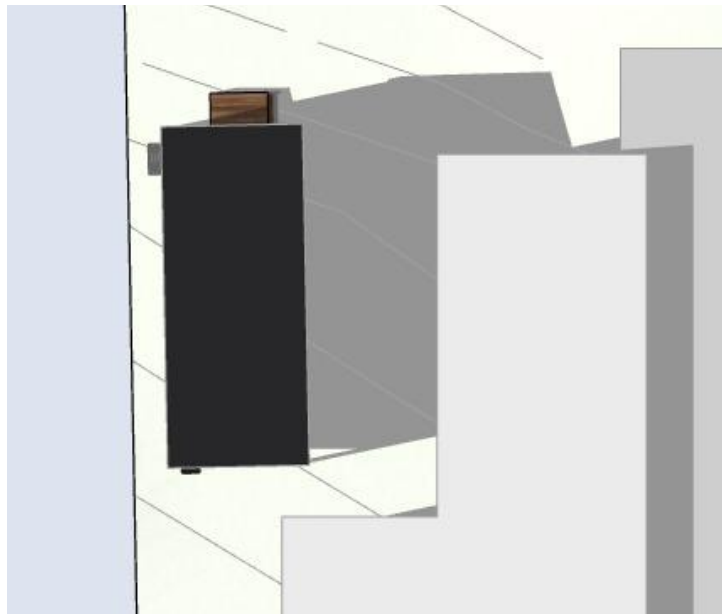
Proposal: New Deck Roof  
Client: Jeff & Judith Krushka  
Address: 40 Millview Dr, Oakdowns

Date: 09/03/2023  
Drawn by: JD  
Job No: 081-2021  
Engineer:  
Building Surveyor:

Issue Date Description

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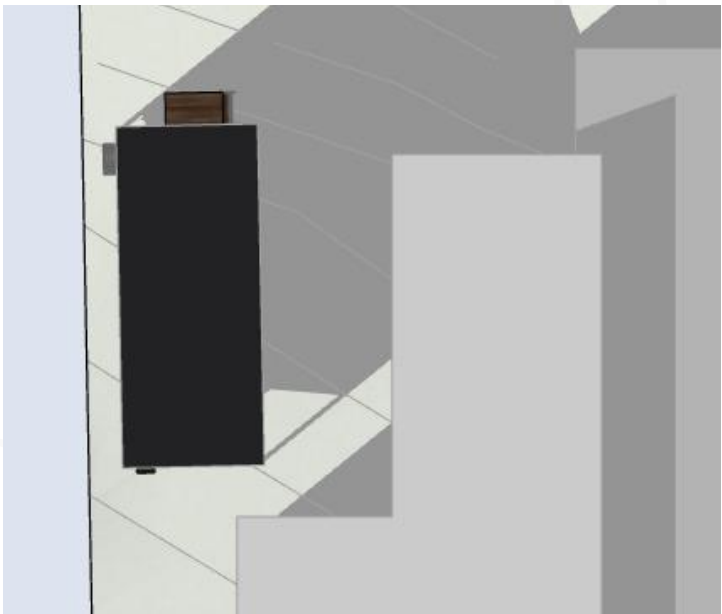
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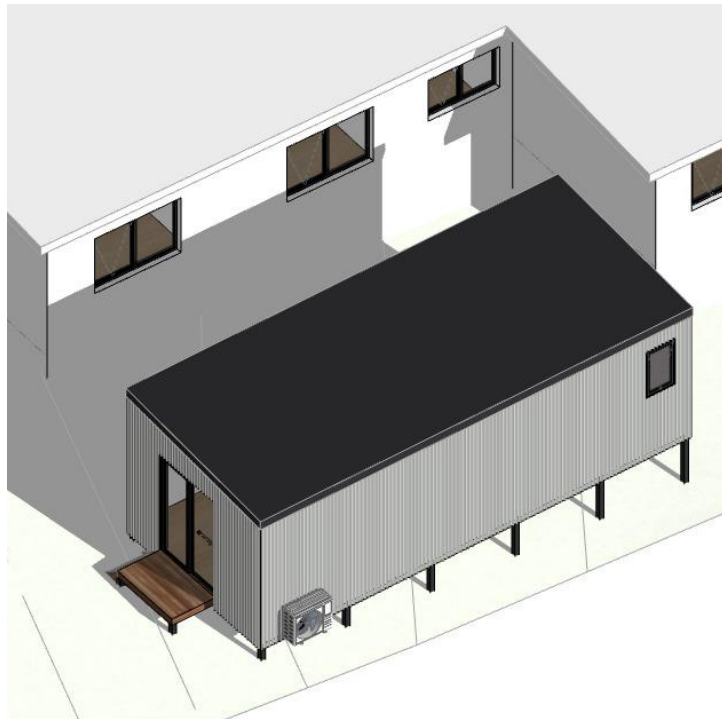
21st June, 1pm



