32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00027
Applicant	J Binns
Proposal	Residential - Construction of a New Dwelling and Retrospective Approval of Non-Habitable Studio
Location	24 Malibu Street, Scamander (CT 182593/47)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

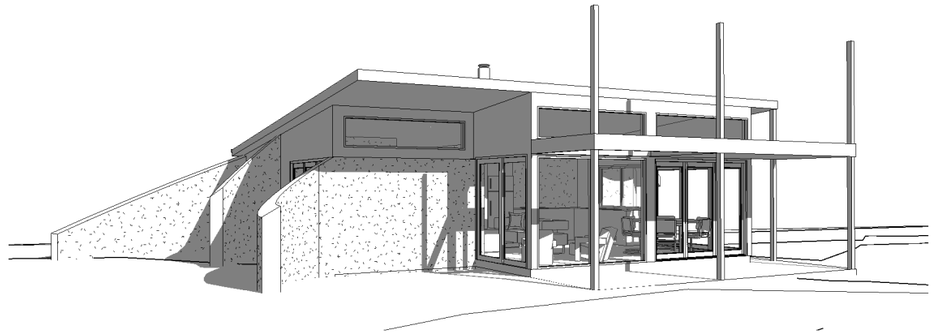
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 16th May 2026 **until 5pm Friday 29th May 2026.**

John Brown
GENERAL MANAGER

proposed dwelling

esther schultink
24 malibu street scamander tasmania 7215

planning application



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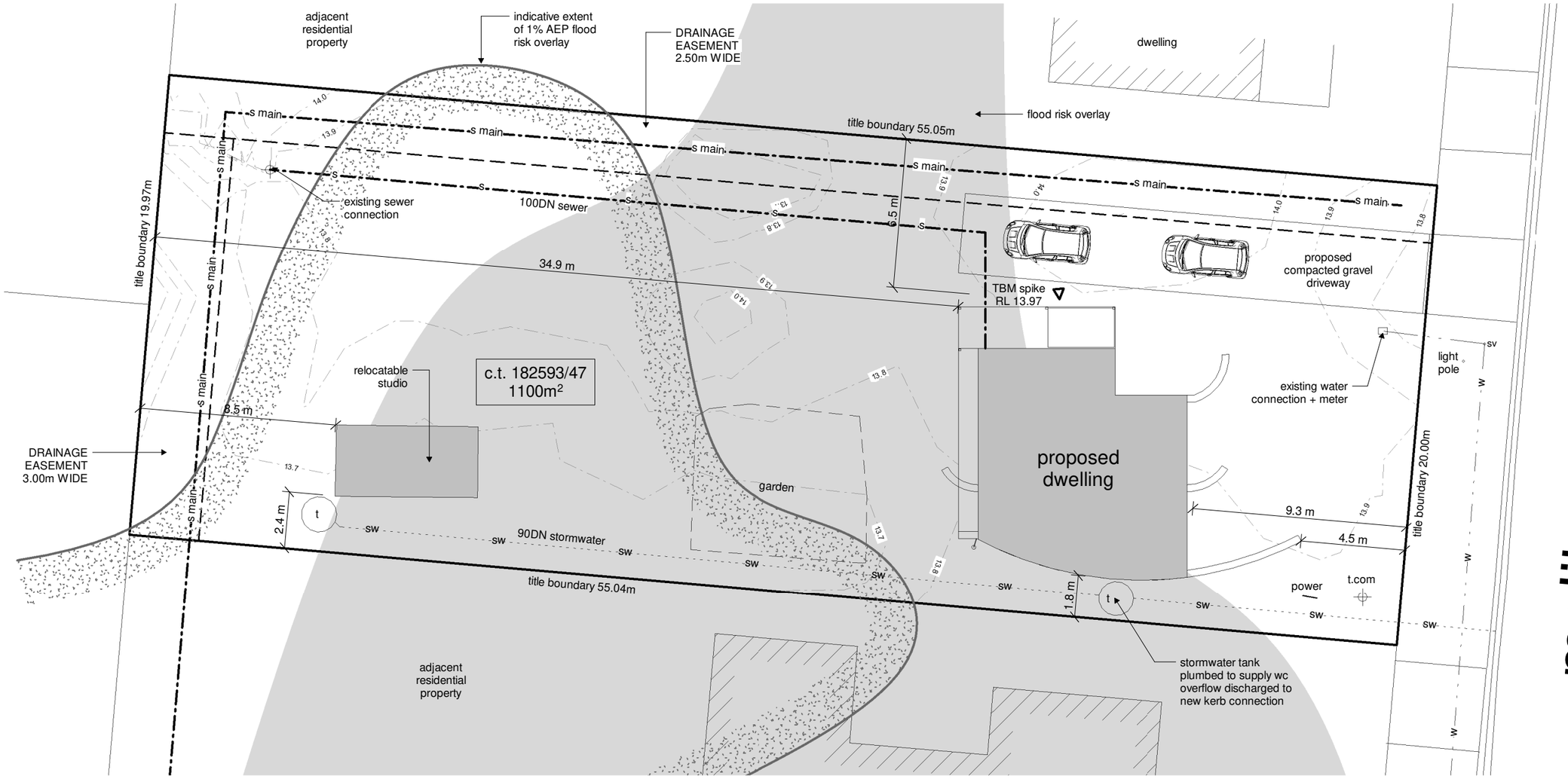

1 site plan
1 : 200

REV:	DESCRIPTION:	DATE:

PROJECT:
proposed dwelling + studio

FOR:
e. schultink
24 malibu street
scamander tasmania 7215

DRAWING TITLE:
site plan

DRAWING NO:	DRAWN BY: JB
a04	DATE: 28.04.26
SCALE: 1 : 200	PROJECT: 0125SC

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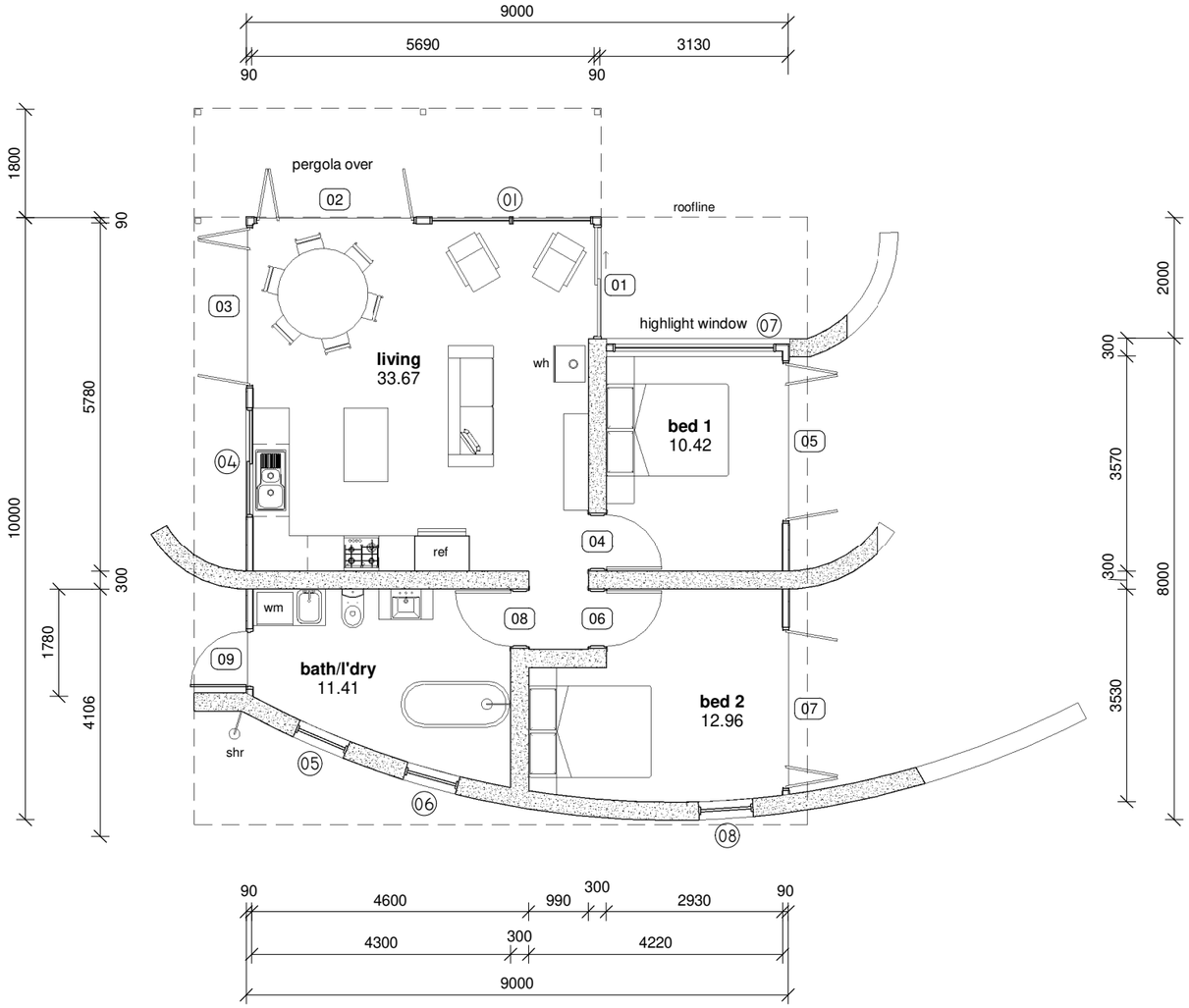
52 cecilia street st helens tasmania 7216
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITATION NO: CC 1269L



