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 2026 / 00186
Applicant	F Courbet
Proposal	Residential - Construction of Two (2) New Sheds, Extension to Approved Shed & Construction of a Patio to Approved Dwelling
Location	68 Mangana Street, Mathinna (CT 207389/10)

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 7th November 2026 **until 5pm Friday 20th November 2026**

John Brown
GENERAL MANAGER

Site Information

OWNER : ANNETTE SMITH

Property Address	68 MANGANA STREET, MATHINNA TAS 7214
Property ID	6415979
Title Reference	207389/10
Land gross area	992 SQM

TASMANIA PLANNING SCHEME
Low Density Residential

Relevent Overlay to site:
• BUSHFIRE PRONE AREA

INDEX SHEET :

SHEET 01 - COVER PAGE
SHEET 02 - SITE PLAN
SHEET 03 - PROPOSED FLOOR PLAN
SHEET 04 - ROOF PLAN
SHEET 05 - ELEVATIONS EW
SHEET 06 - ELEVATIONS NS
SHEET 07 - DRAINAGE PLAN
SHEET 08 - SHEDS FLOOR PLANS
SHEET 09 - SHEDS ELEVATIONS



LOCALITY

Building Classification:	Class 1a and class 10
Wind Classification:	N2
Soil Classification:	H1
Climate Zone:	7
BAL Level:	12.5
Alpine Area:	N/A
Corrosion Environment:	MEDIUM
Other Hazards:	N/A

THIS SET OF DRAWINGS IS TO BE READ IN CONJUNCTION WITH:

- BUSHFIRE ASSESSMENT AND HAZARD MANAGEMENT PLAN BY ANDREW FORBES
- ENGINEERING DRAWINGS AND SPECIFICATIONS BY EXCEED ENGINEERS (EE0159-REV03)
- STORM WATER MANAGEMENT REPORT BY EXCEED ENGINEERS (EE1059-20260929 UPDATED)
- NATHERS CERTIFICATE AND SPECIFICATION BY PAUL HUTCHENS
- PREVIOUS BREAK O'DAY COUNCIL APPROVED PLANS DRAWN BY FREEFORM (DA NO: 157-2024)

All trades shall comply with relevant 'Australian Standards', Building Code of Australia (BCA) & by-laws applicable to the construction of the work detailed on the drawings.
Trade shall check all dimensions on site before setting out & commencing work.
Measurements of existing wall and setout positions are assumed & may vary on site.
All structural queries shall be referred to a certified structural engineer.
Trade shall notify the building designer of any discrepancies or invalid information detailed on these drawings before commencement of the relevant work.
All finishes to match existing unless stated otherwise.

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@mac.com
0450 732 359

Building designer licence number 012476792

Title : COVER PAGE

Project : 68 MANGANA STREET, TAS 7214

Issue: DEVELOPMENT APPROVAL

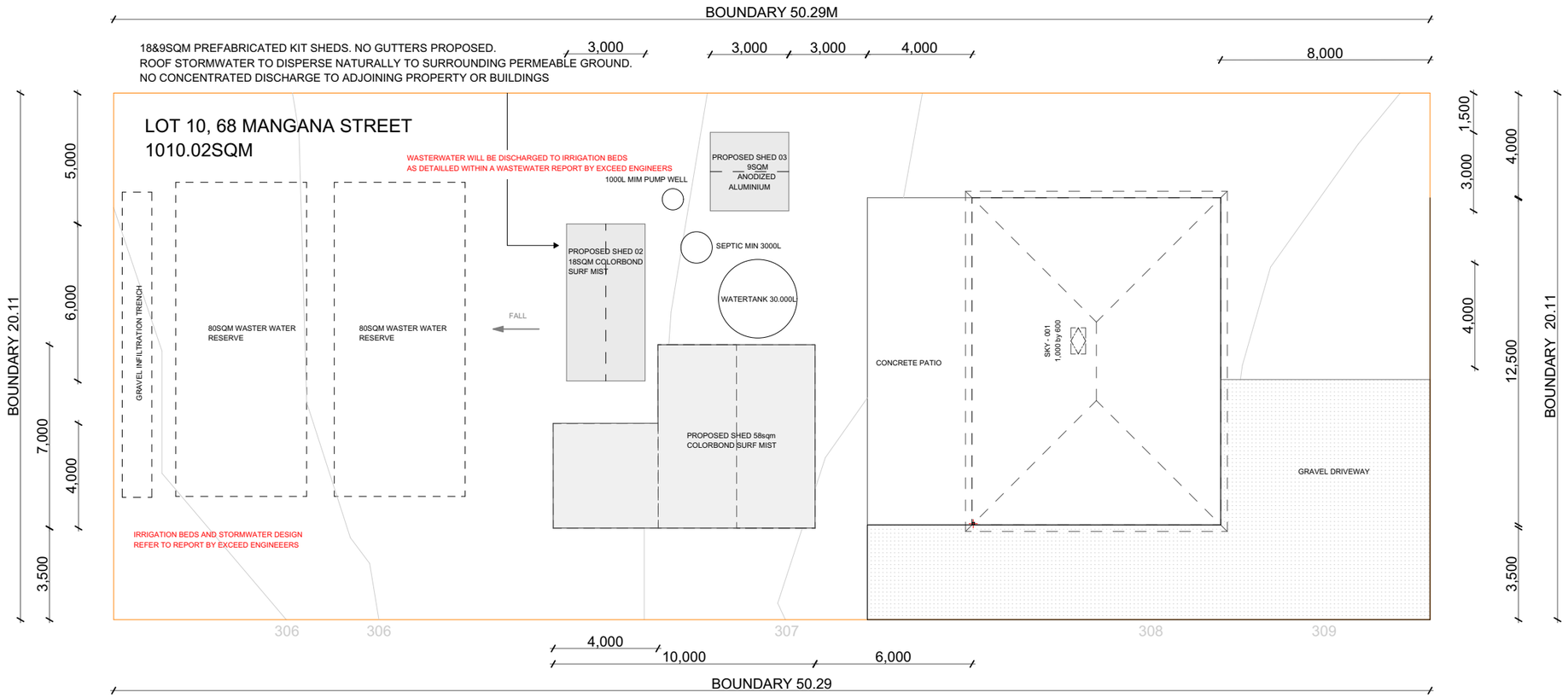
Client : GREG & ANNETTE SMITH

Revision 02	Drawing SHEET 01
Scale @ A3: 1:3.33	Issue date : 19/10/2026
Drawn by: FC	

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Revision Notes

Rev	Date	By	Note
01	08-09-26	FC	Sheds elevations
02	15-10-26	FC	Sheds elevations



PROPOSED SITE PLAN 1:200

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@mac.com
0450 732 359

Building designer licence
number 012476792

Title : SITE PLAN	Project : 68 MANGANA STREET, TAS 7214
Issue: DEVELOPMENT APPROVAL	Client : GREG & ANNETTE SMITH

Revision 02	Drawing SHEET 02
Scale @ A3: 1:200	Issue date : 19/10/2026
Drawn by: FC	

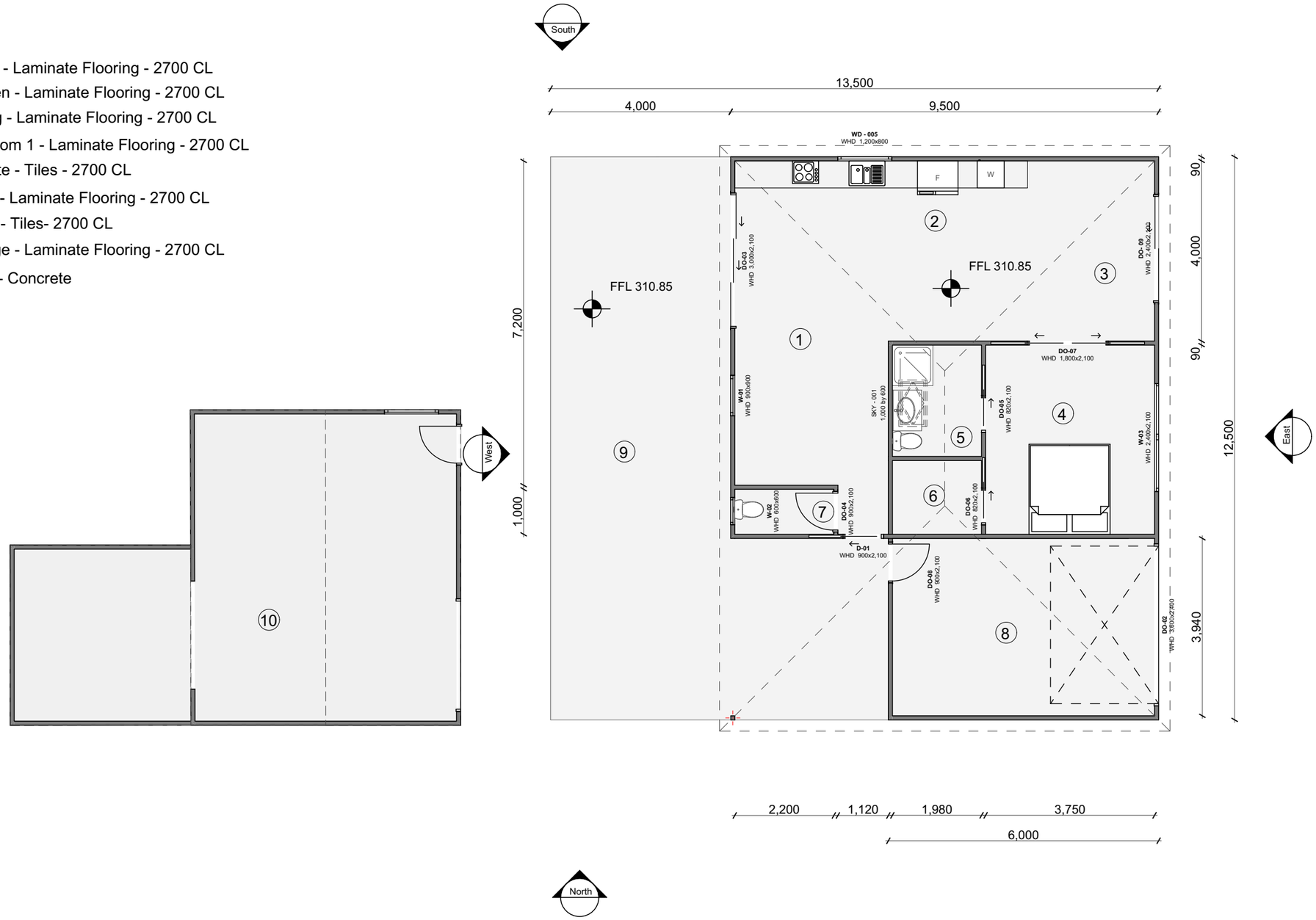
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Revision Notes