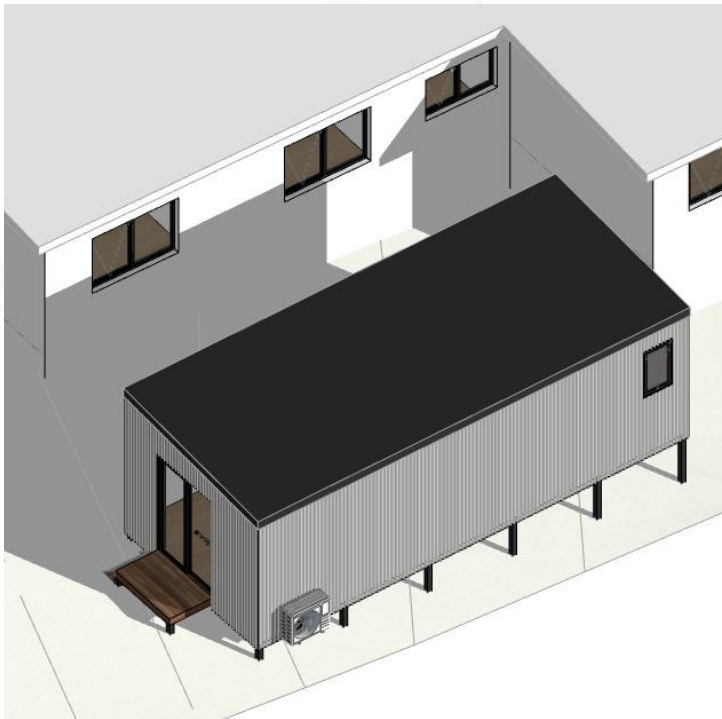
21st June, 2pm



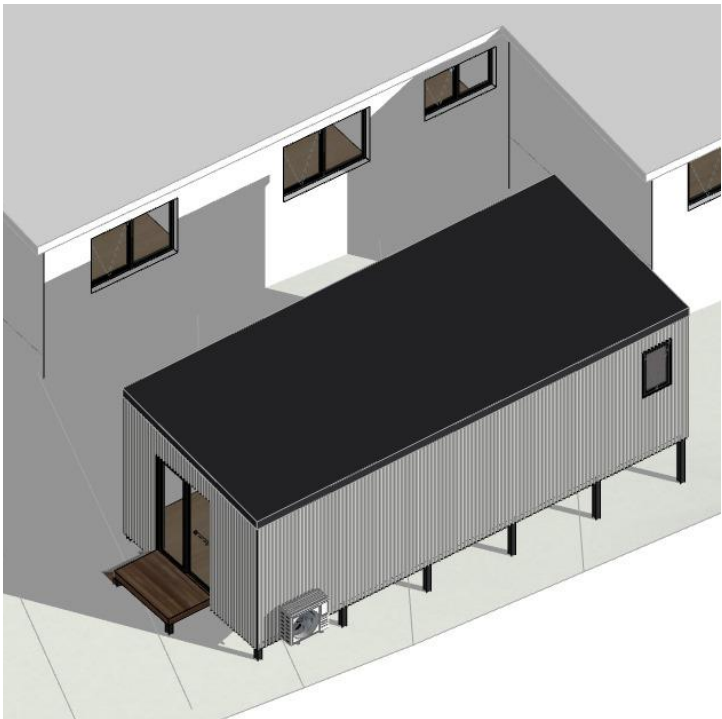
21st June, 3pm



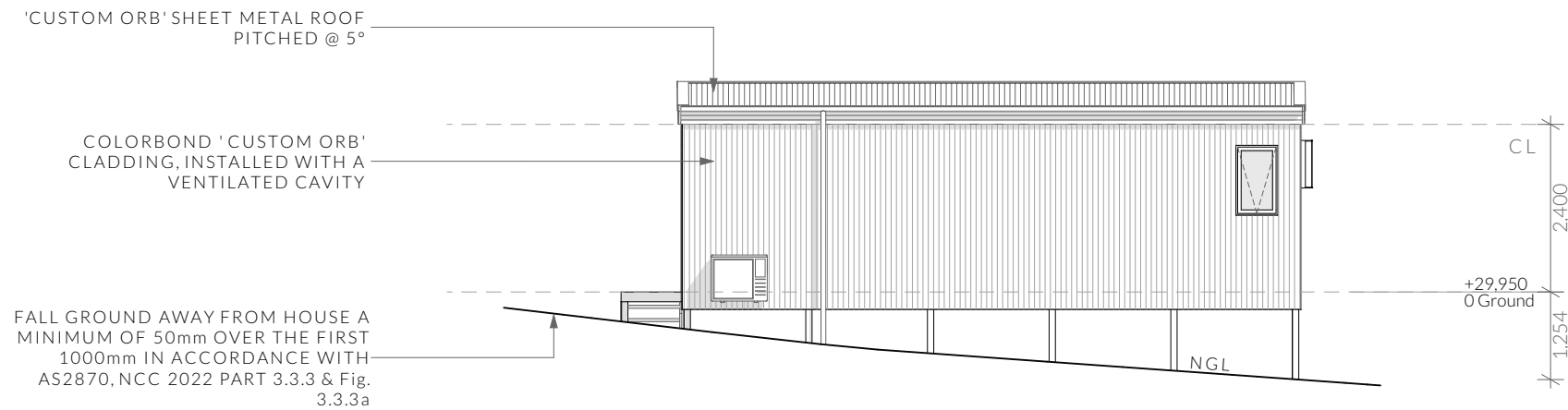
