Clarence... a brighter place

DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043113

PROPOSAL: Two Multiple Dwellings

LOCATION: 31 Bellemont Court, Geilston Bay

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 April 2024. In addition to legislative requirements, plans and documents can also be viewed at 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. Representations must be received by Council on or before 30 April 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 or at the Council offices.

Clarence City Council

Clarence... a brighter place

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 or at Council offices.*

Proposal: Unit development

Location:
Address 31 Bellemont Court
Suburb/Town Geilston Bay *Postcode* 7015

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 $ 1,100,000

Is the property on the Tasmanian Heritage Register? Yes [ ] No [X]

(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	na
Current Use of Site:	vacant

Does the proposal involve land administered or owned by the Crown or Council?	Yes		No	x

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* 22/03/2024

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

PINNACLE

7/3 Abernant Way, Cambridge 7170
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au
6248 4218

21/10/2022

To whom it may concern,

I/We, AvinashKumar, owner/s of 31 Bellemont Court, Geilston Bay, authorise Pinnacle Drafting & Design to act as my/our agent regarding all Council and TasWater applications for this address.

I/We Avinash Kumar also understand and accept that while Pinnacle Drafting & Design are acting as my/our agent I/We give consent for the relevant authorities to direct all invoices relating to the development directly to the property owner.

Kind regards,
Avinash Kumar

Signed:

01 / 13 / 2023

Avinash Kumar

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
178505	4
EDITION	DATE OF ISSUE
2	31-May-2022

SEARCH DATE : 14-Mar-2023
SEARCH TIME : 11.20 AM

DESCRIPTION OF LAND

City of CLARENCE
Lot 4 on Sealed Plan 178505
Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude Campbell Cox
Prior CT 104704/1

SCHEDULE 1

M960538 TRANSFER to MAHA DEV Registered 31-May-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP178505 EASEMENTS in Schedule of Easements
SP178505 FENCING PROVISION in Schedule of Easements
SP101160 FENCING COVENANT in Schedule of Easements
E216217 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 05-Jun-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

E334914 MORTGAGE to National Australia Bank Limited Lodged by DYE & DURHAM (NAB) on 06-Mar-2023 BP: E334914

OWNER: N.D. JACKMAN PTY. LTD.

FOLIO REFERENCE: C.T. 104704/1

GRANTEE:
Part of Lot 31801 Granted to F.C.Cox.

PLAN OF SURVEY

BY SURVEYOR: TONY WOOLFORD
72 GRAHAMS RD, MT RUMNEY
PH 0418 248 569

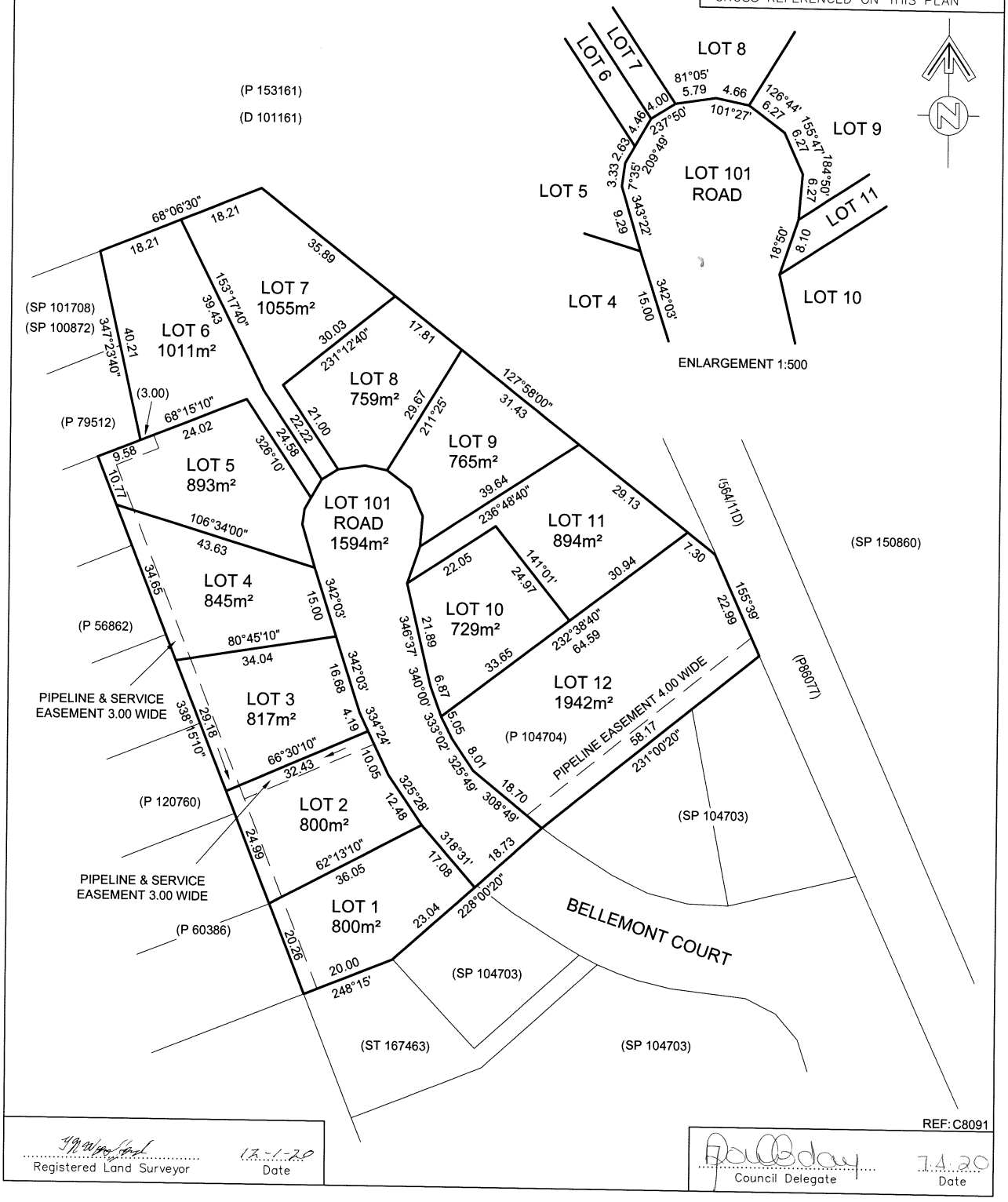
LOCATION: CITY OF CLARENCE

SCALE 1: 750 LENGTHS IN METRES

REGISTERED NUMBER
SP178505

~~APPROVED~~
EFFECTIVE FROM - 5 JUN 2020
Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor 17-1-20 Date

Council Delegate 7.4.20 Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178505

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.

1. EASEMENTS

Lots 1, 2, 3, 4, and 5 are each subject to a Pipeline and Service Easement (as defined herein) in favour of TasWater over 'PIPELINE & SERVICE EASMENT 3.00 WIDE' shown on the Plan (the "Easement Land").

Lots 1, 2, 3, 4 and 5 are each subject to a right of drainage (appurtenant to the Clarence City Council) over 'PIPELINE & SERVICE EASEMENT 3.00 WIDE' shown passing through the said lots on the Plan.

Lot 12 is subject to a Pipeline and Service Easement (as defined herein) in favour of TasWater over 'PIPELINE EASMENT 4.00 WIDE' shown passing through Lot 12 on the Plan (the "Easement Land").

2. FENCING PROVISION

In respect of each Lot on the Plan the Vendor, **N. D. JACKMAN PTY LTD** shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: N. D. Jackman Pty Ltd FOLIO REF: 104704/1 SOLICITOR & REFERENCE: Simmons Wolfhagen JRC:193089	PLAN SEALED BY: City of Clarence DATE: 7 April 2020 SD - 2016/47 REF NO. Council Delegate

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

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 5 PAGES	Registered Number SP 178505
SUBDIVIDER: N. D. Jackman Pty Ltd FOLIO REFERENCE: 104704/1	

3. INTERPRETATION

Pipeline and Service Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

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

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

(4) remove and replace the Infrastructure;

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

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

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

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

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

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

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:

  (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

  (b) install, erect or plant any building, structure, fence, pit, well, footing, 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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 5 PAGES	Registered Number SP 178505
SUBDIVIDER: N. D. Jackman Pty Ltd FOLIO REFERENCE: 104704/1	

(c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;

(d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace any thing that supported, protected or covered the Infrastructure.

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

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

(b) telemetry and monitoring devices;

(c) inspection and access pits;

(d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 5 PAGES	Registered Number SP 178505
SUBDIVIDER: N. D. Jackman Pty Ltd FOLIO REFERENCE: 104704/1	

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

(f) any thing reasonably required to support, protect or cover any of the Infrastructure;

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

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

TasWater means Tasmanian Water and Sewerage Corporation Pty Limited ABN 47162 220 653, trading as Tas Water, established under the provisions of the *Water and Sewerage Corporations Act 2008 (Tas)*.

4. EXECUTION

SIGNED BY N. D. JACKMAN PTY LTD, ACN 009 523 951, in accordance with Section 127 of the *Corporations Act* 2001:

Director/Secretary

Director/Secretary

Noel Desmond Jackman
Print Full Name

Andrea Mary Jackman
Print Full Name

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 5 PAGES	Registered Number SP 178505
SUBDIVIDER: N. D. Jackman Pty Ltd FOLIO REFERENCE: 104704/1	

MyState Bank Limited as the registered proprietor of Mortgage C959982 consents to this Schedule of Easements as evidenced by its execution hereunder:

EXECUTED for and on behalf of
MyState Bank Limited ABN 89 067 729 195 by
Rodney James Willie under Power No. PA107277
(who declares that he has received no notice of
revocation of the power) in the presence of:

.....

Paige Maree Jolly
Operations Consultant
137 Harrington 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.

PINNACLE

31 Bellemont Court, Geilston Bay 7015

Owner(s) or Clients	Maha Dev	Title Reference	178505/4
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	845m^2
Total Floor Area (Combined)	267.38m^2	Design Wind Speed	N3
Alpine Area	N/A	Soil Classification	P
Other Hazards	Flood-prone, Bushfire-prone, Airport obstacle limitation	Climate Zone	7
(e.g.. High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)		Corrosion Environment	Moderate
		Bushfire Attack Level (BAL)	TBA

ID	Sheet Name	Issue
A.01	Location Plan	DA - 10
A.02	Site Plan	DA - 10
A.03	Building Envelope	DA - 10
A.04	Shadow Diagram 21st June 0900	DA - 10
A.05	Shadow Diagram 21st June 1000	DA - 10
A.06	Shadow Diagram 21st June 1100	DA - 10
A.07	Shadow Diagram 21st June 1200	DA - 10
A.08	Shadow Diagram 21st June 1300	DA - 10
A.09	Shadow Diagram 21st June 1400	DA - 10
A.10	Shadow Diagram 21st June 1500	DA - 10
A.11	Floor Plan - Ground	DA - 10
A.12	Floor Plan - First	DA - 10
A.13	Elevations	DA - 10
A.14	Elevations	DA - 10
A.15	Elevations	DA - 10
A.16	Elevations	DA - 10
A.17	Roof Plan	DA - 10
C.01	Civil Plan	DA - 10
C.02	Parking	DA - 10
P.01	Sewer & Water Plan	DA - 10

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve

Survey Notes from Surveyor

This plan and associated digital model is prepared for maha dev from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

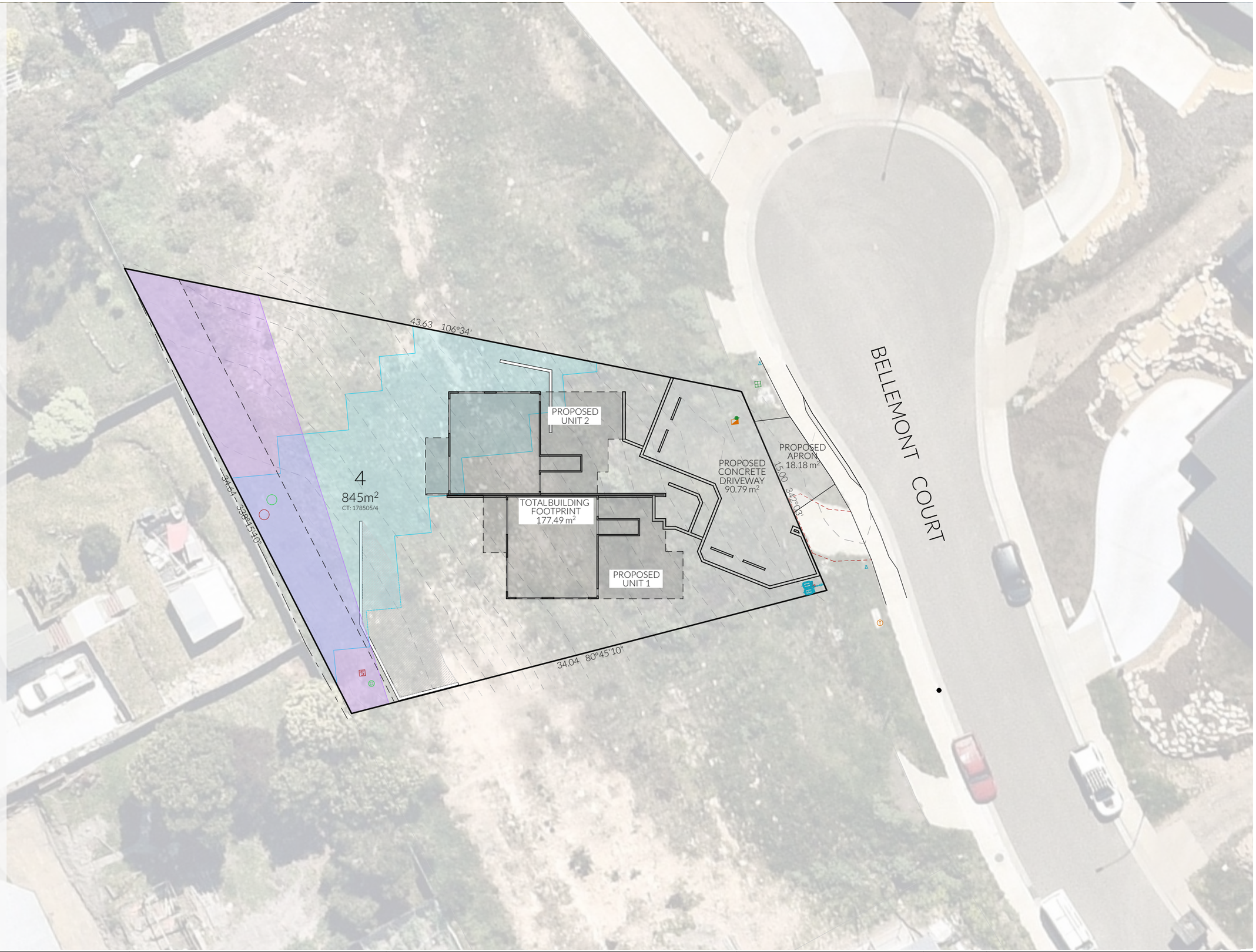
Services shown have been located where visible by field survey. Services denoted as being "per dbyd only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

If subsequent design is intended for construction setout, future surveying setout costs are increased if the digital data provided is rotated, scaled or moved.

