

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 / 00156
Applicant	Spectura Studio
Proposal	Residential - Construction of Dwelling with attached Deck
Location	Lot 1 Medeas Cove Esplanade, St Helens (CT65155/1)

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 22nd November, 2025 **until 5pm Friday 5th December, 2025.**

John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	...	ISSUE	DATE
A00	COVER SHEET		B	7/11/2025 5:31 AM
A01	SITE PLAN		B	7/11/2025 5:31 AM
A02	FLOOR PLAN		A	3/09/2025 8:31 AM
A03	ELEVATIONS		A	3/09/2025 8:31 AM

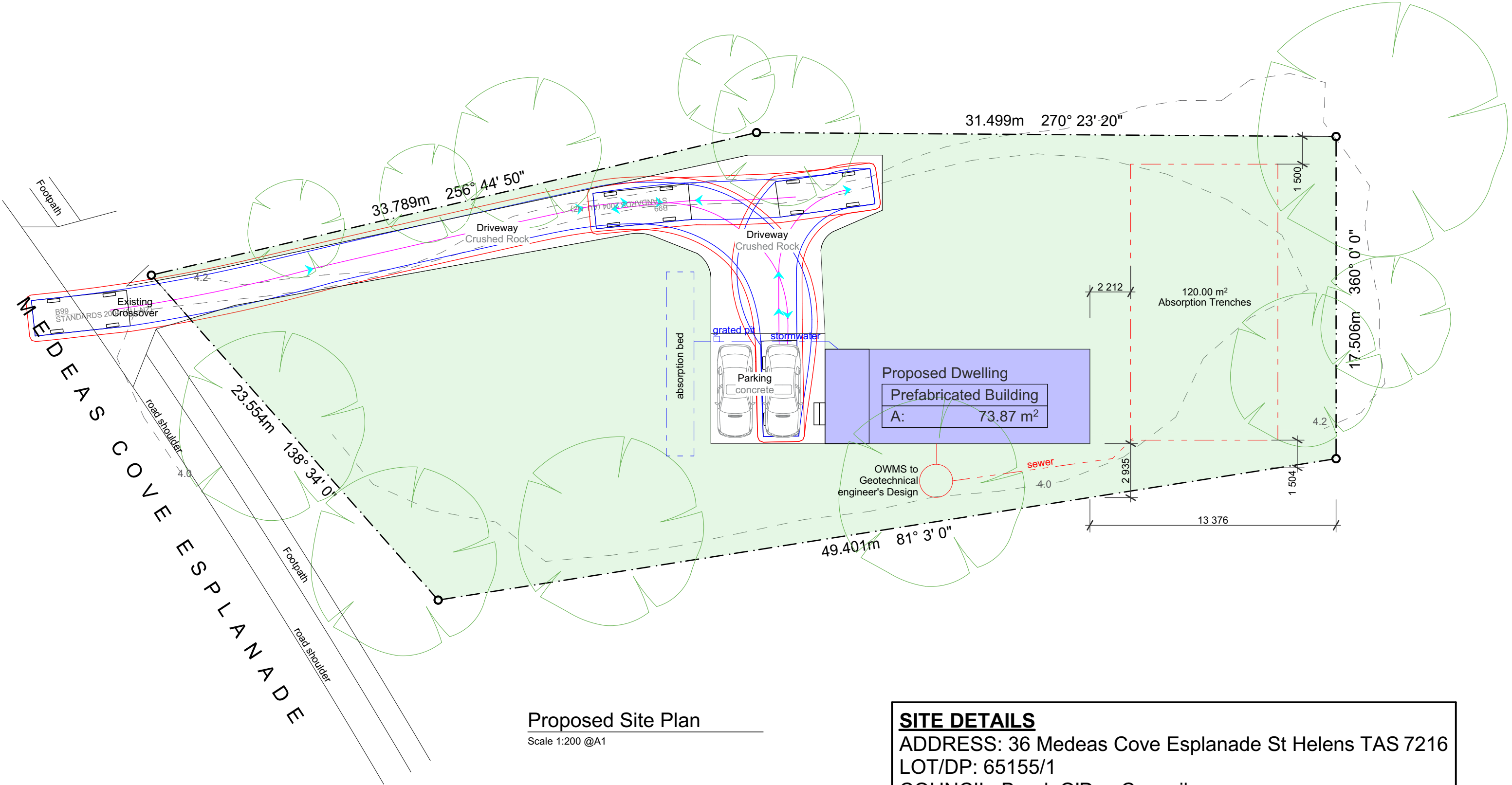
SHEET No.	DRAWING TITLE	...	ISSUE	DATE
A04	DOOR / WINDOW SCHEDULE		A	3/09/2025 8:31 AM
A05	ENERGY EFFICIENCY MODEL...		A	3/09/2025 8:31 AM
A06	FINISHES		A	3/09/2025 8:31 AM
A07	Code Overlay		B	7/11/2025 5:31 AM

