

## **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:

<b>DA Number</b>	DA 2026 / 00033
<b>Applicant</b>	L M Dell (Plans To Build)
<b>Proposal</b>	Residential - Construction of a New Dwelling, Attached Garage and Retaining Walls
<b>Location</b>	7 Kismet Place, St Helens (CT 30563/20)

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](http://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](mailto: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 20<sup>th</sup> June 2026 **until 5pm Friday 3<sup>rd</sup> July 2026**.

**John Brown**  
**GENERAL MANAGER**

# NEW DWELLING

## at 7 KISMET PLACE , ST HELENS TAS 7216

### for J. B. TEPPER & L. V. R. HALLAM

PROJECT NUMBER:  
**26013**

PROPERTY ID:  
**9443795**

LAND TITLE, VOLUME & FOLIO  
**CT - 30563/20**

SITE AREA:  
 583m<sup>2</sup>

FLOOR AREAS:  
 NEW OUTBUILDING FLOOR AREA - 108m<sup>2</sup>

COUNCIL:  
 BREAK O'DAY

SCHEME / ZONE:  
 8.0 GENERAL RESIDENTIAL

SCHEME / ZONE OVERLAYS:  
 WATERWAY AND COASTAL PROTECTION AREA

SITE CLASSIFICATION: REFER TO SHED  
 MANUFACTURER'S DRAWINGS

WIND CLASSIFICATION: REFER TO SHED  
 MANUFACTURER'S DRAWINGS

BUSHFIRE ATTACK LEVEL: N/A

TERRAIN CLASSIFICATION: REFER TO SHED  
 MANUFACTURER'S DRAWINGS

WIND REGION: A3

CLIMATE ZONE: 7

CORROSION ENVIRONMENT: MEDIUM

ALPINE AREA: N/A

PRINT DATE:  
**3/06/2026**



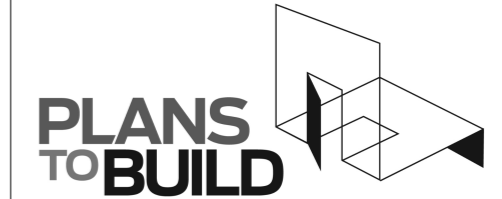
LOCATION PLAN

### DRAWING SCHEDULE

- A00 COVER PAGE
- A01 SITE PLAN
- A02 SITE DRAINAGE PLAN
- A03 FLOOR PLAN
- A04 NORTHERN & EASTERN ELEVATIONS
- A05 SOUTHERN & WESTERN ELEVATIONS



**MEMBER**  
 you're in good hands



ABN 23 269 055 701  
 Level 1, Holyman House, 52-60 Brisbane St,  
 Launceston, Tasmania, 7250.  
 Tel - 6388 9287 - Mob - 0400 655 771  
 Email - leigh@planstobuild.com.au  
**L.M.DELL LIC. No. CC5932 G**

**GENERAL NOTES:**

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

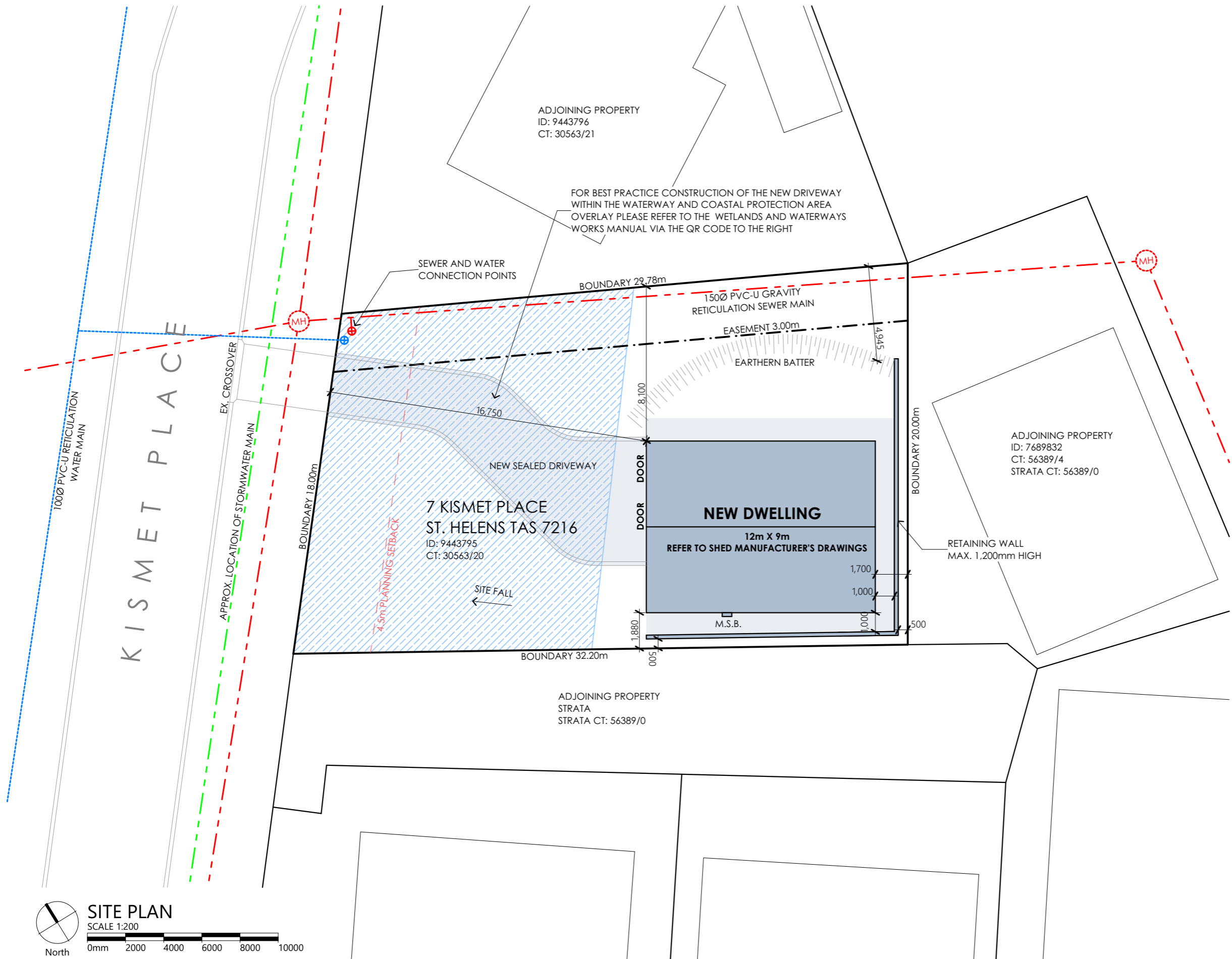
THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD, AND CODEMARK & WATERMARK COMPLIANCES.

01	FLOOD HAZARD MODIFICATIONS	03.06.26
rev.	Amendment	Date
DRAWING No:		ISSUE: SCHEMATIC
<b>A00</b>		REV: 0



### SITE PLAN NOTES


**SURFACE AND SUBSURFACE DRAINAGE SYSTEMS**  
IN ACCORDANCE WITH PART D2, NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

**SOIL AND WATER MANAGEMENT**  
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

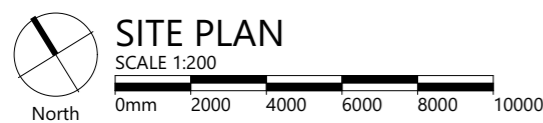
NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

### SITE PLAN LEGEND

 EXTENT OF WATERWAY AND COASTAL PROTECTION AREA

QR CODE TO WETLANDS AND WATERWAYS WORKS MANUAL



## NEW DWELLING

# 7 KISMET PLACE , ST HELENS TAS 7216

NOTE: THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE STAMPED BY THE BUILDING SURVEYOR AND/OR PERMIT AUTHORITY.

PROJECT NUMBER:  
**26013**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**3/06/2026**

