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

Break O'Day COUNCIL

# Development Applications

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

| | |
|---|---|
| **DA Number** | DA 2025 / 00051 |
| **Applicant** | Prime Design |
| **Proposal** | Residential - Construction of a Single Dwelling, Retrospective Approval of Two Existing Garden Sheds and Demolition of One Garden Shed |
| **Location** | 33 Penelope Street, St Helens |

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

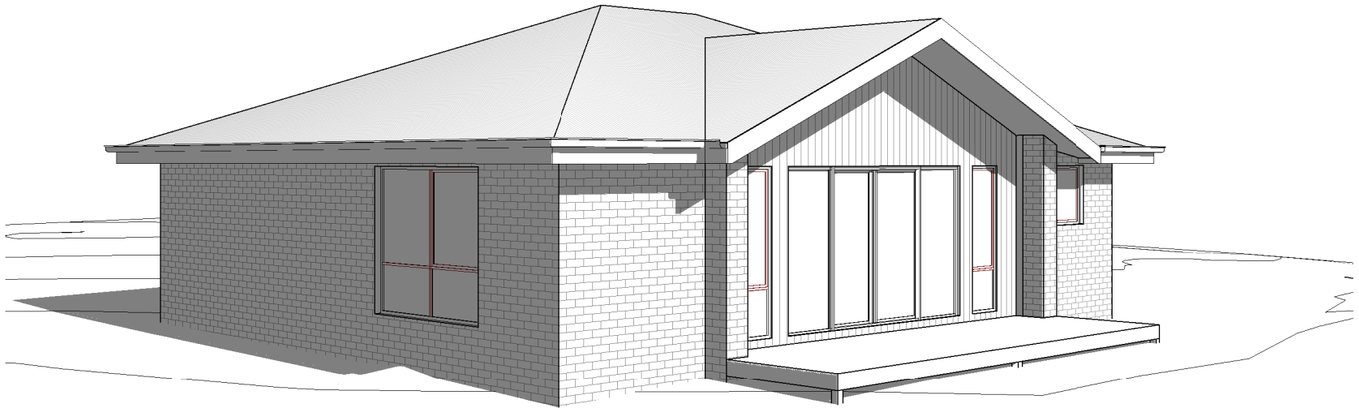
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 28th June, 2025 **until 5pm Friday 11th July, 2025.**

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

# PROPOSED NEW RESIDENCE
# 33 PENELOPE STREET
# ST HELENS

## L.K. & T.J. BROWN

PDH24091



PLANNING

BUILDING DRAWINGS

| No | DRAWING |
|---|---|
| 01 | SITE PLAN |
| 02 | PART SITE PLAN |
| 03 | SITE DRAINAGE PLAN |
| 04 | LOCALITY PLAN |
| 05 | FLOOR PLAN |
| 06 | DOOR AND WINDOW SCHEDULES |
| 07 | ELEVATIONS |
| 08 | ELEVATIONS |
| 09 | ROOF PLAN |
| 10 | PERSPECTIVES |

| | | | | |
|---|---|---|---|---|
| FLOOR AREA | 104.81 | m2 | (11.28 | SQUARES ) |
| DECK AREA | 14.99 | m2 | (1.61 | SQUARES ) |
| TOTAL AREA | 119.80 | | 12.90 | |

STROUD HOMES
Feels like home

Love local.
Love Stroud.

GENERAL PROJECT INFORMATION
TITLE REFERENCE: 122828/2
SITE AREA: 1757m²
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT:MEDIUM/MODERATE
BAL RATING: N/A
OTHER KNOWN HAZARDS: AIRPORT OBSTACLE LIMITATION AREA, PRIORITY VEGETATION AREA

Prime Design
your build, your way

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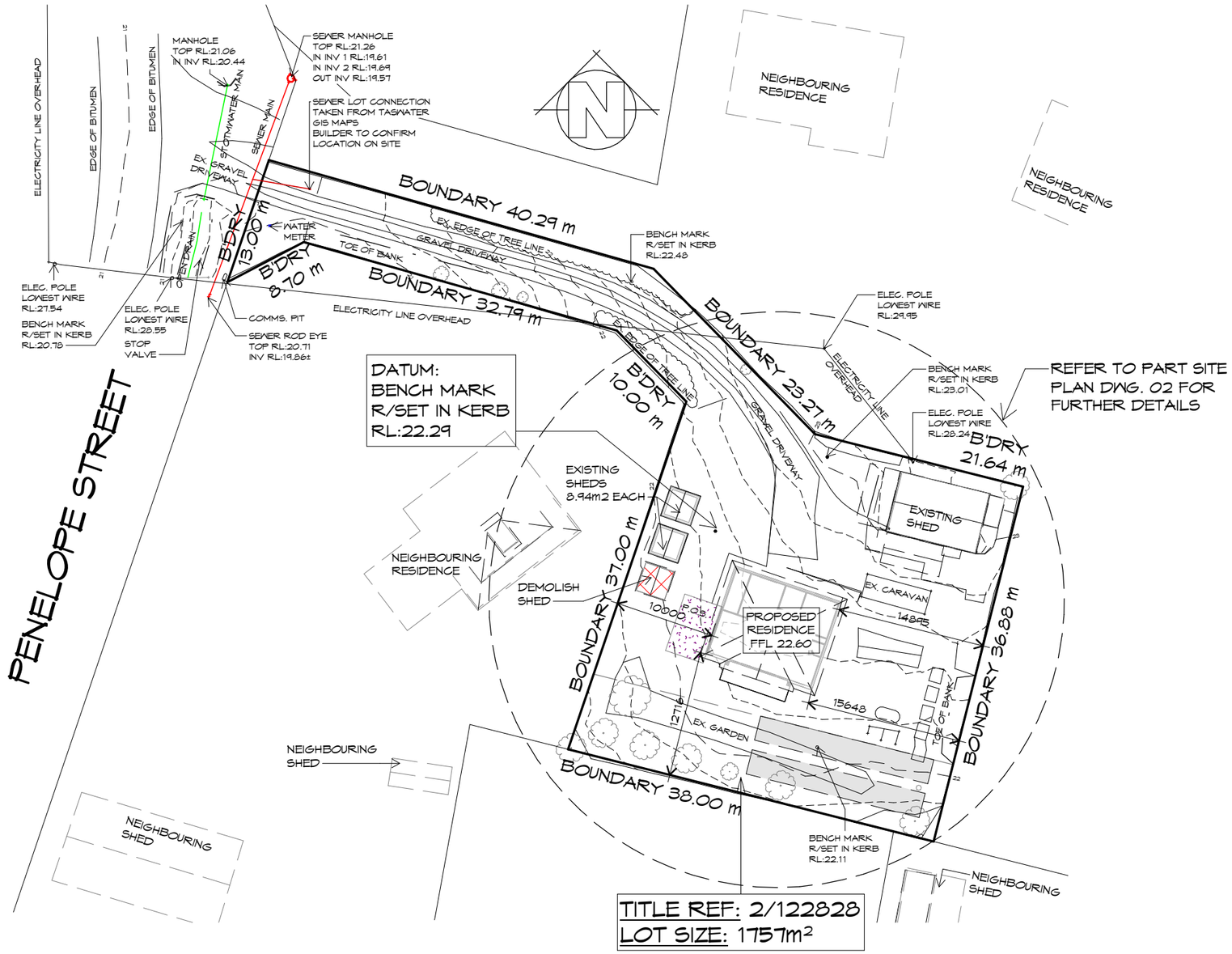
info@ primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