1 proposed floor plan
1 : 100

Window Schedule

No.	Location	Height	Width	Style	Glazing
01	living	2100	1350	fixed	double clear
02	living	600	2700	fixed highlight	double clear
03	living	600	2700	fixed highlight	double clear
04	kitchen	1200	1810	sliding	double clear
05	bath l'dry	2100	900	awning	double clear
06	bath l'dry	2100	900	awning	double clear
07	bed 1	600	2700	fixed highlight	double clear
08	bed 2	2100	900	awning	double clear

Door Schedule

No.	Location	Height	Width	Style	Glazing
01	living	2100	1810	2 panel glazed sliding	double clear
02	living	2100	2700	3 panel glazed bifold	double clear
03	living	2100	2700	3 panel glazed bifold	double clear
04	bed 1	2040	920	internal swing	-
05	bed 1	2100	2700	3 panel glazed bifold	double clear
06	bed 2	2040	920	internal swing	-
07	bed 2	2100	2700	3 panel glazed bifold	double clear
08	bath l'dry	2040	920	internal swing	-
09	bath l'dry	2100	920	glazed external	double obscure

Building Areas

dwelling	79.26
patio	12.59
	91.85

n

REV:	DESCRIPTION:	DATE:

PROJECT:
proposed dwelling + studio

FOR:
e. schultink
24 malibu street
scamander tasmania 7215

DRAWING TITLE:
proposed floor plan

DRAWING NO: **a05**
DRAWN BY: JB
DATE: 28.04.26
SCALE: As indicated
PROJECT: 0125SC

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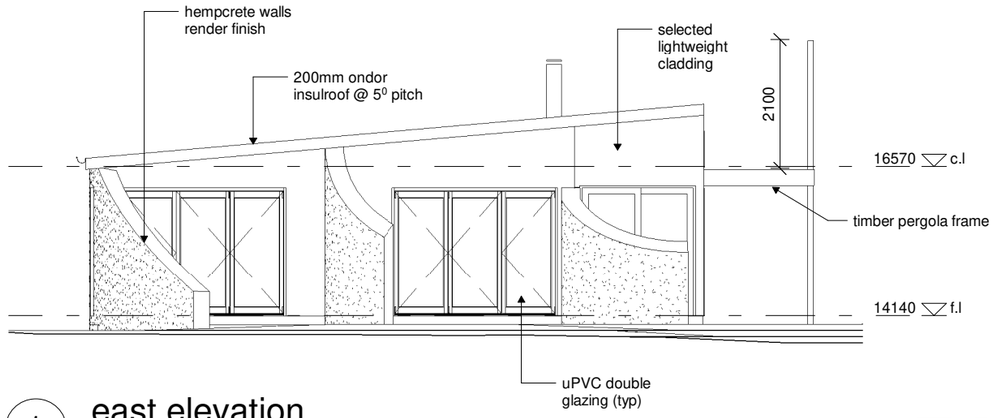
ACCREDITATION NO: CC 1269L



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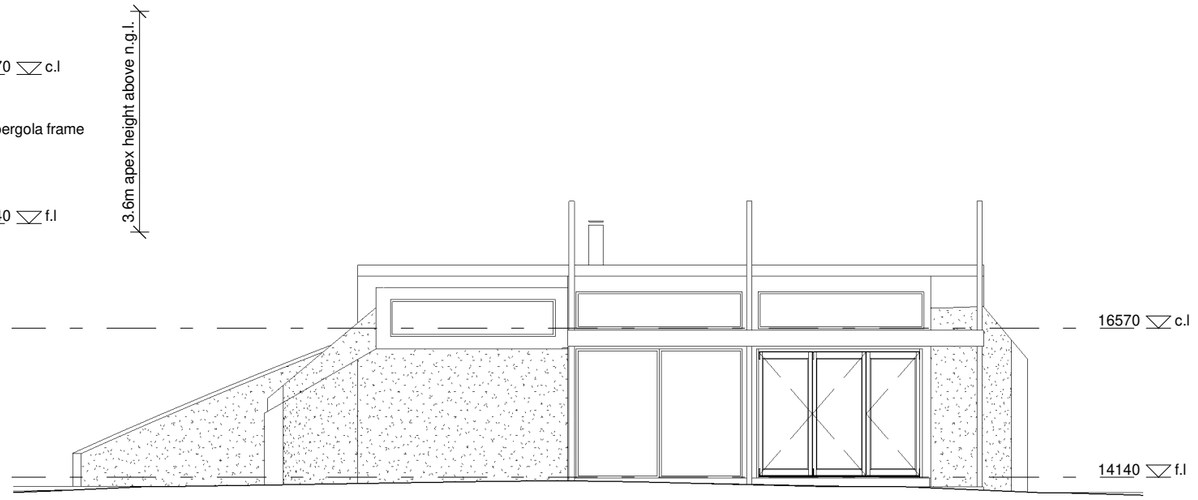
1 : 100



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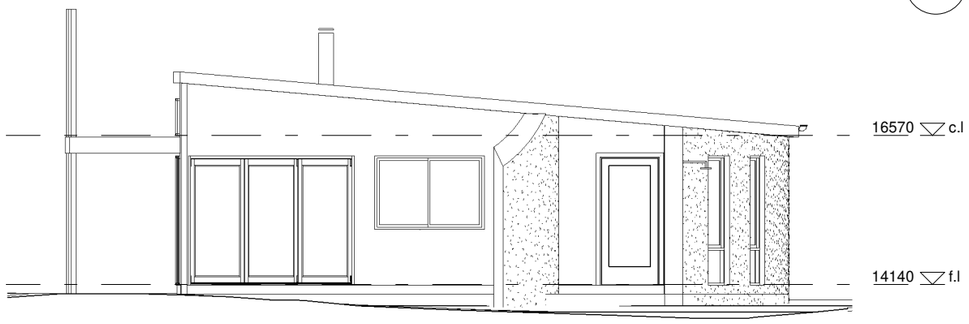

3 west elevation
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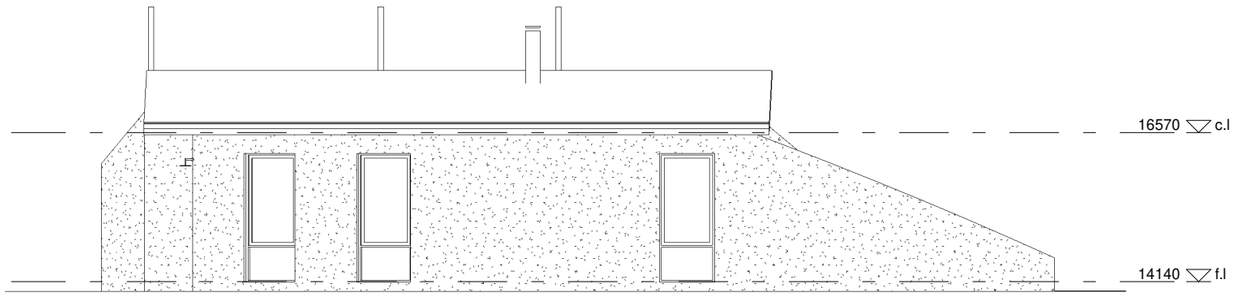

4 south elevation
1 : 100

REV:	DESCRIPTION:	DATE:

