

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 2026 / 00055
Applicant	Jon Pugh Home Design
Proposal	Residential - Additions & Alterations to Existing Dwelling
Location	199 St Helens Point Road, Stieglitz (CT 143446/1)

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 18th July 2026 **until 5pm Friday 31st July 2026**.

John Brown
GENERAL MANAGER

BUILDING DESIGNER:	JONATHAN PUGH
ACCREDITATION NO.:	CC 6894
TITLE REFERENCE:	C.T. 143446/1
DESIGN WIND SPEED:	DESIGNED TO ASSUMED N3 WIND CLASSIFICATION
SOIL CLASSIFICATION:	DESIGNED TO ASSUMED SOIL CLASSIFICATION 'M'
CLIMATE ZONE:	7
BUSHFIRE PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE - 50m to INLAND WATERS
FLOODING RISK:	UNKNOWN
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
DATUM LEVEL AT KERB:	UNKNOWN
GROUND LEVEL:	MIN 150mm BELOW F.L.
FINISHED FLOOR LEVEL:	AS PER PLANS / OR 150mm ABOVE G.L.
OVERFLOW RELIEF GULLY LEVEL:	MIN 150mm BELOW F.L.

Development Application

March 2025

Proposed Dwelling Alterations & Additions

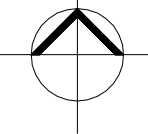
for Paul & Jane Luckman

199 St Helens Point Road,
Stieglitz, TAS 7216

Building Areas	
Dwelling Additions	49.95m²
Deck Addition	11.95m²
Porch Addition	1.91m²

Drawing Schedule	
Drg No.	Drawing Name
A01	Proposed Site Plan
A02	Existing Floor Plan + Elevations
A03	Proposed Floor Plan
A04	Proposed Elevations/ Door + Window Schedule

NORTH



SURVEYOR: AJB DATE: 16/06/2025

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.
6. HORIZONTAL BEARING DATUM IS MGA 2020.
7. VERTICAL DATUM IS AHD'83 AT SPM 9898.
8. CONTOUR INTERVAL IS 0.10m INDEX IS 0.5m.
9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM SIO11345, P3354; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND BASED ON GDA2020 AT SPM 9898.

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

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residential building design + documentation

jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Paul & Jane Luckman

project:

Proposed Dwelling Alterations & Additions

at:

**199 St Helens Point Road,
Stieglitz, TAS 7216**

drawing title:

Proposed Site Plan

REV.	DESCRIPTION	DATE
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sheet no.	date
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A01

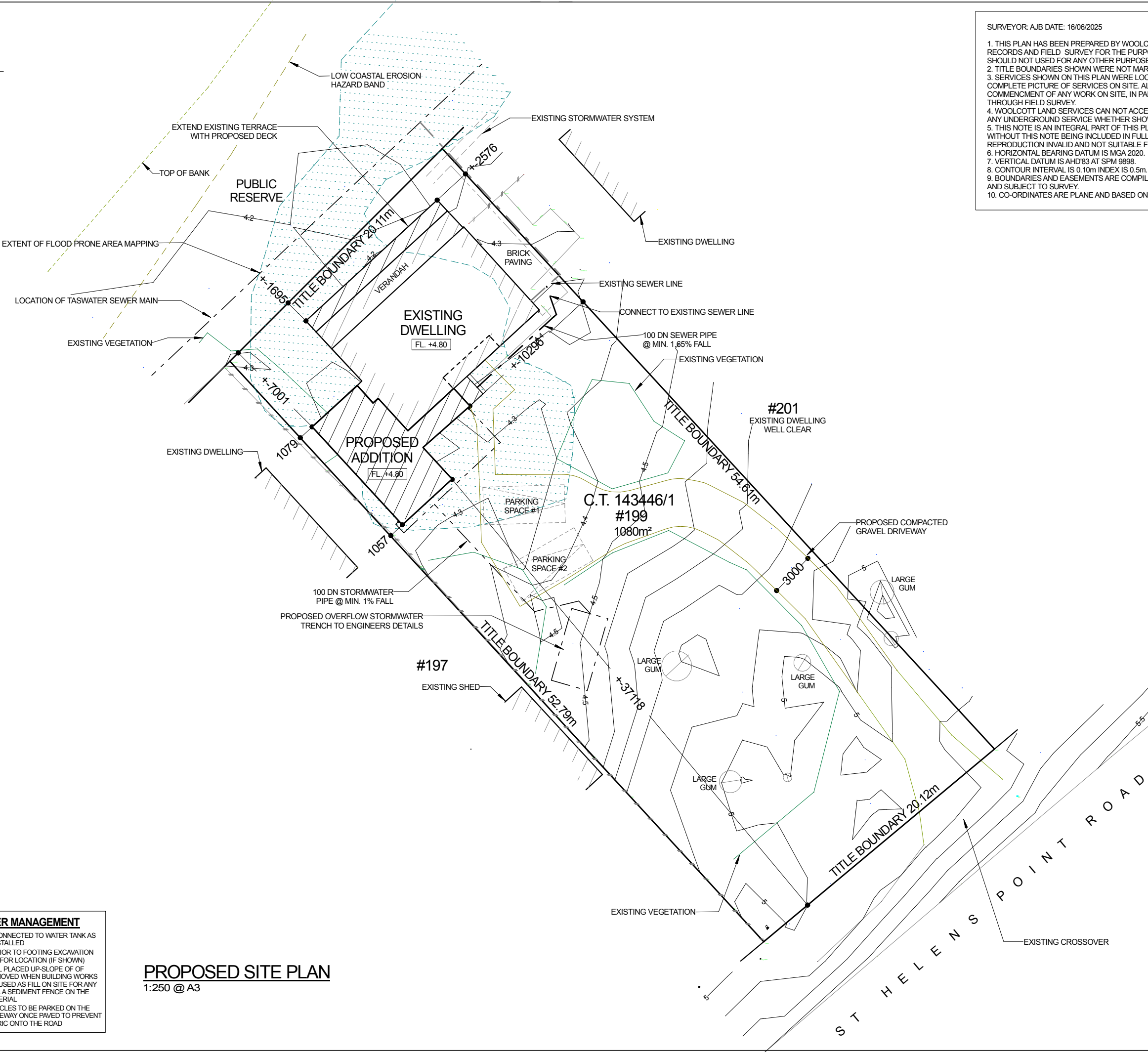
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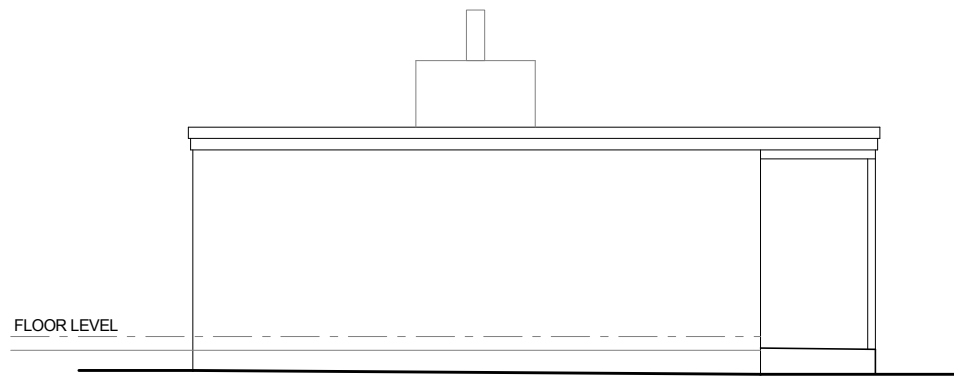
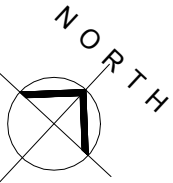
SOIL AND WATER MANAGEMENT

- DOWNPIPES TO BE CONNECTED TO WATER TANK AS SOON AS ROOF IS INSTALLED
- INSTALL AG DRAIN PRIOR TO FOOTING EXCAVATION SEE DRAINAGE PLAN FOR LOCATION (IF SHOWN)
- EXCAVATED MATERIAL PLACED UP-SLOPE OF OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE OF MATERIAL
- CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY ONCE PAVED TO PREVENT TRANSFERRING DEBRIC ONTO THE ROAD

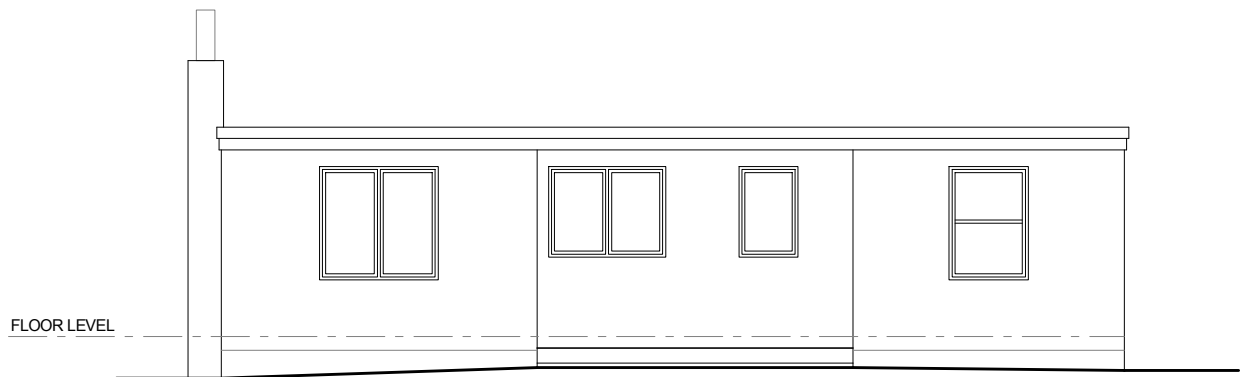
PROPOSED SITE PLAN

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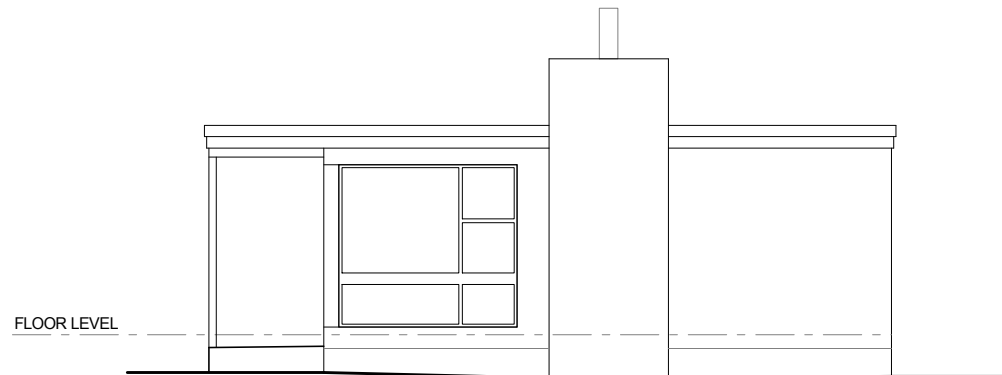