JUNE 2025




# SITE PLAN

1 : 500

## GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION

## SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

## SITE COVERAGE

BUILDING FOOTPRINT 196 /SITE AREA 1757 = 0.1115
TOTAL SITE COVERAGE 11.15%

## PRIVATE OPEN SPACE

24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

## DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILTY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

Drawing:
SITE PLAN

Client name:
L.K. & T.J. BROWN

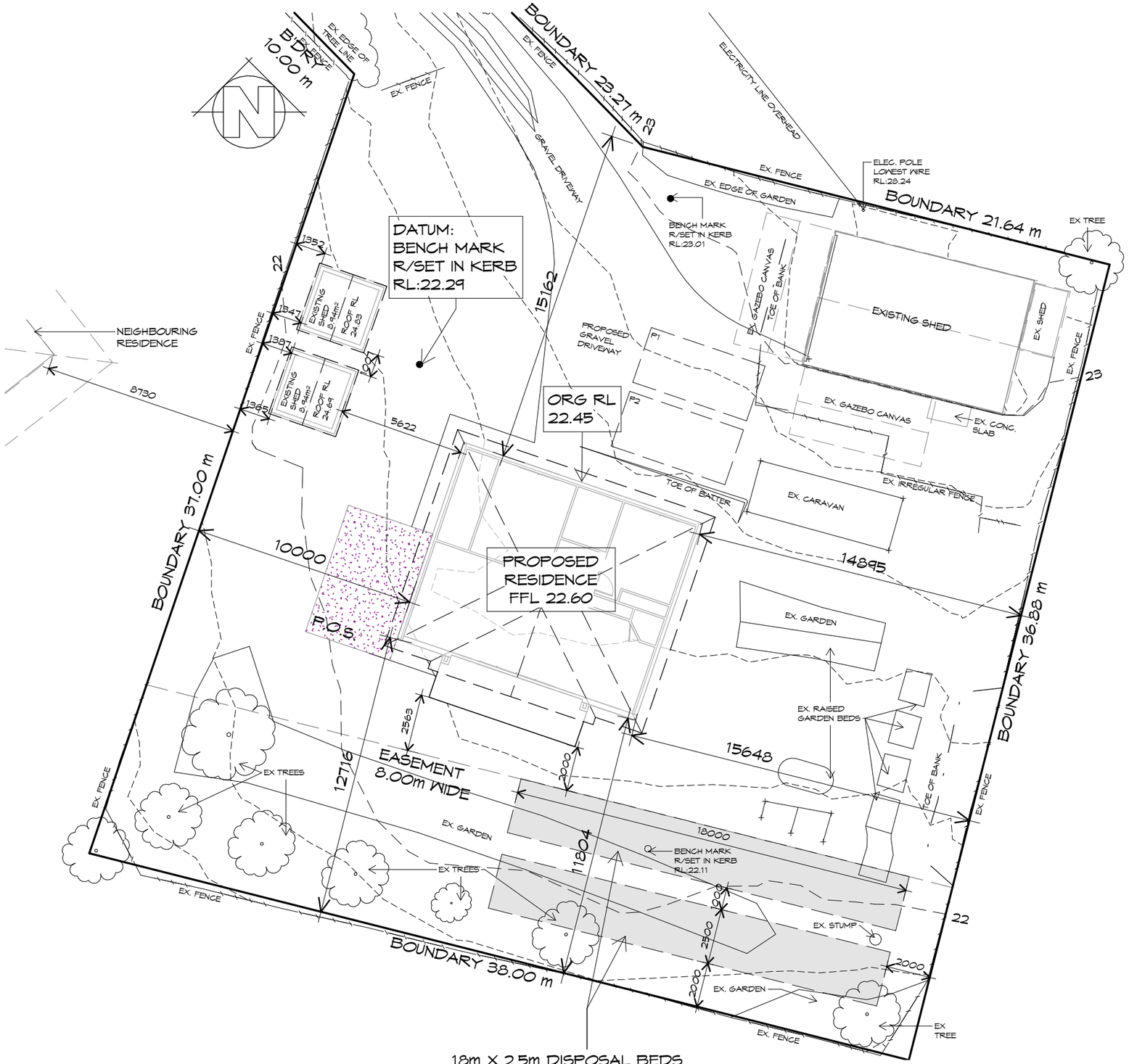
Date: 12.06.2025
Scale: 1 : 500

Drafted by: S.P.
Approved by: F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PDH24091 -01
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A




18m X 2.5m DISPOSAL BEDS
REFER REPORT PREPARED BY
HYDRODYNAMICA FOR DETAILS

# PART SITE PLAN

1 : 200

<u>SURVEYOR'S NOTES:</u>

- THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED BY SURVEY PLUS AT THE TIME OF THIS SURVEY.
- SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
- SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
- HORIZONTAL DATUM IS MGA (GDA94).
- VERTICAL DATUM IS AHD.
- CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
- SURVEY BY ROBOTIC TOTAL STATION AND GPS.
- DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY OR PRESCRIBED SETBACKS A RE-MARK SURVEY BY A REGISTERED LAND SURVEYOR WILL BE REQUIRED.
- IMPORTED DATA SHOWN ON THIS PLAN WAS OBTAINED FOR PUBLIC AVAILABLE DATA FROM VARIOUS GOVERNMENT AUTHORITIES. THIS INFORMATION IS PROVIDED FOR GUIDANCE ONLY. THE ACCURACY OF ANY IMPORTED DATA IS PER THE ACCURACY QUOTED BY THE SOURCE AND IS IN NO WAY GUARANTEED BY SURVEY PLUS. USERS MUST NOT RELY ON THIS DATA FOR ON-GROUND LOCATION OF BOUNDARIES AND/OR SERVICES.
- BOUNDARIES ARE COMPILED ONLY FROM SP183423 SP122828 AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION.
- WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.
- 3D DATA TURNED OFF IN LAYER CONTROL.
  - 3D TIN
  - MAJOR CONTOUR 3D
  - MINOR CONTOUR 3D