Rev	Date	By	Note
01	08-09-26	FC	Sheds elevations
02	15-10-26	FC	Sheds elevations

N

1. Living - Laminate Flooring - 2700 CL
2. Kitchen - Laminate Flooring - 2700 CL
3. Dining - Laminate Flooring - 2700 CL
4. Bedroom 1 - Laminate Flooring - 2700 CL
5. Ensuite - Tiles - 2700 CL
6. Robe - Laminate Flooring - 2700 CL
7. Toilet - Tiles- 2700 CL
8. Garage - Laminate Flooring - 2700 CL
9. Patio - Concrete
10. Shed



PROPOSED FLOOR PLAN 1:100

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@mac.com
0450 732 359

Building designer licence number 012476792

Title : PROPOSED FLOOR PLAN

Project : 68 MANGANA STREET, TAS 7214

Issue: DEVELOPMENT APPROVAL

Client : GREG & ANNETTE SMITH

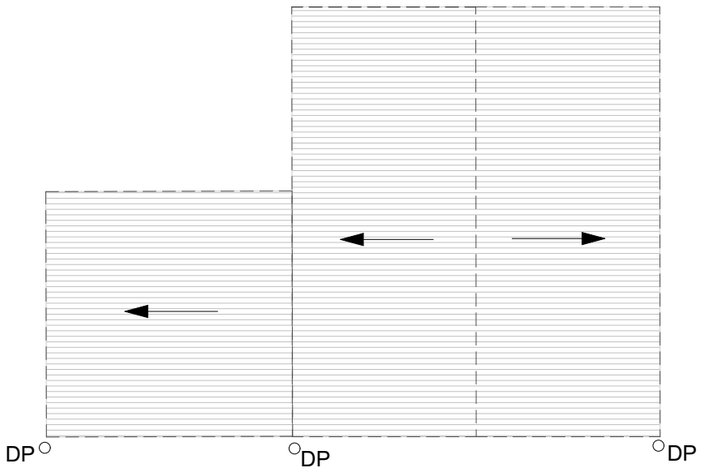
Revision	Drawing
02	SHEET 03
Scale @ A3: 1:100	Issue date : 19/10/2026
Drawn by: FC	

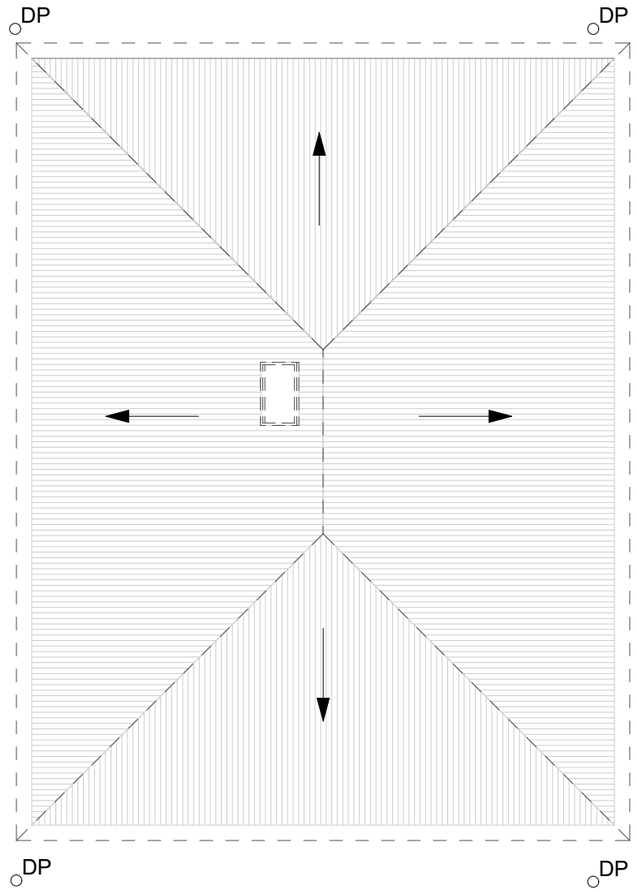
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Revision Notes

Rev	Date	By	Note
01	08-09-26	FC	Sheds elevations
02	15-10-26	FC	Sheds elevations

N





ROOF PLAN 1:100

LEGEND & NOTES

Colorbond® CustomOrb® roof sheeting crest fixed at side laps with 3 fixings for internal spans and 5 for end spans.

Fix with RoofZips M6 x 50mm (or equal).

All flashing, gutter and downpipe Colour matching existing house

Battens typically 90 x 35 deep MGP12 @ 900max. centres. (Use F5 KD treated pine if battens on top of sarking).

Vapour permeable sarking installed as per manufacturer's instructions. Ensure there is a clear unimpeded path of travel for water to escape from sarking into the eaves gutter. Additional battens or blocking pieces may be required.

Sarking must comply with AS/NZS 4200 parts 1 and 2.

Downpipes must not serve more than 12m of gutter length for each downpipe.

Roof cladding to comply with AS 1562.1.

Roof drainage must comply with:
- Plumbing Code of Australia Part D1 - AS/NZS 3500.3
- BCA Volume 2 H1D7 and H2D6 roof and wall cladding

CONDENSATION MANAGEMENT

NCC 2022 H4D9 Condensation Management

Install vents to fasciaS

Cathedral roof <10° requirement of air flow,
25,000 mm^2/m provided at each of two opposing ends

Exhaust systems from kitchen, laundry, toilets and bathrooms to be vented to outdoor air in accordance with NCC 2022 H4D7

Permeable vapour barrier to walls and gable ends

Refer to guidance in the " Guide for control of condencation and mould in tasmanian homes" that should be adhered to where possible.

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@mac.com
0450 732 359

Building designer licence number 012476792

Title : ROOF PLAN

Project : 68 MANGANA STREET, TAS 7214

Issue: DEVELOPMENT APPROVAL

Client : GREG & ANNETTE SMITH

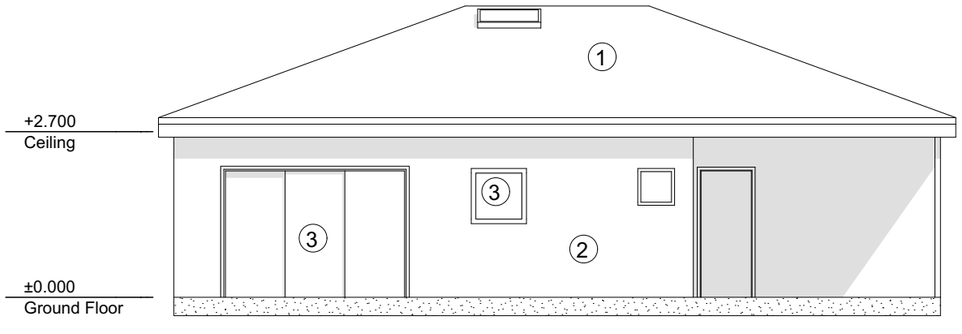
Revision	Drawing
02	SHEET 04
Scale @ A3: 1:100	Issue date : 19/10/2026
Drawn by: FC	

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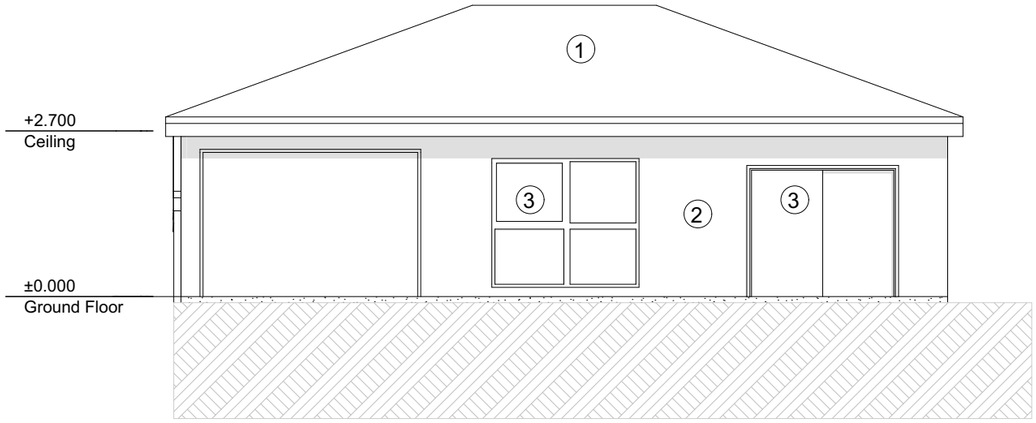
Revision Notes

Rev	Date	By	Note
01	08-09-26	FC	Sheds elevations
02	15-10-26	FC	Sheds elevations

N



West Elevation 1:100



East Elevation 1:100

1. CUSTOM ORB SURFMIST COLORBOND ROOFING SHEET
2. COLORBONB EXTERNAL CLADDING DEEP OCEAN COLOUR
3. DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS AND SLIDING DOORS FRAME COLOUR BLACK
4. CONCRETE PATIO

Gutter, fascia matching roof colour and down pipe matching wall colour

Roof pitch 20° were illustrated

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@mac.com
0450 732 359

Building designer licence number 012476792

Title : ELEVATIONS EW

Project : 68 MANGANA STREET, TAS 7214

Issue: DEVELOPMENT APPROVAL

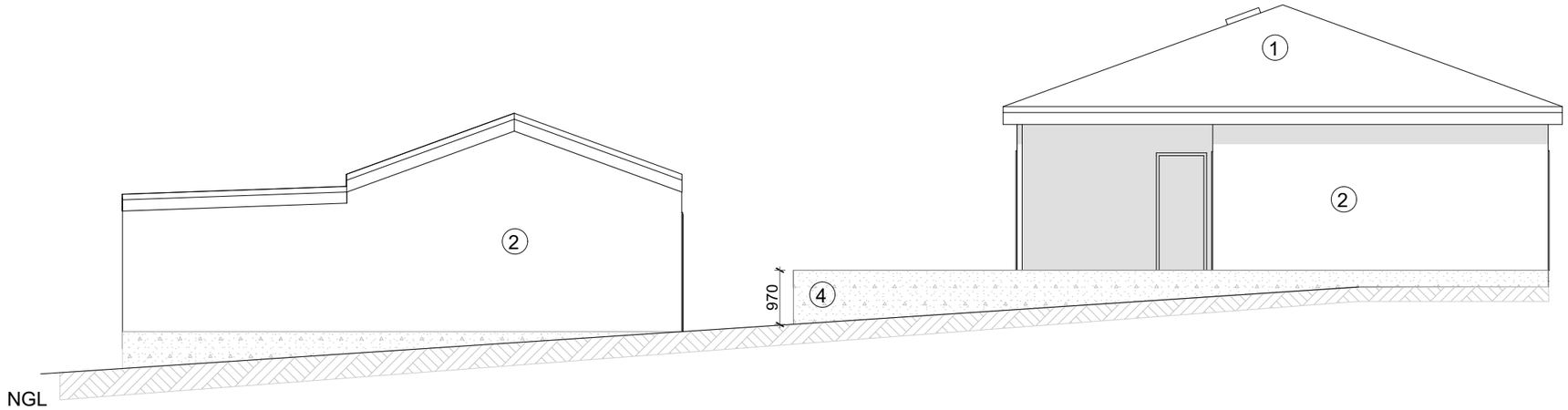
Client : GREG & ANNETTE SMITH

Revision	Drawing
02	SHEET 05
Scale @ A3: 1:100	Issue date : 19/10/2026
Drawn by: FC	