DRAWING No:  
**A01**

2 of 6

ISSUE: SCHEMATIC  
REV: 0

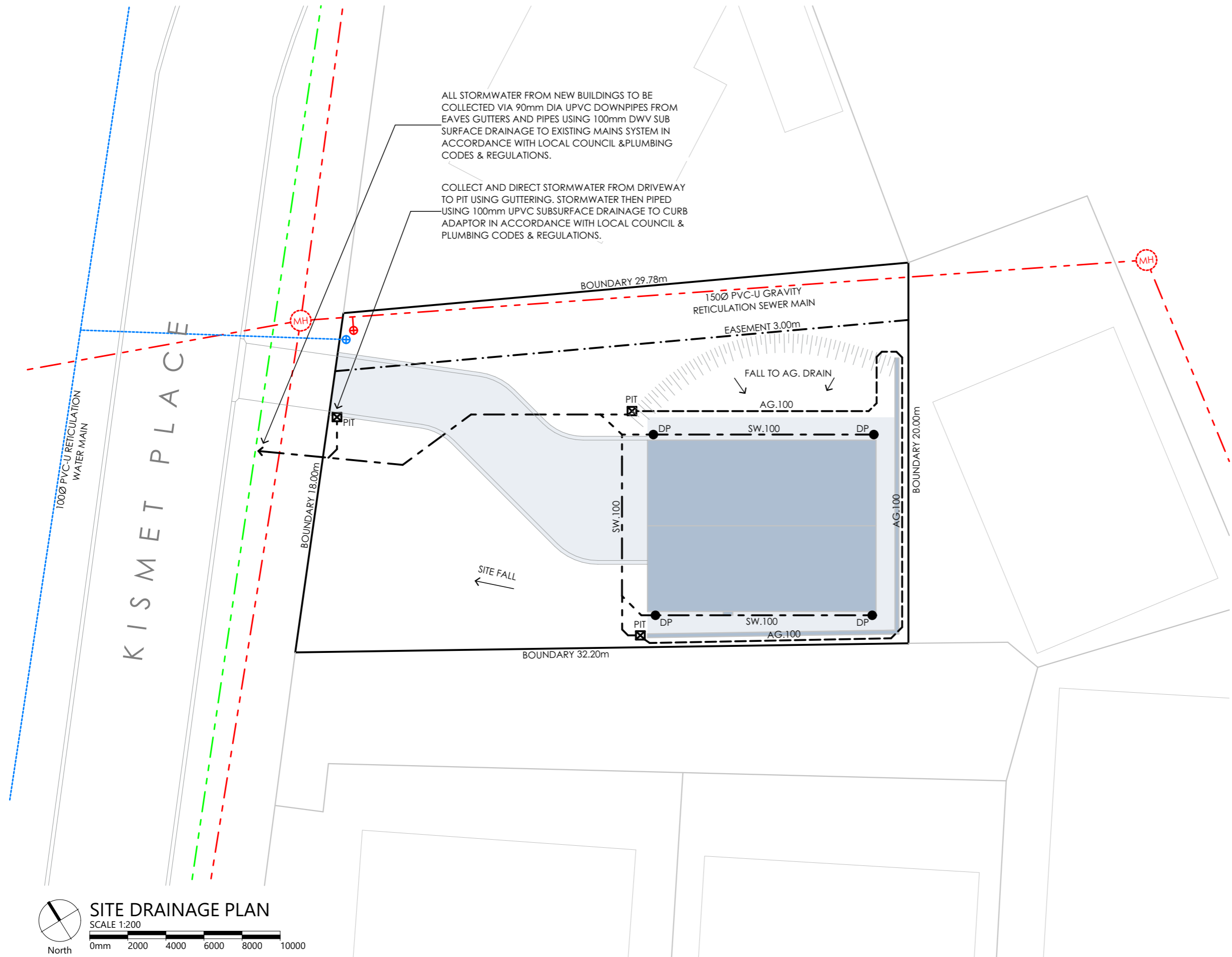
**PLANS TO BUILD**

ABN 23 269 055 701  
Level 1, Holyman House, 52-60 Brisbane St,  
Launceston, Tasmania, 7250.  
Tel - 6388 9287 - Mob - 0400 655 771  
Email - leigh@planstobuild.com.au  
**L.M.DELL LIC. No. CC5932 G**

**Owner:**  
**J. B. TEPPER & L. V. R. HALLAM**

01	FLOOD HAZARD MODIFICATIONS	03.06.26
rev.	Amendment	Date

DRAWING No:	ISSUE:
<b>A01</b>	SCHEMATIC
REV: 0	



**SITE PLAN NOTES**

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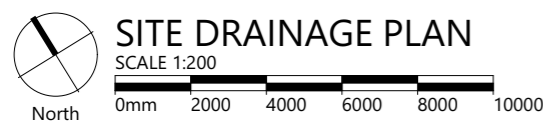
**SOIL AND WATER MANAGEMENT**  
 PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

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**PLUMBING LEGEND**

- SW.100** - NEW 100mm DWV PVC SN6 STORMWATER PIPE WITH 1: 100 MINIMUM GRADE UNLESS NOTED OTHERWISE BELOW
- AG.100** - NEW 100mm AG DRAIN WITH FILTER SOCK INSTALLED AT TIME OF FOOTING CONSTRUCTION
- PIT** - SUMP/SILT TRAP



**NEW DWELLING**

**7 KISMET PLACE , ST HELENS TAS 7216**

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PROJECT NUMBER: <b>26013</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: <b>3/06/2026</b>	DRAWING No: <b>A02</b>	ISSUE: SCHEMATIC REV: 0
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


**PLANS TO BUILD**

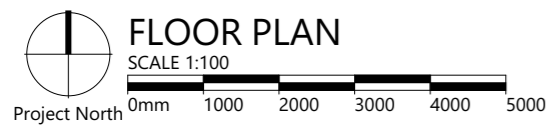
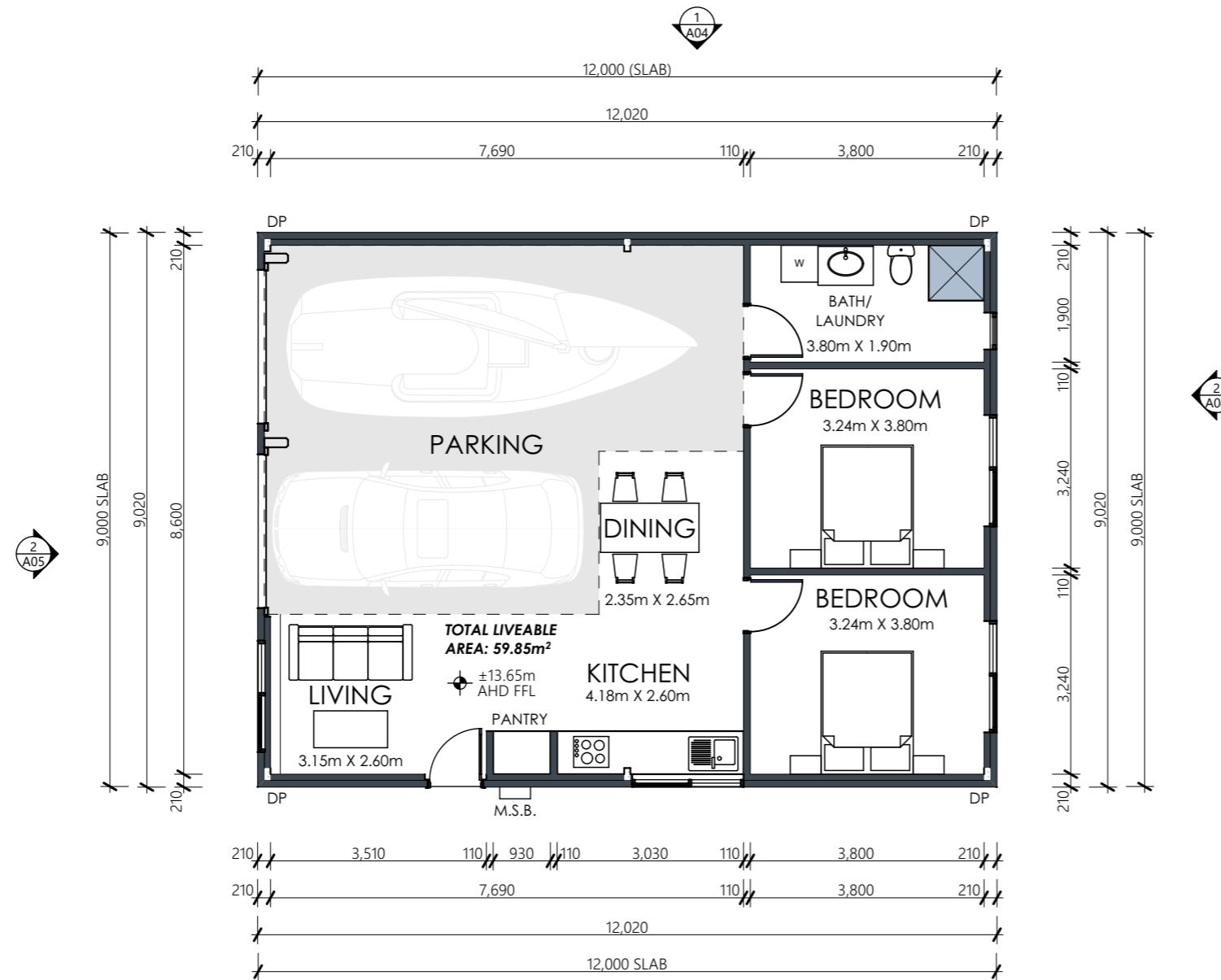
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**Owner:**  
**J. B. TEPPER & L. V. R. HALLAM**

01	FLOOD HAZARD MODIFICATIONS	03.06.26
rev.	Amendment	Date

**FLOOR PLAN LEGEND**

-  NEW WALLS
-  NEW PAINT GRADE HOLLOW CORE INTERIOR SWING DOOR WITH ARCHITRAVES, JAMBS AND STOPS. PAINT FINISH
-  NEW PAINT GRADE HOLLOW CORE (SOLID IN WETAREAS) INTERIOR CAVITY SLIDING DOOR WITH ARCHITRAVES AND JAMBS. PAINT FINISH (SOLID OPENING ARROW)
-  W## POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOWS REFER TO DOOR AND WINDOW SCHEDULE



**NEW DWELLING**

**7 KISMET PLACE , ST HELENS TAS 7216**

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PROJECT NUMBER: <b>26013</b>	SCALE: IF IN DOUBT ASK <b>SCALE @ A3</b>	PRINT DATE: <b>3/06/2026</b>	DRAWING No: <b>A03</b>
			ISSUE: SCHEMATIC
			REV: 0



