GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **400 Earlham Road, Rheban**
CT189231/6

PROPOSAL: **Dwelling & Carport**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 25 November 2026.

APPLICANT:	**West Elevation Design Gareth Davies**
DATE:	**04/11/2026**
APPLICATION NO:	**DA 2026 / 195**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	West Elevation Design (Gareth Davies)		
Contact person: (if different from applicant)			
Address:	5 Dynnyrne Rd		
Suburb:	Dynnyrne	Post Code:	7005
Email:	office@westelevation.com.au	Phone: / Mobile:	0433 062 839

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	400 Earlham Rd		
Suburb:	Rheban	Post Code:	7190
Size of site: (m^2 or Ha)	1278m2		
Certificate of Title(s):	C.T.189231/6		
Current use of site:	Vacant Residential block		

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General Application Details *Complete for All Applications*		
Description of proposed use or development:	New Home & Carport	
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.		$
Is the property on the State Heritage Register? (Circle one)		☐ Yes / No ☑

For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

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Applicant Declaration

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

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

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

Applicant Signature:		Date:	03/11/26

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

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Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- ☐ a signed application form;
- ☐ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☐ details of the location of the proposed use or development;
- ☐ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☐ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- ☐ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
189231	6
EDITION	DATE OF ISSUE
2	03-July-2026

SEARCH DATE : 03-Nov-2026
SEARCH TIME : 02.58 pm

DESCRIPTION OF LAND

Parish of ALVANLEY Land District of PEMBROKE
Lot 6 on Plan 189231
Being the land Described in Conveyancing No. 55/4620
Derivation : Part of 2100 Acres Gtd. to Thomas Wood Rowlands and Joseph Allport
Prior CT 189230/1

SCHEDULE 1

N139957 TRANSFER to BRUCE ROBERT MCTAGGART Registered 03-July-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

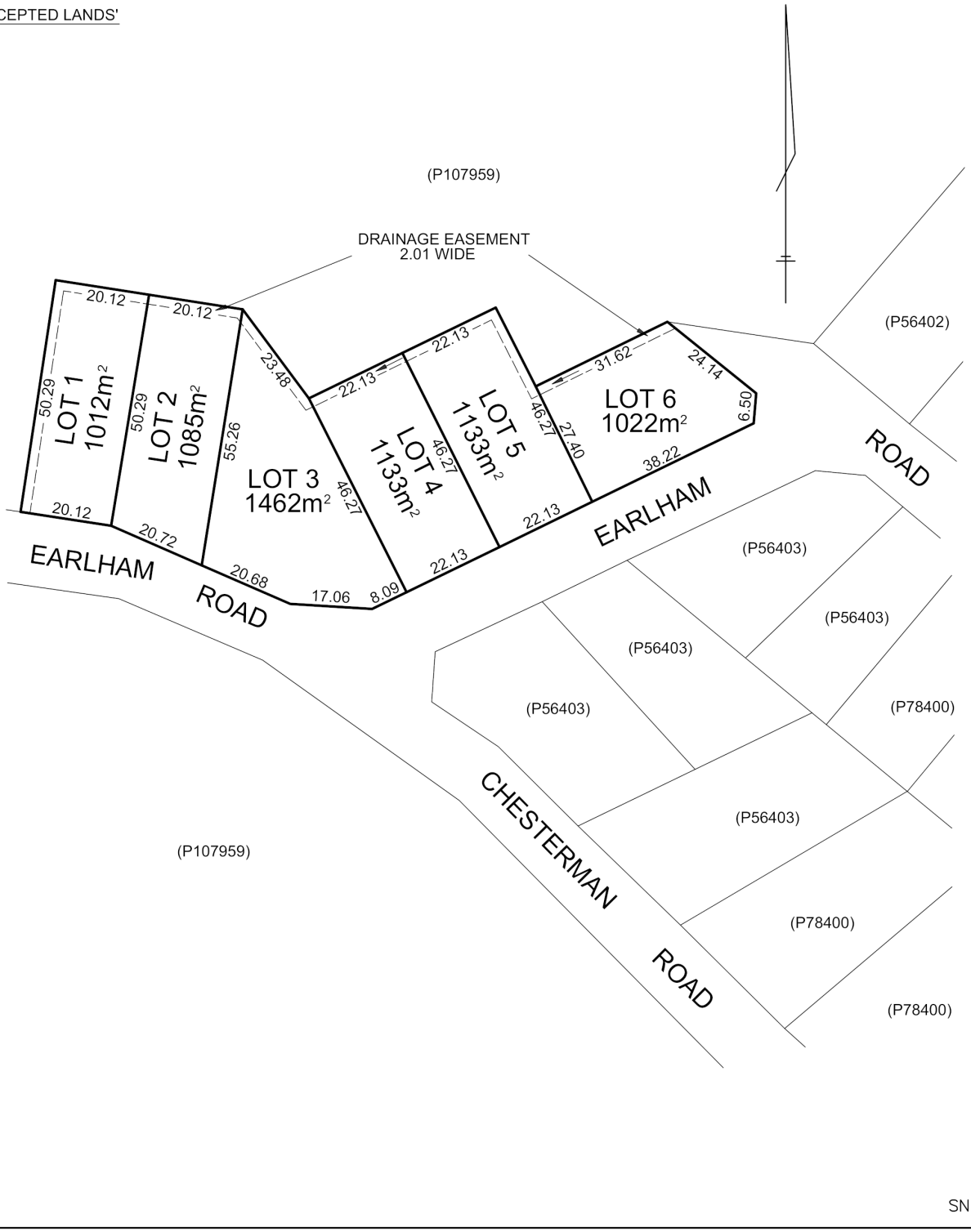
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER:	PLAN OF TITLE	Registered Number
FOLIO REFERENCE: F.R. 189230/1	LOCATION: PEMBROKE - ALVANLEY	P.189231
GRANTEE: PART OF 2100 ACRES GTD. TO THOMAS WOOD ROWLANDS & JOSEPH ALLPORT.	CONVERTED BY PLAN No. P22165, P56404	APPROVED 24 JUL 2025
	COMPILED BY: LTO	Recorder of Titles
	NOT TO SCALE LENGTHS IN METRES	

SKETCH BY WAY OF ILLUSTRATION ONLY

`EXCEPTED LANDS'



WEST ELEVATION
LICENSE NUMBER: 337666325
OFFICE@WESTELEVATION.COM.AU
0433 062 839
WWW.WESTELEVATION.COM.AU

PROJECT:

400 EARLHAM RD, RHEBAN

NEW DWELLING & NEW CARPORT

PROJECT NUMBER: JI227

DRAWING NUMBER:

A00	COVER PAGE
A01	PROPOSED SITE PLAN
A02	DRAINAGE PLAN
A03	PROPOSED FLOOR PLAN
A04A	PROPOSED GROUND FLOOR ROOF PLAN
A04B	PROPOSED FIRST FLOOR ROOF PLAN
A05	PROPOSED ELEVATIONS
A06	PROPOSED ELEVATIONS
A07	PROPOSED ELECTRICAL PLAN
A08	EXTERNAL PERSPECTIVES



West Elevation Design

Telephone: 0433 062 839
Email: office@westelevation.com.au
Website: www.westelevation.com.au

BUILDING CLASSIFICATION:1a - Dwelling

WIND CLASSIFICATION:N/A

SOIL CLASSIFICATION:N/A

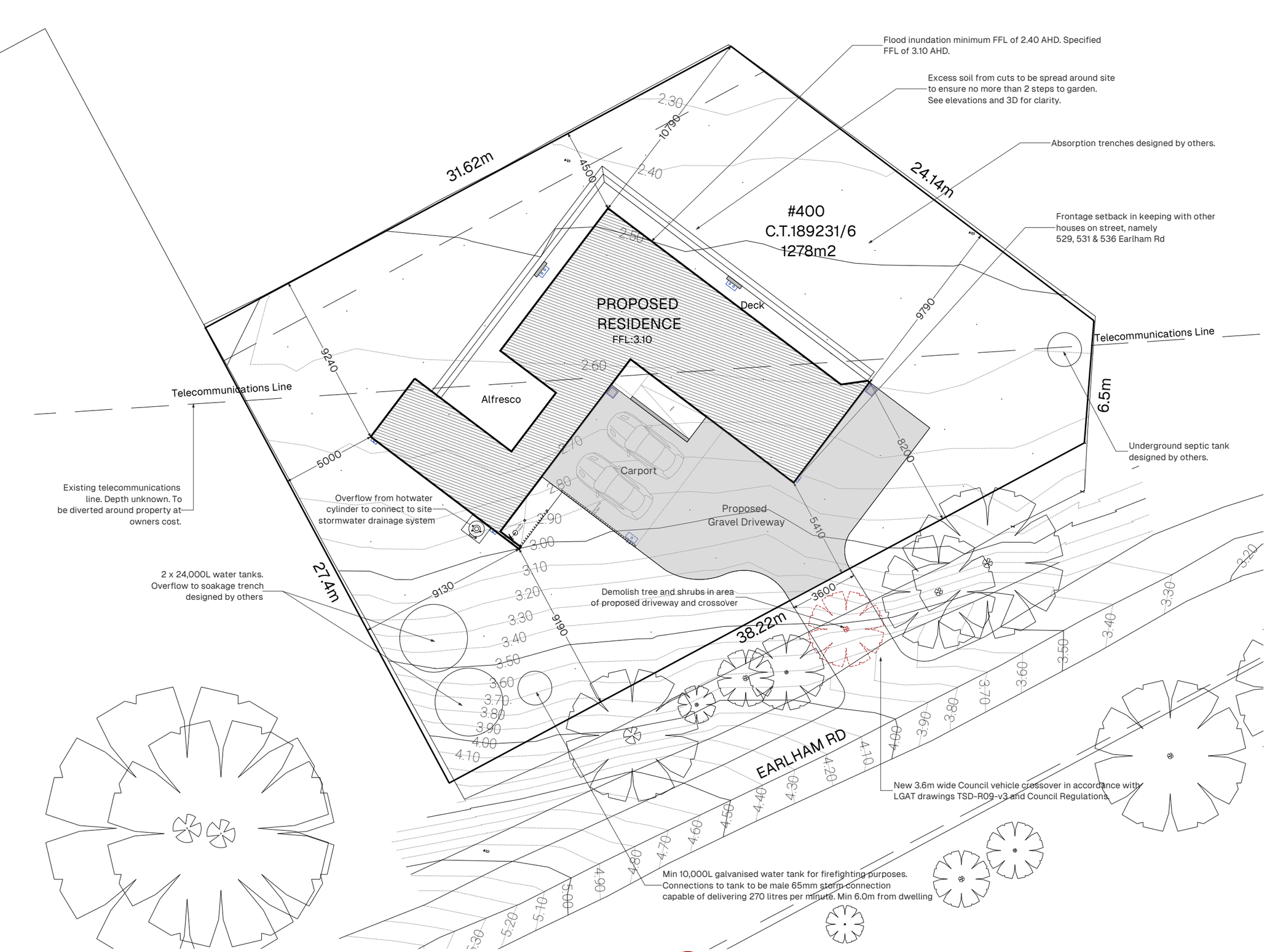
CLIENT : Bruce McTaggart

PROJECT ADDRESS : 400 Earlham Rd, Rheban

DATE: 31/07/2026

CHECKED: GD

MEMBER
you're in good hands



1 PROPOSED SITE PLAN

SCALE: 1:100

N

NORTH

BUILDING DATA

Site Area : 1278m2
House Area: 157.73m2
Carport Area: 50.08m2
Site Coverage: 12.34% Site Coverage
Gravel Driveway: 123.23m2

All works are to be in accordance with the Water Supply Code of Australia WSA 03 -2011-3.1Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water AgenciesCode WSA 02—2014-3.1 MRWA Version 2 and TasWater's supplements to these codes

Please Note: During construction the contractor is to abide by TSD - SW28. Which includes but not limited to:

- Early roof drainage connections
- Divert up-slope water
- Minimise soil disturbance
- Erosion control mats if necessary

GENERAL NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WEST ELEVATION STANDARD BUILDING NOTES

2. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.

3. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.

5. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 "TIMBER FRAMED CONSTRUCTION".

6. FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS AND FOOTINGS".

7. PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3500.2 AND AS 3500.3 "THE NATIONAL PLUMBING AND DRAINAGE CODE". FIT ADJUSTABLE TEMPERING VALVES TO ALL BATHROOMS IN ACCORDANCE WITH AS 1529 "CODE OF PRACTICE OF HOUSEHOLD TYPE HOT WATER SUPPLY SYSTEMS".

8. WATER PROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3740 "WATERPROOFING OF WET AREAS IN RESIDENTW. BUILDINGS".

9. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3000 "WIRING RULES". SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH TASMANIAN FIRE SERVICE ANO AS 3786 "SMOKE ALARMS".

10. GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 "GLASS IN BUILDINGS· SELECTION AND INSTALLATION", WINDOWS TO COMPLY WITH AS 2047 "WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION".

11. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".

WEST ELEVATION Design

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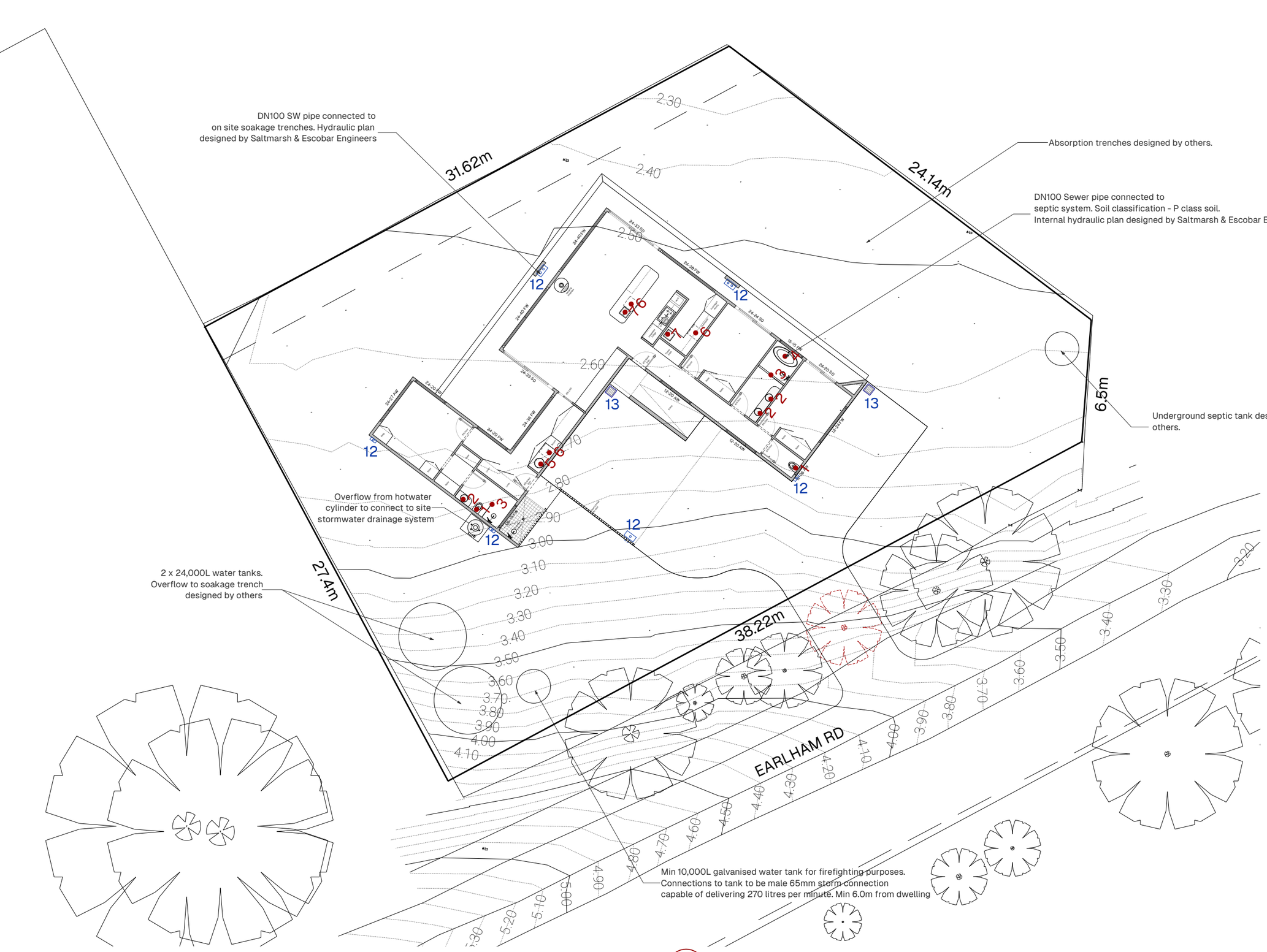

2 DRAINAGE PLAN

SCALE: 1:100

ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500

BOX GUTTERS, SUMPS, RAIN WATER HEAD OVERFLOWS & DOWNPIPES TO COMPLY WITH NCC & AS/NZS 3500.3:2021 3.3.7 &3.7.8

SEWER & STORMWATER TO MAINS CONNECTIONS, PLUMBER TO VERIFY LOCATION ON SITE

ALL STORMWATER PITS TO BE DESIGNED IN ACCORDANCE WITH AS3500 - 2021.3.7.5.2.1

MINMUM GRADIENT ON PIPES AS PER AS3500 7.3.5
DN90 = 1:100
DN100 = 1:100

MINIMUM GRADIENT ON SEWER PIPES AS PER AS3500:2021 4.4
DN65 = 1:40
DN100 = 1:60
DN 150 = 1:100

Gutters & Downpipes to comply with BCA part 3.5.2

PLUMBER TO CONFIRM ALL DETAILS ON SITE PRIOR TO COMMENCING ANY WORK AND BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEER.

NOTE -
Location of drainage pipes indication only of type and direction.
Contractor to verify the location of drainage pipes within existing boundary of site.

DRAINAGE LEGEND

1	WC - 100mm
2	HANDBASIN - 50mm
3	SHOWER - 50mm
4	BATH - 50mm
5	LAUNDRY TROUGH - 50mm
6	WASHING MACHINE
7	KITCHEN SINK - 50mm
8	VENT - 50mm
9	TAP CHARGED ORG min 150mm below FFL
10	RAINWATER PIPE
11	INSPECTION OPENING TO GROUND LEVEL - 100mm
12	DOWNPIPE - 90mm
13	450mm GRATED PIT
14	SPREADER PIPE - 75/90mm
15	450mm GRATED PIT WITH GRATED DRAIN
16	TILE INSERT SQ DRAIN

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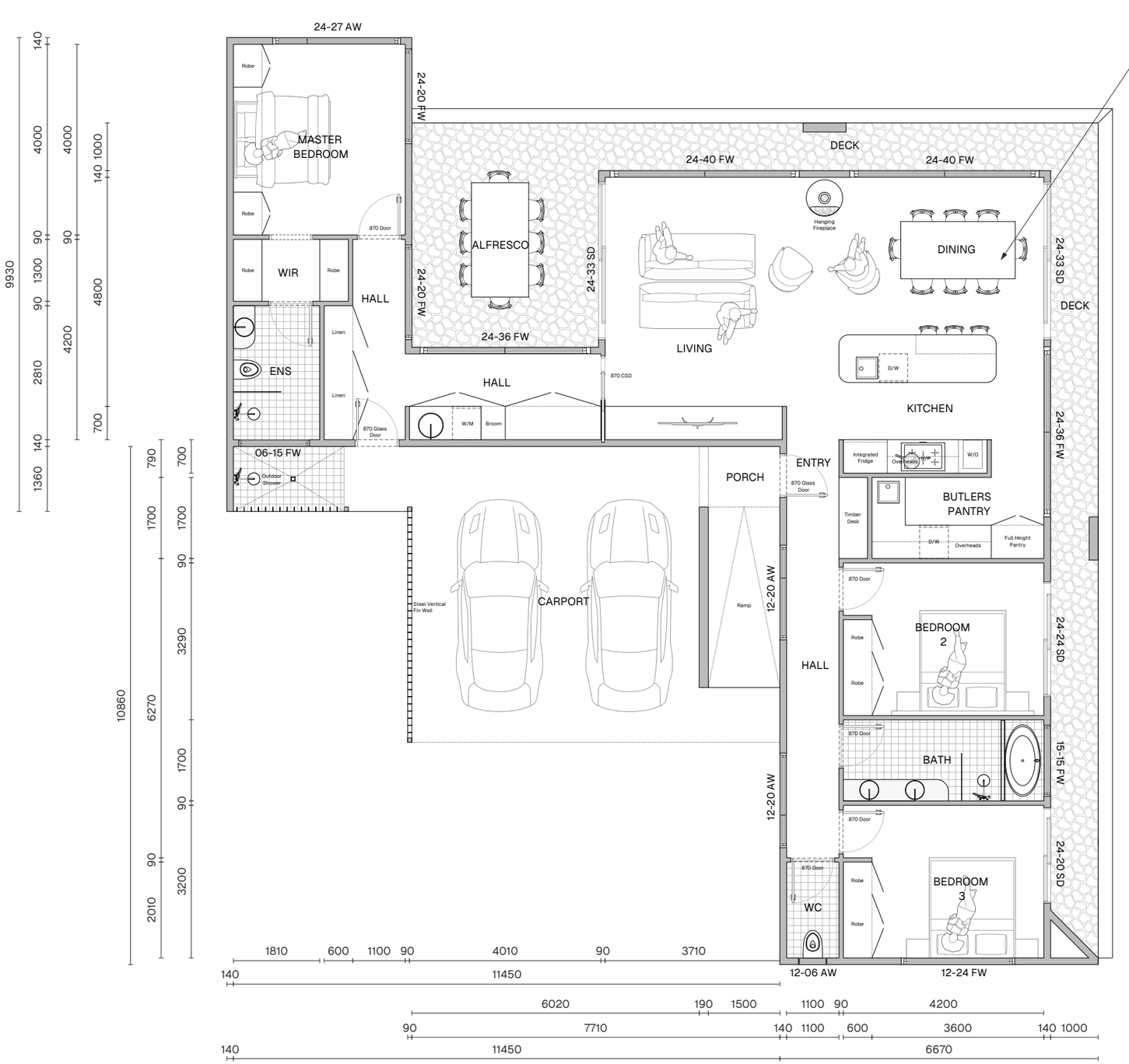

3 **PROPOSED FLOOR PLAN**

SCALE: 1:100

NORTH

CORROSION PROTECTION

Builder must implement corrosion protection to HP 6.3.9. Steel contractor to ensure they specify and meet AS/NZS 2312.2 and described in AS 4312

STRUCTURAL

Engineers documentation to take precedence over details contained in this document. Where discrepancies are identified, designer and engineer are to be notified prior to commencement of work.

TRUSSES BY OTHERS

Truss plans by others. Truss tie downs and strap bracing to be specified by truss manufacturer.

STAIRS & RAMPS

Construction in accordance with NCC Part 11.2. Barriers and handrails in accordance with NCC Part 11.3.
See elevations for handrail location

New 90mm Internal Stud Walls (10mm Plasterboard either side)

New 140mm External Stud Walls @ 600 centres (10mm Plasterboard internal)

DETAILS

PROPOSED FLOOR AREA 157.73m²

MATERIALS

Stacked Limestone (Crazy Paving)



Nineline Steel Batten Cladding in Monument



NewTechWood Shadowline Cladding -Sea Salt Finish



Shadowline Cladding

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BOX GUTTERS, SUMPS, RAIN WATER HEAD OVERFLOWS & DOWNPIPES TO COMPLY WITH NCC & AS/NZS 3500.3:2021 3.3.7 &3.7.8

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MINIMUM GRADIENT ON SEWER PIPES AS PER AS3500:2021 4.4
DN65 = 1:40
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DN 150 = 1:100

ROOFWATER DRAINAGE:

Refer to NCC HP 7.4 Gutters and Downpipes for more details

Rainfall intensity (Hobart) - eaves gutters - 86ml/hour (1 in 20 years)
- valley/box gutters - 120ml/hour (1 in 100 years)

Size of downpipes (max.12m spacings) - 90mm dia. min.
Size of eaves gutter (min 1:500 fall) - 115D min.
Size of box gutter (min 1:100 fall), not more than 12.5 % pitch.
Valley gutters - 400mm min.width not less than 150mm roof covering overhang each side of the gutter or not more than 12.5 % - must be designed as a box gutter.