This note forms an integral part of the plan/data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

OVERLAY LEGEND

- ROAD OR RAILWAY ATTENUATION AREA OVERLAY IDENTIFIED VIA LISTMAP DATA
- FLOOD-PRONE AREAS OVERLAY IDENTIFIED VIA LISTMAP DATA



Site Areas

Site Area	845 m²
Building Footprint	177.49 m²
Total Site Coverage	21.00%

PINNACLE

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www.pinnacledrafting.com.au
Licence: CC6073Y

Location Plan

Revision: DA - 10
Approved by: JRD / CP

Scale: 1:250 @A3
Pg. No: A.01

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

N

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve

Surface Water Drainage

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

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

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

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

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

Subsoil Drainage

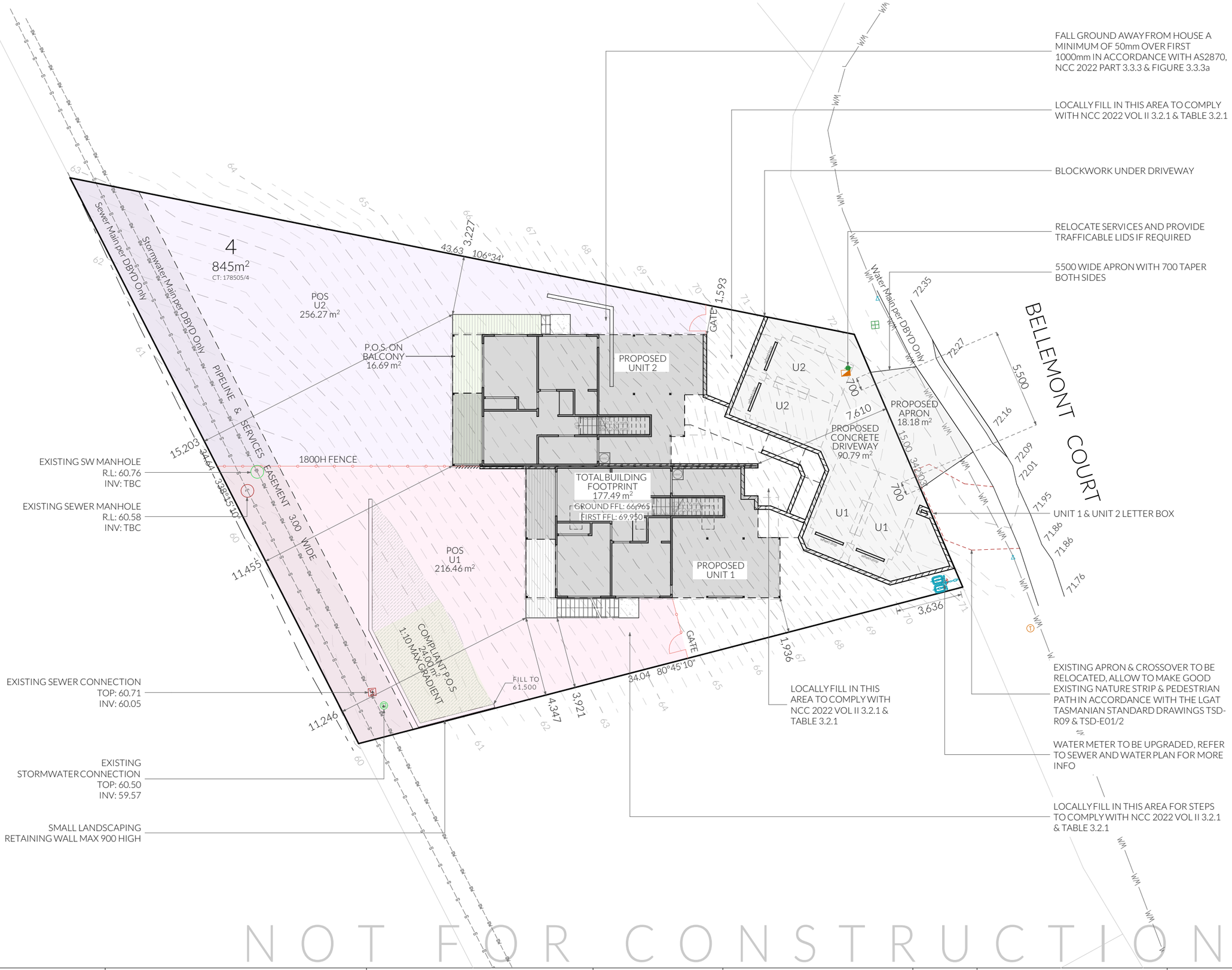
is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

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

Note

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

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



NOT FOR CONSTRUCTION

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Licence: CC6073Y

Site Plan

Revision: DA - 10
Approved by: JRD / CP

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

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
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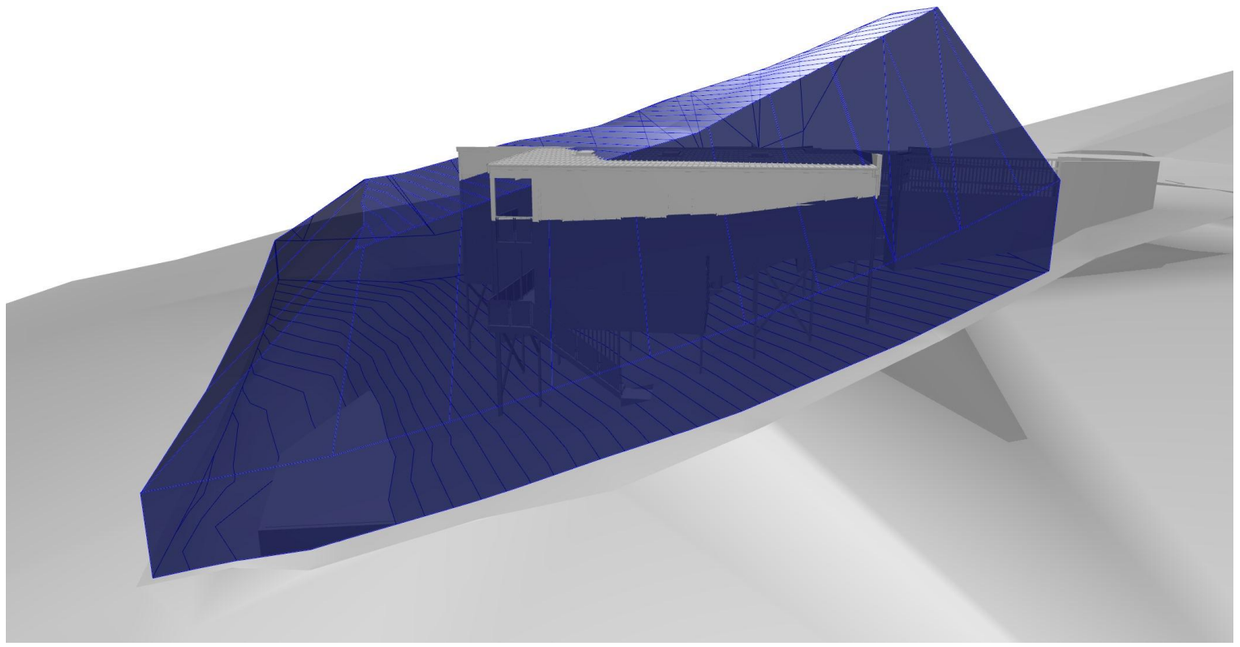
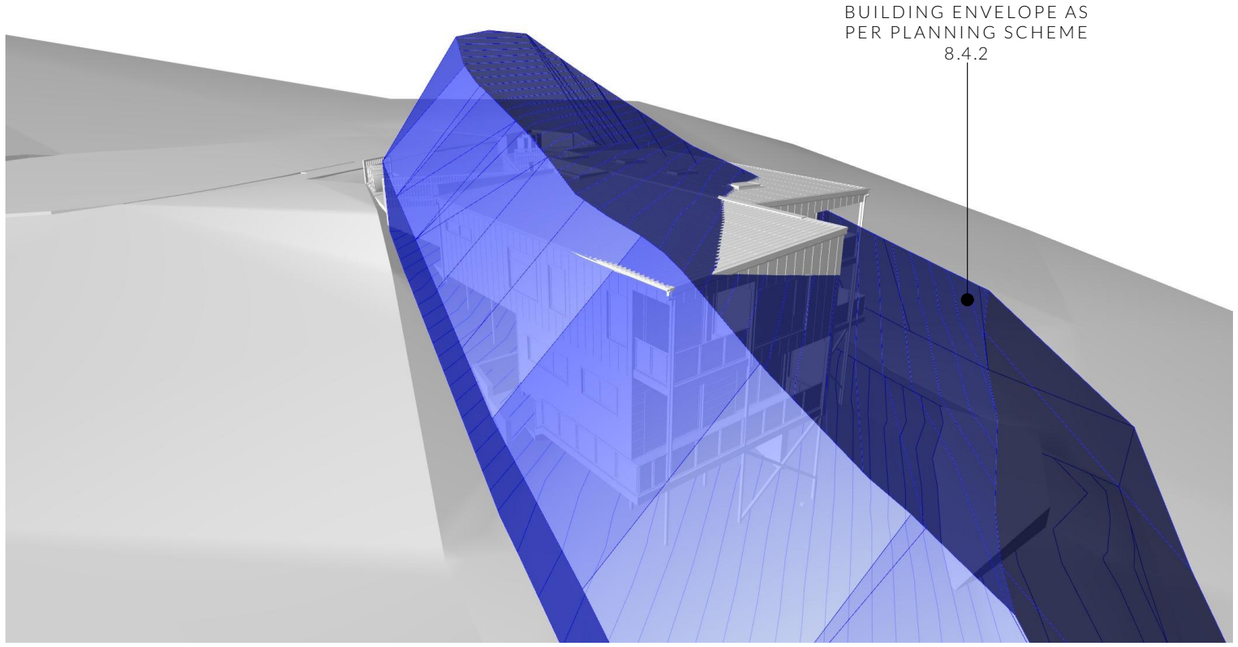
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

N

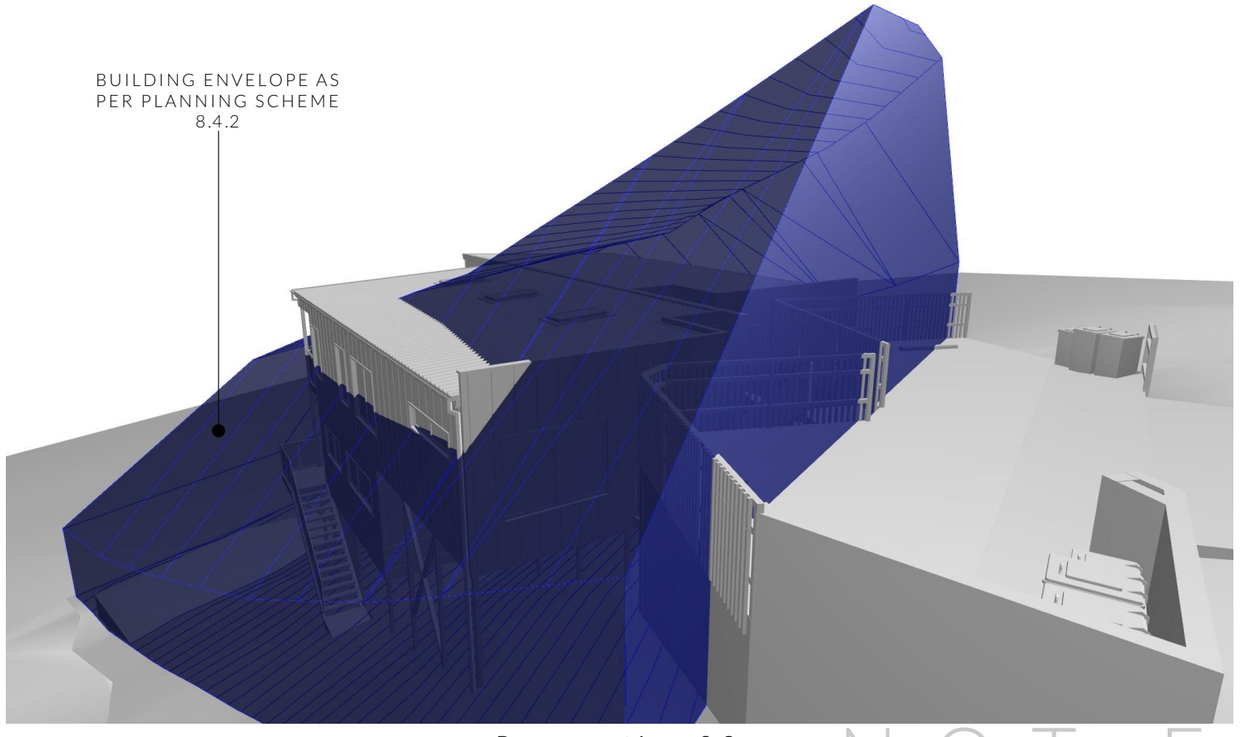
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



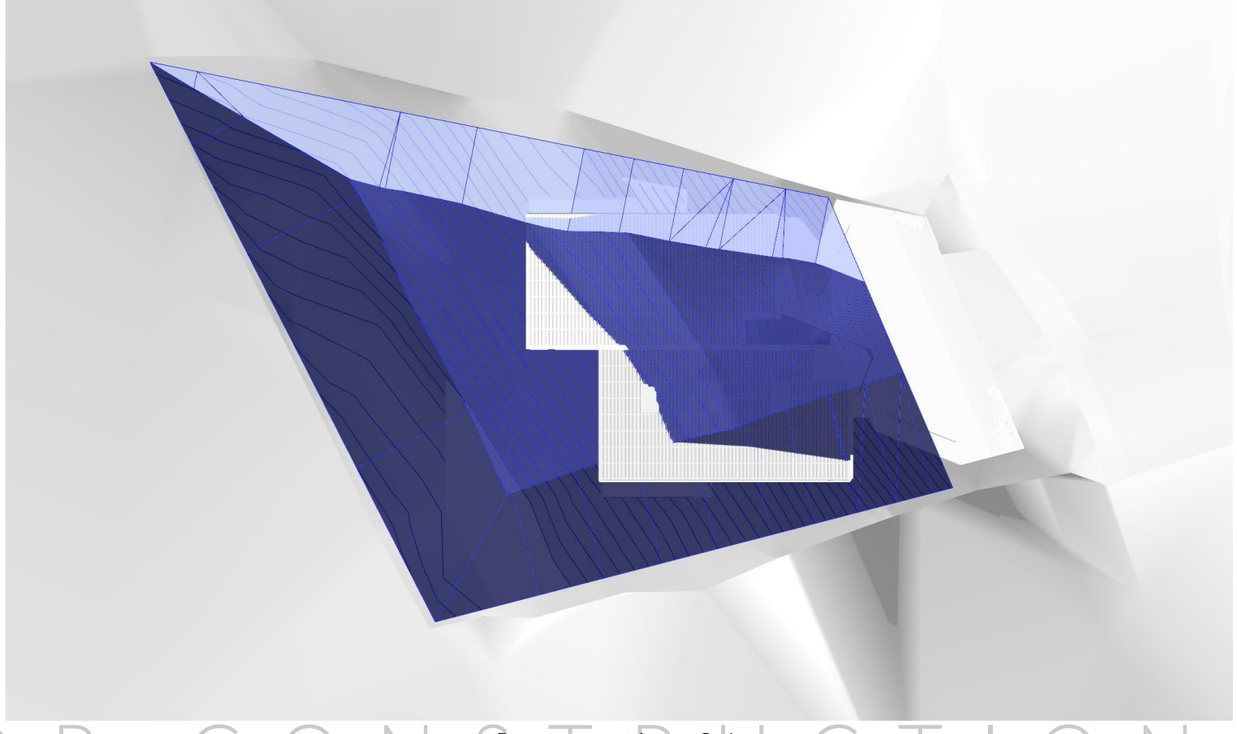
Perspective 01



Perspective 02



Perspective 03



Perspective 04

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Licence: CC6073Y

Building Envelope

Revision: DA - 10
Approved by: JRD / CP

Scale: @ A3
Pg. No: A.03

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
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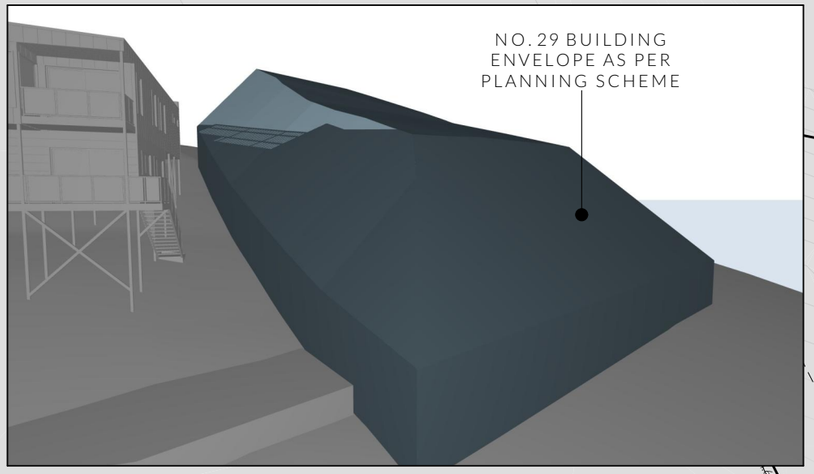
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