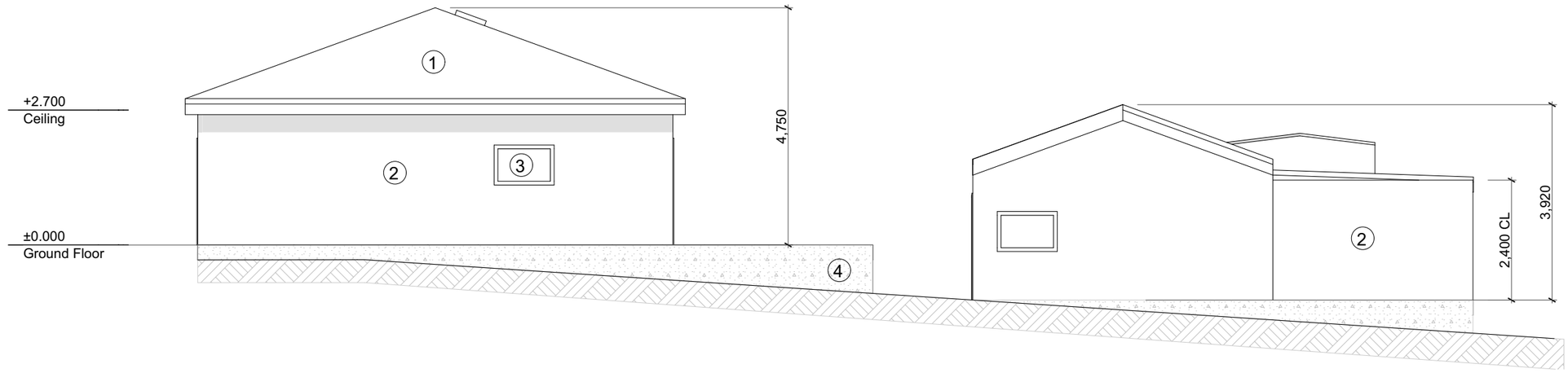
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Revision Notes

Rev	Date	By	Note
01	08-09-26	FC	Sheds elevations
02	15-10-26	FC	Sheds elevations



North Elevation 1:100



South Elevation 1:100

1. CUSTOM ORB SURFMIST COLORBOND ROOFING SHEET
2. COLORBONB EXTERNAL CLADDING DEEP OCEAN COLOUR
3. DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS AND SLIDING DOORS FRAME COLOUR BLACK
4. CONCRETE PATIO

Gutter, fascia matching roof colour and down pipe matching wall colour

Roof pitch 20° and 3° were illustrated

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@mac.com
0450 732 359

Building designer licence number 012476792

Title : SHEET 06 ELEVATIONS NS

Project : 68 MANGANA STREET, TAS 7214

Issue: DEVELOPMENT APPROVAL

Client : GREG & ANNETTE SMITH

Revision	Drawing
02	
Scale @ A3: 1:100	Issue date : 19/10/2026
Drawn by: FC	

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Revision Notes

Rev	Date	By	Note
01	08-09-26	FC	Sheds elevations
02	15-10-26	FC	Sheds elevations

Sewer line (100mm UPVC)
DWVPVC-U Class SN6 @ Min.1.65%
(to AS/NZS 1260:2009)

Stormwater line (100mm UPVC)
PVC-U Class SN4 @ Min.1%
(to AS/NZS 1254:2010)

LEGEND

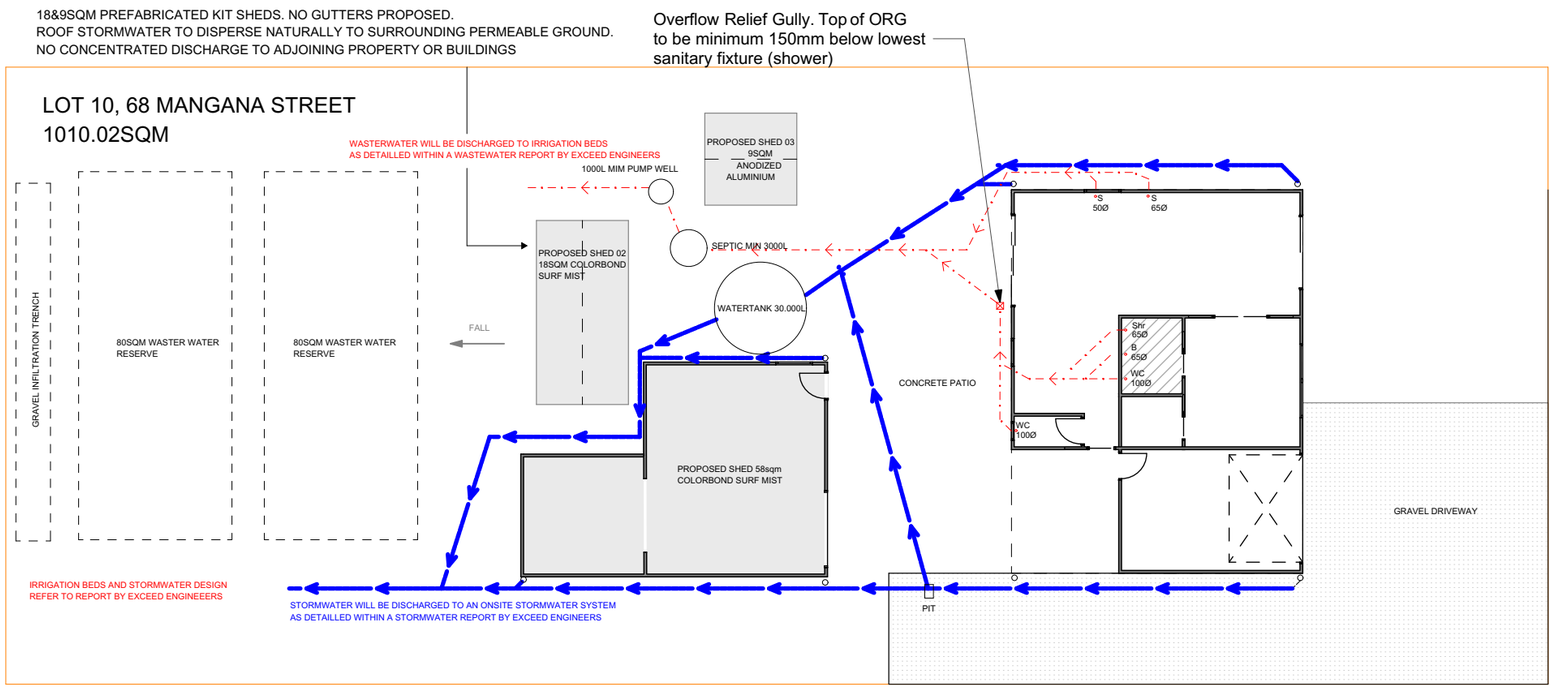
	-	Wet Areas
IO	-	Inspection point
ORG	-	Overflow Relief Gully
EV	-	Vent Pipe
DP	-	Down Pipe
	-	Silt pit

"ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02 2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES"

STORMWATER – SHEDS 02 & 03
Sheds 02 and 03 are prefabricated structures without gutters or downpipes. Roof runoff will discharge at the eaves and disperse by sheet flow onto the permeable ground within the subject property. The ground around each shed is to remain permeable and graded to prevent ponding, erosion, concentrated discharge, or runoff onto adjoining land, roads or other property.

PVC waste pipes

Bath, basin and floor waste to be 40 mm Ø
Sink, laundry tub, shower and vent to be 50 mm Ø
Downpipes to be 90 mm Ø
Sewer to be 100 mm Ø



DRAINAGE PLAN 1:200

Install inspection openings at major bends for stormwater and all low points of downpipes.

All plumbing & drainage to be in accordance with local Council requirements, and AS_3500 Plumbing Code of Australia and the relevant state plumbing code all plumbing work to be completed by a qualified and licensed plumber.

Sewer and stormwater connection points are approximate only.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1
Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal piping
a) All flow and return internal piping that is -
i) within an unventilated wall space
ii) within an internal floor between storeys; or
iii) between ceiling insulation and a ceiling
must have a minimum R-Value of 0.2 (ie 9mm of closed cell polymer insulation)

2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system
must have a minimum R-Value of 0.45 (ie 19mm of closed cell polymer insulation)

3. Piping located outside the building or in an unenclosed building sub-floor or roof space
a) All flow and return piping
b) Cold water supply piping and Relief valve piping- within 500mm of the connection to central water heating system
Must have a minimum R-Value of 0.6 (ie 25mm of closed cell polymer insulation)
Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@mac.com
0450 732 359

Building designer licence number 012476792

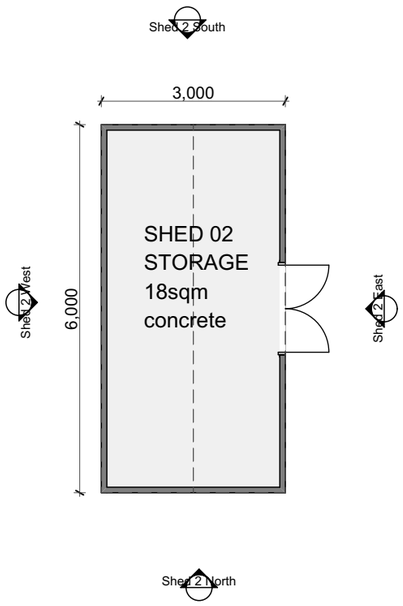
Title : DRAINAGE PLAN
Project : 68 MANGANA STREET, TAS 7214
Issue: DEVELOPMENT APPROVAL
Client : GREG & ANNETTE SMITH

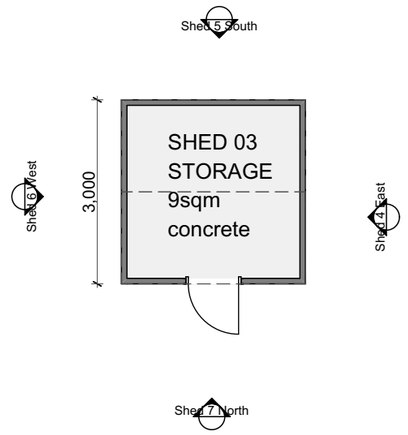
Revision 02	Drawing SHEET 07
Scale @ A3: 1:200	Issue date : 19/10/2026
Drawn by: FC	