Development Application

Issue: B - LGA RFI

Friday, 7 November 2025





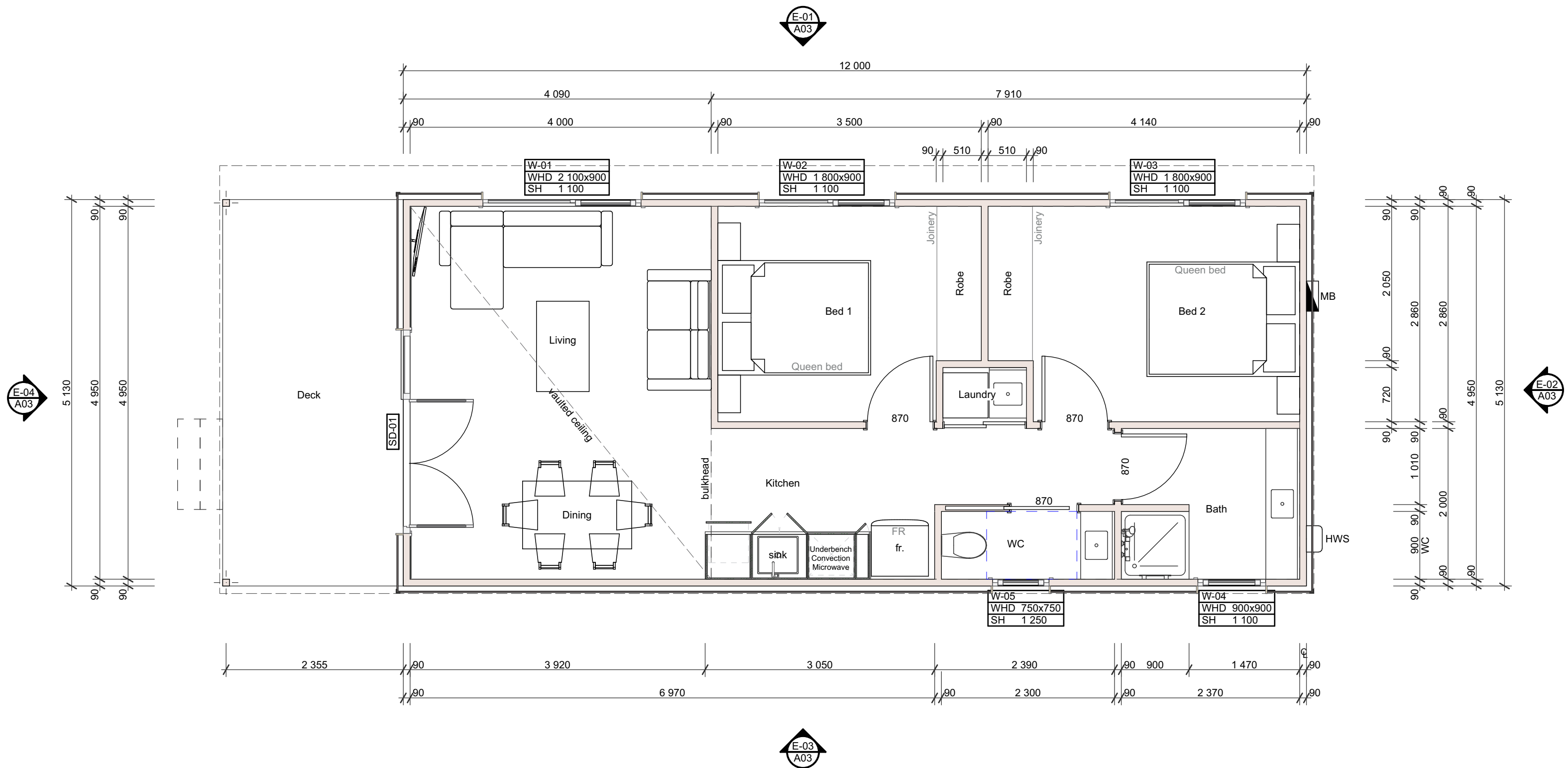
Proposed Site Plan

Scale 1:200 @A1

SITE DETAILS

ADDRESS: 36 Medeas Cove Esplanade St Helens TAS 7216
LOT/DP: 65155/1
COUNCIL: Break O'Day Council
ZONING: General Residential

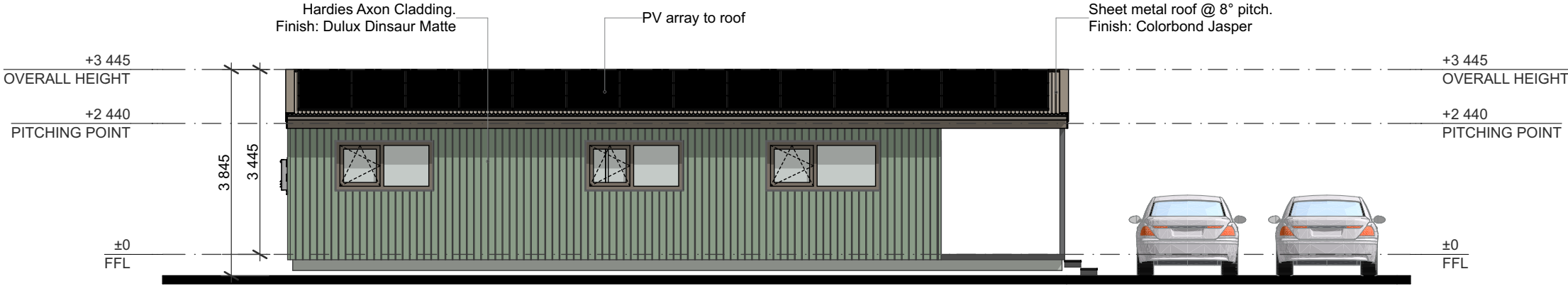
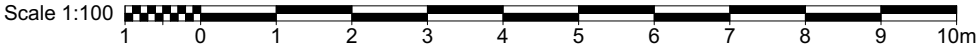
PROJECT NUMBER: T196		ISSUE LIST			PROJECT Argonaut 2 Bedroom Prefabricated Dwelling		A01			NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521	DRAWN BY: MP	No.	DESCRIPTION	DATE	PROJECT ADDRESS: 65155/1 36 Medeas Cove Esplanade St Helens TAS 7216		SHEET SIZE A3			
	CHECKED BY: MP	SK1	CONCEPT DEVELOPMENT	16/07/2025			SITE PLAN			
		SK2	CONCEPT DEVELOPMENT	24/07/2025						
		A	Development Application	3/09/2025						
	DATE: Friday, 7 November 2025	B	LGA RFI	7/11/2025	CLIENT Cheryl Tonkin		SCALE: 1:200 PROJECT NUMBER: T196			
	CBOS: 964058515									



Scale 1:50 @A3

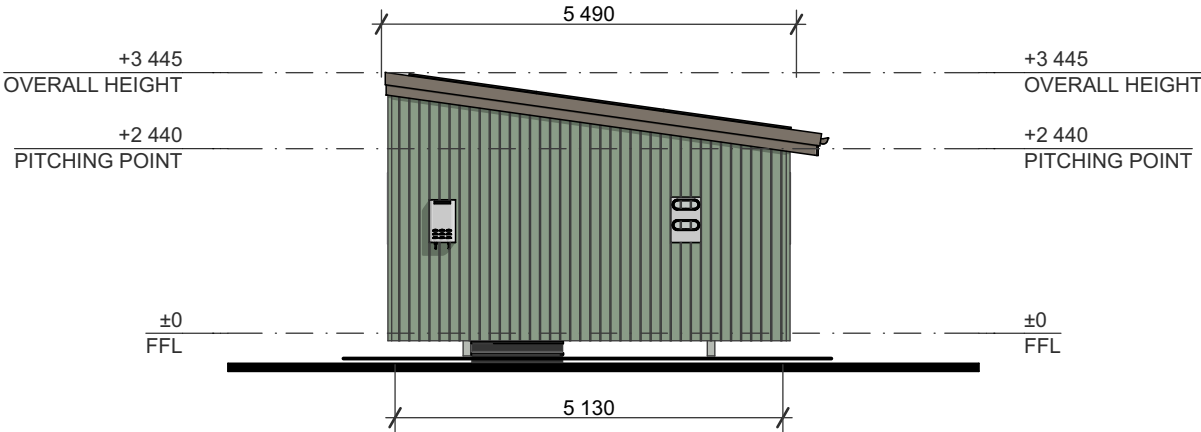
PROJECT NUMBER: T196		ISSUE LIST			PROJECT Argonaut 2 Bedroom Prefabricated Dwelling		A02		NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	CHECKED BY: MP	SK1	CONCEPT DEVELOPMENT	16/07/2025	CLIENT Cheryl Tonkin				
	DATE: Friday, 7 November 2025	SK2	CONCEPT DEVELOPMENT	24/07/2025					
	CBOS: 964058515	A	Development Application	3/09/2025					

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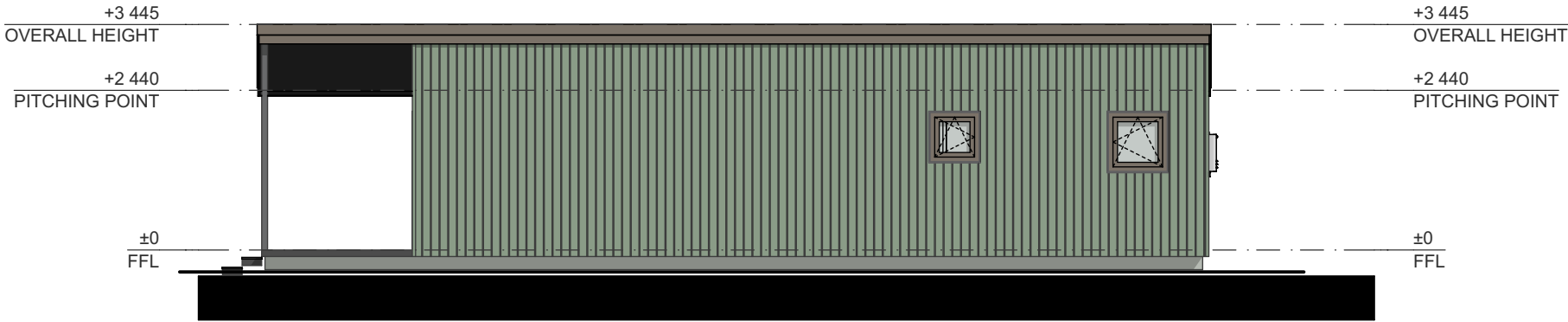
E-01 North Elevation