0900

0900

BELLEMONT COURT

43.63 106°34'

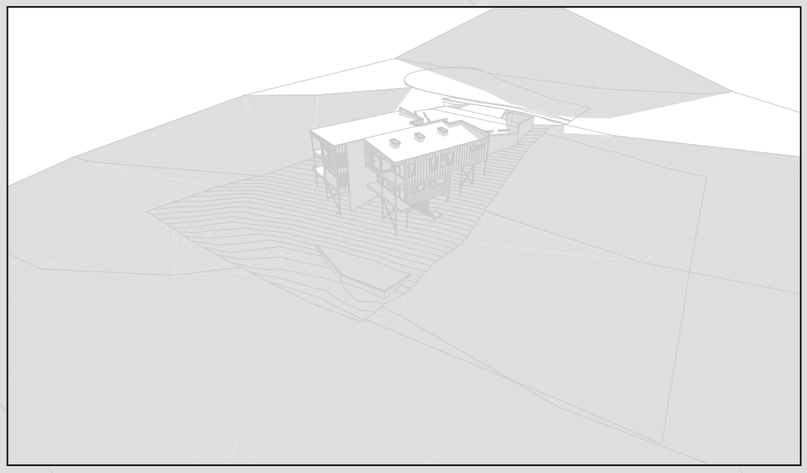
15.00 340°03'

34.04 80°45'10"

44.1 338°15'10"

UNIT 1 PRVATE OPEN SPACE
SUNLIGHT AT 0900 = 0%

24.00 m²



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Shadow Diagram 21st June 0900

Revision: DA - 10
Approved by: JRD / CP

Scale: 1:250 @ A3
Pg. No: A.04

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
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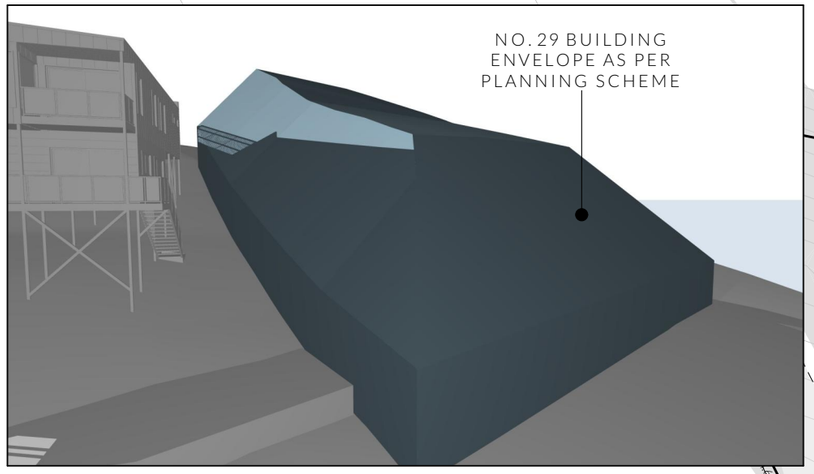
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

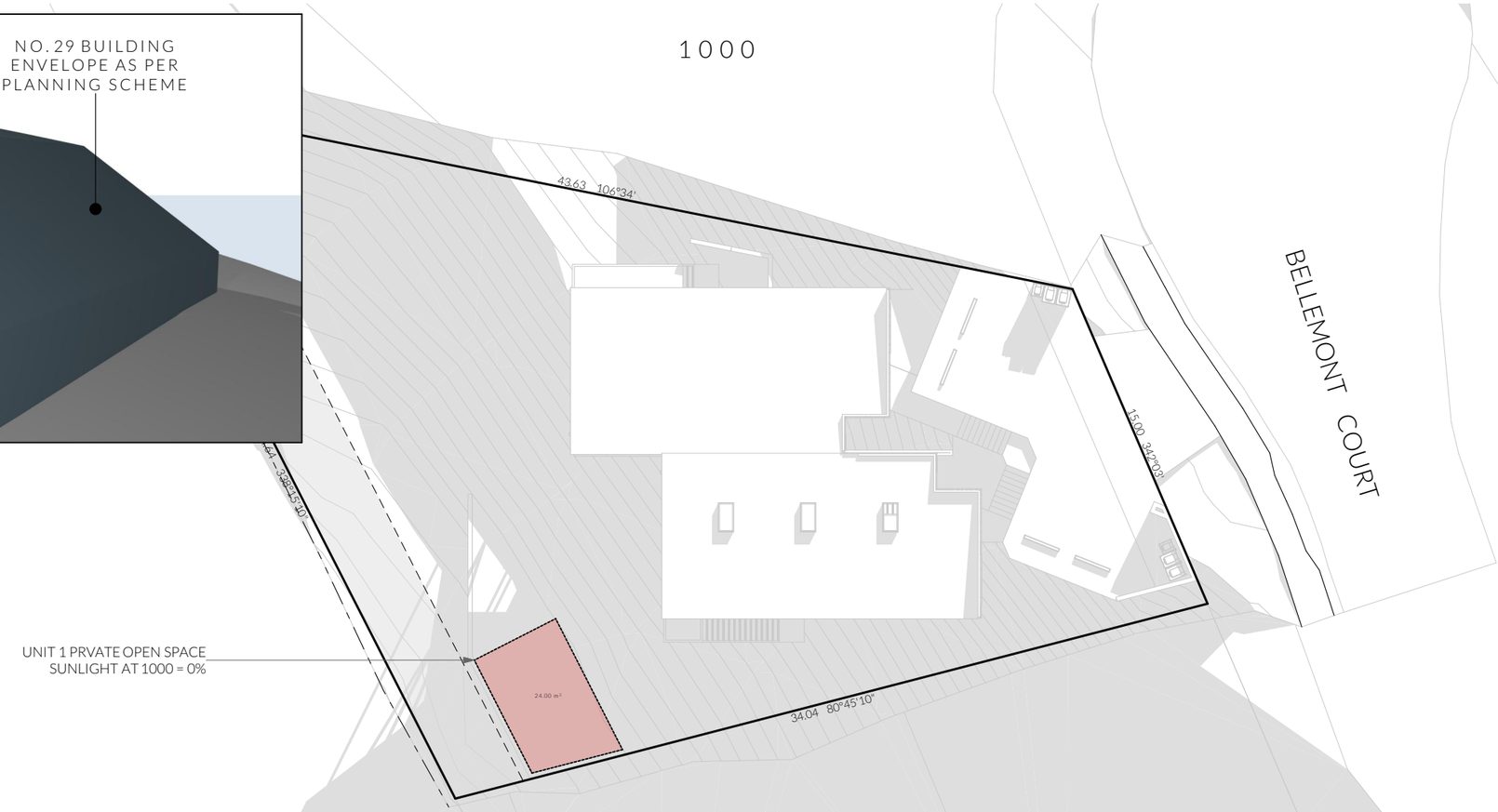
N

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

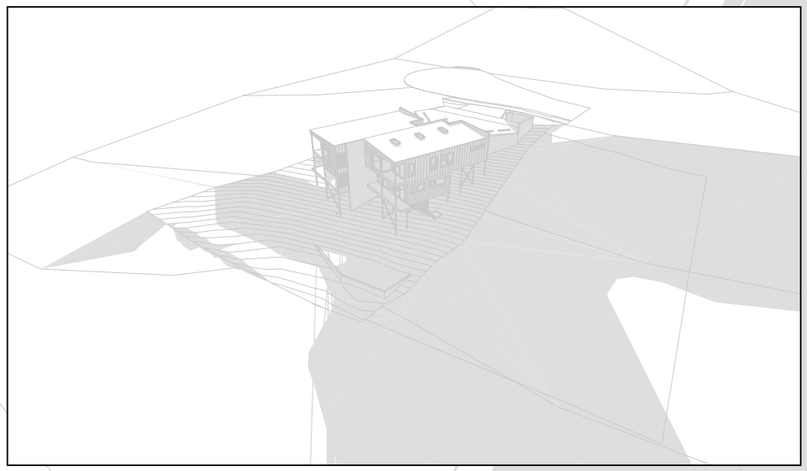


1000

1000



UNIT 1 PRVATE OPEN SPACE
SUNLIGHT AT 1000 = 0%



FOR CONSTRUCTION

PINNACLE

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Licence: CC6073Y

Shadow Diagram 21st June 1000

Revision: DA - 10
Approved by: JRD / CP

Scale: 1:250 @ A3
Pg. No: A.05

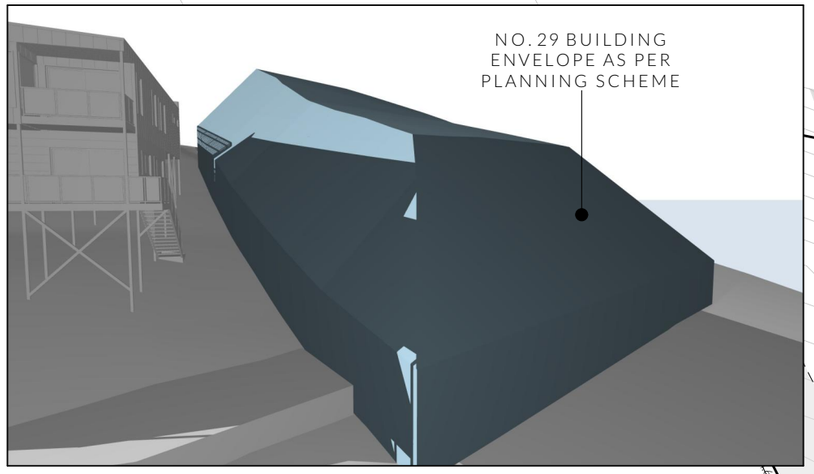
Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

N

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



1100

1100

UNIT 1 PRVATE OPEN SPACE
SUNLIGHT AT 1100 = 8%

43.63 106°34'

44.71 338°15'10"

15.00 340°00'

34.04 80°45'10"

21.95 m²

BELLEMONT COURT

NOT FOR CONSTRUCTION

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Shadow Diagram 21st June 1100

Revision: DA - 10
Approved by: JRD / CP

Scale: 1:250 @ A3
Pg. No: A.06

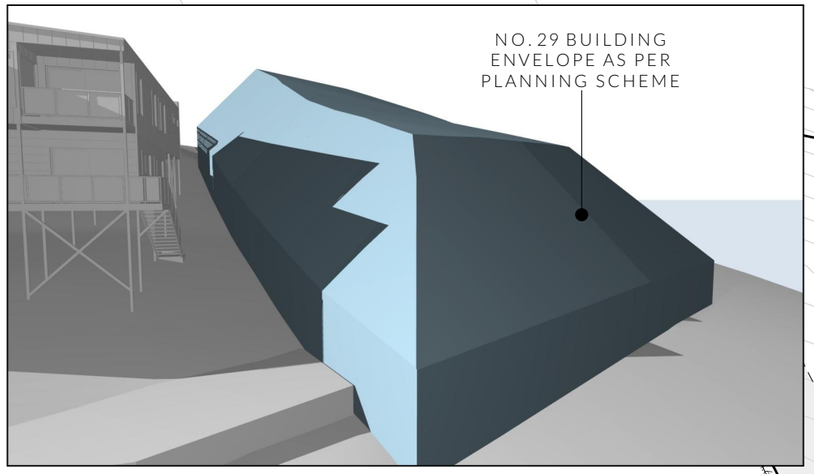
Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

N

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



1200

1200

UNIT 1 PRVATE OPEN SPACE
SUNLIGHT AT 1200 = 85%

43.63 106°34'

44.71 338°15'10"

34.04 80°45'10"

15.00 340°03'

BELLEMONT COURT

20.52 m²

3.47 m²

N

NOT FOR CONSTRUCTION

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Shadow Diagram 21st June 1200

Revision: DA - 10
Approved by: JRD / CP

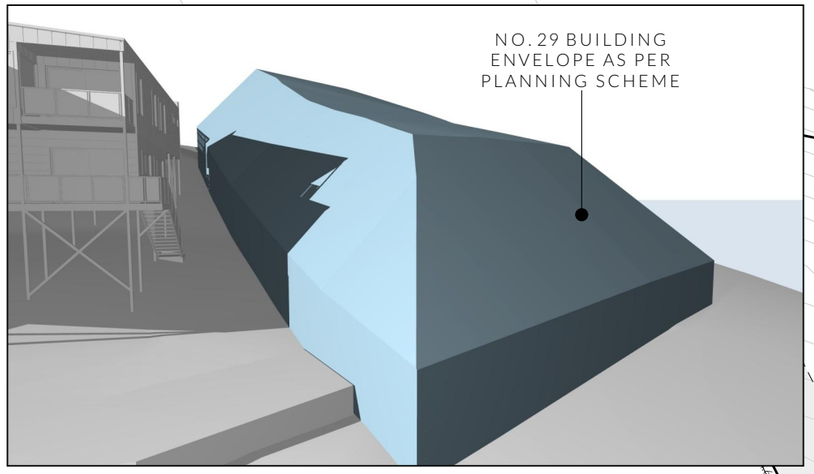
Scale: 1:250 @ A3
Pg. No: A.07

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



1300

1300

43.63 106°34'