PROJECT:
proposed dwelling + studio

FOR:
e. schultink
24 malibu street
scamander tasmania 7215

DRAWING TITLE:
elevations

DRAWING NO:	DRAWN BY: JB
a06	DATE: 28.04.26
SCALE: 1 : 100	PROJECT: 0125SC

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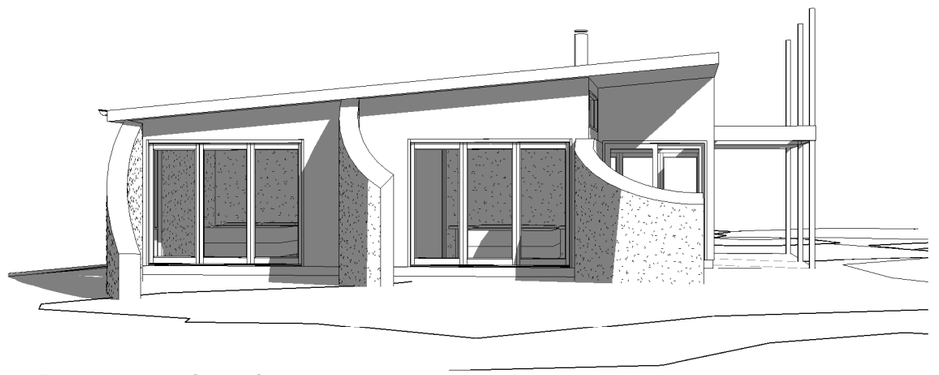
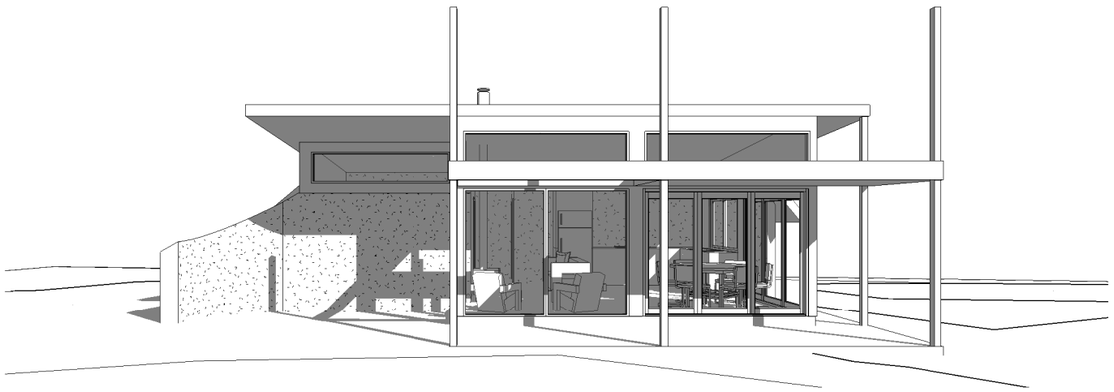
ACCREDITATION NO: CC 1269L

1 north east visual



2 east visual



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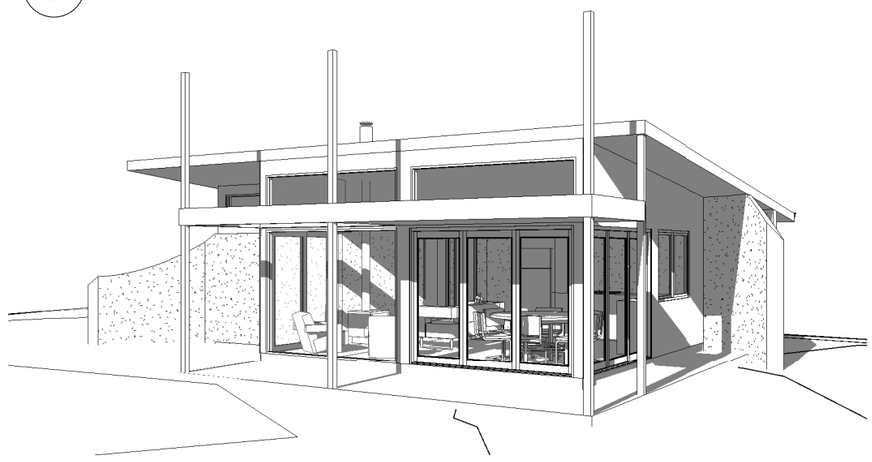
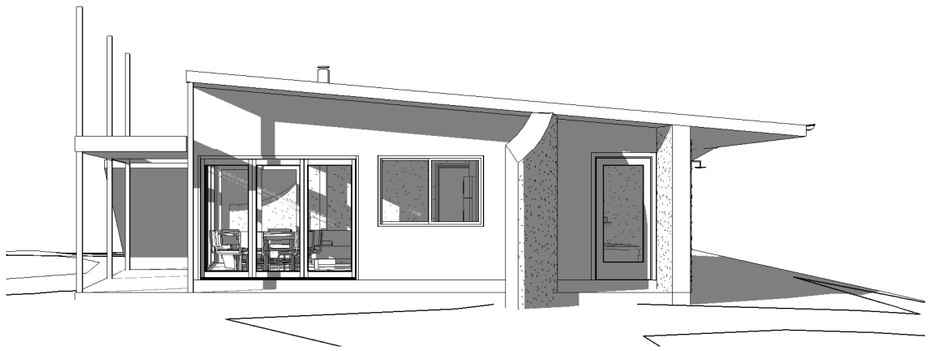


4 north west visual



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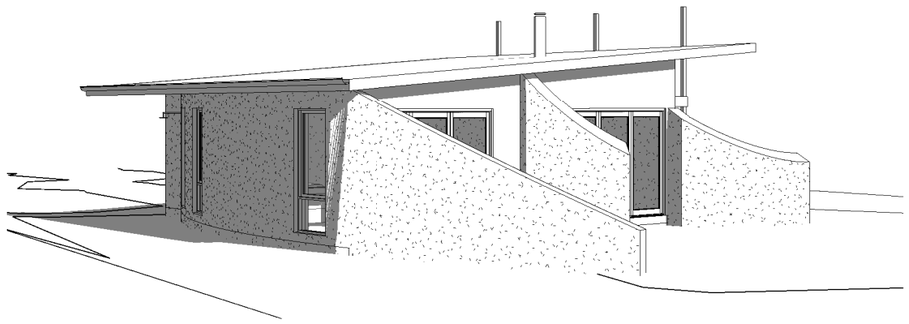

6 south east visual

REV:	DESCRIPTION:	DATE:

PROJECT:

proposed dwelling + studio

FOR:

e. schultink
24 malibu street
scamander tasmania 7215

DRAWING TITLE:

visuals

DRAWING NO:	DRAWN BY: JB
a07	DATE: 28.04.26
SCALE:	PROJECT: 0125SC

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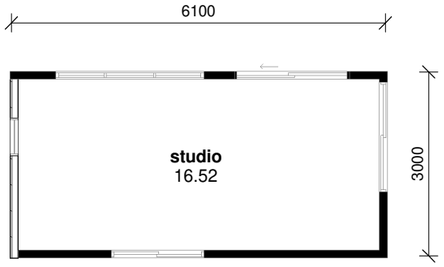
ACCREDITATION NO: CC 1269L



1 studio
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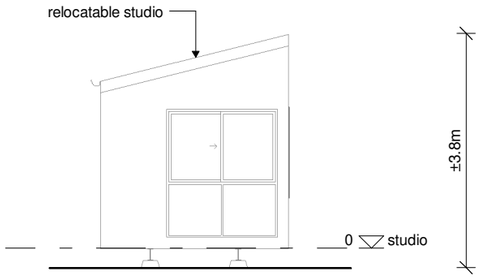

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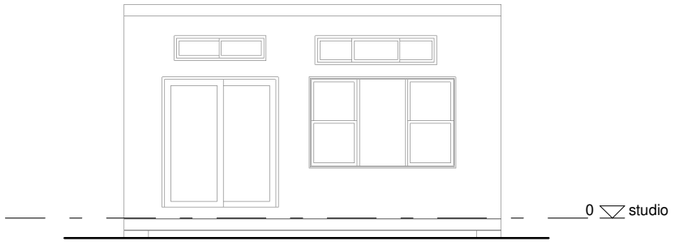

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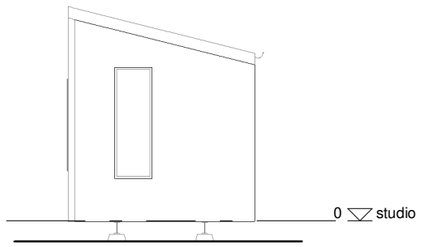

4 studio west
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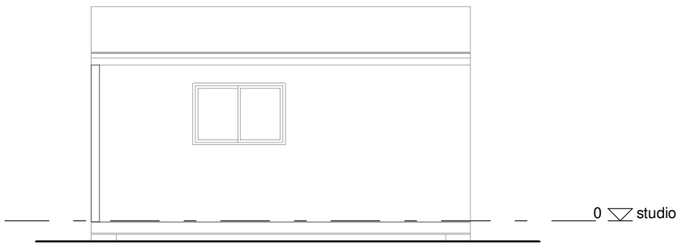

5 studio south
1 : 100

REV:	DESCRIPTION:	DATE:

PROJECT:
proposed dwelling + studio
FOR:
e. schultink
24 malibu street
scamander tasmania 7215

DRAWING TITLE:
relocatable studio

DRAWING NO:	DRAWN BY: JB
a08	DATE: 28.04.26
SCALE: 1 : 100	PROJECT: 0125SC

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ACCREDITATION NO: CC 1269L

proposed dwelling + studio

esther Schultink
24 malibu street scamander tasmania 7215

planning compliance report

february 11 2026

jennifer binns building design
52 cecilia street st helens tasmania 7216
mail@jenniferbinnsdesign.com.au : 0439 765 452

Introduction

This report aims to demonstrate compliance with relevant planning standards for a proposed dwelling + studio for Esther Schultink at 24 Malibu Street Scamander (c.t. 182593/47). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme 2013 and address all scheme standards applicable to this development.