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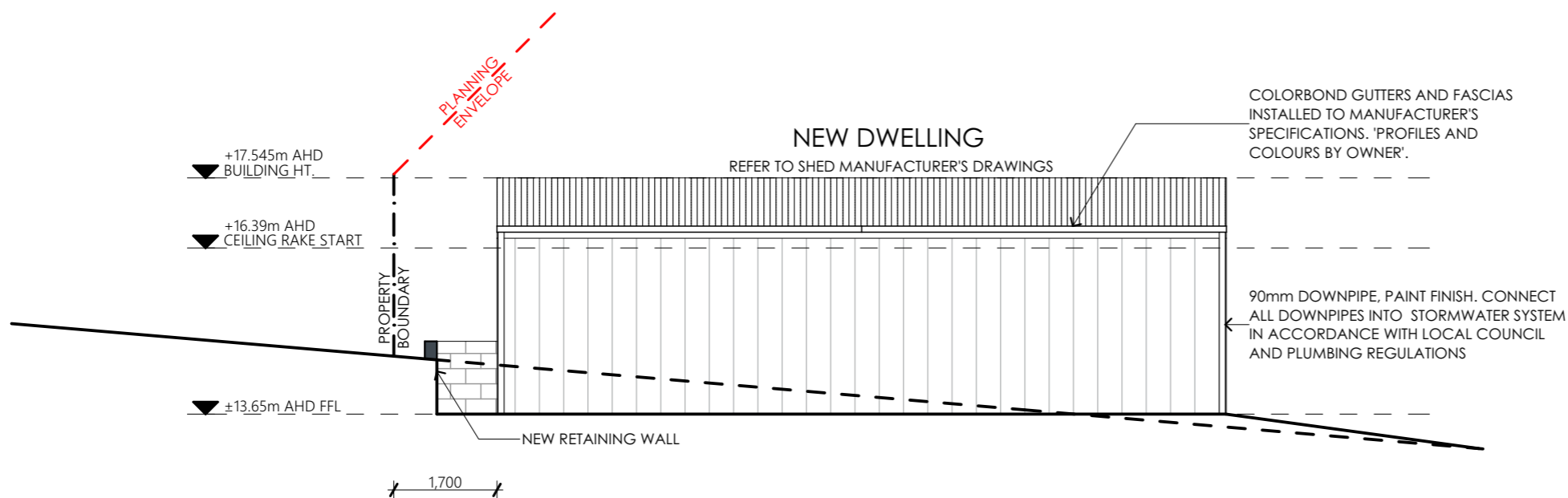
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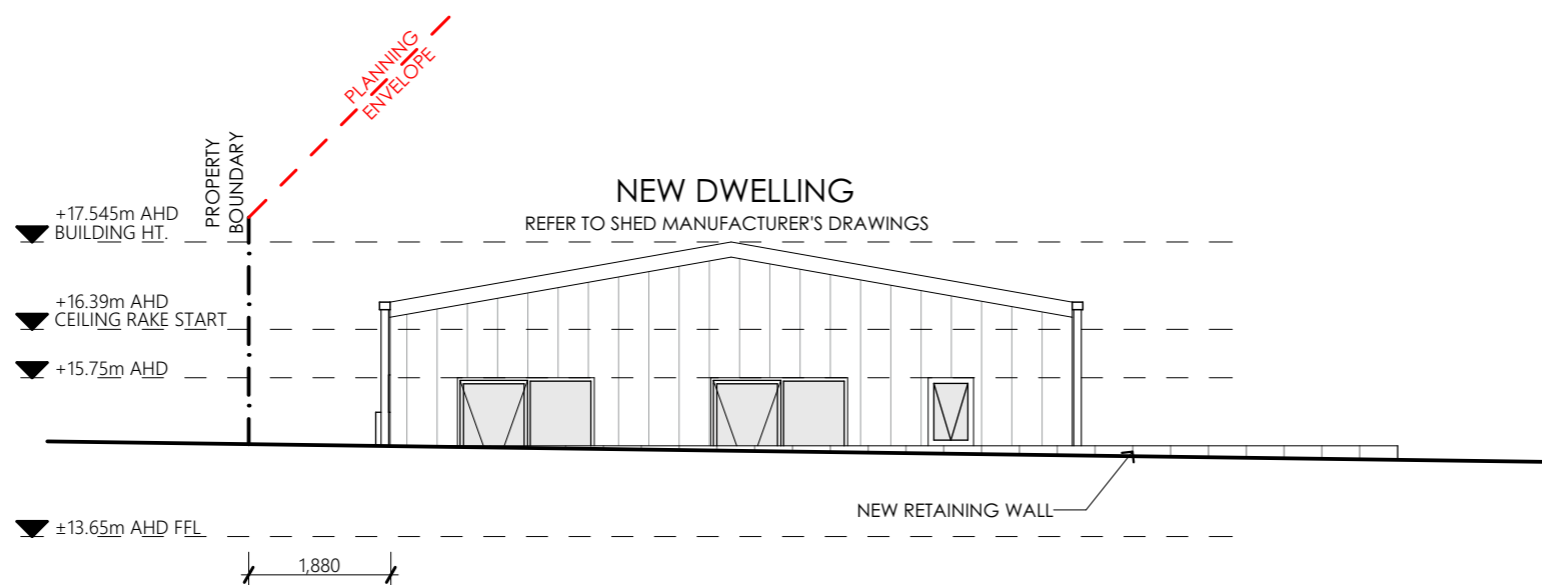
**ELEVATION NOTES**

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS, SEALS, FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.



**1** NORTHERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



**2** EASTERN ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000

**NEW DWELLING**

**7 KISMET PLACE , ST HELENS TAS 7216**

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PROJECT NUMBER:  
**26013**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**3/06/2026**

DRAWING No:  
**A04**

5 of 6

ISSUE: SCHEMATIC  
REV: 0

**PLANS TO BUILD**



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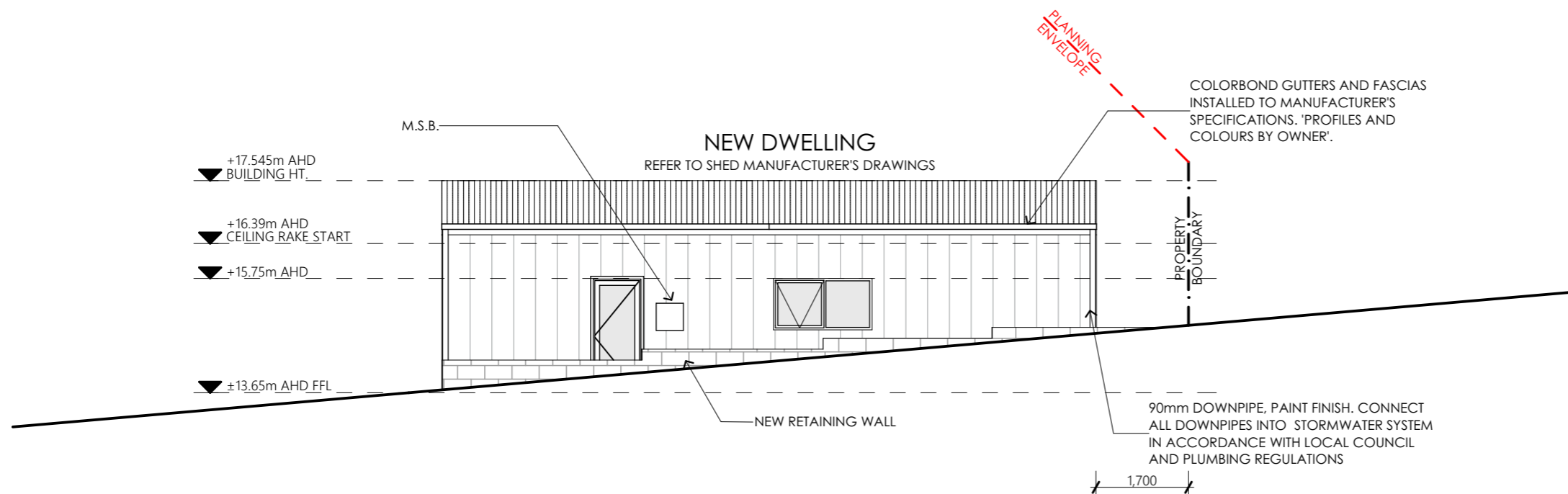
**Owner:**  
**J. B. TEPPER & L. V. R. HALLAM**

