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 / 00149
Applicant	D McGuire
Proposal	Residential – Construction of a Shed
Location	19 Talbot Street, Fingal (CT 11985/3) Access to be achieved over 17A Talbot Street, Fingal (CT 152460/1)

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 21st February 2026 **until 5pm Tuesday 10th March 2026.**

John Brown
GENERAL MANAGER

PROPOSED DETACHED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED AT 19 TALBOT STREET FINGAL FOR *N.D. SMALLEY & M.C. OXLEY.*

AUGUST 2025

PROJECT No. 7725

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN	UNDERGROUND SERVICES	WORKING AT HEIGHTS	BUSHFIRE ATTACK LEVEL B.A.L. - REFER TO REPORT (CLASS 10A)

DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER

TITLE REFERENCE Volume 11985 Folio 3	DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS. 10(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES

AREA OF SHED 56.00 m2 EXISTING BUILDINGS 154.25 m2 EXISTING LOT AREA 886.00 m2
TOTAL BUILDINGS 210.25 m2 SITE COVERAGE 23.73 %

PROPERTY IDENTIFICATION NUMBER 641452
CERTIFICATE OF TITLE NUMBER 11985 FOLIO 3

NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT (C) AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.

WEEDA Drafting
& Building Consultants Pty Ltd
95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au
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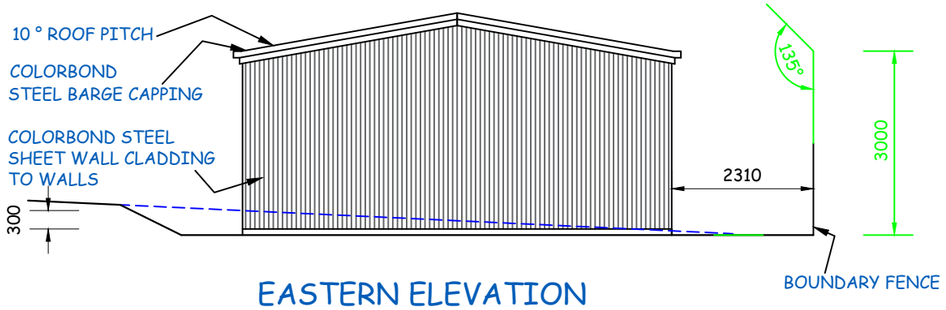
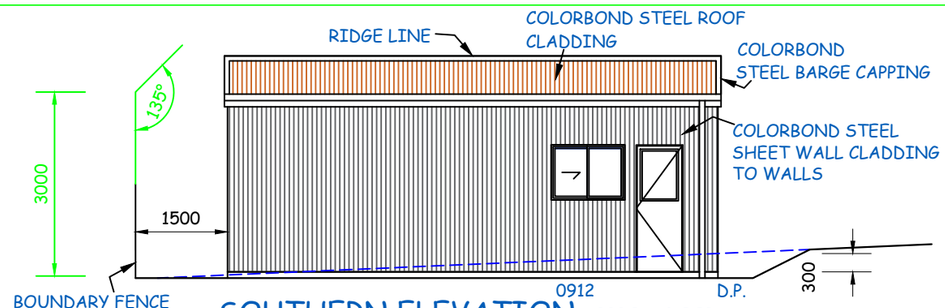
DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
22/08/2025	1:100	J WEEDA	A WEEDA	7725 - 1 OF 7

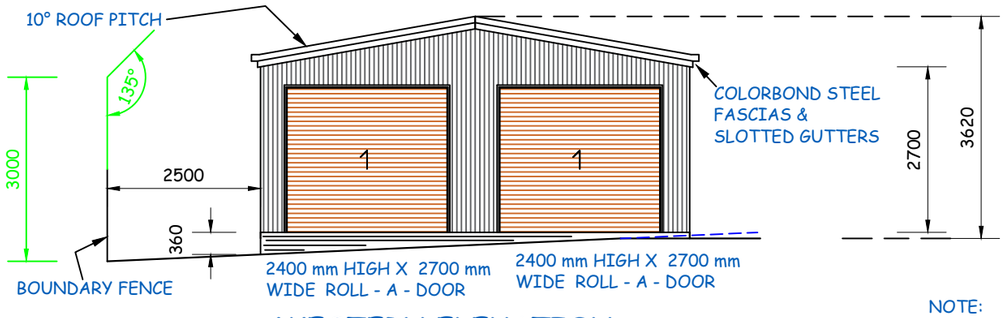


EASTERN ELEVATION

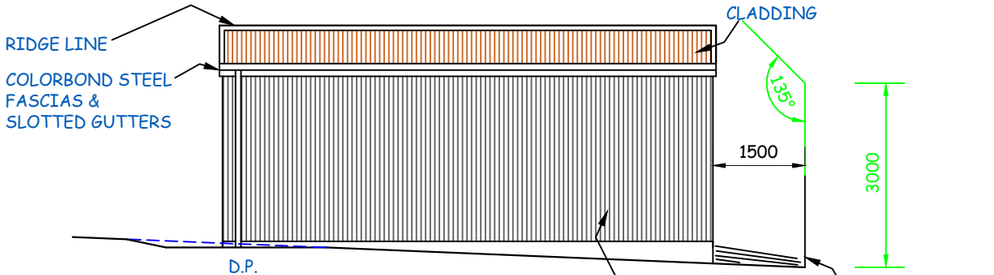


SOUTHERN ELEVATION

820 P.A. DOOR

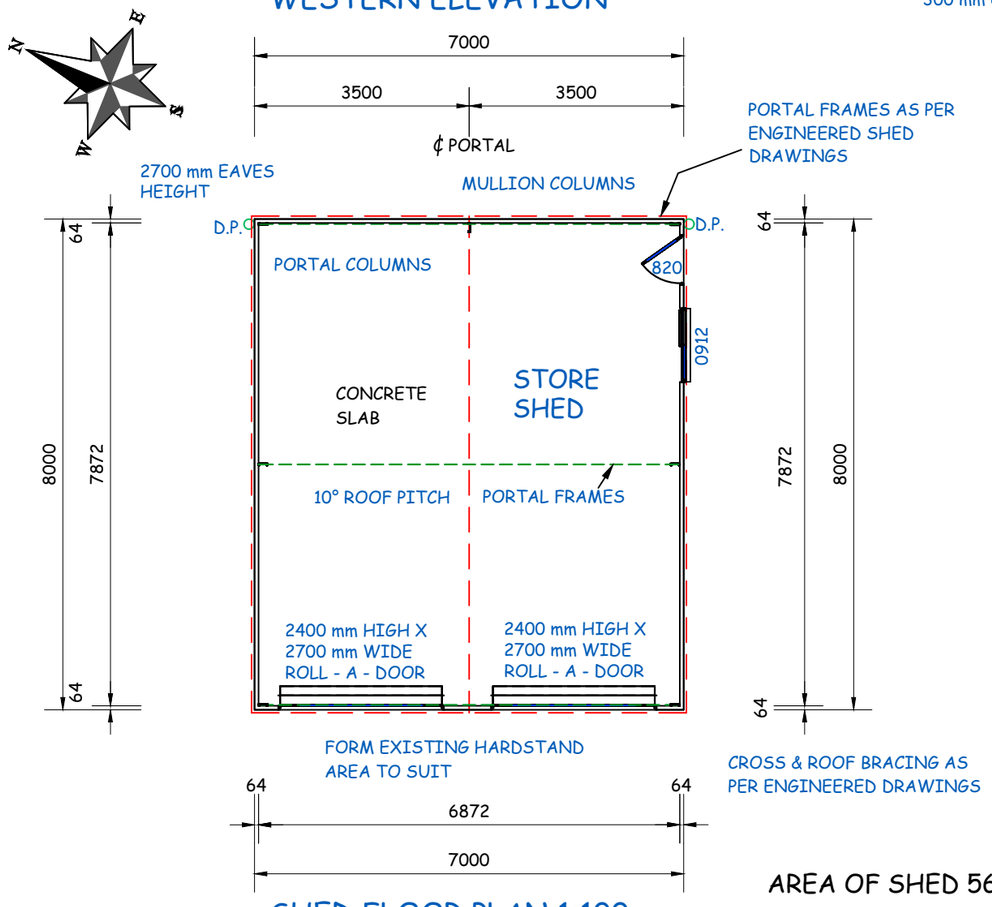


WESTERN ELEVATION



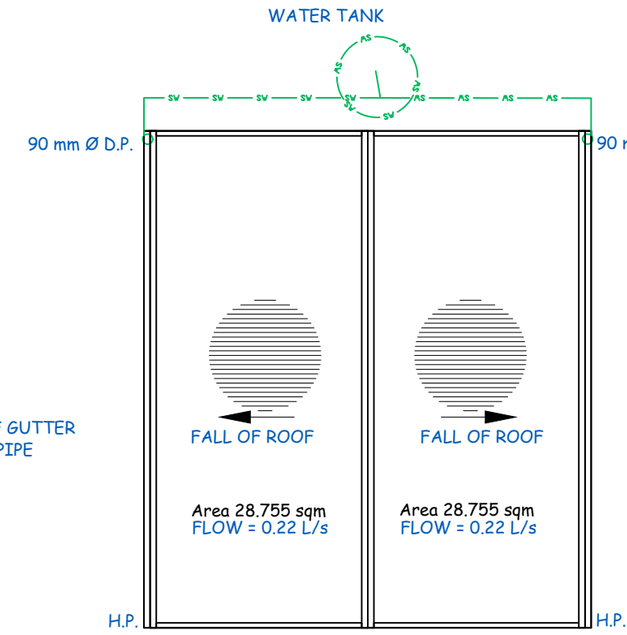
NORTHERN ELEVATION

NOTE:
300 mm CUT TO GROUND AS SHOWN



SHED FLOOR PLAN 1:100

AREA OF SHED 56.00 m2



H.P. = INDICATES HIGH POINT OF GUTTER
D.P. = INDICATES DOWNPIPE
FLOW = FLOW RATE EACH METER GUTTER IN L/s

SELECTED COLOUR COLORBOND
STEEL BARGE CAPPING

GUTTERS & DOWNPIPES B.C.A. VOL.
2 PART 3.5.3.2 COLORBOND METAL
GUTTERS & PVC DOWNPIPES.
DOWNPIPES MAXIMUM SPACING 12
000 mm & 1200 mm FROM A VALLEY