The proposed development relies on **Performance Solutions** to satisfy relevant planning standards and is to be read in conjunction with drawings submitted for the development.

Development Site Details

The development site is a vacant serviced residential allotment within the township of Scamander. There is an existing transportable non-habitable studio building on the property which will remain as part of the proposed development and is included in this application. No alterations are proposed to the existing vehicle crossover and no vegetation removal is required for the proposed development.

Zone: General Residential

Development Details

The proposed development is a single story dwelling and a relocatable studio outbuilding.

Dwelling floor area:	80.0m²
Patio area:	12.6m²
Studio floor area:	18.3m²
Total area of development:	**110.9m²**

Use Class: Residential

Applicable Planning Codes

The proposed development is in the *Residential* use class which in the *General Residential* Zone is a *Permitted* use.

The following zone standards and codes of the Break 'O Day Interim Planning Scheme 2013 are applicable to the proposed development:

- **Zone 8.0 GENERAL RESIDENTIAL ZONE**
- **Code 2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**
- **Code 12.0 FLOOD PRONE AREAS CODE**

- **Code C7.0 NATURAL ASSETS CODE**

The development site has a priority vegetation overlay however the site has previously been cleared of native vegetation as part of the land subdivision and no additional vegetation removal is required for the proposed development.

Table 8.3 GENERAL RESIDENTIAL USE STANDARDS

8.3.1 Amenity

A1 Not Applicable

The proposed development is not a *Discretionary* use.

A2 Not Applicable

The proposed development is not a *Discretionary* use.

A3 Not Applicable

The proposed development is not a commercial use.

A4 Not Applicable

The proposed development is not a *Discretionary* use.

8.3.2 Residential Character

A1 Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

A1 Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

Table 8.4 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS

8.4.1. Residential density for multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

8.4.2 Setback and building envelope for all dwellings

A1 Acceptable Solution

The proposed dwelling has a front setback of 4.5m to the extent of the dwelling and a setback to the front wall of 9.3m which is similar to the adjacent developed properties.

A2 Acceptable Solution

This application does not include a garage or a carport.

A3 Acceptable Solution

The proposed development fits within the prescribed building envelope.

8.4.3 Site coverage and private open space for all dwellings

A1 Acceptable Solution

(a) The site coverage of the proposed development is <50% of the lot area.

(b) The proposed development does not include multiple dwellings.

A2 Acceptable Solution

A large area of private open space with a minimum dimension of 4m is available to the west of the proposed dwelling.

8.4.4 Sunlight to private open space of multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

8.4.5 Width of openings for garages and carports for all dwellings

A1 Not Applicable

This application does not include a garage or carport.

4.6 Privacy for all dwellings

A1 Not Applicable

The proposed development does not include a new floor level >1m above natural ground level.

A2 Not Applicable

The proposed development does not include a new floor level >1m above natural ground level.

A3 Not Applicable

The proposed development does not include a shared driveway.

8.4.7 Frontage fences for all dwellings

A1 Not Applicable

Fencing is not proposed as part of this application.

8.4.8 Waste storage for multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

Table 8.5 DEVELOPMENT STANDARDS FOR NON DWELLINGS

Not Applicable

The proposed development is shed associated with a single dwelling.

Table 8.6 DEVELOPMENT STANDARDS FOR SUBDIVISION

Not Applicable

No subdivision of land is proposed.

Table C2.5 CAR PARKING USE STANDARDS

C2.5.1 Car parking numbers

A1 Acceptable Solution

The proposed development includes a minimum of two on-site parking spaces.

C2.5.2 Bicycle parking numbers

Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.5.3 Motorcycle parking numbers

Not Applicable

The proposed development does not require the provision of motorcycle parking.

C2.5.4 Loading bays

Not Applicable

The proposed development does not require provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

Not Applicable

The proposed development is in the *Residential* use class.

Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

C2.6.1 Construction of parking areas

A1 Acceptable Solution

The proposed driveway will be compacted gravel drained to Malibu Street and the Council stormwater system.

C2.6.2 Design and layout of parking areas

A1 Acceptable Solution

The layout of the development site meets the prescribed requirements.

A1.2 Not Applicable

No accessible parking is required for the proposed development.

C2.6.3 Number of accesses for vehicles

A1 Acceptable Solution

The proposed development has one access point only.

A2 Not Applicable

The development site is in the *General Residential* zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

A1 Not Applicable

The development site is in the *General Residential* zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable

The proposed development does not require the provision of pedestrian access paths.

A1.2 Acceptable Solution

The proposed development does not require the provision of accessible parking.

C2.6.6 Loading bays

A1 Not Applicable

The proposed development does not require the provision of a loading bay.

A2 Not Applicable

There are no commercial vehicles associated with the proposed development.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

A1 Not Applicable

The proposed development does not require the provision of bicycle parking.

A2 Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.6.8 Siting of parking and turning areas

A1 Not Applicable

The development site is in the *General Residential* zone.

A2 Not Applicable

The development site is in the *General Residential* zone.

Table C2.7 PARKING PRECINCT PLAN

C2.7.1 Construction of parking areas

A1 Not Applicable

The development site is not within a parking precinct plan.

Table C12.5 FLOOD PRONE AREA USE STANDARDS

Not Applicable

The proposed development is a residential development within a recent land subdivision approved for residential use.

Table C12.6 FLOOD PRONE AREA DEVELOPMENT STANDARDS

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

P1 Performance Solution

The development site has a flood hazard overlay as the site previously contained a waterbody. This area was filled when the lot was created as part of the recent subdivision and while the site is still subject to surface runoff due to the topography of the area, the flood hazard has been substantially managed by the previous earthworks carried out with a fill depth of around 800mm. Landscaping of the site will be carried out to maintain overland flow paths.

Table C12.7 FLOOD PRONE AREA SUBDIVISION STANDARDS

Not Applicable

No subdivision of land is proposed.

Prepared for

Esther Schultink

24 Malibu Street

Scamander

FLOOD HAZARD REPORT

FE_26091

28 April 2026

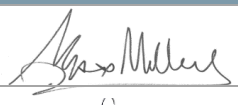
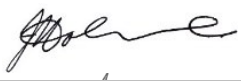
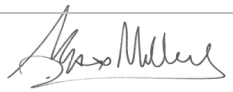
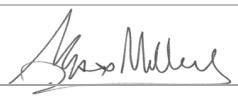
flüssig Engineers

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	*Client*	*Document Number*	*Project Manager*
24 Malibu Street, Scamander, Flood Hazard Report	**Esther Schultink**	FE_26091	Max W. Möller *Principal Hydraulic Engineer* *BEng, FIEAust, EngExec, CPEng, NER, APEC Engineer, IntPE(Aus.)* ***Managing Director / Principal Hydraulic Engineer***

Document Initial Revision

REVISION 00	Staff Name	Signature	Date
Prepared by	Max W. Moller ***Principal Hydraulic Engineer***		20/04/2026
Prepared by	Ash Perera ***Senior Hydraulic Engineer***		20/04/2026
Prepared by	Christine Keane ***Senior Water Resources Analyst***		20/04/2026
GIS Mapping	Fraser Cumming ***GIS Specialist***		24/04/2026
Reviewed by	John Holmes ***Senior Engineer***		28/04/2026
Reviewed by	Max W. Möller ***Principal Hydraulic Engineer***		28/04/2026
Authorised by	Max W. Moller ***Principal Hydraulic Engineer***		28/04/2026

Document Revision History

Rev No.	Description	Prepared by	Authorised by	Date

Contents

List of Tables

List of Figures

1. Introduction

Flüssig Engineers has been engaged by **Esther Schultink** to undertake a site-specific Flood Hazard Report for the development at 24 Malibu Street, Scamander in the **Break O'Day Council** municipality. The purpose of this report is to determine the flood characteristics on the existing and post-development hazard scenarios for the 1% AEP plus climate change, for the purpose of development.

1.1 Development

The proposed development involves the construction of a new dwelling at No. 24 Malibu Street, Scamander. The site currently contains existing building areas of approximately 33 m^2, which will remain following construction. The proposed dwelling will cover approximately 85 m^2 of the 1,100 m^2 lot. This development triggers the inundation code, as the site is located within a flood-prone area under the Break O'Day Council planning scheme.