A02 Scale 1:100 @A3



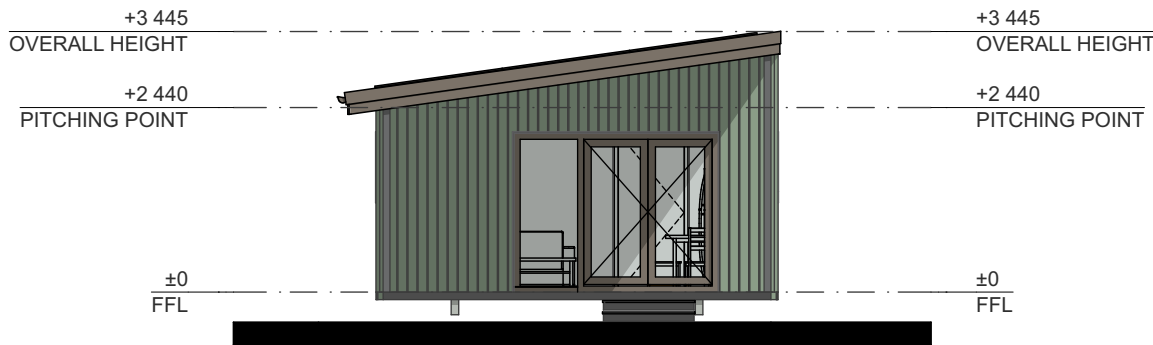
E-02 East Elevation

A02 Scale 1:100 @A3



E-03 South Elevation

A02 Scale 1:100 @A3



E-04 West Elevation

A02 Scale 1:100 @A3

NOTE:
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ONSITE BY BUILDING CONTRACTOR
AND PHYSICALLY LOCATE ALL
UNDERGROUND SERVICES AND
THEIR LOCATION IN RELATION TO
PROPOSED WORKS.
WRITTEN DIMENSIONS
PREFERENCED OVER SCALED
DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO
THE BUILDING DESIGNER BEFORE
PROCEEDING.

ISSUE LIST

No.	DESCRIPTION	DATE
SK1	CONCEPT DEVELOPMENT	16/07/20 25
SK2	CONCEPT DEVELOPMENT	24/07/20 25
A	Development Application	3/09/202 5

PROJECT

Argonaut 2 Bedroom Prefabricated Dwelling

PROJECT ADDRESS:

65155/1
36 Medeas Cove Esplanade St Helens TAS
7216

CLIENT

Cheryl Tonkin

SHEET SIZE A3

A03

ELEVATIONS

SCALE: 1:100

PROJECT NUMBER: T196



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MP

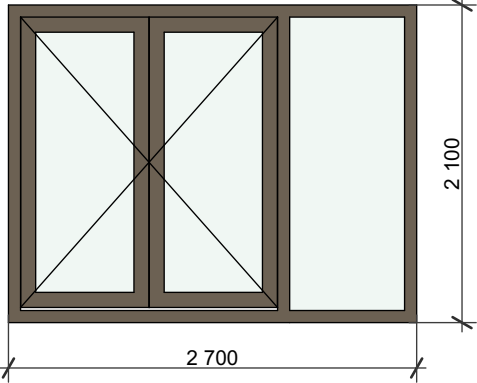
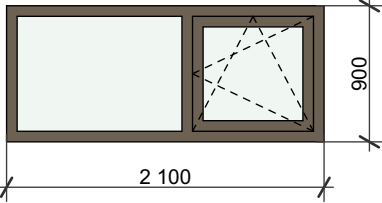
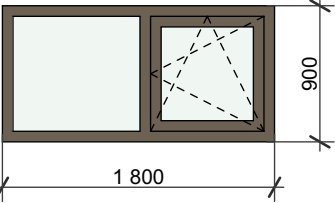
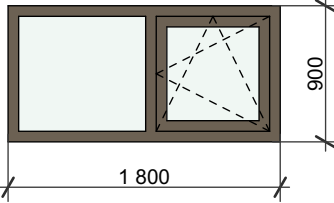
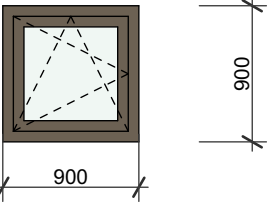
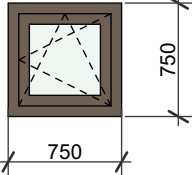
CHECKED BY:

MP

DATE:

Friday, 7
November 2025

CBOS: 964058515

GLAZING SCHEDULE							
WINDOW ID	SD-01	W-01	W-02	W-03	W-04	W-05	
NOMINAL HEIGHT	2 100	900	900	900	900	750	
NOMINAL WIDTH	2 700	2 100	1 800	1 800	900	750	
HEAD HEIGHT	2 100	2 100	2 100	2 100	2 100	2 100	
FRAME	U-PVC	U-PVC	U-PVC	U-PVC	U-PVC	U-PVC	
GLAZING	Triple Glazed : <U0.6 : ~G0.5	Triple Glazed : <U0.6 : ~G0.5	Triple Glazed : <U0.6 : ~G0.5	Triple Glazed : <U0.6 : ~G0.5	Triple Glazed : <U0.6 : ~G0.5	Triple Glazed : <U0.6 : ~G0.5	
WINDOW AREA	5.67	1.89	1.62	1.62	0.81	0.56	12.17 m²
ELEVATION VIEW (internal)							
DETAILS	Double door plus sidelight. Central leaf to house door furniture. Lockable	Tilt/turn + Fixed Window	Tilt/turn + Fixed Window	Tilt/turn + Fixed Window	Tilt/Turn	Tilt/Turn	

Note:
External windows and glazed doors to comply with AS2047:2014 - Windows & external glazed doors in buildings

Note:
Glazing to comply with AS1288-2021 - Glass in Buildings

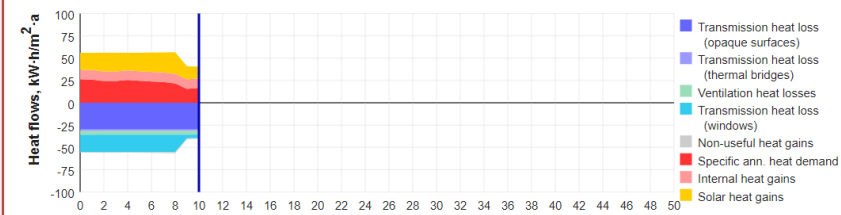
PROJECT NUMBER: T196		ISSUE LIST			PROJECT Argonaut 2 Bedroom Prefabricated Dwelling	A04	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	CHECKED BY: MP	SK1	CONCEPT DEVELOPMENT	16/07/2025	CLIENT Cheryl Tonkin	DOOR / WINDOW SCHEDULE	
	DATE: Friday, 7 November 2025	SK2	CONCEPT DEVELOPMENT	24/07/2025			
	CBOS: 964058515	A	Development Application	3/09/2025			

