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 / 00205
Applicant	Jon Pugh Home Design
Proposal	Visitor Accommodation - Construction of a Unit for Visitor Accommodation AND Residential - Construction of a Shed with Amenities and Alterations/Additions to Existing Dwelling
Location	201 St Helens Point Road, Stieglitz (CT 143144/1)

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 14th November 2026 **until 5pm Friday 27th November 2026.**

John Brown
GENERAL MANAGER

BUILDING DESIGNER:	JONATHAN PUGH
ACCREDITATION NO.:	CC 6894
TITLE REFERENCE:	C.T. 143144/1
DESIGN WIND SPEED:	N3 WIND CLASSIFICATION
SOIL CLASSIFICATION:	SOIL CLASSIFICATION 'S'
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

September 2026

Proposed Alterations and Additions to existing Dwelling
Proposed Visitor Accommodation Unit and
Proposed Shed/ Carport with Amenities

for John Hume & Eilin Hordvik

201 St Helens Point Road,
Stieglitz, TAS 7216

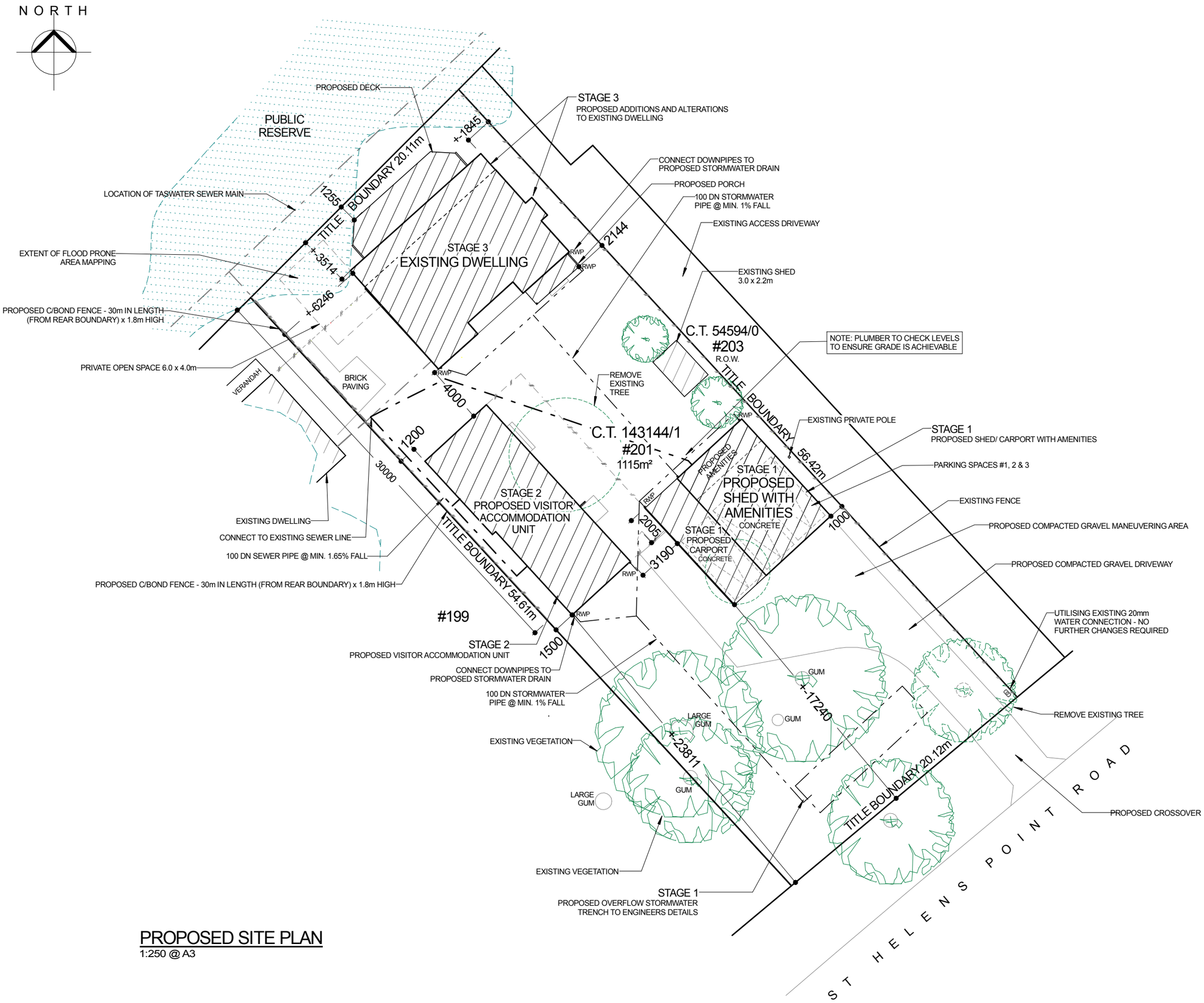
Building Areas

Existing Dwelling Floor Area	87.00m²
Existing Dwelling Floor Addition - Stage 3	17.87m²
Existing Dwelling Porch Addition - Stage 3	4.64m²
Proposed Deck Addition to Existing Dwelling - Stage 3	21.30m²
Proposed Visitor Accommodation Unit - Stage 2	80.46m²
Proposed Shed/ Carport with Amenities - Stage 1	81.00m²