1.2 Objectives and Scope

This report is to assess the proposed development at 24 Malibu Street, Scamander under C12.0 Flood Prone Areas Hazard Code of the Tasmanian Planning Scheme - Break O'Day. The objectives of this study are:

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

1.3 Limitations

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

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

1.4 Relevant Planning Scheme Requirements

Table 1. TPS Planning Scheme Requirements

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

2. Model Build

2.1 Overview of Catchment

The contributing catchment for 24 Malibu Street, Scamander is approximately 17 ha originating west of the development site with an average slope ranging from 3 - 9 %. The land use of the catchment is General Residential, Landscape conservation, and Utilities with the specific site being listed as General Residential.

Figure 1 below outlines the approximate contributing catchment for the site at 24 Malibu Street, Scamander.

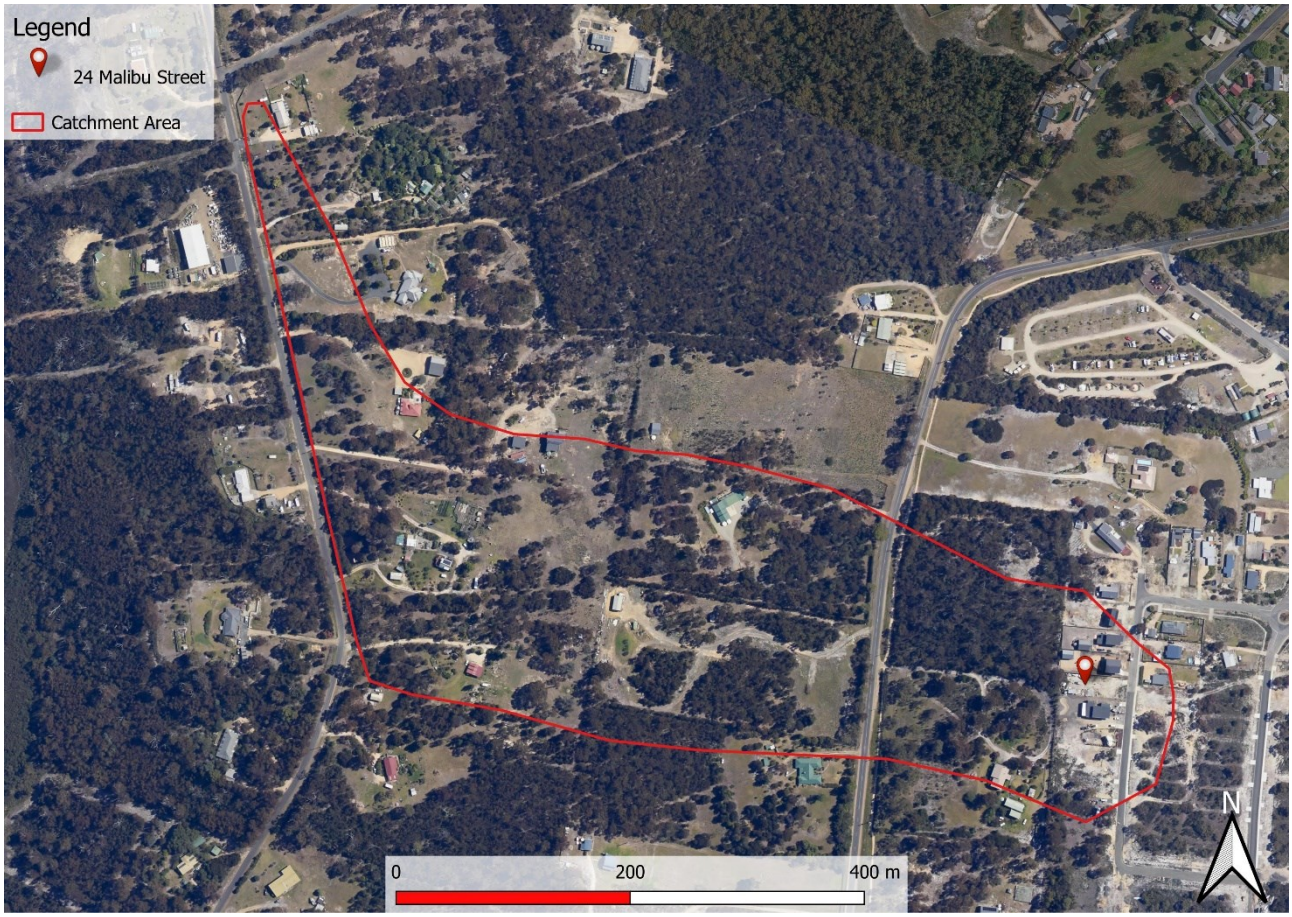


Figure 1. Contributing Catchment, 24 Malibu Street, Scamander

2.2 Hydrology

The following Table 2 states the adopted hydrological parameters for the RAFTS catchment, as per best practice guidelines.

Table 2. Parameters for RAFTS catchment

Catchment Area (ha)	Initial Loss Perv/imp (mm)	Continuing Loss Perv/imp (mm/hr)	Manning's N pervious	Manning's N impervious	Non-linearity factor
17	45/1	0.6/0.0	0.045	0.02	-0.285

2.2.1 Design Rainfall Events

Figure 2 shows the box and whisker output of the model run. The model shows that the 1% AEP 10-minute storm temporal pattern 1 was the worst-case median storm. Therefore, this storm event was used within the hydraulic model. This particular storm event was selected as the worst-case scenario

for further integration into the hydraulic model. The utilisation of this specific storm pattern ensures a comprehensive assessment of the system's response under conditions representing a high level of hydrological stress, thereby enhancing the model's ability to simulate and address extreme weather scenarios.

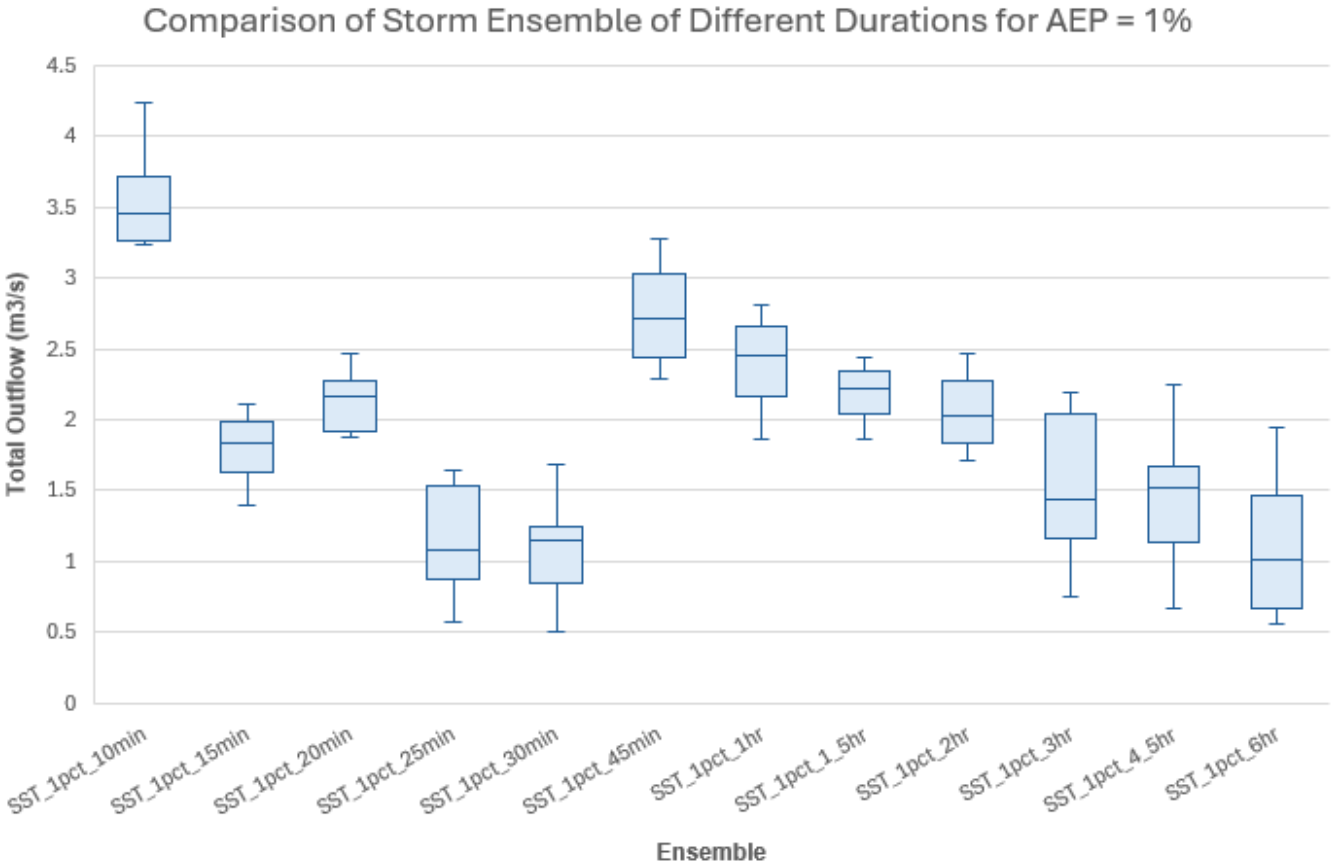


Figure 2. 1% AEP Flood Event Model, Box and Whisker Plot

2.2.2 Climate Change

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

According to the guide, a multiplication factor of 1.86 is adopted for rainfall durations of less than 1 hour under the SSP5-8.5 at 2100 scenario for the localised catchment. This factor accounts for the anticipated intensification of extreme rainfall events due to climate change impacts and is generally adopted by councils which is shown below in Table 3.