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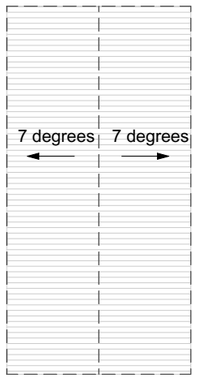
Revision Notes

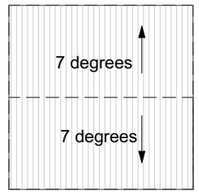
Rev	Date	By	Note
01	08-09-26	FC	Sheds elevations
02	15-10-26	FC	Sheds elevations





SHEDS PROPOSED FLOOR PLANS MANUFACUTERED BY OTHERS 1:100





SHEDS ROOF PLANS 1:100

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@mac.com
0450 732 359

Building designer licence number 012476792

Title : SHEET 08 SHEDS FLOOR PLANS

Project : 68 MANGANA STREET, TAS 7214

Issue: DEVELOPMENT APPROVAL

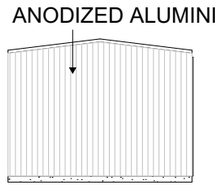
Client : GREG & ANNETTE SMITH

Revision	Drawing
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Scale @ A3: 1:100	Issue date : 19/10/2026
Drawn by: FC	

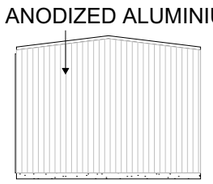
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Revision Notes

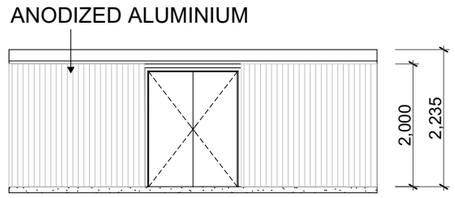
Rev	Date	By	Note
01	08-09-26	FC	Sheds elevations
02	15-10-26	FC	Sheds elevations



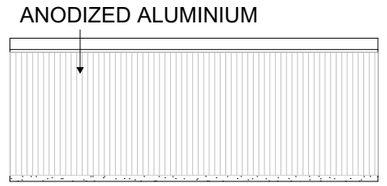
Shed 2 North Elevation 1:100



Shed 2 South Elevation 1:100



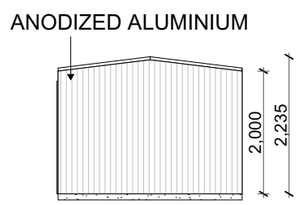
Shed 2 East Elevation 1:100



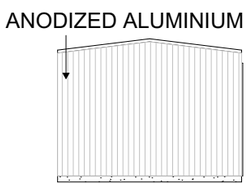
Shed 2 West Elevation 1:100

Shed 3 North Elevation 1:100

Shed 3 South Elevation 1:100



Shed 3 East Elevation 1:100



Shed 3 West Elevation 1:100

DRAWING NOT FOR CONSTRUCTION

Contact:
Frederic Courbet
frederic.courbet@mac.com
0450 732 359

Building designer licence number 012476792

Title : SHEET 09 SHEDS ELEVATIONS

Project : 68 MANGANA STREET, TAS 7214

Issue: DEVELOPMENT APPROVAL

Client : GREG & ANNETTE SMITH

Revision	Drawing
02	
Scale @ A3: 1:100	Issue date : 19/10/2026
Drawn by: FC	

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Revision Notes

Rev	Date	By	Note
01	08-09-26	FC	Sheds elevations
02	15-10-26	FC	Sheds elevations

DRAWING TABLE		
SHEET	DESCRIPTION	REV
C200	COVER PAGE	03
C201	STORMWATER SITE PLAN	03
C202	INFILTRATION TRENCH DETAIL	03
C203	WATER TANK DETAIL	03
N001	GENERAL CIVIL NOTES	

IMPORTANT
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS AND ASSOCIATED DOCUMENTATION PREPARED BY THE ARCHITECT OR BUILDING DESIGNER AND THE RELEVANT SUB-CONSULTANTS

BASE DRAWING(S) PREPARED AND PROVIDED BY:
- FREDERIC COURBET

THE FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:
SURVEYOR: N/A
SURVEY REF: N/A
SURVEY DATE:
COORDINATE SYSTEM:
VERTICAL DATUM:

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS

THIS DESIGN IS INTENDED TO BE BUILT ONLY ONCE AND ONLY ON THE SITE THAT THE DESIGN WAS PREPARED FOR

REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
03	FOR CONSTRUCTION	SR	SR	SD	SD	30/09/2026
02	FOR CLIENT REVIEW	SR	SR	SD	SD	29/09/2026
01	FOR CLIENT REVIEW	SR	SR	SD	SD	24/09/2026

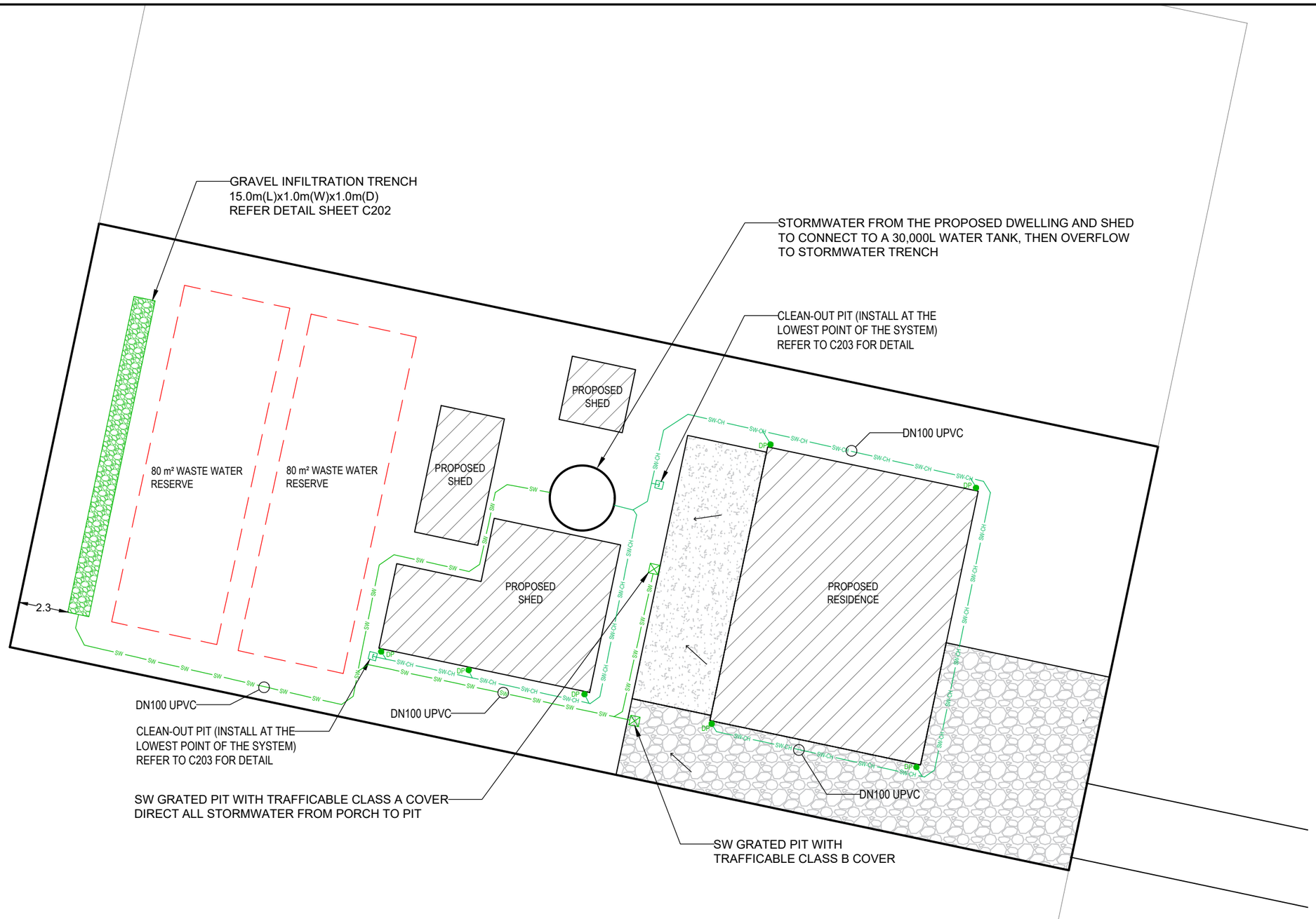
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SHEET: A3

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ENGINEERING FOR STORMWATER
68 MANGANA STREET, MATHINNA
COVER PAGE

PROJECT #:	SHEET #:	REVISION #:
EE1059	C200	03



SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE

- PROPRIETARY STORMWATER PIT (TRAFFICABLE WHERE APPLICABLE) SIZED AS PER TABLE 7.5.2.1
- IO — INSPECTION OPENING (IO)
- MANHOLE
- RAIN HEAD (REFER SPECIFICATION)
- SURFACE FALL (MIN 1:100 UNLESS OTHERWISE SPECIFIED).
- ×m — RL (TO VERTICAL DATUM)
- SW — NEW STORMWATER LINE DN100 uPVC @ 1:100 GRADE UNLESS OTHERWISE SPECIFIED
- SW-AG — NEW AG DRAIN
- SW-OS — NEW SWALE
- SW-CH — NEW CHARGED STORMWATER LINE
- EX-SW — EXISTING STORMWATER LINE
- EX-OS — EXISTING SWALE
- GRATED DRAIN
- EAVE/BOX GUTTER

REFER TO DRAWING EES-N001 FOR GENERAL CIVIL NOTES

FINISHED SURFACE LEVELS ADJACENT TO BUILDINGS MUST FALL AWAY FROM THE BUILDING. ALL IMPERVIOUS SURFACES SHALL FALL AT A MINIMUM GRADE OF 1:100 TO STORMWATER PITS, GRATED DRAINS OR OTHER APPROVED STORMWATER COLLECTION POINTS UNLESS NOTED OTHERWISE

INSPECTION OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH AS/NZS 3500

CONTRACTOR SHALL VERIFY ALL LEVELS, CONNECTION POINTS AND LEGAL POINTS OF DISCHARGE PRIOR TO CONSTRUCTION

ALL SUBSOIL DRAINS MUST DISCHARGE TO THE SITE STORMWATER NETWORK

PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS

THIS DRAWING MUST BE DISTRIBUTED IN FULL COLOUR

REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
03	FOR CONSTRUCTION	SR	SR	SD	SD	30/09/2026
02	FOR CLIENT REVIEW	SR	SR	SD	SD	29/09/2026
01	FOR CLIENT REVIEW	SR	SR	SD	SD	24/09/2026