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rev.	Amendment	Date

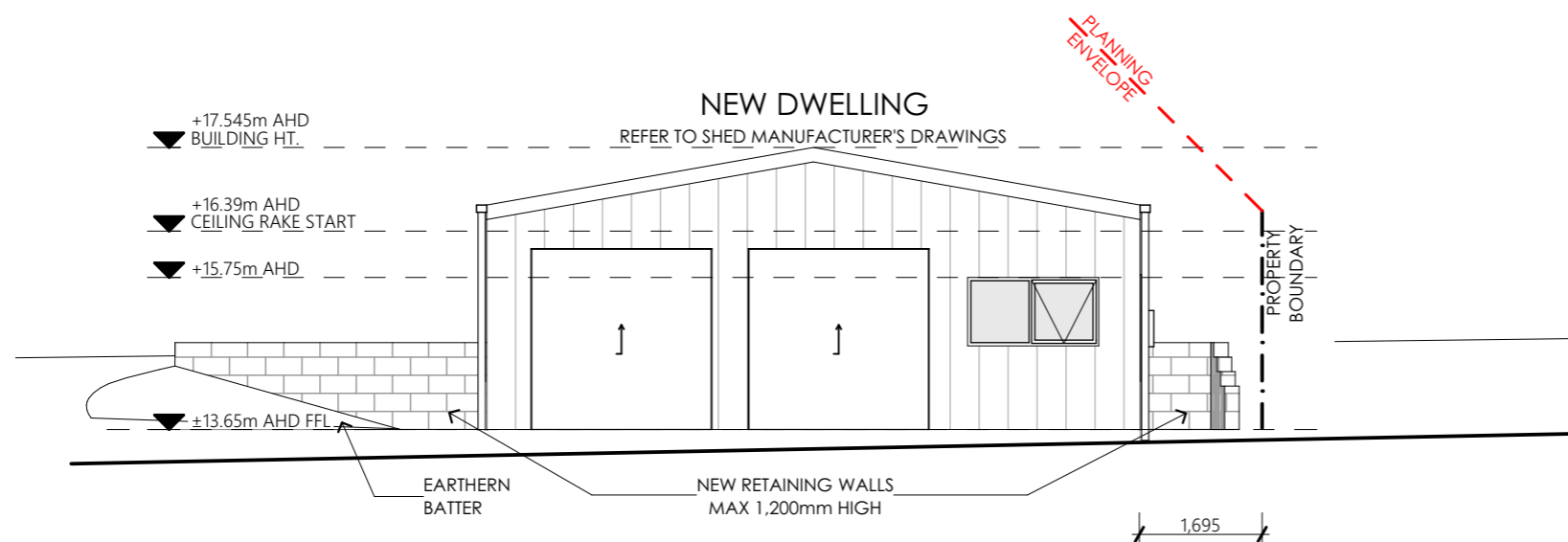
**ELEVATION NOTES**

WALL CLADDING SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS, INSTRUCTIONS & SPECIFICATIONS.

INSTALL THE WALL CLADDING SYSTEM COMPLETE WITH JOINTS, TRIMS, FLASHINGS, SEALS, FIXINGS & FINISHES IN STRICT ACCORDANCE WITH MANUFACTURES DETAILS TO ENSURE A WEATHER-PROOF AND WATERTIGHT INSTALLATION.



**1 SOUTHERN ELEVATION**  
SCALE 1:100



**2 WESTERN ELEVATION**  
SCALE 1:100

**PLANS TO BUILD**

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rev.	Amendment	Date
DRAWING No: <b>A05</b>		ISSUE: SCHEMATIC
6 of 6		REV: 0

**NEW DWELLING**

**7 KISMET PLACE , ST HELENS TAS 7216**

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## DEVELOPMENT APPLICATION REPORT

### **Project**

New Dwelling

### **The site**

The site, a Torrens Title volume CT-30563, Folio 20 and is located within the 8.0 General Residential zone of the Tasmanian - planning scheme (Break O' Day).

### **The Development**

The development is for new class 1a dwelling to be built as well as a new retaining wall.

### **Interim Planning Scheme Overlays**

#### **Overlays**

Waterway and Coastal Protection Area, Flood Prone Area(Council Mapping)

### **Attachments**

*Land Title & Schedule of Easements*

*Shed manufacturer's drawings*

*Flood Assessment Report*

Dear Sr/Madam

This is a response to the RFI received 23 March 2026 relating to DA 2026 / 00033. Please read this document in conjunction with the most recently issued set of DA drawings.

In response to parts;

#### **1. Drawing Set Title Change.**

The drawings set title has been changed and updated as per the request.

2. **8.4.2 Setbacks and Building Envelope for All Dwellings**

In regards to P3:

- The siting and scale of a dwelling (retaining wall) that is not a dwelling must:

(a) Not cause an unreasonable loss of amenity, having regard to:

(i) The siting and scale of the retaining wall will we believe not cause an unreasonable loss of amenity to adjoining properties in regards to the reduction of sunlight for an adjoining properties' habitable rooms as we believe that there will be no overshadowing due to the wall cutting deeper into the ground and not creating a higher than natural ground obstruction that could introduce overshadowing.

(ii) The siting and scale of the retaining wall will we believe not cause an unreasonable loss of amenity to adjoining properties in regards to the overshadowing of private open space of a dwelling on an adjoining property as we believe that there will be no overshadowing due to the wall cutting deeper into the ground and not creating a higher than natural ground obstruction that could introduce overshadowing.

(iii) The siting and scale of the retaining wall will we believe not cause an unreasonable loss of amenity to adjoining properties in regards to the overshadowing of an adjoining vacant property as we believe that there will be no overshadowing due to the wall cutting deeper into the ground and not creating a higher than natural ground obstruction that could introduce overshadowing. The only vacant properties nearby are also further away across the street further reducing any potential overshadowing.

(iv) The siting and scale of the retaining wall will we believe not cause an unreasonable loss of amenity to adjoining properties in regards to the visual impacts caused by scale, bulk or proportions of the retaining wall when viewed from an adjoining property as we believe that due to the wall cutting deeper into the ground it does create any substantial bulk above ground. The wall is also not cutting significantly into the ground at only approx. 1.2m of cut required and therefore there is a minimally amount of exposed wall and will not cause visual impacts.

(b) The siting and scale of the retaining walls is closer to the boundary than most established setback trends within the area however we believe that it should be accepted due to the planning clause specifically relating to a dwelling which have tremendously more bulk, mass, overshadowing and visual obstruction compared to the retaining wall which is cutting into the ground and creating no new obstructions above the existing natural ground line. Despite the smaller than already established setback distance, the proposal still has a modest separation from the retaining walls to the boundary of 0.5m which while less than surrounding buildings is only half the separation compared to properties nearby such as Unit 2/9 Kismet Place or 1 Kismet Place which through satellite image analysis (ListMap) has only ~1.0m of separation



despite being an entire dwelling and not a small retaining wall. We believe that a concession should be made for these two reasons and that the proposed retaining wall be accepted with the currently proposed setbacks.

- (c) Not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
  - (i) The siting and scale of the retaining wall will we believe not cause an unreasonable loss of amenity to adjoining properties in regards to the reduction of sunlight for an adjoining properties' solar energy installation(s) as we believe that there will be no overshadowing due to the wall cutting deeper into the ground and not creating a higher than natural ground obstruction that could introduce overshadowing.
  - (j) The siting and scale of the retaining wall will we believe not cause an unreasonable loss of amenity to adjoining properties in regards to the reduction of sunlight for solar energy installation(s) on another dwelling(s) on the same site as we believe that there will be no overshadowing due to the wall cutting deeper into the ground and not creating a higher than natural ground obstruction that could introduce overshadowing on the new dwelling adjacent to the retaining wall.

### **3. Drainage of Driveway Stormwater**

- (a) The driveway has been detailed to effectively manage stormwater collection and drainage to the public stormwater system.

### **4. C7.6.1 Buildings and Works Within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area**

In regards to P 1.1

- The new sealed driveway within the waterway and coastal protection area will avoid or minimise adverse impacts on natural assets, having regard to:

- (a) The impacts caused by erosion siltation, sedimentation and runoff we believe will be avoided or at least minimised as any stormwater will be effectively collected and drained through the use of guttering and a stormwater collection system on the driveway. The use of a sealed driveway (concrete, pavers etc.) also further means that soil cannot readily be eroded by stormwater.
- (b) We believe through satellite image analysis and Google Street View that there is no visible riparian or littoral vegetation on the site that could be ne negatively affected by the new driveway. In the case that this is an underground river which we believe



- it may be, we think that the minimal ground works to create the driveway will not disturb the riparian or littoral vegetation that may be potentially underneath.
- (c) We believe through satellite image analysis and Google Street View that there is no visible streambanks or streambeds on the site that could be ne negatively affected by the new driveway. In the case that this is an underground river which we believe it may be, we think that the minimal ground works to create the driveway will not disturb the streambanks or streambeds that may be potentially underneath.
  - (d) We believe through satellite image analysis and Google Street View that there is no visible in-stream natural habitat on the site that could be ne negatively affected by the new driveway. In the case that this is an underground river which we believe it may be, we think that the minimal ground works to create the driveway will not disturb the in-stream habitat that may be potentially underneath.
  - (e) We believe through satellite image analysis and Google Street View that there is no visible stream or river flow/drainage on the site that could be ne negatively affected by the new driveway. In the case that this is an underground river which we believe it may be, we think that the minimal ground works to create the driveway will not disturb the stream or river flow/drainage that may be potentially underneath.
  - (f) We believe through satellite image analysis and Google Street View that there is no visible wetlands on the site that could be ne negatively affected by the new driveway.
  - (g) We believe through satellite image analysis and Google Street View that there is no visible stream that fish use for passage on the site that could be ne negatively affected by the new driveway. In the case that this is an underground river which we believe it may be, we think that the minimal ground works to create the driveway will not disturb any stream or river that fish use for passage that may be potentially underneath.
  - (h) The new driveway has been made to not be larger than would be required for the development, minimising the footprint and essentially grouping the new facilities/development to minimise any potential adverse impacts.
  - (i) The new driveway requires no cut or fill to be used and utilises the existing topography.
  - (j) The new driveway is designed to not be larger than required for the development and also to use the existing topography minimising ground works, this is all to say that the design of the driveway development has been designed to respond to the size, shape, contours and slope of the land.
  - (k) We believe that there are no coastal processes occurring at the site.
  - (l) The new sealed driveway with gutters means that no further infrastructure will be required and the fact that best practice sealing, guttering and drainage will be utilised means that future upgrades to this this infrastructure will not be required.
  - (m) The environmental best practice guidelines have been read and referenced in the drawings.

everyone needs...