Table 3. Climate Change Increases

Parameter	Localised Catchment SSP5-8.5 @ 2100
<1 - hour Rainfall Intensity	86% Increase

2.3 Hydraulics

A 1D-2D hydraulic model was created to determine the flood level through the target area.

2.3.1 Calibration/Validation

This catchment has no stream gauge to calibrate the model against a real-world storm event. Similarly, there is little historical information available, and no past flood analysis undertaken to validate against the flows obtained in the model.

2.3.2 Survey

The 2D surface model was taken from LiDAR 2014 to create a 1 m cell size DEM. For the purposes of this report, 1 m cells are enough to capture accurate flow paths.

The DEM was refined to include the road and neighbouring lots based on the provided site survey and interpretation from aerial imagery. This refinement was undertaken to better represent the relevant ground levels across the study area and provide a more accurate surface for assessing overland flow behaviour through and around the site.

The DEM with hill shading, incorporating the refined terrain information adopted for the model can be seen below in Figure 3.

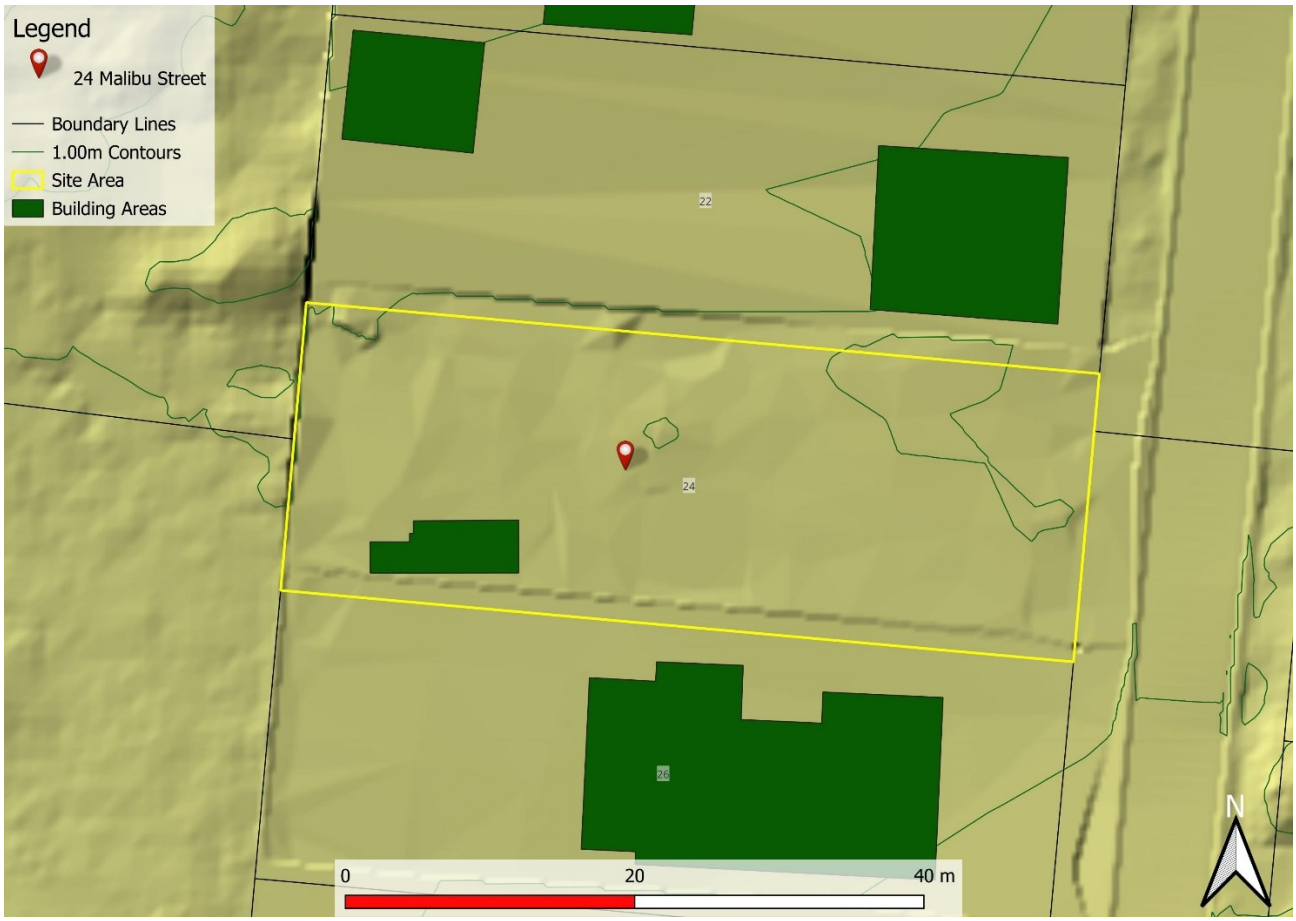


Figure 3. 1m DEM (Hill shade) of Lot Area, 24 Malibu Street Scamander

2.3.3 Key Stormwater Assets including pipes and pits

Pipes and pits were modelled as 1D underground network within the localised catchment model to provide insight into the capacity of the stormwater system. Where data was missing, this was inferred from surrounding data and where invert levels were missing, a 600 mm cover was applied.

2.3.4 Roads

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

2.3.5 Buildings

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

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

2.3.6 Walls

All significant fences and retaining structures were incorporated into the 2D model as 2D linear wall elements. Paling fences were modelled with a maximum height of 250 mm, representing the estimated depth at which they are likely to collapse during a 1% AEP rainfall event. Solid material walls were modelled using a realistic height to reflect their structural integrity and expected behaviour under flood conditions.

2.3.7 Structures

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

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

2.3.8 Roughness (Manning's n)

The model grid's roughness and equivalent Manning's n values were derived from land use data. Table 4 shows Manning's values used in the model. Values for this layer were derived from the ARR 2019 Guidelines. These parameters have proven effective in previous flood mapping projects undertaken in Tasmania.

Table 4. Manning's Coefficients (ARR 2019)

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

3. Model Results

The result of 1% AEP + CC were run through the pre-development scenario to analyse the changes to flooding onsite and to surrounding properties.

3.1 Pre-Development Scenario

It can be seen from the pre-development model (Figure 4) that a moderate overland flow path originates from the west of the site, entering via the western boundary and remaining mostly on the southern and western portions of the lot. This flow path generally follows the subtle site gradient, with runoff dispersing across the central portion of the lot; however, flow is largely concentrated along the southern and western lot boundaries, with a localised area of concentration also present along the northern boundary.

The maximum modelled flood depth within the site under pre-development conditions is approximately 0.32 m and occurs along the northern portion of the lot. This increased depth corresponds to a localised topographic low point where overland flows temporarily accumulate, resulting in minor ponding prior to dispersing across the site. Across the remainder of the site, flood depths are typically shallower, generally ranging between approximately 0.05 m and 0.21 m.

In the pre-development scenario, flow velocities across the site are low, with a maximum of approximately 0.27 m/s occurring along the northern boundary. These velocities are consistent with shallow, slow-moving overland flow conditions and are indicative of a relatively flat system dominated by minor ponding rather than defined flow channels.

Hazard classifications across the site remain predominantly within the H1 hazard band under pre-development conditions, reflecting the combination of low flood depths and velocities across the generally flat site. A localised natural depression along the northern boundary line experiences slightly elevated flood depths, which result in a localised H2 hazard classification driven by subtle changes in topography. However, these areas remain minor and do not materially alter the overall flood behaviour or hazard classification across the site.

3.2 Post-Development Scenario

It can be seen from the post-development model (Figure 5) that the overland flow across the site remains largely unchanged from pre-development conditions. Flow continues to enter the lot from the west, with ponding occurring along the western and southern boundaries, following the existing topographic gradient. The introduction of the proposed dwelling and associated works does not significantly alter the existing flow path, with floodwaters continuing to disperse across the site, with localised ponding occurring in similar locations to the pre-development scenario.