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

Drawing:
PART SITE PLAN

Client name:
L.K. & T.J. BROWN

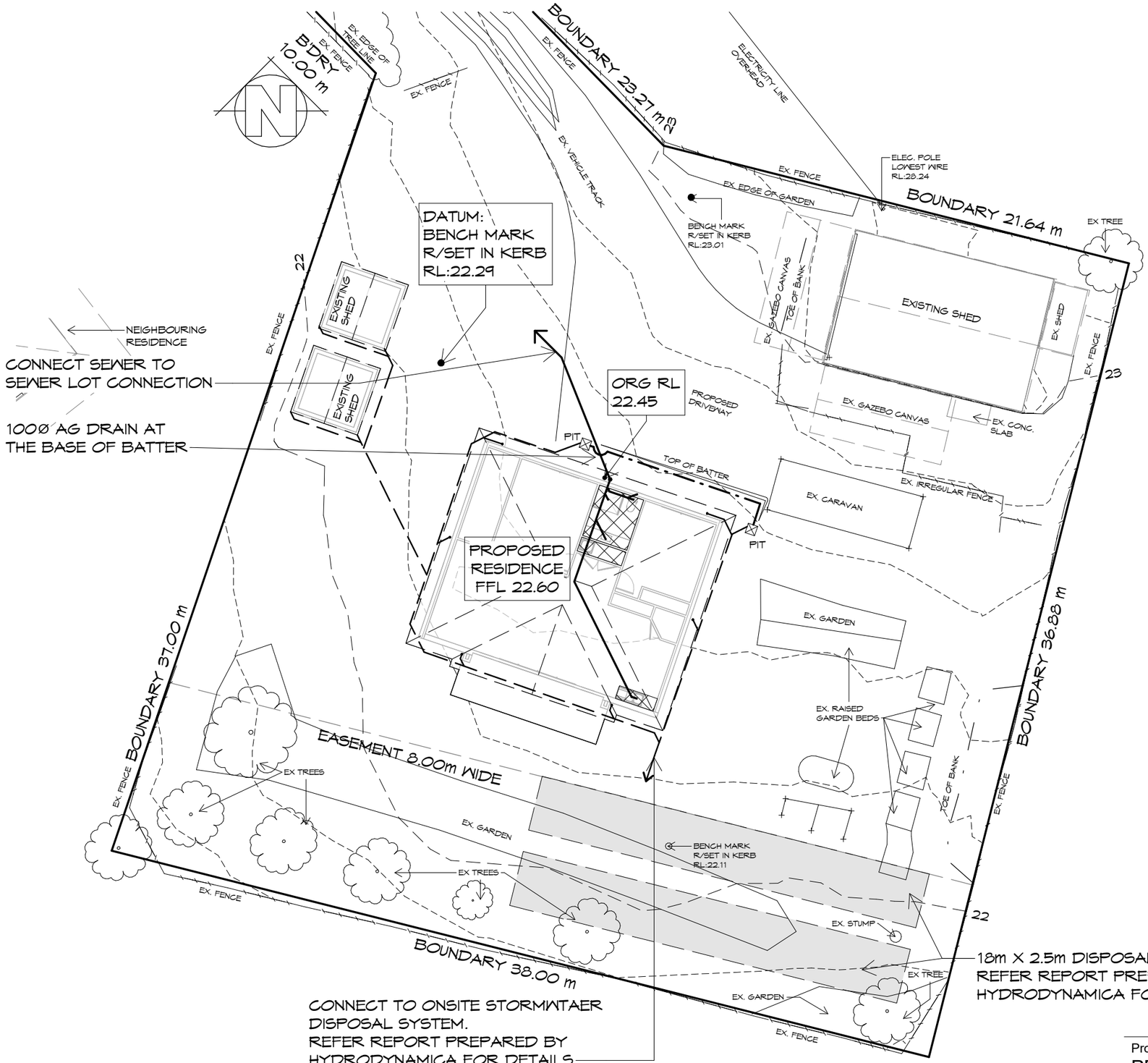
Date: 12.06.2025
Scale: 1 : 200

Drafted by: S.P.
Approved by: F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PDH24091 -02
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A




# SITE DRAINAGE PLAN

1 : 200

## LEGEND

- PIT — 450X 450 SURFACE DRAINAGE PIT
- WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100Φ AG DRAIN

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

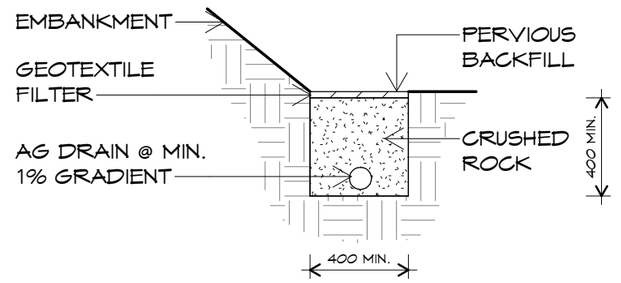
PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2

S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

SEWER AND WATER SERVICES
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST




## TYPICAL AG DRAIN DETAIL

N.T.S.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

Drawing:
SITE DRAINAGE PLAN

Client name:
L.K. & T.J. BROWN

Drafted by: S.P.

Approved by: F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Date: 12.06.2025

Scale: As indicated

Project/Drawing no: PDH24091 -03

Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A


PROPOSED RESIDENCE,
33 PENELOPE STREET,
ST HELENS

# LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND **DOES NOT** FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE **DOES NOT REQUIRE** A BUSHFIRE ASSESSMENT.



PLANNING

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Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

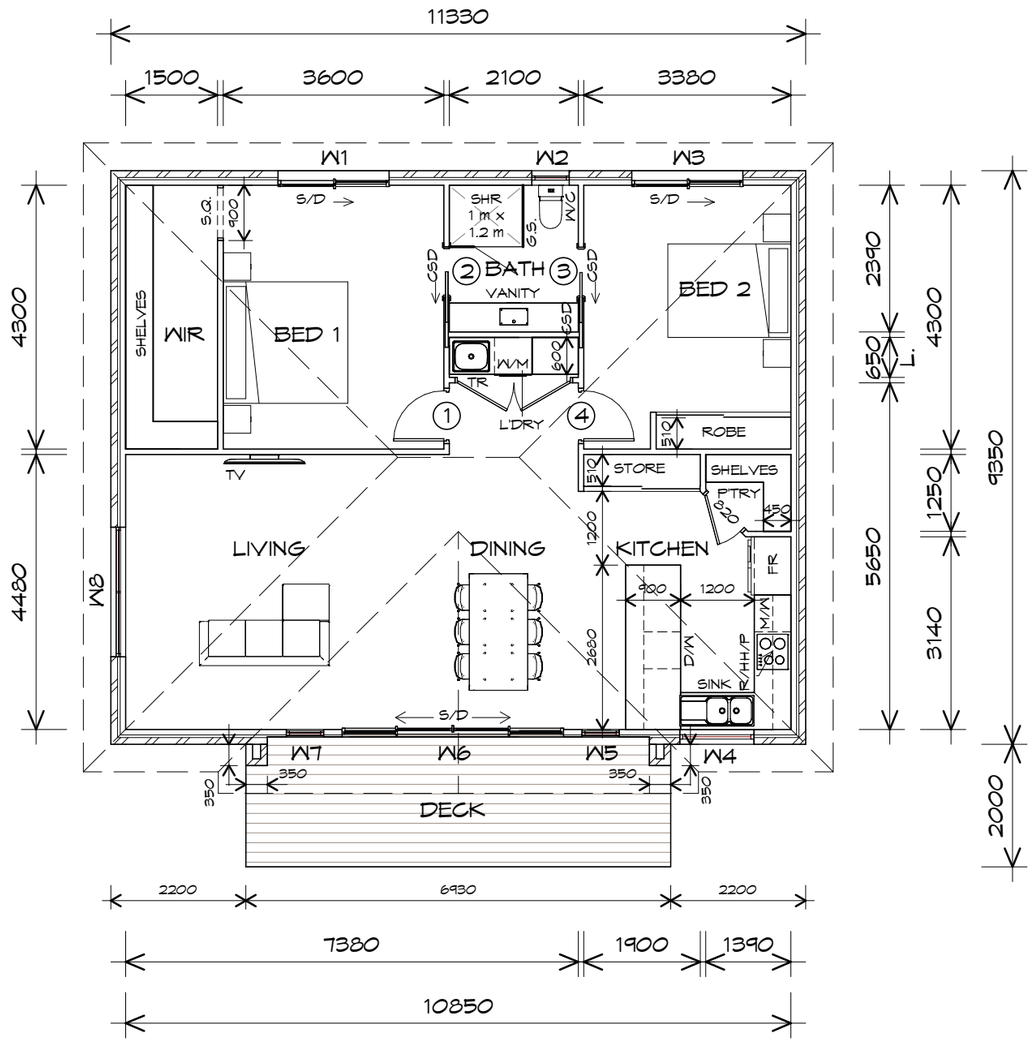
Client name:
L.K. & T.J. BROWN

Drawing:
LOCALITY PLAN

| Drafted by: | Approved by: |
|---|---|
| S.P. | F.G. |
| **Date:** | **Scale:** |
| 12.06.2025 | 1 : 2000 |
| **Project/Drawing no:** | **Revision:** |
| PDH24091 -04 | 04 |