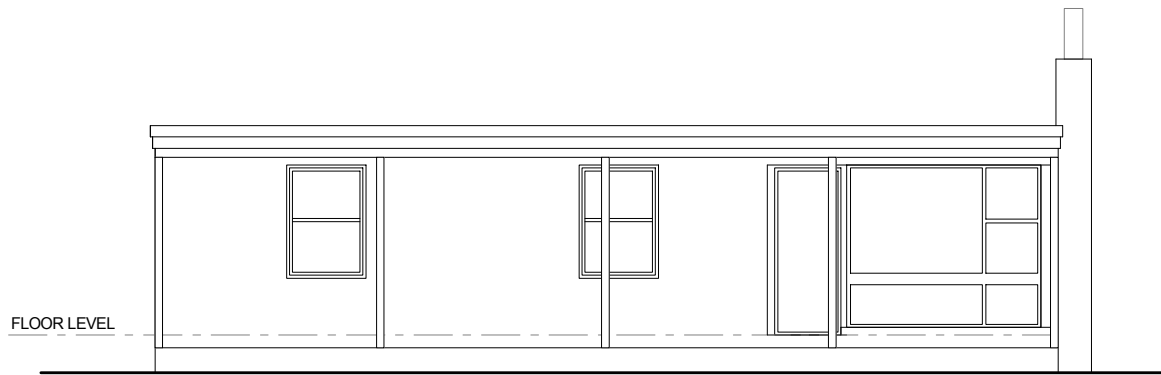
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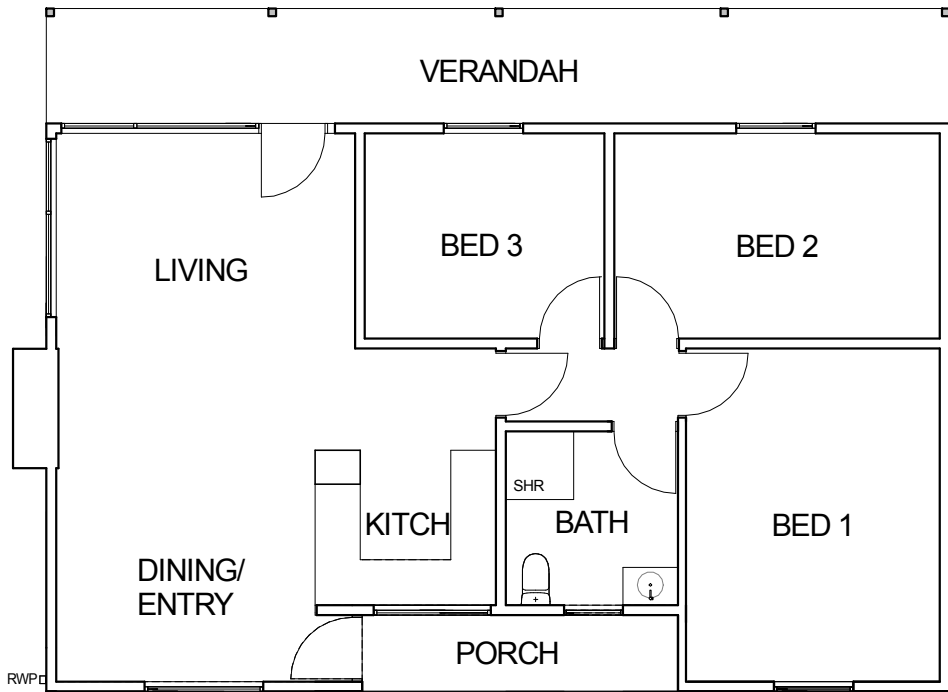
ELEVATION 2
1:100 @ A3



ELEVATION 3
1:100 @ A3



ELEVATION 4
1:100 @ A3



EXISTING FLOOR PLAN
1:100 @ A3

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jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Paul & Jane Luckman

project:

Proposed Dwelling Alterations & Additions

at:

**199 St Helens Point Road,
Stieglitz, TAS 7216**

drawing title:

Existing Floor Plan + Elevations

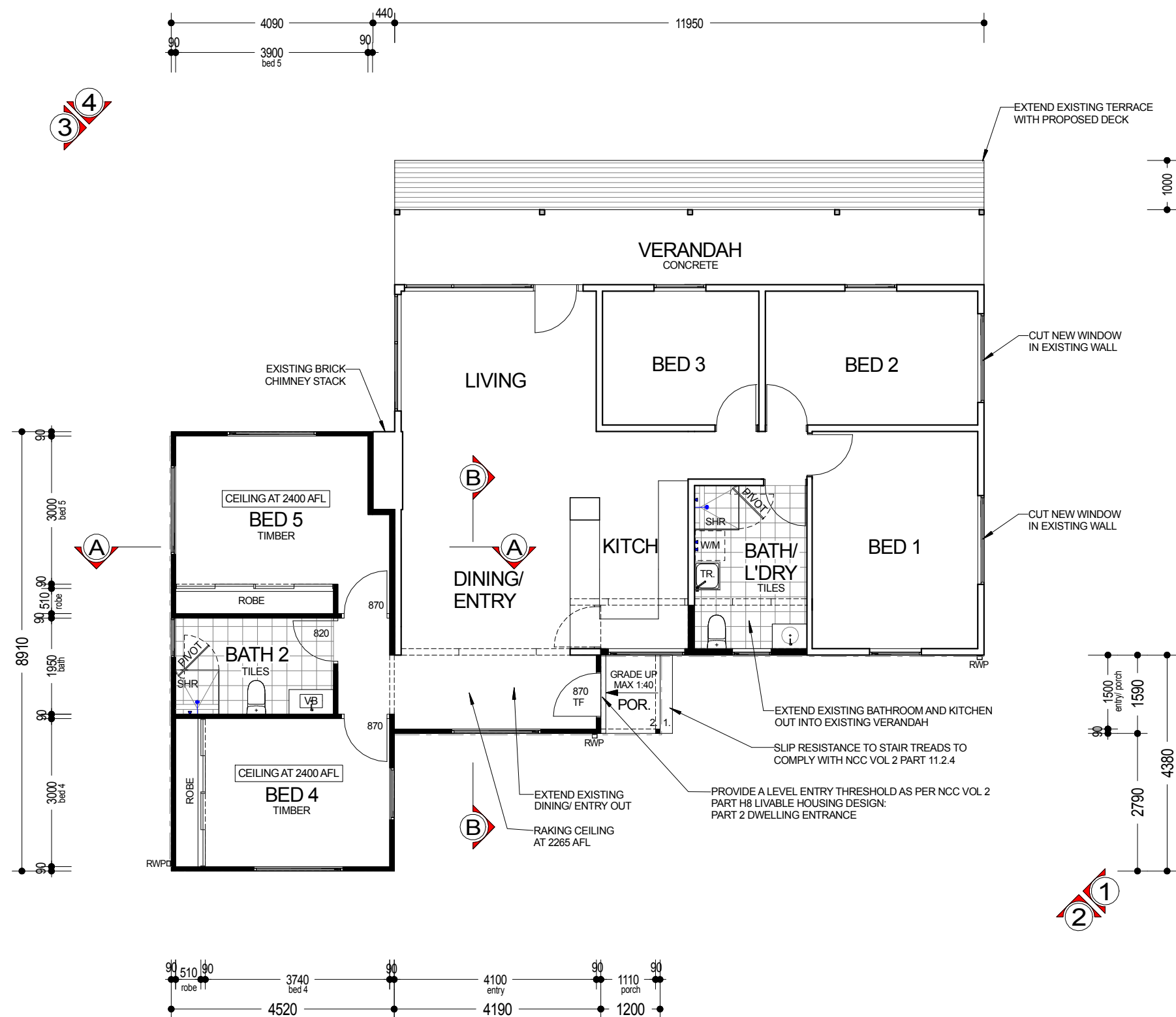
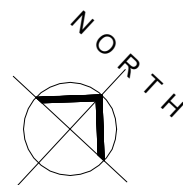
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sheet no.	date	
A02	05/03/26	

LEGEND

TIMBER FRAME
EXISTING WALL

AREAS:

EXISTING FLOOR : 86.22m²
ADDITIONS : 49.95m²
DECK ADDITION : 11.95m²
PORCH ADDITION : 1.91m²



PROPOSED FLOOR PLAN

1:100 @ A3

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project:

Proposed Dwelling Alterations & Additions

at:

**199 St Helens Point Road,
Stieglitz, TAS 7216**

drawing title:

Proposed Floor Plan

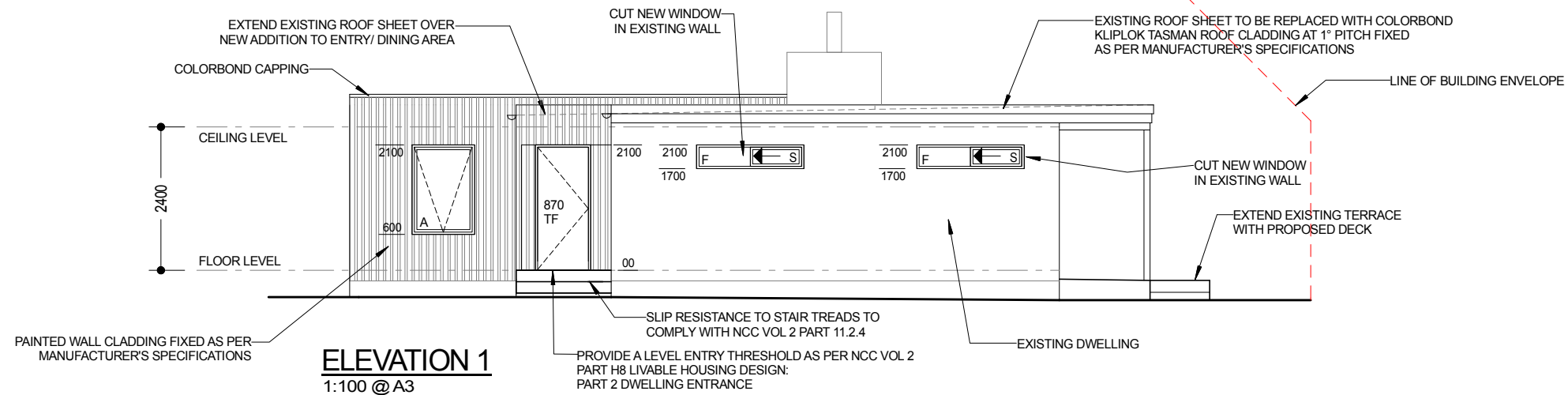
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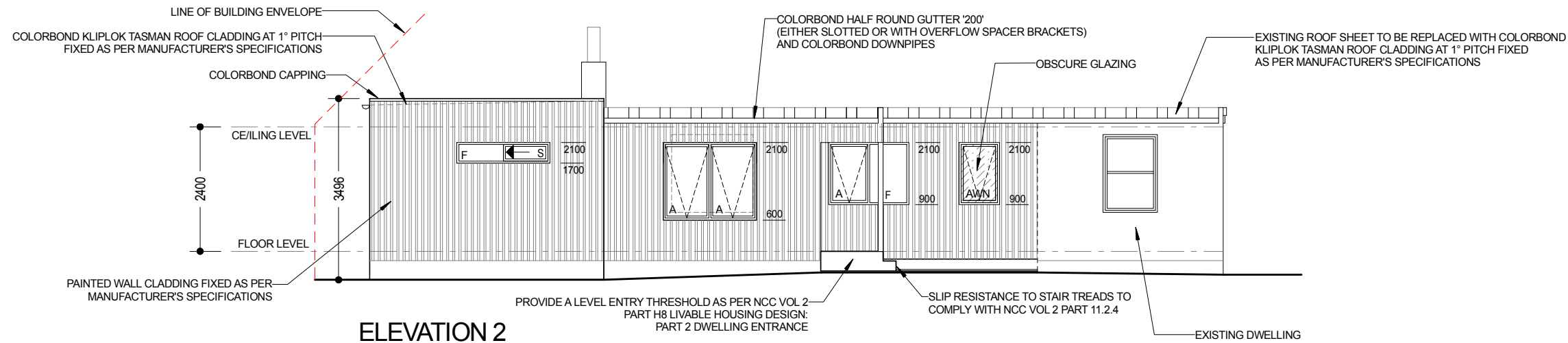
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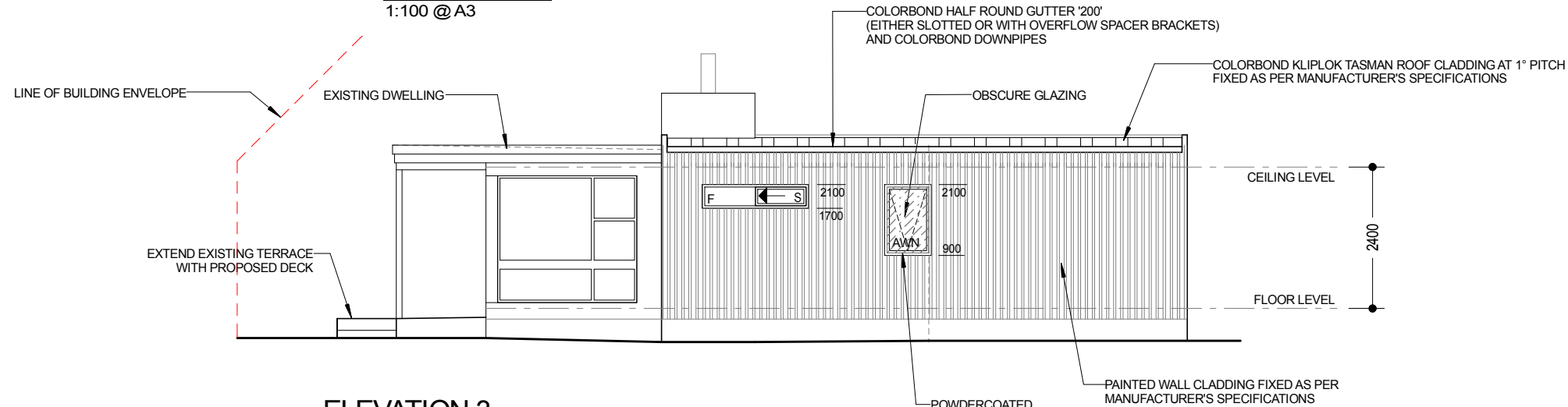
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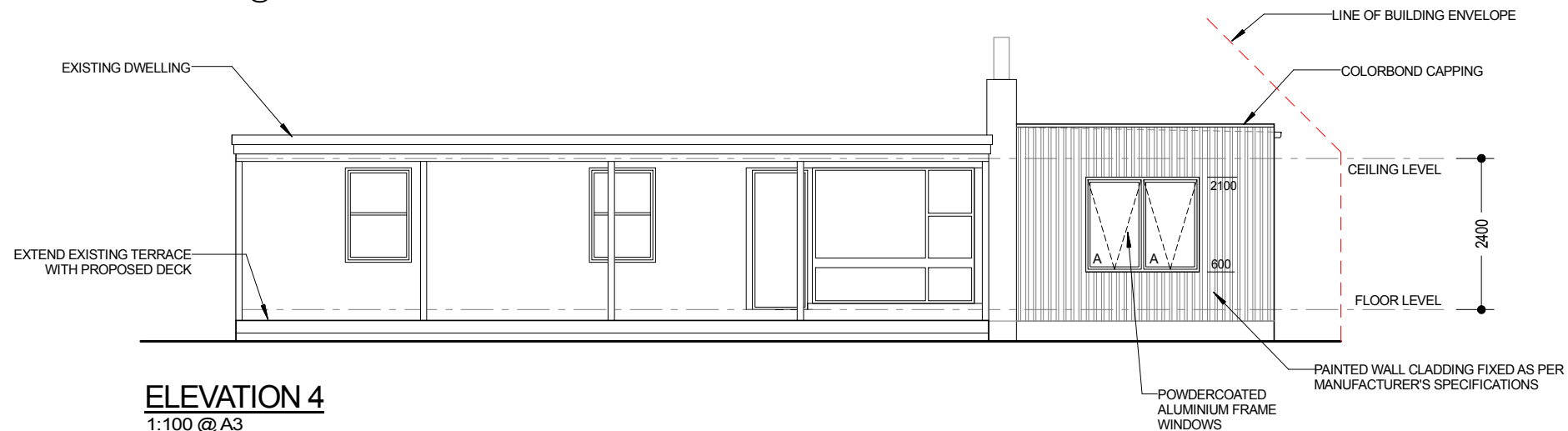
ELEVATION 1
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ELEVATION 2
1:100 @ A3



ELEVATION 3
1:100 @ A3



ELEVATION 4
1:100 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

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PO BOX 397 ST HELENS TAS 7216

client:

Paul & Jane Luckman

project:

Proposed Dwelling Alterations & Additions

at:

199 St Helens Point Road, Stieglitz, TAS 7216

drawing title:

Proposed Elevations

REV.	DESCRIPTION	DATE
job. no.	revision	
322	-	
sheet no.	date	
A04	05/03/26	

DEVELOPMENT APPLICATION

COMPLIANCE REPORT

March 2026

OWNER'S DETAILS

Paul & Jane Luckman
29 Alma Street
Bellerive
TAS 7018

PROJECT DETAILS

Proposed dwelling alterations and additions at:
199 St Helens Point Road
Stieglitz
TAS 7216

PREPARED BY

Jon Pugh Home Design
0459 586 013

DEVELOPMENT SITE DETAILS

The property currently has an existing dwelling on it. There is a very gentle slope running from the southeastern boundary down to the northwestern boundary.

PROPOSED DEVELOPMENT

New additions and alterations are proposed to the existing dwelling. The proposal includes extending living/ bedroom accommodation, an extension of the existing kitchen, bathroom and rear deck.

Stormwater run-off from the dwelling currently is disposed of on site. The downpipes will be connected to a proposed stormwater trench and stormwater run-off will be contained on the property.

The proposed development relies on Acceptable solutions and Performance Solutions from the Tasmanian Planning Scheme to satisfy planning standards.

DEVELOPMENT DETAILS

The proposed development is:

Proposed Dwelling additions:	49.95m ²
Proposed Deck extension:	11.95m ²
Proposed Porch Addition:	1.91m ²
<u>Total Area of Development</u>	<u>63.81m²</u>

PLANNING CODE

The proposed development is in the 'Residential' use category in the GENERAL RESIDENTIAL ZONE and is a 'Permitted' use.

The following standards from the Tasmanian Planning Scheme are to be considered:

- **ZONE 8.0 General Residential Zone**
- **CODE C2.0 Parking and Sustainable Transport Code**
- **BRE-S2.0 Stormwater Management Specific Area Plan**

Code 12.0 Flood Prone Areas Hazard Code is addressed separately by RARE consultants.

ZONE 8.0 General Residential Zone

8.3 Use Standards

8.3.1 Discretionary Uses

- A1 Not applicable
The proposed is a development for permitted use.
- A2 Not applicable
The proposed is a development not for discretionary use.

A3 Not applicable
The proposed is a development for permitted use.

A4 Not applicable
The proposed is a development for permitted use.

8.3.2 Visitor Accommodation

A1 Not applicable
The proposed is a development not for visitor accommodation use.

A2 Not applicable
The proposed is a development not for visitor accommodation use.

8.4 Development Standards for Dwellings

8.4.1 Residential Density for Multiple Dwellings

A1 Not applicable
The proposed development is not a multiple dwelling.

8.4.2 Setbacks and Building Envelope for all Dwellings

A1 Acceptable Solution
The front setback is over 37m from the front boundary.

A2 Not applicable
There is no carport or garage in this development.

A3 Acceptable Solution
The proposed development sits within the building envelope as required by clause 8.4.2.A3(a) and Figure 8.1.

8.4.3 Site Coverage and Private Open Space for all Dwellings

A1 Acceptable Solution
Site coverage is only 14.3%.

A2 Acceptable Solution
Adequate private open space of 24m² exists to the north western side of the dwelling.

8.4.4 Sunlight to private Open Space of Multiple Dwellings

- A1 Not applicable
The proposed development is not a multiple dwelling.

8.4.5 Width of Openings for Garages and Carports for all Dwellings

- A1 Acceptable solution
There is no carport or garage in this development.

8.4.6 Privacy for all Dwellings

- A1 Acceptable solution
The proposed dwelling addition does not have a floor level greater than 1m above natural ground level.
- A2 Acceptable solution
The proposed dwelling addition does not have a floor level greater than 1m above natural ground level.
- A3 Not Applicable
The proposed development is not a multiple dwelling.

8.4.7 Frontage Fences for all Dwellings

- A1 Not applicable
No new fences are proposed in this application.

8.4.8 Waste Storage for Multiple Dwellings

- A1 Not applicable
The proposed development is not a multiple dwelling.

8.5 Development Standards for non-Dwellings

8.5.1 Non-Dwelling Development

- A1 Not applicable
The proposed development is not for non-dwellings.

- A2 Not applicable
The proposed development is not for non-dwellings.
- A3 Not applicable
The proposed development is not for non-dwellings.
- A4 Not applicable
The proposed development is not for non-dwellings.
- A5 Not applicable
The proposed development is not for non-dwellings.
- A6 Not applicable
The proposed development is not for non-dwellings.

8.5.2 Non-Residential Garages and Carports

- A1 Not applicable
The proposed development is not for non-dwellings.
- A2 Not applicable
The proposed development is not for non-dwellings.