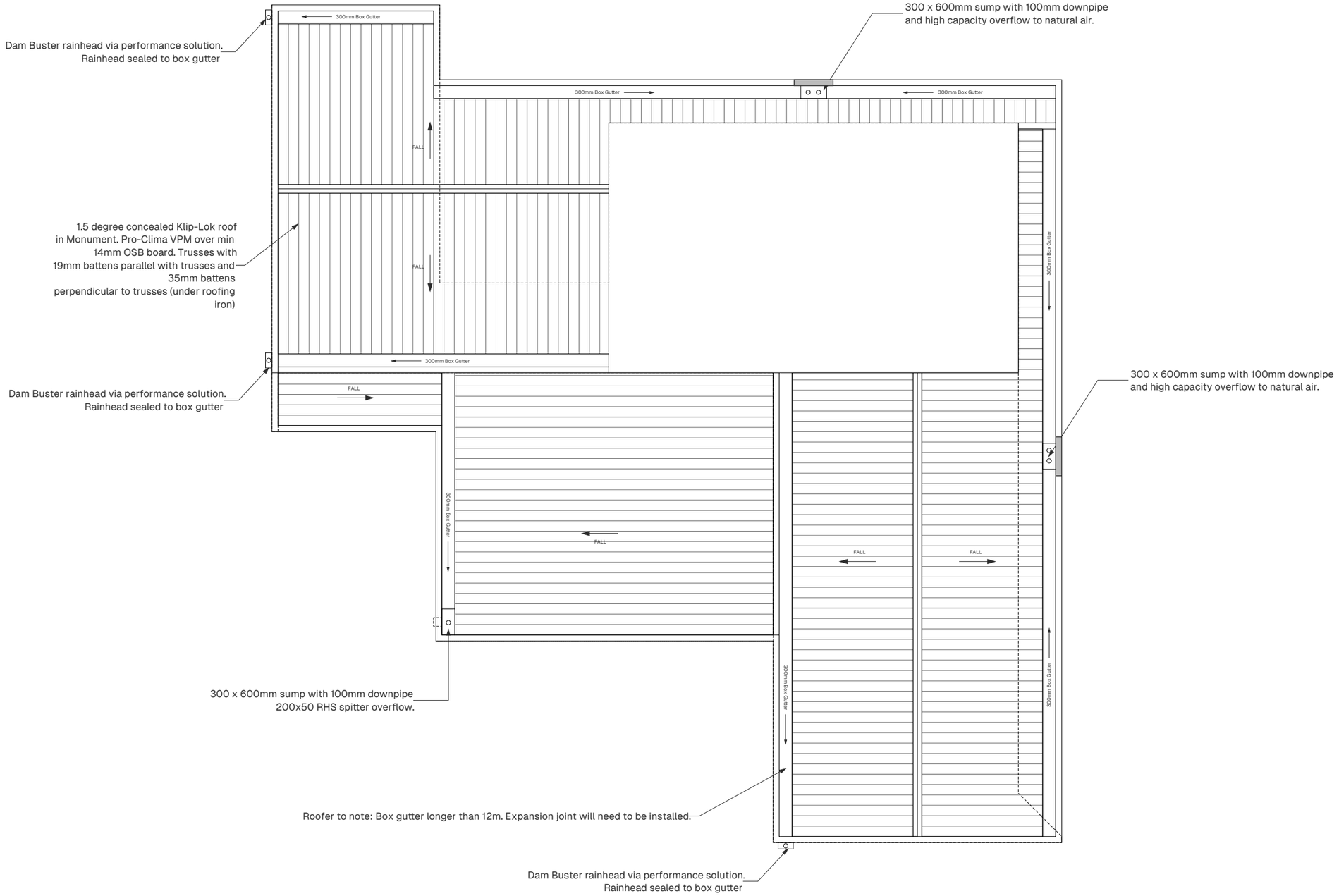
Number of downpipes/spreader pipes required - 4 minimum per unit

*DP denotes Downpipe
*SP denotes Spreader to lower roof
*All RH's (rainwater heads) to be fitted with overflow protectors and to be set 25mm below freeboard of box gutter for additional protection Min. dimensions 400 width x 150 length x100 depth

Denotes Roofing Area

DP
Denotes 90mm downpipe

NORTH



4a PROPOSED GROUND FLOOR ROOF PLAN

SCALE: 1:100

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SOIL CLASSIFICATION: N/A

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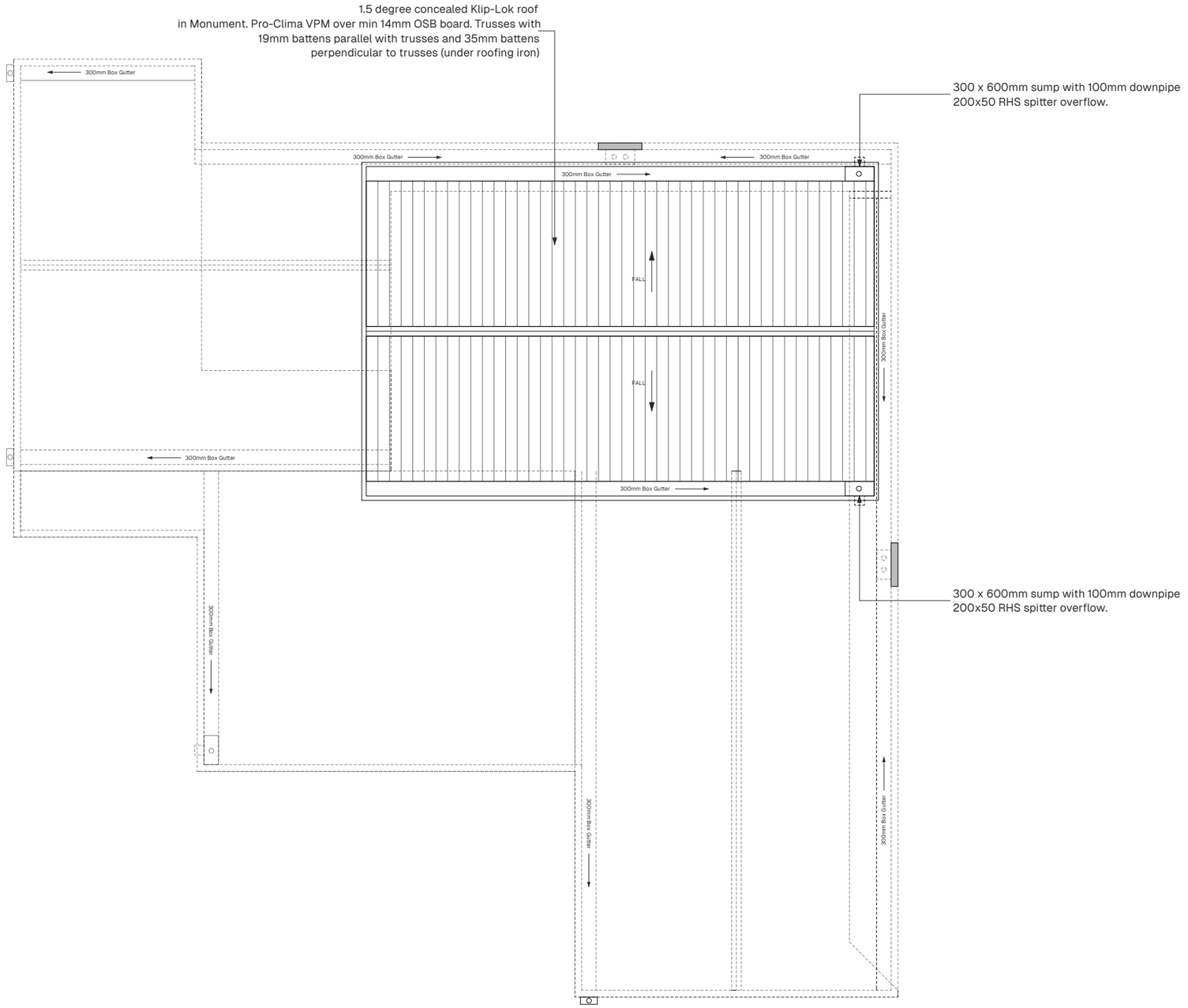

4b PROPOSED FIRST FLOOR ROOF PLAN

SCALE: 1:100

West Elevation Design

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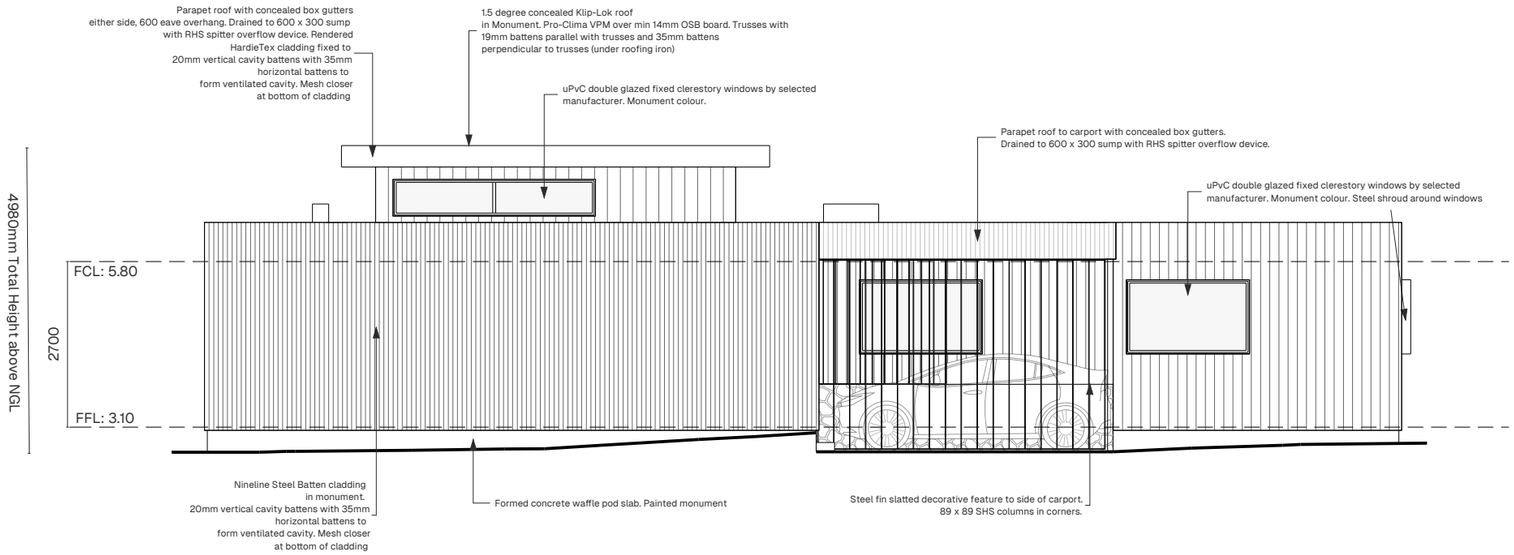
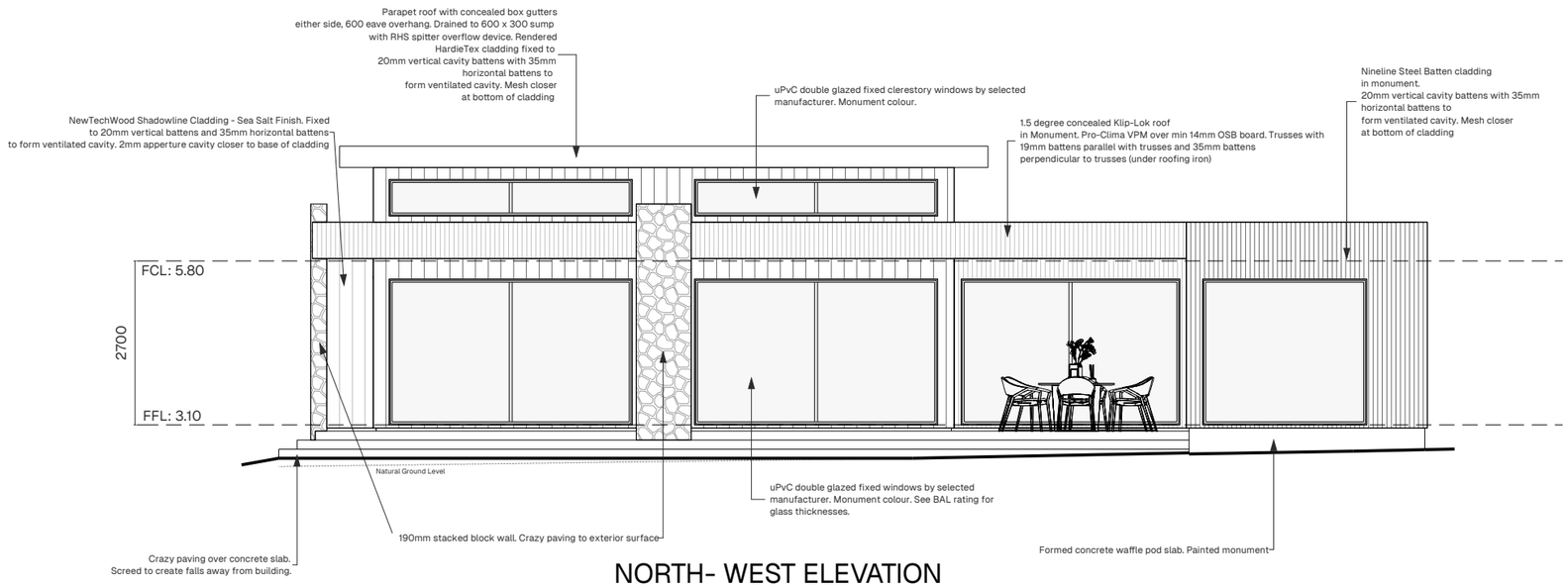