Accredited building practitioner: Frank Geskus -No CC246A




# FLOOR PLAN

1 : 100

| | | | | |
|---|---|---|---|---|
| FLOOR AREA | 104.81 | m2 | (11.28 | SQUARES ) |
| DECK AREA | 14.99 | m2 | (1.61 | SQUARES ) |
| TOTAL AREA | 119.80 | | 12.90 | |

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

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## LEGEND

- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- S.Q. SQUARE STOP
- CSD CAVITY SLIDING DOOR

PLANNING

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Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

Client name:
L.K. & T.J. BROWN

Drawing:
FLOOR PLAN

| Drafted by: | Approved by: |
|---|---|
| S.P. | F.G. |
| Date: | Scale: |
| 12.06.2025 | 1 : 100 |

Project/Drawing no: PDH24091 -05
Revision: 04

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A

## DOOR SCHEDULE

| MARK | WIDTH | TYPE | REMARKS |
|---|---|---|---|
| 1 | 820 | INTERNAL TIMBER DOOR | |
| 2 | 820 | CAVITY SLIDING DOOR | |
| 3 | 820 | CAVITY SLIDING DOOR | |
| 4 | 820 | INTERNAL TIMBER DOOR | |

## WINDOW SCHEDULE

| MARK | HEIGHT | WIDTH | TYPE | REMARKS |
|---|---|---|---|---|
| W1 | 2100 | 1810 | SLIDING DOOR | |
| W2 | 900 | 610 | AWNING WINDOW | OPAQUE |
| W3 | 2100 | 1810 | SLIDING DOOR | |
| W4 | 900 | 1210 | FIXED WINDOW | |
| W5 | 2100 | 610 | AWNING WINDOW | |
| W6 | 2100 | 3610 | DOUBLE SLIDING DOOR | |
| W7 | 2100 | 610 | AWNING WINDOW | |
| W8 | 1800 | 2110 | AWNING WINDOW | |

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE
WITH FLY SCREENS.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

Client name:
L.K. & T.J. BROWN

Drafted by: S.P.

Approved by: F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Drawing:
DOOR AND WINDOW SCHEDULES

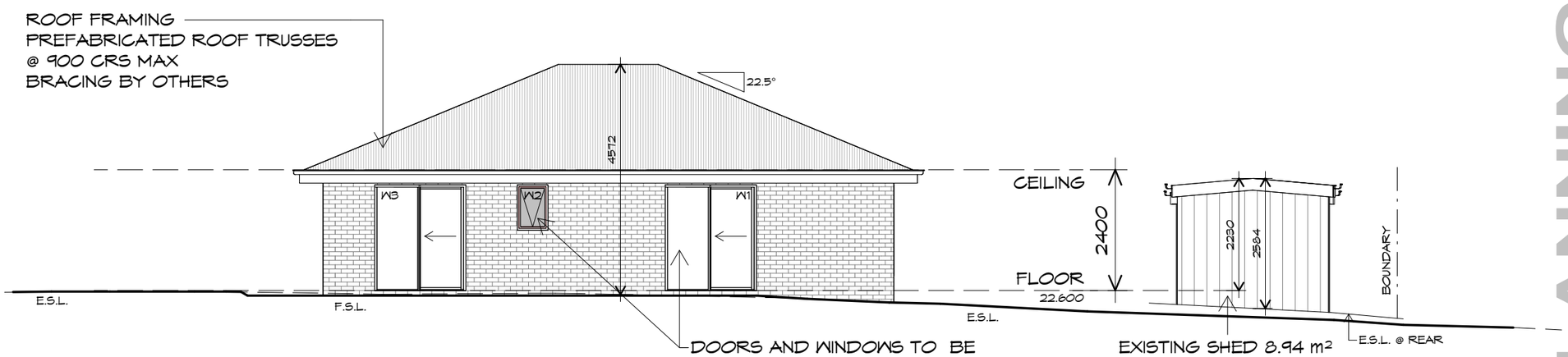
Date: 12.06.2025

Scale:

Project/Drawing no: PDH24091 -06

Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A




# NORTHERN ELEVATION

1 : 100

PLANNING

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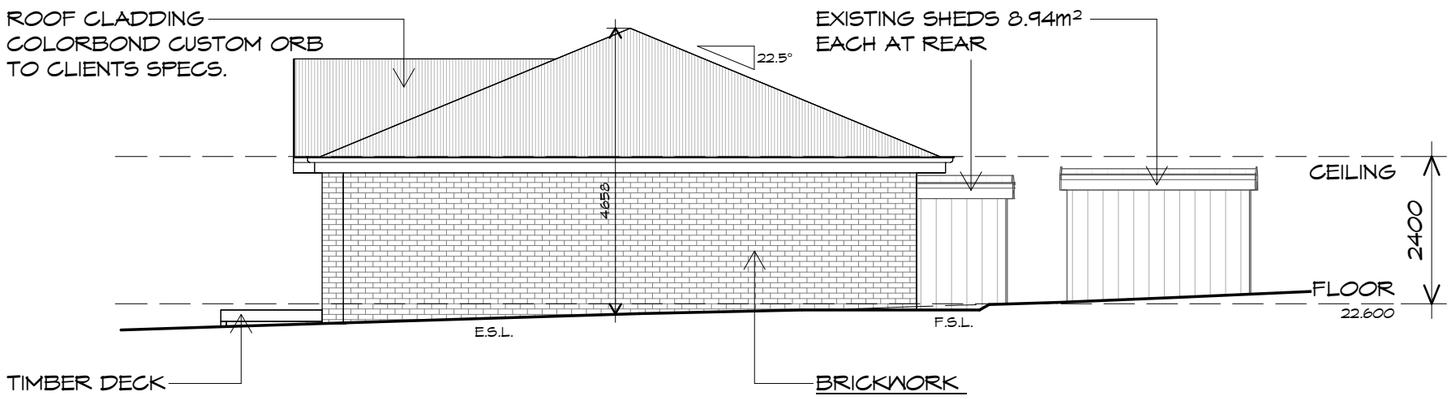


# EASTERN ELEVATION

1 : 100

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Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