8.6 Development Standards for Subdivision

8.6.1 Lot Design

- A1 Not applicable
The proposed development is not for a subdivision.
- A2 Not applicable
The proposed development is not for a subdivision.
- A3 Not applicable
The proposed development is not for a subdivision.
- A4 Not applicable
The proposed development is not for a subdivision.

8.6.2 Roads

- A1 Not applicable
The proposed development is not for a subdivision.

8.6.3 Services

- A1 Not applicable
The proposed development is not for a subdivision.
- A2 Not applicable
The proposed development is not for a subdivision.
- A3 Not applicable
The proposed development is not for a subdivision.

CODE C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car Parking Numbers

- A1 Acceptable solution
2 car parking spaces are provided as per Table C2.1.

C2.5.2 Bicycle Parking Numbers

- A1 Acceptable solution
No bicycle parking spaces are required or provided as per Table C2.1.

C2.5.3 Motorcycle Parking Numbers

- A1 Acceptable solution
No motorcycle parking spaces are required or provided as per Table C2.4.

C2.5.4 Loading Bays

- A1 Acceptable solution
No loading bays are required or provided.

C2.5.5 Number of Car parking Spaces within the General Residential Zone

- A1 Acceptable solution
There are no non-residential buildings in this proposal.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of Parking Areas

P1 Performance Solution

- (a) The area for parking is in front of and to the side of the proposed dwelling and will be easily identifiable and readily accessible from the road.
- (b) The land is relatively flat but has a gentle slope away from the main road/ frontage.
- (c) Surface water will be collected and directed to garden areas alongside the driveway.
- (d) The land is relatively flat. Surface water will not be transported back onto the road.
- (e) The compacted gravel area will be too small to generate a significant amount of dust.
- (f) The car parking and maneuvering space will be compacted gravel in front of and to the side of the proposed dwelling

C2.6.2 Design and layout of Parking Areas

- A1.1 The layout of car spaces and access ways must be designed in accordance with AS 2890.1 - Parking facilities. Parts 1-6: Off Road Car Parking.

- Minimum parking bay size 2.4m x 5.4m
- Minimum driveway width 3.0m
- Maximum gradient 1:4
- Minimum height clearance 2200mm
- Maximum gradient across property line and footpath 1:20

- A1.2 Parking spaces provided for use by persons with a disability

Not applicable

C2.6.3 Number of Accesses for Vehicles

- A1 Acceptable solution
Only one access is proposed in this proposal.
- A2 Not Applicable
This proposal is in the General Residential Zone.

C2.6.4 Lighting of Parking Areas within the General Business Zone and Central Business Zone

- A1 Not Applicable
This proposal is in the General Residential Zone.

C2.6.5 Pedestrian Access

- A1.1 Not Applicable
The use in this proposal does not require more than 10 parking spaces.
- A1.2 Not Applicable
The use in this proposal does not require disabled access parking.

C2.6.6 Loading Bays

- A1 Not Applicable
Loading Bays are not required.
- A2 Not Applicable
Loading Bays are not required.

C2.6.7 Bicycle Parking and Storage facilities within the General Business Zone and Central Business Zone

- A1 Not Applicable
The use in this proposal does not require bicycle parking spaces.
- A2 Not Applicable
The use in this proposal does not require bicycle parking spaces..

C2.6.8 Siting of Parking and Turning Areas

- A1 Not Applicable
The use in this proposal does not require any specific provisions.
- A2 Not Applicable
The use in this proposal does not require any specific provisions.

C2.7 Parking Precinct Plan

C2.7.1 Parking Precinct Plan

- A1 Not Applicable
The use in this proposal does not require any specific provisions.

BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.0 Development Standards for Buildings and Works

BRE-2.7.1 Stormwater Management

- P1 **Performance Solution**
Stormwater run-off from the dwelling currently is disposed of on site. The downpipes will be connected to a proposed stormwater trench and stormwater run-off will be contained on the property.

Flood Hazard Report

Proposed Dwelling Additions
199 St Helens Point Road,
Stieglitz (CT 143446/1)

Prepared for: Jonathan Pugh
Project No: 25E99-236
Document No: 25E99-236-RPT-001
Issue No: 01
Revision No: -

22-24 Paterson Street
Launceston, TAS 7250

PO Box 1898,
Launceston, TAS 7250

P. 6388 9200

E. action@rarein.com.au

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rare.

DOCUMENT CONTROL

Project	Jon Pugh Home Design – Flood Hazard Report – 199 St Helens Point Road, Stieglitz
Report Title	Flood Hazard Report
Project No	25E99-236
Document ID	25E99-236-RPT-001
File Path	S:\15 - Job Data\2025\E99\25E99 - 236\Documents\Reports\Flood Report
Client	Jonathan Pugh

Record of Report					
Issue	Reason	Revision	Date	Prepared By	Approved By
01	Client Issue	-	25/02/26	JWS	RJ

Distribution of Report			
Company	Name & Address	Contact	Copies
Jon Pugh Home Design	Jonathan Pugh PO Box 397, St Helens, TAS, 7216	E: jackp1@iprimus.com.au Ph: 0459 586 013	1 (elec)

CONTENTS

1.	INTRODUCTION	3
2.	SITE EVALUATION	3
2.1.	Location & Property Details.....	3
2.2.	Land Description	4
2.3.	Proposed Works.....	4
3.	FLOOD RISK.....	6
3.1.	Flood Hazard Vulnerability Classification	6
3.2.	Existing Flood Risk	6
3.3.	Development Effects & Building Works	9
3.4.	Recommendations	9
4.	FLOOD CODE ASSESSMENT	10
5.	SUMMARY	12

1. INTRODUCTION

Rare Innovation have been engaged to provide a flood hazard report for the proposed dwelling alterations located at 199 St Helens Point Road, Stieglitz. The purpose of this flood hazard report is to undertake a desktop review and analysis of the existing site and proposed works to assess the likely hazard to structures and persons due to flooding and to address the relevant sections of the Tasmanian Planning Scheme. This report has been prepared based on available data for the site at the time of investigation.

2. SITE EVALUATION

2.1. Location & Property Details

The proposed development is located on a single existing land title at 199 St Helens Point Road, Stieglitz (Property ID: 6786059, Title Reference: 143446/1) as shown in Figure 1. The site is currently zoned as General Residential and is bounded by existing residential developments to the north-east and south-west, with a frontage onto St Helens Point Road on the south-eastern side. The site borders onto an existing public reserve on the north-western side which abuts George Bay, located approximately 80m from the shoreline.



Figure 1 – Existing Site Aerial Image (LISTmap)

2.2. Land Description

The site is currently developed and contains an existing single storey dwelling located at the north-western end of the property. Access to the site is provided by an existing sand/gravel surfaced crossover at the south-eastern end from St Helens Point Road.

The site generally falls towards the north-western boundary at grades of approximately 1-4%. A minor localised depression is present in the western corner of the site and within the adjacent public reserve to the north. Further north-west, the public reserve falls away down an existing embankment towards Georges Bay. Figure 2 shows the topographical contours sourced from publicly available lidar data and Figure 3 shows the proposed site plan including surveyed contours which show a consistent surface profile between the two sources.

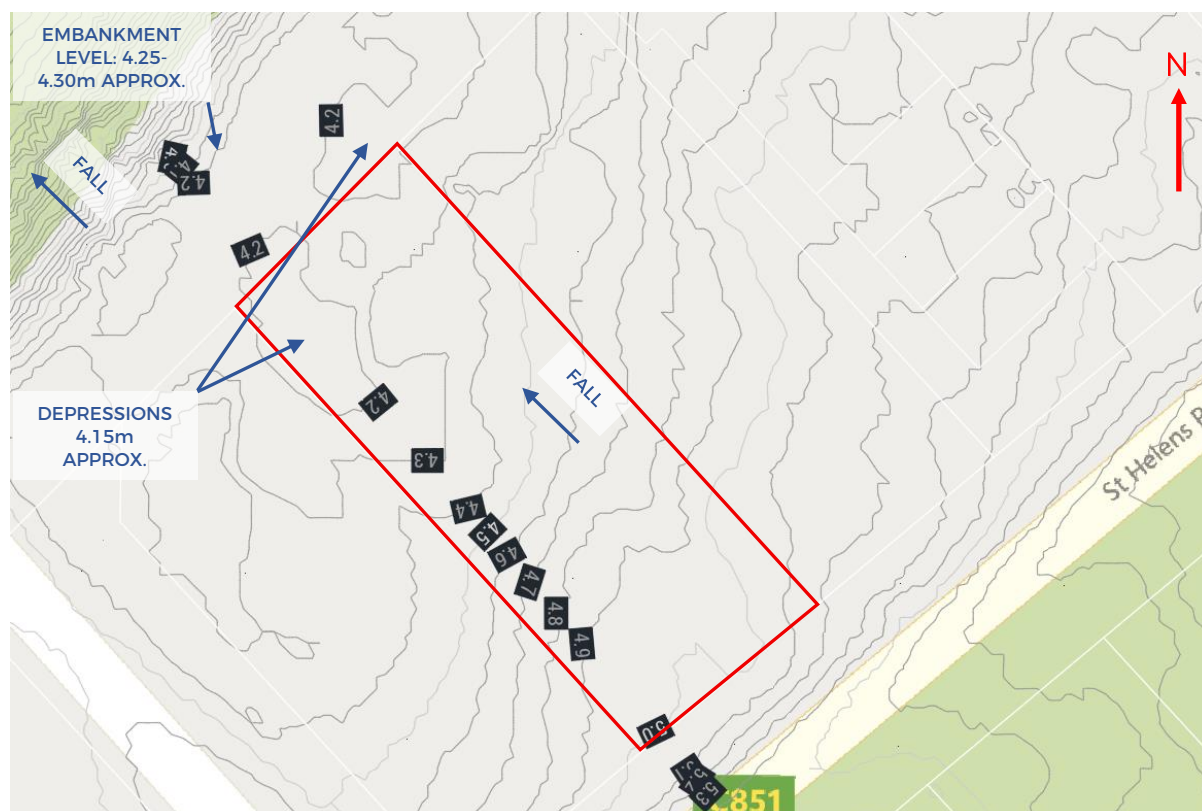


Figure 2 – Site Topography

2.3. Proposed Works

The proposed development consists of additions to the existing residential dwelling including an extension of the existing front verandah/deck and additional habitable rooms (2 x bedroom, bathroom) to the southern corner of the dwelling. The additions are proposed to be constructed at the same finished floor level of RL 4.80m AHD as the existing dwelling. An additional stormwater on-site disposal trench is proposed to manage stormwater runoff from the new structure.