SELECTED COLOUR COLORBOND
STEEL RIDGE CAPPING

8100 mm LENGTH OF GUTTER
FALLING TO DOWNPIPE

10° ROOF PITCH

SELECTED COLOUR/
PROFILE COLORBOND
STEEL FASCIAS &
SLOTTED GUTTERS

GUTTER & DOWNPIPE NOTES & CALCULATIONS:
THE FOLLOWING IS TAKEN FROM PART THREE PLUMBING & DRAINAGE AUSTRALIAN STANDARDS AS/NZS 3500.3.2003
CALCULATIONS TAKEN FROM ZONE 4 TASMANIAN A.R.I. CHART IN AN OCCURRENCE >/20 YEARS. FIGURE E8 5 MIN A.R.I. = 130 mm. PITCH SLOPE AS INDICATED ON THE ROOF PLAN. GRADIENT FOR THE EAVES GUTTERS SHALL BE 1:500 OR STEEPER. THEREFORE Ae IS 6400 m2 90 mmØ ROUND DOWNPIPE OR 100 X 50 mm SQUARE DOWNPIPE OR 6700 mm 100 mmØ ROUND DOWNPIPE OR 75 X 70 mm SQUARE DOWNPIPE. FROM FIGURE H2 MAXIMUM AREA PER 90 mmØ IS 52 m2 & 100 mmØ IS 57 mmØ.

SHED ROOF PLAN 1:100

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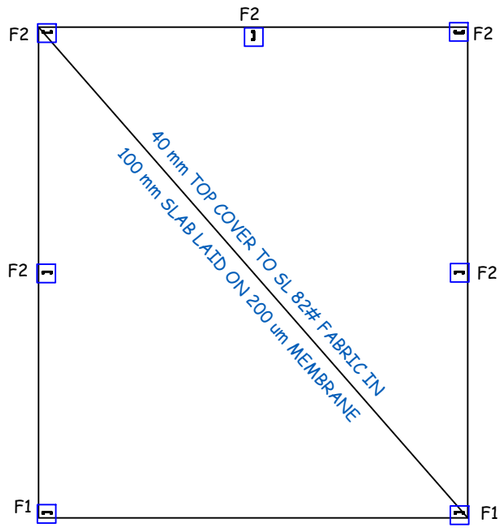


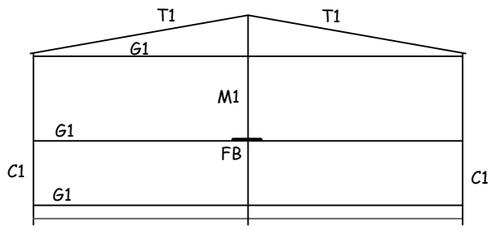
SLAB PLAN 1:100

F1 = 300 X 300 X 400 mm DEEP CONCRETE PAD FOOTING
F2 = 300 X 300 X 1000 mm DEEP CONCRETE PAD FOOTING

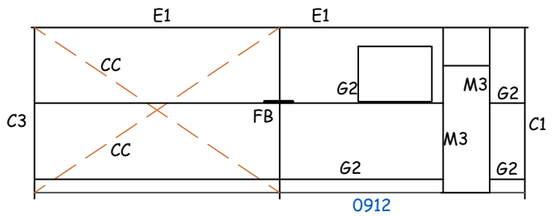
NOTE: REFER TO PROJECT ENGINEER'S DRAWINGS FOR FOUNDING DEPTH REQUIREMENTS OF PAD FOOTINGS

STEEL SCHEDULE

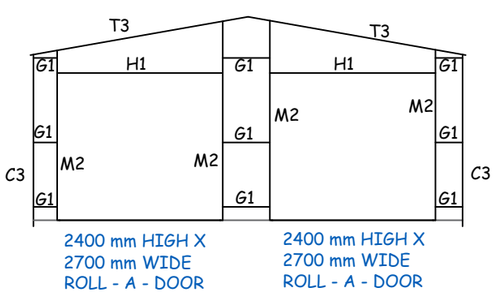
C1	C15015
C2	C20015
C3	C15015
E1	C15015
H1	C10012
M1	C15015
M2	C15015
T1	C15015
T2	C20015
G1	61 X 1.0 mm TOP HAT
G2	96 X 1.0 mm TOP HAT
P1	96 X 1.0 mm TOP HAT
FB	BUILDERS STRAPPING 30 X 1.2MM
CC	BUILDERS STRAPPING 30 X 1.2MM
M3	P. DOOR MULLIONS



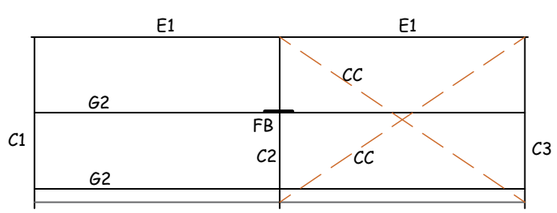
EASTERN ELEVATION
FRAMING DETAIL



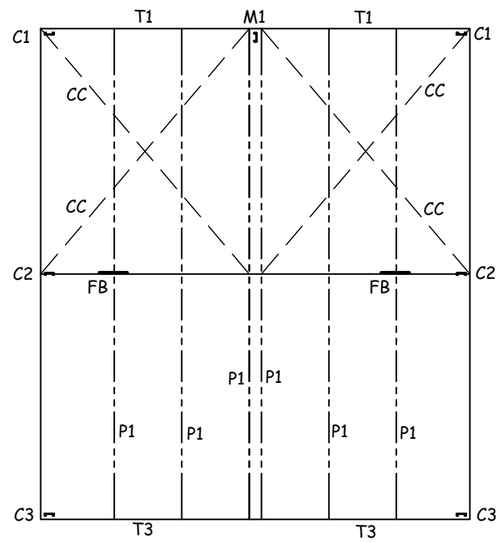
SOUTHERN ELEVATION
FRAMING DETAIL



WESTERN ELEVATION
FRAMING DETAIL



NORTHERN ELEVATION
FRAMING DETAIL



ROOF FRAMING PLAN 1:100

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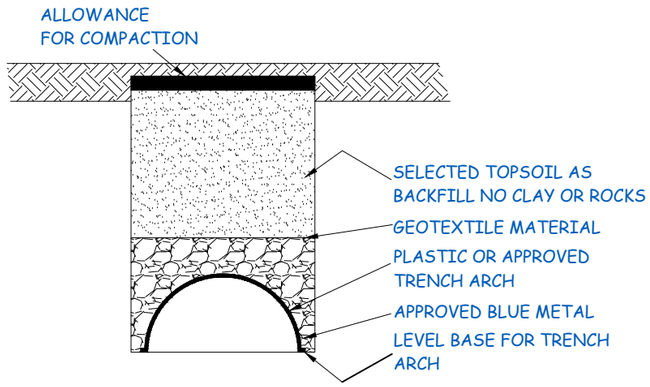
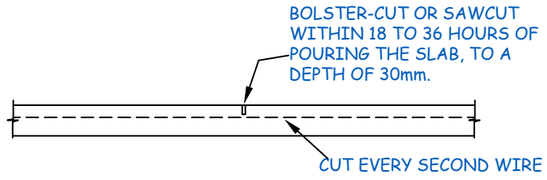
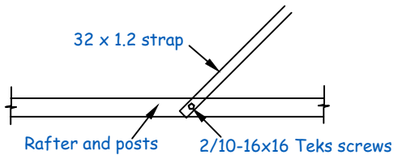