44.71 338°15'10"

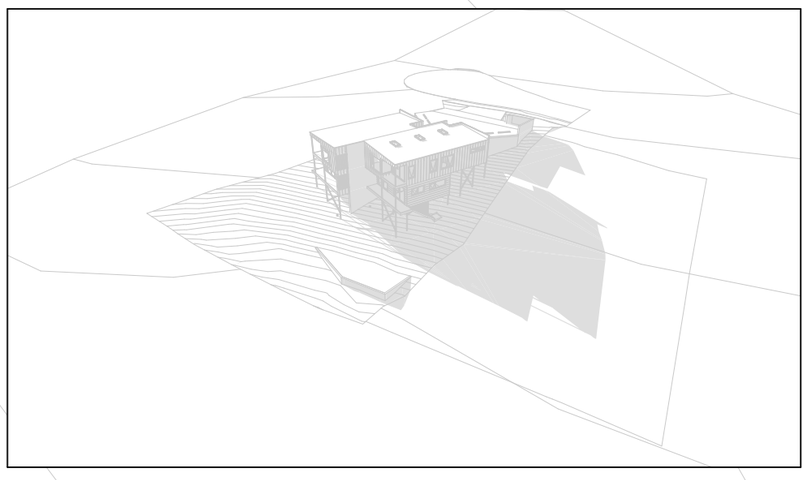
15.00 340°00'

34.04 80°45'10"

BELLEMONT COURT

UNIT 1 PRVATE OPEN SPACE
SUNLIGHT AT 1300 = 100%

24.00 m²



N O T F O R C O N S T R U C T I O N

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Shadow Diagram 21st June 1300

Revision: DA - 10
Approved by: JRD / CP

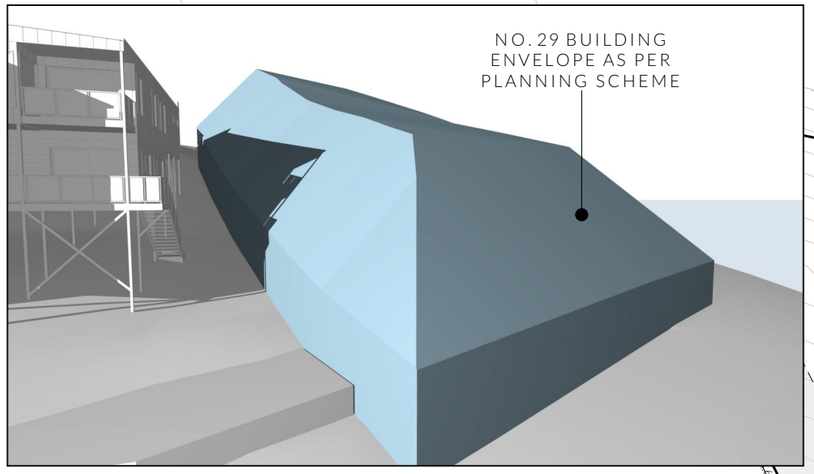
Scale: 1:250 @ A3
Pg. No: A.08

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



1400

1400

43.63 106°34'

44.71 338°15'10"

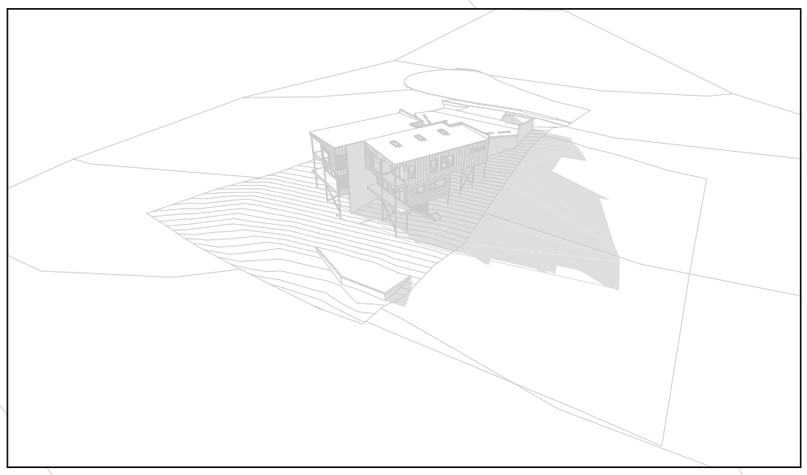
15.00 340°00'

34.04 80°45'10"

BELLEMONT COURT

UNIT 1 PRVATE OPEN SPACE
SUNLIGHT AT 1400 = 100%

24.00 m²



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Shadow Diagram 21st June 1400

Revision: DA - 10
Approved by: JRD / CP

Scale: 1:250 @ A3
Pg. No: A.09

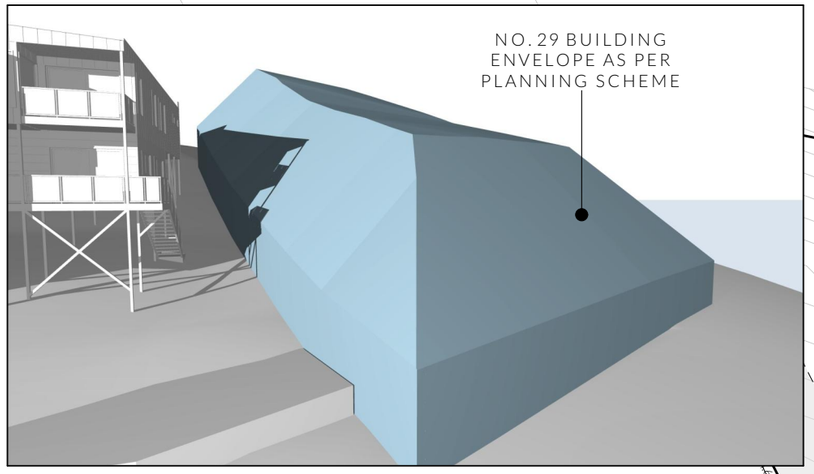
Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

N

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



1500

1500

43.63 106°34'

44.71 338°15'10"

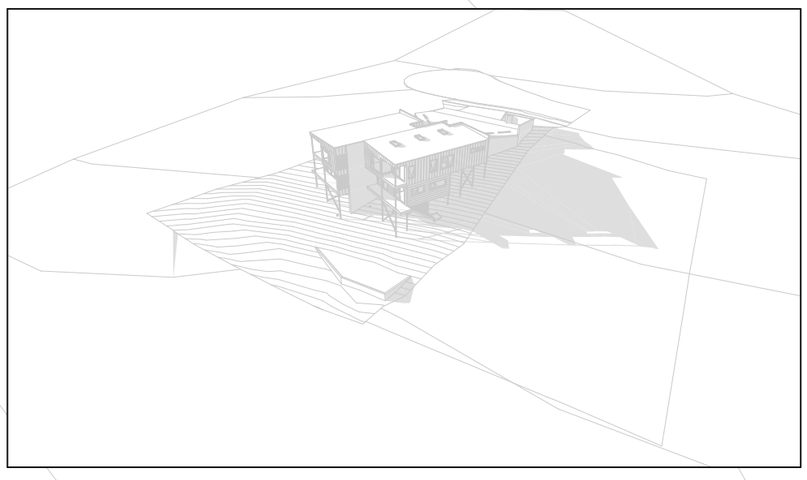
15.00 340°03'

34.04 80°45'10"

BELLEMONT COURT

UNIT 1 PRVATE OPEN SPACE
SUNLIGHT AT 1500 = 100%

24.00 m²



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Shadow Diagram 21st June 1500

Revision: DA - 10
Approved by: JRD / CP

Scale: 1:250 @ A3
Pg. No: A.10

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

N

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Access Panel

Articulation Joint

Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

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

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

Note: Safe Movement & Egress

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

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

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

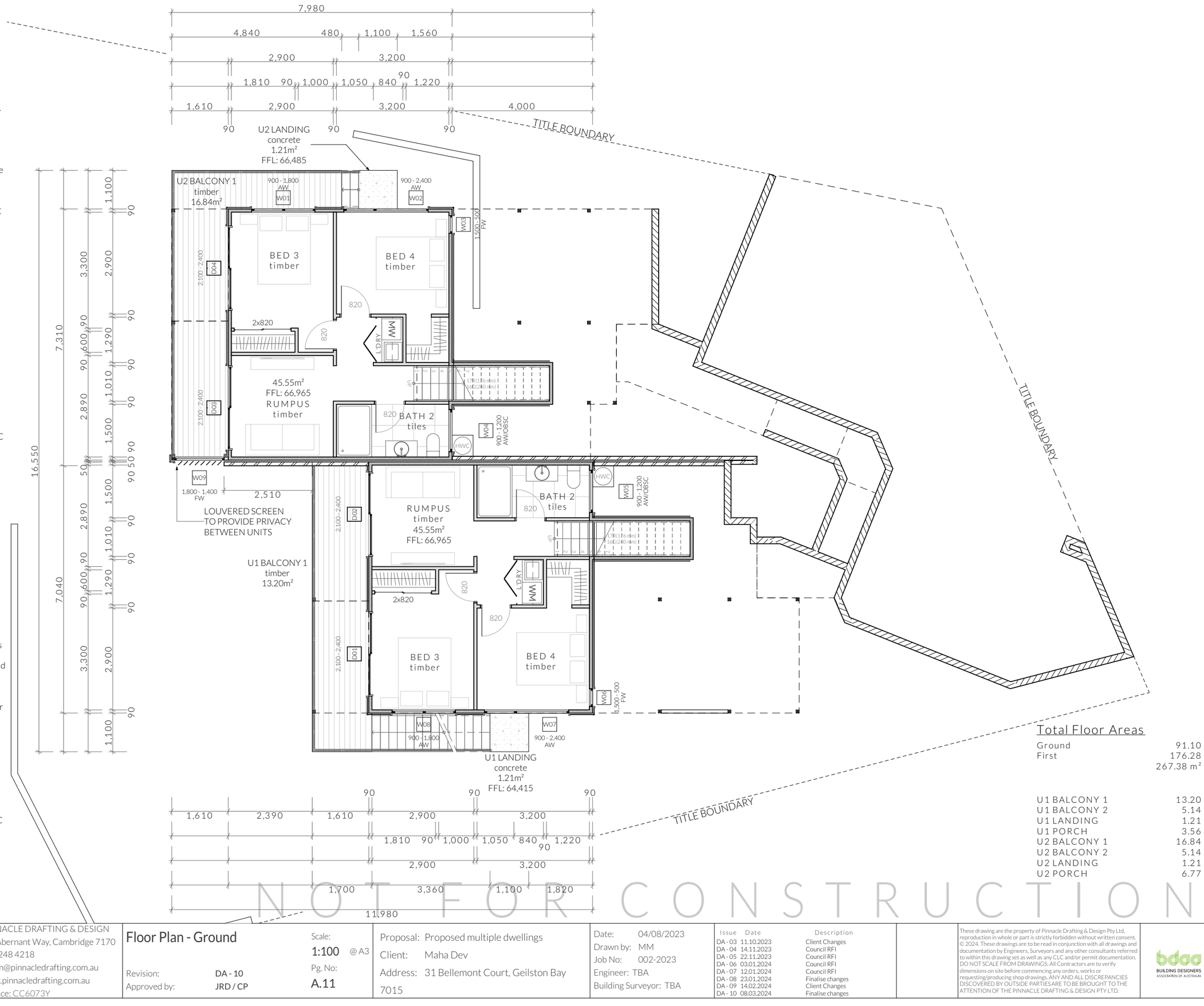
Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

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

Heights of rooms & other spaces 10.3.1 of NCC 2022

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

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



Total Floor Areas

Ground	91.10
First	176.28
	267.38 m²

U1 BALCONY 1	13.20
U1 BALCONY 2	5.14
U1 LANDING	1.21
U1 PORCH	3.56
U2 BALCONY 1	16.84
U2 BALCONY 2	5.14
U2 LANDING	1.21
U2 PORCH	6.77

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Floor Plan - Ground

Revision: DA - 10
Approved by: JRD / CP

Scale: 1:100 @ A3
Pg. No: A.11

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Access Panel

Articulation Joint

Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

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

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

Note: Safe Movement & Egress

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Note: Paved Areas

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Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
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Heights of rooms & other spaces 10.3.1 of NCC 2022

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(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

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

Total Floor Areas

Ground	91.10
First	176.28
	267.38 m²

U1 BALCONY 1	13.20
U1 BALCONY 2	5.14
U1 LANDING	1.21
U1 PORCH	3.56
U2 BALCONY 1	16.84
U2 BALCONY 2	5.14
U2 LANDING	1.21
U2 PORCH	6.77