Client name:
L.K. & T.J. BROWN

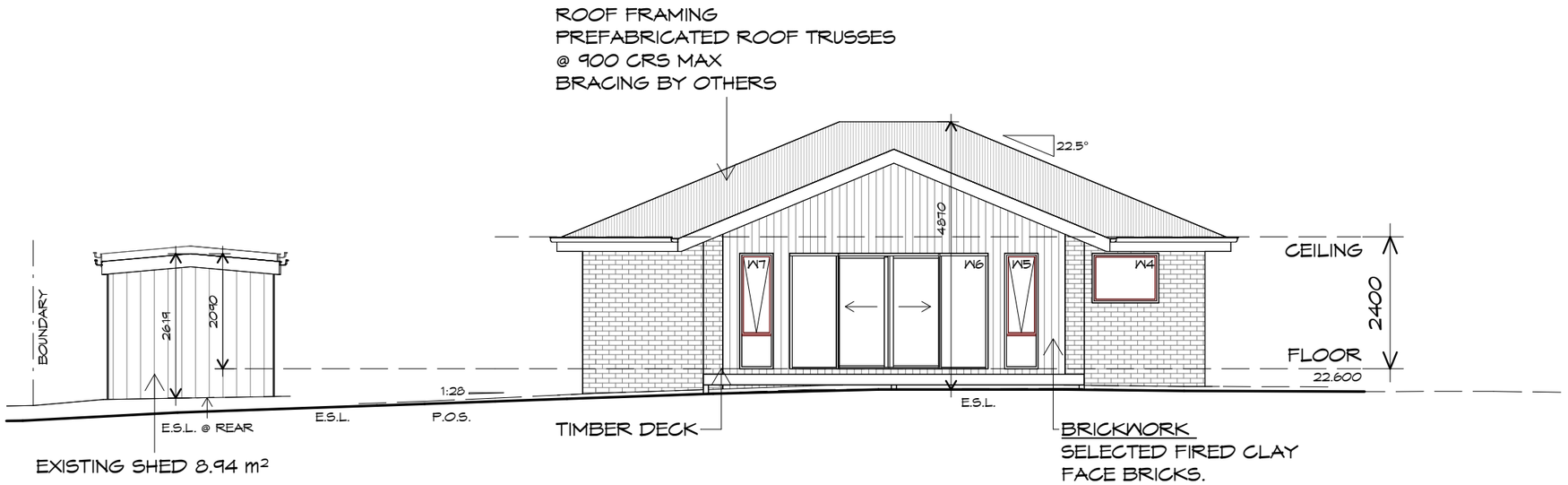
Drawing:
ELEVATIONS

| Drafted by: | Approved by: |
|---|---|
| S.P. | F.G. |
| Date: | Scale: |
| 12.06.2025 | 1 : 100 |

Project/Drawing no: PDH24091 -07
Revision: 04

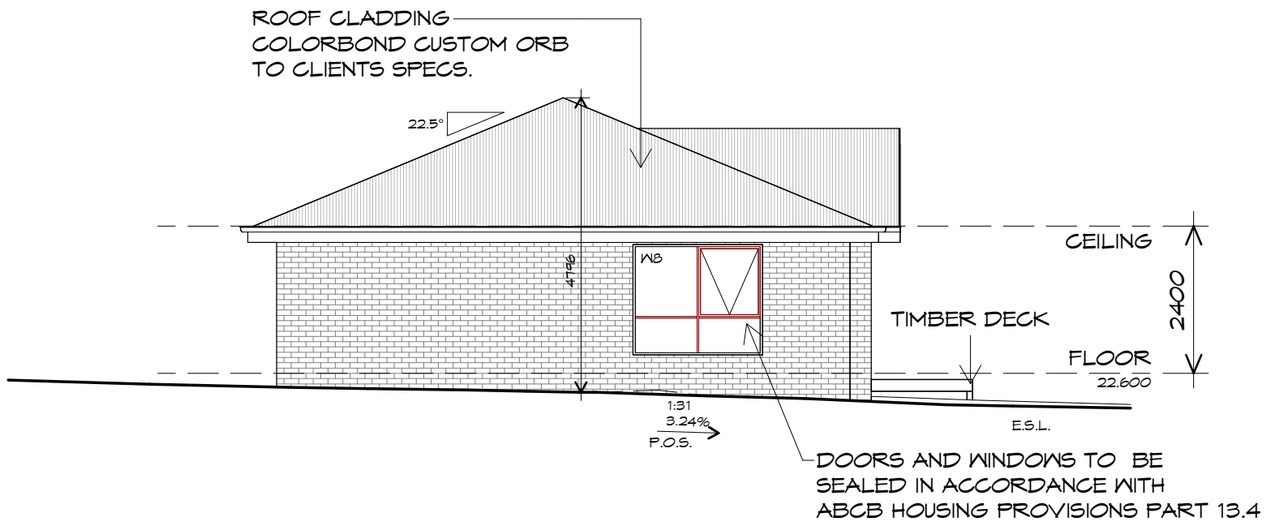
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A




## SOUTHERN ELEVATION

1 : 100




## WESTERN ELEVATION

1 : 100

NOTE: SHEDS NOT SHOWN FOR CLARITY

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

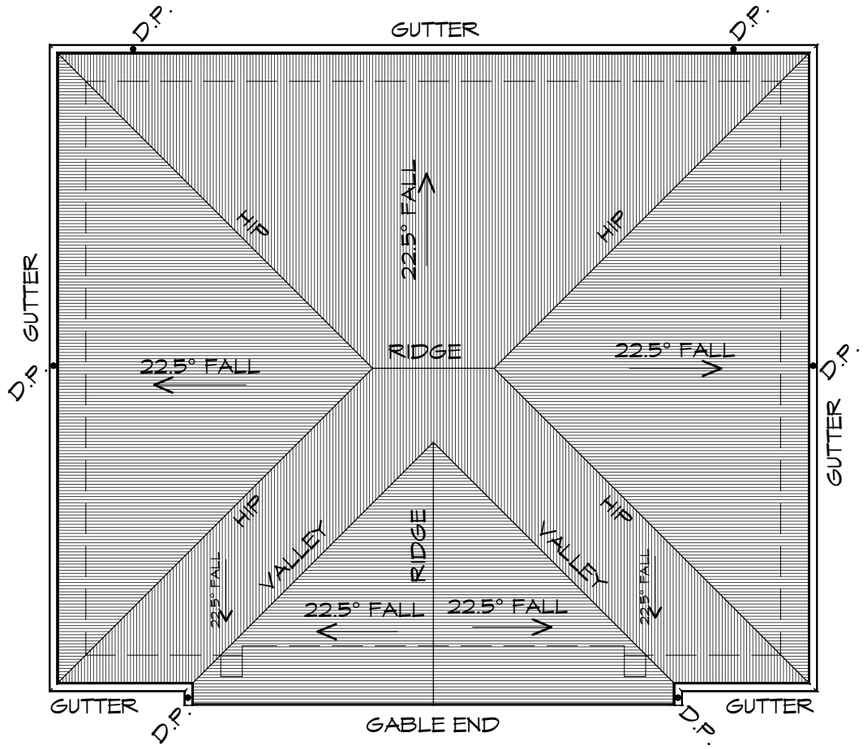
Client name:
L.K. & T.J. BROWN

Drawing:
ELEVATIONS

| Drafted by: | Approved by: |
|---|---|
| S.P. | F.G. |
| Date: | Scale: |
| 12.06.2025 | 1 : 100 |
| Project/Drawing no: | Revision: |
| PDH24091 -08 | 04 |

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A




# ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.
SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH ABCB HOUSING PROVISIONS PART
7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING,
REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY
OF CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE,
FASTENER FREQUENCY FOR TRANVERSE FLASHINGS
AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS.
REFER TO TO ABCB HOUSING PROVISIONS PART
7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN
35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

PLANNING
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Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