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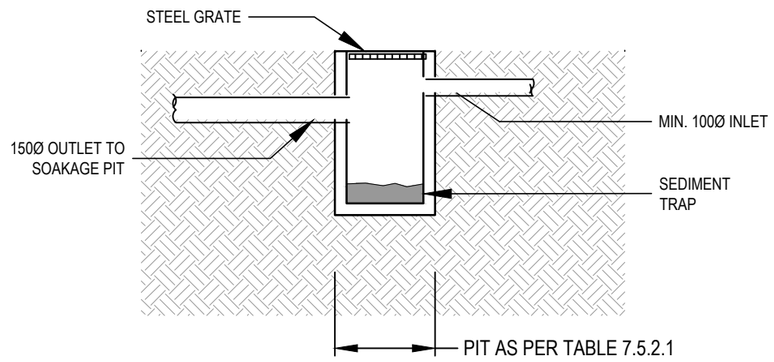
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ENGINEERING FOR STORMWATER
68 MANGANA STREET, MATHINNA
STORMWATER SITE PLAN

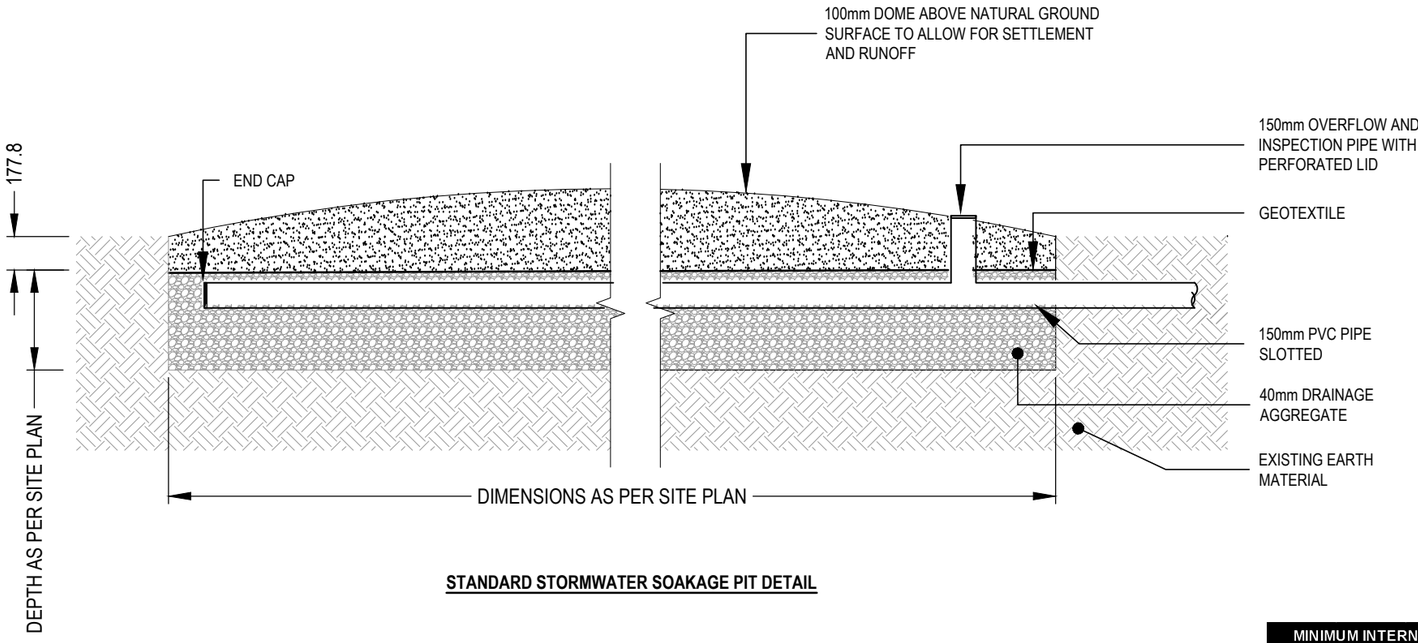
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EE1059	C201	03



STANDARD SEDIMENT TRAP DETAIL

STORMWATER OVERFLOW TRENCH NOTES

- TRENCH BASE MUST BE EXCAVATED EVENLY AND LEVEL. IN CLAY SOILS, SMEARING OF WALLS AND FLOORS OF BED MUST BE AVOIDED. SOILS MUST BE PARALLEL RAKED AND TREATED WITH GYPSUM AT A RATE OF 1KG/M2.
- PVC PIPE SLOTTED IN THE 8 O'CLOCK AND 4 O'CLOCK POSITIONS TO BE PLACED ON TOP OF AGGREGATE AS SHOWN. THE PIPE MUST BE LEVEL TO ENSURE FLOW OF STORMWATER TO ALL AREAS OF THE TRENCH. FAILURE TO ENSURE THIS MAY CAUSE PREFERENTIAL OVERLOADING OF THE TRENCH AND THE POTENTIAL FOR BED OVERFLOW.
- TRENCH SHOULD BE LINED AND COVERED WITH HYDROPHILIC GEOTEXTILE LINER, MIN. 125G/M2 WITH SUFFICIENT OVERLAP TO PREVENT INGRESS FROM SOILS.
- BACKFILLING OF THE BED TO 100MM ABOVE ORIGINAL GROUND SURFACE LEVEL WITH ENDEMIC TOPSOIL (IF A SAND/LOAM) OR IMPORTED LOAM SHOULD PROCEED. DO NOT MECHANICALLY COMPACT THIS LAYER.
- AN INSPECTION OUTLET SHOULD BE PLACED ON EACH DISTRIBUTION PIPE
- SLIGHT ADJUSTMENTS TO THE LOCATION OF TRENCHES ARE PERMITTED TO ACHIEVE CORRECT FALL TO LEVELLED TRENCH BASES
- VEHICLES AND LIVESTOCK SHOULD BE EXCLUDED FROM TRENCH AREA



STANDARD STORMWATER SOAKAGE PIT DETAIL

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS
AS/NZS 3500.3:2021 (TABLE 7.5.2.1)

	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR		CIRCULAR
DEPTH TO INVERT OF OUTLET	WIDTH	LENGTH	DIAMETER
≤ 450	350	350	-
≤ 600	450	450	600
> 600 ≤ 900	600	600	900
> 900 ≤ 1200	600	900	1000

MINIMUM PIPE COVER - FINISHED SURFACE TO TOP OF PIPE
AS/NZS 3500.3:2021 (TABLE 6.2.5)

LOCATION			DUCTILE IRON, GALVANIZED STEEL	PLASTICS
			MINIMUM COVER (mm)	
1	NOT SUBJECT TO VEHICULAR LOADING:			
	(a)	WITHOUT PAVEMENT IN AUSTRALIA -		
		(i) FOR SINGLE DWELLINGS; OR	100	100
		(ii) FOR OTHER THAN SINGLE DWELLINGS.	100	300
	(b)	WITH PAVEMENT OF BRICK OR UNREINFORCED CONCRETE.	100	300
2	SUBJECT TO VEHICULAR LOADING:		100[a]	100
	(a)	OTHER THAN ROADS:		
		(i) WITHOUT PAVEMENT.	300	450
		(ii) WITH PAVEMENT OF -		
		(A) REINFORCED CONCRETE FOR HEAVY VEHICULAR LOADING; OR	NIL[a]	100[a]
		(B) BRICK OR UNREINFORCED CONCRETE FOR LIGHT VEHICULAR LOADING.	NIL[a]	75[a]
	(b)	ROADS -		
		(i) SEALED; OR	600	600
		(ii) UNSEALED.	600	750
3	SUBJECT TO CONSTRUCTION EQUIPMENT LOADING OR IN EMBANKMENT CONDITIONS.		600	750
4	LAND ZONE FOR AGRICULTURE USE.		600	600

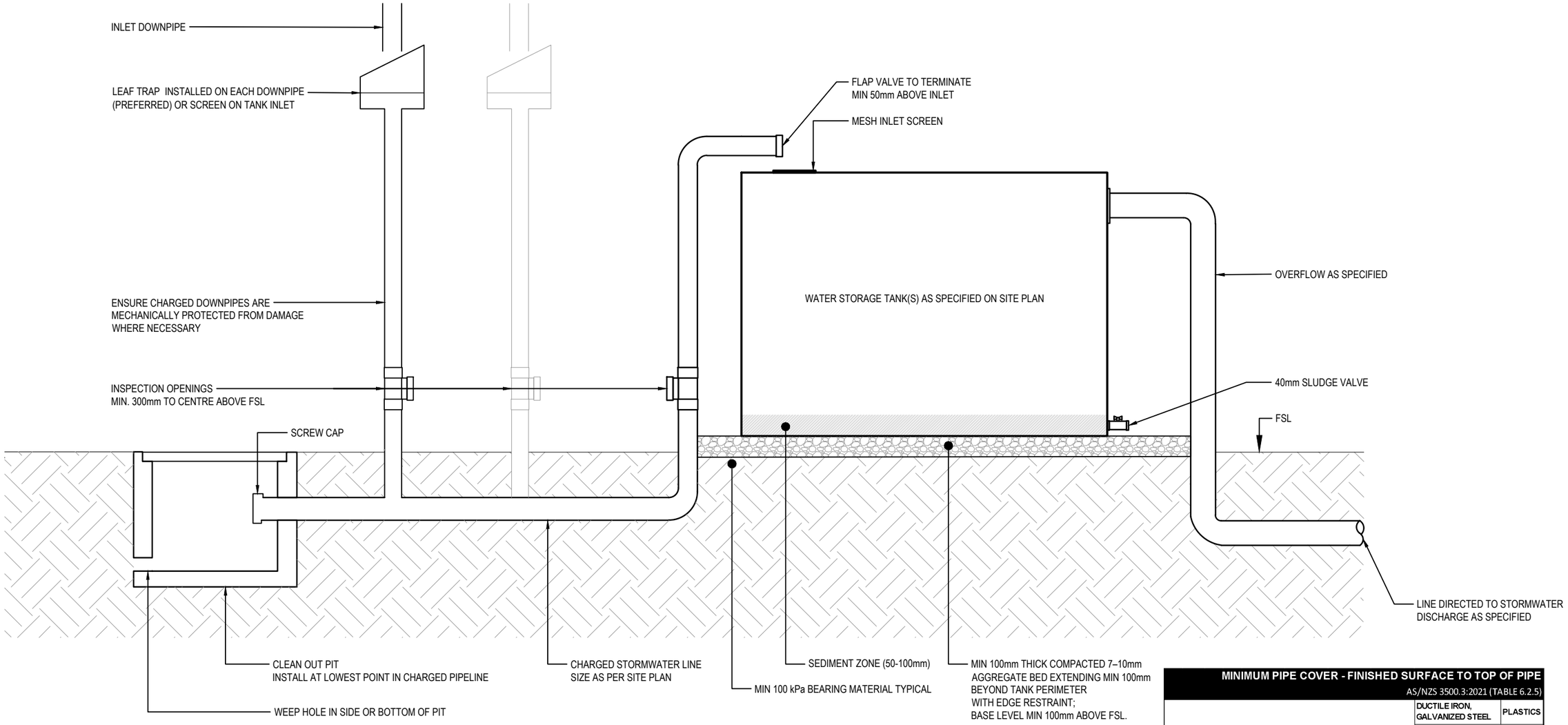
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ENGINEERING FOR STORMWATER
68 MANGANA STREET, MATHINNA
INFILTRATION TRENCH DETAIL

PROJECT #: EE1059
SHEET #: C202
REVISION #: 03



TYPICAL DETAIL OF ABOVE GROUND RAINWATER TANKS FOR DRINKING WATER PURPOSES (CHARGED SYSTEM)
N.T.S.