SOUTH- WEST ELEVATION



NORTH- WEST ELEVATION

5 PROPOSED ELEVATIONS

SCALE: 1:100

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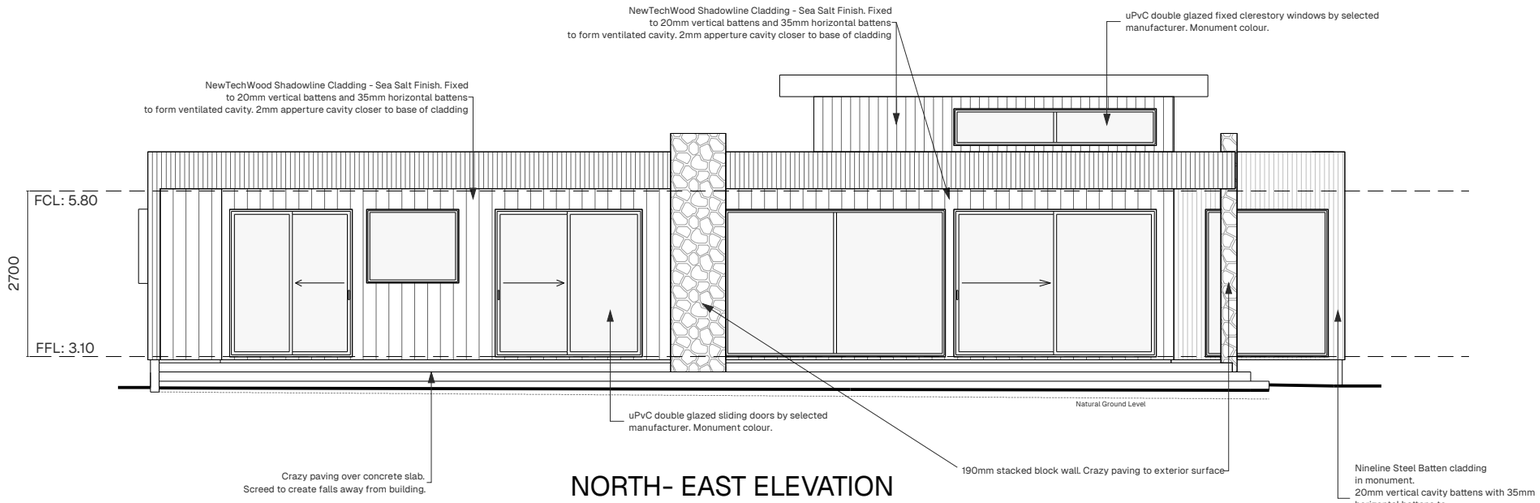
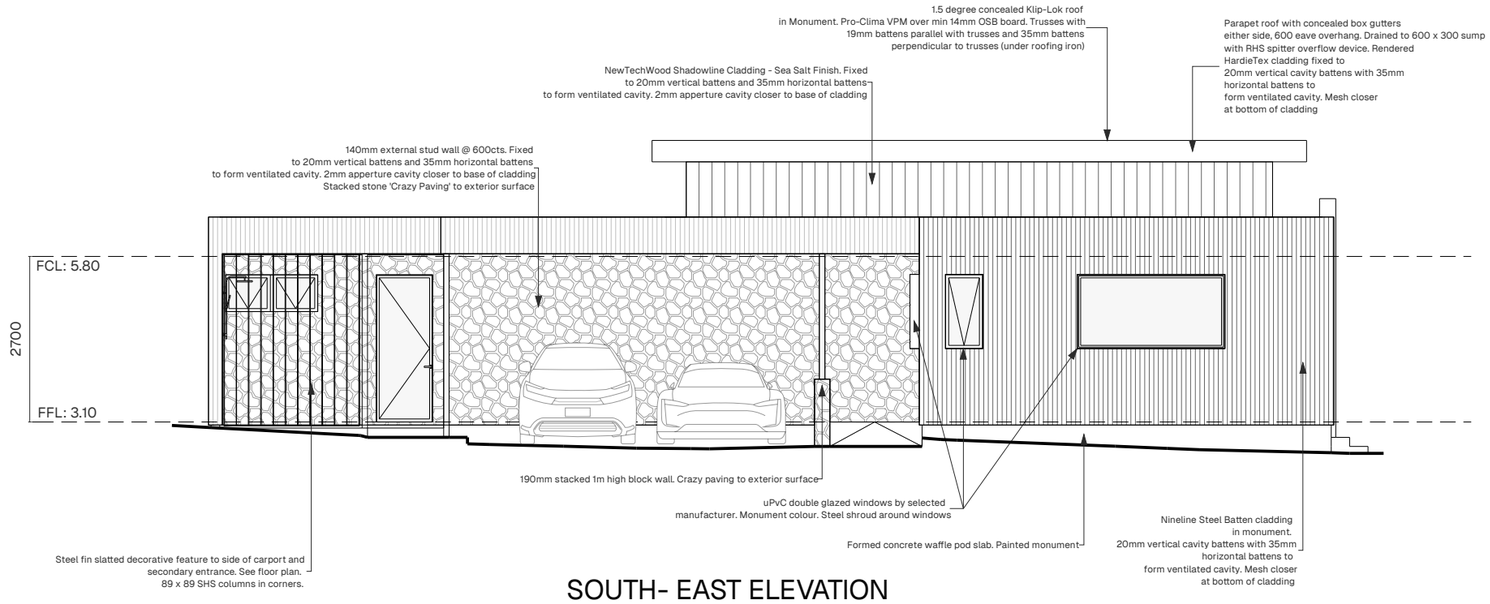


NORTH- EAST ELEVATION



SOUTH- EAST ELEVATION

6 PROPOSED ELEVATIONS

SCALE: 1:100

West Elevation Design

Telephone: 0433 062 839
Email: office@westelevation.com.au
Website: www.westelevation.com.au

BUILDING CLASSIFICATION:1a - Dwelling

WIND CLASSIFICATION:N/A

SOIL CLASSIFICATION:N/A

CLIENT : Bruce McTaggart

PROJECT ADDRESS : 400 Earlham Rd, Rheban

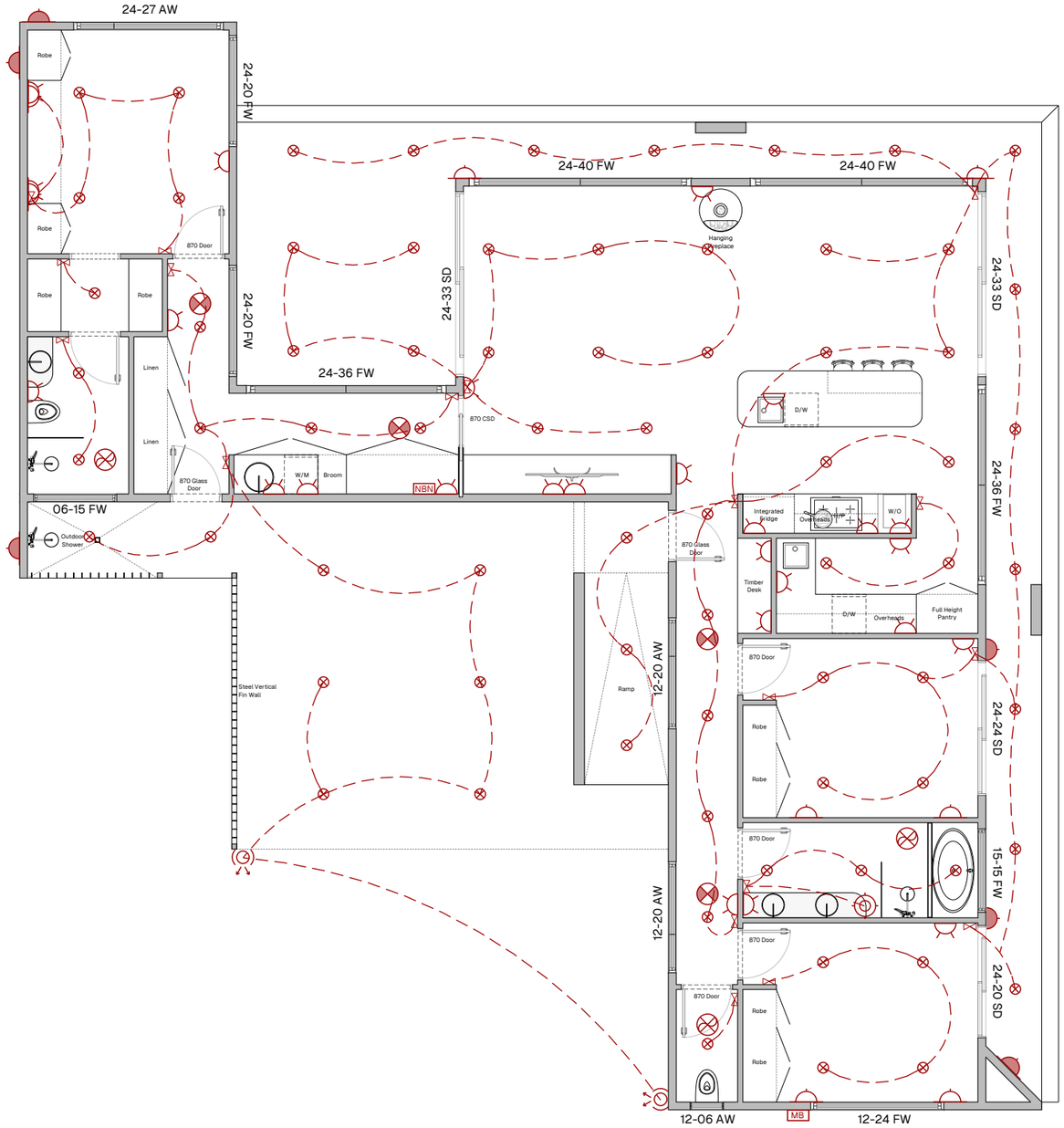
DATE: 31/07/2026

CHECKED: GD

MEMBER you're in good hands

LEGEND

- STANDARD CEILING LIGHT (14W)
- LED DOWNLIGHT (9W)
- PENDANT LIGHT (9.5W)
- INTERNAL WALL LIGHT POINT (20W)
- EXTERNAL WALL LIGHT POINT
- SINGLE FLUORESCENT LIGHT (28W)
- WALL MOUNTED AIR CONDITIONER
- 2 LIGHT/HEATER/EXHAUST (1110W)
- 4 LIGHT/HEATER/EXHAUST (1110W)
- SINGLE GPO
- DOUBLE GPO
- EXTERNAL GPO
- EXHAUST FAN TO OUTSIDE AIR
- SMOKE ALARM INTERCONNECTED
- TELEVISION CONNECTION POINT
- PHONE CONNECTION POINT
- STAIR TRED LIGHTS (3W)
- MB — METER BOX
- NBN — NBN HUB
- SECURITY SENSOR
- SECURITY KEY PAD
- SENSOR LIGHT
- SPOT LIGHT
- DP — 90DN DOWNPIPE
- SP — 90DN DOWNPIPE (SPREADER)
- LIGHT SWITCH