**PLANS  
TO BUILD**



(n) The guidelines of the Tasmanian Coastal Works Manual have not been read or referenced as the works are not within a coastal area.

5. **C12.0 Flood-Prone Area Code**

A flood consultant has been engaged and a report has been produced outlining recommendations for the works to be appropriately designed in regards to flooding hazards. All recommendations have been implemented and are now shown on the drawings.

Yours Faithfully

L.M.Dell

03.06.2026



Level 2, 93 York Street , Launceston Tas 7250.

Tel - 633 89914 - Mob -0400 655 771 - Email [leigh@planstobuild.com.au](mailto:leigh@planstobuild.com.au)



# FLOOD ASSESSMENT

7 Kismet Place, St Helens



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Postal : PO Box 1971, Launceston Tas  
Phone : (03) 6332 6955  
Email : [info@exceedengineering.com.au](mailto:info@exceedengineering.com.au)  
Web : [exceedengineering.com.au](http://exceedengineering.com.au)






Exceed Engineering

CLIENT: J. B. TEPPER & L. V. R. HALLAM  
PROJECT: 7 Kismet Place, St Helens  
JOB NO: EE1633

Date	Purpose of Issue/Nature of Revision	Revision No.	Authorised by
03/06/2026	Issue for approvals	01	LD

This report has been prepared by  
Laura Rivera *PhD, MSc, BSc*

Reviewed and authorised by

  ENGINEERS AUSTRALIA	 <b>Liam Dingemane</b> MIEAust, CPEng, NER, APEC, Engineer IntPE (AUS) Chartered Professional Engineer Membership No. 2862528  TAS: Accredited Certifier Engineer Civil CC5339H VIC: Registered Building Practitioner, Civil Engineer EC 37631 NSW: Accredited Certifier Structural Engineering BDC1952 QLD: Registered Professional Engineer of QLD RPEQ 16265
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## 1 Introduction

The current flood assessment has been prepared by Exceed Engineering to support the construction of a new dwelling, attached garage, and retaining wall at 7 Kismet Place, St Helens. Portions of the proposed development are located within the Flood-Prone Areas Overlay identified under flood modelling mapping prepared for the Break O'Day Council. This assessment has been prepared to support the planning application and retrospective approval of civil works associated with the proposed development.

### 1.1 Purpose and scope

The purpose of this report is to assess the potential flood hazard and flood risk associated with the proposed development at 7 Kismet Place, St Helens, in accordance with the requirements of the Flood-Prone Areas Hazard Code under the Tasmanian Planning Scheme.

The assessment considers the suitability of the proposed development with regard to flood hazard, tolerable flood risk, emergency management, and potential impacts on surrounding land and infrastructure during a 1% Annual Exceedance Probability (AEP) stormwater (overland flow) event. The report specifically addresses the relevant performance criteria of Standards C12.5.1 and C12.6.1 of the Flood-Prone Areas Hazard Code, including consideration of flood behaviour, site conditions, existing and proposed works, and safe access during flood events.

This assessment has been prepared based on the information available at the time of reporting, including site observations, available flood mapping, architectural drawings, and relevant planning documentation.

## 2 Site and development details

### 2.1 Existing site conditions

The subject site is located at 7 Kismet Place, St Helens. The site comprises a parcel of land identified as Title Reference 30563/20, with an area of approximately 583 m<sup>2</sup> (Figure 1). The area is generally characterised by a subtle slope falling from east to west, with existing ground surface levels ranging from approximately 14.5 m to 12.5 m across the majority of the site. Existing surface levels were derived from available LiDAR-derived Digital Elevation Model (DEM) data obtained from the ELVIS platform.



Figure 1. Site location plan

### 2.2 Development proposal

The proposed development comprises the construction of a new residential dwelling, associated retaining wall, sealed driveway, and ancillary civil works within the subject site at 7 Kismet Place, St Helens.

The proposed dwelling is located within the eastern portion of the site, with vehicle access provided directly from Kismet Place via a new sealed driveway extending along the northern portion of the allotment. Associated site works include localised earthworks, retaining structures, and battering required to establish the building platform and access

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arrangements.

The proposed development has been assessed with consideration of the existing topography, surrounding drainage conditions, and mapped flood behaviour to determine the potential flood hazard and associated flood risk to the development and surrounding land.

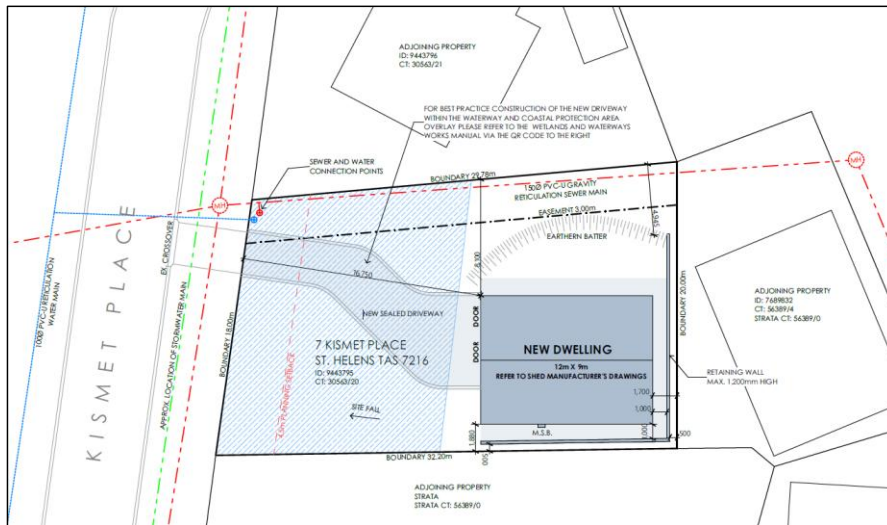


Figure 2. Site plan. Source: Plans to Build.

## 3 Flood assessment

### 3.1 Information source

The flood assessment has been undertaken using available flood and planning information relevant to the subject site and surrounding catchment conditions within St Helens, Tasmania. Flood hazard characteristics affecting the site have been assessed with reference to the following sources:

- Break O'Day Council flood mapping and planning overlay information;
- Available stormwater and drainage information associated with the surrounding road network and topography;
- Climate Change Adaptation Plan – Break O'Day Council (Section 7.3 – Tasman Highway and surrounding transport corridor); and
- Available topographic data derived from LiDAR Digital Elevation Model (DEM) datasets obtained from the ELVIS platform.

The available Council flood mapping identifies a localised overland flow path and stormwater inundation area affecting the western portion of the subject site adjacent to Kismet Place. The assessment is limited to interpretation of the flood depth, velocity, and hazard mapping provided by Break O'Day Council, together with review of the available site topography and surrounding drainage characteristics.

### 3.2 Assessment

The assessment focused on the potential interaction between the proposed development and the mapped stormwater inundation affecting the subject site. Consideration was given to the extent and apparent flow direction of the mapped overland flow path, the relative elevation of the proposed building area, and the potential for the development to alter existing drainage conditions within and surrounding the site.

The assessment also considered the potential flood risk to the proposed dwelling and access arrangements during significant rainfall events, as well as the likelihood of adverse impacts on adjoining properties resulting from the proposed works.

#### 3.2.1 Flood hazard assessment

The Australian Disaster Resilience Handbook Collection, Guideline 7-3 – Flood Hazard (AIDR, 2017), provides guidance for interpreting flood hazard classifications based on the relationship between flood depth and flood velocity (Figure 3). This guidance was used qualitatively to inform interpretation of the available flood mapping and potential flood behaviour affecting the site.

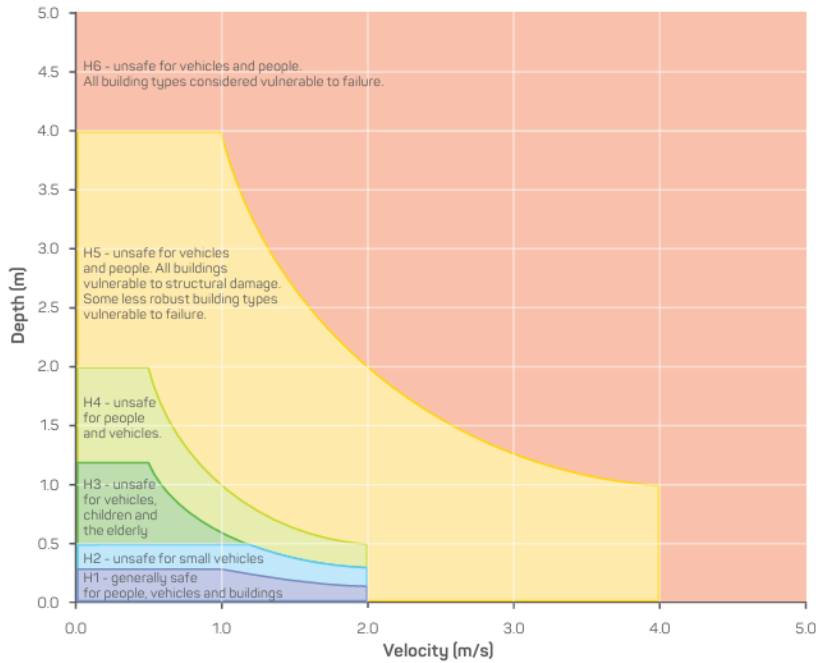


Figure 3. General flood hazard vulnerability curves.