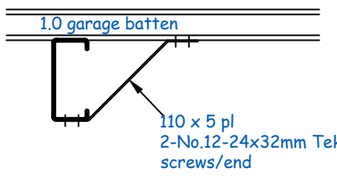
STORM WATER
SOAKAGE TRENCH SECTION 1:20



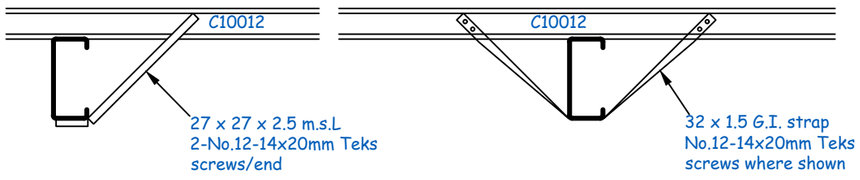
CONTROL JOINT DETAIL 1:20



WIND BRACE DETAIL 1:20



ALTERNATIVE FOR GARAGE BATTENS



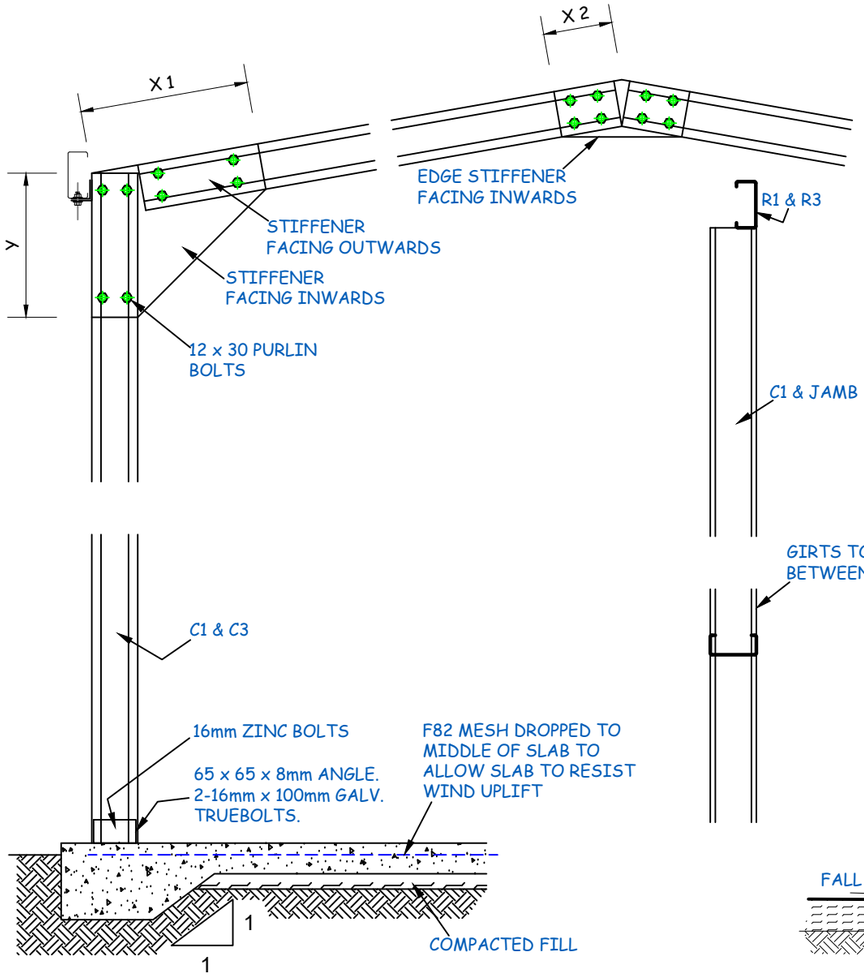
FLY-BRACE DETAILS

RAFTER COLUMN	PLATE SIZE (mm) x1	y	x2
C100	500	420	150
C150	550	470	225
C200	600	520	300
C250	650	570	300

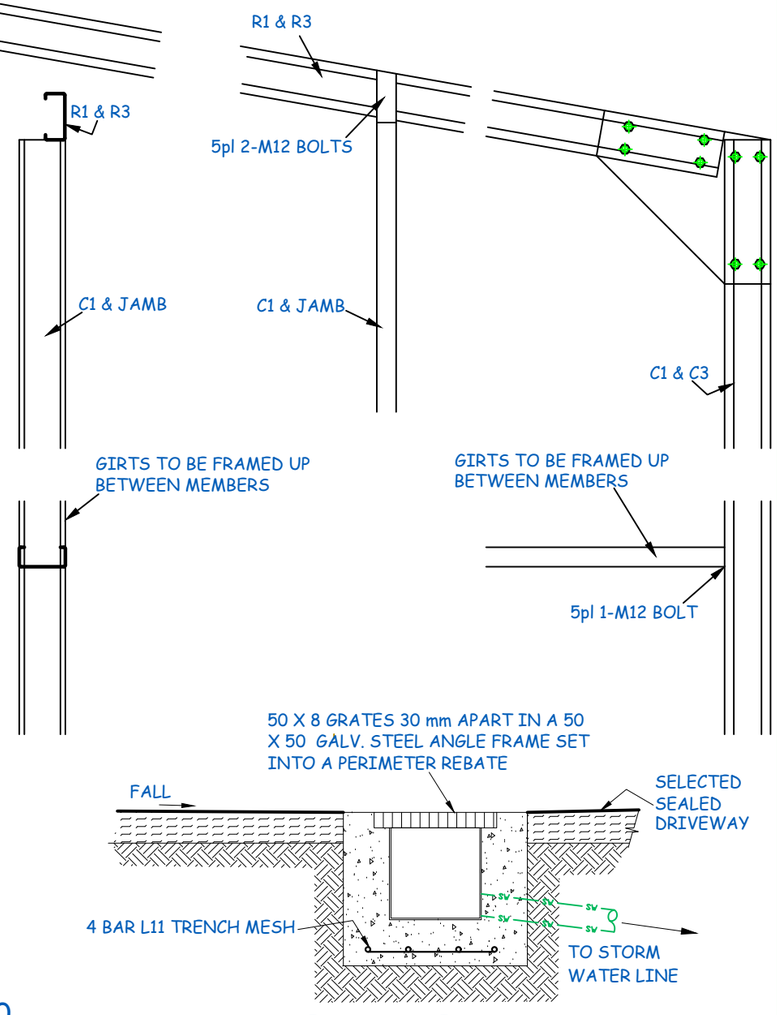
THICKEST COLUMN OR RAFTER MEMBER	PLATE THICKNESS KNEE	RIDGE	PURLIN BOLTS
1.5 (mm typ.)	1.6	1.5	12x30
1.9 (mm typ.)	2.0	1.8	12x30
2.4 (mm typ.)	2.5	2.0	12x30

NOTE: C100 EAVES PURLIN TO BE USED WITH BOTH C-SECTION AND LYSAGHT GARAGE BATTEN PURLINS & GIRTS.

NOTE: ALL STIFFENERS 40mm MINIMUM. COLUMN AND RAFTER LENGTHS AS PER ENGINEERING SPEC'S.



TYPICAL STRUCTURAL CROSS SECTION 1:20



GRATED PIT DETAIL 1:20

STEEL SCHEDULE

C1	C15015
C2	C20015
C3	C15015
E1	C15015
H1	C10012
M1	C15015
M2	C15015
T1	C15015
T2	C20015
G1	61 X 1.0 mm TOP HAT
G2	96 X 1.0 mm TOP HAT
P1	96 X 1.0 mm TOP HAT
FB	BUILDERS STRAPPING 30 X 1.2MM
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STEELWORK

S1 WORKMANSHIP AND MATERIALS TO A.S. 4100

S2 COLD FORMED OPEN SECTIONS: C***10 A.S. 1397: GRADE C350
C***12 GRADE C500
C***15 TO 25 GRADE C450

S3 PLATE, STRIP, FLOORPLATE (ALTERNATIVES) A.S. 1594: GRADE 250
A.S. 3678: GRADE Hd250

S4 WELDING: CONNECTED PARTS > 3mm A.S. 1554: 4mm CONTIN. FILLET WELD (CFW0)
A.S. 3678: CATEGORY GP, U.N.O.
AT LEAST 1 PART < 3mm AWS 01.3-81, OR AWS C1.1-86 (SPOT WELDS)

S5 ALL MEMBERS CONTINUOUS BETWEEN CONNECTIONS, WELDED SPLICES PERMITTED ONLY WITH THE ENGINEERS WRITTEN APPROVAL.

S6 BOLTS: TYPE 4.6: ORDINARY BOLTS TO A.S. 1111.
TYPE /S: SNUG-TIGHT

S7

MINIMUM DISTANCES U.N.O. (df = DIA. OF FASTENER):	EDGE	PITCH
SHEARED OR HAND FLAME CUT EDGE:	1.75df	2.50df
ROLLED PLATE: MACHINE FLAME, SAWN OR PLANED EDGE:	1.50df	2.50df
ROLLED PLATE < 3mm THICK:	1.50df	3.00df

S8 MAXIMUM BOLT-HOLE DIAMETER: BOLT DIAMETER + 4mm

S9 ALL BLACK STEEL SPRAY PAINTED WITH MIROSHEEN ALUMINIUM 543 OR SIMILAR.

STEELWORK

C1 MATERIALS, CONSTRUCTION & TESTING: TO A.S. 3600 SUPPLEMENT 3 - 1991.

C2 CLEAR COVER AND CONCRETE PROPERTIES:

LOCATION	COVER mm	CONCRETE GRADE MPa	SLUMP mm	AGGREGATE mm
IN CONTACT WITH GROUND OR INTERNAL	40	N20	50-120	20

C3 REINFORCEMENT: F, HARD DRAWN STEEL WIRE REINFORCING FABRIC TO AS 1304
Y, HOT ROLLED DEFORMED BAR GRADE 410Y, TO AS 1302
THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR DIAMETER IN MILLIMETRES.

C4 REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION, SO AS NOT TO BE DISPLACED DURING CONCRETING, ON APPROVED BAR CHAIRS AT 800mm MAXIMUM CENTRES BOTH WAYS.

C5 JOINTS AND POUR-BREAKS SHALL BE ONLY WHERE SHOWN, OR TO ENGINEERS APPROVAL.

C6 BOLTS: TYPE 4.6: ORDINARY BOLTS TO A.S. 1111.
TYPE /S: SNUG-TIGHT

C7 CURE CONCRETE FOR AT LEAST 7 DAYS, COMMENCING FROM THE TIME OF CASTING, USING ONE OF THE FOLLOWING METHODS:

1. PONDING OR CONTINUOUS SPRINKLING WITH WATER.
2. AN IMPERMEABLE MEMBRANE WITH SEALED JOINTS.
3. AN ABSORPTIVE COVER KEPT CONTINUOUSLY WET.
4. AN APPROVED CURING COMPOUND.

CONCRETE FOOTINGS IF NO FLOOR SLAB
(ANCHOR BOLTS TO EXTEND FULL LENGTH)

END COLUMNS:	400x400	600
INTERNAL COLUMNS:	400x400	800

W41
THESE GARAGES HAVE BEEN DESIGNED FOR A WIND GUST SPEED OF 37 METRES/SECOND (PERMISSIBLE STRESS METHOD), TO A WIND CLASSIFICATION OF W41 METRES/SECOND FOR A STANDARD HOUSE (GREATER HEIGHT OF 6 METRES)

fw = FILLET WELD
cfw = CONTINUOUS FILLET WELD

WIND CLASSIFICATION:	W41
INTERNAL WIND PRESSURE:	+0.45,-0.3 (+0.2,-0.3 FOR SERVICABILITY)
PERMISSIBLE CONCENTRATED LOAD	4.5kN (450kg) AT APEX OF EACH FRAME
ROOF SHEETING	Lysaght Trimdek Hi-Ten 0.47 TCT or equal.
PURLINS & GIRTS	Lysaght garage battens 1.0 TCT, lapped 450 at supports, 2-No.14-10x20mm Teks screws to frame, or Lysaght C10010, continuous for at least 2 spans, fw to frame.