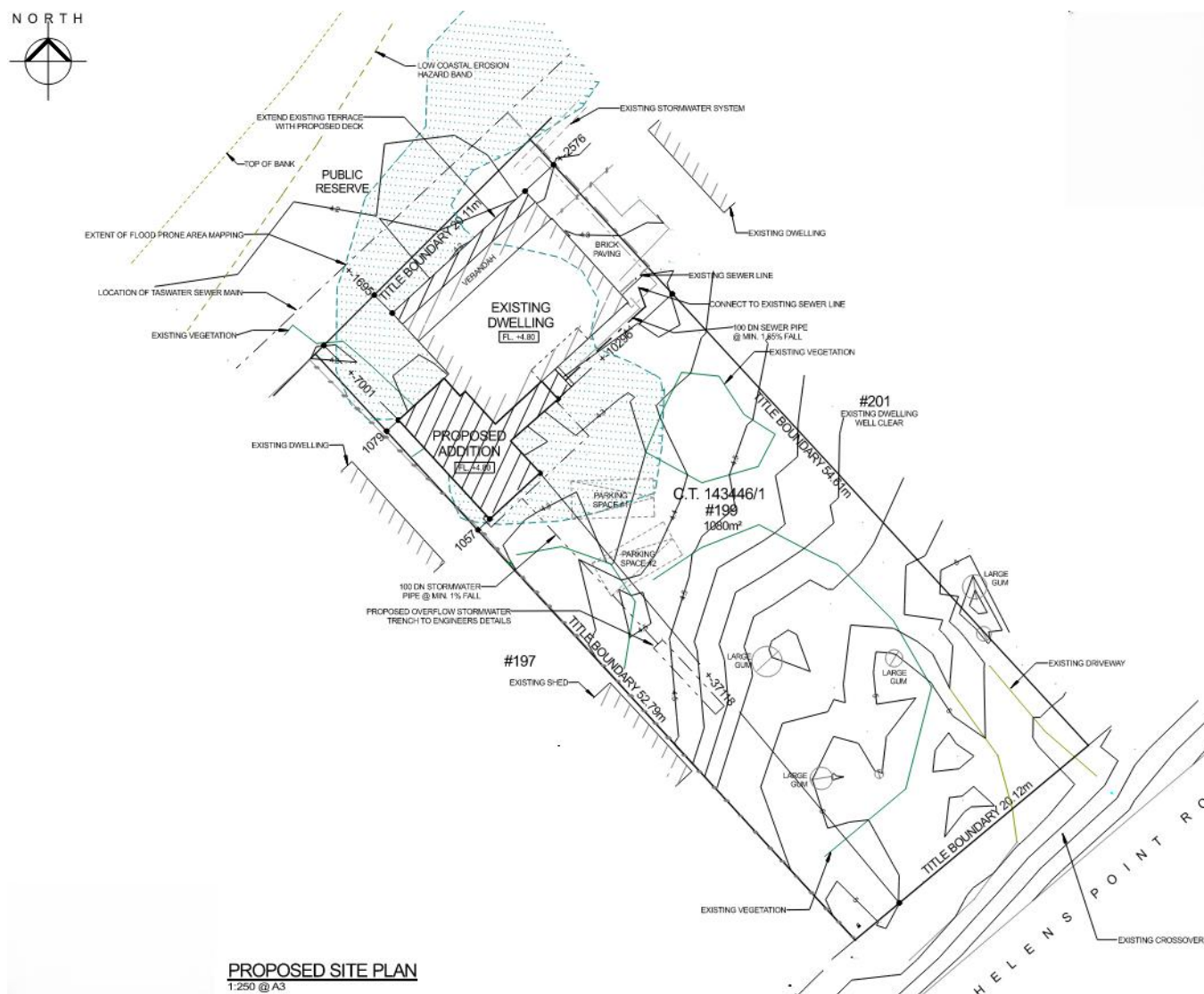


Figure 3 – Proposed Site Plan (Jon Pugh Home Design)

3. FLOOD RISK

3.1. Flood Hazard Vulnerability Classification

Flood mapping identifies flood hazard vulnerability in accordance with *Figure 6.7.9 Australian Rainfall and Runoff Book 6 Chapter 7* and as shown in Figure 4. Classifications of hazard vulnerability are determined as a function of flood depth and flow velocity, with resulting classifications of H1 to H6 given.

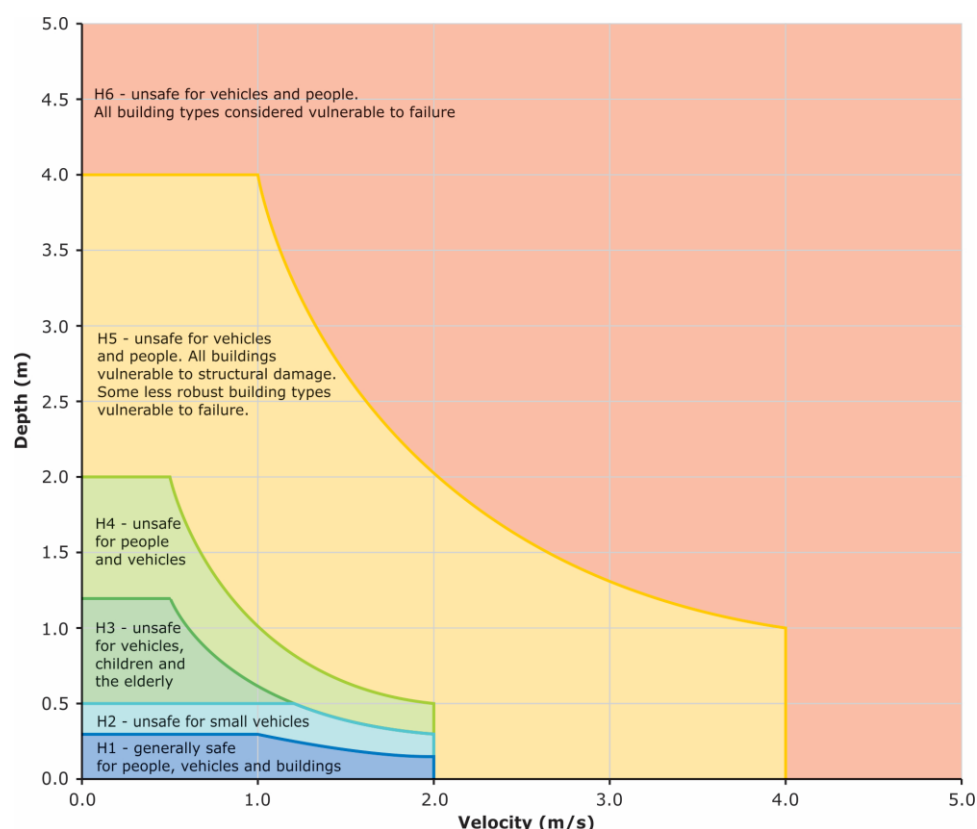


Figure 4 – Combined Flood Hazard Curves (AR&R 2019)

3.2. Existing Flood Risk

The subject site is not mapped as within areas of the Coastal Inundation Hazard Code or Flood Prone Hazard Areas Code of the Tasmanian Planning Scheme according to the LISTmap. The site has however been identified as partially located within areas of flooding according to flood mapping of the 1% AEP storm event undertaken by Break O'Day Council and is subsequently still subject to the conditions of C12.0 Flood Prone Areas Hazard Code. Images of Council provided flood mapping are shown in Figures 5, 6 and 7 with the subject site indicated by the pin point.

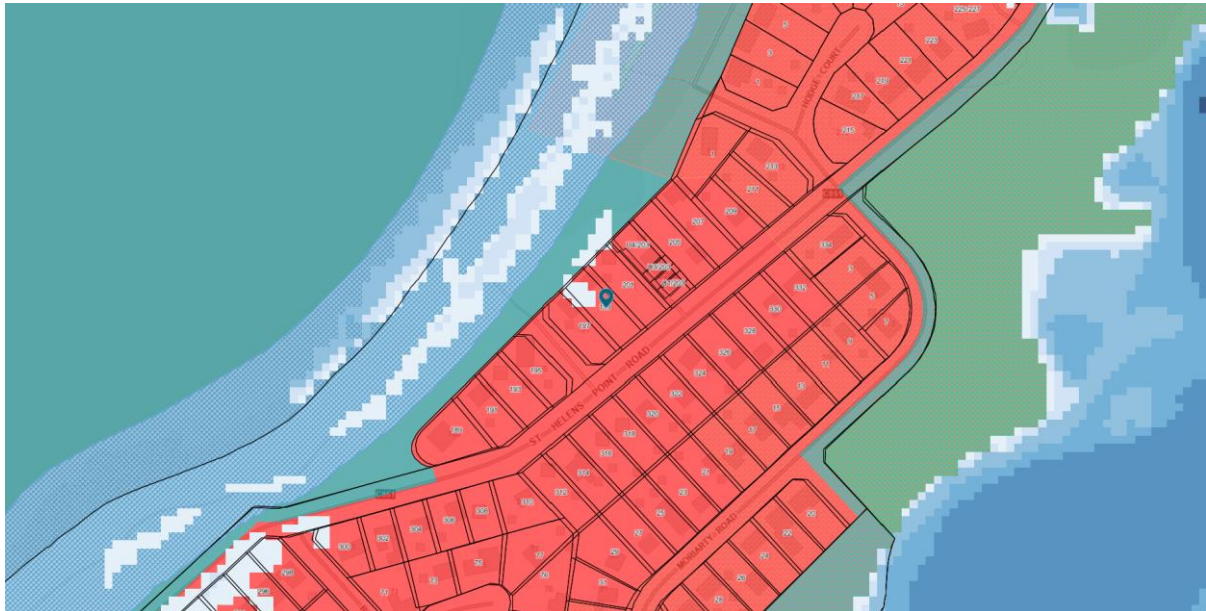


Figure 5 – 1% AEP Flood Depth (*Break O'Day Council*)

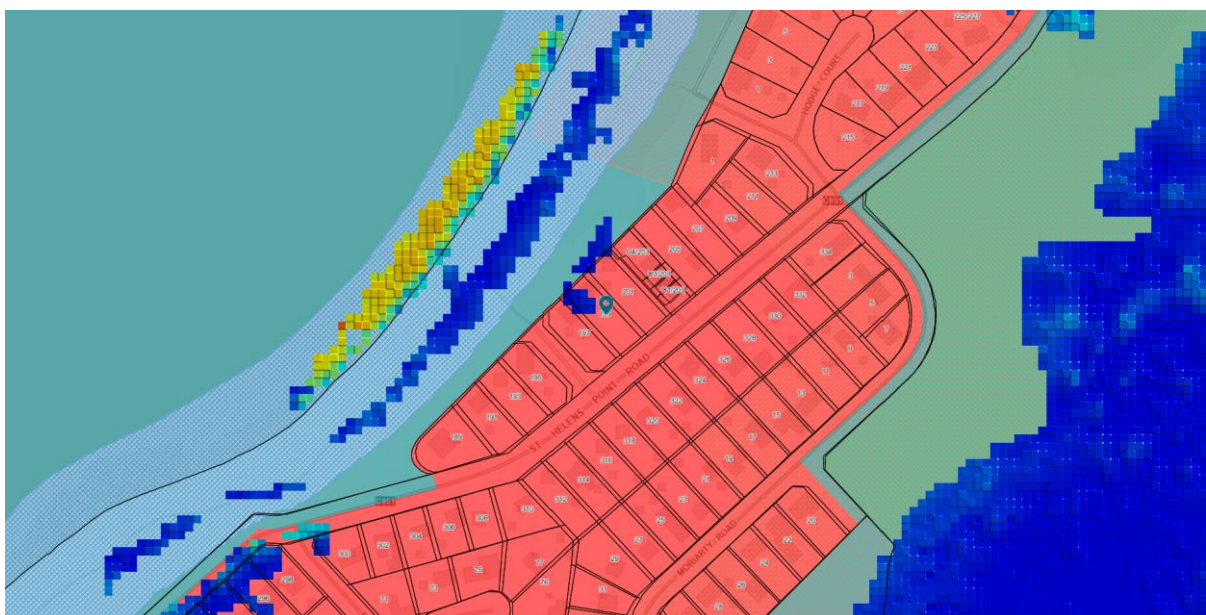


Figure 6 – 1% AEP Flood Velocity (*Break O'Day Council*)