NOTE: INSTALLATION TO CONFORM WITH THE DIRECTOR'S GUIDELINES – CHARGED DOWNPIPES TO RAINWATER TANKS OF CLASS 1A & 10 BUILDINGS FOR DRINKING WATER PURPOSES, VERSION 2.

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS
AS/NZS 3500.3:2021 (TABLE 7.5.2.1)

	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR		CIRCULAR
DEPTH TO INVERT OF OUTLET	WIDTH	LENGTH	DIAMETER
≤ 450	350	350	-
≤ 600	450	450	600
> 600 ≤ 900	600	600	900
> 900 ≤ 1200	600	900	1000

MINIMUM PIPE COVER - FINISHED SURFACE TO TOP OF PIPE
AS/NZS 3500.3:2021 (TABLE 6.2.5)

LOCATION			DUCTILE IRON, GALVANIZED STEEL	PLASTICS
			MINIMUM COVER (mm)	
1	NOT SUBJECT TO VEHICULAR LOADING:			
	(a)	WITHOUT PAVEMENT IN AUSTRALIA -		
		(i) FOR SINGLE DWELLINGS; OR	100	100
		(ii) FOR OTHER THAN SINGLE DWELLINGS.	100	300
	(b)	WITH PAVEMENT OF BRICK OR UNREINFORCED CONCRETE.	100	300
2	SUBJECT TO VEHICULAR LOADING:		100[a]	100
	(a)	OTHER THAN ROADS:		
		(i) WITHOUT PAVEMENT.	300	450
		(ii) WITH PAVEMENT OF -		
		(A) REINFORCED CONCRETE FOR HEAVY VEHICULAR LOADING; OR	NIL[a]	100[a]
		(B) BRICK OR UNREINFORCED CONCRETE FOR LIGHT VEHICULAR LOADING.	NIL[a]	75[a]
	(b)	ROADS -		
		(i) SEALED; OR	600	600
		(ii) UNSEALED.	600	750
3	SUBJECT TO CONSTRUCTION EQUIPMENT LOADING OR IN EMBANKMENT CONDITIONS.		600	750
4	LAND ZONE FOR AGRICULTURE USE.		600	600

REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
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ENGINEERING FOR STORMWATER
68 MANGANA STREET, MATHINNA
WATER TANK DETAIL

PROJECT #:	SHEET #:	REVISION #:
EE1059	C203	03

General

G1 No attempt has been made to locate all existing services. Only those services identified from available records, survey information or visual inspection are shown. Before demolition, excavation or construction, the contractor must obtain current service information, contact the relevant service authorities and physically locate all existing services likely to be affected by the works.

G2 All existing services must be protected during construction. Any damage to existing services must be reported immediately to the relevant authority and made good at the contractor's expense.

G3 Nomination of proprietary items does not indicate exclusive preference, but identifies the required properties of the item. Equivalent alternatives may be submitted for approval where they meet the specified performance, durability and authority requirements.

G4 Install proprietary items in accordance with the manufacturer's written requirements, relevant Australian Standards and authority requirements.

G5 Refer discrepancies, omissions or conflicts in the drawings, specifications or site conditions to the Superintendent before proceeding with the affected work.

G6 Do not scale dimensions from the drawings. Dimensions are in millimetres and levels are in metres unless noted otherwise.

G7 Unless expressly noted otherwise, referenced standards, codes, authority requirements and guidelines are to be the current edition adopted or required by the relevant authority at the time of approval or construction.

G8 The contractor must construct the works shown on the drawings and specification and must resolve site issues not expressly detailed in conjunction with the Superintendent and relevant authority where applicable.

G9 Where work is proposed over, near or within an easement, road reserve or an authority asset protection zone, obtain all required approvals and comply with all relevant authority conditions before commencing work.

Service Clearances and Common Trenching

SC1 Minimum separation between underground services must comply with the relevant asset owner requirements and applicable standards. Where requirements differ, adopt the most stringent requirement unless written approval is obtained from each affected authority.

Asset / interaction	Reference for clearances
New or modified TasWater water main / water service	Use WSA 03-2011-3.1 MRWA Version 2 Table 5.5, MRWA/TasWater standard drawings and TasWater supplement.
New or modified TasWater sewer / property sewer connection	Use WSA 02-2014-3.1 MRWA Version 2.0 Table 5.4, MRWA/TasWater standard drawings and TasWater supplement.
Private sanitary / trade waste drainage	Use AS/NZS 3500.2 as adopted, NCC Volume Three and authority requirements.
Private stormwater drainage	Use AS/NZS 3500.3 as adopted, NCC Volume Three where applicable, and council/drainage authority requirements.
Electrical / communications / gas	Use the relevant asset owner requirements; do not rely on generic drawing values where an authority standard applies.

SC2 For TasWater water infrastructure and property water service connections, comply with WSA 03-2011-3.1 MRWA Version 2, TasWater Supplement to the WSAA Water Supply Code, TasWater standard drawings, TasWater metering guidelines, TasWater boundary backflow requirements and project-specific TasWater approval conditions.

SC3 For TasWater sewerage infrastructure and property sewer connections, comply with WSA 02-2014-3.1 MRWA Version 2.0, TasWater Supplement to the Sewerage Code of Australia, TasWater standard drawings and project-specific TasWater approval conditions.

SC4 For private plumbing, sanitary drainage, stormwater drainage and trade waste drainage, comply with the AS/NZS 3500 series as adopted, NCC Volume Three — Plumbing Code of Australia, Tasmania variations, local authority requirements and any TasWater requirements where applicable.

SC5 For electrical, gas and telecommunications services, comply with the relevant service authority requirements and applicable standards, including TasNetworks, gas authority and telecommunications authority requirements as applicable.

SC6 Service crossings and parallel services must be detailed and approved where minimum clearances cannot be achieved. Do not assume that a reduced clearance is acceptable without written authority approval.

SC7 Common trenching arrangements must be coordinated before construction. Marker tape, warning tape, tracer wire, embedment, mechanical protection and backfill must comply with the applicable authority and standard drawing requirements.

Water Sensitive Urban Design / Environmental

E1 Construction must comply with all relevant environmental legislation, approval conditions and authority requirements.

E2 Erosion and sediment control must be implemented before each stage of site disturbance and maintained until disturbed areas are stabilised.

E3 Erosion and sediment controls must be generally in accordance with EROSION AND SEDIMENT CONTROL The fundamentals for development in Tasmania (DEP & TEER, 2023), including suitable drainage controls, erosion controls and sediment controls for the scale and risk of the works.

E4 Site disturbance must be staged where practicable and restricted to defined work zones.

E5 Provide stabilised site access, wheel-cleaning controls or other suitable soil retention measures at site access points where tracking of soil to public roads or paved areas may occur.

E6 Soil, sediment or other material tracked onto roads, footpaths or drainage infrastructure must be removed as soon as practicable and must not be washed into stormwater systems or waterways.

E7 Chemical, fuel and hazardous material storage must be managed in accordance with WorkSafe Tasmania, EPA Tasmania, safety data sheet and approval requirements, including bunding where required.

E8 Cut and fill extents must be minimised. Batters must be formed to stable grades appropriate to the material, site conditions and geotechnical advice. Unless otherwise detailed or approved, maximum temporary and permanent soil batter slopes should not exceed 1V:3H.

E9 Sediment controls must be installed to intercept runoff from disturbed areas and stockpiles before runoff enters stormwater systems, roads, adjoining land or waterways.

E10 Temporary controls must remain in place until the contributing catchment is stabilised. For grassed areas, stabilisation generally requires at least 70% effective groundcover unless a stricter approval condition applies.

E11 Soil-loaded trucks leaving or entering the site must be covered where there is potential for material loss, dust or nuisance.

E12 Topsoil must be respread where vegetation is required. Unless otherwise specified, place a maximum 50 mm topsoil depth on slopes steeper than 1V:3H and a minimum 100 mm on slopes flatter than 1V:3H.

E13 Fertiliser and soil ameliorants must be applied only where appropriate for the revegetation method and must be managed to prevent direct entry into stormwater systems or waterways.

E14 Revegetation must be maintained, including re-seeding, fertilising, watering and repair as required, until the specified groundcover or stabilisation is achieved.

E15 No trees or vegetation are to be removed unless shown on the approved drawings or authorised by the Superintendent and any required statutory approvals have been obtained.

E16 Dust, noise, vibration and other emissions must be managed to minimise nuisance to adjoining properties and to comply with approval and regulatory requirements.

Stormwater

SW1 Stormwater plumbing and drainage must comply with AS/NZS 3500.3 as adopted, NCC Volume Three where applicable, council/drainage authority requirements and project-specific approval conditions.

Where relevant, refer to IPWEA/LGAT Tasmanian standard drawings and any council-specific standard drawings or specifications.

SW2 Drainage works must be inspected and tested in accordance with the requirements of the relevant authority and project specification. Any section failing inspection or testing must be rectified and re-tested at the contractor's expense.

SW3 Do not connect sanitary drainage, trade waste drainage or other non-stormwater flows to the stormwater system unless expressly approved by the relevant authority.

Water

W1 Water infrastructure and property service connections must comply with WSA 03-2011-3.1 MRWA Version 2, TasWater Supplement to the WSAA Water Supply Code, TasWater standard drawings, TasWater metering guidelines, TasWater boundary backflow requirements, AS/NZS 3500.1 as adopted and any project-specific TasWater approval conditions.

W2 Any departure from TasWater standards, standard drawings, supplements or approval conditions requires prior written approval from TasWater and the Superintendent.

W3 Backflow prevention and boundary containment must be assessed and installed in accordance with AS/NZS 3500.1 as adopted, NCC Volume Three and TasWater boundary backflow requirements.

Sewerage

S1 Sewerage infrastructure and property sewer connections must comply with WSA 02-2014-3.1 MRWA Version 2.0, TasWater Supplement to the Sewerage Code of Australia, TasWater standard drawings, AS/NZS 3500.2 as adopted and any project-specific TasWater approval conditions.

S2 Live connections, modifications or disconnections to existing TasWater sewerage infrastructure must be undertaken by TasWater or a TasWater-authorised contractor unless otherwise approved by TasWater.

S3 Drainage works must be inspected and tested at the stages required by the relevant authority and project approval conditions, including trenching, bedding, pipe installation before backfill, and after backfill where required.

S4 Trenches must be excavated, bedded and backfilled in accordance with the design drawings, WSA/MRWA requirements, TasWater standards and geotechnical requirements.