The maximum modelled flood depth within the site under post-development conditions is approximately 0.36 m, occurring within the northern portion of the lot at the same localised low point identified in the pre-development scenario. Depths across the remainder of the site are broadly consistent with existing conditions, with flood depths adjacent to the proposed dwelling reaching a maximum of 0.069 m, indicating minor inundation to the proposed development.

Flow velocities across the site remain low and comparable to the pre-development case, with no notable increases observed. The proposed development does not introduce any significant flow constrictions or diversions, and the flood behaviour continues to be characterised by shallow, slow-moving overland flow with localised ponding in low-lying areas.

Hazard classifications across the site remain unchanged, with the extent and magnitude of H1 hazard preserved under post-development conditions. The small, localised area of H2 hazard rating along the northern boundary remains unchanged in the post-development with no increase in band or relative extents, as the overall flood behaviour of the site remains consistent with the pre-development scenario.

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

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

3.3 Displacement of Overland Flow on Third Party Property

Post-development flows in Figure 5 show that when compared against pre-development in Figure 4, there is relatively limited increase in flood depths on adjacent properties surrounding the lot, with the overland flow relatively unimpeded to continue towards the natural overland flow path to the northern and eastern lot boundaries.

Therefore, it can be stated that the development does not have any measurable effect on third party property.

3.4 Development Effects on Flooding

Figure 6 shows the net discharge hydrograph from the cross-sectional result line on the southern lot boundary. The peak discharge in the pre-development scenario is 0.022 m^3/s which decreases by 0.001 m^3/s to 0.021 m^3/s in the post-development scenario. The maximum velocity increases by 0.012 m/s from 0.152 m/s in the pre-development scenario to 0.164 m/s in the post-development scenario. This is primarily due to the proposed building only having a limited obstruction of the overland flow to the southern boundary of the lot. As there is only a minimal increase in velocity and a small decrease in discharge compared to the pre-development scenario, this can be considered to have no adverse impact on immediate and surrounding infrastructure.

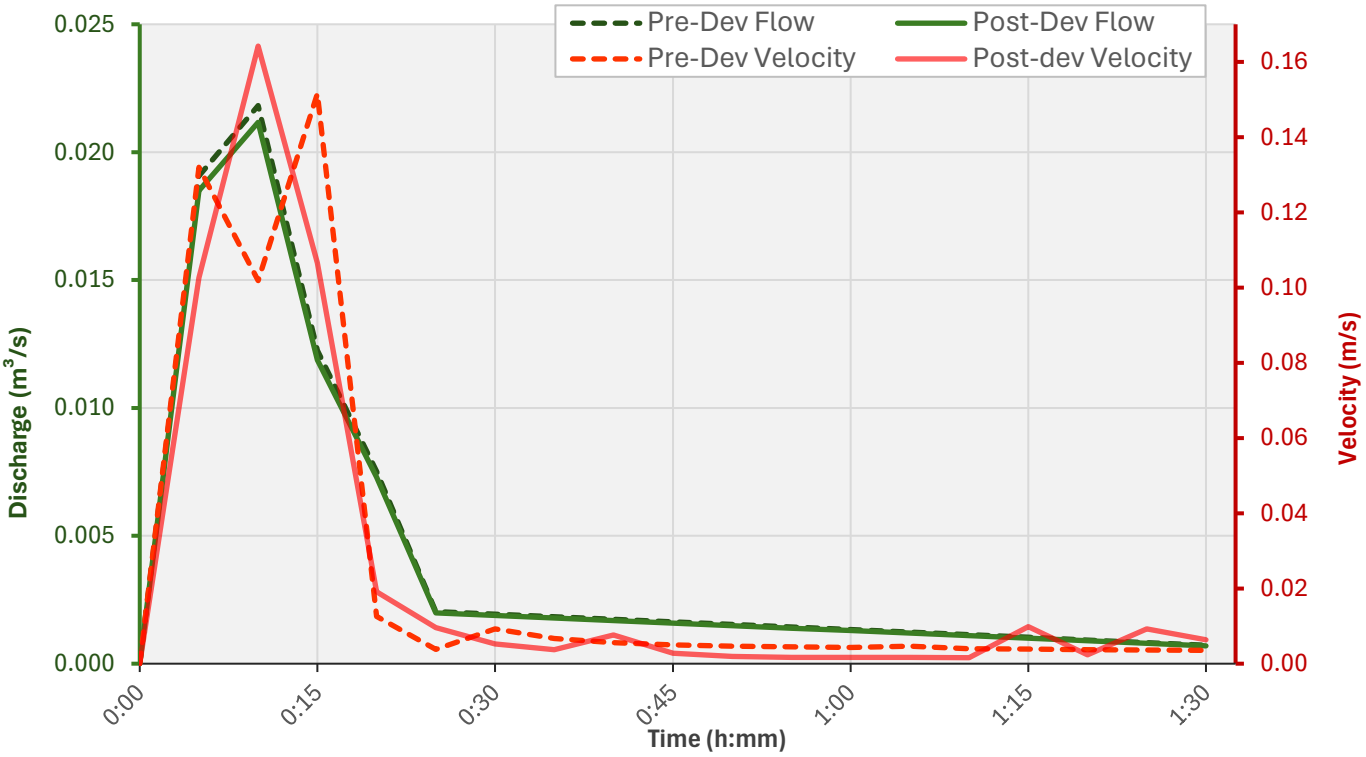


Figure 6. Pre and Post development net discharge and velocity 1% AEP + CC

3.5 Model Summary

A summary of the model results is shown below in Table 5.

Table 5. Pre-development and post-development at the cross-sectional line

	Pre-development	Post-development	Net Change
Depth (m)	0.183	0.185	+ 0.002
Velocity (m/s)	0.152	0.164	+ 0.012
Discharge (m^3/s)	0.022	0.021	- 0.001

3.6 New Habitable Building

To meet the performance criteria of the Building Regulations, the construction of a new habitable building is required to have a habitable floor level >300mm above the >1% AEP + CC flood level. The new development at 24 Malibu Street, Scamander must meet this regulation as shown in Table 6. (The floor level >1% AEP + CC flood level + 300mm does not apply for non-habitable areas including garages).

Table 6. Habitable Floor Construction Levels

Habitable Floor	1% AEP +CC flood level (mAHD)	Minimum Floor Level required (mAHD)
Proposed Dwelling	13.84	14.14

4. Flood Hazard

Under existing conditions prior to development, the site is generally subjected to be inundated to < 0.21 m flood depth and < 0.27 m/s velocity. This places the hazard rating as adopted by Australian Flood Resilience and Design Handbook as a maximum H1 – *Generally safe for people, vehicles and buildings,* as shown in Appendix A – Hazard maps. A small exception occurs along the northern lot boundary where flood depths exceed the H2 classification threshold, however these depths are localised and are a result of small natural low point. The post-development scenario observes no increase in hazard classification where flood depths and velocities see a relatively minor increase.

The assessment focuses on the development site, nearby properties, the road, and close infrastructure. Areas beyond this, such as broader public access routes, were not included in the analysis. This report covers flood behaviour and safety around the site only. During a flood event, occupants and visitors should remain indoors unless directed otherwise by emergency services. A summary of the hazard ratings is shown in Figure 7.