Drawing Schedule

Drg No.	Drawing Name
A01	Proposed Site Plan
A02	Existing Dwelling - Floor Plan + Elevations
A03	Existing Dwelling - Proposed Floor Plan - Stage 3
A04	Existing Dwelling - Proposed Elevations - Stage 3
A05	Proposed Visitor Acommodation Unit - Proposed Floor Plan - Stage 2
A06	Proposed Visitor Acommodation Unit - Proposed Elevations - Stage 2
A07	Proposed Proposed Shed/ Carport with Amenities - Stage 1

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



PROPOSED SITE PLAN
1:250 @ A3

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

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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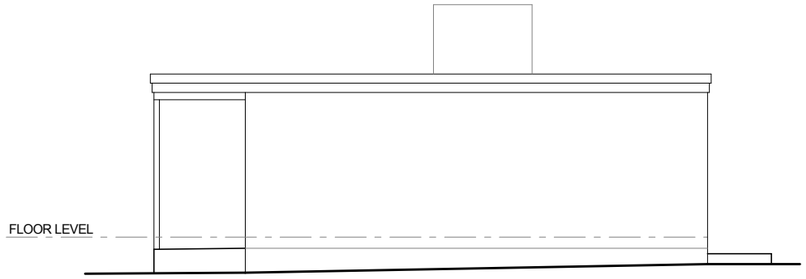
project:
Proposed Alterations and Additions to existing Dwelling, proposed Visitor Accommodation Unit and proposed Shed/ Carport with Amenities

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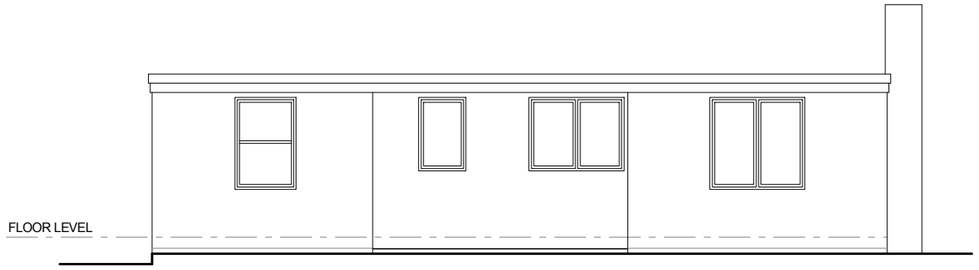
drawing title:
Proposed Site Plan

REV.	DESCRIPTION	DATE

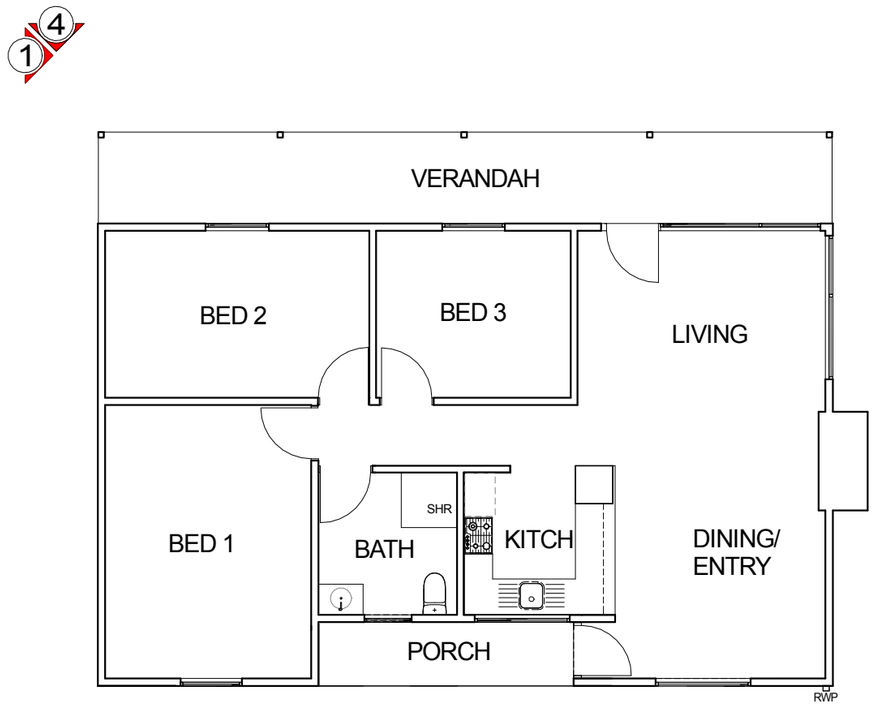
job. no.	revision
368	-
sheet no.	date
A01	12/09/26



ELEVATION 1
1:100 @ A3



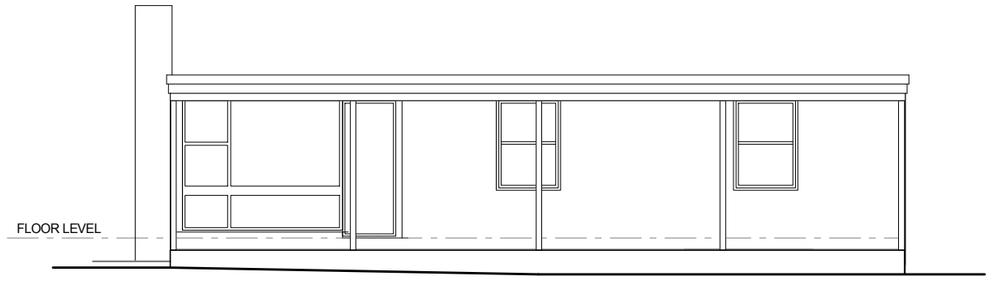
ELEVATION 2
1:100 @ A3



EXISTING FLOOR PLAN
1:100 @ A3



ELEVATION 3
1:100 @ A3



ELEVATION 4
1:100 @ A3

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John Hume & Eilin Hordvik

project:
Proposed Alterations and Additions to existing Dwelling, proposed Visitor Accommodation Unit and proposed Shed/ Carport with Amenities