21st June, 1pm



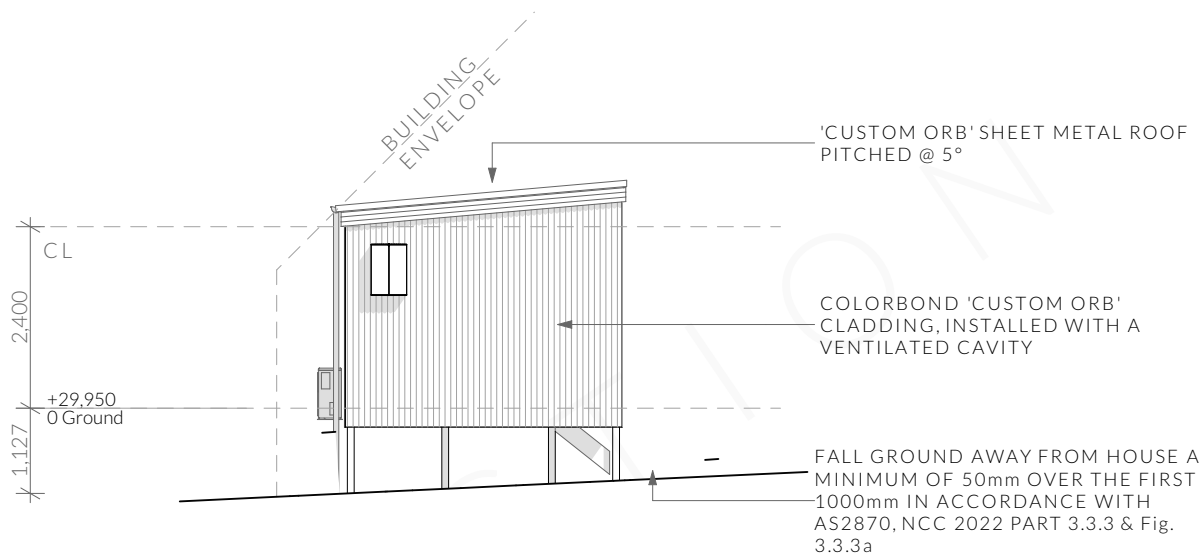
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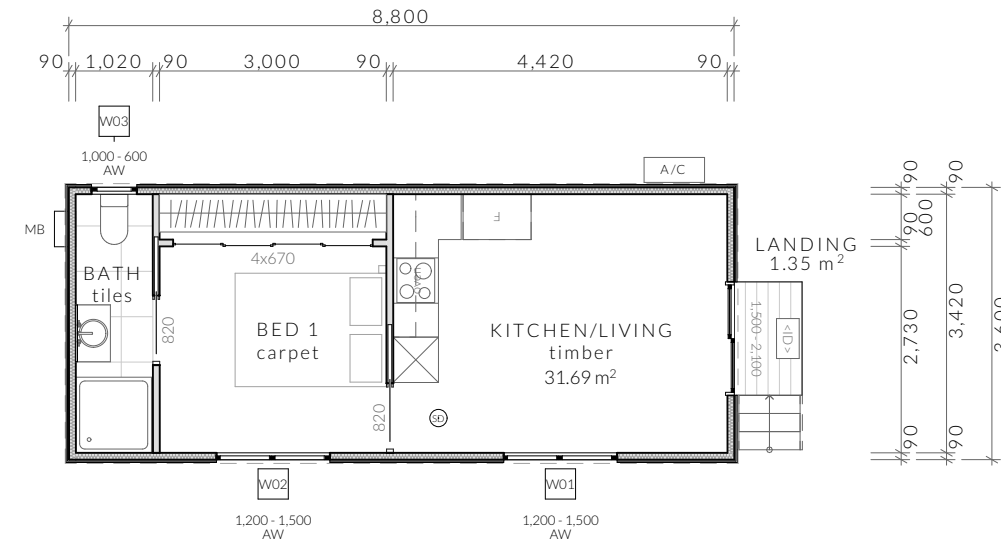
21st June, 3pm