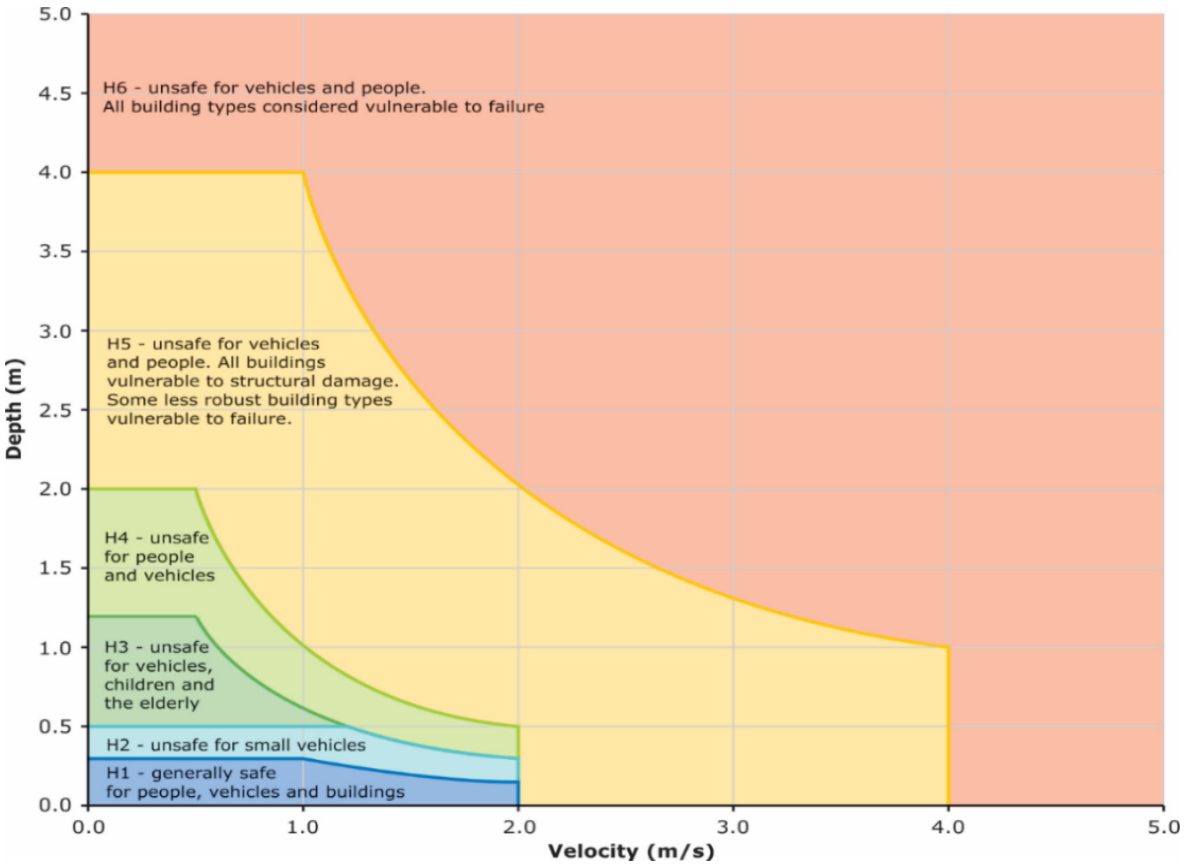


Figure 7. Hazard Categories Australian Disaster and Resilience Handbook

4.1 Tolerable Risk

The lot at 24 Malibu Street, Scamander is subject to relatively shallow and slow-moving overland floodplain flow during the 1 % AEP event including climate change. The immediate surrounding area is classified within the low hazard range, as H1, which indicates limited depth and velocity. Although these conditions represent a lower risk profile when compared with deeper or higher velocity flooding, they still present meaningful hazards. Even relatively minor depths and velocities can mobilise sediment, cause localised erosion, transport debris, and direct runoff towards building openings.

The assessment indicates that the proposed development introduces additionally building areas to the lot, with floodwater generally confined to shallow depths surrounding the western and southern portions of the lot. Maximum flood depths occur along the northern boundary of the site, with only minor inundation observed adjacent to the proposed dwelling. While the development marginally alters local overland flow paths, flood depths and velocities remain low and are predominantly limited to shallow ponding. The proposed works do not result in an increase in hazard classification across the site, and impacts are localised. Accordingly, the residual flood risk associated with the proposed development is considered acceptable and does not pose a safety risk to occupants or adjoining properties.

If all recommendations contained within this report are implemented and maintained throughout the structure's life, the proposed Class 1a dwelling, designed for a fifty-year asset life in accordance with BCA2022, can achieve a tolerable level of flood risk. This means the expected flood behaviour is manageable, and the structure can perform safely under the defined design conditions without unacceptable impacts to property or occupant safety.

5. TPS summary Report summary against TPS – Break O'Day

Table 7. Tasmanian Planning Scheme – Break O'Day summary C12.5.1

C12.5.1 Uses within a flood prone hazard area			
Objectives: That a habitable building can achieve and maintain a tolerable risk from flood			
Performance Criteria			
P1.1		**P1.1**	
A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:		Response from flood report	
(a)	the location of the building;	(a)	Proposed dwelling in a low hazard flood prone area.
(b)	the advice in a flood hazard report;	(b)	Assuming recommendations of this report are implemented, no additional flood protection measures required for the life expectancy of the building.
(c)	any advice from a state authority, regulated entity or a council;	(c)	N/A
P1.2		**P1.2**	
A flood hazard report also demonstrates that:		Response from flood report	
(a)	any increase in the level of risk from flood does not require any specific hazard reduction or protection measures;	(a)	No increase in level of risk from pre-development scenario.
(b)	the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures	(b)	Maximum hazard rating at the proposed development is H1.

Table 8. Tasmanian Planning Scheme – Break O'Day summary C12.6.1

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

6. Conclusion

The Flood Hazard Report for 24 Malibu Street, Scamander development site has reviewed the potential development flood scenario.

The following conclusions were derived in this report:

1. A comparison of the post-development peak flows for the 1% AEP at 2100 were undertaken against C12.0 of the Tasmanian Planning Scheme – Break O'Day Flood Prone Areas code.
2. Depth increases slightly at the cross-sectional result line by 0.002 m to 0.185 m in the post-development scenario from 0.183 m in pre-development.
3. Peak discharge sees a slight decrease of 0.001 m^3/s from 0.022 m^3/s to 0.021 m^3/s in the post-development flood scenario.
4. Velocity shows a slight increase of 0.012 m/s between pre- and post-development flood scenarios from 0.152 m/s to 0.164 m/s.
5. Hazard from flooding within the lot remains predominantly within the H1 hazard category under both pre- and post-development scenarios. A small, localised area of H2 hazard is present; however, it is limited in extent and does not represent a significant change or increase in risk across the site.

7. Recommendations

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

1. The new dwelling to have a minimum floor level as per Table 6. (minimum FFL = 14.14 m AHD or higher).
2. The proposed dwelling must be designed to resist flood forces including debris for the given flood conditions.
3. All future proposed structures within the flood extent not shown within this report will require a separate design and report addressing their impacts.
4. Any future redevelopment or alteration that increases impervious surfaces within the lot should be supported by a revised flood assessment to confirm that runoff can still be safely managed onsite.

8. Limitations

Flüssig Engineers were engaged by **Esther Schultink**, for the purpose of a site-specific Flood Hazard Report for 24 Malibu Street, Scamander as per C12.0 of the Tasmanian Planning Scheme – Break O'Day. This study is deemed suitable for purpose at the time of undertaking the study. If the conditions of the site should change, the report will need to be reviewed against all changes.

The results, findings, and interpretations contained in this report are based on the existing site conditions, available LiDAR surface data, hydraulic modelling, and other third-party information provided to Flüssig Engineers. Should any aspect of the site, catchment, or proposed development design change, including modifications to ground levels, drainage patterns, or surrounding infrastructure, the flood behaviour and associated risks may also change. In such cases, this report must be re-evaluated and updated to reflect those modifications before further use.

This report must be read and used in its entirety. It may not be quoted, reproduced, or relied upon in part or for any purpose other than that expressly stated within, unless prior written consent is obtained from Flüssig Engineers.

Flüssig Engineers accepts no responsibility or liability for errors or inaccuracies arising from information supplied by external sources, third-party consultants, or other data providers used in preparing this report. The outcomes and conclusions presented herein are valid only for the conditions and assumptions explicitly described in this document.

9. References

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Appendices

Appendix A Flood Study Maps

PRE 1% AEP + CC @ 2100

Legend

24 Malibu Street

Boundary Lines

Site Area

Building Areas

PRE 1% AEP + CC @2100

Depth (m)

<= 0.03

0.03 - 0.05

0.05 - 0.10

0.10 - 0.30

0.30 - 0.60

0.60 - 0.80

0.80 - 1.00

1.00 - 1.50

> 1.50

0 7 14 m

meters

N

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PRE 1% AEP + CC @ 2100

Legend

24 Malibu Street

Boundary Lines

Site Area

Building Areas

PRE 1% AEP + CC @2100

Velocity (m/s)

<= 0.50

0.50 - 1.00

1.00 - 1.50

1.50 - 2.00

> 2.00

0 7 14 m

meters

N

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PRE 1% AEP + CC @ 2100

Legend

24 Malibu Street

Boundary Lines

Site Area

Building Areas

PRE 1% AEP + CC @2100

Hazard

H1

H2

H3

H4

H5

H6

0 7 14 m

meters

N

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- 21-04-2026 - Flussig Engineers Map CRS: GDA94 / MGA zone 55 EPSG:28355

POST 1% AEP + CC @ 2100

Legend

24 Malibu Street

Boundary Lines
Site Area
Building Areas
Proposed Building Areas
Proposed Gravel Driveway

POST 1% AEP + CC @2100

Depth (m)

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

0 7 14 m

meters

N

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POST 1% AEP + CC @ 2100

Legend

- 24 Malibu Street
- Boundary Lines
- Site Area
- Building Areas
- Proposed Building Areas
- Proposed Gravel Driveway

POST 1% AEP + CC @2100

Velocity (m/s)

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

0 7 14 m

meters

N

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POST 1% AEP + CC @ 2100

Legend

24 Malibu Street

Boundary Lines
Site Area
Building Areas
Proposed Building Areas
Proposed Gravel Driveway

POST 1% AEP + CC @2100

Hazard

H1
H2
H3
H4
H5
H6

0 7 14 m

meters

N

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