at:
201 St Helens Point Road, Stieglitz, TAS 7216

drawing title:
Existing Dwelling - Floor Plan + Elevations

REV.	DESCRIPTION	DATE

job. no.	revision
368	**-**
sheet no.	date
A02	12/09/26

LEGEND

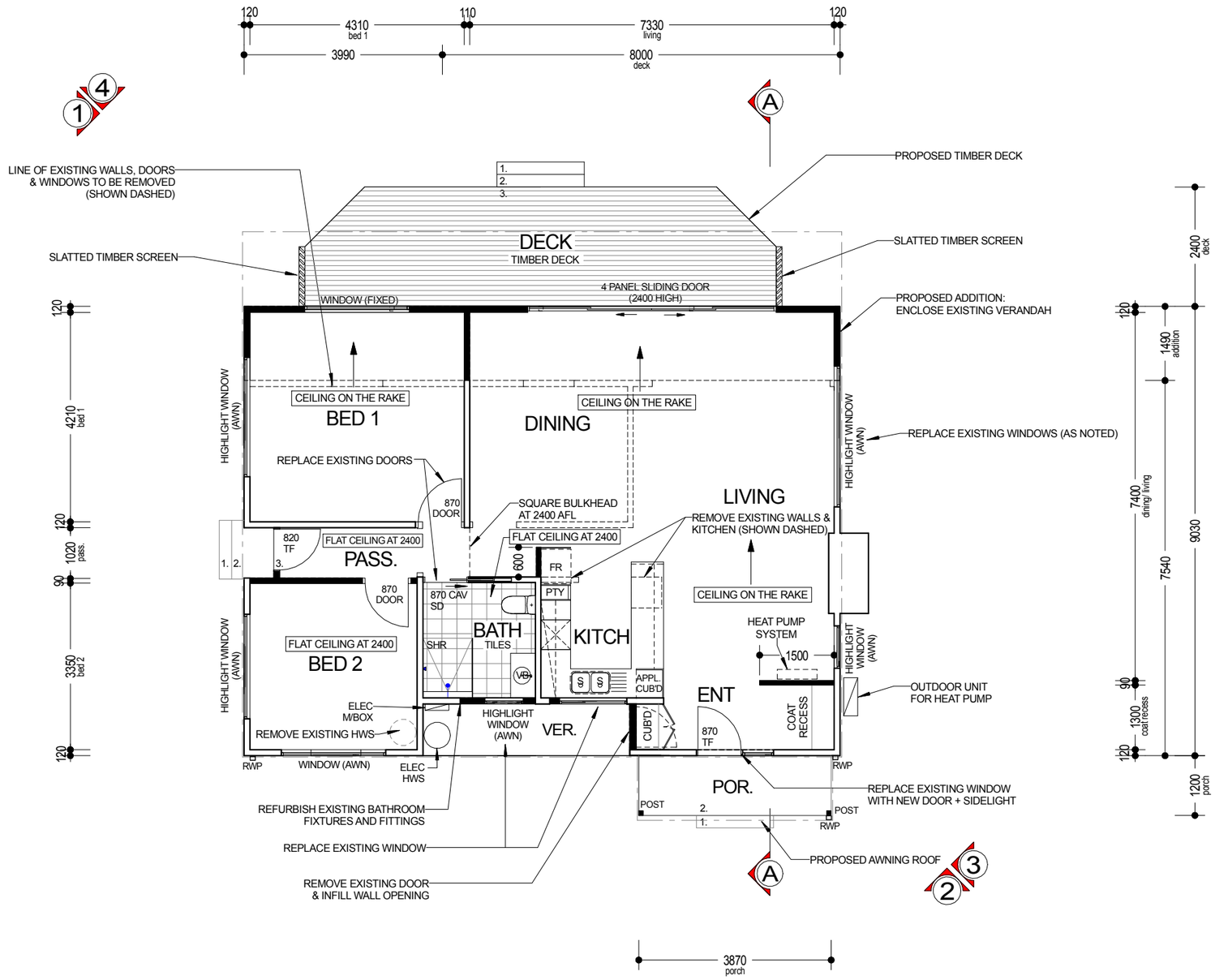
TIMBER FRAME

EXISTING WALL

AREAS:

EXISTING FLOOR	:	87.00m²
ADDITIONS	:	17.87m²
DECK ADDITION	:	21.32m²
PORCH ADDITION	:	4.64m²

NORTH



PROPOSED FLOOR PLAN - EXISTING DWELLING

1:100 @ A3

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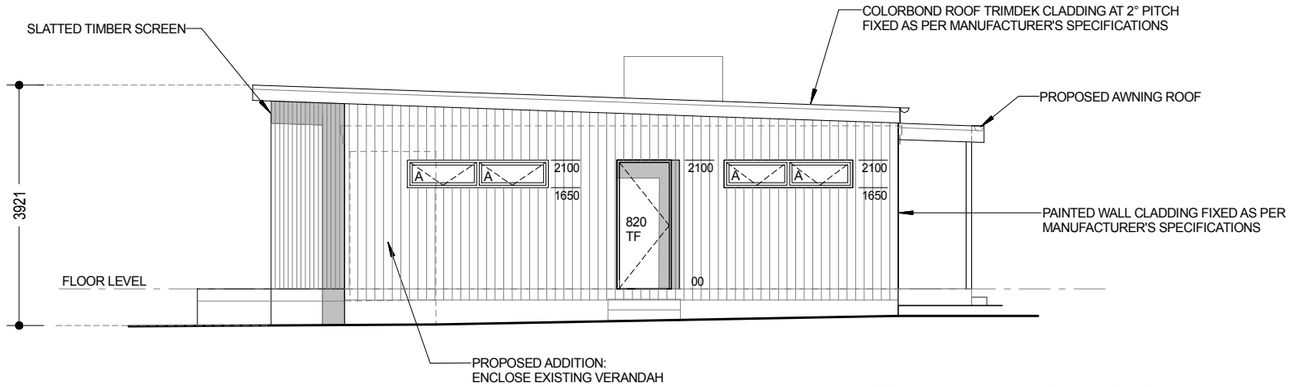
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drawing title:

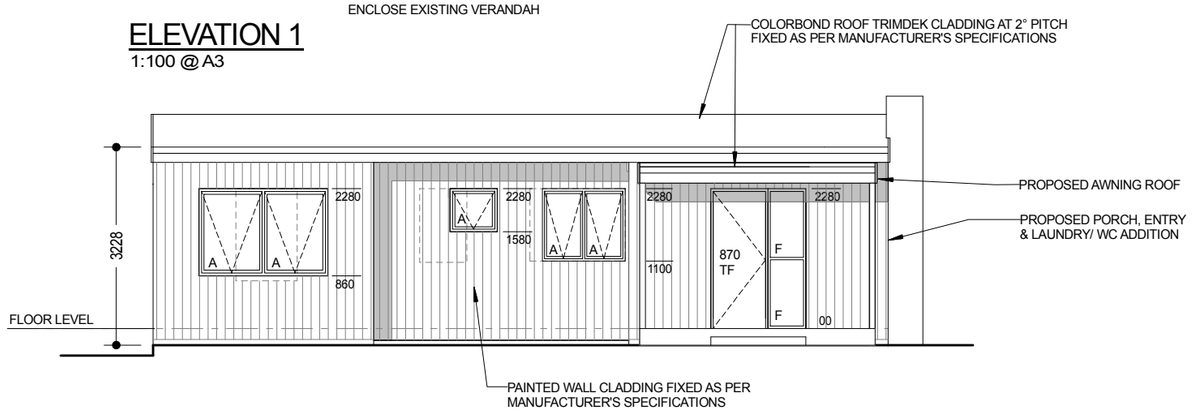
Existing Dwelling - Proposed Floor Plan - Stage 3

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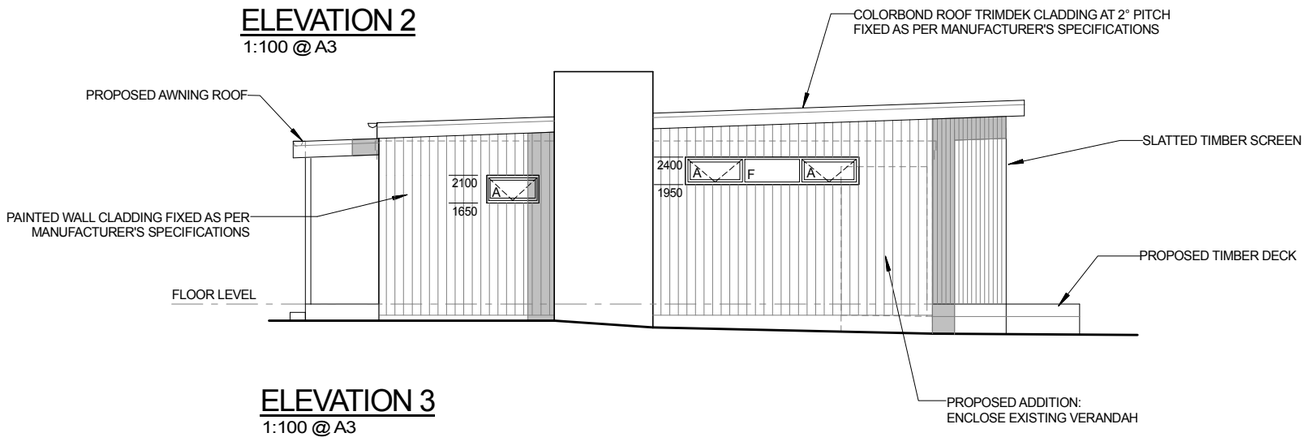
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sheet no.	date
A03	12/09/26