North-West Elevation



South-West Elevation



Floor Plan

Roof Ventilation Notes

Roof space to be ventilated in accordance with BSOL "Guide for Control of Condensation and Mould in Tasmanian Homes" 2019:

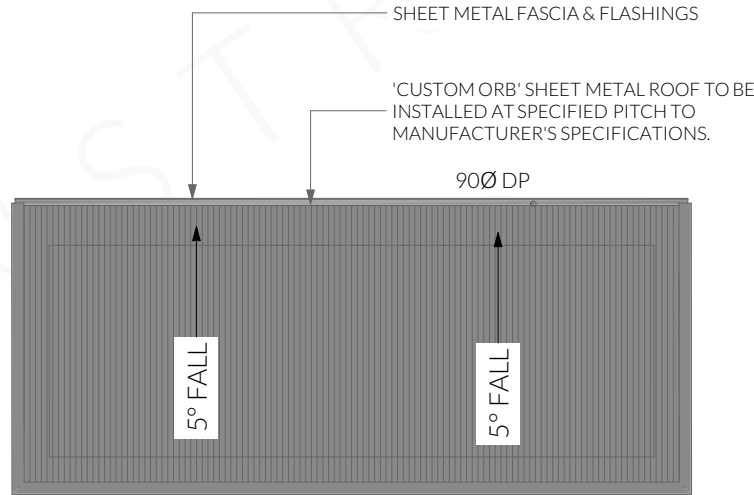
- Openings must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 16°, or 1/150 of the respective ceiling area if the roof pitch is less than 16°.
- 25% of the total unobstructed area required must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & N.C.C Volume 2 Part 3.5.3.

1:100

1:100



Roof Plan

MONOPITCH ROOF

CEILING AREA & PITCH  
32m² CEILING  
ROOF PITCH <16°  
REQUIRED VENT AREA  
0.21m² (CEILING AREA/150)  
Low Vents 75% = 0.16m²  
High Vents 25% = 0.05m²