Review of the available Break O'Day Council flood mapping indicates that portions of the subject site are affected by the mapped 1% AEP stormwater overland flow extent. The mapped inundation generally follows a northwest to southwest alignment across the western portion of the allotment adjacent to Kismet Place (Figure 4).

The available flood depth mapping indicates relatively shallow inundation across the affected portions of the site, with mapped flood depths generally ranging between approximately 0.07 m and 0.10 m within the subject allotment (Figure 5). The mapping suggests that the overland flow behaviour is generally characterised by shallow sheet flow conditions rather than concentrated deep flooding.

Available flood velocity mapping indicates relatively low flow velocities across the affected areas of the site, generally ranging between approximately 0.28 m/s and 0.55 m/s (Figure 6). These velocity characteristics are considered low and are consistent with low-energy overland flow conditions.

Review of the available topographic information and DEM-derived contour mapping indicates that the site generally falls toward the western and southwestern portions of the allotment and surrounding area (Figure 7). The contour mapping demonstrates that the primary overland flow path generally follows the natural surface topography through the lower-lying

Commented [SD1]: This has already been stated

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western side of the site adjacent to Kismet Place. The proposed dwelling footprint is located within a relatively elevated portion of the allotment compared to the surrounding lower-lying flow path areas.

The Council flood hazard mapping classifies the majority of the affected area within and surrounding the site as low to moderate flood hazard categories (Figure 4). Based on the available mapping and topographic information, flood behaviour affecting the site is considered to be predominantly associated with localised stormwater runoff and shallow overland flow movement rather than defined floodway conditions. The mapped flood behaviour is characterised by relatively shallow inundation across the developed portions of the site, indicating broad inundation conditions rather than active floodway behaviour. The proposed development area is located on a relatively elevated portion of the site and is positioned above the surrounding lower-lying overland flow areas.

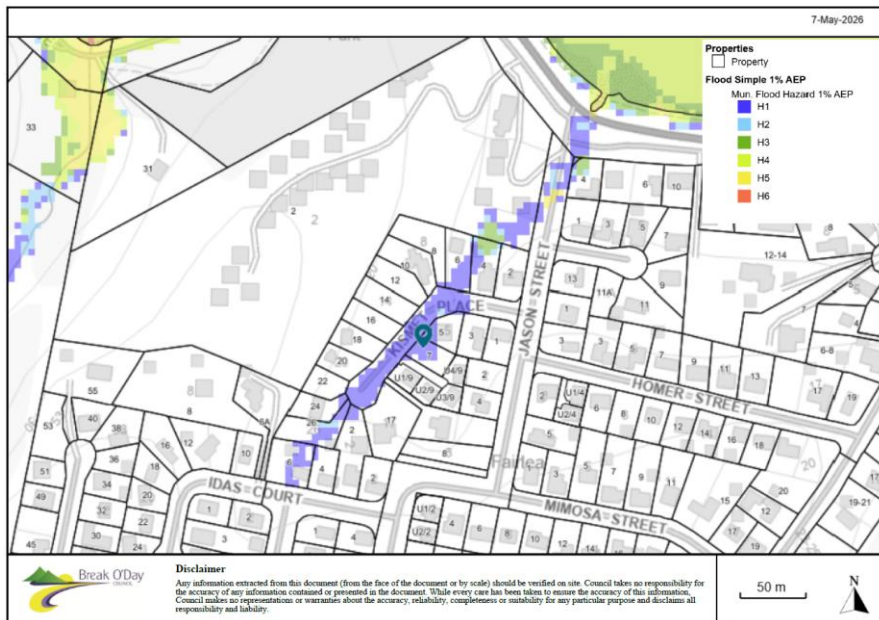


Figure 4. Flood hazard mapping for the subject site (Break O'Day Council 1% AEP)

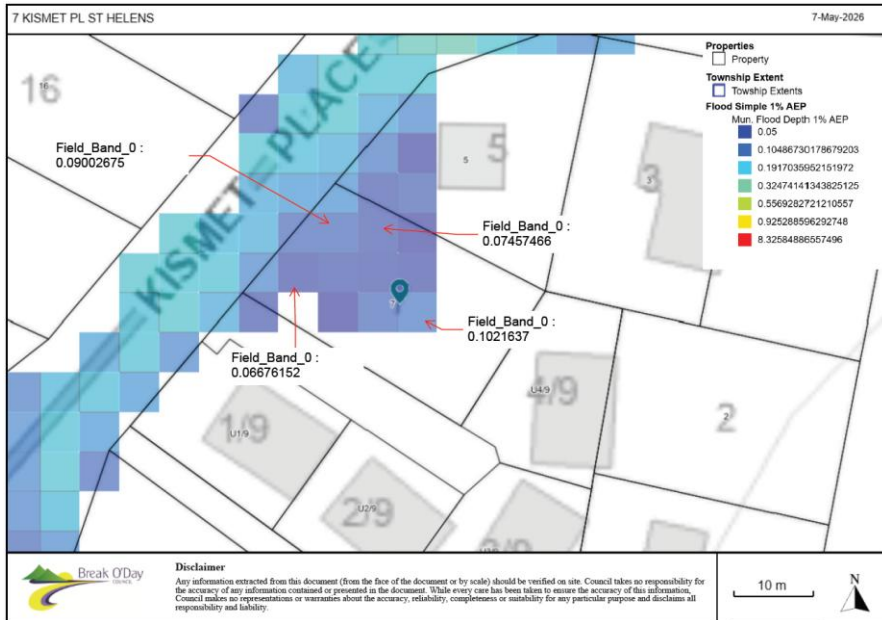


Figure 5. Flood depth mapping for the subject site (Break O'Day Council 1% AEP).

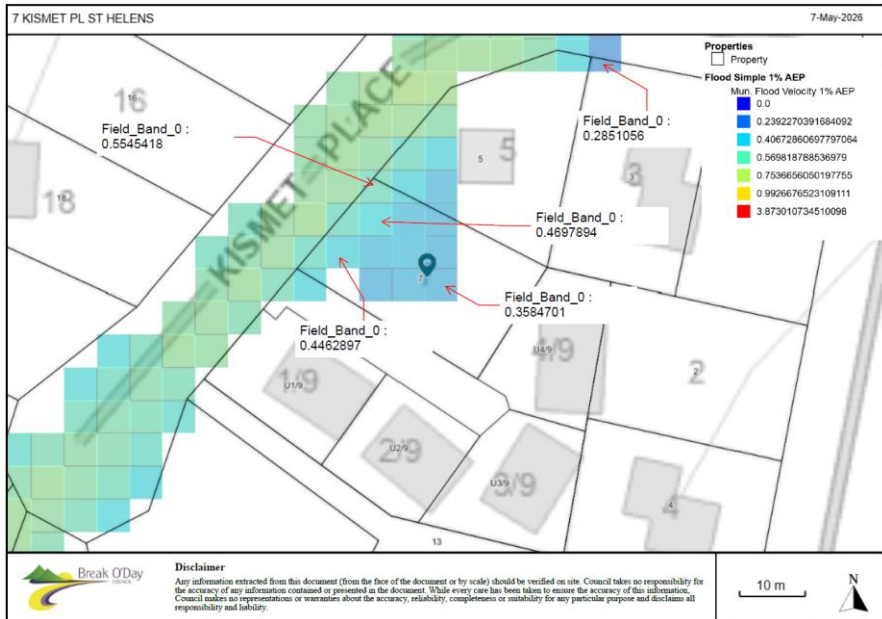


Figure 6. Flood velocity mapping for the subject site (Break O'Day Council 1% AEP).

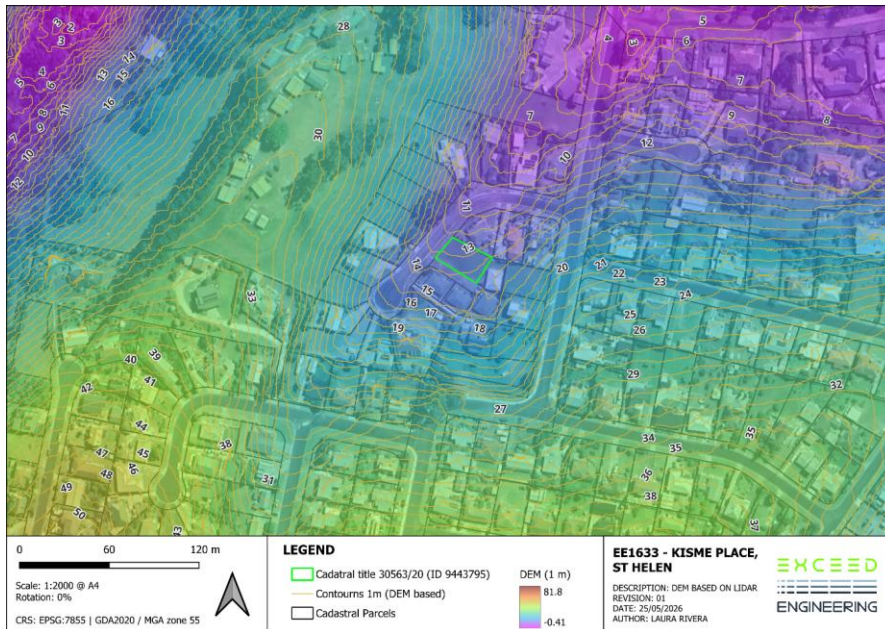


Figure 7. Existing site topography and contour mapping.