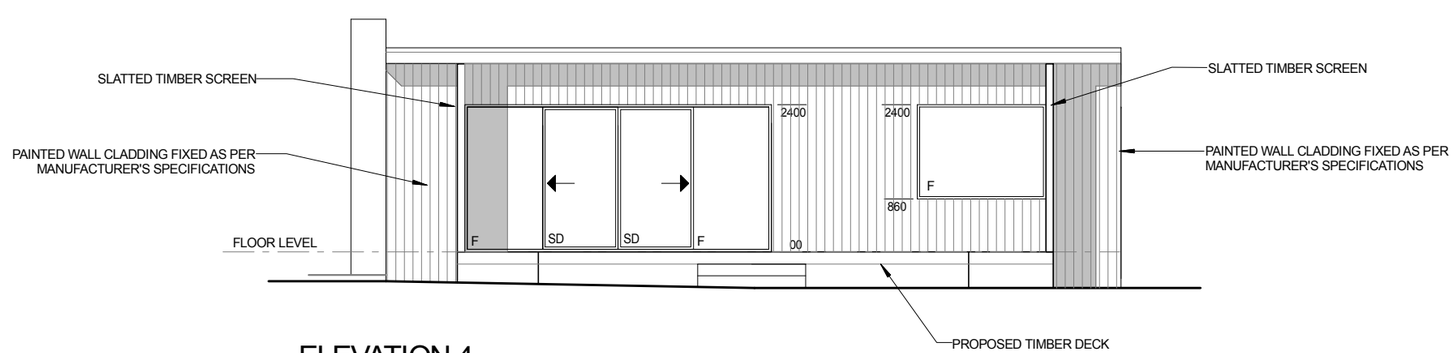
ELEVATION 1
1:100 @ A3



ELEVATION 2
1:100 @ A3



ELEVATION 3
1:100 @ A3



ELEVATION 4
1:100 @ A3

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at:
201 St Helens Point Road, Stieglitz, TAS 7216

drawing title:
Existing Dwelling - Proposed Elevations - Stage 3

REV.	DESCRIPTION	DATE

job. no. **368**
revision **-**
sheet no. **A04**
date 12/09/26

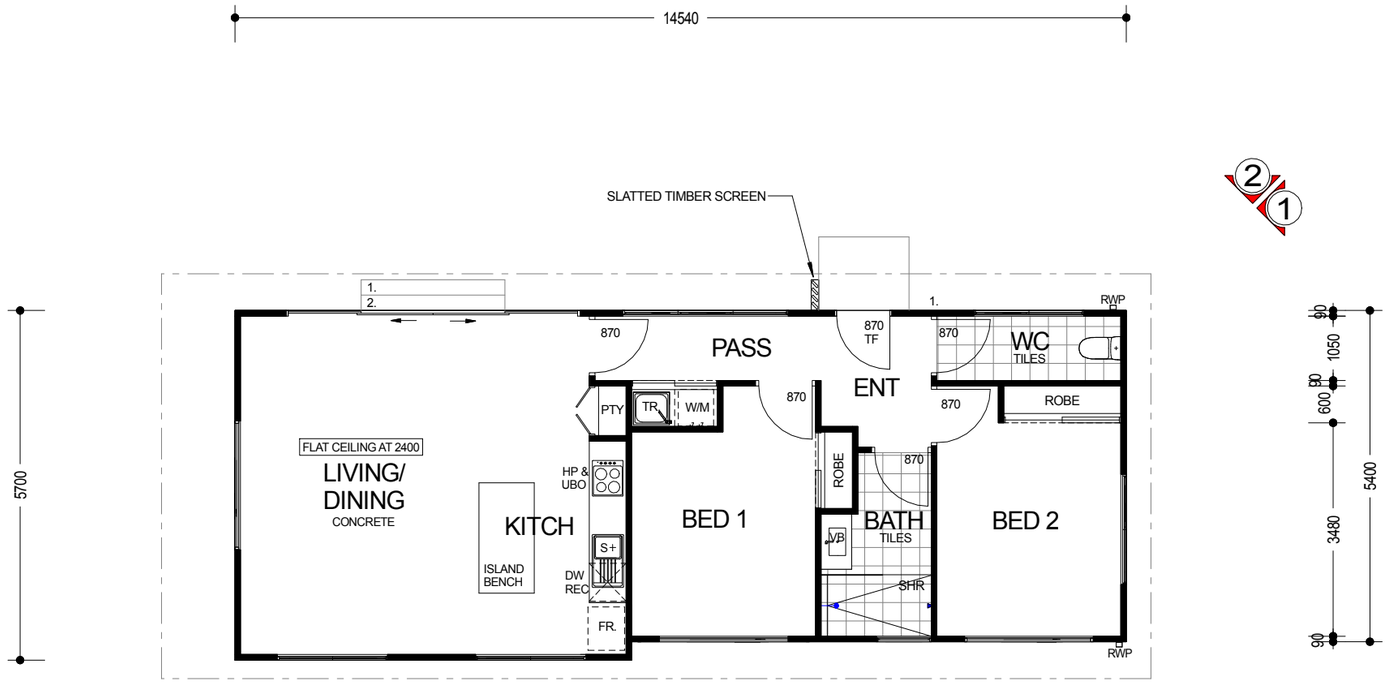
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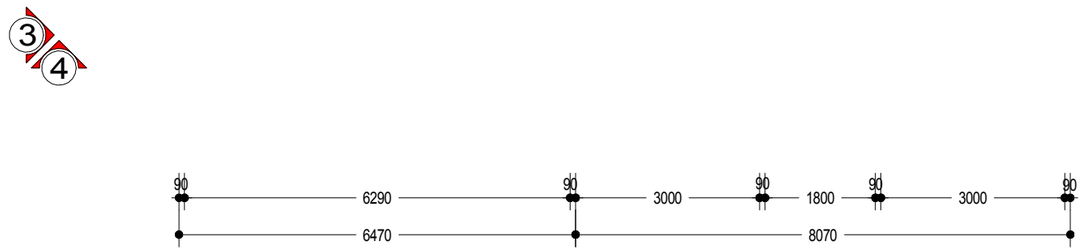
TIMBER FRAME