7 **PROPOSED ELECTRICAL PLAN**
SCALE: 1:100

ELECTRICIAN PLEASE NOTE:

- EXHAUST FAN DUCTED TO ATMOSPHERE
- SMOKE ALARM HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED
-ZONED DUCTED HEATING THROUGHOUT

ENERGY NOTES:

- R4 INSULATION TO ALL EXTERNAL WALLS
- R2.5 SOUNDSHIELD TO ALL INTERNAL WALLS
- R6 TO CEILINGS
- WAFFLE POD SLAB INSULATION UNDER SLAB
- ALL DOWNLIGHTS TO BE IC-4 RATED

WEST ELEVATION Design

West Elevation Design

Telephone: 0433 062 839
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Website: www.westelevation.com.au

BUILDING CLASSIFICATION:1a - Dwelling

WIND CLASSIFICATION:N/A

SOIL CLASSIFICATION:N/A

CLIENT : Bruce McTaggart

PROJECT ADDRESS : 400 Earlham Rd, Rheban

DATE: 31/07/2026

CHECKED: GD

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8 **EXTERNAL PERSPECTIVES**

SCALE: N/A

WEST ELEVATION Design

West Elevation Design

Telephone: 0433 062 839
Email: office@westelevation.com.au
Website: www.westelevation.com.au

BUILDING CLASSIFICATION:1a - Dwelling

WIND CLASSIFICATION:N/A

SOIL CLASSIFICATION: N/A

CLIENT : Bruce McTaggart

PROJECT ADDRESS : 400 Earlham Rd, Rheban

DATE: 31/07/2026

CHECKED: GD

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ENVIRO-TECH CONSULTANTS PTY. LTD.
Environmental & Engineering Geology | ABN 47 648 746 089

COASTAL INUNDATION ASSESSMENT

400 EARLHAM ROAD - RHEBAN

PROPOSED DWELLING

Coastal Inundation Investigation Area Report and Coastal Inundation Hazard Report

Director's Determination – Coastal Inundation Hazard Areas (Building Act 2016)



Client: The Owner

Certificate of Title: 189231/6

Investigation Date: Thursday, 30 July 2026

Zone: Low Density Residential

Document Details

Report citation

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Document control

Version	Date	Description	Prepared / Reviewed
V1	12 August 2026	Initial issue	K. Taylor
V2	13 August 2026	Revised issue – hazard band classification, survey verification of LiDAR levels, Director's Determination assessment and recommendations updated	K. Taylor

This report has been prepared by Enviro-Tech Consultants Pty. Ltd. (Enviro-Tech) for the exclusive use of The Owner and their agents for the purposes of a building application for a proposed dwelling at 400 Earlham Road, Rheban. It should be read in full, including the limitations in Section 8 and the declaration in Section 10. A Form 55 – Certificate of Qualified Person (Building Act 2016) is issued with the final version of this report.

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Executive Summary

Enviro-Tech Consultants Pty. Ltd. (Enviro-Tech) was engaged by The Owner to prepare a Coastal Inundation Assessment for a proposed dwelling at 400 Earlham Road, Rheban (Certificate of Title 189231/6), herein defined as the Site. The Site is shown within the Coastal Inundation Hazard Investigation Area on the overlay maps of the Tasmanian Planning Scheme – Glamorgan-Spring Bay Local Provisions Schedule (GSB LPS). In an investigation area the applicable hazard band has not been mapped and must be determined by an appropriately qualified practitioner (Director's Determination – Coastal Inundation Hazard Areas, Version 1.2, Division 2 clause 3). This report constitutes both the coastal inundation investigation area report and the coastal inundation hazard report for the Site.

The key findings are:

- The coastal inundation hazard band levels for Rheban in Table C11.1 of the GSB LPS were applied to the 2 m statewide hydrographic LiDAR digital elevation model to delineate the high, medium and low coastal inundation hazard bands across and around the Site (Figure 3).
- The high and medium hazard bands do not extend into the Site. The low hazard band (land below 2.4 m AHD) clips only the northern apex of the Site – a sliver in the order of 15 to 20 m² (less than 2 % of the Site). The balance of the Site lies above the low hazard band, on ground rising from approximately 2.4 to 2.5 m AHD just inside the northern boundary to approximately 4.5 m AHD at the southern corner, and is set back approximately 63 m from the dune scarp. The LiDAR elevation model was verified on site by differential GPS survey (0.1 m accuracy) at BH02, where the surveyed level of 2.40 m AHD agrees with the LiDAR level of 2.46 m AHD to within the survey accuracy.
- The defined flood level for Rheban is 2.1 m AHD (1 % annual exceedance probability storm tide, year 2100). Under regulation 56(3) of the Building Regulations 2016 the floor level of each habitable room must be at least 300 mm above the defined flood level, giving a minimum habitable room finished floor level of 2.4 m AHD. This level coincides with the upper limit of the low hazard band and is inherently achieved on the elevated portion of the Site.
- The proposed dwelling is not a critical, hazardous or vulnerable use and requires authorisation under the Building Act 2016. It is therefore exempt from the Coastal Inundation Hazard Code (C11.0, clause C11.4.1) and the hazard is managed under the Building Act 2016 through the Director's Determination – Coastal Inundation Hazard Areas, which this report addresses.
- Provided the dwelling and all associated building and works are located outside the mapped low coastal inundation hazard band (Figure 3), with habitable floor levels at or above 2.4 m AHD, the coastal inundation risk to the dwelling is assessed as LOW and is a tolerable risk for the 50-year intended life of the building. No specific coastal inundation protection measures and no site-specific inundation (wave runup or wind setup) modelling are required. The proposed work will not cause or contribute to coastal inundation on the Site, on adjacent land or of public infrastructure.

Recommendations for the siting and design of the dwelling are provided in Section 7.

1 Introduction

1.1 Background

Enviro-Tech Consultants Pty. Ltd. (Enviro-Tech) were contracted by The Owner to prepare a Coastal Inundation Assessment for a proposed dwelling at 400 Earlham Road, Rheban, which is herein defined as the Site. The Site is contained within Certificate of Title 189231/6 and lies within the Low Density Residential Zone of the Tasmanian Planning Scheme – Glamorgan-Spring Bay Local Provisions Schedule (GSB LPS). The Site was visited on Thursday, 30 July 2026; the locations of boreholes BH01 and BH02 from the concurrent geotechnical site investigation are shown on Figure 3 for reference.

The GSB LPS overlay maps show the Site within the Coastal Inundation Hazard Area as an Investigation Area (Figures 1 and 2). Investigation areas are land within a coastal inundation hazard area that has not been classified into a high, medium or low hazard band. Where building work is proposed in an investigation area, the Director's Determination – Coastal Inundation Hazard Areas requires the land to be classified into hazard bands by an appropriately qualified and experienced practitioner, supported by a coastal inundation investigation area report.

1.2 Purpose and scope

The purpose of this assessment is to:

(a) determine the elevation of the Site relative to Australian Height Datum (AHD) and classify the land into coastal inundation hazard bands in accordance with the Coastal Inundation Hazard Band Levels List (Table C11.1) of the GSB LPS, as required for a coastal inundation investigation area report;

(b) establish the defined flood level and the minimum habitable room floor level applicable to the Site;

(c) assess whether the proposed dwelling can achieve and maintain a tolerable risk from coastal inundation for its intended life, and whether the work is likely to cause or contribute to coastal inundation on the Site, adjacent land or public infrastructure; and

(d) provide recommendations for the siting and design of the dwelling.

This assessment addresses coastal inundation only. Coastal erosion (Coastal Erosion Hazard Code C10.0 and the Director's Determination – Coastal Erosion Hazard Areas), riverine flooding and other natural hazards are outside its scope.

1.3 Site details

A summary of the Site and the proposal is provided in Table 1.

Item	Detail
Site address	400 Earlham Road, Rheban TAS 7190
Certificate of Title	189231/6
Property ID (PID)	3244158
Municipality / planning authority	Glamorgan-Spring Bay Council
Planning scheme	Tasmanian Planning Scheme – Glamorgan-Spring Bay Local Provisions Schedule (in effect 30 March 2022)
Zone	Low Density Residential (an urban zone)
Relevant hazard overlay	Coastal Inundation Hazard Area – Investigation Area (Code C11.0)
Flood-prone area hazard overlay (C12.0)	Not applicable – the Site is not within a flood-prone area hazard overlay
Proposed development	New single dwelling (Class 1a) with habitable rooms; footprint and floor levels not finalised at the time of assessment
Use classification	Residential (single dwelling) – not a critical use, hazardous use or vulnerable use
Site inspection	Thursday, 30 July 2026
Approximate location (MGA Zone 55)	E 578 035, N 5 276 288
Site elevation (2 m LiDAR)	Approximately 2.0 to 2.5 m AHD along the northern boundary rising to approximately 4.5 m AHD at the southern corner
Survey verification of LiDAR	Differential GPS level at BH02 of 2.40 m AHD (0.1 m accuracy) against a LiDAR level of 2.46 m AHD at the same location – within the survey accuracy
Setback from dune scarp	Approximately 63 m

Table 1 – Site details and proposal summary

2 Site Description

2.1 Location and setting

The Site is located at Rheban, south of Orford on the east coast of Tasmania, within the Glamorgan-Spring Bay municipal area. Rheban lies on the western shore of Mercury Passage, opposite Maria Island (Figure 1). The Site forms one of a small group of residential lots set behind the beach, between the coastal foredune to the north-east and the low-lying coastal plain and lagoon system to the north-west (Figure 2).