▼ Results tracker - Data table

expand columns >>

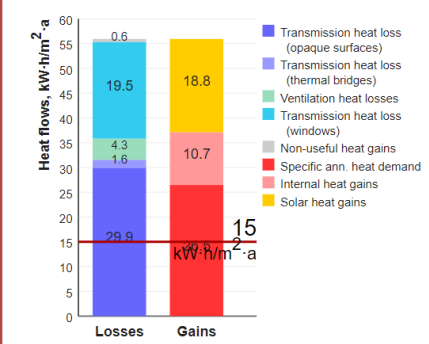
step	comment	Transmission heat loss (opaque surfaces) (kW·h/m ² ·a)	Transmission heat loss (windows) (kW·h/m ² ·a)	Transmission heat loss (thermal bridges) (kW·h/m ² ·a)	Ventilation heat losses (kW·h/m ² ·a)	Solar heat gains (kW·h/m ² ·a)	Internal heat gains (kW·h/m ² ·a)	Specific ann. heat demand (kW·h/m ² ·a)	climate
✖ 0	Base Modelling - Middle of lot - Aligned with North East boundary (12° east)	29.94	19.52	1.62	4.26	18.82	10.65	26.46	AU1061a
✖ 1	Middle Of Lot - Aligned with North	29.94	19.52	1.62	4.26	19.36	10.65	25.98	AU1061a
✖ 2	SE Corner - Aligned with Boundary	29.94	19.52	1.57	4.26	21.14	10.65	24.37	AU1061a
✖ 3	SE Corner - Aligned with North	29.94	19.52	1.57	4.26	21.12	10.65	24.39	AU1061a
✖ 4	SE Corner - 12° West	29.94	19.52	1.57	4.26	19.67	10.65	25.65	AU1061a
✖ 5	SE Corner - 24° East	29.94	19.52	1.57	4.26	20.82	10.65	24.64	AU1061a
✖ 6	S-Central / SE Corner - 24° East	29.94	19.52	1.57	4.26	21.68	10.65	23.90	AU1061a
✖ 7	S-Central / SE Corner - 12° East	29.94	19.52	1.57	4.26	22.32	10.65	23.36	AU1061a
✖ 8	S-Central / SE Corner - 12° East - Tapered Verandah	29.94	19.52	1.57	4.26	24.24	10.65	21.76	AU1061a
✖ 9	S-Central / SE Corner - 12° East - Tapered Verandah - Triple Glazed Windows	29.94	4.02	1.57	4.26	14.53	10.65	15.61	AU1061a
✖ 10	S-Central / SE Corner - 12° East - Non-tapered Verandah - Triple Glazed Windows	29.94	4.02	1.57	4.26	13.29	10.65	16.63	AU1061a

▼ Results tracker - Chart (stacked)



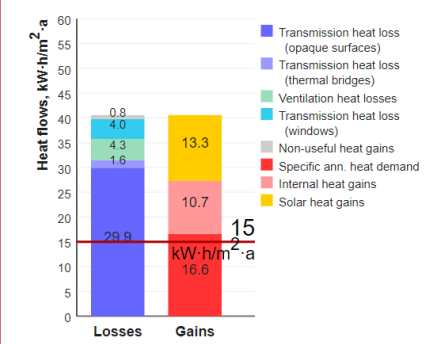
▼ Heat balance

Displays results from step: 0 - Base Modelling - Middle of l... ▾

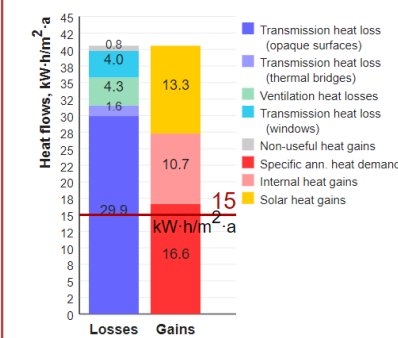


▼ Heat balance

Displays results from step: 10 - S-Central / SE Corner - 12... ▾



▼ Heat balance

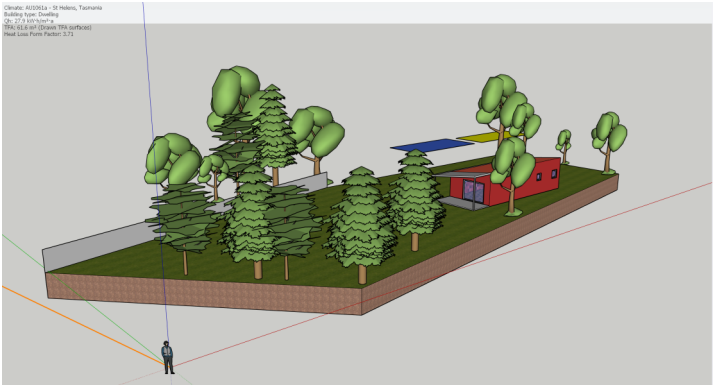


▼ Project overview

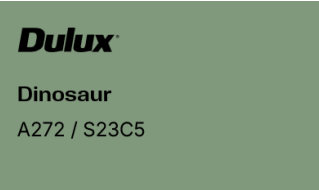
Climate	AU1061a - St Helens, Tasmania	change
Building type	Dwelling	change
Annual heat demand (Q _h)	16.6 kW·h/m ² ·a	details
Treated Floor Area (TFA)	61.6 m ² (Drawn TFA surfaces)	details
Thermal envelope area	229 m ²	details
Heat Loss Form Factor	3.71	
Projected building footprint	68.8 m ²	
Number of windows	6	details
Number of thermal surfaces	6	details
Number of thermal bridges	11	details
Thermal envelope checks The thermal envelope appears to be complete! WARNING! The Projected Building Footprint area appears to be too large!		
Render mode	Render by Area Group	

PROJECT NUMBER: T196		ISSUE LIST			PROJECT Argonaut 2 Bedroom Prefabricated Dwelling	A05	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	CHECKED BY: MP	SK1	CONCEPT DEVELOPMENT	16/07/2025			
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	CBOS: 964058515						
ENERGY EFFICIENCY MODELLING						SCALE: PROJECT NUMBER: T196	

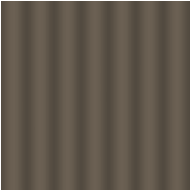
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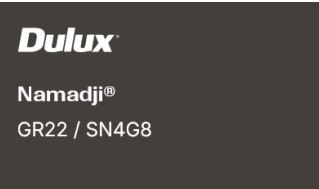
Finishes Legend



Dulux Dinosaur Matte
Cladding (Hardies Axon Grain 133)
Cladding trims



Colorbond Jasper
Roof sheeting (Custom Orb)
Flashings
Gutter
Fascia
Window frames to match



Dulux Namadji Low Sheen
Window External Sills/Reveals
Posts
Decking perimeter
Eave/verandah lining



FRC Minimesh / Heel Guard
Deck area (minimesh or heel guard soft on feet)
Steps

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ISSUE LIST		
No.	DESCRIPTION	DATE
SK2	CONCEPT DEVELOPMENT	24/07/2025
A	Development Application	3/09/2025

PROJECT
Argonaut 2 Bedroom Prefabricated Dwelling

PROJECT ADDRESS:
65155/1
36 Medeas Cove Esplanade St Helens TAS 7216

CLIENT
Cheryl Tonkin

SHEET SIZE A3

A06

FINISHES

SCALE:

PROJECT NUMBER: T196



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DATE:
Friday, 7 November 2025

CBOS: 964058515



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Waterway & Coastal Protection Area Overlay

Scale 1:200 @A3

PROJECT NUMBER: T196		ISSUE LIST			PROJECT		A07	N 	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	CHECKED BY: MP	B	LGA RFI	7/11/2025	PROJECT ADDRESS:				
	DATE:				65155/1 36 Medeas Cove Esplanade St Helens TAS 7216				
	Friday, 7 November 2025				CLIENT				
	CBOS: 964058515				Cheryl Tonkin		Code Overlay	SCALE: 1:200	
								PROJECT NUMBER: T196	

Proposed Single Dwelling

36 Medeas Cove Esplanade
St Helens
TAS 7216



September 2025

Revision to address LGA RFI – 07/11/25



SPECTURA
STUDIO
BUILDING DESIGN

SPECTURA STUDIO
6 Sunrise Court Scamander
info@spectura.com.au
0423 250 079
www.spectura.com.au



Subject site & locality

1.0 Introduction

This planning scheme response supports the development application for the proposed single dwelling, to be located at 36 Medeas Cove Esplanade, St Helens. The proposed development is situated within the General Residential Zone as defined in the Tasmanian Planning Scheme - State Planning Provisions (SPP).