Drawing:
ROOF PLAN

Client name:
L.K. & T.J. BROWN

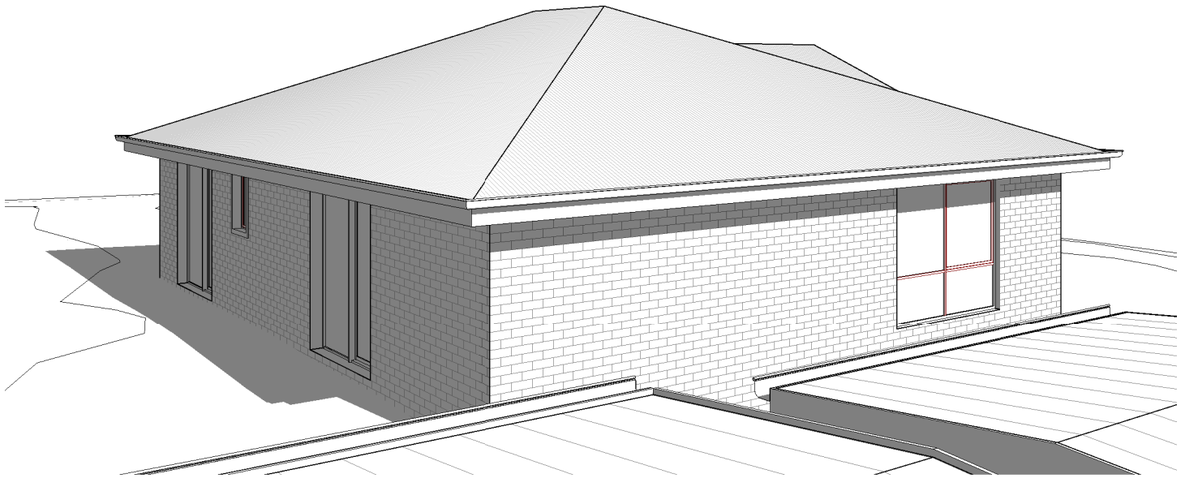
Date: 12.06.2025
Scale: 1 : 100

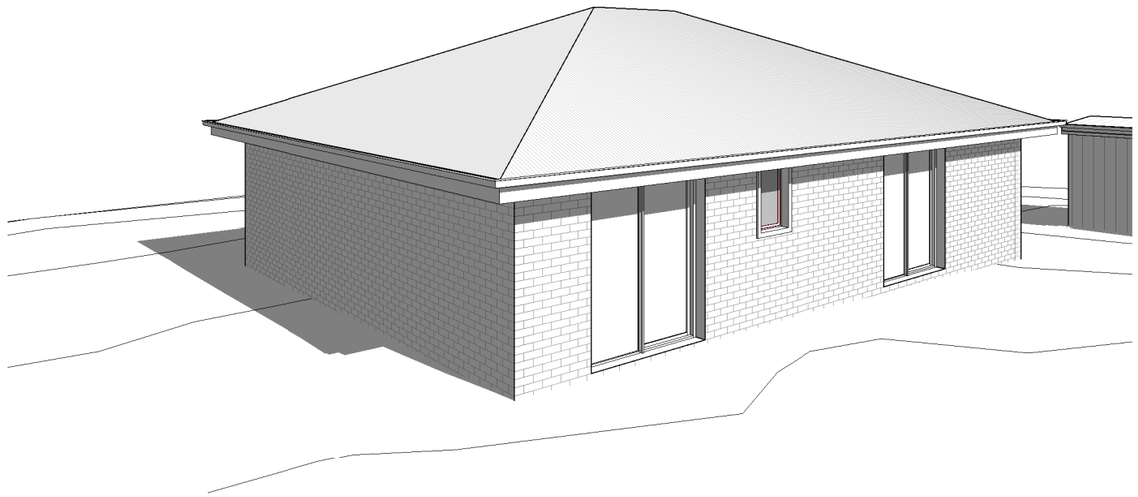
Drafted by: S.P.
Approved by: F.G.

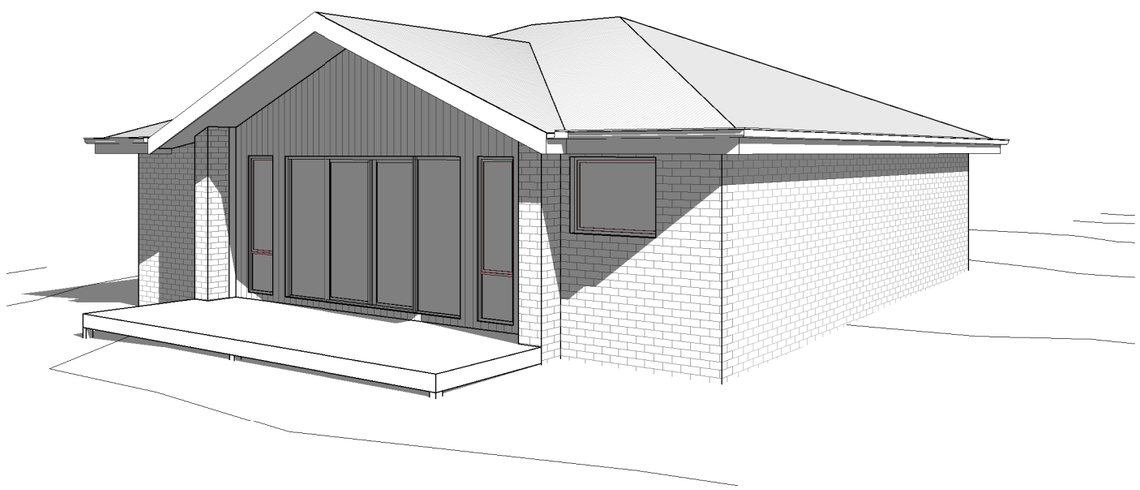
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PDH24091 -09
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A







PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED NEW RESIDENCE
33 PENELOPE STREET
ST HELENS

Drawing:
PERSPECTIVES

Client name:
L.K. & T.J. BROWN

Date: 12.06.2025

Scale:

Drafted by: S.P.

Approved by: F.G.

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Project/Drawing no: PDH24091 -10

Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A

Prime Design
your build, your way

12 June 2025

Break O'Day Council
32-34 Georges Bay Esplanade,
St Helens Tasmania 7216

Dear Planner,

**Re: Proposed New Residence at 33 Penelope Street, St. Helens**

Please see a proposal for a new residence with 2 bedrooms, 1 bath, open living/ kitchen/ dining, walk-in pantry, laundry and deck. The proposal falls in the General Residential zone in the Tasmanian Planning Scheme.

I will be looking to address the codes where possible. Please do not hesitate to get in touch if you require further information for us to complete this application.

**8.4.2 Setbacks and building envelope for all dwelling**
Proposed residence complies but the sheds (8.94m2 each) does not comply

**P3** The siting and scale of the proposed sheds

a) The siting and scale of proposed sheds will not cause any unreasonable loss of amenity to the adjoining property as it has a setback of at least 1.3 meters from its boundary and over 10 meters from the existing residence in the adjoining property. It is highly unlikely in reduction of sunlight to a habitable room of a dwelling and overshadowing the private open space in the adjoining property. Moreover, the sheds have a maximum height of 2.6 metres from the existing surface level and has area of 8.94m2 each being quite insignificant to cause any visual impact when viewed from an adjoining property.
b) The sheds are at similar setbacks with the existing established properties in the area. Please refer to locality plan.
c) The sheds will not cause any unreasonable reduction in sunlight to an existing solar installation on adjoining property.

**C2.6 Development Standards for Buildings and Works**

C2.6.1 Construction of parking areas

Does not comply – Parking, accessways, manoeuvring and circulation spaces to be constructed using gravel.

**P1** Construction of parking areas to be readily identifiable and constructed so that it is usable in all weather conditions.

a) Proposed gravel driveway to be use for residential purpose with movement of light vehicles back and forth from the property.



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b) Driveway to be constructed in a way that its sits intact in the existing topography of the land and is usable in all weather conditions.
c) Proposed driveway is a permeable surface which would not have additional load to the existing drainage system and to be maintained so that the debris/dust does not affect the existing drainage system.
d) Periodic cleaning and maintenance of the driveway to be undertaken to ensure there is no/ minimal transporting of sediment / debris from the site onto a road or public place.
e) Compact gravel surface used by light vehicles for residential purpose is unlikely to generate excessive dust.
f) Nature of proposed compact gravel driveway surfacing to be durable in all weather conditions.