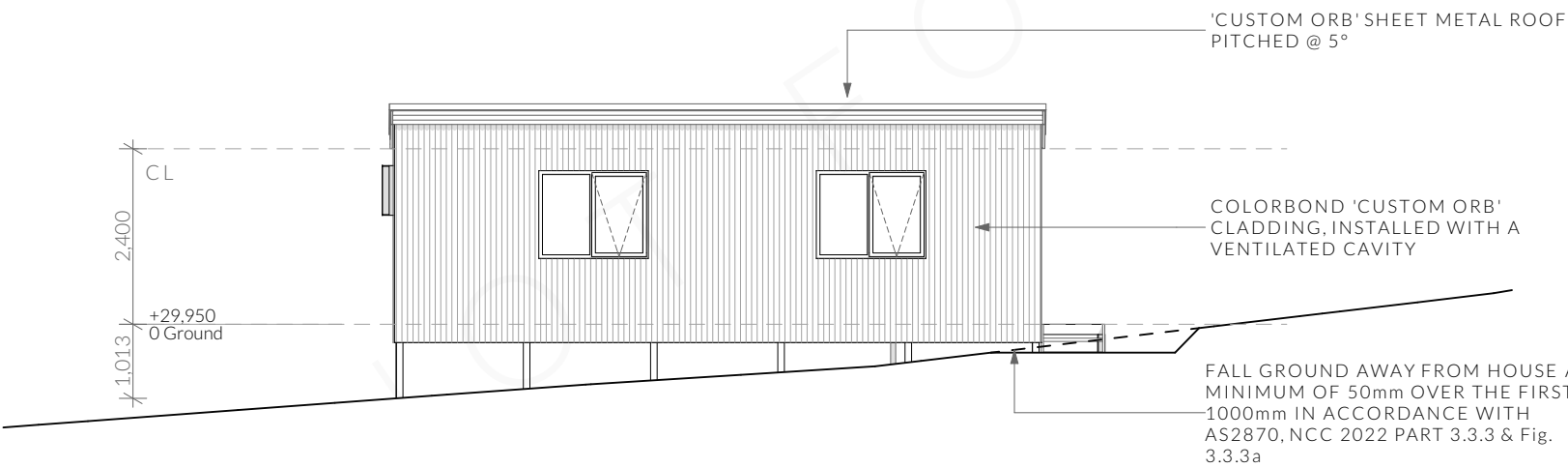
LOW EAVE VENTS

3x 364X166mm(0.06m²) VENTS EVENLY SPACED  
OR  
25mm CONTINUOUS VENT

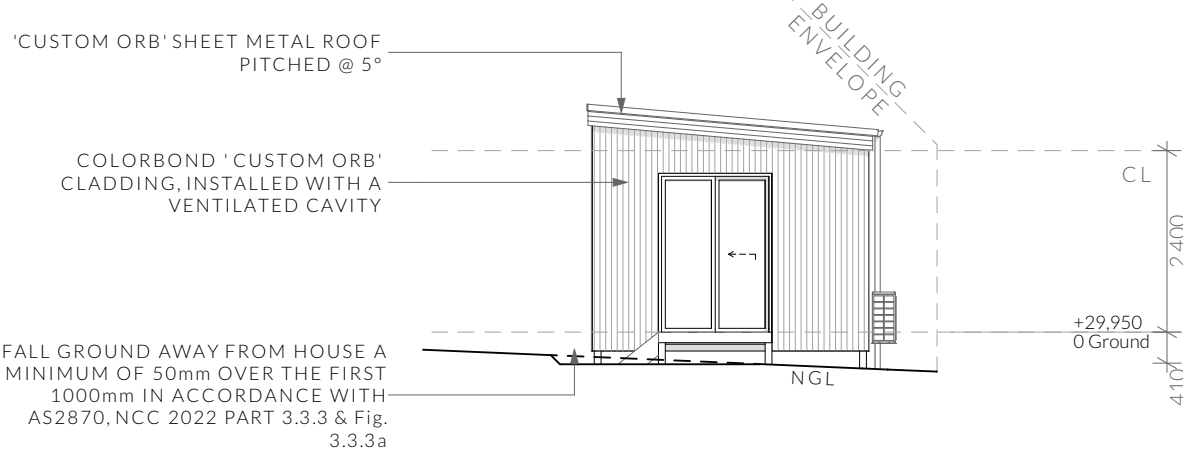
HIGH EAVE VENTS

1x 364X166mm(0.06m²) VENTS EVENLY SPACED  
OR  
5mm CONTINUOUS VENT

1:100



South-East Elevation



North-East Elevation

1:100

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Floor Plan & Elevations

Revision: DA-02  
Approved by: JD

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

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Building Surveyor:

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