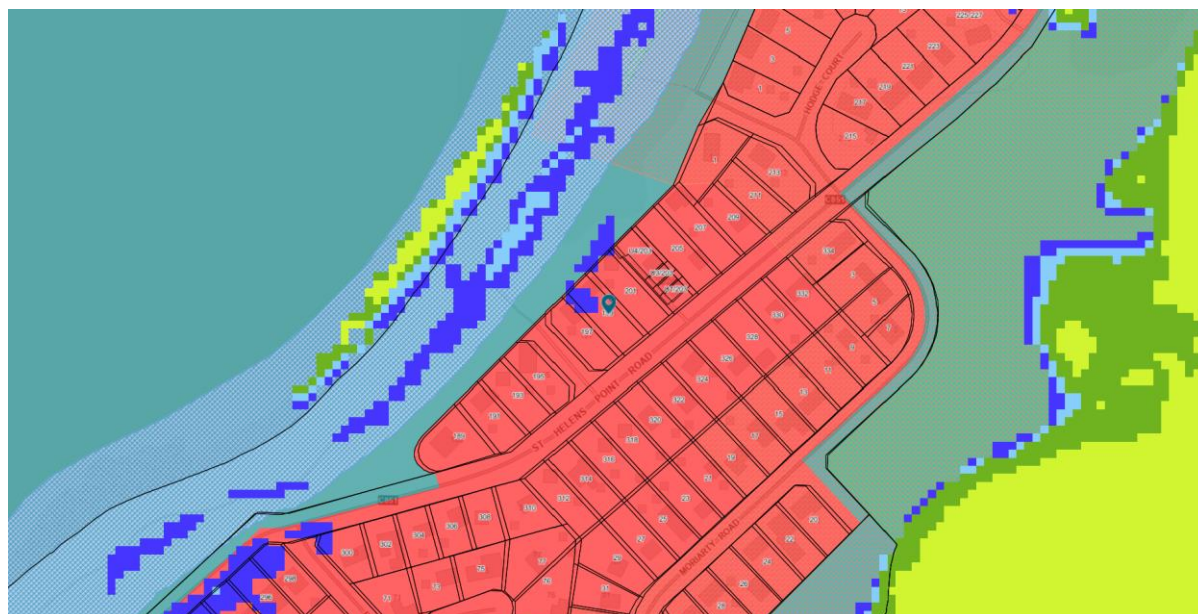


Figure 7 – 1% AEP Flood Hazard (*Break O'Day Council*)

Figure 3 shows the mapped extent of the flood areas in relation to the site works. Figure 7 shows that the isolated flood area that encroaches onto the site is of maximum hazard classification H1 – ‘Generally safe for people, vehicles and buildings’ with maximum depths below 0.3m and velocities below 2m/s.

Figures 5, 6 and 7 show that the flooding affecting the site is an isolated area and aligns with the localised low depressions within the north-western portion of the site and further north within the public reserve. The extent of flood mapping as overlaid onto local survey data and lidar surface data indicates that the mapped flood areas are largely contained within the 4.2m surface contour along the northern boundary and within the 4.3-4.4m surface contours within the subject site, i.e. flood levels are unlikely to reach a level greater than 4.3-4.4m.

As shown in Figure 2, the site falls towards the north-west and down an existing embankment towards Georges Bay. The localised depressions for which the mapping indicates the flooding is contained within, are located behind the top of the embankment. Lidar surface data indicates a lowest point in the top of the embankment of approximately 4.25-4.30m AHD with the lowest point in the depressions being approximately 4.15m AHD. It is expected that any localised flooding that occurs within these depressions will discharge over the existing embankment once reaching a level of approximately 4.15-4.30m. Conservatively assuming 100mm of flood depth over the embankment during such a situation, the maximum expected flood level would be approximately 4.40m AHD with 250mm maximum depth in depressions. This is consistent with the mapped flood hazard and depth not exceeding 0.3m.

The existing dwelling has a finished floor level of 4.80m AHD indicating it is located approximately 400mm above the expected maximum flood levels. Existing underfloor structures, external surfaces and decks may be subject to partial inundation based on the above levels, however at a hazard classification of H1 – ‘Generally safe for people, vehicles and buildings,’ this is not expected to pose a significant risk.

Based on lidar surface data for the site and surrounding areas, no significant identifiable overland flow routes are present that are likely to concentrate upstream overland flows through the site that have not been identified within the flood mapping.

Based on the above expected maximum flood depths and flow velocities, Council provided flood mapping and in accordance with Figure 4, a hazard classification of H1 is expected which is 'generally safe for vehicles, people and buildings', giving the existing site a low risk.

3.3. Development Effects & Building Works

The proposed work includes the construction of a new extension to the existing dwelling and deck with the finished floor level to match existing at a height of 4.80m AHD. As discussed in Section 3.2, the existing dwelling is considered to be at a low risk due to flooding. With the proposed extensions maintaining the same finished floor level and basic structure, and not encroaching into other separate flood areas or areas of higher mapped hazard classification, the proposed works are also considered to be at a low risk of flooding with adequate freeboard of approximately 400mm provided to maximum flood levels.

The proposed additions do not obstruct any existing overland flow routes and so are not expected to alter the existing flow regime through the area which may otherwise cause diversion of surface flows onto other properties.

The proposed footprint is minimal and is not expected to significantly alter the volume of the area in which flooding is expected to occur. Based on the levels assessed in Section 3.2, flood waters are expected to discharge over the existing embankment to the north-west of the site prior to reaching the potential maximum flood level of RL 4.40m AHD and will control the maximum flood level possible through this area by allowing for discharge of higher flows if flood levels rise above expected. Stormwater runoff generated by the additional roof area is minimal and is to be controlled and discharged to new on-site stormwater disposal trenches or similar, located clear of the mapped flood areas. The additional stormwater runoff is not expected to exacerbate existing flooding. It is not expected that the proposed additions will alter the flood affected area or cause a nuisance to adjacent properties.

Access to the site is provided from St Helens Point Road to the south-east and is not mapped within areas of expected flooding, meaning site access can be maintained in the event of flooding.

With minimal change to the existing site conditions from the proposed works, it is expected that the same low level of risk as described in Section 3.2 can be maintained for the proposed development. Additional flood protection not required.

3.4. Recommendations

The following actions are recommended to ensure risk levels are maintained at sufficiently low levels for the proposed development and adjacent properties:

- No significant earthworks outside the scope of the proposal including filling of the existing depression are to be undertaken which may force flood waters onto adjacent properties, without further assessment.

4. FLOOD CODE ASSESSMENT

Tasmanian Planning Scheme

C12.0 Flood Prone Areas Hazard Code

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Objective: That: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report. P1.2 A flood hazard report also demonstrates that the building and works: (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures

Response

P1.1

As discussed in Section 3 of this report, the existing risk to the site from flooding is low with mapped flood extents consisting of hazard classification H1 – ‘Generally safe for people, vehicles and buildings’. The form of development is consistent with the existing use of the site in the form an extension to the existing dwelling, maintaining existing floor levels, access, conditions and duration of use. The scale of development is minor and is considered to have minimal impact on expected flooding. The proposed works are expected to maintain a tolerable risk level.

No increase in risk level requiring flood protection measures is required.

P1.2

As discussed in Section 3 of this report, the proposed works are not expected to cause or contribute to flooding on the site or adjacent properties with minimal footprint and impact on existing surface levels and no obstruction to overland flow routes. Maximum flood levels are expected to be limited for future increases by being able to discharge from the area via the existing embankment north-west of the site into Georges Bay.

The proposed dwelling and additions are able to maintain a tolerable risk from flooding for a 1% AEP event for the intended life of use of a residential dwelling without requiring flood protection.

5. SUMMARY

The proposed development site has been identified by Break O'Day Council mapping as located partially within areas of expected flooding for a 1% AEP event.

The proposed development consists of minor additions to an existing dwelling which is to maintain the same form and use as the existing dwelling as well as finished floor level. The existing site has been assessed as having a low risk from flooding of hazard classification H1 – 'Generally safe for people, vehicles and buildings' and is expected to be able to maintain this tolerable risk level with the proposed additions.

The proposed works are not expected to create a nuisance or worsen flood effects on adjacent properties.

No specific flood protection measures are required and the proposed development works are considered acceptable in regard to flood risk for the site.

Should you have any further queries please do not hesitate to contact us.

Yours faithfully,



Jack W. Saunders
Civil Engineer
B Eng (Civil)



GES

geo-environmental
solutions

STORMWATER REPORT

JOB NUMBER

J13009

ADDRESS

*199 St Helens Point Road
Stieglitz*

CLIENT

Jon Pugh Home Design

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E| office@geosolutions.net.au
www.geosolutions.net.au



Investigation Details

Client:	Jon Pugh Home Design
Site Address:	199 St Helens Point Road, Stieglitz
Date of Inspection:	21/05/2026
Proposed Works:	Additions & alterations
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	143446/1
Title Area:	Approx. 1075 m ²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	Flat with no dominant aspect
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Sediments
Climate:	Annual rainfall 700mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	Onsite stormwater retention



Investigation

A representative borehole was completed to characterise the subsurface conditions and assess the distribution and variability of soil materials. The borehole location is shown on the site plan, and the interpreted soil profile conditions are summarised below.

Soil Profile Summary

BH 1 Depth (m)	USCS	Description
0.00-0.70	SP	SAND: dark grey, slightly moist, medium dense,
0.70-1.00	SP	SAND: pale grey, slightly moist, medium dense
1.00-1.20+	SW	SAND: trace of clay, dark grey, slightly moist, very dense

Site Notes

- The soils on site are comprised of deep alluvial and aeolian deposits, which have a high estimated permeability in the order of 5m/day.
- The site is level and presents a low risk to slope stability and landslip.
- There are no known proposals for cuts and change of grade which may impact any proposed onsite stormwater absorption.
- The soils on site were not identified as dispersive.
- A water table was not observed at the time of the investigation but may occur seasonally.
- There is a low risk of the natural soils being impacted by contamination.
- Bedrock was not encountered during investigations.