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Licence: CC6073Y

Floor Plan - First

Revision: DA - 10
Approved by: JRD / CP

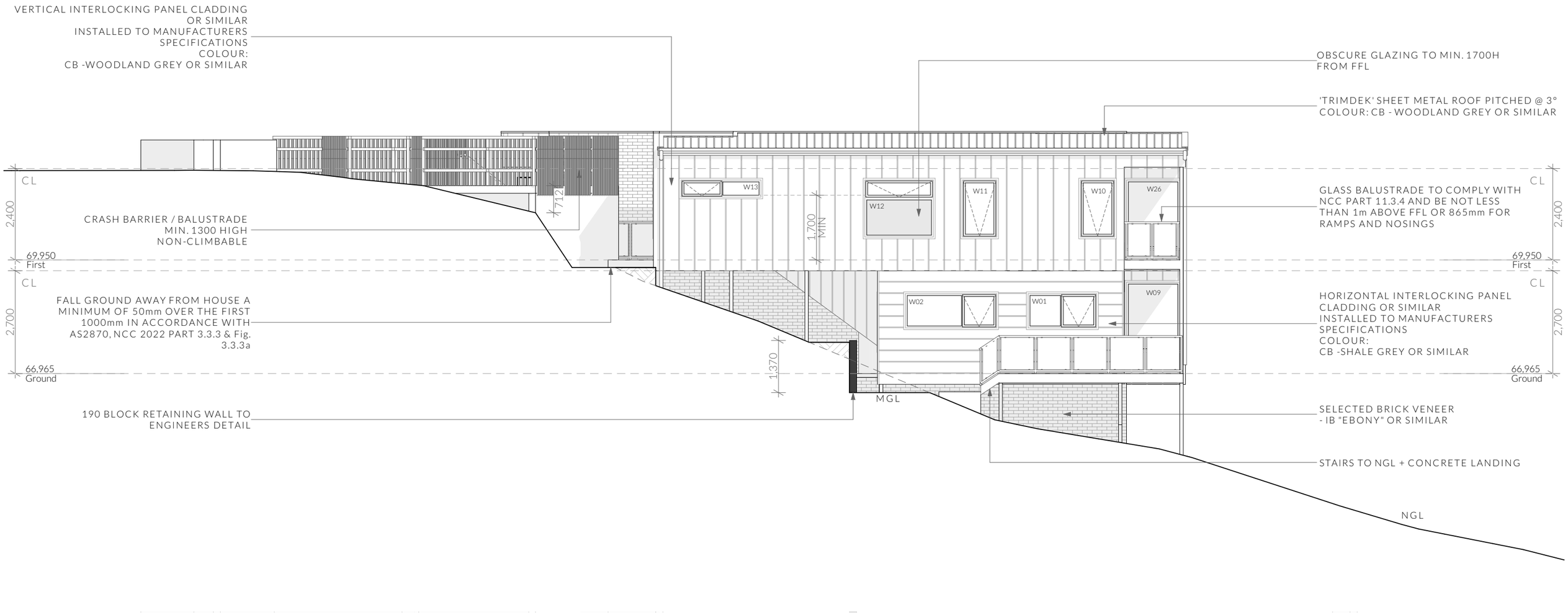
Scale: 1:100 @ A3
Pg. No: A.12

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



North Elevation

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

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

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

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

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

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Licence: CC6073Y

Elevations

Revision: DA - 10
Approved by: JRD / CP

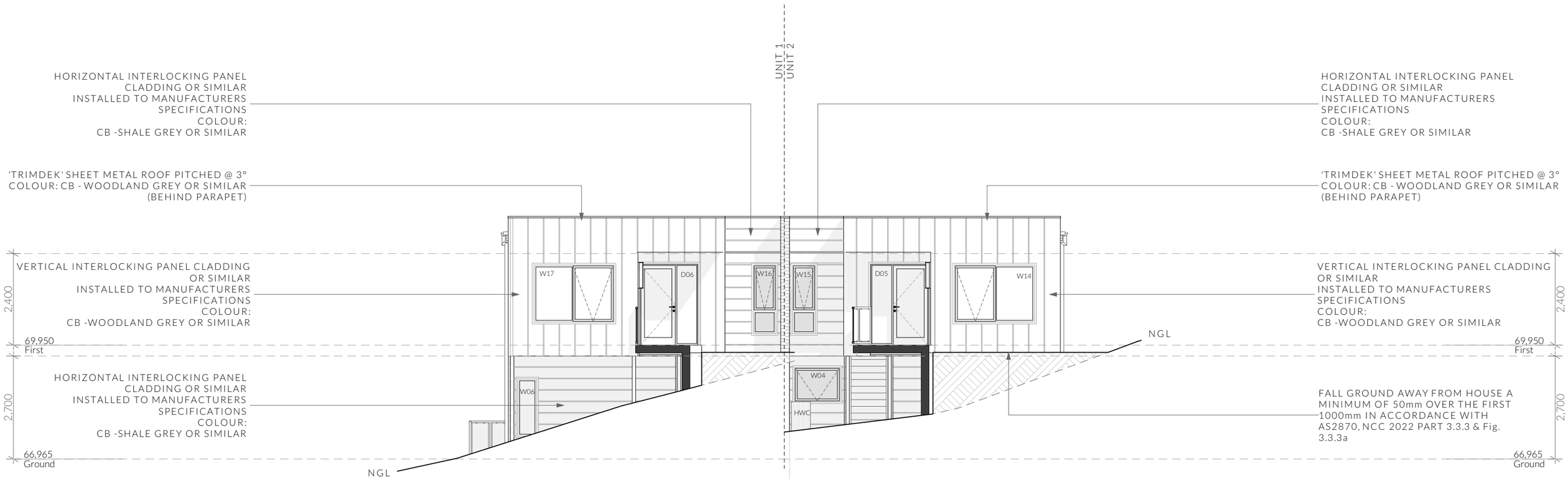
Scale: 1:100 @ A3
Pg. No: A.13

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



East Elevation

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

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

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

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

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

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Licence: CC6073Y

Elevations

Scale: 1:100 @ A3
Pg. No: A.14

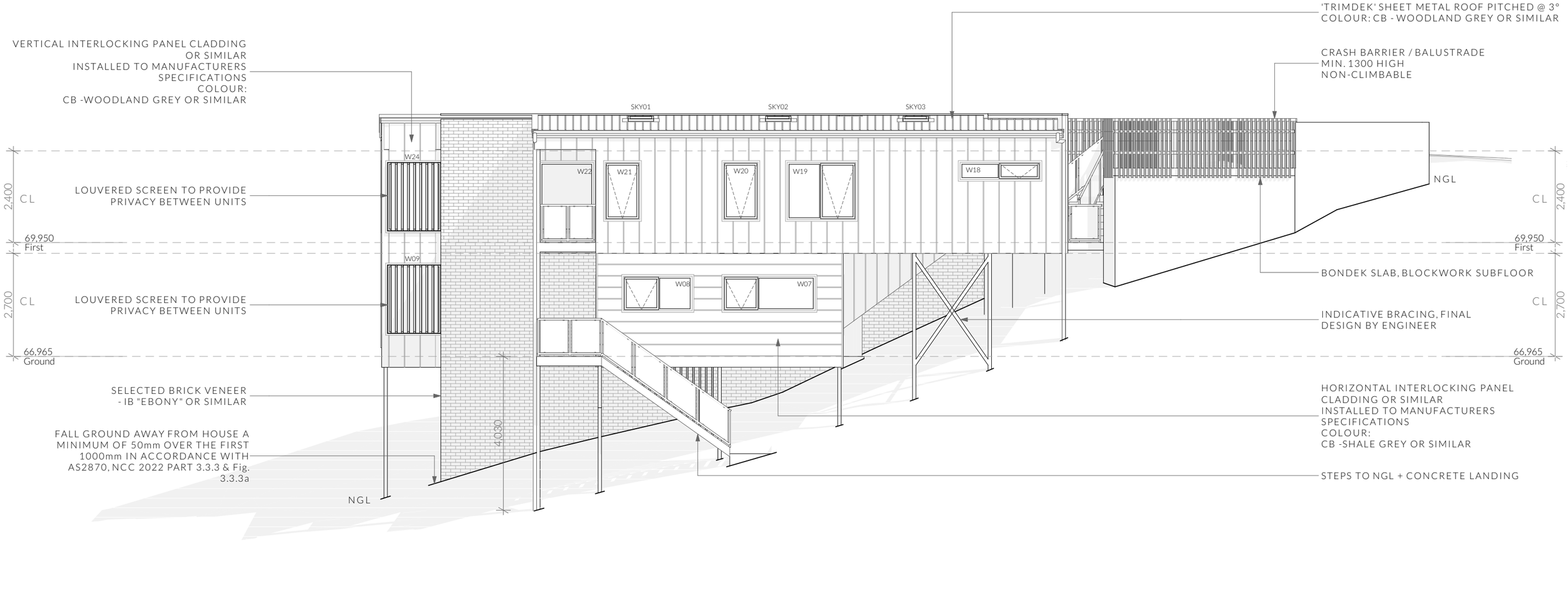
Revision: DA - 10
Approved by: JRD / CP

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
DA - 03	11.10.2023	Client Changes
DA - 04	14.11.2023	Council RFI
DA - 05	22.11.2023	Council RFI
DA - 06	03.01.2024	Council RFI
DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
DA - 09	14.02.2024	Client Changes
DA - 10	08.03.2024	Finalise changes

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



South Elevation

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

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

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

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

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

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Elevations

Revision: DA - 10
Approved by: JRD / CP

Scale: 1:100 @ A3
Pg. No: A.15

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Description
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DA - 04	14.11.2023	Council RFI
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DA - 07	12.01.2024	Council RFI
DA - 08	23.01.2024	Finalise changes
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DA - 10	08.03.2024	Finalise changes

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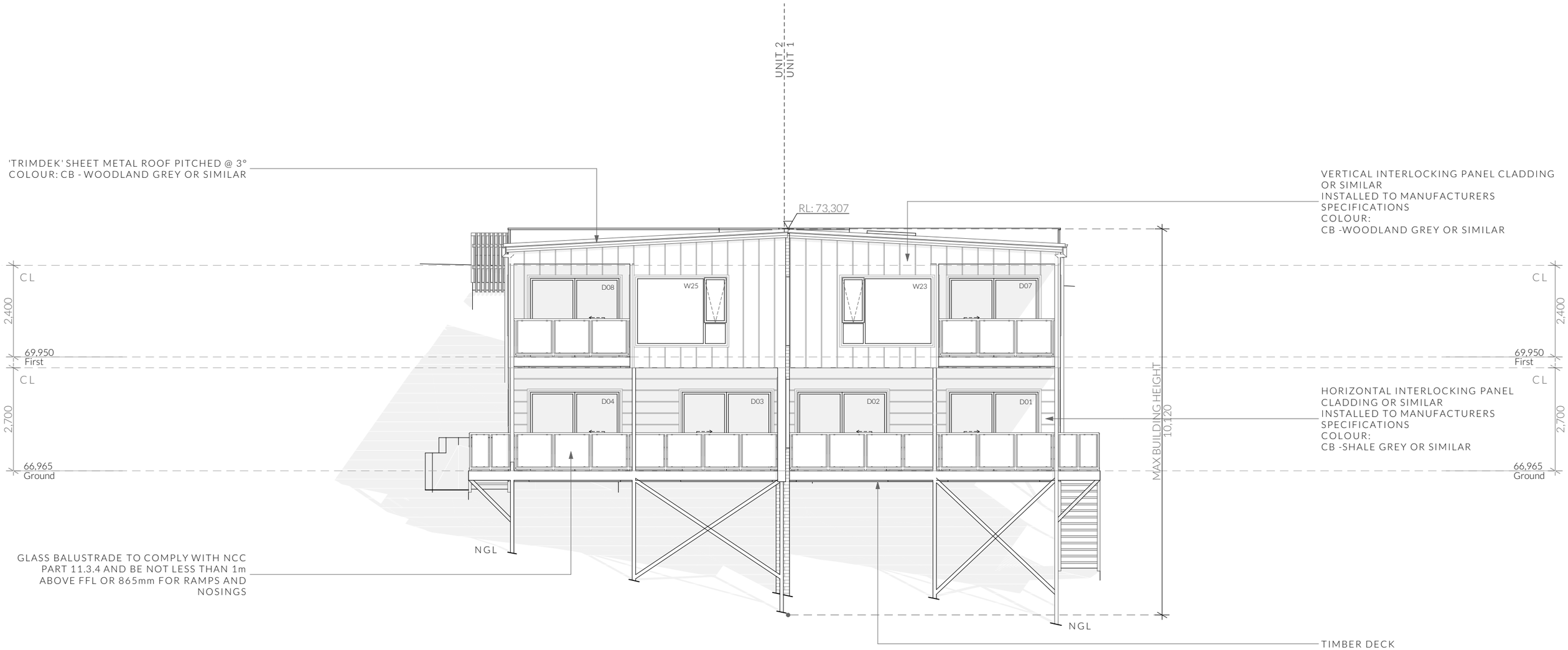

West Elevation

NOTE

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

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

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Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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Revision: DA - 10
Approved by: JRD / CP

Scale: 1:100 @A3
Pg. No: A.16

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

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Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-

(i)immediately above the primary insulation layer; or

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

(iii)immediately above ceiling insulation; and

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

(c)is either-

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

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

Stormwater Notes

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

Roofing Cladding

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

Eaves & Soffit Linings

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

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

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

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

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

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

Refer to table 7.5.5 for trimmer and fastener spacings.

Parapet cappings

Where a wall cladding is used to form a parapet wall, the cladding must be attached to a supporting frame and have a capping installed that complies with the following:

(a)Cappings must-

(i)be purpose made, machine-folded sheet metal or equivalent sections of a material compatible with all up and downstream metal roof covering materials in accordance with 7.2.2(2); and

(ii)extend not less than 50 mm down the sides of the parapet; and

(iii)be separated from the supporting framing by a vapour permeable sarking installed in accordance with (f); and

(iv)be fixed with either self drilling screws or rivets with rubber washers at intervals of not more than 500 mm that do not penetrate the top of cappings, except at joints and corners.

(b)The top of the capping must slope a minimum of 5 degrees.

(c)Joints in cappings must-

(i)overlap by not less than 50 mm in the direction of flow; and

(ii)be securely fastened at intervals of not more than 40 mm; and

(iii)have sealant installed between laps.

(d)Fixing for cappings must be compatible with the capping material in accordance with 7.2.2.

(e)Lead cappings must not be used with prepainted steel or zinc/aluminium steel or on any roof if the roof is part of a drinking water catchment area.

(f)Sarking must comply with AS 4200.1 and be installed behind all wall cladding where parapets are installed, with-

(i)each adjoining sheet or roll being-

(A)overlapped not less than 150 mm; or

(B)taped together; and

sarking fixed to supporting members at not more than 300 mm centres.

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Roof Plan

Revision: DA - 10
Approved by: JRD / CP

Scale: 1:100 @ A3
Pg. No: A.17

Proposal: Proposed multiple dwellings
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Address: 31 Bellemont Court, Geilston Bay 7015

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Drawn by: MM
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Surface Water Drainage