Kind regards

Sadixya Pant

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**MEMO** **11 June 2025**

**Re: Onsite Stormwater Disposal Requirements at 33 Penelope Street, St Helens**

## Introduction

Hydrodynamica was engaged to provide an onsite stormwater disposal report and design for the proposed residential dwelling at 33 Penelope Street, St Helens. There is no public stormwater system available so disposal will be via onsite via an infiltration system. Break O'Day Council requires BRE-S2.7 Development Standards for Buildings and Works P1 to be addressed.

Figure 1 provides an overview of the site:

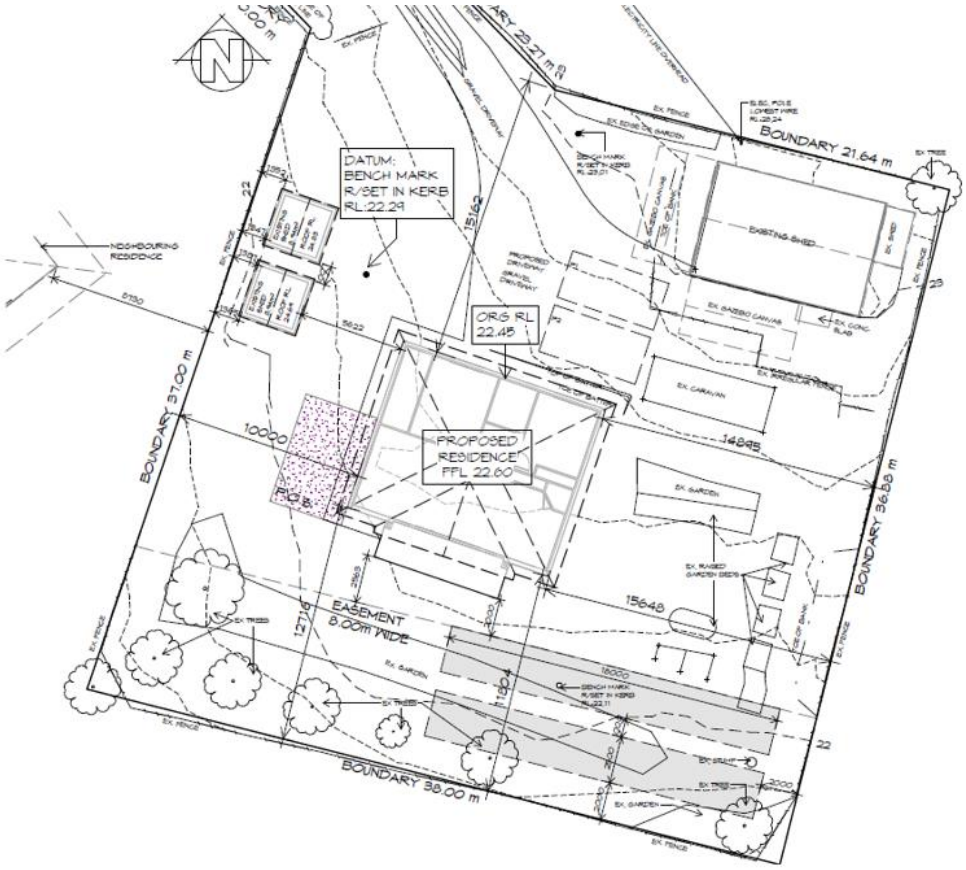


**Figure 1. Site plan (from Prime Design drawing PDH24091 -02 04 030625)**

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## Assessment and Infiltration Trench Sizing

This assessment relies on soil investigations undertaken by Envirotech Consultants Pty Ltd who undertook a geotechnical investigation for foundation classification, reported in *Foundation Classification 33 Penelope St – St Helens Proposed New Residence* (11/11/2024).

Page 4 of the report presented the following results obtained from two boreholes:

| # | Layer | Details | USCS | BH01 | BH02 |
|---|---|---|---|---|---|
| 1 | Silty SAND | TOPSOIL: Silty SAND, black, well sorted, coarse grained sand, trace roots, trace clay, 5 % roots; sub-rounded gravel, MD | SM | 0-0.4 DS@0.1 | 0-0.1 |
| 2 | Silty SAND | Silty SAND with clay, trace gravel, grey, well sorted, medium grained sand, MD | SM | | 0.1-0.6 DS@0.2 |
| 3 | Clayey Sandy SILT | Clayey Sandy SILT trace gravel, black, well sorted, low plasticity, coarse grained sand, F-St | ML | 0.4-0.6 DS@0.5 | 0.6-0.7 |
| 4 | Clayey Sandy SILT | Clayey Sandy SILT trace gravel, light greenish grey, mottled dark red, well sorted, low plasticity, coarse grained sand, F-VSt | ML | 0.6-1.8 DS@1.2 | 0.7-1.3 |
| 5 | Silty CLAY | Silty CLAY with sand, trace gravel, pale green, mottled dark red, medium plasticity, F-VSt | CI | | 1.3-2.2 DS@1.8 |
| 6 | Silty CLAY | Silty CLAY trace sand, light greenish grey, mottled dark red, medium plasticity, St-VSt | CI | 1.8-2.2 DS@2.0 | |

| | |
|---|---|
| **Consistency**[1] | **VS** Very soft; **S** Soft; **F** Firm; **St** Stiff; **Vst** Very Stiff; **H** Hard. Consistency values are based on soil strengths AT THE TIME OF TESTING and is subject to variability based on field moisture condition |
| **Density**[2] | **VL** Very loose; **L** Loose; **MD** Medium dense; **D** Dense; **VD** Very Dense |
| **Rock Strength** | **EL** Extremely Low; **VL** Very Low; **L** Low; M Medium; **H** High; **VH** Very High; **EH** Extremely High |
| **PL** | Point load test (lump) |
| **DS** | Disturbed sample |
| **PV** | Pocket vane shear test |
| **FV** | Downhole field vane shear test |
| **U50** | Undisturbed 48mm diameter core sample collected for laboratory testing. |
| **REF** | Borehole refusal |
| **INF** | DCP has continued through this layer and the geology has been inferred. |

**Table 1. Envirotech Consultants Pty Ltd soil results**

The top 400-600mm of the soil profile is predominately sand, which trends to clayey sandy silt at depths of approximately 600mm to 1300mm or more. It then becomes silty clay to depths of over

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2000mm. Given the depth of the proposed onsite disposal system the limiting layer is the sandy silt. This aligns with a class 4 to 5 soil category in AS1547-2012 Onsite Domestic Waste Management.

Table 5.1 in the standard provides an indicative permeability $K_{sat}$ ranging from 0.12m/day to 0.5m/day. Given the potential for groundwater 600mm below ground surface (refer to Table 1 of the Envirotech Consultants report) the bottom end of this range has therefore been adopted for this onsite stormwater disposal assessment.

In the absence specific standards of onsite stormwater disposal, the *Water Sensitive Urban Design – Engineering Procedures for Stormwater Management in Tasmania* (Derwent Estuary Program, 2012) Chapter 10 have been used. These procedures detail a robust methodology for sizing of infiltration stormwater disposal areas.