The overriding document is the "NATIONAL CONSTRUCTION CODE SERIES " "Building Code of Australia Volume 2, Class 1 & 10 Buildings" which refers to the relevant Australian / NZ Standards. WHERE AS/NZ STANDARDS ARE NOTED, ENSURE THAT THE LATEST AND CURRENT EDITION IS REFERENCED

THE BUILDER SHALL APPLY & PAY FOR THE RELEVANT COUNCIL "WORKS IN A ROAD RESERVATION" PERMIT FOR DELIVERY OF GOODS VEHICLES THAT CAN NOT BE ACCOMMODATED FULLY ON THE SITE AT THE TIME OF DELIVERY.

THE SOIL CLASSIFICATION FOR THIS SITE HAS BEEN ASSUMED AS 'M' UNDER A.S. 2870.

THE WIND CATEGORY FOR THIS SITE HAS BEEN ASSUMED AS 'N2' UNDER A.S. 4055.

THE CLIMATE ZONE FOR THIS SITE IS 7 UNDER N.C.C. H6V2 & FIGURE 2 & TABLE 3

NOTES

1. THE BUILDER SHALL HAVE A PUBLIC RISK INSURANCE POLICY TO THE VALUE OF $5 MILLION.
2. THE BUILDER SHALL BE ACCREDITED FOR CLASS 1 & 10 CLASS BUILDINGS.
3. THE BUILDER SHALL ENSURE THE SAFETY ON SITE . USE ONLY APPROVED SCAFFOLDING.
4. USE ONLY TESTED & TAGGED POWER TOOLS.

SPECIFICATIONS (PRE-FABRICATED SHED)

1. CLEAR THE SITE & SET OUT THE WORKS. EXCAVATE THE SITE TO A LEVEL BASE.
2. FORM UP & EXCAVATE FOR THE THICKENED EDGE BEAM SLAB.
3. PROVIDE GRANULATED FILL AND CONSOLIDATE FULLY.
4. LAY 200 um MEMBRANE WITH 200 mm LAPPED JOINTS.
5. PROVIDE & PLACE THE TRENCH MESH & SL82 FABRIC TO COVER. FOR 100-120 mm THICK SLAB.
6. POUR THE SLAB AND FINISH TO A STEEL FLOAT LEVEL TOP WITH EDGE REBATES FOR THE ROLLER DOOR CURTAIN & CLADDINGS.
7. ALL STEELWORK ERECTION SHALL BE UNDER THE DIRECT SUPERVISION OF A QUALIFIED RIGGER.
8. ERECT THE STEELWORK TO DETAIL.
9. PROVIDE & FIX THE ROOF & WALL CLADDINGS.
10. PROVIDE & INSTALL THE ROLLER DOORS, DOOR & ANY OPTIONAL WINDOWS AS DIRECTED BY THE OWNER(S).
11. FORM UP FOR THE HARDSTAND AREA OR AN APRON SLAB IN FRONT OF THE ROLLER DOORS.
12. PROVIDE & FIX GUTTERS & DOWNPIPES.
13. PROVIDE S.W. LINES AND CONNECT AS SHOWN ON THE PART SITE LOCATION & SERVICES PLAN.
14. THERE ARE NO CHANGES TO THE SEWER LINES. BUILDER TO ENSURE SEWER LINES TO BE PROTECTED DURING FOOTINGS WORKS. SEWER LINES SHALL BE TESTED FOR DAMAGE PRIOR TO CONCRETE SLAB POUR.
15. LIGHTING AND POWER POINTS IN THE NEW BUILDING AS DIRECTED BY OWNER(S).
16. ALL SERVICE LINES ARE TO BE IDENTIFIED PRIOR TO START OF WORKS. LOCATION OF NEW SERVICE LINES SHALL BE RECORDED.
17. ON COMPLETION, CART AWAY DEBRIS AND LEAVE THE SITE TIDY.

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DOMESTIC CONSTRUCTION GENERAL NOTES

ONLY COMPLY WITH ITEMS RELEVANT TO THIS PROJECT

1. THE OWNER SHALL VERIFY THE CORRECT BOUNDARIES OF THE PROPERTY.
2. THE BUILDER IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF ALL WORK.
3. THE BUILDER SHALL VERIFY DIMENSIONS AND DETERMINE LEVELS ON SITE.
4. FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED.
5. ALL CONCRETE SHALL BE POKER VIBRATED AND CURED FOR 3 DAYS MIN.
6. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA CLASS 1 & 10 BUILDINGS AND THE FOLLOWING AUSTRALIAN STANDARDS:
(a) A.S.2870 RES SLABS & FOOTINGS.
(b) A.S.1302, 1303, & 1304 REINFORCEMENT.
(c) A.S.1684 TIMBER FRAMING CODE.
(d) A.S.4055 WIND LOADS & BRACING.
(e) A.S.1720 TIMBER ROOF TRUSSES.
(f) A.S.1562 STEEL ROOF CLADDING.
(g) A.S.2050 TILED ROOFING.
(h) A.S.4200 SARKING.
(i) A.S.2589 PLASTERBOARD WALL LINING.
(j) A.S.3740 WET AREA LININGS.
(k) A.S.1288 GLASS & GLAZING.
(l) A.S.3700 MASONRY CODE.
(m) A.S.3500 PLUMBING WORK.
7. GUTTERS AND DOWN PIPES SHALL COMPLY WITH THE N.C.C. H1D7
8. PLASTERBOARD LINING TO WALLS AND BATTENED CEILINGS GENERALLY.
9. "VILLABOARD" LINING TO WET AREAS REQUIRED BY N.C.C. H2D2 & H2D4 & A.S. 3740
10. BRICK ARTICULATION JOINTS SHALL BE PROVIDED TO COMPLY WITH H1D5
11. STAIRS & BALUSTRADES SHALL COMPLY WITH H5D2
12. THIS PROJECT SHALL BE BUILT TO THE H.I.A. GENERAL SPECIFICATION FOR DOMESTIC AND OTHER APPROPRIATE BUILDINGS NOT EXCEEDING 12m HEIGHT.
13.
14. BUILDING FABRIC INSULATION SHALL COMPLY WITH A.S. 4859
15. BUILDING SEALING SHALL COMPLY WITH N.C.C. H6V3
16. BUILDING AIR MOVEMENT SHALL COMPLY WITH N.C.C. H4O5
17. BUILDING SERVICES SHALL COMPLY WITH WITH N.C.C. H4F3

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT
19 TALBOT STREET, FINGAL FOR N.D. SMALLEY & M.C. OXLEY.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
22/08/2025	AS SHOWN	J WEEDA	A WEEDA	7725 - 5 OF 7

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
A.S./N.Z. 3500.1-2021 WATER SUPPLY
A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
A.S./N.Z. 3500.3-2021 STORM WATER
A.S./N.Z. 3500.4-2021 HOT WATER

FIXTURES:
1. TOILET
2. BATH/SPA
3. VANITY BASIN
4. WASH TROUGH
5. SINK
6. SHOWER

NOTE: connection of DN 100 mm Ø branch drain to DN mm Ø main drain now require a 15 ° incline

I.O. - INSPECTION OPENING
E.V. - EDUCT VENT
R.E. - ROD EYE

O.R.G.-OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND /SURFACE LEVEL. CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø
S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mmØ LAID @ MIN. GRADE OF 1:100
GRATED PIT 600 X 600 X 600 mm DEEP
REFER GRATED PIT DETAIL 150 mm Ø STORM WATER LINE DISCHARGING FROM THE GRATED PIT

GAS SUPPLY

SEWER LINE 100 mm Ø
SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS.
SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60

WATER SUPPLY 20 mm Ø LINE
S.V. - STOP VALVE

TELSTRA - NBN SUPPLY

POWER SUPPLY

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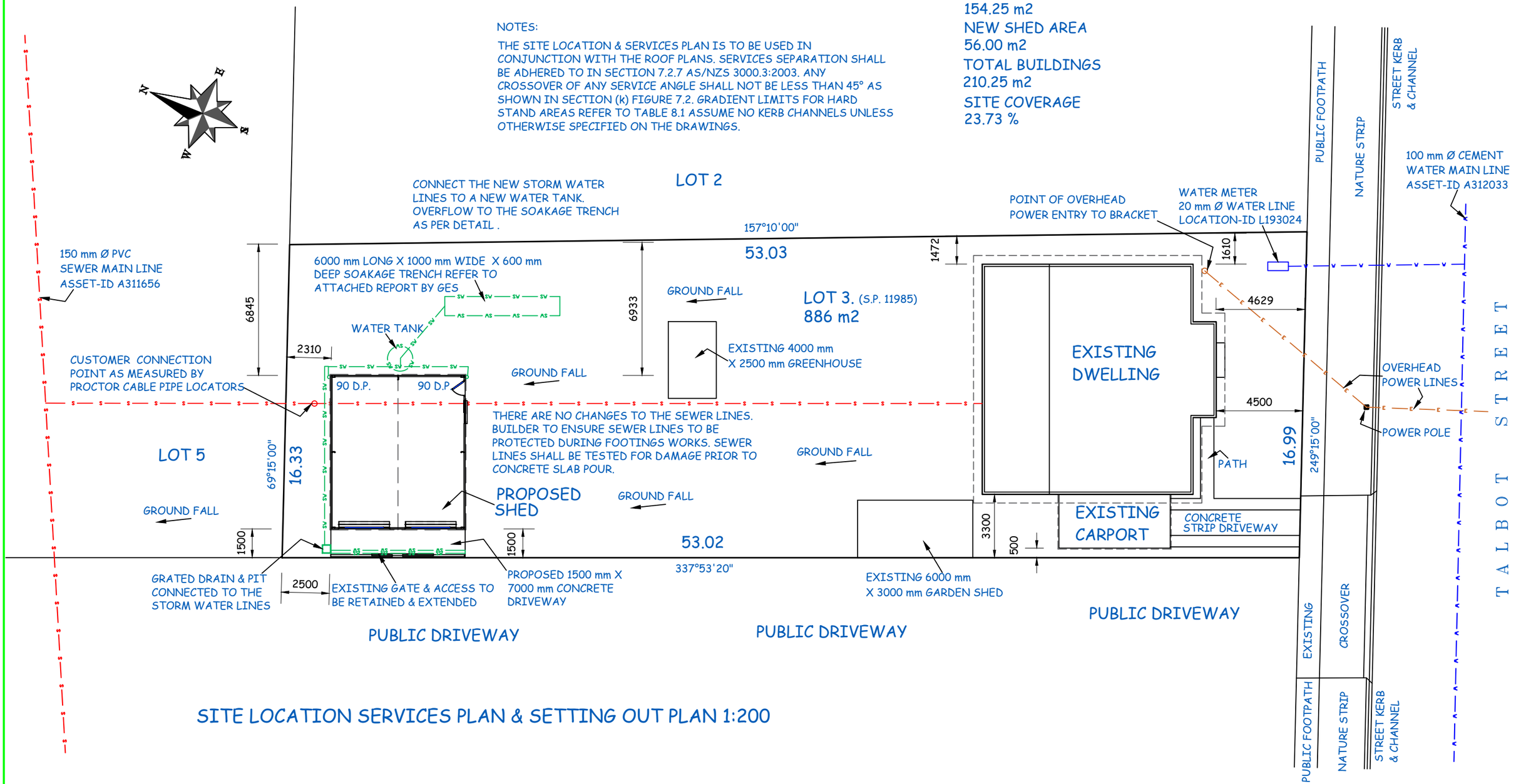
95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACITITIONER AC NUMBERS, ADAM; CC 5317 P Cst B.D.