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

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

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

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

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

Subsoil Drainage

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

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

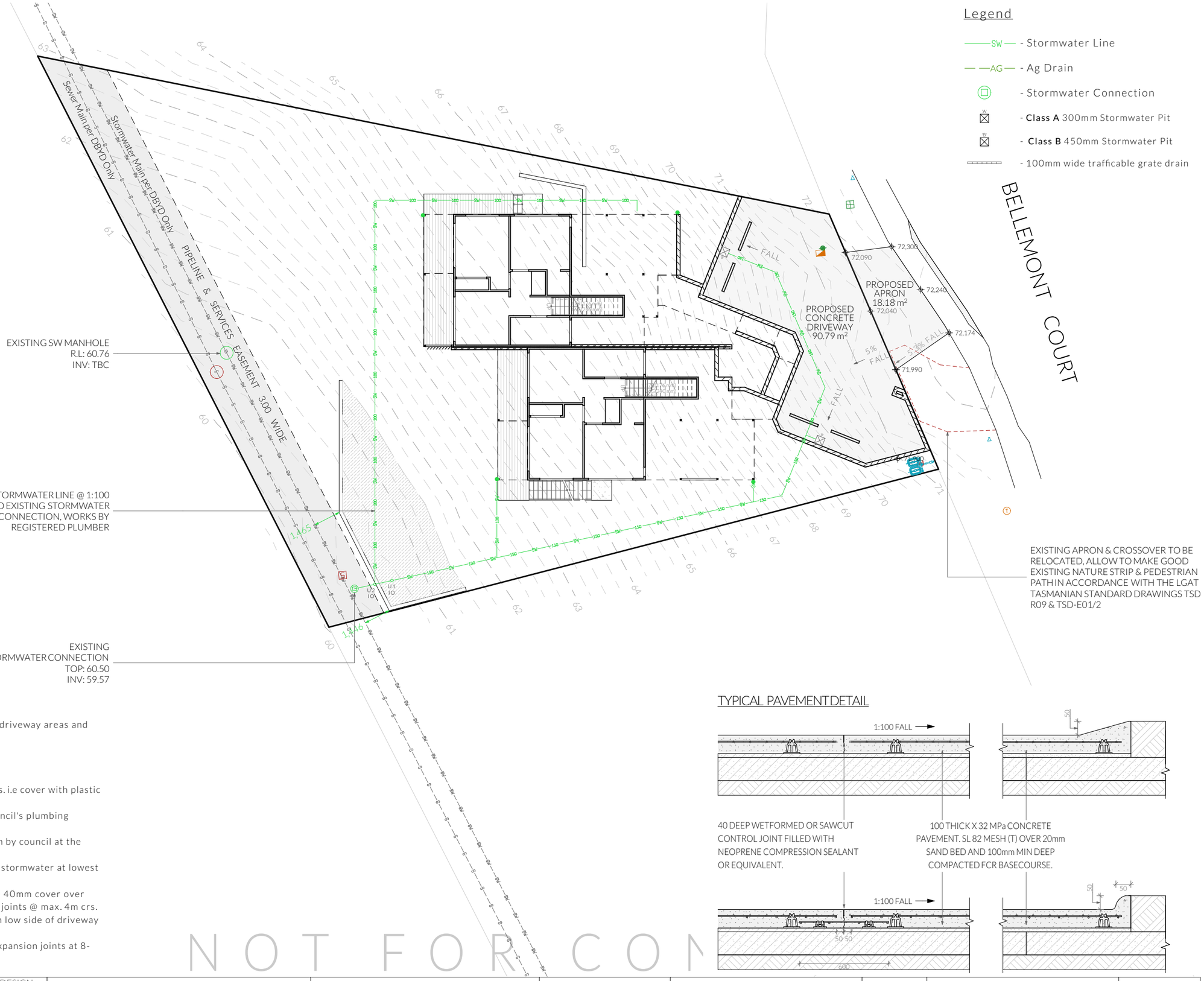
Note

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

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

General Notes

1. Remove all topsoil and organic matter from beneath concrete driveway areas and provide 100m deep compacted FCR basecourse layer.
2. Concrete strength shall be 32 mpa min.
3. Provide control joints at 6.0 m centres- refer detail.
4. Compact concrete using mechanical vibrators.
5. Cure all exposed concrete surfaces by keeping moist for 7 days. i.e cover with plastic sheets.
6. Connect new service connections into existing. Liaise with council's plumbing surveyor for location of existing connections.
7. All new and/or altered service connections shall be undertaken by council at the developer's expense.
8. Provide 100ø agricultural drains at base of cut and connect to stormwater at lowest point
9. Driveway to be min 100mm thick 32mpa concrete with sl82 @ 40mm cover over 100mm compacted FCR. Provide deep tooled joints or sawcut joints @ max. 4m crs.
10. Driveway to be sloped to integrated kerb and gutter system on low side of driveway
11. Rainwater pipes to be PVC or Colorbond finish metal.
12. Driveway sawcuts to be installed at approx. 4m centres with expansion joints at 8-12m centres.



Legend

- SW — Stormwater Line
- AG — Ag Drain
- Stormwater Connection
- **Class A** 300mm Stormwater Pit
- **Class B** 450mm Stormwater Pit
- 100mm wide trafficable grate drain

TYPICAL PAVEMENT DETAIL

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Civil Plan

Revision: DA - 10
Approved by: JRD / CP

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

Proposal: Proposed multiple dwellings
Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

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DA - 08	23.01.2024	Finalise changes
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DA - 10	08.03.2024	Finalise changes

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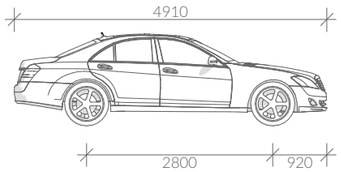
Vehicle Movement Notes

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

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

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



B85 Vehicle Dimensions

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

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

Parking Dimensions - 90°

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

Parking Dimensions - 45°

Width:	2600
Length:	5400
Aisle Width:	3500

Parking Dimensions - Parallel

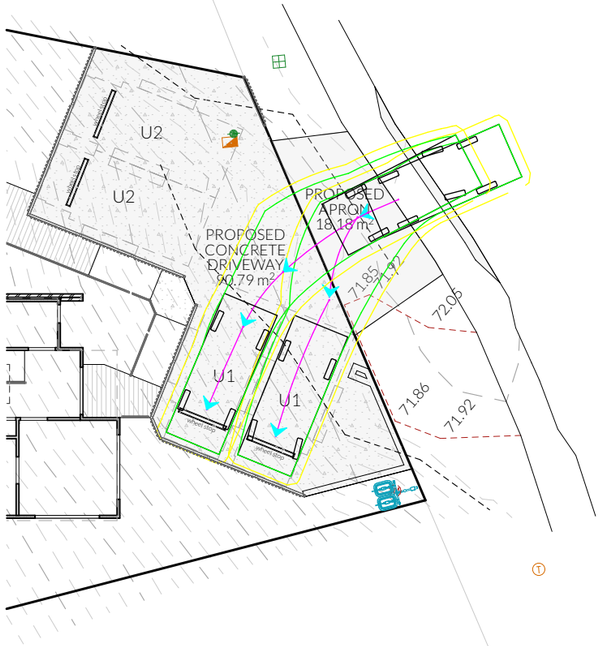
Width:	2300
Length:	6700
Aisle Width:	3600

Legend

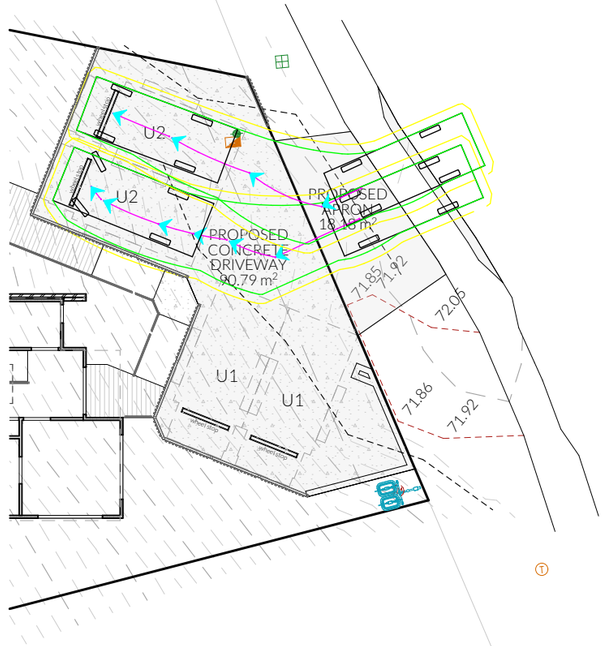
- Solar Bollard Lighting
- Spotlight with Sensor

Turning Path Legend

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



Turning Plan 01



Turning Plan 02

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Parking

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Approved by: JRD / CP

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Pg. No: C.02

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Client: Maha Dev
Address: 31 Bellemont Court, Geilston Bay 7015

Date: 04/08/2023
Drawn by: MM
Job No: 002-2023
Engineer: TBA
Building Surveyor: TBA

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Plumbing Notes

All plumbing to be in accordance with AS3500, NCC Vol III, Tas Plumbing Code and local authority regulations.

Sewer and stormwater to mains connections, plumber to verify location on site.
(refer to site plan.)

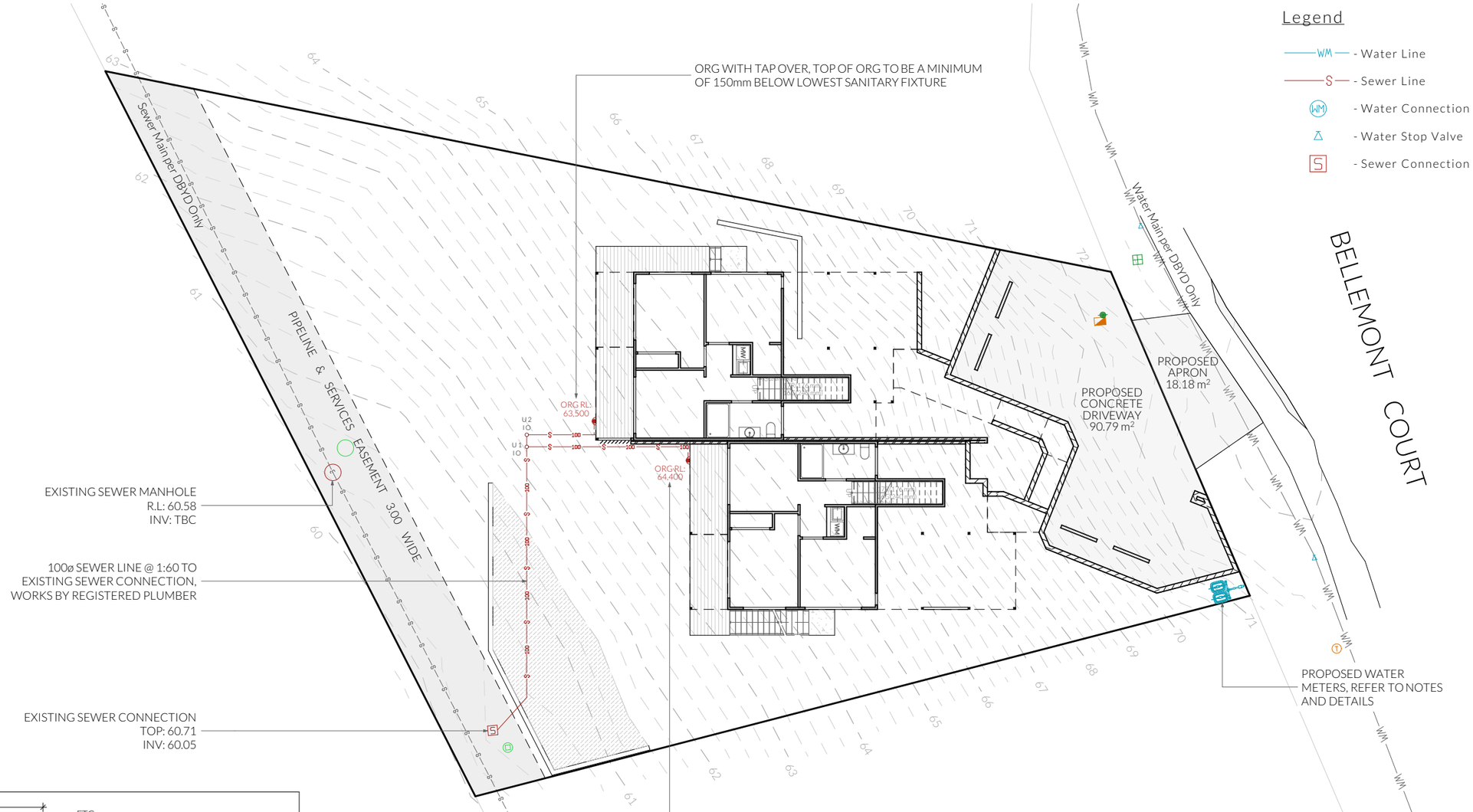
All works are to be in accordance with the water supply code of Australia WSA 03-2011-3.1 version 3.1 MRWA edition v2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA version 2 and TasWater's supplements to these codes.

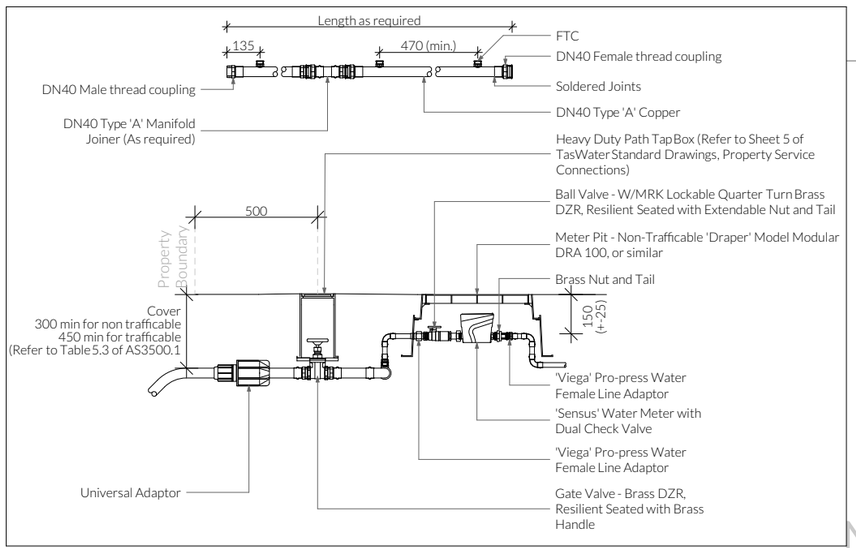
Minimum gradient on sewer pipes as per AS3500.2.2

·65ø	= 1:40 (2.5%)
·80ø, 100ø	= 1:60 (1.65%)
·125Ø	= 1:80 (1.25%)
·150Ø	= 1:100 (1.00%)

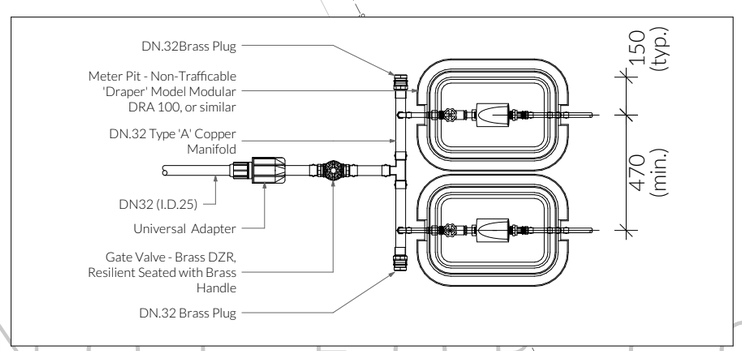
Note

All driveway pits and grate drains to be **Class B**. Stormwater pits are indicative. Location may vary depending on site conditions.





Meter Assembly - Below Ground Plan View



Meter Assembly - Below Ground Plan View

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Sewer & Water Plan

Revision: DA - 10
Approved by: JRD / CP

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

Proposal: Proposed multiple dwellings
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Address: 31 Bellemont Court, Geilston Bay 7015

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FLOOD HAZARD REPORT

FLOOD HAZARD ASSESSMENT

In accordance with:

Director's Determination – Riverine Inundation Hazard Areas

C12.0 Flood Prone Areas Hazard Code of the Tasmanian Planning Scheme

DOCUMENT INFORMATION	
PROJECT ADDRESS:	31 Bellemont Court, Geilston Bay
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DOCUMENT NUMBER:	23R88-04-1
DATE OF REPORT:	27 September 2023
CLIENT COMPANY:	Pinnacle Drafting & Design
REPORT AUTHOR:	Rachel Horner, BE(Hons) BSc MIEAust
CHECKED BY:	Dr Jane Sargison, BE DPhil FIEAust CPEng NER CC6183N

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REVISION HISTORY					
Revision Number	**Revision Description**	**Prepared By**	**Reviewed By**	**Authorised By**	**Date Prepared**
0	For Approval	Rachel Horner	Jane Sargison	Matthew Horsham	27/09/2023

SUMMARY

This report summarises the Flood Hazard Assessment for the proposed development at 31 Bellemont Court, Geilston Bay, and demonstrates compliance with the requirements of C12.0 Flood Prone Areas Hazard Code of the Tasmanian Planning Scheme.

The proposed works include construction of two new multiple dwellings, along with associated driveway and hydraulic services, with service connections to existing infrastructure. Part of the site, from the northern boundary through to the western boundary, including part of one of the two new dwellings, is located inside the flood-prone areas overlay of the Tasmanian Planning Scheme (Clarence). The overlay is approximately 10m wide inside the property, with depth ranges of <0.05m and 0.05 – 0.2m, according to Council's flood model data. The performance criteria C12.6.1 buildings and works within a flood-prone hazard area P1.1 and P1.2 are addressed.