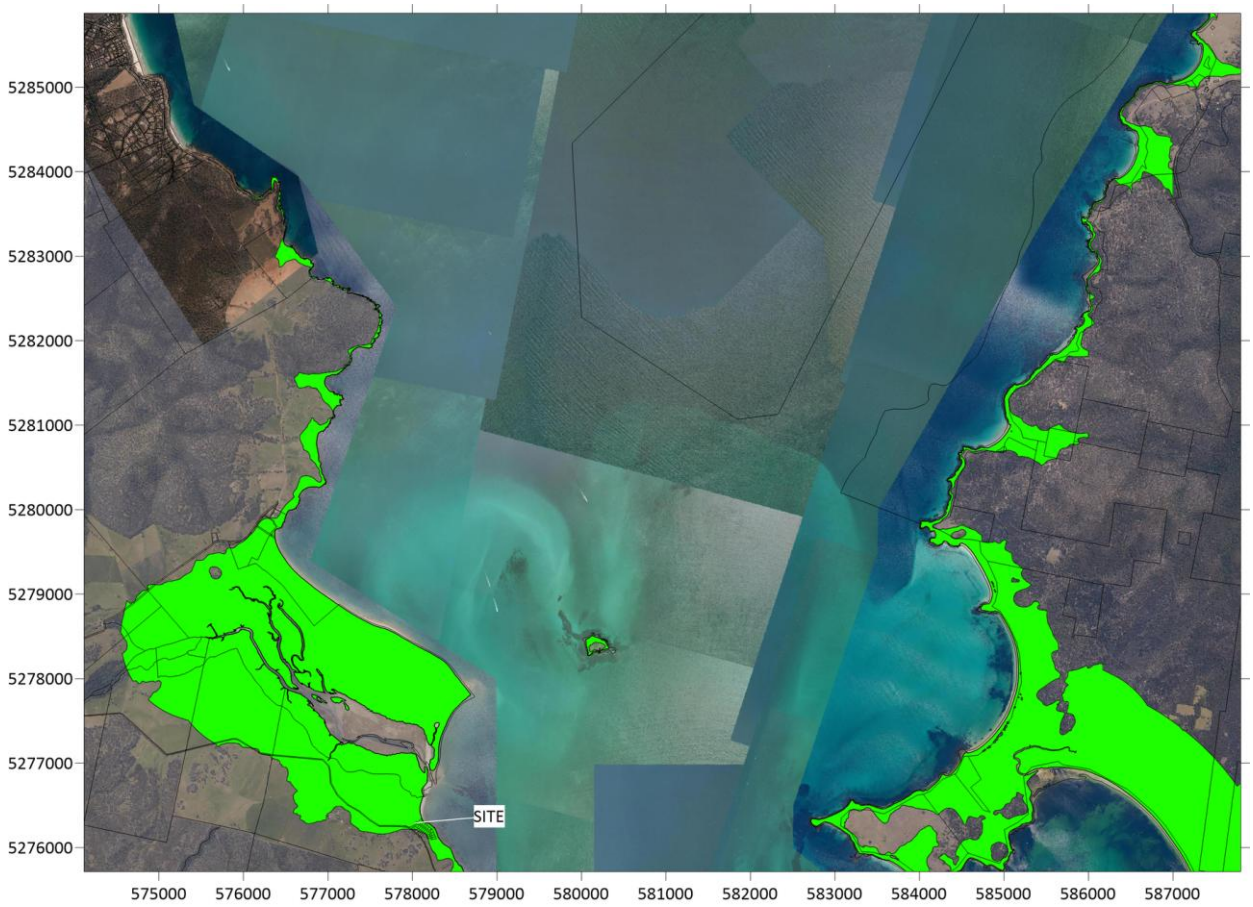

Figure 1 – Regional setting. Coastal Inundation Hazard Investigation Area (green) from the Glamorgan-Spring Bay LPS overlay, showing the Site at Rheban on the western shore of Mercury Passage (MGA Zone 55).



Figure 2 – Local setting. Coastal Inundation Hazard Investigation Area (green) in the vicinity of the Site, with cadastral boundaries (MGA Zone 55).

2.2 Topography and elevation

Ground levels have been taken from the 2 m statewide hydrographic LiDAR digital elevation model (DEM), from which 0.5 m contours were generated across the Site (Figure 3). The Site rises from approximately 2.0 to 2.5 m AHD along its northern boundary to approximately 4.5 m AHD at its southern corner, with the 3.0 m AHD contour crossing the central part of the Site at BH01. The LiDAR model was verified on site by differential GPS survey to 0.1 m accuracy at BH02, near the northern boundary, where the surveyed ground level of 2.40 m AHD agrees with the LiDAR level of 2.46 m AHD to within the survey accuracy. The ground falls gently to the north and north-west toward the low-lying backshore behind the coastal dune. The dune scarp lies approximately 63 m from the Site. The Site is therefore situated on elevated ground on the landward margin of the low-lying coastal plain, on the fringe of the mapped low coastal inundation hazard band.

2.3 Proposed development

The proposal is for a new single dwelling (Class 1a) with habitable rooms. The building footprint and finished floor levels had not been finalised at the time of this assessment. This assessment therefore identifies the part of the Site within which the dwelling and associated building and works should be located, and the minimum habitable floor level to be adopted, so that the conclusions hold irrespective of the final design.

3 Planning and Building Regulatory Framework

3.1 Tasmanian Planning Scheme – Coastal Inundation Hazard Code (C11.0)

The Coastal Inundation Hazard Code (C11.0) of the State Planning Provisions applies to use or development within a coastal inundation hazard area shown on an overlay map in the relevant Local Provisions Schedule. The coastal inundation hazard area is categorised into high, medium and low coastal inundation hazard bands and investigation areas. The GSB LPS overlay maps show the Site within the Coastal Inundation Hazard Investigation Area (Figures 1 and 2). The Site is not within a flood-prone area hazard overlay and the Flood-Prone Areas Hazard Code (C12.0) does not apply.

3.2 Coastal inundation hazard band levels – Rheban

Table C11.1 of the GSB LPS (Coastal Inundation Hazard Bands AHD Levels) specifies, for each locality, the AHD levels that define the coastal inundation hazard bands and the defined flood level. The levels for Rheban, as applied in this assessment, are reproduced in Table 2.

Hazard band / level	Basis (Table C11.1, GSB LPS)	Level (m AHD)
High coastal inundation hazard band	Land at or below the 2050 sea level rise level	≤ 0.9
Medium coastal inundation hazard band	Land between the high band level and the 1 % AEP storm tide level for 2050 (with freeboard)	0.9 – 1.7
Low coastal inundation hazard band	Land between the medium band level and the 1 % AEP storm tide level for 2100 (design flood level) with freeboard	1.7 – 2.4
Defined inundation (flood) level for the Site	1 % AEP storm tide level for the year 2100 (Director's Determination, Division 2 clause 2(1))	2.1
Minimum habitable room finished floor level	Defined flood level plus 300 mm freeboard (Building Regulations 2016, regulation 56(3); Director's Determination clause 5(1)(d))	**2.4**

Note: the levels listed in Table C11.1 of the GSB LPS for Rheban are 0.9 m AHD (high hazard band), 1.7 m AHD (medium hazard band), 2.4 m AHD (low hazard band, being the 1 % AEP 2100 level with freeboard) and 2.1 m AHD (defined flood level, 1 % AEP 2100).

Table 2 – Coastal inundation hazard band levels for Rheban and levels adopted for the Site

3.3 Exemption from the Code

Clause C11.4.1 of the Code exempts use or development within a low coastal inundation hazard band or an investigation area, other than for a critical use, hazardous use or vulnerable use, where the buildings and works require authorisation under the Building Act 2016. The proposed dwelling is a residential use, is not a critical, hazardous or vulnerable use, is located within an urban (Low Density Residential) zone, and requires a building permit under the Building Act 2016. The proposal is therefore exempt from the Code, and the coastal inundation hazard is instead managed through the building approval process under the Building Act 2016. The Code reporting criteria for the Site are summarised in Table 3.

C11 Coastal Inundation Hazard Reporting Criteria	Site assessment
Council	Glamorgan-Spring Bay
Planning Scheme	Tasmanian Planning Scheme
Critical use, hazardous use, or vulnerable use	No
Low or medium coastal inundation hazard band	Investigation Area
Parts of the Site are located within a high coastal inundation hazard band	No
Located within a non-urban zone	No
Requires inundation protection works	No
Exemption from code	Yes, on the basis that the development requires authorisation under the Building Act 2016
Coastal inundation reporting requirements	Coastal Inundation Hazard Assessment in accordance with Director's Determination
Coastal inundation code to be addressed	NA (exempt from planning)
Defined inundation level	2.1 m AHD. Based on 1 % AEP for year 2100 – as per Tasmanian Planning Scheme Local Provisions Schedule Table C11.1 Rheban
Minimum habitable room finished floor level based on the defined inundation level plus 0.3 m freeboard (Tasmanian Building Regulations 2016)	2.4 m AHD
Risk assessment modelling criteria	Be satisfied that the proposed work can achieve and maintain a tolerable risk for the intended life of the building (50 years) based on sea levels, astronomical tides, barometric low, wave setup, and where applicable, wave runup and wind setup
In a coastal inundation investigation area	Yes
Coastal inundation investigation area report required	Yes
Located within a flood-prone area hazard code overlay	No
Flood-prone area hazard code overlay to be addressed	No

Table 3 – C11.0 Coastal Inundation Hazard Code reporting criteria for the Site

3.4 Building Act 2016 and Director's Determination – Coastal Inundation Hazard Areas

Under section 4(1) of the Building Act 2016 a hazardous area includes land that is subject to coastal inundation, sea level rise or storm surges, or that has any prescribed attribute. Section 67 of the Act provides that a person must not perform work in a hazardous area if the person knows, or reasonably ought to know, that the work will aggravate the attribute or risk that resulted in the land being a hazardous area. Section 20 of the Act empowers the Director of Building Control to make determinations, including in respect of hazardous areas.

Part 5 of the Building Regulations 2016 (Work in Hazardous Areas) gives effect to these provisions. Under regulation 55(1), land is a coastal inundation hazard area if it is shown within a coastal inundation hazard area on a planning scheme overlay map and either (i) is classified as land within a hazard band, or (ii) is shown as an investigation area and has not subsequently been classified as being an acceptable risk. Regulation 48 defines acceptable risk as land that has been assessed under the relevant determination and classified as not being within a hazard band. Regulation 55(2) provides that classification within a hazard band under the coastal inundation determination is a prescribed attribute, and that a coastal inundation hazard area is a hazardous area for the purposes of the Act.

Regulation 56 governs work in coastal inundation hazard areas. Under regulation 56(2), a person intending to perform work in an investigation area must, before performing the work, ensure the land is classified in accordance with the coastal inundation determination either as being an acceptable risk or into a hazard band. Under regulation 56(3), a person must not perform work on a building on land in a coastal inundation hazard area unless the floor level of each habitable room being erected, re-erected or added is at least 300 millimetres above the defined flood level for the land. Regulations 56(4) and 56(5) require the work to be performed in accordance with, and to comply with, the Act and the coastal inundation determination.

The Director's Determination – Coastal Inundation Hazard Areas (Version 1.2, approved by the Director of Building Control on 27 September 2021) is the coastal inundation determination made under section 20 of the Act and regulation 51 of the Regulations. The provisions relevant to this Site are:

- **Defined flood level (Division 2, clause 2(1)) –** the level above 0 m AHD with a one per cent probability of being exceeded in a storm surge flooding event in the year 2100, as specified in the Coastal Inundation Hazard Band Levels List of the relevant LPS for the locality. For Rheban this is 2.1 m AHD (Table 2).
- **Freeboard (clause 5(1)(d)) –** a height of not less than 300 mm above the defined flood level, consistent with regulation 56(3) of the Building Regulations 2016. The minimum habitable room finished floor level for the Site is therefore 2.4 m AHD.
- **Classification of an investigation area (clause 3) –** land in an investigation area must be classified into hazard bands by an appropriately qualified and experienced practitioner, supported by a coastal inundation investigation area report comprising a survey of the elevation of the land in metres AHD and classification of the land in accordance with the LPS levels list. If the land is classified as being within a hazard band, the relevant requirements of the Determination apply. Land classified as not being within a hazard band is an acceptable risk (regulation 48) and is not a coastal inundation hazard area (regulation 55(1)(b)(ii)).
- **Coastal inundation hazard report (clause 4) –** must be prepared by a specified practitioner and include a signed declaration and conclusions as to (i) whether the work is likely to cause or contribute to coastal inundation on the land, on adjacent land or of public infrastructure, and (ii) whether the work can achieve and maintain a tolerable risk for the intended life of the building, having regard to the factors listed in the Determination (addressed in Table 5).

- **Design (clauses 2(4) and 2(5)) –** the building footing system must be designed by an engineer-civil, and the building design (including the footing system) must take the coastal inundation hazard report into account.
- **Building surveyor (clause 2(6)) –** in determining an application for a Certificate of Likely Compliance, the building surveyor must take this report into account and be satisfied that the proposed work will not cause or contribute to coastal inundation on the site, on adjacent land or of public infrastructure, and can achieve and maintain a tolerable risk for the intended life of the building without requiring any specific coastal inundation protection measures.