Existing Conditions and Assumptions

The site covers an area of approximately 1075m². The proposed works include additions and alterations to the existing dwelling. Stormwater from the dwelling is currently discharged to ground. With inclusion of existing roof areas, the total proposed impervious area for the development is 170m².

There is no public stormwater system that the property can connect to, therefore it is recommended that overflow from the proposed roof areas be managed on site. It is proposed to utilise a conventional underground drainage system comprised of grated sumps and PVC pipes, with a soakage trench to provide onsite detention of stormwater.



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 B.

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 12.5m² base (5m x 2.5m x 1m) 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.

Regular inspection and maintenance should be conducted to ensure the stormwater system operates without obstruction. Recommended checks are outlined in Appendix A. It is also recommended that during construction that GES or the design engineer be notified of any major variation to the soil and/or stormwater conditions as outlined in this report.

All drainage works on site to comply with AS3500 and Tasmanian Plumbing Code.



APPENDIX A - Stormwater Maintenance 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 B - Detention Calculations

Soakage Trench

Hydrology			
Total Catchment Area		170	m ²
Runoff Coefficient		1	
Annual Recurrence Interval (ARI)		20	yr
Ground Conditions			
Hydraulic conductivity (K)		5	m/day
		3.470	mm/min
Adjusted Rate (15% clogging factor)		2.950	mm/min
Trench Design			
Length		5	m
Width		2.5	m
Depth		1	m
Infiltration Area		12.5	m ²
Porosity		0.35	%
Trench Storage		4.38	m ³
		4375	L
Final Check			
Criteria	Requirement	Design	Check
Detention reqd	4240	4375	OK



Storm Check

Storm Duration	Intensity	Inflow Volume	Outflow Volume	Required Storage	Emptying time
	(mm/hr)	(m ³)	(L)	(L)	(hr)
1 min	216	612	37	575	0.26
2 min	167	946	74	873	0.39
3 min	153	1301	111	1190	0.54
4 min	143	1621	147	1473	0.67
5 min	134	1898	184	1714	0.77
10 min	103	2918	369	2550	1.15
15 min	83.9	3566	553	3013	1.36
20 min	71.3	4040	737	3303	1.49
25 min	62.4	4420	922	3498	1.58
30 min	55.8	4743	1106	3637	1.64
45 min	43.4	5534	1659	3874	1.75
1 hour	36.3	6171	2212	3959	1.79
1.5 hour	28.5	7268	3318	3949	1.79
2 hour	24.2	8228	4424	3804	1.72
3 hour	19.6	9996	6636	3360	1.52
4.5 hour	16	12240	9955	2285	1.03
6 hour	14	14280	13273	1007	0.46
9 hour	11.5	17595	19909	-	-
12 hour	10	20400	26546	-	-
18 hour	8.07	24694	39818	-	-
24 hour	6.8	27744	53091	-	-
30 hour	5.88	29988	66364	-	-
36 hour	5.17	31640	79637	-	-
48 hour	4.15	33864	106182	-	-
72 hour	2.93	35863	159273	-	-
			Full volume	4375	1.79
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: 199 St Helens Point Road, Stieglitz

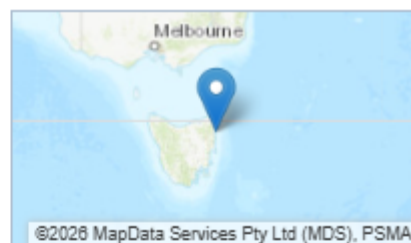
Easting: 609706

Northing: 5425204

Zone: 55

Latitude: Nearest grid cell: 41.3125 (S)

Longitude: Nearest grid cell: 148.3125 (E)



IFD Design Rainfall Intensity (mm/h)

Issued: 18 June 2026

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	97.1	110	152	183	216	263	302
2 min	81.4	91.3	123	145	167	195	216
3 min	73.0	82.1	111	132	153	180	201
4 min	66.7	75.2	103	123	143	170	192
5 min	61.6	69.5	95.5	115	134	161	183
10 min	45.6	51.5	71.7	86.8	103	126	146
15 min	37.0	41.8	58.2	70.7	83.9	103	120
20 min	31.7	35.7	49.7	60.1	71.3	87.6	101
25 min	27.9	31.5	43.7	52.8	62.4	76.4	88.0
30 min	25.2	28.4	39.3	47.3	55.8	68.0	78.1
45 min	20.0	22.5	30.9	37.0	43.4	52.2	59.3
1 hour	17.0	19.2	26.2	31.2	36.3	43.3	48.8
1.5 hour	13.6	15.4	20.9	24.7	28.5	33.6	37.5
2 hour	11.7	13.2	17.9	21.1	24.2	28.3	31.5
3 hour	9.47	10.7	14.5	17.1	19.6	22.7	25.1
4.5 hour	7.68	8.73	11.9	14.0	16.0	18.6	20.6
6 hour	6.61	7.53	10.4	12.2	14.0	16.3	18.0
9 hour	5.30	6.07	8.44	10.0	11.5	13.6	15.1
12 hour	4.49	5.16	7.24	8.64	10.0	11.9	13.3
18 hour	3.48	4.01	5.72	6.89	8.07	9.70	11.0
24 hour	2.85	3.30	4.74	5.76	6.80	8.24	9.41
30 hour	2.42	2.80	4.05	4.95	5.88	7.17	8.22
36 hour	2.10	2.43	3.53	4.33	5.17	6.33	7.28
48 hour	1.66	1.92	2.80	3.46	4.15	5.09	5.88
72 hour	1.17	1.35	1.97	2.44	2.93	3.60	4.15
96 hour	0.908	1.05	1.52	1.87	2.25	2.75	3.16
120 hour	0.749	0.861	1.24	1.53	1.83	2.22	2.53
144 hour	0.644	0.740	1.06	1.29	1.54	1.86	2.11
168 hour	0.572	0.656	0.934	1.13	1.34	1.61	1.81

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.



APPENDIX C - Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.



Location: Stieglitz, TAS
Site: 170m² with tc = 20 and tcs = 15 mins.
PSD: AEP of 5%, Underground rectangular tank PSD = 1.01L/s
Storage: AEP of 5%, Underground rectangular tank volume = 4.24m³

Design Criteria (Custom AEP IFD data used)

Location = Stieglitz, TAS
Method = E (A)RI 2001,A(E)P 2019

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

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

Site Geometry

Site area (As) = 170 m² = 0.017 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	0	0.90	0
Roof	0	1.00	0	Roof	170	1.00	170
Gravel	0	0.50	0	Gravel	0	0.50	0
Garden	170	0.30	51	Garden	0	0.30	0
Total	170	m²	51	Total	170	m²	170

$$C_p = \Sigma \text{Area} * C / \text{Total} = 0.300$$

$$C_w = \Sigma \text{Area} * C / \text{Total} = 1.000$$

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

PSD Intensity (I) = 71.3 mm/hr For catchment tc = 20 mins.
Pre-development ($Q_p = C_p * I * A_s / 0.36$) = 1.01 L/s
Peak post development ($Q_a = 2 * C_w * I * A_s / 0.36$) = 6.73 L/s $= (0.094 \times I)$ Eq. 2.24

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge ($Q_u = \text{PSD}$) = 1.014 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

$$a = 1.0 \quad b = -14.0 \quad c = 13.6$$
$$\text{PSD} = \frac{-b \pm \sqrt{b^2 - 4ac}}{2a}$$
$$\text{PSD} = 1.053 \text{ L/s}$$

Below ground pipe - Eq 3.3

$$Q_p = \text{PSD} * [1.6 * t_{cs} / \{t_c * (1 - 2 * \text{PSD} / (3 * Q_a))\} - 0.6 * t_{cs}^{2.67} / \{t_c * (1 - 2 * \text{PSD} / (3 * Q_a))\}^{2.67}]$$
$$= 1.01$$
$$\text{PSD} = 1.046 \text{ L/s}$$

Below ground rectangular tank - Eq 3.4

$$t = t_{cs} / (t_c * (1 - 2 * \text{PSD} / (3 * Q_a))) = 0.834$$
$$Q_p = \text{PSD} * [0.005 - 0.455 * t + 5.228 * t^2 - 1.045 * t^3 - 7.199 * t^4 + 4.519 * t^5]$$
$$= 1.01$$
$$\text{PSD} = 1.014 \text{ L/s}$$

**Design Storage Capacity (AEP of 5%)**

$$\text{Above ground (Vs)} = [0.5 * Q_a * t_d - [(0.875 * PSD * t_d)(1 - 0.917 * PSD / Q_a) + (0.427 * t_d * PSD^2 / Q_a)]] * 60 / 10^3 \text{ m}^3 \quad \text{Eq 4.23}$$

$$\text{Below ground pipe (Vs)} = [(0.5 * Q_a - 0.637 * PSD + 0.089 * PSD^2 / Q_a) * t_d] * 60 / 10^3 \text{ m}^3 \quad \text{Eq 4.8}$$

$$\text{Below ground rect. tank (Vs)} = [(0.5 * Q_a - 0.572 * PSD + 0.048 * PSD^2 / Q_a) * t_d] * 60 / 10^3 \text{ m}^3 \quad \text{Eq 4.13}$$

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	134.1	12.7			1.73
29	57.0	5.4			3.69
40	46.7	4.4			3.92
52	39.6	3.7			4.07
64	34.9	3.3			4.16
76	31.5	3.0			4.21
88	28.9	2.7			4.24
99	27.0	2.5			4.24
111	25.3	2.4			4.24
123	23.9	2.3			4.22

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	98.6	27.1	2.6	4.24

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$$Q_{p2} = 0.75 \text{ CI 2.4.5.1}$$

$$Q_{p2} = Q_{p2} * Q_{p1} \text{ (where } Q_{p1} = PSD) = 0.79 \text{ L/s at which time above ground storage occurs}$$

$$I = 360 * Q_{p2} / (2 * C_w * A_s * 10^3) = 8.4 \text{ mm/h} \quad \text{Eq 4.24}$$

Period of Storage**Time to Fill:**

$$\text{Above ground (tf)} = t_d * (1 - 0.92 * PSD / Q_a) \quad \text{Eq 4.27}$$

$$\text{Below ground pipe (tf)} = t_d * (1 - 2 * PSD / (3 * Q_a)) \quad \text{Eq 3.2}$$

$$\text{Below ground rect. tank (tf)} = t_d * (1 - 2 * PSD / (3 * Q_a)) \quad \text{Eq 3.2}$$