The overland flow route upslope from the development site has been significantly altered by the subdivision and roadworks creating the cul-de-sac which provides access to the development site. Overland flow generated from the upslope catchment is redirected and diverted down the road. Flow rates have been calculated to verify that the kerb and channel have sufficient capacity to accommodate the overland flow. The hazard rating for the water over the road is H1, which is "generally safe for people, vehicles and buildings" (Figure 11).

Specific inundation hazard management measures are not required for the proposed development. The risk to the development and to nearby properties from inundation due to the development is considered to be acceptable. This assessment is further discussed in this report.

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TABLE OF FIGURES

FLOOD HAZARD ASSESSMENT

Site Location and Existing Conditions

31 Bellemont Court, Geilston Bay , is located in a General Residential zone in a recently subdivided area. Refer to Figure 1, the property is currently undeveloped.

Flood-prone Areas Overlay and Inundation Mapping

Part of the property 31 Bellemont Court, Geilston Bay, is located within a flood-prone area (Figure 1) under the Clarence Local Provisions Schedule of the Tasmanian Planning Scheme [1] [2], which corresponds to the 1% AEP riverine inundation extent (Figure 2) based on Clarence City Council flood mapping [3]. Figure 4 shows the proposed site layout relative to the flood-prone hazard areas overlay. The overlay is approximately 10m wide inside the property, with depth ranges of <0.05m and 0.05 – 0.2m, according to Council's flood model data (Figure 2).

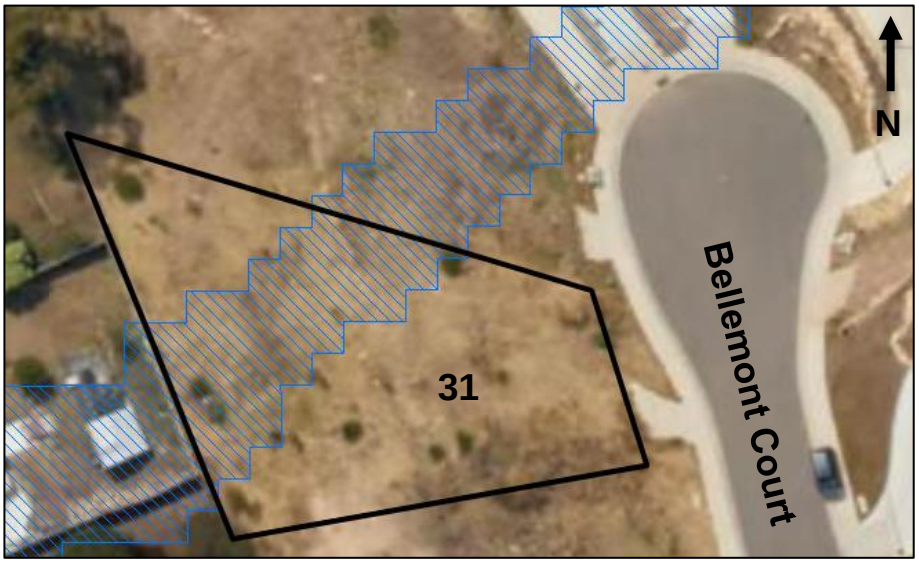

Figure 1: Existing conditions and flood-prone areas overlay under the Clarence Local Provisions Schedule of the Tasmanian Planning Scheme [1] [2]

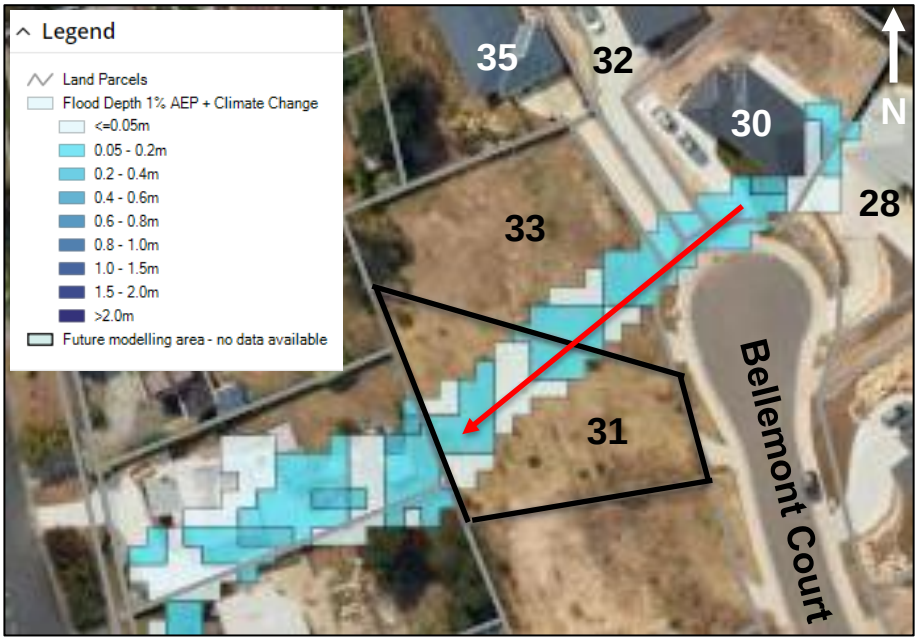

Figure 2: Council flood model depths at 31 Bellemont Court, Geilston Bay [3], red arrow indicates direction of water flow per flood model data (pre-subdivision)

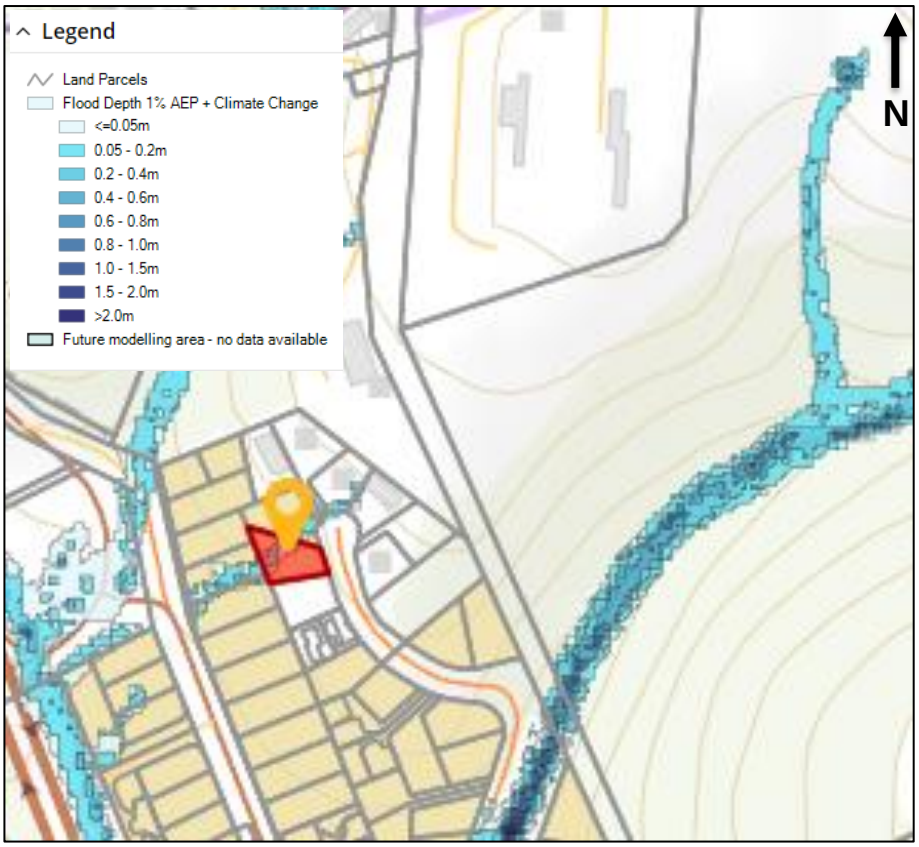

Figure 3: Council flood modelling in catchment pertinent to 31 Bellemont Court, Geilston Bay [3]

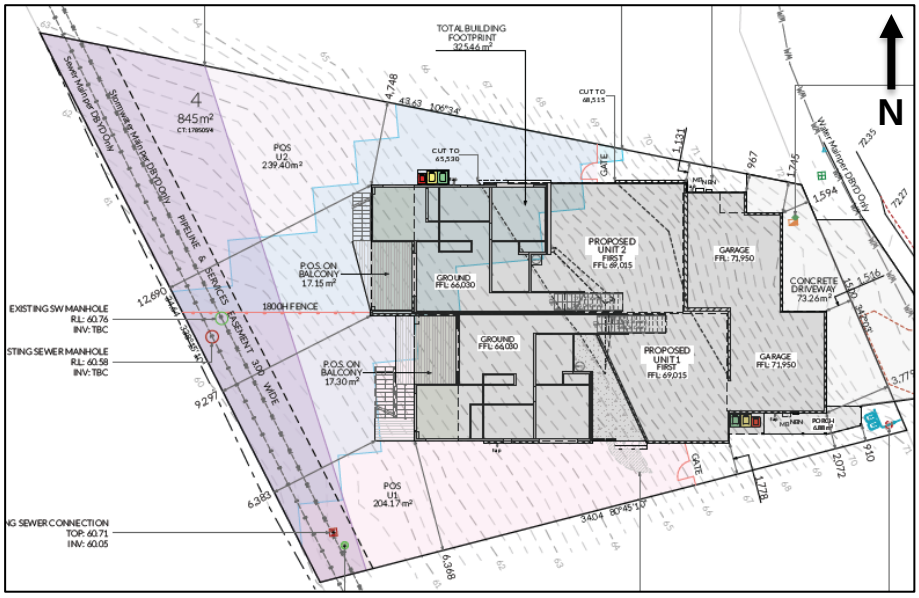

Figure 4: Part of Proposed Site Plan A.02 by Pinnacle with flood prone areas shown relative to proposed buildings

Assessment of Overland Flow Route

Proposed Unit 2 is located partially inside the mapped 1% AEP inundation extent and the corresponding flood-prone areas overlay of the Tasmanian Planning Scheme (Clarence) (Figure 4).

The flood model in the vicinity of the proposed building indicates water levels up to 0.05m and 0.05-0.2m depths. Water surface levels and finished floor levels are not so relevant here, as it is not rising river levels that are a concern, but rather overland flow paths which need to be considered and managed appropriately relative to the development.

The overland flow pattern crossing the development site as presented in the Council's flood model data, has been significantly altered by the subdivision works including the construction of the road (cul-de-sac) which provides access to the development site, and the construction of dwellings on the lots upslope from the development site.

Overland flow between 28 and 30 Bellemont Court originally would have run across the frontage of 30, 32 and 35 Bellemont Court, across 33 Bellemont Court, and entered 31 Bellemont Court via the northern boundary to 33 Bellemont Court, as shown in Figure 2. The construction of the road (cul-de-sac), dwellings at 28 and 30 Bellemont Court, and driveways at 28, 30, 32, and 35 Bellemont Court, results in the overland flow between 28 and 30 Bellemont Court being redirected down the front of 30 Bellemont Court towards the road, and down the driveways of 30, 32 and 35 Bellemont Court, towards the road, as shown in Figure 5 and Figure 6.

Surface water running onto the cul-de-sac is collected in the kerb and gutter on the western side of the cul-de-sac, and directed down the road to the south. JSA have verified the surface levels on site via use of a Trimble GPS rover. The average grade of fall in the kerb and gutter from the frontage of 35 Bellemont Court to the frontage of 31 Bellemont Court is 2.3% to the south. South of the property access for 31 Bellemont Road, the road begins to fall more steeply to the south.

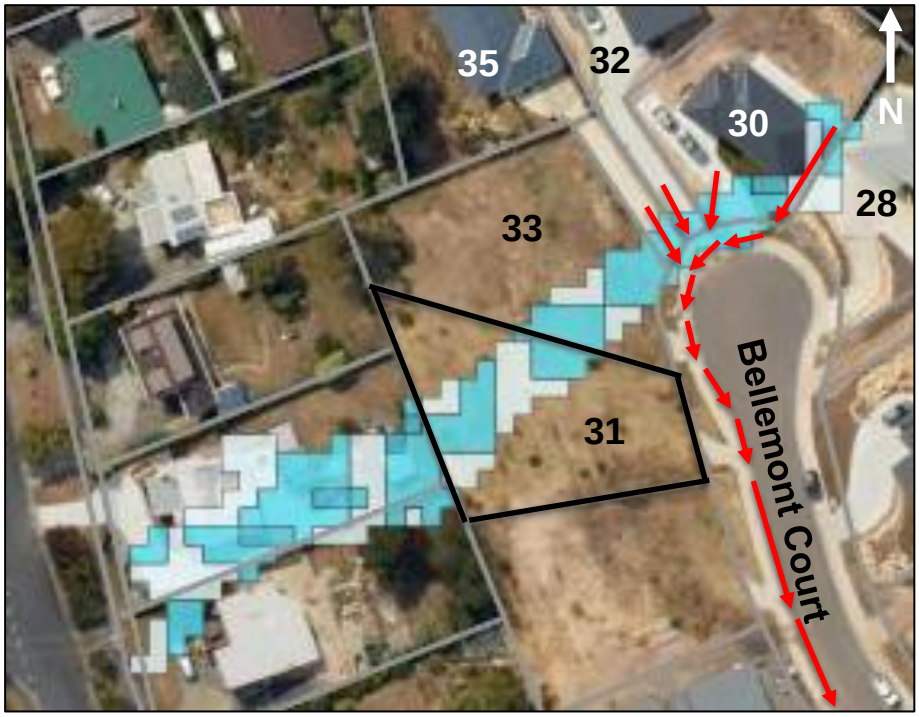

Figure 5: Council flood model extent at 31 Bellemont Court, Geilston Bay [3], red arrows indicate direction of water flow post-subdivision

Figure 6: Property accesses for 35, 32 & 30 Bellemont Court, red arrows show direction of fall

Upslope Catchment Assessment – DRAINS Model

DRAINS Inputs and Assumptions

Model

DRAINS software was utilised to run an initial loss – continuing loss (IL-CL) model of the upstream catchment to 31 Bellemont Court in a 1% AEP storm event with 16.3% climate change loading [4].

Losses

Design rainfall and losses were imported from ARR 2019 data hub [4] and BOM 2016 IFD design rainfalls [5] for Geilston Bay. The losses used for the IL-CL model are summarised in Table 1.

Table 1: Initial and continuing losses for IL-CL model

		Data Source
Impervious Area Initial Loss (mm)	1	ARR 2019 [6] Book 5 Chapter 3 Section 3.5.3.1.2
Impervious Area Continuing Loss (mm/h)	0	ARR 2019 [6] Book 5 Chapter 3 Section 3.5.3.1.2
Pervious Area Initial Loss (mm)	19.6	70% of rural storm initial losses from ARR 2019 data hub for Geilston Bay [4], as per ARR 2019 [6] Book 5 Chapter 3 Section 3.5.3.2.1
Pervious Area Continuing Loss (mm/h)	3.7	Rural storm continuing losses from ARR 2019 data hub for Geilston Bay [4], as per ARR 2019 [6] Book 5 Chapter 3 Section 3.5.3.2.2

Catchments

Figure 7 shows the catchment extent upslope from 31 Bellemont Court. The catchment area is assumed to be 3.1ha and 16% impervious surface, based on aerial imagery and LIST map contours [2].