AREAS:

VISITOR ACCOM. UNIT : 80.46m²

NORTH





PROPOSED VISITOR ACCOMMODATION UNIT - FLOOR PLAN

1:100 @ A3

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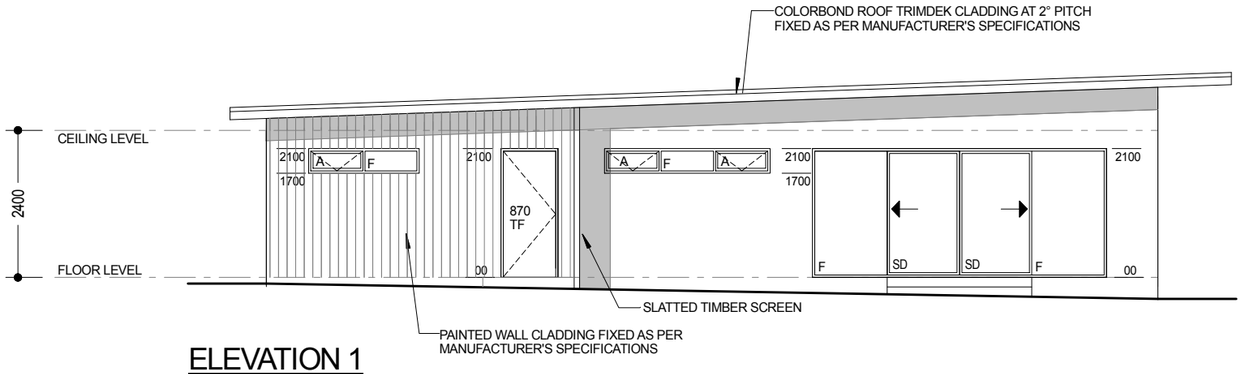
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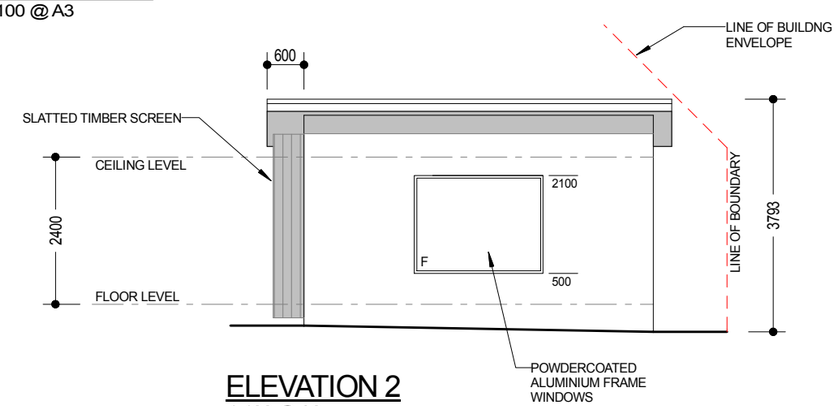
Proposed Visitor Accommodation Unit - Floor Plan - Stage 2

REV.	DESCRIPTION	DATE

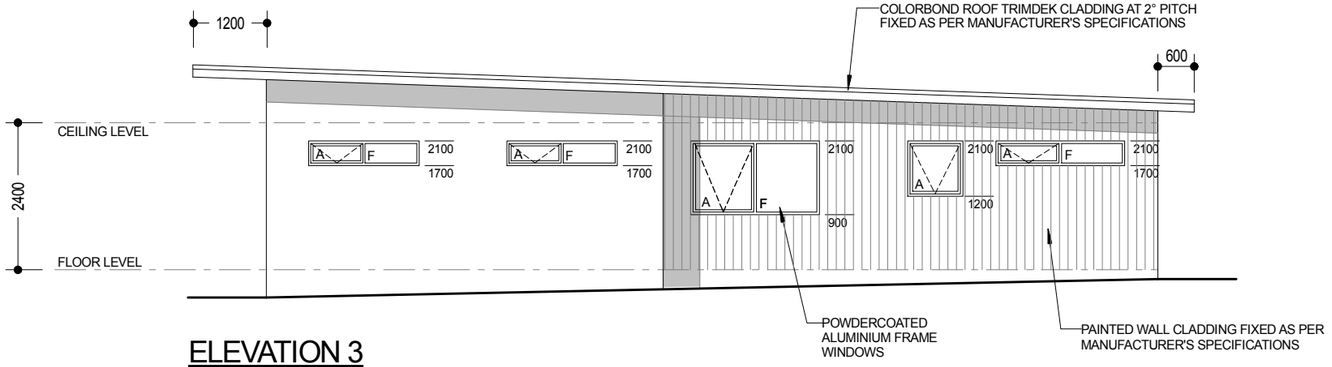
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368	**-**
sheet no.	date
A05	12/09/26