This document's coverage is for the Performance Criteria clauses in the SPP relevant to the related Development Application.

2.0 Project Description

The project involves the construction/installation of a single dwelling on a currently vacant lot.

3.0 Planning Assessment

The following planning items listed rely on performance criteria. If a clause is not listed below, it is due to the proposed development being seen as meeting planning scheme provisions by means of the acceptable solutions relating to that clause.

3.2 Compliance with Overlay Codes

C2.0 Parking and Sustainable Transport Code

- **C2.6.1 – Construction of Parking Areas**

A1 - All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all-weather pavement;
- (b) be drained to the public stormwater system, or contain stormwater on the site; and
- (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

P1 - All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

- (a) the nature of the use;
- (b) the topography of the land;
- (c) the drainage system available;
- (d) the likelihood of transporting sediment or debris from the site onto a road or public place;
- (e) the likelihood of generating dust; and
- (f) the nature of the proposed surfacing.

Response:

The proposed car park is to be concrete, with parking access (driveway) to be crushed rock (gravel) which is viewed as a durable all-weather pavement when constructed correctly. In response to P1:

- (a) The use as a residence is low impact and low traffic, a gravel driveway is seen as an appropriate provision.
- (b) The proposed driveway is set out over relatively flat land. The driveway grade is to be in compliance with AS2890 / LGAT Standard Drawings for urban driveways which will allow for appropriate settlement and usage with the designated pavement.
- (c) The permeable nature of the proposed driveway allows for sufficient drainage to take place, with minimal change to existing conditions.
- (d) The topography of the site slopes away from the road, with ample space for provision of drainage/catchment of sediment/debris on-site, with the proposed location of the driveway seen as a stable and sufficient substrate for a crushed rock driveway, with sediment transportation onto the road not anticipated.
- (e) The low traffic use of the driveway is not seen as causing an impact in regard to dust generation – As is seen in the adjacent driveways in Medeas Cove Esplanade.
- (f) As also seen with precedence in Medeas Cove Esplanade – gravel driveways and parking spaces are an appropriate surface capable of handling the traffic anticipated from a single dwelling.

C7.0 Natural Assets Code

Waterway and Coastal Protection Area

Addressed via development standards for building and works in the following subsection.

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

A1

Buildings and works within a waterway and coastal protection area must:

- (a) be within a building area on a sealed plan approved under this planning scheme;
- (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or
- (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.

Response:

- a) The proposed development is within the building area on the sealed plan.
- b) N/A
- c) N/A

A2

Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.

Response:

N/A

A3

Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.

Response:

There is no new stormwater point discharge into watercourse, wetland or lake proposed.

A4

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.

Response:

N/A

A5

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.

Response:

N/A

BRE-S2.7 Development Standards for Buildings and Works

BRE-S2.7.1 Stormwater Management

Objective: That development provides for adequate stormwater management.

A1

Development must be:

- (a) capable of connecting to the public stormwater system; or
- (b) permitted by the General Manager to discharge stormwater to a system other than the public stormwater system.

Performance criteria solution required.

P1

Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to:

- (c) topography of the site;
- (d) the size and shape of the site;
- (e) soil conditions;
- (f) any existing buildings and any constraints imposed by existing development on the site;
- (g) any area of the site covered by impervious surfaces;
- (h) any watercourses on the land;
- (i) stormwater quality and quantity management targets identified in the State Stormwater Strategy 2010; and
- (j) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.

A stormwater report prepared by Geo-Environmental Solutions factoring in and addressing the above performance criteria has been included as a response to Break O'Day Council's RFI regarding Stormwater Management.

4.0 Conclusion

The proposed residential development at 36 Medeas Cove Esplanade is seen as complying with the relevant provisions of the Tasmanian Planning Scheme for the General Residential Zone and applicable Code Overlays. The design and layout of the site have been carefully considered to ensure compatibility with the surrounding area and to meet the objectives of the zone.

We respectfully request that the planning authority grant approval for this development application.

Thank you,



Matthew Purves
Spectura Studio
CBOS Tas: 964058515

18 November 2025

Alex McKinlay
Planning Officer
Break O'Day Council
32-34 Georges Bay Esplanade
ST HELENS TAS 7216

By email: alexander.mckinlay@bodc.tas.gov.au

Dear Sir

Response to Further Information Request – Council Ref. DA 2025/00156

The following is provided to you on behalf of the applicant – Matthew Purves – and in response to the Planning Authority's Request for Further Information (RFI) pertaining to the abovementioned application. The subject RFI requires provision of further information in relation to one (2) item. These items – and respective responses to each – are reproduced below:

Item 1

Please be advised that assessment is required against P1.1 of clause C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area as the subject site does not contain a building area ('means any area shown on a plan to indicate where all buildings will be located on a lot') on the sealed plan. This is particularly evident due to the lack of a designated building area on the folio plan associated with the property. Accordingly, it is requested that an amended planning scheme is provided which addresses the criterion outlined within the performance criteria where relevant.

Applicant response:

The proposed dwelling and associated works at 36 Medeas Cove, Esplanade have been designed in a way that ensures any potential impacts on natural assets within the identified Waterway and Coastal Protection Area are avoided or minimised to the greatest extent possible. The site itself is a previously cleared, grassed residential lot with no riparian, littoral or wetland vegetation present. As a result, the proposal does not involve disturbance of any coastal, waterway or foreshore features and sits comfortably within an already-established residential streetscape.

Stormwater will be managed entirely on-site through a purpose-designed soakage trench system. The Stormwater Assessment prepared by Geo-Environmental Solutions confirms that the soil profile comprises permeable, non-dispersive sandy sediments, and that stormwater from the roof and hardstand areas can be fully intercepted, detained and absorbed without any point discharge to Medeas Cove or nearby wetlands. The system is sized for both minor and major storm events and ensures post-development runoff does not exceed pre-development levels. This approach eliminates the risk of erosion, sedimentation, runoff concentration or unnecessary modification to natural drainage patterns. Because no new discharge points are created, natural hydrological flows, including diffuse overland flow, remain unaltered.

Given the absence of any watercourse, streambank, in-stream habitat or tidal interface within the works area, none of the proposed activities affect natural channels, fish habitat, bank stability or coastal processes such as wave action or sand movement. No infilling of low-lying areas is proposed, and no dredging, reclamation or erosion-protection works are required. The lightweight prefabricated dwelling requires minimal excavation and no cut-and-fill shaping, further reducing ground disturbance. The small footprint, simple rectangular form and the flat nature of the land allow the building to sit naturally within the site without altering levels or creating impediments to natural drainage.

Grouping the dwelling within the established building area avoids unnecessary sprawl of built form within the overlay and ensures new development is consolidated alongside existing residential use. This reduces the likelihood of future shoreline alteration or the need for protective works to safeguard property, as the structure is positioned in a stable, elevated landward portion of the lot, away from the active coastal zone.

Overall, the design approach aligns with the environmental best-practice principles in both the Wetlands and Waterways Works Manual and the Tasmanian Coastal Works Manual. By avoiding disturbance of natural features, containing all stormwater on-site, limiting ground disturbance and ensuring the dwelling fits the landform, the proposal satisfies the requirements of P1.1 of Clause C7.6.1 of the Tasmanian Planning Scheme – Break O’Day and demonstrates that the development will not cause adverse impacts on natural assets or coastal ecological processes.

We trust this further information sufficiently responds to the Planning Authority’s RFI and will enable assessment of the application to continue.

Yours faithfully

Planning Ahead Tasmania

A handwritten signature in black ink, appearing to read "Rohan Willis", with a stylized flourish at the end.