Figure 7: Catchment upslope from 31 Bellemont Court [2]

Runoff from the catchment has been modelled in DRAINS utilising time of concentration of 5 minutes for the impervious area, and time of concentration calculated in DRAINS using kinematic wave equation. Parameters for the kinematic wave equation are average slope of 16% measured from LIST map contours [2], retardance coefficient n* of 0.15 for short grass from DRAINS user guidelines, and flow path length of 20m, which is the maximum recommended flow path length for steep slopes (> 10%) in kinematic wave equation as per DRAINS user guidelines and QUDM [7].

DRAINS Ensemble Storm Method

Ensembles of storms are modelled in DRAINS, as recommended in ARR 2019, to model the runoff from a catchment.

An ensemble of 10 temporal patterns for each storm event are modelled, with the results based on the median of the outputs. This accounts for the hydrologic variability of the temporal patterns.

The inundation rates are imported to DRAINS from Bureau of Meteorology (BOM) 2016 Intensity-Frequency-Duration (IFD) data [5]. Temporal patterns, storm losses and pre-burst rainfall depths are imported from ARR data hub [4]. Refer to Figure 8 for the rainfall hyetograph corresponding to the critical event.

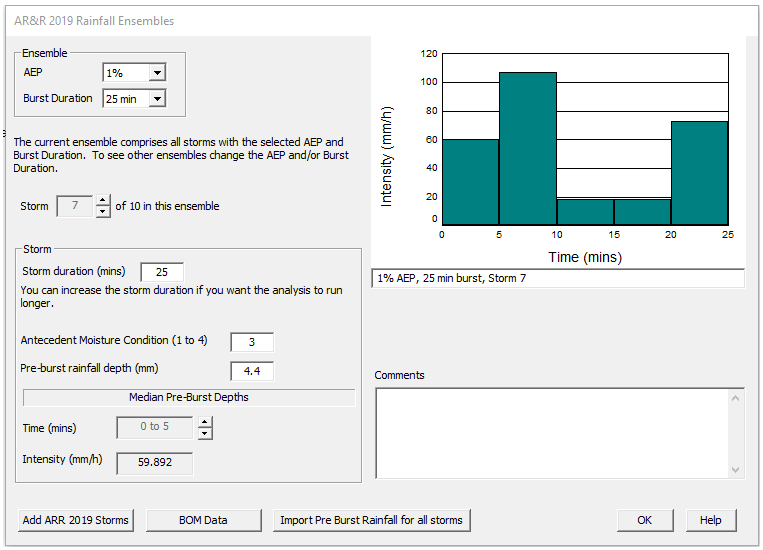

Figure 8: Rainfall hyetograph for 1% AEP 25 minute duration storm burst

DRAINS Model Results

The peak runoff rate from the upslope catchment in the 1% AEP event with 16.3% climate change loading is 0.298m^3/s, occurring in the 25 minute duration storm burst. The runoff hydrograph is shown in Figure 9.

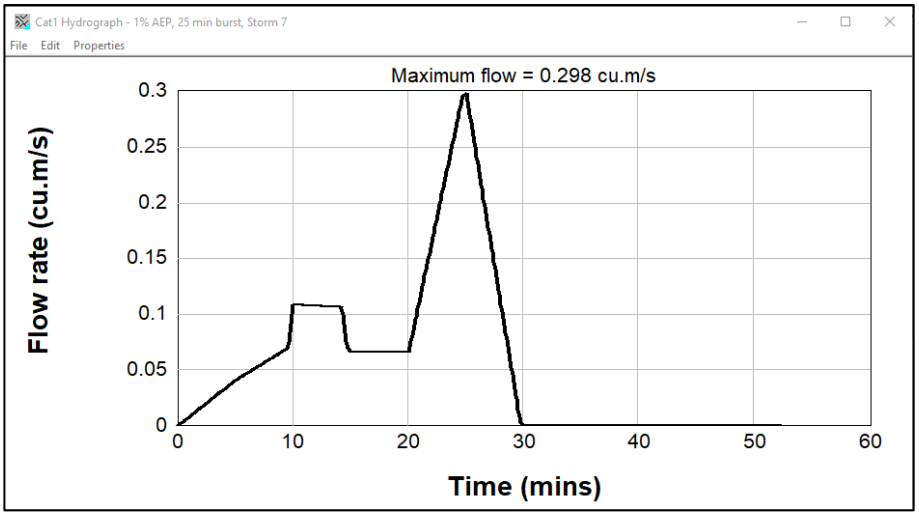

Figure 9: Flow rate hydrograph for upslope catchment in the 1% AEP 25 minute duration storm burst, Storm #7

As described above, runoff from the upslope hill is redirected onto the road by the subdivision works including the construction of the road. Cross section of flow in the kerb and gutter with 2.3% average grade as measured on site is shown in Figure 10, and indicates that the roadway has capacity to carry the overland flow generated form the uphill catchment which is directed onto and down the road.

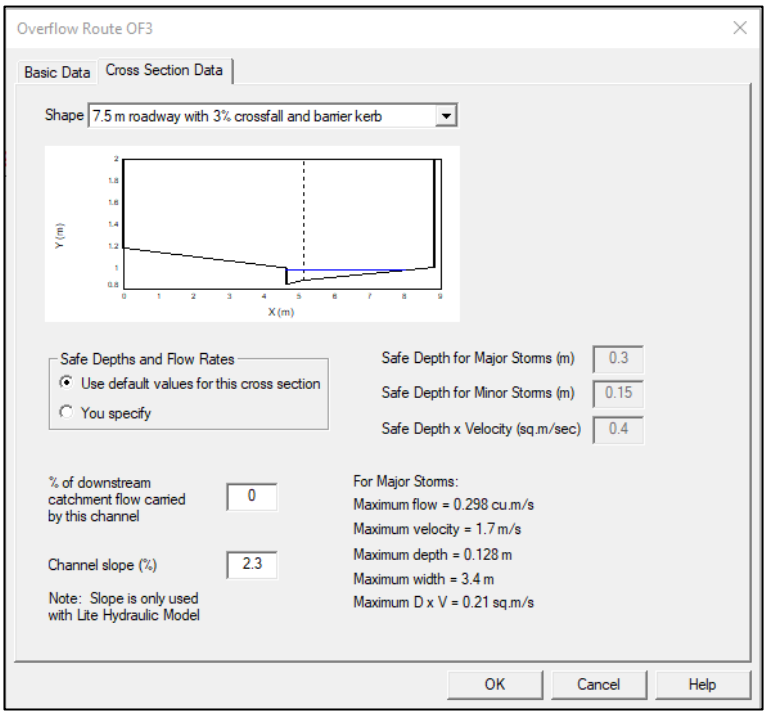

Figure 10: Cross section of flow in kerb and gutter

Hazard Assessment

Hazard rating for the overland flow which is redirected down the cul-de-sac is H1 over the road, based on the flood hazard curves (Figure 11) in *Book 6: Flood Hydraulics* of Australian Rainfall and Runoff 2019 [6] and ADR Guideline 7-3 *Flood Hazard* [8], based on a depth of 0.128m and velocity of 1.7m/s (Figure 10).

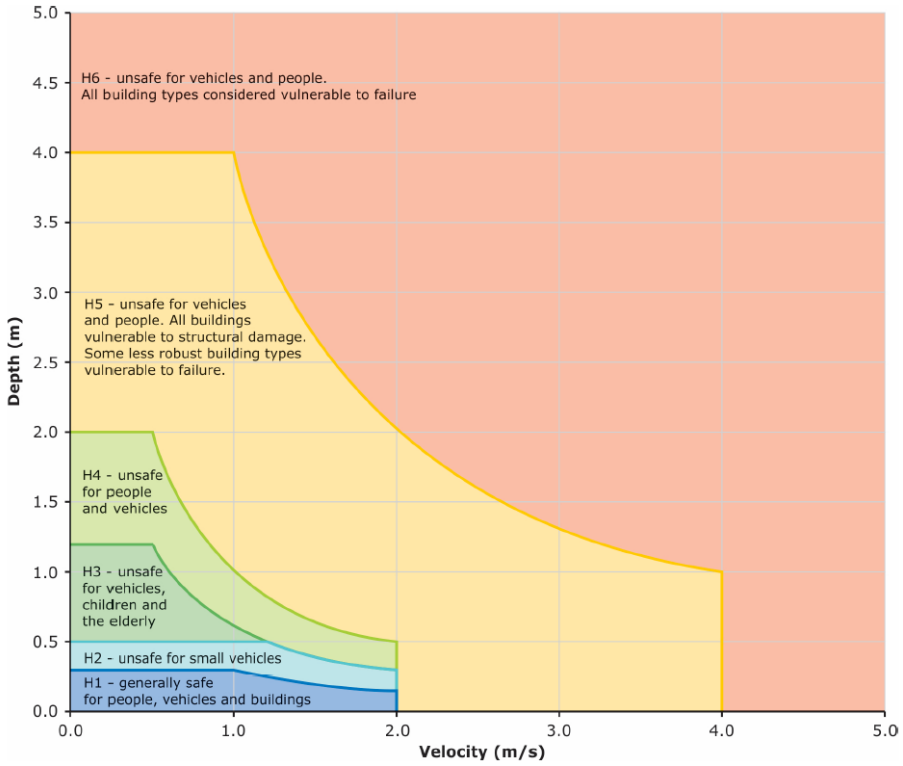

Figure 11: Combined Flood Hazard Curves [6]

From on-site assessment of the development site, there is no evidence of any existing localised low point through the development site in the location of the flood hazard overlay. It is not expected that there would be any concentration of runoff generated downslope from the cul-de-sac and onto 31 Bellemont Road.

Figure 12: Existing site conditions at 31 Bellemont Court, red line shows approximate northern property boundary

The risk to users of the site or neighbouring properties is not increased by the proposed works. The work is not likely to cause or contribute to increased inundation on the land or on adjacent land. There are no specific hazard mitigation measures recommended for the development site. Best practice management of surface water upslope from buildings is recommended in accordance with the requirements of the NCC.

C12.0 FLOOD-PRONE AREAS HAZARD CODE

C12.2 Application of this Code

C12.2.1

This code applies to development of land within a flood-prone hazard area.

Response:

The proposal includes development of land within a flood-prone area, as shown on an overlay map in the Clarence Local Provisions Schedule of the Tasmanian Planning Scheme [1] [2]. Therefore, this code applies to development.

C12.2.2

This code applies to use of land within a flood-prone hazard area if for:

(a) a change of use that converts a non-habitable building to a habitable building; or
(b) a new habitable room within an existing building.

Response:

Does not apply.

C12.2.3
This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

Response:

Does not apply.

C12.2.4
The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

Response:

Does not apply.

C12.2.5
This code does not apply to land subject to the Coastal Inundation Hazard Code.

Response:

Does not apply.

C12.4 Use or Development Exempt from this Code
C12.4.1 The following use or development is exempt from this code:

(a) alterations or extensions to an existing building if:
  (i) the site coverage is not increased by more than 20m² from that existing at the effective date; and
  (ii) not for a critical, hazardous, or vulnerable use;
(b) use or development of land for:
  (i) Natural and Cultural Values Management;
  (ii) Passive Recreation;
  (iii) Port and Shipping in a proclaimed wharf area;
  (iv) Resource Development, excluding a habitable building;
  (v) minor utilities;
  (vi) infrastructure for the generation of hydro-electricity; and
  (vii) outbuildings;

(c) planting or disturbance of vegetation on existing pasture or crop production land; and
(d) consolidation of lots.

Response:

The proposed development is not exempt from this code.

C12.5 Use Standards

Under C12.2.2 this code does not apply for the proposed use of land.

C12.6 Development Standards for Buildings and Works

Under clause C12.2.1, this code applies for the proposed development of land.

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

Clause C12.6.1 of the Tasmanian Planning Scheme – Clarence states:

Objective: That:

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.

C12.6.1 Acceptable Solution A1
No Acceptable Solution.

Response:

Performance criteria are considered.

C12.6.1 Performance Criteria P1.1
Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:

a) the type, form, scale and intended duration of the development;
b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;
c) any advice from a State authority, regulated entity or a council; and
d) the advice contained in a flood hazard report.

Response:

One of the two proposed dwellings is located inside the flood-prone areas hazard overlay. As discussed in this report, the catchment generating the overland flow contributing to the flood-prone area is significantly altered by the upslope road (cul-de-sac) and construction of dwellings upslope from the development site.

Specific inundation hazard management measures are not required for the proposed development. Proposed buildings and works within the flood-prone hazard area achieve and maintain a tolerable risk from a flood. There is no increase in the level of risk from flood due to the proposed works.

C12.6.1 Performance Criteria P1.2

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

a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and
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.

Response:

This flood hazard report demonstrates that the proposed works within the flood-prone hazard area:

a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and
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.

C12.7 Development Standards for Subdivision

No subdivision proposed, does not apply.

CONCLUSION AND RECOMMENDATIONS

This report provides responses to the relevant acceptable solutions and performance criteria under C12.0 Flood Prone Areas Code of the Tasmanian Planning Scheme (Clarence).

One of the two proposed dwellings is located inside the flood-prone areas hazard overlay. The catchment generating the overland flow contributing to the flood-prone area is significantly altered by the construction of the upslope cul-de-sac and upslope dwellings.

Specific inundation hazard management measures are not required for the proposed development. The development can achieve and maintain a tolerable risk for the intended life of the development.

REFERENCES

[1] Tasmanian Government, *Tasmanian Planning Scheme - Clarence,* Tasmanian Government.

[2] Land Tasmania, “LISTmap,” 2021. [Online]. Available: http://maps.thelist.tas.gov.au/listmap/app/list/map. [Accessed September 2023].

[3] City of Clarence, “Flood Mapping CCC,” 2020. [Online]. Available: https://enterprise.mapimage.net/IntraMaps99/ApplicationEngine/frontend/mapbuilder/default.htm?configId=0e60e111-a9e9-45fd-a9b2-458c08ed5d4d&liteConfigId=78b63814-8697-4a66-a9bc-60091bf501af&title=Rmxvb2QgTWFwcGluZyBDQ0M=. [Accessed September 2023].

[4] Commonwealth of Australia (Geoscience Australia), “ARR Data Hub,” May 2019. [Online]. Available: https://data.arr-software.org/. [Accessed September 2023].

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

[7] Queensland Urban Drainage Manual Fourth Edition, Institute of Public Works Engineering Australasia, Queensland, 2017.

[8] Australian Institute for Disaster Resilience, *Australian Disaster Resilience Handbook Collection Guideline 7-3 Flood Hazard,* Australian Institute for Disaster Resilience, 2017.

APPENDIX A: LIST OF ACRONYMS

ADR	Australian Disaster Resilience
AEP	Annual Exceedance Probability
ARR	Australian Rainfall and Runoff
BOM	Bureau of Meteorology
FFL	Finished Floor Level
IFD	Intensity-Frequency-Duration
IL-CL	Initial Loss – Continuing Loss
WSL	Water Surface Level