PROPERTY IDENTIFICATION NUMBER 641452
CERTIFICATE OF TITLE NUMBER 11985 FOLIO 3
VILLAGE PLANNING ZONE
LOT AREA 886 m2

EXISTING LOT AREA
886.00 m2
EXISTING BUILDINGS
154.25 m2
NEW SHED AREA
56.00 m2
TOTAL BUILDINGS
210.25 m2
SITE COVERAGE
23.73 %

NOTES:
THE SITE LOCATION & SERVICES PLAN IS TO BE USED IN CONJUNCTION WITH THE ROOF PLANS. SERVICES SEPARATION SHALL BE ADHERED TO IN SECTION 7.2.7 AS/NZS 3000.3:2003. ANY CROSSOVER OF ANY SERVICE ANGLE SHALL NOT BE LESS THAN 45° AS SHOWN IN SECTION (k) FIGURE 7.2. GRADIENT LIMITS FOR HARD STAND AREAS REFER TO TABLE 8.1 ASSUME NO KERB CHANNELS UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.



SITE LOCATION SERVICES PLAN & SETTING OUT PLAN 1:200

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT 19 TALBOT STREET, FINGAL FOR N.D. SMALLEY & M.C. OXLEY.

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ACRONYMS AND TERMS

AIRBORNE DUST - SUSPENSION OF SOLID PARTICALES IN THE AIR
ASPHYXIANT - VAPOUR OR GAS THAT REDUCES/INTERFERS WITH THE BODIES ABILITY TO USE OXYGEN
BAL - BUSHFIRE ATTACK LEVEL
CHEMICAL AGENT - A SUBSTANCE THAT AFFECTS THE BODY IN A HARMFUL WAY
CONFINED SPACE - AN AREA IN WHICH GAS/VAPOUR/DUST MAY OCCUR OR IN WHICH OXYGEN MAY BE USED UP OR AN AREA NOT DESIGNED FOR CONTINUOUS OCCUPANCY
CORROSIVE - SUBSTANCE THAT WILL BURN THE SKIN OR EYES ON CONTACT
HAZARD - ANY SITUATION WITH THE POTENTIAL TO CAUSE INJURY OR ILLNESS
HIERARCHY OF CONTROL - METHOD OF CONTROLING RISKS. REFER START OF WORKS
MANUAL HANDLING - ACTIVITY THAT INVOLVES LIFTING LOWERING PUSHING OR PULLING BUILDING COMPONENTS
OH&S - OCCUPATIONAL HEALTH & SAFETY
OUT OF SERVICE TAG - INFORMATION SECURELY ATTACHED TO ANY EQUIPMENT WHICH IS NOT IN A CONDITION FIT FOR INTENDED USE
PCBU - PERSON CONDUCTING A BUSINESS OR UNDERTAKING
PPE - PERSONAL PROTECTIVE EQUIPMENT
RISK - THE LIKELIHOOD THAT EXPOSURE TO A HAZARD WILL RESULT IN INJURY
RSAH - ROOF SPACE ACCESS HATCH
SDS - SAFETY DATA SHEETS
SWMS - SAFE WORK METHOD STATEMENTS
TOOL BOX MEETING - AN OCCUPATIONAL HEALTH & SAFETY SITE MEETING
WHITE CARD - OH&S CONSTRUCTION INDUCTION SAFETY CARD
WHS - WORK HEALTH & SAFETY
WHSMP - WORK HEALTH & SAFETY MANAGEMENT PLAN

PROJECT CONTACT NUMBERS

NAME & NUMBER OF OWNER(S)	
NAME & NUMBER OF DRAFTSMAN	6425 9333 OR 0427 333 129
NAME & NUMBER OF ENERGY RATER	
NAME & NUMBER OF ENGINEER	
NAME & NUMBER OF BUILDING SURVEYOR	
NAME & NUMBER OF BUILDER	
NAME & NUMBER OF EXCAVATOR	
NAME & NUMBER OF CONCRETOR	
NAME & NUMBER OF BRICKLAYER	
NAME & NUMBER OF PLUMBER	
NAME & NUMBER OF ELECTRICIAN	
NAME & NUMBER OF DEMOLISHER	
NAME & NUMBER OF STEEL WORKER	
NAME & NUMBER OF DRAIN LAYER	
NAME & NUMBER OF WINDOW INSTALLER	
NAME & NUMBER OF ROOFER	
NAME & NUMBER OF PLASTERER	
NAME & NUMBER OF JOINER	
NAME & NUMBER OF PAINTER	
NAME & NUMBER OF INSULATION INST	
NAME & NUMBER OF GARAGE DOOR	
NAME & NUMBER OF TILE LAYER	
NAME & NUMBER OF GAS FITTER	
NAME & NUMBER OF SOLAR/AC INSTALLER	
NAME & NUMBER OF FLOOR FURNISHER	
NAME & NUMBER OF WINDOW FURNISHER	
NAME & NUMBER OF FENCER	
NAME & NUMBER OF LANDSCAPER	
OTHER	
OTHER	
OTHER	
OTHER	
OTHER	
OTHER	
OTHER	
OTHER	
OTHER	
OTHER	

GENERAL SAFETY NOTES

NOTE: BY STARTING BUILDING WORKS IT IS UNDERSTOOD THAT THE BUILDER IN CHARGE HAS FULLY READ, UNDERSTOOD AND WILL ADHERE TO THE PLAN & ASSOCIATED DOCUMENTATION.

1. READ ALL PLANS PRIOR TO START OF WORK. PARTICULAR ATTENTION MUST BE MADE OF THE SAFETY INFORMATION CONTAINED WITHIN THE PLANS INCLUDING ANY ENGINEERING DRAWINGS.
2. THE PLANS & DOCUMENTATION NOTED ON THE FORM 35 SHALL BY USED IN CONJUNCTION WITH 'WORKSAFE TASMANIA' & WHERE NOTED OR DIRECTED BY 'WORKSAFE TASMANIA' 'SAFE WORK AUSTRALIA'
THE FOLLOWING GUIDANCE NOTES ARE AVAILABLE ON 'WORKSAFE TASMANIA' THROUGH 'TASMANIA DEPARTMENT OF JUSTICE' WEBPAGE.
A) 'WORK SAFE AUSTRALIA' INCIDENT NOTIFICATION FACT SHEET
B) 'WORKSAFE TASMANIA' GUIDANCE NOTE
   i) GN049 USING PORTABLE LADDERS SAFELY
   ii) GN051 MAKING HOUSING CONSTRUCTION SITES SECURE AGAINST UNAUTHORISED PUBLIC ACCESS
   iii) GN050 GUIDANCE ON PREVENTION OF FALLS IN HOUSING CONSTRUCTION
   iv) GN104 FACILITIES FOR WORKERS AT CONSTRUCTION WORKPLACES
   v) GN052 USING TIMBER FOR TEMPORARY PERIMETER GUARDRAILS
3. REFER TO THE FOLLOWING 'WORKSAFE TASMANIA' REGULATIONS
   i) WHAT IS HIGH RISK CONSTRUCTION WORK WHS REGULATION 291
   ii) WHAT IS A CONSTRUCTION PROJECT WHS REGULATION 292
   iii) PRINCIPAL CONTRACTOR WHS REGULATION 293
   iv) WHAT IS INVOLVED IN MANAGING RISKS ASSOCIATED WITH CONSTRUCTION WORK WHS REGULATION 297
   v) CONSULTING WORKERS WHS ACT SECTION 47 & 48
   vi) CONSULTING, COOPERATING & COORDINATING ACTIVITIES WITH OTHER DUTY HOLDERS WHS SECTION 46
   vii) DUTIES RELATING TO CONSTRUCTION WORK WHS REGULATION 294 - 296
   viii) PRINCIPAL CONTRACTOR WHS REGULATION 308 - 315
   ix) MAINTAINING & REVIEWING CONTROL MEASURES WHS REGULATION 37 - 38
   x) WHAT IS A SAFE WORK METHOD STATEMENT
   xi) PREPARING A SWIM WHS REGULATION 299
   xii) IMPLEMENTING A SWMS 300 / REVIEWING A SWMS
   xiii) WHAT IS A WHS MANAGEMENT PLAN
   xiv) WHAT MUST THE WHS MANAGEMENT PLAN CONTAIN
   xv) HOW TO PREPARE A WHS MANAGEMENT PLAN
   xvi) INFORMING PEOPLE ABOUT THE WHS MANAGEMENT PLAN
   xvii) REVIEWING & REVISING A WHS MANAGEMENT PLAN
   xviii) KEEPING THE WHS MANAGEMENT PLAN
   xix) INFORMATION TRAINING INSTRUCTION & SUPERVISION WHS REGULATION 39
   xx) GENERAL CONSTRUCTION INDUCTION TRAINING WHS REGULATION 316 - 317
   xxi) WHITE CARDS WHS REGULATION 317 & 319
   xxii) WORKPLACE SPECIFIC INDUCTION TRAINING
   xxiii) OTHER TRAINING
   xxiv) SUPERVISION
   xxv) MANAGEMENT ARRANGEMENTS
      a) APPENDIX & GLOSSARY
      b) EXAMPLES OF CONSTRUCTION WORK
      c) EXAMPLES OF HIGH RISK CONSTRUCTION WORK
4. APPENDIX D 'DESIGN DUTIES'
5. APPENDIX E 'SAFE WORK METHOD STATEMENT TEMPLATE GUIDELINES'
6. APPENDIX F 'SAMPLE OF A COMPLETED SAFE WORK METHOD STATEMENT'
7. APPENDIX G 'PREPARING A WHS MANAGEMENT PLAN'
8. APPENDIX H 'WHS MANAGEMENT PLAN TEMPLATE'
9. APPENDIX I 'SAMPLE OF A COMPLETED WHS MANAGEMENT PLAN'
10. APPENDIX J 'HOUSING CONSTRUCTION WORKPLACE MANAGEMENT ARRANGEMENTS'
11. APPENDIX K 'GENERAL CONSTRUCTION WORKPLACE MANAGEMENT ARRANGEMENTS' WHS REGULATION 40 (INCLUDING)
   i) ENTRY & EXIT
   ii) WORK AREAS
   iii) FLOOR & SURFACES
   iv) LIGHTING
   v) HEAT & COLD
   vi) ESSENTIAL SERVICES
   vii) UNDERGROUND ESSENTIAL SERVICES WHS REGULATION 304
12. FACILITIES AT A CONSTRUCTION WORKPLACE WHS REGULATION 41
13. FIRST AID WHS REGULATION 42
14. EMERGENCY PLANNING WHS REGULATION 43
15. PERSONAL PROTECTIVE EQUIPMENT WHS REGULATION 44 & 46