Rohan Willis
Principal Consultant

STORMWATER ASSESSMENT

36 Medeas Cove Esplanade

St Helens

October 2025



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Spectura Studio
Site Address:	36 Medeas Cove Esplanade, St Helens
Date of Inspection:	31/07/2025
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	65155/1
Title Area:	Approx. 1164 m ²
Applicable Planning Overlays:	Airport obstacle limitation area, Waterway and Coastal Protection Areas
Slope & Aspect:	Flat with no dominant aspect
Vegetation:	Grass

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Sediments
Climate:	Annual rainfall 700mm
Water Connection:	Mains
Sewer Connection:	Unserviced
Testing and Classification:	Onsite Stormwater Retention

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.40	0.00-0.60	0.00-0.40	SW	SILTY SAND: dark grey, grey, slightly moist, dense, gravels
0.40-0.80	0.60-0.70	0.40-0.70	SC	CLAYEY SAND: brown, slightly moist, stiff, trace gravels
0.80-2.20	0.70-1.80	0.70-0.80	SW	SILTY SAND: light brown, slightly moist, dense, trace clay
2.20-3.0+	1.80-2.0+		SC	CLAYEY SAND: brown, light brown, slightly moist, very dense, no refusal

Soil Conditions

The soil on site has developed from Tertiary sediments. and consists of sandy topsoil overlying clayey sand subsoils. The soil has an estimated permeability of approximately 3m/day

GES have identified the following at the site:

- The site has a <5% grade and presents a low risk to slope stability and landslip.
- There are no proposals for cuts or changes of grade which may impact on any proposed onsite stormwater absorption.
- The soil onsite has been identified as comprising of sands overlying sandy clay subsoils. No soil dispersion was identified.
- No evidence of a water table was observed at the time of the investigation
- There is a low risk of the natural soils being impacted by contamination
- Bedrock was not encountered

Soil Dispersion

The soil is non-dispersive.

Existing Conditions and Assumptions

The site covers an area of approximately 1164m² with a total run-off area of 116m² consisting of approx. 80m² of roof area and 36m² of concrete hardstand.

There is no public stormwater system that the property can connect to, and it is therefore it is proposed that stormwater from the site would be routed through the proposed conventional underground drainage system comprising of Grated Sumps and PVC Pipes, coupled with soakage trench elements for on-site detention.

The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre-developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in *Storm Drainage Design in Small Urban Catchments*, a handbook for Australian practice by *Australian Rainfall and Runoff (ARR2019)*, Book 9 – Runoff in Urban Areas.

Detention Calculations

Detention calculations area provided in Appendix A

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.
- The 15m² base (10m x 1.5m), 1.0m deep soakage trench is designed over a 20-minute storm duration for proposed development.
- DN100 slotted PVC pipe with geotextile covering on top of aggregate to be installed within the soakage trench.

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	Inspection and criteria	Maintenance activities (where required)
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
	Check health of absorption trench area and surrounding grass or plants	Investigate any adverse impacts observed that might be due to irrigation
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings
Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects

	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
After 20 years and then every 5 years	Monitor the effectiveness of the stormwater absorption area to assess for any clogging due to algal growth, or blocking due to tree roots/grass growth/trench failure.	Clean or replace clogged equipment
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified

APPENDIX A: STORMWATER DETENTION CALCULATIONS

STORAGE TRENCH			
Hydrology			
Total Catchment Area	116	m ²	
Runoff Coefficient	0.969		
Annunal Recurrence Interval (ARI)	20	yr	
Ground Conditions			
Hydraulic conductivity (K)	3	m/day	
	2.080	mm/min	
Adjusted Rate (15% clogging factor)	1.768	mm/min	
Trench Design			
Length	10	m	
Width	1.5	m	
Depth	1	m	
Infiltration Area	15	m ²	
Porosity	0.35	%	
Trench Storage	5.25	m ³	
	5250	L	
Final Check			
Criteria	Requirement	Design	Check
Detention reqd	2460	5250	OK

Location

Label: 36 Medeas Cove Esplanade St Helens
Easting: 603990
Northing: 5424950
Zone: 55
Latitude: Nearest grid cell: 41.3125 (S)
Longitude: Nearest grid cell: 148.2375 (E)



IFD Design Rainfall Intensity (mm/h)

Issued: 20 October 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
[FAQ for New ARR probability terminology](#)

Table

Chart

Unit: mm/h ▼

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	96.3	109	151	182	214	261	300
2 min	80.9	90.8	123	145	167	194	215
3 min	72.5	81.6	111	131	152	179	200
4 min	66.2	74.6	102	122	142	169	191
5 min	61.1	68.9	94.8	114	133	160	182
10 min	45.2	51.0	71.0	86.1	102	125	145
15 min	36.7	41.4	57.7	70.0	83.1	102	119
20 min	31.4	35.4	49.2	59.6	70.7	86.9	101
25 min	27.7	31.2	43.3	52.4	61.9	75.8	87.4
30 min	25.0	28.2	38.9	47.0	55.4	67.5	77.5
45 min	19.8	22.4	30.7	36.8	43.0	51.8	58.9
1 hour	16.9	19.0	26.0	31.0	36.0	42.9	48.4
1.5 hour	13.5	15.2	20.7	24.5	28.3	33.3	37.2
2 hour	11.6	13.1	17.7	20.9	24.0	28.0	31.1
3 hour	9.35	10.6	14.4	16.9	19.3	22.4	24.8
4.5 hour	7.57	8.59	11.7	13.8	15.7	18.3	20.2
6 hour	6.50	7.40	10.2	12.0	13.7	16.0	17.7
9 hour	5.19	5.95	8.26	9.79	11.3	13.2	14.8
12 hour	4.39	5.04	7.07	8.43	9.75	11.6	13.0
18 hour	3.39	3.91	5.56	6.71	7.84	9.42	10.7
24 hour	2.78	3.21	4.61	5.60	6.61	8.01	9.14
30 hour	2.36	2.73	3.94	4.81	5.71	6.97	7.99
36 hour	2.05	2.37	3.44	4.22	5.03	6.16	7.08
48 hour	1.62	1.87	2.73	3.37	4.04	4.97	5.73
72 hour	1.14	1.32	1.92	2.38	2.87	3.53	4.07
96 hour	0.889	1.02	1.49	1.84	2.21	2.70	3.11
120 hour	0.734	0.844	1.22	1.50	1.80	2.18	2.49
144 hour	0.633	0.726	1.04	1.27	1.52	1.83	2.08
168 hour	0.563	0.645	0.918	1.12	1.32	1.58	1.79

Note:

The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.

* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

Location: St Helens
Site: 116m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Above ground PSD = 0.67L/s
Storage: AEP of 5%, Above ground volume = 2.05m³

Design Criteria (Custom AEP IFD data used)

Location = St Helens
Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probability (APE) = 5 %
Storage annual exceedance probability (APE) = 5 %

Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 116 m² = 0.0116 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 1.00

Total catchment (tc) = 20 minutes
Upstream catchment to site (tcs) = 15 minutes

Coefficient Calculations

Pre-development				Post development			
Zone	Area (m ²)	C	Area * C	Zone	Area (m ²)	C	Area * C
Concrete	0	0.90	0	Concrete	36	0.90	32
Roof	0	1.00	0	Roof	80	1.00	80
Gravel	0	0.50	0	Gravel	0	0.50	0
Garden	116	0.30	35	Garden	0	0.30	0
Total	116	m²	35	Total	116	m²	112
Cp = $\Sigma \text{Area} * C / \text{Total} =$				0.300	Cw = $\Sigma \text{Area} * C / \text{Total} =$		
					0.969		

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 66.5 mm/hr For catchment tc = 20 mins.
Pre-development ($Q_p = C_p * I * A_s / 0.36$) = 0.64 L/s
Peak post development ($Q_a = 2 * C_w * I * A_s / 0.36$) = 4.29 L/s $= (0.064 \times I)$ Eq. 2.24