The assumptions used in the calculations contained in this report are as follows:

- Total area to be serviced (areas provided by Prime Design)
  - Proposed dwelling (roof area) = 129.1 $m^2$
  - Existing Sheds x 3 = 76.2 $m^2$ total
- A volumetric runoff coefficient of 1
- A saturated permeability rate of 0.12 m/d
- A void ratio of 33% for 20mm to 40mm gravel aggregate
- The range of 5% AEP rainfall intensities are as per the BOM Design Rainfall Data System (2016)
- Table 2 provides a summary of infiltration bed inflow volumes, outflow volumes, and required storages for the range of 5% AEP storm durations for the dwelling:

| Duration (mins) | I(mm/hr) | D (hrs) | Inflow Vol (m3) | Outflow Vol (m3) | Required Storage (m3) | | $C_V$ | 1 | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | 135 | 0.08 | 2.31 | 0.04 | 2.26 | | A | 205.3 | m2 |
| 6 | 127 | 0.1 | 2.61 | 0.05 | 2.55 | | Length | 36 | m |
| 10 | 103 | 0.17 | 3.52 | 0.09 | 3.43 | | Width | 2.5 | m |
| 20 | 71.6 | 0.33 | 4.85 | 0.18 | 4.67 | | Depth | 0.45 | m |
| 30 | 56 | 0.5 | 5.75 | 0.27 | 5.48 | | P | 77 | m2 |
| 60 | 36.5 | 1 | 7.49 | 0.54 | 6.96 | | | | |
| 120 | 24.3 | 2 | 9.98 | 1.07 | 8.90 | | $K_{sat}$ | 120.00 | mm/day |
| 180 | 19.6 | 3 | 12.07 | 1.61 | 10.46 | | $K_{sat}$ | 5.00 | mm/hr |
| 360 | 14 | 6 | 17.25 | 3.22 | 14.03 | | $A_{inf}$ | 90 | m2 |
| 720 | 10 | 12 | 24.64 | 6.44 | 18.20 | | V Bed (total) (L x W x H) | 40.5 | m3 |
| 1440 | 6.79 | 24 | 33.46 | 12.88 | 20.58 | | V (aggregate void- storage available) | 9.09 | m3 |
| 2880 | 4.15 | 48 | 40.90 | 25.76 | 15.14 | | V (3x12m RELN Large Arch) (0.12m3/m) | 12.96 | m3 |
| 4320 | 2.94 | 72 | 43.46 | 38.64 | 4.82 | | Total Storage Available: | 22.05 | m3 |

**Table 2. Stormwater disposal bed calculation summary (proposed dwelling)**

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## Specification

Two disposal beds each 18 metres long x 2.5 metres wide x 450mm deep will provide adequate infiltration and storage to cater for all 5% AEP storms, ranging from the 5 minute through to the 72 hour duration storm. The storage requirement peaks during the 24 hour duration storm.

Figure 2 shows an indicative bed profile:

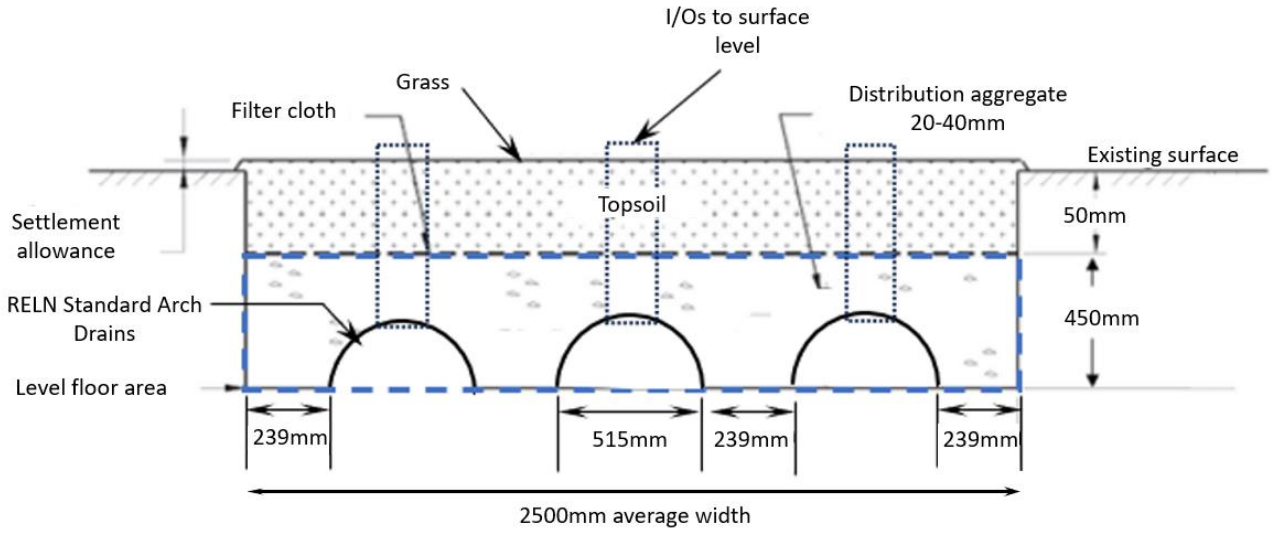


**Figure 2. Stormwater infiltration bed detail (NOT TO SCALE)**

- Beds shall be laid outside of trafficable areas, have a flat base and, as far as practicable, be laid along the contour.
- They shall also have a minimum separation of 2 metres from property boundaries and structures.
- Inspection openings shall be installed at each end of each of the sets of arches.
- Pre-treatment of stormwater for the removal of debris and sediment is essential, and storm runoff should not be conveyed directly into the infiltration system. Pre-treatment measures should include the provision of leaf and roof litter guards along the roof gutters and/or screening within a 450mm x 450mm discharge control pit prior to even disposal into the infiltration bed. The pit shall include a 200mm sump below the outlet for the interception of debris, and a mesh screen installed on the outlet to the infiltration bed as per AS3500.3:2021 7.10.2(d)(a)(i-v)
- All plumbing and drainage shall comply with the requirements in AS3500:2021.

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**BRE-S2.7.1 Response**

BRE-S2.7.1 of the Stormwater Management Specific Area Plan is as follows:

| **Objective:** | That development provides for adequate stormwater management. |
|---|---|
| **Acceptable Solutions** | **Performance Criteria** |
| **A1**<br>Development must be:<br>(a) capable of connecting to the public stormwater system; or<br>(b) permitted by the General Manager to discharge stormwater to a system other than the public stormwater system. | **P1**<br>Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to:<br>(a) topography of the site;<br>(b) the size and shape of the site;<br>(c) soil conditions;<br>(d) any existing buildings and any constraints imposed by existing development on the site ;<br>(e) any area of the site covered by impervious surfaces;<br>(f) any watercourses on the land;<br>(g) stormwater quality and quantity management targets identified in the State Stormwater Strategy 2010; and<br>(h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion. |

The Performance Criteria apply:

P1a) Topography of the site has been considered. Onsite disposal beds will be laid along the contours and contain the range of 5% AEP storms.

P1b) The onsite disposal system stormwater fits within the site, with appropriate offsets from boundaries and structures.

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P1c) Conservative soil conditions have been adopted in the calculations.

P1d) Existing buildings have been considered, and appropriate offets provided.

P1e) The system has been sized to accommodate existing shed roofs and the proposed residence using an approporate runoff coefficient and a conservative AEP.

P1f) There are no watercourses on the land.

P1g) Onsite disposal through infiltration will be implimented. While the *State Stormwater Strategy 2010* targets have not been specifically modelled using MUSIC, the *Water Sensitive Urban Design – Engineering Procedures for Stormwater Management in Tasmania* procedures have been used to size the infiltration system, which is a WSUD device. Both the *State Stormwater Strategy* and *Water Sensitive Urban Design – Engineering Procedures for Stormwater Management in Tasmania* procedures recommend infiltration devices to improve stormwater quality in the environment.

P1h) No additional advice provided, other than what is contained in this report. Water table was considered in the design. There are no inundation risks – the Tasmanian Statewide Strategic Flood Maps show no impacts. The site is not impacted by LISTmap land stability hazard bands or coastal erosion hazard bands.

Cameron Oakley

CONSULTING ENGINEER

B.Tech, B.Eng (Hons), MBA

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