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WORKS IN A ROAD RESERVATION

1. WHERE PRACTICABLE ALL DELIVERY TRUCKS INCLUDING CONCRETE SHOULD UNLOAD ON SITE, IF DRIVEWAYS ARE TO BE POURED CONCRETE TRUCKS SHOULD POUR ON SITE & BEFORE LANDSCAPING IS DONE.
2. WHERE TRUCKS ARE UNLOADING FROM A ROAD RESERVATION A WORKS IN A ROAD RESERVATION PERMIT MUST BE OBTAINED FROM LOCAL COUNCIL. (FEE MAY BE APPLIED)
3. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO A.S. 1742.3 PRIOR TO WORKS.
4. CROSSOVERS MUST BE TO THE URBAN ROADS TYPICAL VEHICLE CROSSING STANDARDS.
5. PCBU MUST HAVE PUBLIC LIABILITY INSURANCE TO A MINIMUM OF $5 m.

DURING BUILDING WORKS

1. THE BUILDER SHALL NOTIFY THE DESIGNER OF ANY DEFECTS OR AMBIGUOUS INFORMATION ON THE PLANS.
2. THE BUILDER SHALL NOTIFY THE DESIGNER OF ANY MAJOR CHANGES TO THE PLANS THAT HAS BEEN AGREED TO BY THE OWNER(S).

DEMOLITION

1. DEMOLITION MUST BE DONE IN ACCORDANCE WITH A.S. 2601
2. ALL DEMOLITION WORK IS TO BE CARRIED OUT BY LICENCED/QUALIFIED PCBU'S
3. ALL HAZARDOUS SUBSTANCES MUST BE IDENTIFIED PRIOR TO COMMENCEMENT.
4. THE PCUB SHALL CARRY OUT A DILAPDATION SURVEY OF ALL PROPERTIES IN CLOSE PROXIMITY THAT MAY BE AFFECTED BY THE DEMOLITION OF BUILDING WORK.
5. ALL DEMOLITION WORK MUST BE APPROVED BY BUILDING SURVEYOR & LOCAL COUNCIL.
6. DEMOLITION WORK MUST BE DONE IN A LOGICAL AND SAFE MANNER, A SITE PLAN SHOULD BE DRAWN UP TO DESIGNATE AREAS FOR WORK SHED, TOILET, PARKING, TRAFFIC MOVEMENT, REFUSE DISPOSAL & EMERGENCY EVACUATION POINT.

EMERGENCY NUMBERS

POLICE/FIRE/AMBULANCE	000 OR MOBILE 112
AURORA HOTLINE	1300 132 003 FALLEN POWER LINE 132 004
BURNIE CITY COUNCIL	6430 6666
CENTRAL COAST COUNCIL	6429 8900
DEVONPORT CITY COUNCIL	6424 0511
DIAL BEFORE YOU DIG	1100
ENERGY AUSTRALIA	131 388
GAS - TASGAS	131 888 OR TASGAS 180 2111 PIPELINE 1800 195 666
KENTISH COUNCIL	6491 2500
LATROBE COUNCIL	6421 4650
POISONS INFORMATION CENTRE	13 1126
STATE EMERGENCY SERVICE	132 500 OR 03 6434 5333
TAS WATER	13 6992 OR 13 699 2837
TELSTRA HOTLINE	132 125
WARATAH WYNYARD COUNCIL	03 6443 8333 ALL HOURS
WEEDA BUILDING CONSULTANTS	03 6425 9333 OR 0438 252 861 OR 0427 333 129
WORKCOVER	1300 776 572
WORKPLACE STANDARDS	1300 366 322
MEANDER VALLEY	63935300

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT
19 TALBOT STREET, FINGAL FOR N.D. SMALLEY & M.C. OXLEY.

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19 Talbot Street- FINGAL - Proposed Shed 56m2

12.0 - Villiage Zone - 12.4.3 Setback

P2 Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properities having regard to :

Performance Criteria - P2	**Answers**
(A) the topography of the site	The land is a level site with the ground sloping gently towards the back of the site
(b) the size, shape and orientation of the site	The site is a rectangular long shape of 886m2 - the proposed shed is to the back of the site and it is 56m2
(c) the setbacks of surrounding buildings	The setback of the surrounding building is approx 3m from the side boundary and 4.5m from the front boundary - the proposed shed is 1.5m from the side boundary and 2.5m from the back boundary
(d) the height, bulk and form of existing and proposed buildings	The existing building is a single story dwelling which sits at the front of the site There are 2 other small existing outbuildings on the site - totalling 28m2 The proposed shed is 8m x 7m x 2.7m H - it is a steel colorbond shed to be used for car storage
(e) the existing buildings and private open space areas on the site	There is an existing dwelling to the front of the site which would be over 20m from the proposed shed - this allows a lot of private open space on the site
(f) sunlight to private open space and windows of habitable rooms on adjoining properties	The proposed shed is 56m2 which allows private open space The are no adjoining properties on the side where the proposed shed would be It is a driveway to a council park
(g) the character of development existing on established properties in the area	The adjoing property is a driveway to a council park The other side of the council park has a dwelling with a carport and a food van The properties on the other side of 19 Talbot side have sheds - i.e. 21 and 23 Talbot St

STORMWATER ASSESSMENT

19 Talbot Street

Fingal

December 2025

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Margie Oxley & Neil Smalley
Site Address:	19 Talbot Street, Fingal
Date of Inspection:	28/11/2025
Proposed Works:	New shed
Investigation Method:	70mm hand auger
Inspected by:	A. Plummer

Site Details

Certificate of Title (CT):	11985/1
Title Area:	Approx. 889.2m^2
Applicable Planning Overlays:	None identified
Slope & Aspect:	Approx. 3% N facing slope
Vegetation:	Grass

Background Information

Geology Map:	MRT 250:000
Geological Unit:	Permian siltstone/sandstone
Climate:	Annual rainfall approx. 600mm
Water Connection:	Mains
Sewer Connection:	Mains
Testing and Classification:	Onsite stormwater

Investigation

A representative auger hole was completed to identify the distribution of, and variation in soil materials on the site. The bore hole location is indicated on the site plan. See soil conditions presented below.

Soil Profile Summary

Test hole Depth (m)	USCS	Description
0.00 – 0.20	ML	**Sandy SILT**: dark grey-brown, low plasticity, dry, stiff
0.20 – 0.40	SC	**Clayey SAND**: dark brown, dry, medium dense
0.40 – 1.0+	CH	**Gravelly CLAY**: reddish brown to orange, high plasticity, moist, stiff, with SAND, refusal on cobbles or rock.

Soil Conditions

The soils on site are comprised of a silty topsoil overlying predominantly clay subsoils, which have a relatively low estimated permeability in the order of 0.12-0.5m/day.

GES have identified the following at the site:

- The site has a grade of approx. 3% and presents a low risk to slope stability and landslip
- There are no known proposals for cuts or change of grade which may impact any proposed onsite stormwater absorption.
- The soils on site have been identified as comprised of predominantly sandy profiles.
- 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 encountered was not encountered during investigations.

Soil Dispersion

The soils on site were not identified as dispersive.

Existing Conditions and Assumptions

The site covers an area of approximately 889.2m^2. The proposed shed has a roof area of 56m^2. There is no public stormwater system that the property can connect to, therefore it is recommended that overflow from the proposed development be managed on site. It is proposed to utilise a conventional underground drainage system comprised of grated sumps and PVC pipes, with detention provided using a rainwater tank and soakage trench.