Storage method = A (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge ($Q_u = \text{PSD}$) = 0.670 L/s

Above ground - Eq 3.8

$$0 = \text{PSD}^2 - 2 * Q_a / t_c * (0.667 * t_c * Q_p / Q_a + 0.75 * t_c + 0.25 * t_{cs}) * \text{PSD} + 2 * Q_a * Q_p$$

Taking x as = PSD and solving

a = 1.0 b = -8.9 c = 5.5

$$\text{PSD} = \frac{-b \pm \sqrt{b^2 - 4ac}}{2a}$$

PSD = 0.670 L/s

Below ground pipe - Eq 3.3

$$Q_p = \text{PSD} * [1.6 * t_{cs} / \{t_c * (1 - 2 * \text{PSD} / (3 * Q_a))\} - 0.6 * t_{cs}^{2.67} / \{t_c * (1 - 2 * \text{PSD} / (3 * Q_a))\}^{2.67}]$$

= 0.64

PSD = 0.666 L/s

Below ground rectangular tank - Eq 3.4

$$t = t_{cs} / (t_c * (1 - 2 * \text{PSD} / (3 * Q_a))) = 0.834$$

$$Q_p = \text{PSD} * [0.005 - 0.455 * t + 5.228 * t^2 - 1.045 * t^3 - 7.199 * t^4 + 4.519 * t^5]$$

= 0.64

PSD = 0.646 L/s

Design Storage Capacity (AEP of 5%)

$$\begin{aligned} \text{Above ground (Vs)} &= [0.5 \cdot Q_a \cdot t_d - [(0.875 \cdot \text{PSD} \cdot t_d)(1 - 0.917 \cdot \text{PSD}/Q_a) + (0.427 \cdot t_d \cdot \text{PSD}^2/Q_a)]] \cdot 60/10^3 \text{ m}^3 & \text{Eq 4.23} \\ \text{Below ground pipe (Vs)} &= [(0.5 \cdot Q_a - 0.637 \cdot \text{PSD} + 0.089 \cdot \text{PSD}^2/Q_a) \cdot t_d] \cdot 60/10^3 \text{ m}^3 & \text{Eq 4.8} \\ \text{Below ground rect. tank (Vs)} &= [(0.5 \cdot Q_a - 0.572 \cdot \text{PSD} + 0.048 \cdot \text{PSD}^2/Q_a) \cdot t_d] \cdot 60/10^3 \text{ m}^3 & \text{Eq 4.13} \end{aligned}$$

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	125.6	8.1	1.04		
13	84.5	5.4	1.69		
17	73.1	4.7	1.84		
21	64.6	4.2	1.94		
25	58.1	3.7	1.99		
29	52.8	3.4	2.03		
33	48.6	3.1	2.04		
37	45.0	2.9	2.05		
41	42.0	2.7	2.04		
45	39.4	2.5	2.02		

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above	36.0	45.8	3.0	2.05
Pipe				
B/ground				

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$$\begin{aligned} Q_{op2} &= 0.75 \text{ CI 2.4.5.1} \\ Q_{p2} = Q_{op2} \cdot Q_{p1} \text{ (where } Q_{p1} = \text{PSD)} &= 0.50 \text{ L/s at which time above ground storage occurs} \\ I = 360 \cdot Q_{p2} / (2 \cdot C_w \cdot A_s \cdot 10^3) &= 7.8 \text{ mm/h} & \text{Eq 4.24} \end{aligned}$$

Period of Storage

Time to Fill:

$$\begin{aligned} \text{Above ground (tf)} &= t_d \cdot (1 - 0.92 \cdot \text{PSD}/Q_a) & \text{Eq 4.27} \\ \text{Below ground pipe (tf)} &= t_d \cdot (1 - 2 \cdot \text{PSD}/(3 \cdot Q_a)) & \text{Eq 3.2} \\ \text{Below ground rect. tank (tf)} &= t_d \cdot (1 - 2 \cdot \text{PSD}/(3 \cdot Q_a)) & \text{Eq 3.2} \end{aligned}$$

Time to empty:

$$\begin{aligned} \text{Above ground (te)} &= (V_s + 0.33 \cdot \text{PSD}^2 \cdot t_d / Q_a \cdot 60/10^3) \cdot (1.14 / \text{PSD}) \cdot (10^3/60) & \text{Eq 4.28} \\ \text{Below ground pipe (te)} &= 1.464 / \text{PSD} \cdot (V_s + 0.333 \cdot \text{PSD}^2 \cdot t_d / Q_a \cdot 60/10^3) \cdot (10^3/60) & \text{Eq 4.32} \\ \text{Below ground rect. tank (te)} &= 2.653 / \text{PSD} \cdot (V_s + 0.333 \cdot \text{PSD}^2 \cdot t_d / Q_a \cdot 60/10^3) \cdot (10^3/60) & \text{Eq 4.36} \end{aligned}$$

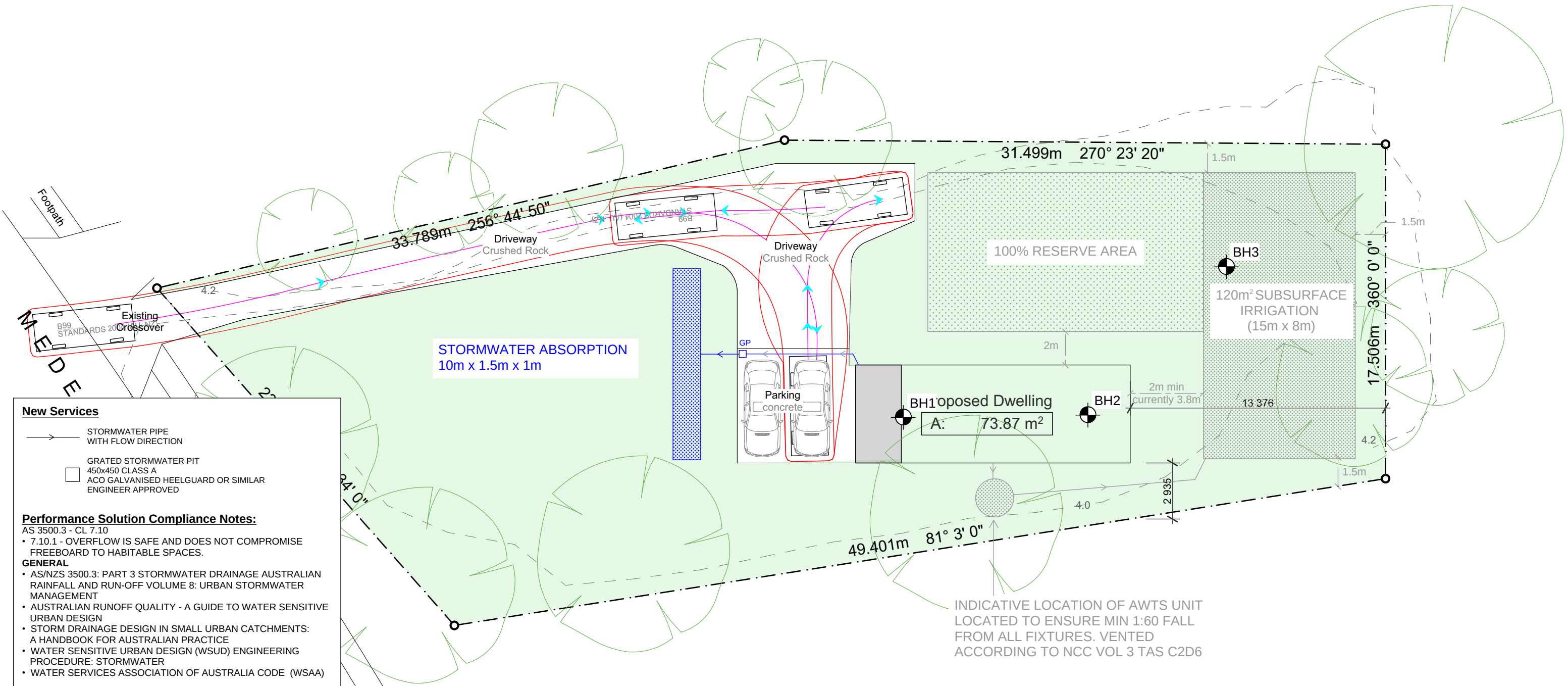
$$\text{Storage period (Ps = tf + te)} \quad \text{Eq 4.26}$$