### 3.2.2 Flood risk assessment

The Flood-Prone Areas Hazard Code requires an assessment of flooding with respect to the intended use and development of the site. To determine whether the identified flood risks are tolerable, a qualitative flood risk (Table 1, 2, and 3) assessment has been undertaken based on the available flood mapping, hazard classifications, site topography, proposed development levels, and the characteristics to the identified flood behaviour.

Table 1. Flood risk matrix.

Likelihood of Consequence	AEP Range (%)	Level of consequence				
		Insignificant	Minor	Moderate	Major	Catastrophic
Likely	>10	Low	Medium	High	Extreme	Extreme
Unlikely	1 to 10	Low	Low	Medium	High	Extreme
Rare to very rare	0.01 to 1	Very Low	Low	Medium	High	High
Extremely rare	<0.01	Very Low	Very Low	Low	Low	High

Table 2. Likelihood criteria

Likelihood Category	AEP Range
Likely	>10%
Unlikely	1 to 10%
Rare to very rare	0.01 to 1%

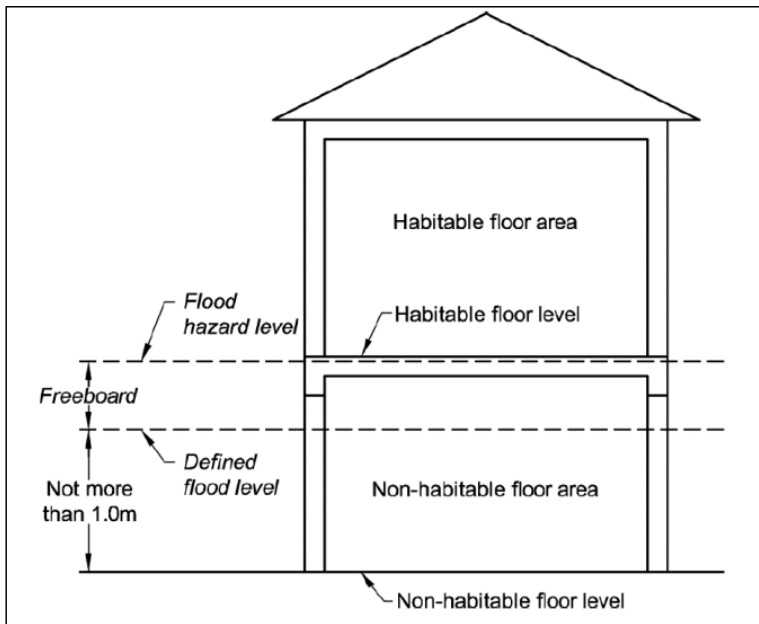
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Extremely rare	<0.01%
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**Table 3.** Consequence criteria

Consequence Level	Description
Insignificant	No injury, minimal property damage requiring minor cleaning or maintenance only. Floodwaters do not significantly impact building operation or access.
Minor	Minor property damage such as seepage, replacement of finishes, minor repairs to building components, landscaping, or paved areas. Temporary operational impacts may occur.
Moderate	Significant building or infrastructure damage requiring repair or replacement of structural and non-structural components. Moderate environmental impacts requiring remediation.
Major	Extensive structural damage, major infrastructure impacts, prolonged operational disruption, or significant environmental harm requiring substantial remediation.
Catastrophic	Loss of life, complete structural failure, or irreversible environmental damage with limited likelihood of recovery.

In accordance with the ABCB Standard: *Construction of Buildings in Flood Hazard Areas* (ABCB, 2019), finished floor levels (FFLs) of habitable rooms should be located above the applicable flood hazard level and incorporate an appropriate freeboard allowance where relevant (see Figure 8).



**Figure 8.** Identifying Defined Flood Level, Flood Hazard Level and freeboard from ABCB.

The proposed dwelling area is located within a relatively elevated portion of the site compared

to the surrounding lower-lying overland flow areas. Existing ground levels within the proposed dwelling footprint are approximately RL 13.25 m based on the available LiDAR-derived DEM data. The available flood depth mapping indicates a maximum flood depth of approximately 0.10 m the building footprint for the 1% AEP stormwater event (Figure 9). Based on the interpreted existing surface levels and mapped flood depth information, the estimated flood level affecting the proposed building footprint is approximately RL 13.35 m. A freeboard allowance of 0.30 m has been adopted to provide an additional safety margin above the interpreted flood level. **Accordingly, a minimum FFL of RL 13.65 m is recommended for the proposed dwelling development.**

The recommended FFL is considered appropriate given the relatively shallow flood depths, low flood velocities, and low to moderate flood hazard classification affecting the site. In combination with the location of the proposed dwelling outside the more significant overland flow path areas, the overall flood risk to the proposed development is considered low to very low and tolerable for the intended residential land use. No additional flood-specific structural mitigation measures are considered necessary beyond adoption of the recommended minimum FFL and ensuring that site stormwater drainage infrastructure is designed to appropriately manage runoff from the proposed impervious surfaces while maintaining existing overland flow behaviour across the site.

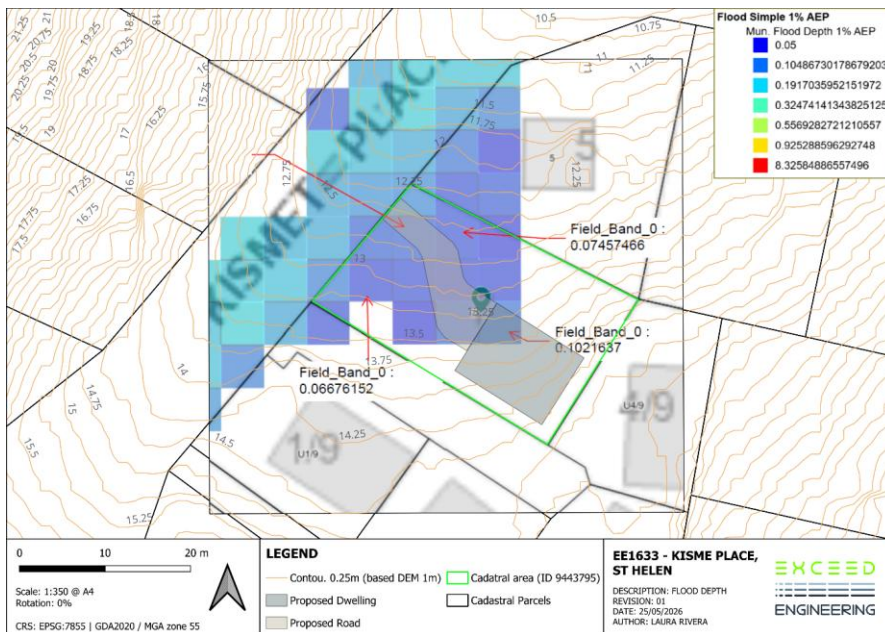


Figure 9. Interpreted flood depth, topography, and recommended minimum finished floor level for the proposed development.

### 3.2.3 Risk assessment considerations

Hazard classification – colour code.

Very low	Low	Medium	High	Extreme
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Table 4. Flood risk assessment considerations.

Location / Flood Source	Likelihood	Consequence
Localised stormwater overland flow affecting the western portion of the site	The flood risk being considered is the 1% AEP stormwater event, which is classified as <b>Rare to Very Rare</b> .	Available Council flood mapping indicates shallow overland flow conditions affecting limited portions of the western side of the allotment, generally classified as H1 hazard conditions. The mapped flood behaviour is characterised by shallow inundation depths and relatively low flow velocities. Based on the available information, the consequence is considered <b>Minor</b> .
Shallow inundation affecting the proposed dwelling area	The flood risk being considered is the 1% AEP stormwater event, which is classified as <b>Rare to Very Rare</b> .	Flood depth mapping indicates shallow inundation affecting portions of the proposed development area, with interpreted depths generally around 0.10 m. A recommended minimum finished floor level of RL 13.65 m has been adopted incorporating a 0.30 m freeboard allowance above the interpreted flood level. Based on the above, the consequence is considered <b>Minor</b> .
Temporary inundation affecting site access arrangements	The flood risk being considered is the 1% AEP stormwater event, which is classified as <b>Rare to Very Rare</b> .	Limited shallow overland flow may affect portions of the western side of the site during significant rainfall events. However, the mapped flood hazard classification remains within H1 conditions, indicating that people, vehicles, and buildings are generally considered safe under the available hazard mapping criteria and evacuation to higher ground can occur via vehicle or on foot. Based on the above, the consequence is considered <b>Insignificant to Minor</b> .
High-velocity flow, erosion, scour potential, and retaining wall instability	The flood risk being considered is associated with extreme hydraulic behaviour and is classified as <b>Extremely Rare</b> .	Available flood mapping and topographic information do not indicate the presence of significant concentrated flood flow paths or active floodway conditions affecting the proposed dwelling area. The retaining wall structures are relatively low in height (maximum 1.2 m) and no significant scour potential has been identified based on the available mapping and observed site conditions. Based on the above, the consequence is considered <b>Insignificant</b> .
Potential impacts on adjoining properties due to altered drainage conditions	Changes to local runoff behaviour may occur during storm events and are classified as <b>Possible</b> .	Proposed stormwater drainage infrastructure is designed to collect and direct runoff from roof drainage and driveway areas to the existing stormwater system in accordance with relevant plumbing and drainage requirements. Provided the proposed drainage system is appropriately constructed and maintained, adverse impacts on adjoining properties are expected to be minimal. Based on the above, the consequence is considered <b>Minor</b> .