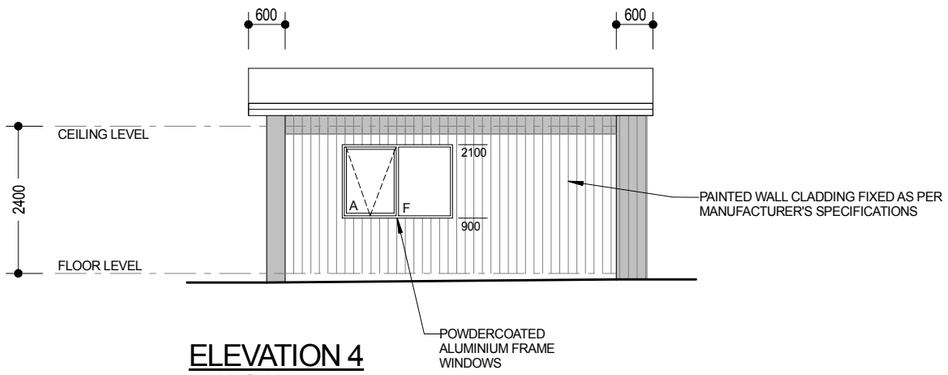
ELEVATION 1
1:100 @ A3



ELEVATION 2
1:100 @ A3



ELEVATION 3
1:100 @ A3



ELEVATION 4
1:100 @ A3

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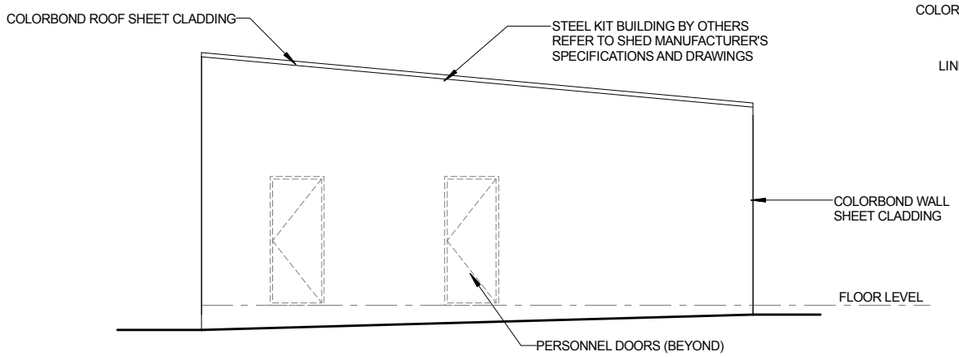
project:
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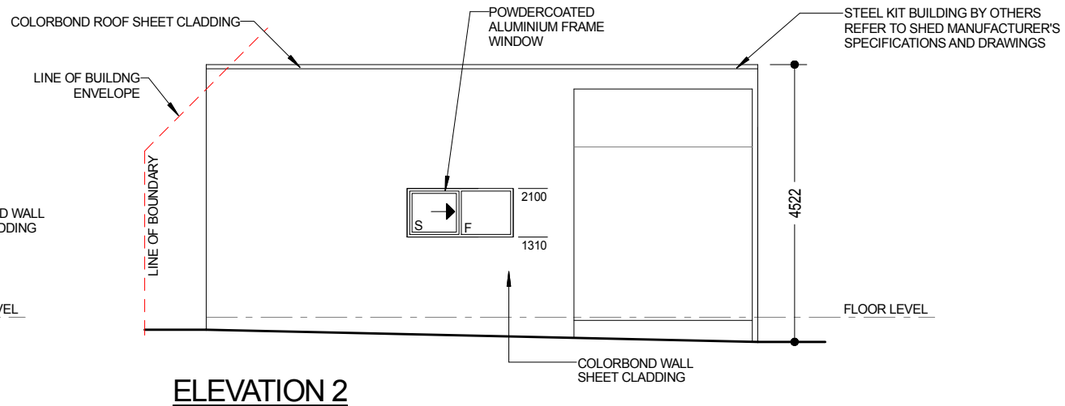
drawing title:
Proposed Visitor Accommodation Unit - Elevations - Stage 2

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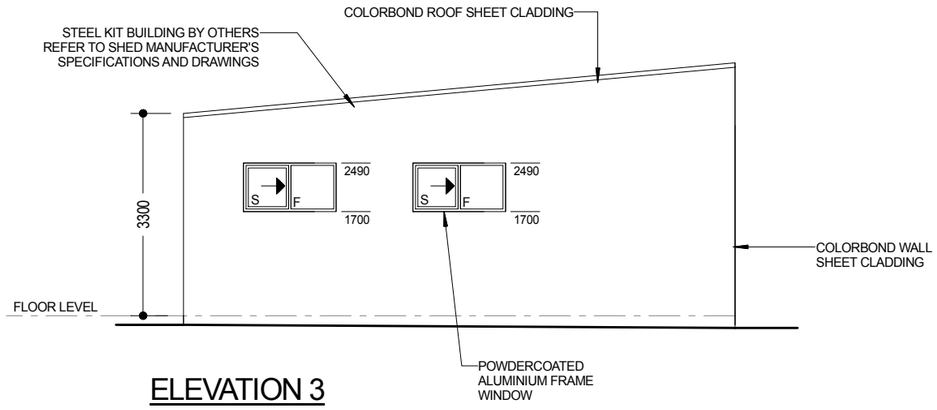
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revision **-**
sheet no. **A06**
date 12/09/26