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 are 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 proposed rainwater tank must have a minimum detention volume of 100L, based on stormwater flows captured over a 20-minute storm duration.
- The 6m^2 base (6m x 1m x 0.6m) trench is designed over a 20-minute storm duration for the 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	56	m^2
Runoff Coefficient	1	
Annunal Recurrence Interval (ARI)	20	yr
Ground Conditions		
Hydraulic conductivity (K)	0.180	m/day
	0.130	mm/min
Adjusted Rate (15% clogging factor)	0.111	mm/min
Trench Design		
Length	6	m
Width	1	m
Depth	0.6	m
Infiltration Area	6	m^2
Porosity	0.35	%
Trench Storage	1.3	m^3
	1260	L
Detention tank data		
Tank Storage	0.1	m^3
Tank Underflow	0.303	L/s
Tank Underflow	18.18	L/min
Total Available storage	1.4	m^3
	1360	L

Final Check

Criteria	Requirement	Design	Check
Total Detention needed	1240	1360	OK
Trench Capacity underflow for 5% AEP 20-minute storm	1196	1260	OK

STORM CHECK					
Storm Duration	**Intensity**	**Inflow Volume**	**Outflow Volume**	**Required Storage**	**Emptying time**
	(mm/hr)	**(m^3)**	**(L)**	**(L)**	**(hr)**
1 min	**197**	184	1	183	4.61
2 min	**153**	286	1	284	7.15
3 min	**139**	389	2	387	9.73
4 min	**129**	482	3	479	12.04
5 min	**121**	565	3	561	14.11
10 min	**93**	868	7	861	21.65
15 min	**76**	1064	10	1054	26.50
20 min	**64.8**	1210	13	1196	30.07
25 min	**56.7**	1323	17	1306	32.84
30 min	**50.8**	1422	20	1403	35.26
45 min	**39.3**	1651	30	1621	40.74
1 hour	**32.8**	1837	40	1797	45.17
1.5 hour	**25.5**	2142	60	2082	52.35
2 hour	**21.5**	2408	80	2328	58.53
3 hour	**17.1**	2873	119	2753	69.22
4.5 hour	**13.9**	3503	179	3324	83.55
6 hour	**12**	4032	239	3793	95.36
9 hour	**9.95**	5015	358	4657	117.06
12 hour	**8.69**	5840	477	5362	134.80
18 hour	**7.14**	7197	716	6481	162.92
24 hour	**6.14**	8252	955	7297	183.44
30 hour	**5.42**	9106	1193	7912	198.90
36 hour	**4.86**	9798	1432	8366	210.30
48 hour	**4.02**	10806	1909	8896	223.64
72 hour	**2.97**	11975	2864	9111	229.03
			Full volume	1260	229.03
Notes:					
Inflow volume calculated using Equation 10.1 (WSUD Guidelines: Chapter 10)					
Outflow volume calculated using Equation 10.2 (WSUD Guidelines: Chapter 10)					
Required storage and emptying time is left blank when outflow volume exceeds inflow volume					

Location

Label: 19 Talbot Street, Fingal

Easting: 580663

Northing: 5389955

Zone: 55

Latitude: Nearest grid cell: 41.6375 (S)

Longitude: Nearest grid cell: 147.9625 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 12 December 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

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	86.2	97.9	137	166	197	240	276
2 min	72.7	82.0	112	133	153	177	197
3 min	65.0	73.3	100	120	139	163	182
4 min	59.1	66.8	92.3	111	129	154	174
5 min	54.4	61.7	85.7	103	121	146	166
10 min	40.1	45.6	64.2	78.2	93.0	115	133
15 min	32.6	37.1	52.3	63.8	76.0	94.2	109
20 min	27.9	31.7	44.7	54.4	64.8	79.9	92.6
25 min	24.7	28.0	39.3	47.8	56.7	69.7	80.5
30 min	22.3	25.3	35.4	42.9	50.8	62.0	71.3
45 min	17.7	20.1	27.8	33.5	39.3	47.4	54.0
1 hour	15.1	17.1	23.5	28.1	32.8	39.1	44.2
1.5 hour	12.1	13.6	18.6	22.1	25.5	30.0	33.6
2 hour	10.3	11.7	15.9	18.7	21.5	25.1	27.9
3 hour	8.36	9.43	12.8	15.0	17.1	19.9	22.0
4.5 hour	6.77	7.66	10.4	12.2	13.9	16.1	17.8
6 hour	5.83	6.61	8.99	10.6	12.0	14.1	15.6
9 hour	4.70	5.35	7.35	8.67	9.95	11.7	13.0
12 hour	4.01	4.58	6.35	7.54	8.69	10.3	11.5
18 hour	3.15	3.62	5.11	6.13	7.14	8.56	9.67
24 hour	2.62	3.03	4.33	5.23	6.14	7.42	8.43
30 hour	2.25	2.61	3.77	4.59	5.42	6.57	7.50
36 hour	1.98	2.30	3.34	4.09	4.86	5.91	6.75
48 hour	1.59	1.85	2.72	3.36	4.02	4.90	5.61
72 hour	1.14	1.34	1.98	2.46	2.97	3.61	4.14
96 hour	0.895	1.04	1.55	1.93	2.33	2.83	3.23
120 hour	0.737	0.858	1.27	1.57	1.90	2.30	2.63
144 hour	0.629	0.730	1.07	1.32	1.59	1.93	2.20
168 hour	0.551	0.638	0.926	1.14	1.36	1.66	1.89

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.

STORMWATER DETENTION V5.05

Geo-Environmental Solutions

Location: Fingal, TAS
Site: 56m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Underground rectangular tank PSD = 0.30L/s
Storage: AEP of 5%, Underground rectangular tank volume = 1.24m³

Design Criteria

(Custom AEP IFD data used)

Location =	Fingal, TAS	
Method =	E	(A)RI 2001,A(E)P 2019
PSD annual exceedance probabiliy (APE) =	5	%
Storage annual exceedance probabiliy (APE) =	5	%
Storage method =	U	(A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) =	56	m²	=	0.0056 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

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	0	1.00	0
Gravel	0	0.50	0
Garden	56	0.30	17
Total	56 m²		17

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	56	1.00	56
Gravel	0	0.50	0
Garden	0	0.30	0
Total	56 m²		56

Cw = ΣArea*C/Total = 1.000

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

PSD Intensity (I) =	64.8	mm/hr	For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) =	0.30	L/s	
Peak post development (Qa = 2*Cw*I*As/0.36) =	2.01	L/s	=(0.031 x I) Eq. 2.24
Storage method =	U		(A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) =	0.303	L/s	

Above ground - Eq 3.8

$0 = PSD^2 - 2*Qa/tc*(0.667*tc*Qp/Qa + 0.75*tc+0.25*tcs)*PSD + 2*Qa*Qp$

Taking x as = PSD and solving

a = 1.0 b = -4.2 c = 1.2

$PSD = -b \pm \sqrt{(b^2-4ac)}/(2a)$

PSD = 0.315 L/s

Below ground pipe - Eq 3.3

$Qp = PSD*[1.6*tcs/\{tc*(1-2*PSD/(3*Qa))\}-0.6*tcs^{2.67}/\{tc*(1-2*PSDp/(3*Qa))\}^{2.67}]$

= 0.30

PSD = 0.313 L/s

Below ground rectangular tank - Eq 3.4

$t = tcs/(tc*(1-2*PSD/(3*Qa)))$ = 0.834

$Qp = PSD*[0.005-0.455*t+5.228*t^2-1.045*t^3-7.199*t^4+4.519*t^5]$

= 0.30

PSD = 0.303 L/s

Design Storage Capacity (AEP of 5%)

Above ground (Vs) = [0.5*Qa*td-[(0.875*PSD*td)(1-0.917*PSD/Qa)+(0.427*td*PSD²/Qa)]]*60/10³ m³ Eq 4.23

Below ground pipe (Vs) = [(0.5*Qa-0.637*PSD+0.089*PSD²/Qa)*td]*60/10³ m³ Eq 4.8

Below ground rect. tank (Vs) = [(0.5*Qa-0.572*PSD+0.048*PSD²/Qa)*td]*60/10³ m³ Eq 4.13

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	121.2	3.8			0.51
24	58.2	1.8			1.06
33	47.8	1.5			1.14
43	40.5	1.3			1.19
52	35.9	1.1			1.21
61	32.5	1.0			1.23
71	29.5	0.9			1.24
80	27.4	0.9			1.24
90	25.5	0.8			1.24
99	24.1	0.7			1.23

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

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above				
Pipe				
B/ground	79.6	27.5	0.9	**1.24**

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

Qop2 = 0.75 Cl 2.4.5.1

Qp2 =Qop2*Qp1 (where Qp1=PSD) = 0.24 L/s at which time above ground storage occurs

I = 360*Qp2/(2*Cw*As*10³) = 7.6 mm/h Eq 4.24

Period of Storage

Time to Fill:

Above ground (tf) = td*(1-0.92*PSD/Qa) Eq 4.27

Below ground pipe (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Below ground rect. tank (tf) = td*(1-2*PSD/(3*Qa)) Eq 3.2

Time to empty:

Above ground (te) = (Vs+0.33*PSD²*td/Qa*60/10³)*(1.14/PSD)*(10³/60) Eq 4.28

Below ground pipe (te) = 1.464/PSD*(Vs+0.333*PSD²*td/Qa*60/10³)*(10³/60) Eq 4.32

Below ground rect. tank (te) = 2.653/PSD*(Vs+0.333*PSD²*td/Qa*60/10³)*(10³/60) Eq 4.36

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above						
Pipe						
B/ground	79.6	0.9	1.2	60.8	205.6	266.4

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

Orifice

Permissible site discharge (Qu=PSD) = 0.30 L/s (Underground storage)

Orifice coefficient (CD) = 0.61 For sharp circular orifice

Gravitational acceration (g) = 9.81 m/s²

Maximum storage depth above orifice (H) = 25 mm

Orifice flow (Q) = CD*Ao*√(2*g*H)

Therefore:

Orifice area (Ao) = 710 mm²

Orifice diameter (D = √(4*Ao/π)) = 30.1 mm

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Margie Oxley & Neil Smalley *Owner name*
19 Talbot Street *Address*
Fingal 7214 *Suburb/postcode*

Designer details:

Name: Vinamra Gupta
Category: Civil Engineer
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: 685982720
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Margie Oxley & Neil Smalley
Designer's project reference No. J12396
Address: 19 Talbot Street
Lot No: 11985/3
Fingal 7214

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 detention.