The Determination defines tolerable risk as the lowest level of likely risk from coastal inundation from a defined flood event to secure the benefits of a use or development in a coastal inundation hazard area, which can be managed through routine regulatory measures or by specific hazard management measures for the intended life of each use or development. The intended life of the dwelling is taken as 50 years.

4 Coastal Inundation Hazard Band Assessment (Investigation Area Report)

4.1 Methodology

The classification of the Site into coastal inundation hazard bands was undertaken as follows:

- The cadastral boundary of CT 189231/6 was obtained from the Land Information System Tasmania (the LIST) in MGA Zone 55 coordinates.
- Ground elevations were taken from the 2 m statewide hydrographic LiDAR digital elevation model, referenced to Australian Height Datum, from which 0.5 m contours were generated across the Site and its surrounds (Figure 3).
- The LiDAR model was verified by a differential GPS survey undertaken by Enviro-Tech to 0.1 m accuracy at BH02 (Figure 3), which returned a ground level of 2.40 m AHD against a LiDAR level of 2.46 m AHD at the same location. The LiDAR model is therefore accurate to within the 0.1 m survey tolerance at the Site, and the elevation of the land in metres AHD has been established by survey as required by the Determination for a coastal inundation investigation area report.
- The Coastal Inundation Hazard Band Levels for Rheban in Table C11.1 of the GSB LPS (Table 2) were applied to the DEM to delineate the extents of the high (≤ 0.9 m AHD), medium (0.9 to 1.7 m AHD) and low (1.7 to 2.4 m AHD) coastal inundation hazard bands. The band boundaries were overlaid on the cadastre and aerial imagery.
- The Site was inspected on 30 July 2026 and the landform observed on site was consistent with the LiDAR-derived topography.

4.2 Results

The mapped hazard bands in the vicinity of the Site are shown on Figure 3. The high and medium coastal inundation hazard bands lie entirely beyond the northern boundary of the Site on the low-lying backshore and do not extend into the Site. The low coastal inundation hazard band extends into the Site only at its northern apex, where it occupies a sliver of land scaled from the mapping at approximately 15 to 20 m², or less than 2 % of the Site area. The remainder of the Site lies above the low hazard band on ground rising from approximately 2.4 to 2.5 m AHD just inside the northern boundary to approximately 4.5 m AHD at the southern corner. The 3.0 m AHD contour passes through the central part of the Site at BH01. The differential GPS level at BH02 (2.40 m AHD) lies at the upper limit of the low hazard band, confirming that the mapped band boundary is located to within the 0.1 m survey tolerance; the recommendation to keep all building and works clear of the northern apex, together with the minimum habitable floor level of 2.4 m AHD under regulation 56(3), provides margin for this tolerance.

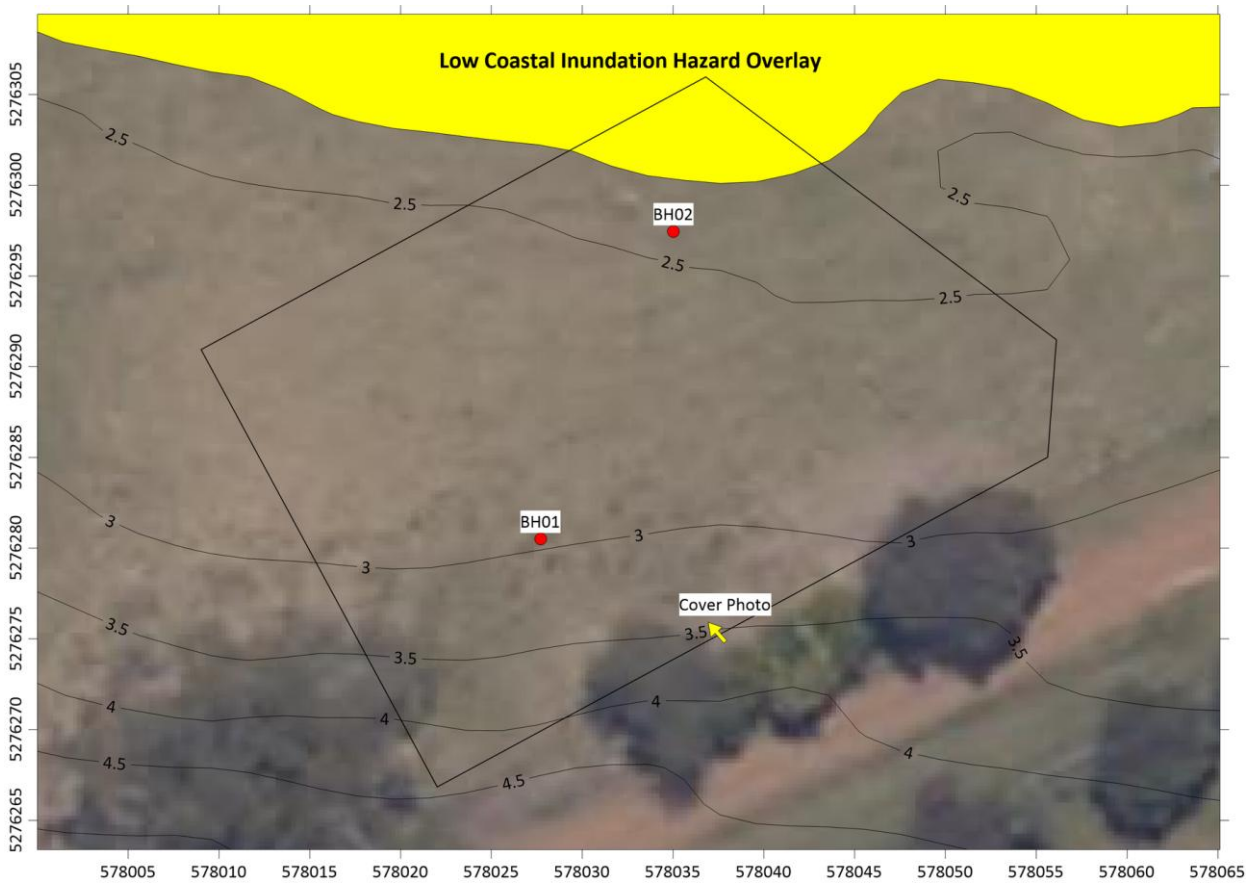

Figure 3 – Site plan showing the derived coastal inundation hazard bands. Only the low coastal inundation hazard band (yellow; land below 2.4 m AHD) reaches the Site, at its northern apex. 0.5 m LiDAR contours (m AHD), boreholes BH01 and BH02, and the cover photograph location are shown (MGA Zone 55).

4.3 Classification of the Site

For the purposes of Division 2 clause 3 of the Director's Determination – Coastal Inundation Hazard Areas, the Site is classified as follows:

- **Northern apex of the Site (approximately 15 to 20 m², Figure 3):** Low coastal inundation hazard band (land below 2.4 m AHD).
- **Remainder of the Site:** above the mapped coastal inundation hazard bands (not within a high, medium or low hazard band), i.e. an acceptable risk within the meaning of regulation 48 of the Building Regulations 2016.

This classification satisfies regulation 56(2) of the Building Regulations 2016. Land classified as an acceptable risk is not a coastal inundation hazard area (regulation 55(1)(b)(ii)); building work located wholly outside the mapped low hazard band is therefore not work in a coastal inundation hazard area, and neither the floor level requirement of regulation 56(3) nor the substantive requirements of the Determination for work within a hazard band are triggered. Nevertheless, because the dwelling footprint has not been fixed, the coastal inundation hazard report requirements of clause 4 of the Determination are addressed in Section 5, and the regulation 56(3) floor level is adopted as a minimum for the dwelling in any case, so that the risk position is documented irrespective of the final siting of the dwelling.

5 Coastal Inundation Hazard Assessment

5.1 Defined flood level and floor levels

The defined flood level for the Site is 2.1 m AHD, being the 1 % AEP storm tide level for the year 2100 for Rheban specified in Table C11.1 of the GSB LPS (Table 2; Director's Determination, Division 2 clause 2(1)). Regulation 56(3) of the Building Regulations 2016 requires the floor level of each habitable room of a building on land in a coastal inundation hazard area to be at least 300 millimetres above the defined flood level, and clause 5(1)(d) of the Determination defines freeboard for the purposes of the National Construction Code as a height of not less than 300 mm above the defined flood level. The minimum habitable room finished floor level for the Site is therefore 2.4 m AHD.

The 2.4 m AHD floor level coincides with the upper limit of the low coastal inundation hazard band (Table 2), so a habitable floor at or above 2.4 m AHD is above the mapped low hazard band. Natural surface levels across the elevated portion of the Site range from approximately 2.4 to 2.5 m AHD just inside the northern boundary (2.40 m AHD surveyed at BH02) to 4.5 m AHD at the southern corner; a dwelling founded on this ground with its floor at or above natural surface will inherently achieve a habitable floor level of at least 2.4 m AHD. Although regulation 56(3) is not triggered for work located outside the low hazard band (Section 4.3), a minimum habitable room finished floor level of 2.4 m AHD is adopted for the dwelling in any case.

5.2 Consideration of coastal inundation components

The Determination and the Code reporting criteria (Table 3) require the assessment to consider sea levels, astronomical tides, barometric low, wave setup and, where applicable, wave runup and wind setup. The manner in which each component has been considered for the Site is set out in Table 4.

Component	Consideration for the Site
Mean sea level and projected sea level rise	The Table C11.1 levels incorporate projected sea level rise to 2050 (medium band) and 2100 (low band and defined flood level), consistent with the statewide coastal inundation hazard band methodology. The defined inundation level of 2.1 m AHD is the year-2100 planning horizon level and is adopted for the 50-year intended life of the dwelling (to approximately 2076), which is conservative.
Astronomical tide	Incorporated within the 1 % AEP storm tide levels, which combine high astronomical tide with storm surge.
Barometric low (storm surge)	Incorporated within the 1 % AEP storm tide level of 2.1 m AHD (year 2100).
Wave setup	Wave setup raises the mean water level at the shoreline and on the seaward face of the dune. The building area is set back approximately 63 m landward of the dune scarp, above the low hazard band and separated from the beach by the foredune, with habitable floor levels at or above 2.4 m AHD. Wave setup is not expected to raise water levels on the elevated portion of the Site.
Wave runup (where applicable)	Wave runup acts on the beach face and dune. Given the setback from the dune scarp and the elevation of the building area and floor level (habitable floors at or above 2.4 m AHD, 300 mm above the defined flood level), wave runup is not expected to reach the building area. Where the dwelling is located outside the low hazard band, site-specific wave runup modelling is not required to demonstrate a tolerable risk.
Wind setup (where applicable)	Wind setup is a local raising of water level on the downwind shore of a water body. The elevated portion of the Site lies above the low hazard band and is separated from open water by the foredune and backshore; wind setup is not expected to affect the building area. Any residual wind or wave effects would be confined to the low-lying land north of the Site and the small low-band sliver at the northern apex, where no building is proposed.

Table 4 – Consideration of coastal inundation components

On the basis of Table 4, the mapped hazard bands derived from the Table C11.1 levels adequately characterise the coastal inundation hazard at the Site. Site-specific inundation modelling of wave runup and wind setup is not required, provided the dwelling and associated works are located outside the mapped low coastal inundation hazard band and habitable floor levels are at or above 2.4 m AHD.

5.3 Tolerable risk assessment

Coastal inundation risk has been assessed qualitatively in accordance with the principles of AS/NZS ISO 31000:2018, considering the likelihood of the defined flood event (1 % AEP storm tide, year 2100) inundating the building area during the 50-year intended life of the dwelling, and the consequences should it occur. The factors that the Determination requires to be considered in reaching a conclusion on tolerable risk are addressed in Table 5.