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above	36.0	3.0	2.0	28.5	61.1	89.6
Pipe						
B/ground						

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

$$\begin{aligned} \text{Permissible site discharge (Qu=PSD)} &= 0.67 \text{ L/s (Above ground storage)} \\ \text{Orifice coefficient (CD)} &= 0.61 \text{ For sharp circular orifice} \\ \text{Gravitational acceration (g)} &= 9.81 \text{ m/s}^2 \\ \text{Maximum storage depth above orifice (H)} &= 400 \text{ mm} \\ \text{Orifice flow (Q)} &= CD \cdot A_o \cdot \sqrt{2 \cdot g \cdot H} \\ \text{Therefore:} \\ \text{Orifice area (Ao)} &= 392 \text{ mm}^2 \\ \text{Orifice diameter (D = } \sqrt{4 \cdot A_o / \pi} \text{)} &= 22.4 \text{ mm} \end{aligned}$$



New Services

- STORMWATER PIPE WITH FLOW DIRECTION
- GRATED STORMWATER PIT 450x450 CLASS A
- ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED

Performance Solution Compliance Notes:

- AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.
- GENERAL
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
 - AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
 - STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
 - WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
 - WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:

- ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
- ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
- ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
- ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
- ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

Proposed Site Plan

Scale 1:200 @A1

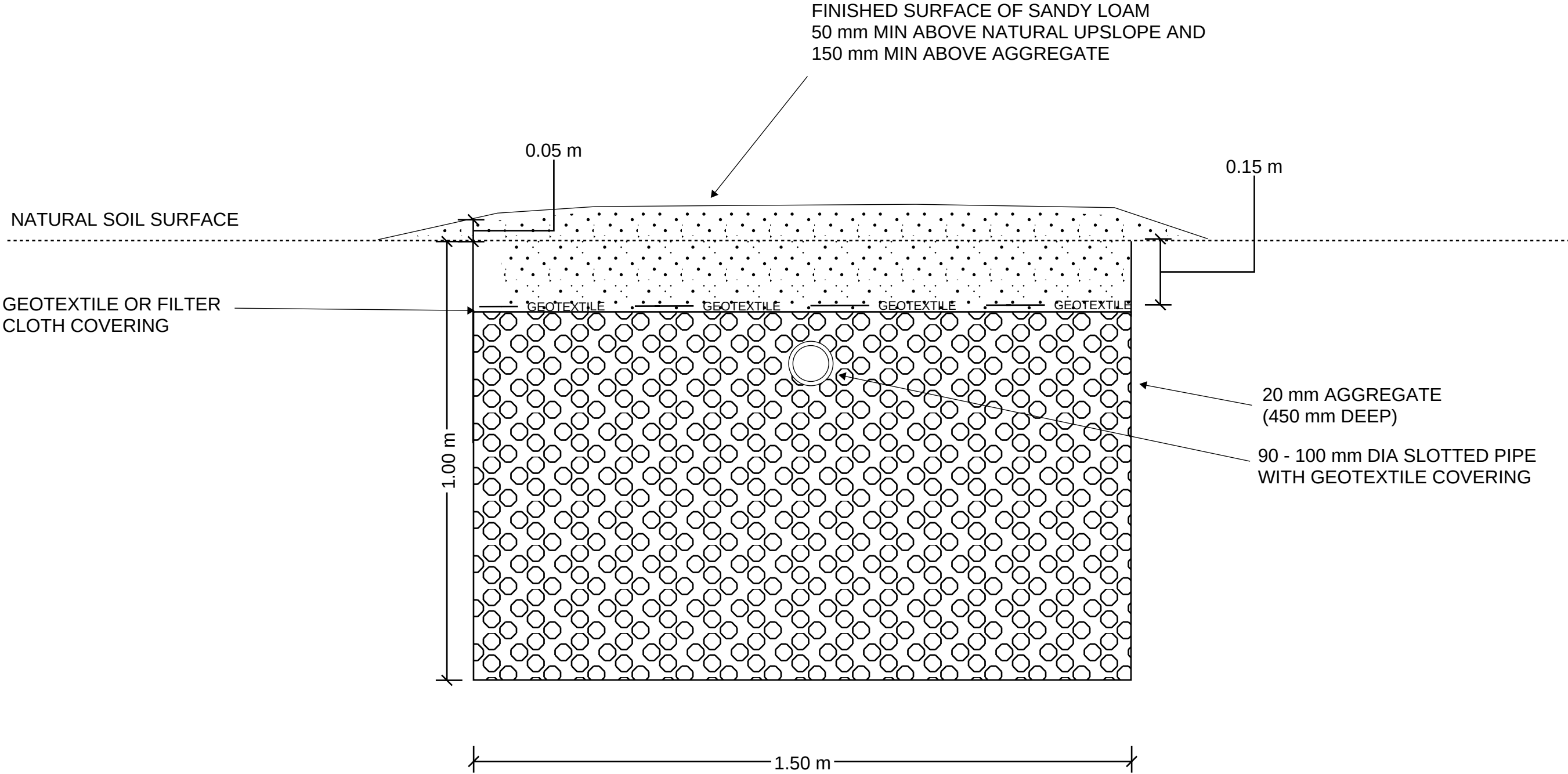
SITE DETAILS

ADDRESS: 36 Medeas Cove Esplanade St Helens TAS 7216
LOT/DP: 65155/1
COUNCIL: Break O'Day Council
ZONING: General Residential

PROJECT NUMBER: T196		ISSUE LIST			PROJECT Argonaut 2 Bedroom Prefabricated Dwelling		A01		N  NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521	DRAWN BY: MP	No.	DESCRIPTION	DATE	PROJECT ADDRESS: 65155/1 36 Medeas Cove Esplanade St Helens TAS 7216		SHEET SIZE A3		
	CHECKED BY: MP	SK1	CONCEPT DEVELOPMENT	16/07/2025					
	DATE: Wednesday, 16 July 2025						SITE PLAN		
	CBOS: 964058515						SCALE: 1:200 PROJECT NUMBER: T196		

Design notes:

- 1.Absorption trench dimensions of up to 20m long by 1.0m deep by 1.5m wide
 - total storage volume calculated at average 35% porosity.
- 2.Base of trenches to be excavated level and smearing and compaction avoided.
- 3.90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
- 4.Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
- 5.All works on site to comply with AS3500 and Tasmanian Plumbing code.



Do not scale from these drawings.
Dimensions to take precedence
over scale.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Owner name
 Address
 Suburb/postcode

Form **35**

Designer details:

Name: Category:
Business name: Phone No:
Business address:
 Fax No:
Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

On-Site stormwater system - design
(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☒ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☐ Performance Solution: ☒ (X the appropriate box)

Other details:

Onsite stormwater retention

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Oct-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Oct-25
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Oct-25
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Oct-25

Standards, codes or guidelines relied on in design process:

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Stormwater Assessment - 36 Medeas Cove Esplanade St Helens - Oct-25

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		20/10/2025
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I Vinamra Gupta..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		20/10/2025