Time to empty:

$$\text{Above ground (te)} = (V_s + 0.33 * PSD^2 * t_d / Q_a * 60 / 10^3) * (1.14 / PSD) * (10^3 / 60) \quad \text{Eq 4.28}$$

$$\text{Below ground pipe (te)} = 1.464 / PSD * (V_s + 0.333 * PSD^2 * t_d / Q_a * 60 / 10^3) * (10^3 / 60) \quad \text{Eq 4.32}$$

$$\text{Below ground rect. tank (te)} = 2.653 / PSD * (V_s + 0.333 * PSD^2 * t_d / Q_a * 60 / 10^3) * (10^3 / 60) \quad \text{Eq 4.36}$$

$$\text{Storage period (Ps)} = t_f + t_e \quad \text{Eq 4.26}$$

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above Pipe						
B/ground	98.6	2.6	4.2	72.5	219.6	292.1

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

Orifice

$$\text{Permissible site discharge (Qu=PSD)} = 1.01 \text{ L/s (Underground storage)}$$

$$\text{Orifice coefficient (CD)} = 0.61 \text{ For sharp circular orifice}$$

$$\text{Gravitational acceration (g)} = 9.81 \text{ m/s}^2$$

$$\text{Maximum storage depth above orifice (H)} = 300 \text{ mm}$$

$$\text{Orifice flow (Q)} = CD * A_o * \sqrt{2 * g * H}$$

Therefore:

$$\text{Orifice area (Ao)} = 685 \text{ mm}^2$$

$$\text{Orifice diameter (D} = \sqrt{4 * A_o / \pi}) = 29.5 \text{ mm}$$

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:

(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:

Stormwater assessment

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Jun-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jun-26
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Jun-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jun-26

Standards, codes or guidelines relied on in design process:

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

Any other relevant documentation:

Stormwater Assessment - 199 St Helens Point Road Stieglitz - Jun-26

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		18/06/2026
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.

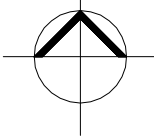
Certification:

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		18/06/2026

NORTH



SURVEYOR: AJB DATE: 16/06/2025

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.
6. HORIZONTAL BEARING DATUM IS MGA 2020.
7. VERTICAL DATUM IS AHD'83 AT SPM 9898.
8. CONTOUR INTERVAL IS 0.10m INDEX IS 0.5m.
9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM SIO11345, P3354; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND BASED ON GDA2020 AT SPM 9898.

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

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residential building design + documentation

jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Paul & Jane Luckman

project:

Proposed Dwelling Alterations & Additions

at:

**199 St Helens Point Road,
Stieglitz, TAS 7216**

drawing title:

Proposed Site Plan

REV.	DESCRIPTION	DATE
job. no.	revision	
322	-	
sheet no.	date	
A01	05/03/26	

New Services

- STORMWATER PIPE WITH FLOW DIRECTION
- GRATED STORMWATER PIT 450x450 CLASS A ACO GALVANISED HEEGUARD 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

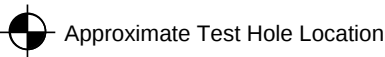
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
- AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
- STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
- WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:

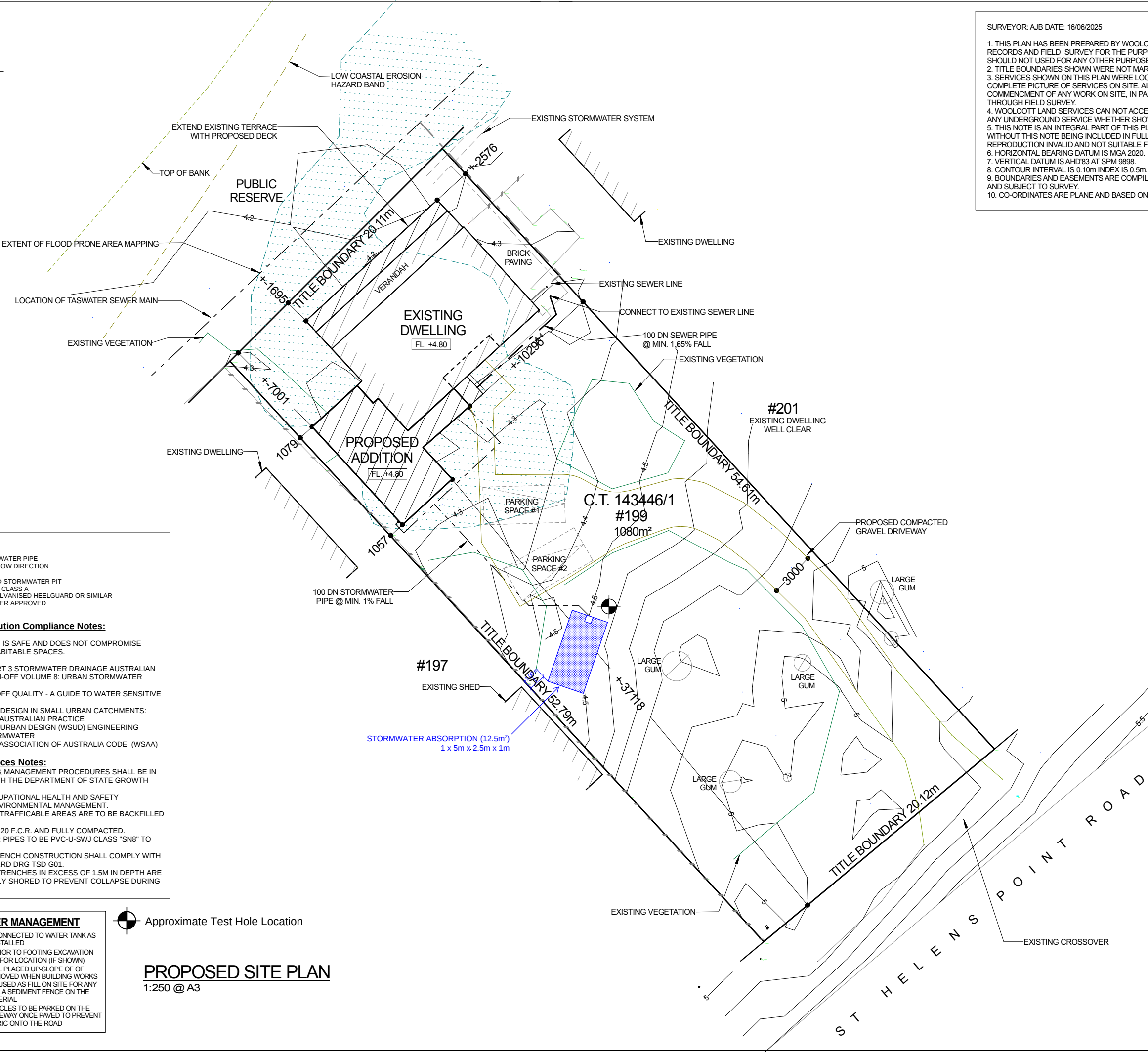
1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
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.

SOIL AND WATER MANAGEMENT

- DOWNPIPES TO BE CONNECTED TO WATER TANK AS SOON AS ROOF IS INSTALLED
- INSTALL AG DRAIN PRIOR TO FOOTING EXCAVATION SEE DRAINAGE PLAN FOR LOCATION (IF SHOWN)
- EXCAVATED MATERIAL PLACED UP-SLOPE OF OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE OF MATERIAL
- CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY ONCE PAVED TO PREVENT TRANSFERRING DEBRIC ONTO THE ROAD



PROPOSED SITE PLAN
1:250 @ A3

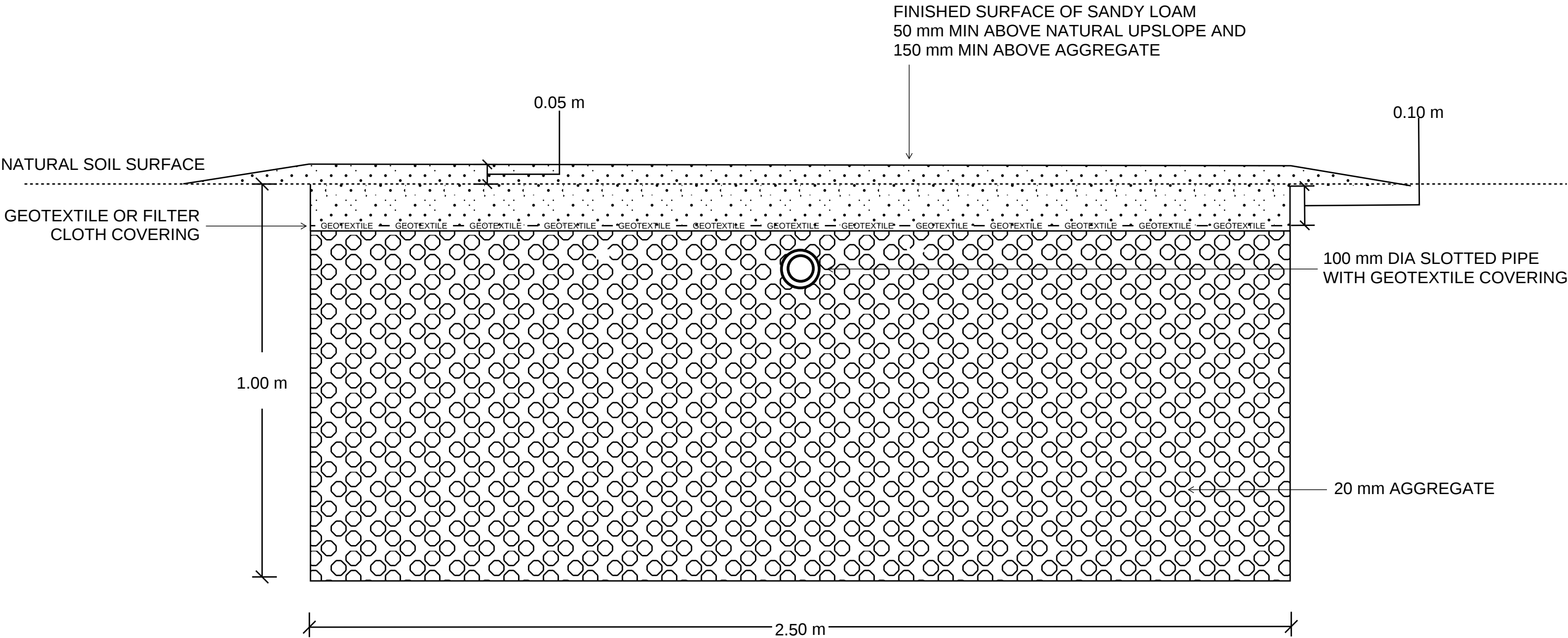


Design notes:

- 1. Absorption trench dimensions of up to 20m long by 1m deep by 2.5m 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. All works on site to comply with AS3500 and Tasmanian Plumbing code.



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T: 6223 1839 E: office@geosolutions.net.au



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