Factor (Determination clause 4(1)(b)(ii))	Assessment
Nature, intensity and duration of the use	Single dwelling with permanent residential occupation. Not a critical use, hazardous use or vulnerable use.
Type, form and duration of the development	New Class 1a dwelling of conventional construction on footings designed by an engineer civil. Intended life of the building taken as 50 years.
Likely change in the risk across the intended life of the building	Sea level rise will progressively increase coastal inundation levels over time. The adopted defined inundation level (2.1 m AHD) is the year-2100 level, beyond the intended life of the dwelling; the building area and habitable floor levels remain above this level plus the 300 mm freeboard for the full intended life.
Ability to adapt to a change in the risk	The elevated portion of the Site provides scope to site the dwelling well clear of the low hazard band with floor levels at or above 2.4 m AHD, 300 mm above the year-2100 defined flood level. No specific adaptation measures are required.
Ability to maintain access to utilities and services	Access and services on the elevated portion of the Site are not affected by the mapped hazard bands. Temporary interruption to the local road network during an extreme event is possible where roads cross low-lying land, as for the locality generally; this does not affect the safety of the dwelling.
Need for specific coastal inundation hazard reduction or protection measures on the site	None required, provided the dwelling and associated works are located outside the mapped low hazard band and habitable floor levels are at or above 2.4 m AHD.
Need for coastal inundation hazard reduction or protection measures beyond the boundary of the site	None required.
Coastal inundation management plan in place for the site and/or adjacent land	No coastal inundation management plan endorsed by Council is known to apply to the Site or adjacent land.

Table 5 – Tolerable risk considerations required by the Director's Determination

Because the building area lies outside the mapped coastal inundation hazard bands and habitable floor levels are at least 300 mm above the defined flood level, the likelihood of the dwelling being inundated by the defined flood event during its intended life is assessed as Rare, and the consequence of any such event as Minor. The resulting coastal inundation risk is LOW (Table 6), which is a tolerable risk within the meaning of the Determination and can be maintained for the intended life of the building without any specific coastal inundation protection measures.

Likelihood of inundation of the building area (50-year life)	Consequence	Coastal inundation risk
Rare	Minor	**LOW – tolerable**

Table 6 – Summary of coastal inundation risk to the proposed dwelling

5.4 Effect of the proposed work on coastal inundation elsewhere

The dwelling will occupy elevated ground outside the mapped coastal inundation hazard bands. It will not displace floodwater, obstruct or redirect overland flow paths, or alter the coastal inundation regime, and it will not cause or contribute to coastal inundation on the Site, on adjacent land or of public infrastructure.

5.5 Hazardous chemicals

No hazardous chemicals within the meaning of the Determination (Schedule 11 of the Work Health and Safety Regulations 2012 in quantities greater than the manifest quantity) are proposed to be used, handled, generated or stored on the Site. No specific protection measures are required.

6 Conclusions

1. The Site is within the Coastal Inundation Hazard Investigation Area of the GSB LPS. The land has been classified into coastal inundation hazard bands by applying the Table C11.1 levels for Rheban to the 2 m statewide hydrographic LiDAR model, satisfying the requirements for a coastal inundation investigation area report under the Director's Determination – Coastal Inundation Hazard Areas and regulation 56(2) of the Building Regulations 2016.
2. The high and medium coastal inundation hazard bands do not extend into the Site. The low hazard band (land below 2.4 m AHD) clips only the northern apex of the Site (approximately 15 to 20 m², less than 2 % of the Site). The remainder of the Site lies above the mapped hazard bands and is classified as an acceptable risk (regulation 48), on elevated ground at approximately 2.4 to 4.5 m AHD set back approximately 63 m from the dune scarp. The LiDAR model on which the mapping is based was verified by differential GPS survey at BH02 (2.40 m AHD surveyed against 2.46 m AHD LiDAR) to within 0.1 m.
3. The defined flood level for the Site is 2.1 m AHD (1 % AEP storm tide, year 2100). Under regulation 56(3) of the Building Regulations 2016 and the Director's Determination, the minimum habitable room finished floor level is 2.4 m AHD (defined flood level plus 300 mm freeboard), which is inherently achieved on the elevated portion of the Site.
4. The proposed dwelling is exempt from the Coastal Inundation Hazard Code (C11.4.1) because it requires authorisation under the Building Act 2016 and is not a critical, hazardous or vulnerable use. The Director's Determination – Coastal Inundation Hazard Areas has been addressed in its place.
5. Provided the dwelling and all associated building and works are located outside the mapped low coastal inundation hazard band and habitable floor levels are at or above 2.4 m AHD, the coastal inundation risk to the dwelling is LOW and tolerable for the 50-year intended life of the building, without specific coastal inundation protection measures and without site-specific wave runup or wind setup modelling.
6. The proposed work will not cause or contribute to coastal inundation on the Site, on adjacent land or of public infrastructure. Coastal inundation protection works are not required at the Site.

7 Recommendations

1. Locate the dwelling and all associated building and works (including outbuildings, decks, driveways, fill, on-site services and stormwater infrastructure) wholly outside the mapped low coastal inundation hazard band shown on Figure 3, i.e. on the elevated portion of the Site landward of the low hazard band boundary. Siting any part of the building or works within the northern apex of the Site is not advised.
2. Adopt a minimum habitable room finished floor level of 2.4 m AHD, being the defined flood level of 2.1 m AHD plus the 300 mm freeboard required by regulation 56(3) of the Building Regulations 2016. This is inherently achieved on the elevated portion of the Site.
3. Confirm that the finished floor level is not less than 2.4 m AHD by level survey at set-out and prior to slab or floor construction, referenced to the differential GPS control established at BH02 (2.40 m AHD) or to a registered surveyor's AHD datum.
4. Have the building footing system designed by an engineer-civil, and ensure the building design takes this report into account, in accordance with Division 2 clauses 2(4) and 2(5) of the Director's Determination.
5. Ensure that earthworks, fill and stormwater discharge do not obstruct or redirect overland flow onto adjacent properties.
6. If the final building footprint encroaches into the mapped low coastal inundation hazard band, the requirements of the Determination for work within a low hazard band will apply in full and this assessment must be reviewed; further assessment, including consideration of wave runup and wind setup, may then be required.
7. No coastal inundation protection works are required at the Site.

Limitations

This report has been prepared by Enviro-Tech Consultants Pty. Ltd. for The Owner for the purpose of a building application for a proposed dwelling at 400 Earlham Road, Rheban, and may not be relied upon by any other party or for any other purpose without the written consent of Enviro-Tech. The report should be read in its entirety.

Ground levels and the extents of the coastal inundation hazard bands have been derived from the 2 m statewide hydrographic LiDAR digital elevation model, verified on site by differential GPS survey at BH02 to 0.1 m accuracy. The hazard band boundaries on Figure 3 are accordingly considered accurate to within approximately 0.1 m vertically; Recommendation 1 (siting clear of the northern apex) and the minimum habitable floor level of 2.4 m AHD provide margin for this tolerance.

The hazard band levels and the defined inundation level are those specified in Table C11.1 of the Glamorgan-Spring Bay Local Provisions Schedule current at the date of this report. Any future amendment of those levels, of the Code, or of the Director's Determination may affect the conclusions of this report.

The building footprint and floor levels had not been finalised at the time of assessment. The conclusions of this report are conditional on the dwelling and associated works being located outside the mapped low coastal inundation hazard band as recommended. This report addresses coastal inundation only and does not constitute an assessment of coastal erosion, riverine flooding, landslip, bushfire or any other hazard.

The assessment reflects the coastal processes, climate projections and regulatory framework current at the date of the report. Enviro-Tech accepts no responsibility for changes in these matters after the date of the report.

References

Building Act 2016 (Tas), in particular section 4(1) (hazardous area), section 20 (Director's determinations) and section 67 (works in hazardous areas).

Building Regulations 2016 (Tas), Part 5 – Work in Hazardous Areas: regulation 48 (interpretation), regulation 51 (hazard determinations), regulation 55 (coastal inundation hazard areas) and regulation 56 (works in coastal inundation hazard areas).

Department of Justice (2021). Fact Sheet – State Planning Provisions – Coastal Hazards. Planning Policy Unit, Tasmanian Government, August 2021.

Director of Building Control (2021). Director's Determination – Coastal Inundation Hazard Areas, Version 1.2, approved 27 September 2021. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

Glamorgan-Spring Bay Council (2022). Tasmanian Planning Scheme – Glamorgan-Spring Bay Local Provisions Schedule (in effect 30 March 2022): overlay maps and Table C11.1 Coastal Inundation Hazard Bands AHD Levels.

Standards Australia (2018). AS/NZS ISO 31000:2018 Risk management – Guidelines.

Tasmanian Government. Land Information System Tasmania (the LIST): cadastral parcels, aerial imagery and the 2 m statewide hydrographic LiDAR digital elevation model. www.thelist.tas.gov.au

Tasmanian Planning Commission. Tasmanian Planning Scheme – State Planning Provisions: C11.0 Coastal Inundation Hazard Code.

Declaration of Specified Practitioner

This declaration is made for the purposes of Division 2 clause 4(3) of the Director's Determination – Coastal Inundation Hazard Areas (Version 1.2) made under section 20(1)(c) of the Building Act 2016 and regulation 51 of the Building Regulations 2016.

I, Kris Taylor, BSc (Hons), Director and Environmental & Engineering Geologist of Enviro-Tech Consultants Pty. Ltd. (ABN 47 648 746 089), declare that:

(a) I prepared this Coastal Inundation Assessment (Version V2, dated 13 August 2026) for the proposed dwelling at 400 Earlham Road, Rheban (Certificate of Title 189231/6), including the classification of the coastal inundation investigation area into coastal inundation hazard bands;

(b) I hold the qualifications, experience and competence appropriate to the preparation of coastal inundation hazard reports and coastal inundation investigation area reports, having practised as an environmental and engineering geologist in Tasmania for over 20 years, and Enviro-Tech Consultants Pty. Ltd. holds current professional indemnity insurance to the value of $4,000,000 (Lloyd's); and

(c) this report has been prepared in accordance with the methodology specified in the Director's Determination – Coastal Inundation Hazard Areas (Version 1.2), using the Coastal Inundation Hazard Band Levels for Rheban in Table C11.1 of the Glamorgan-Spring Bay Local Provisions Schedule, with the elevation of the land determined from the 2 m statewide LiDAR model verified by differential GPS survey.



Kris Taylor, BSc (Hons)

Director | Environmental & Engineering Geologist
Enviro-Tech Consultants Pty. Ltd.
445 Macquarie Street, South Hobart TAS 7004
ph 0476 595 889

Date: 13 August 2026

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: The Owner *Owner /Agent*

400 EARLHAM RD *Address*

RHEBAN 7190 *Suburb/postcode*

Qualified person details:

Qualified person: Kris Taylor

Address: 445 Macquarie Street Phone No: 0476 595 889

Hobart 7004 Fax No:

Licence No: NA Email address: office@envirotechtas.com.au

Qualifications and Insurance details: Bachelor of Science with Honours in Geology with PI Insurance to $2,000,000 including hydrology and environmental coastal inundation hazard assessments *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*

Speciality area of expertise: Engineering Geology *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work: Coastal Inundation Assessment

Address: 400 Earlham Road Lot No: 6

Rheban 7190 Certificate of title No: 189231/6

The assessable item related to this certificate: Coastal inundation hazard assessment prepared by a practitioner with experience and competence in the preparation of coastal inundation hazard reports

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Geological *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

- (•) building work, plumbing work or plumbing installation or demolition work

OR

- ( ) a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Coastal Inundation Assessment - Envirotech - 400 Earlham Road, Rheban - 13 August 2026
Relevant calculations:	
References:	- Director's Determination - Coastal Inundation Hazard Areas - Tasmanian Planning Scheme - State Planning Provisions 2023 - Part 5 (Work in Hazardous Areas) of the Building Regulations 2016; Division 5 – Coastal Inundation

Substance of Certificate: *(what it is that is being certified)*

- An assessment of building or demolition work in coastal inundation hazard areas in accordance with the Directors Determination
- To ensure that use or development subject to risk from coastal inundation is appropriately located and managed (TPS)

Scope and/or Limitations

Where exempt from planning, includes an assessment of tolerable risks based on a defined flood event based on the level above 0 meters Australian Height Datum with a one per cent probability of being exceeded in a storm surge flooding event in the year 2100 without requiring any specific coastal inundation protection measures.
Where not exempt from planning, includes an assessment of tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the building without requiring any specific coastal inundation protection measures.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:			15/09/2026