S5 Install detectable warning tape, tracer wire or other location systems required by the relevant standard drawings and authority requirements for non-metallic pipe trenches.

S6 Maintenance holes, covers and frames must comply with WSA/MRWA requirements, TasWater standards and the required traffic loading. Covers in trafficable areas must be selected for the applicable load class.

S7 The contractor must prepare as-constructed documentation in accordance with TasWater and project requirements. Where required by TasWater, documentation must be certified by a suitably qualified engineer.

S8 Redundant pipe sections must be removed, sealed or filled as detailed on the drawings or approved by the relevant authority. Filling material and method must be approved before use.

Earthworks

EW1 Earthworks must be carried out in accordance with AS 3798 and the project geotechnical specification.

EW2 Field density, moisture and related soil testing must be undertaken using AS 1289 test methods by an appropriately qualified testing authority.

EW3 Strip topsoil, vegetation, organic material, uncontrolled fill and unsuitable material from areas to receive fill, pavements, slabs, footings or other structures unless otherwise approved.

EW4 Proof roll exposed subgrade and fill layers where specified. Soft, yielding or unsuitable areas must be excavated, treated or replaced as directed by the geotechnical engineer or Superintendent.

EW5 Place and compact fill in controlled layers using suitable material. Unless otherwise specified, compact fill at moisture content within ±2% of optimum moisture content.

EW6 Unless otherwise specified by the geotechnical report, approved pavement design or project specification, fill shall be compacted to the following minimum requirements:

- Building pads, structural fill beneath buildings, slabs, footings and retaining wall foundations: 98% Standard Dry Density Ratio (SDDR).
- Road pavements, carparks, driveways and other trafficked areas: 100% Standard Dry Density Ratio (SDDR).
- Compaction testing shall be undertaken using NATA accredited testing facilities in accordance with AS 1289. Areas failing to achieve the specified density shall be reworked and retested until compliance is achieved.

Roadworks

RW1 Roadworks, driveways, kerbs, footpaths and related civil works must comply with the drawings, project specification, council requirements and relevant IPWEA/LGAT Tasmanian standard drawings where applicable.

RW2 Pavement materials, layer thicknesses, compaction and testing must comply with the project pavement design and authority requirements.

Work Health and Safety

WHS1 All work must be undertaken in accordance with relevant work health and safety legislation, Safe Work Australia codes of practice, WorkSafe Tasmania guidance, site-specific safety plans and project safety requirements.

WHS2 If the contractor proposes an alternative design, construction method or staging arrangement, a safety risk assessment must be undertaken and submitted to the Superintendent for review before implementation.

Survey and Existing Services

SU1 Survey details and survey control are shown on the drawing cover sheet or survey reference drawings.

SU2 Property boundary overlays, where supplied, vary in accuracy and must not be used for construction set-out unless verified by a cadastral surveyor. A land survey should be undertaken before construction near property boundaries.

SU3 Survey control information is considered suitable for design at the time of issue but must be verified before construction set-out.

SU4 Do not undertake design or construction outside the survey extents unless additional survey data has been obtained and incorporated into the design.

SU5 The location, depth and invert level of existing underground services shown on the drawings are approximate unless stated as physically located. The contractor must confirm all relevant service locations and resolve conflicts before construction.

REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
02	UPDATE	JAM	SD	SD	LD	29/07/26
01	INITIAL RELEASE	JAM	JAM	SD	LD	24/07/26

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STANDARD DRAWING SERIES
CIVIL
GENERAL NOTES

PROJECT #:	SHEET #:	REVISION #:
EES	N001	02





STORMWATER DESIGN REPORT

68 Mangana Street, Mathina

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Exceed Engineering

CLIENT: Annette & Greg Smith - C/O Chris Triebe
PROJECT: New Dwelling, shed
JOB NO: EE1059

Date	Purpose of Issue/Nature of Revision	Revision No.	Authorised by
09/10/2024	For client review	REV01	SD
23/09/2026	Updated to reflect increased shed area	REV02	SD
29/09/2026	Updated based on client feeback	REV03	SD

This report has been prepared by
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The findings, conclusions and recommendations are limited by the agreed scope of services, the information available at the time of preparation, and the assumptions adopted. The report reflects conditions, standards and circumstances existing at the date of issue. Exceed Engineering does not warrant that future conditions, regulatory requirements, standards, land use, maintenance practices, climatic conditions, rainfall patterns or extreme events will remain consistent with those considered in this report. Changes over time, latent conditions or unforeseen events may result in outcomes that differ from those described.

The assessment has been undertaken having regard to normal and reasonably foreseeable conditions only. Unless expressly stated otherwise, it does not address extraordinary or abnormal events, including natural disasters, extreme weather events, unforeseen environmental changes or future climate change impacts beyond those reasonably foreseeable at the time of assessment.

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1 Introduction

This report has been prepared to design a stormwater management system for capture and on-site dispersal of stormwater produced at the proposed new residence to be constructed at 68 Mangana Street, Mathina.

The purpose of this report is to investigate, design, and document the site stormwater detention and disposal via infiltration, specifically for runoff from the new dwelling and shed.

The design provided in this report is in accordance with Australian Runoff Quality A guide to Water Sensitive Urban Design (Engineers Australia, 2006) and Water Sensitive Urban Design Engineering Procedures for Stormwater Management in Tasmania (EPA Tas, 2012).

2 Site and development details

2.1 Existing site conditions

The site is 1,011m^2 in area and falls gradually to the west. It is not mapped for landslide risk.

It is currently undeveloped vegetated with low grass cover.

A site classification was undertaken by Strata on 28/02/2022 and 17/05/2024. Site classification to AS2870-2011 is class M relating to disturbed soils and potential for soil waterlogging.

2.2 Development details

The project involves constructing a new residence with a roof area of 140 m² and uncovered patio area of 50 m^2, and shed with area of 58 m². This design addresses the stormwater runoff generated from the new impervious surfaces.

The increase in impervious surfaces will concentrate stormwater runoff. The proposed detention and infiltration system is designed to accumulate the stormwater flows at a single point for infiltration into the soil and groundwater.

3 Stormwater design methodology

3.1 Basis of design

The stormwater management system has been designed to manage runoff generated from the catchments identified in this report only. The system has not been sized to accommodate runoff from adjoining properties, road reserves, natural drainage paths or other external catchments.

The design is based on the geotechnical and wastewater investigations available at the time of assessment. Groundwater seepage, perched groundwater or subsurface conditions differing materially from those assumed in the design may affect system performance and may require reassessment.

The performance of the infiltration system is dependent on the system remaining free of blockage, excessive sediment accumulation and uncontrolled inflows from external catchments.

3.2 Design assumptions

A 5% AEP storm was used as the basis of the design, which is typical for residential minor stormwater network design. A range of storm durations from 5 mins to 72 hrs were assessed to determine the infiltration trench sizing required.

3.3 IFD data

Intensity–Frequency–Duration (IFD) design rainfall intensities were sourced from the Bureau of Meteorology 2016 Design Rainfalls website for the site location. They are as follows (in mm/hr):

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	87.4	98.8	137	166	196	239	275
2 min	74.2	83.3	113	134	155	180	198
3 min	66.1	74.4	101	121	140	164	183
4 min	60.1	67.8	93.0	111	130	155	174
5 min	55.3	62.4	86.2	104	121	146	166
10 min	40.6	46.0	64.4	78.2	92.7	114	132
14 min	34.2	38.8	54.4	66.1	78.6	97.1	113
15 min	33.0	37.4	52.4	63.8	75.8	93.6	109
20 min	28.3	32.0	44.8	54.4	64.6	79.6	92.1
25 min	25.0	28.3	39.5	47.8	56.6	69.5	80.1
30 min	22.6	25.5	35.5	42.9	50.7	61.9	71.1
45 min	18.0	20.3	28.0	33.6	39.4	47.4	53.9
1 hour	15.4	17.3	23.7	28.2	32.9	39.2	44.2
1.5 hour	12.3	13.8	18.8	22.2	25.6	30.1	33.6
2 hour	10.6	11.9	16.0	18.8	21.6	25.2	28.0
3 hour	8.55	9.61	12.9	15.1	17.2	19.9	22.0
4.5 hour	6.94	7.81	10.5	12.2	13.9	16.1	17.7
6 hour	5.98	6.74	9.05	10.6	12.0	14.0	15.4
9 hour	4.82	5.45	7.38	8.66	9.89	11.6	12.9
12 hour	4.10	4.65	6.36	7.51	8.62	10.2	11.4
18 hour	3.23	3.68	5.11	6.10	7.08	8.44	9.52
24 hour	2.68	3.07	4.32	5.20	6.09	7.33	8.31
30 hour	2.31	2.65	3.76	4.56	5.38	6.50	7.40
36 hour	2.03	2.33	3.34	4.07	4.83	5.86	6.68
48 hour	1.63	1.88	2.73	3.36	4.02	4.88	5.58
72 hour	1.18	1.37	2.00	2.48	2.99	3.63	4.15

3.4 Design catchment and associated runoff coefficients

The runoff coefficient from the roofs were assessed as 1.0 and concrete patio as 0.9, as per AS3500.3. The increase to the shed area and new concrete patio has increased the total impervious catchment for the site:

Category	**Type**	**Area (m2)**	**Coefficient of Runoff**
Impervious Area	Roofed Area	193	1.0
	Concrete patio	50	0.9
	Paved and other handstand	-	0.7
	Total impervious area	**243**	
	Input Check (has to be 0)	**-** **0**	
	Weighted average runoff coefficient	**1.0**	

3.5 Hydraulic Conductivity

In the onsite wastewater design report Strata estimated the clayey silt topsoils as having an indicative permeability of 1.5 – 2.0 m/day and the clay subsoils as 0.5 m/day. We have estimated the hydraulic conductivity of 36 mm/hr reflecting the lower end range of these permeability estimates.

4 Infiltration system design

Given the intent for all stormwater produced from the roof to be contained within the site, an infiltration system is proposed which will act to capture, detain and infiltrate the stormwater to the ground.

4.1 Infiltration trench

An infiltration trench (also known as a soakage pit) is an in-ground device with porous walls and base in which plastic crates or gravel is placed to create a void which will accumulate and detain the stormwater and infiltrate it to the surrounding soil.