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Dec-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Dec-25
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Dec-25
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Dec-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 - 19 Talbot Street Fingal - Dec-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.

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		12/12/2025
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:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] 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
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] 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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		12/12/2025

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
A.S./N.Z. 3500.1-2021 WATER SUPPLY
A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
A.S./N.Z. 3500.3-2021 STORM WATER
A.S./N.Z. 3500.4-2021 HOT WATER

FIXTURES:
1. TOILET
2. BATH/SPA
3. VANITY BASIN
4. WASH TROUGH
5. SINK
6. SHOWER

NOTE: connection of DN 100 mm Ø branch drain to DN mm Ø main drain now require a 15 ° incline

I.O. - INSPECTION OPENING
E.V. - EDUCT VENT
R.E. - ROD EYE

O.R.G.-OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND /SURFACE LEVEL. CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø
S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mmØ LAID @ MIN. GRADE OF 1:100
GRATED PIT 600 X 600 X 600 mm DEEP
REFER GRATED PIT DETAIL 150 mm Ø STORM WATER LINE DISCHARGING FROM THE GRATED PIT

GAS SUPPLY — GAS — GAS —

SEWER LINE 100 mm Ø
SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS.
SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60

WATER SUPPLY 20 mm Ø LINE
S.V. - STOP VALVE

TELSTRA - NBN SUPPLY — T — T —

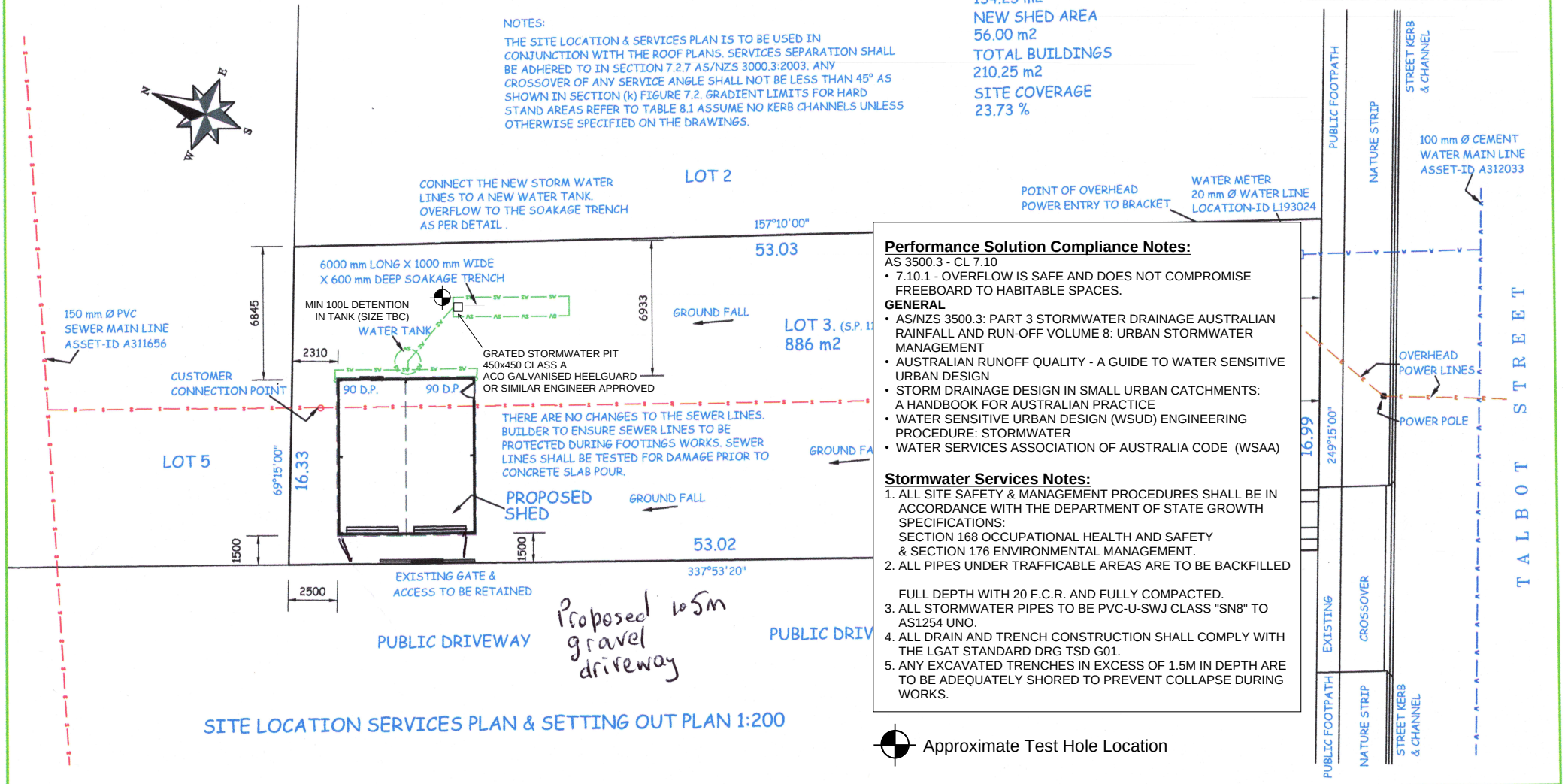
POWER SUPPLY — E — E —

PROPERTY IDENTIFICATION NUMBER 641452
CERTIFICATE OF TITLE NUMBER 11985 FOLIO 3
VILLAGE PLANNING ZONE
LOT AREA 886 m2

EXISTING LOT AREA
886.00 m2
EXISTING BUILDINGS
154.25 m2
NEW SHED AREA
56.00 m2
TOTAL BUILDINGS
210.25 m2
SITE COVERAGE
23.73 %

WEEDA Drafting
& Building Consultants Pty Ltd
95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P CH B.D.

NOTES:
THE SITE LOCATION & SERVICES PLAN IS TO BE USED IN CONJUNCTION WITH THE ROOF PLANS. SERVICES SEPARATION SHALL BE ADHERED TO IN SECTION 7.2.7 AS/NZS 3000.3:2003. ANY CROSSOVER OF ANY SERVICE ANGLE SHALL NOT BE LESS THAN 45° AS SHOWN IN SECTION (k) FIGURE 7.2. GRADIENT LIMITS FOR HARD STAND AREAS REFER TO TABLE 8.1 ASSUME NO KERB CHANNELS UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.



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:
1. 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.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED

   FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

Approximate Test Hole Location

SITE LOCATION SERVICES PLAN & SETTING OUT PLAN 1:200

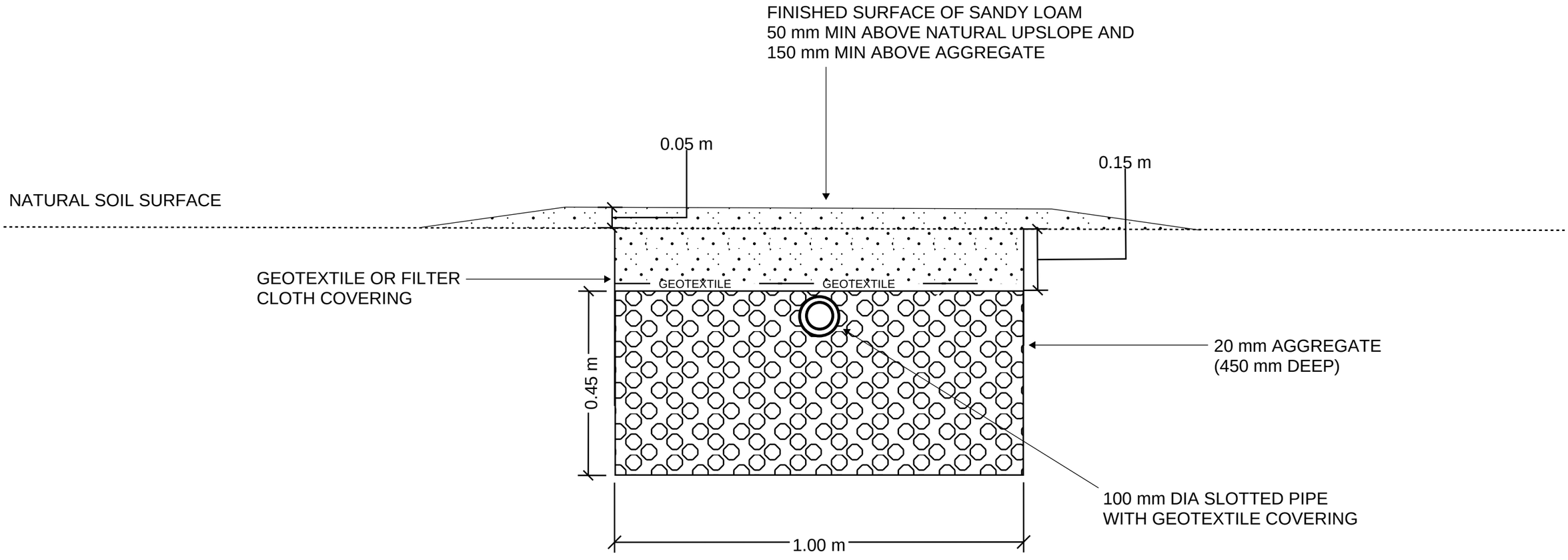
PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT
19 TALBOT STREET, FINGAL FOR N.D. SMALLEY & M.C. OXLEY.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
22/08/2025	1:200	J WEEDA	A WEEDA	7725 - 6 OF 7

Design notes:

1.Absorption bed dimensions of up to 21m long by 0.60m deep by 1m wide
– total storage volume calculated at average 35% porosity.
2.Base of bed 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.Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
6.All works on site to comply with AS3500 and Tasmanian Plumbing code.

GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions Stormwater trench			Stormwater Absorption Detail