Commented [LR2]: Based on the Plan site document.

Commented [SD3R2]: Yes agree

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Climate change impacts on future stormwater behaviour	Future climate change impacts are considered possible over the intended life of the development and are classified as Unlikely.	Climate change may increase rainfall intensity and the frequency of significant storm events in the future. In the absence of climate-adjusted hydraulic modelling, the precise effect on flood behaviour at the site cannot be quantified. Conservative allowance has been incorporated through adoption of an elevated minimum finished floor level and freeboard allowance above the interpreted flood level. Based on the above, the consequence is considered <b>Minor</b> .
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Based on the above flood risk assessment considerations, the proposed development is considered capable of achieving and maintaining a **tolerable level** of flood risk for the intended life of the development.

### 3.2.4 Emergency management

In the event of a significant flood event, the responsible authority for flood emergency management is the State Emergency Service (SES). Emergency warnings, evacuation advice, and flood updates may be obtained through the TasALERT ([www.alert.tas.gov.au](http://www.alert.tas.gov.au)) emergency information system during flood events.

Floodplains are commonly classified in relation to isolation and evacuation access to inform emergency response management, as described within the *Australian Disaster Resilience Guideline 7-2: Flood Emergency Response Classification*.

Review of the available Break O'Day Council flood mapping indicates that the subject site is primarily affected by H1 flood hazard classification conditions associated with shallow overland stormwater flow. Under the Australian Disaster Resilience flood hazard classification system, H1 conditions are generally considered safe for people, vehicles, and buildings during flood events (Figure 3).

The mapped overland flow path affecting the site is generally confined to the western portion of the allotment adjacent to Kismet Place and is characterised by relatively shallow inundation depths and low flow velocities. The proposed dwelling footprint is positioned outside the more significant overland flow areas and incorporates a recommended minimum finished floor level of RL 13.65 m to reduce potential flood impacts during the mapped 1% AEP stormwater event.

The surrounding road network provides available evacuation and emergency access routes toward higher ground areas outside the mapped stormwater inundation extent. Based on the available flood hazard mapping, both pedestrian and vehicular evacuation may be undertaken via Kismet Place toward Jason Street and surrounding elevated areas (Figure 10).

No significant impediments to emergency access, evacuation capability, or access to emergency services have been identified as part of this assessment. Accordingly, the

proposed development is not expected to adversely affect existing emergency management arrangements during flood events.

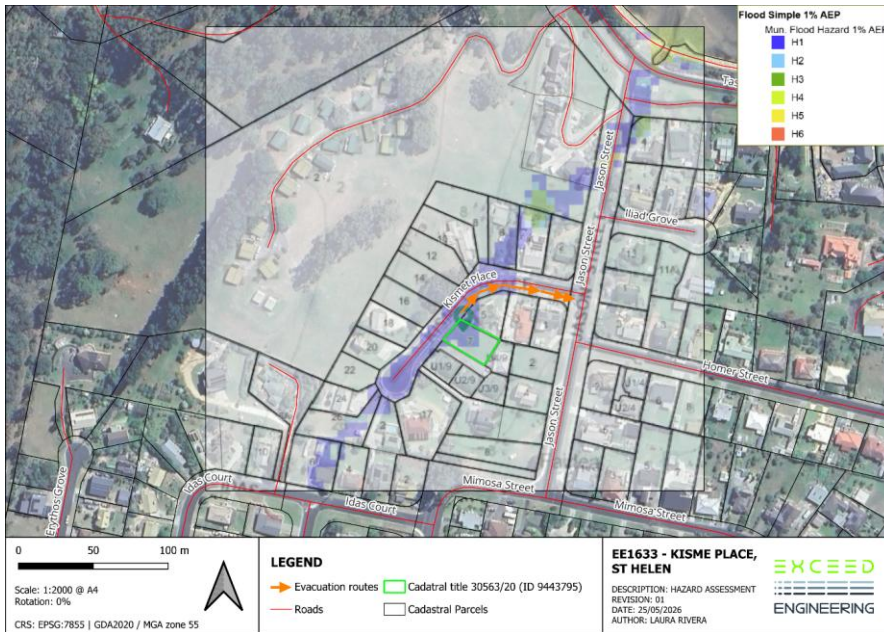


Figure 10. Evacuation routes from the site area based on Hazard identification.

## 4 Code response

A response to the relevant sections of the Flood-Prone Areas Hazard Code of the Tasmanian Planning Scheme (TPS) is provided in Table 5 below.

**Table 5.** TPS Clause-by-clause response

Clause	Response
<b>C12.5.1 Uses Within a Flood-Prone Hazard Area</b>	
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: (a) the location of the building; (b) the advice in a flood hazard report; and (c) any advice from a State authority, regulated entity or a council.	Not applicable. The proposal comprises construction of a new residential dwelling rather than conversion of an existing non-habitable building.
P1.2. A flood hazard report also demonstrates that: (a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures; or (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.	The available flood mapping indicates that portions of the site are affected by shallow stormwater overland flow during the mapped 1% AEP flood event. The proposed dwelling footprint is located outside the more significant overland flow path areas and incorporates a recommended minimum finished floor level of RL 13.65 m, including a 0.30 m freeboard allowance above the interpreted flood level. The proposed development is therefore considered capable of achieving and maintaining a tolerable level of flood risk for the intended life of the development without requiring additional flood protection measures.
<b>C12.6.1 Buildings and Works Within a Flood-Prone Hazard Area</b>	
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	Review of the available Council flood mapping indicates that the site may be affected by localised stormwater inundation during a 1% AEP flood event. However, the available flood depth, velocity, and hazard mapping indicate relatively shallow inundation depths, low flow velocities, and predominantly H1 hazard conditions associated with low-energy overland flow behaviour. The proposed dwelling area is located within a relatively elevated portion of the site and incorporates a recommended minimum finished floor level above the interpreted flood level. The proposed development is therefore considered capable of maintaining a tolerable level of flood risk for the intended life of the development.

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<p>P1.2. A flood hazard report also demonstrates that the building and works:</p> <p>(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and</p> <p>(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.</p>	<p>The proposed development is not expected to materially increase flood risk or significantly alter existing overland flow behaviour affecting adjacent properties or surrounding public infrastructure. The proposal does not involve significant filling within the primary mapped overland flow path and includes stormwater drainage infrastructure designed to collect and direct runoff to the existing stormwater system in accordance with applicable drainage and plumbing requirements. Emergency management considerations are discussed in Section 3.2.4 of this report.</p>
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## 5 Summary and Conclusion

This flood hazard assessment has been prepared by Exceed Engineering to support the proposed construction of a new residential dwelling, associated retaining wall, and ancillary civil works at 7 Kismet Place, St Helens. The assessment has considered the potential impacts of localised stormwater inundation and overland flow affecting the site during a 1% Annual Exceedance Probability (AEP) flood event.

Review of the available Break O'Day Council flood mapping indicates that portions of the western side of the site are affected by shallow overland stormwater flow associated with the mapped 1% AEP flood extent. The available flood mapping indicates relatively shallow inundation depths, low flow velocities, and predominantly H1 flood hazard classification conditions affecting the site.

Review of the available DEM-derived topographic information indicates that the site generally falls toward the western and southwestern portions of the allotment and surrounding area, with the primary overland flow path generally following the lower-lying western side of the site adjacent to Kismet Place. The proposed dwelling footprint is located within a relatively elevated portion of the allotment outside the more significant overland flow path areas.

Based on interpretation of the available flood depth mapping and existing surface levels, a minimum finished floor level of RL 13.65 m is recommended for the proposed dwelling development. The recommended finished floor level incorporates a 0.30 m freeboard allowance above the interpreted flood level affecting the proposed building area.

The surrounding road network provides available pedestrian and vehicular evacuation routes toward higher ground areas outside the mapped inundation extent. No significant impediments to emergency access or evacuation capability have been identified as part of this assessment.

Based on the available flood mapping, site topography, interpreted flood behaviour, and the recommended minimum finished floor level, the proposed development is considered capable of maintaining a tolerable level of flood risk for the intended life of the development. The proposal is not expected to materially increase flood risk to adjacent properties or public infrastructure, and no additional flood-specific structural mitigation measures are considered necessary beyond implementation of the recommended finished floor level and appropriate stormwater drainage management arrangements.

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- AIDR. (2017). *Australian Disaster Resilience Guideline 7-3*.
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