The infiltration trench was designed using the methodology of *Australian Runoff Quality A guide to WSUD Engineers Australia 2006* and *WSUD Engineering Procedures for Stormwater Management in Tasmania 2012.*

Storm duration (mins)	Storm duration (hrs)	AEP 5% (mm/hr)	Volume in (m3)	Volume out (m3)	Storage volume required (m3)	% of storage provided	Emptying time (hrs)
5		121	2.40	0.19	2.21	271%	1
10		92.7	3.67	0.37	3.30	182%	1
30		50.7	6.02	1.12	4.91	122%	2
60	1	32.9	7.82	2.23	5.59	107%	3
120	2	21.6	10.27	4.46	5.80	103%	3
180	3	17.2	12.26	6.70	5.57	108%	2
360	6	12	17.11	13.39	3.72	161%	2
720	12	8.62	24.58	26.78	- 2.20	-272%	- 1
1080	18	7.08	30.28	40.18	- 9.89	-61%	- 4
1440	24	6.09	34.73	53.57	- 18.83	-32%	- 8
1800	30	5.38	38.36	66.96	- 28.60	-21%	- 13
2160	36	4.83	41.32	80.35	- 39.03	-15%	- 17
2880	48	4.02	45.86	107.14	- 61.28	-10%	- 27
4320	72	2.99	51.16	160.70	- 109.54	-5%	- 49

It is proposed to use a gravel-filled trench with nominal dimensions of 15.0m(L) x 1.0m(W) x 1.0m(D).

This trench will provide 6.0 m^3 of the storage required to up to a 5% AEP storm event with the critical storm being the 3 hours duration.

4.2 Design and construction requirements

Refer attached drawing EE1059-C101 REV02.

4.2.1 Setback distance

The trench should be set back from boundaries by a minimum of 2m.

4.2.2 Stormwater reticulation

Stormwater from the proposed dwelling and shed will be directed by 100mm UPVC pipe to a 30,000 L water tank, then overflow to stormwater trench by 100mm UPVC pipe.

4.2.3 Trench design specificaitons

- The proposed dimensions of the trench are 15.0m (L) x 1.0m (W) x 1.0m (D).
- After excavation the trench should be lined with geotextile fabric
- The total excavation depth should be 1.2m to allow for 200mm soil cap to be placed over the gravel, after lining with geotextile fabric. This should be domed to allow for compaction and seeded with grass.

4.2.4 Sediment Control

Sediment-laden runoff shall not be permitted to enter the infiltration trench during or after construction.

Appropriate erosion and sediment control measures shall be implemented during construction to prevent sediment accumulation within the trench. Any accumulated sediment or debris shall be removed prior to commissioning of the system.

4.2.5 Diversion of overland flow

The infiltration trench has been designed to manage stormwater generated from the catchments specified in this report only.

Surface runoff, groundwater seepage and overland flow originating from external or upslope catchments must be intercepted and diverted around the infiltration trench to prevent reduction in system capacity and performance.

Where required, diversion drains, cut-off drains, swales or similar measures shall be provided to ensure external catchment runoff does not enter the trench.

4.2.6 Surcharge

Storm events exceeding the adopted design conditions, blockage of the infiltration system, elevated groundwater conditions or inflow from external catchments may result in surcharging of the infiltration trench. The site shall be graded to provide a safe overland flow path that directs surcharge flows away from buildings, retaining walls and adjoining

properties without causing nuisance or damage.

5 Maintenance Requirements

The infiltration trench is an infiltration and stormwater management device that requires ongoing maintenance.

The property owner is responsible for ensuring the system remains free of sediment, debris, vegetation growth and other obstructions which may affect storage capacity or infiltration performance.

Following major storm events, the system should be inspected for evidence of blockage, erosion, surface ponding or surcharge.

Any defects identified should be rectified as soon as practicable.

6 Scheme response

Response to BRE S2.0 Stormwater Management Specific Area Plan

Criteria	Response
P1 Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to: (a) topography of the site; (b) the size and shape of the site; (c) soil conditions; (d) any existing buildings and any constraints imposed by existing development on the site; (e) any area of the site covered by impervious surfaces. (f) any watercourses on the land. (g) stormwater quality and quantity management targets identified in the State Stormwater Strategy 2010; and (h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.	(a) The natural slopes within the site are considered for the stormwater design of the site; (b)The site has enough space and suitable area for the disposal of on-site stormwater; (c) Soli condition from the site classification report (medium clay) was considered in the design of the on-site stormwater system; (d) Appropriate setbacks were considered from the proposed development, wastewater disposal area and site's boundary; 4m from boundaries and building (e) The stormwater design considered the proposed impervious areas within the site from shed and new dwelling roofs (f) There are no watercourses mapped within or vicinity of the site. (g) The State Stormwater Strategy 2010 outlines quality and quantity reduction targets for new developments, however, the threshold for requiring stormwater quality improvement is set at >500 m2 of impervious area. This development will only create 176m2 of additional impervious area and thus no quality treatment is required. The proposal meets the quantity requirements as all stormwater produced from imperious surfaces will be contained on the site.; and (h) No groundwater or seepage was encountered in the site classification report

10 September 2026

Break O'Day Council
Development Services

Attention: Rebecca Green / Jake Ihnen

RE: DA 2026 / 00186 – 68 Mangana Street, Mathinna
Response to Request for Further Information – Section 51(1AC) and Section 54
Residential – Construction of Two (2) New Sheds, Extension to Approved Shed & Construction of a Patio to Approved Dwelling

Dear Rebecca and Jake,

I refer to Council's Request for Further Information dated 7 September 2026 in relation to the above planning application. Please find below our response to the matters raised.

1. Amended Planning Application Form

An amended planning application form has been prepared, correcting the ownership details to reflect the Certificate of Title and removing the Development Coordinator's name from the relevant section of the application form.

2. Floor Plans and Elevations

Amended plans are provided showing the floor plans and elevations of the proposed sheds, including the proposed extension to the previously approved shed.

The plans have also been further annotated to clarify the stormwater treatment proposed for the 18 m² prefabricated kit shed, as follows:

> **"18 m² PREFABRICATED KIT SHED. NO GUTTERS PROPOSED. ROOF STORMWATER TO DISPERSE NATURALLY TO SURROUNDING PERMEABLE GROUND. NO CONCENTRATED DISCHARGE TO ADJOINING PROPERTY OR BUILDINGS."**

3. Side Boundary Setback – Clause 10.4.3 P2

The proposed development is located within 5.0 m of the side boundary. The reduced setback is considered appropriate having regard to the context of the site, the nature and scale of the proposed structures and the surrounding pattern of development.

The proposed development has been designed to minimise potential impacts on adjoining properties, including visual bulk, overlooking, overshadowing and loss of amenity. The location and scale of the proposed structures respond to the existing site constraints while providing an appropriate and functional use of the property.

The proposed development will maintain reasonable separation from adjoining development and will not result in an unreasonable loss of privacy, sunlight or amenity to neighbouring properties. The building form, height and overall scale are considered compatible with the established character of development within the surrounding area.

The reduced setback is therefore not considered to create an unreasonable impact on the adjoining property or the streetscape. In particular, the relatively modest scale of the proposed structures and their relationship to the existing development on the site limit their potential visual and amenity impacts.

Accordingly, while the proposed development does not meet the prescribed side boundary setback, it is considered to satisfy Performance Criterion P2 of Clause 10.4.3 – Setback of the Tasmanian Planning Scheme, as the reduced setback will not cause an unreasonable impact on adjoining properties and is consistent with the intended outcomes of the relevant planning provisions.

4. Stormwater

An amended stormwater assessment by Exceed Engineering will be provided incorporating the additional roof catchment associated with the proposed sheds into the stormwater calculations.

For the 18 m² prefabricated kit shed, no gutters are proposed. Roof stormwater will therefore disperse naturally onto the surrounding permeable ground, with no concentrated discharge directed towards adjoining property or buildings.

The amended assessment will account for the additional roof areas associated with the proposed sheds and will reflect the proposed method of stormwater disposal.

We trust that the above information, together with the amended planning application form, revised plans and updated stormwater assessment, satisfactorily addresses the matters raised in Council's Request for Further Information and allows the application to proceed.

Please do not hesitate to contact me should any further information or clarification be required.

Yours sincerely,

Frederic Courbet
Building Designer

Ebony Ritchie

From: Frederic Courbet <frederic.courbet@gmail.com>
Sent: Monday, 19 October 2026 2:57 PM
To: Alexander McKinlay; greg smith
Subject: Re: Update for DA 186-2026 (68 Mangana Street, Mathinna)
Attachments: Mangana DA04.pdf

Categories: Response Required, DA Related

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hi Alex,

Please find attached the amended plans addressing Item 02, including floor plan and elevation drawings for Sheds 02 and 03.

Regarding Item 03 :

Sheds 02 and 03 are prefabricated structures without gutters or downpipes. We propose to manage roof runoff on site by allowing it to discharge at the eaves and disperse as sheet flow onto permeable ground within the property.

The ground around each shed will remain permeable and be graded to prevent ponding, erosion, concentrated discharge, or runoff onto adjoining land, roads or other property.

Could you please confirm whether this proposed arrangement is acceptable?

Kind regards,

Frederic Courbet
Licensed Building Designer
0450 732 359

From: Alexander McKinlay <alexander.mckinlay@bodc.tas.gov.au>
Sent: Monday, 12 October 2026 6:43 PM
To: Frederic Courbet <frederic.courbet@gmail.com>
Cc: greg smith <gregsmith55@live.com>
Subject: RE: Update for DA 186-2026 (68 Mangana Street, Mathinna)

Good Evening Fredrick,

Thank you for you email and the further information contained therein. While the officer assigned to the assessment of this planning application is away on leave (Rebecca Green – Senior Town Planner Consultant), I will be assessing the application on her behalf. After reviewing the Request for Further Information letter in conjunction with the responses contained within the attached email, I can confirm that items 01 and 03 can be considered satisfied but the following remains outstanding:

- **Item 02** – While it is acknowledged that a floor plan for the larger of the three sheds has been provided within the amended plans, it is evident that neither a floor plan nor elevation drawings of the 18m^2 and 9m^2 sheds appear to be missing. It is therefore requested that amended plans are provided which include a floor plan and elevation drawings for the two smaller sheds which are proposed as part of this application.

  This has been requested as neither of the smaller sheds are able to satisfy the requirements outlined *4.3.7 outbuildings* and therefore planning approval is required for these buildings (Planning Scheme Viewer).

- **Item 03** – It is evident from both the amended plans and the stormwater report which includes the design prepared by Exceed Engineering, that stormwater of the two smaller sheds has not been factored into the proposed onsite stormwater management system for the development. To that effect, it is requested that amended plans and stormwater report are provided which demonstrate that onsite stormwater management for both the 18m^2 and 9m^2 shed has been considered with regard being given to the matters outlined within clause *BRE-S2.7.1 Stormwater management*.

  This has been requested as the property is subject to the **BRE-S2.0 Stormwater Management Specific Area Plan** under the Break O'Day Local Provisions Schedule (Planning Scheme Viewer). It is a requirement to demonstrate that development can either connect into the public stormwater system or accommodate an adequate onsite stormwater management system.

If you have any questions, please don't hesitate to contact me.

Kind regards,

Alex McKinlay| Planning Officer | **Break O'Day Council**
t: 03 6376 7900
e: alexander.mckinlay@bodc.tas.gov.au| w: www.bodc.tas.gov.au
Monday - Friday 8.20am-5pm
If urgent please contact: admin@bodc.tas.gov.au