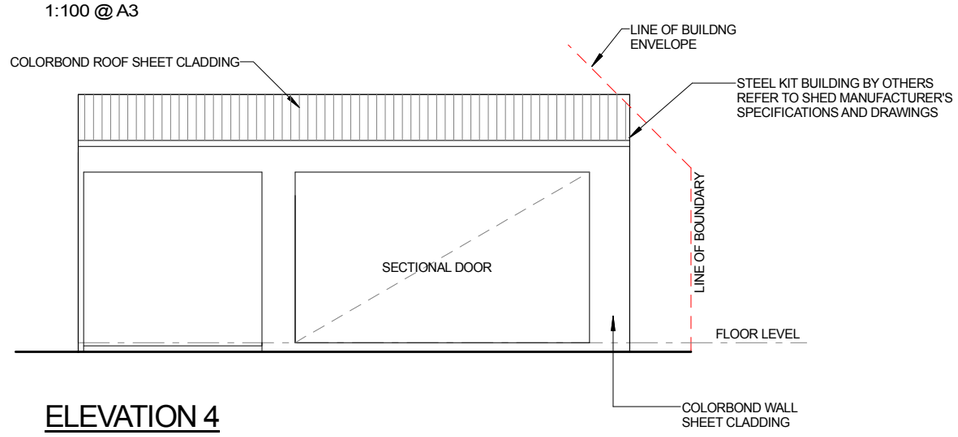
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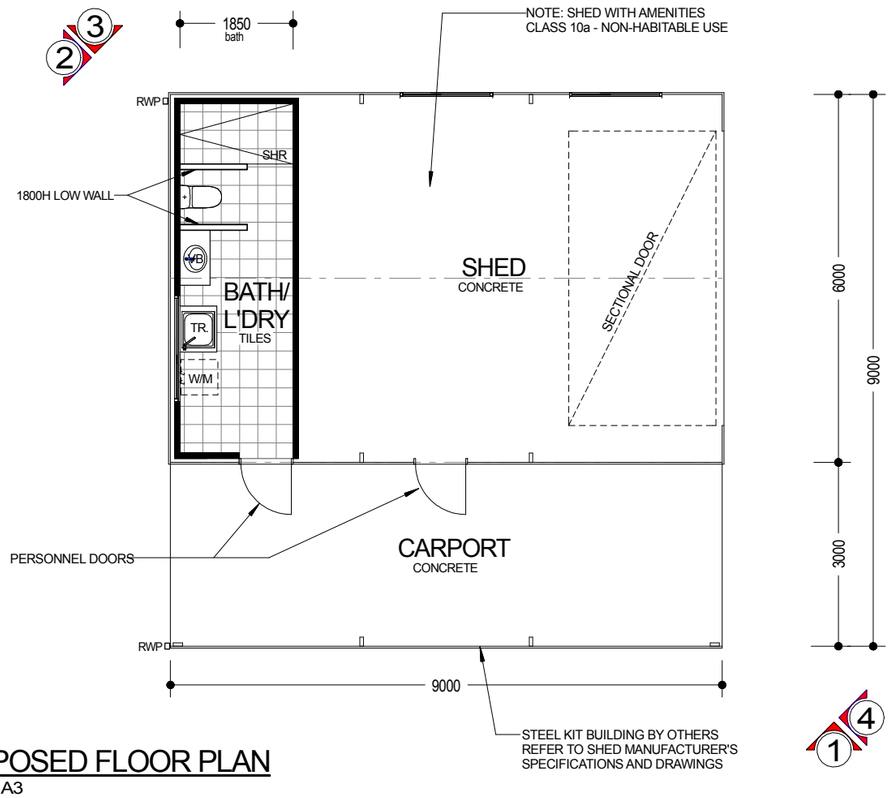
ELEVATION 2
1:100 @ A3



ELEVATION 3
1:100 @ A3



ELEVATION 4
1:100 @ A3



PROPOSED FLOOR PLAN
1:100 @ A3



AREAS:

SHED & AMENITIES	:	54.00m²
CARPORT	:	27.00m²

LEGEND

TIMBER FRAME

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PO BOX 397 ST HELENS TAS 7216

client:

John Hume & Eilin Hordvik

project:
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at:
201 St Helens Point Road, Stieglitz, TAS 7216

drawing title:
Proposed Shed/ Carport with Amenities - Stage 1

REV.	DESCRIPTION	DATE

job. no.	revision
368	-
sheet no.	**date**
A07	12/09/26

DEVELOPMENT APPLICATION

COMPLIANCE REPORT
September 2026

OWNER'S DETAILS
John Hume & Eilin Hordvik
65 Correa Drive
Relbia
TAS 7258

PROJECT DETAILS

Proposed Alterations and Additions to existing Dwelling, proposed Visitor Accommodation Unit and proposed Shed/ Carport with Amenities at:
201 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 and the rear deck. The entire dwelling will also be re-roofed and refurbished with new windows, doors, fixtures and cladding.

A separate Visitor Accommodation Unit and a Shed/ Carport with Amenities are proposed.

Stormwater run-off from the dwelling, visitor accommodation and shed/ carport with amenities 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:

Existing Dwelling floor area:	87.00m^2
Proposed additions to floor of Existing Dwelling:	22.57m^2
Proposed Deck addition to Existing Dwelling:	21.30m^2
Proposed Visitor Accommodation Unit:	80.46m^2
Proposed Shed/ Carport with Amenities:	81.00m^2
Total Area of Development	**292.27m^2**

PLANNING CODE

The proposed development is in the 'Residential' use and 'Visitor Accommodation' use category in the GENERAL RESIDENTIAL ZONE and both are 'Permitted' uses.

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 has not been addressed as there is no proposed development within the area mapped as being flood prone.

ZONE 8.0 General Residential Zone

8.3 Use Standards

8.3.1 Discretionery 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

P1 Performance Solution

a) The proposed visitor accommodation unit use is compatible with the character and use of the area and will not cause an unreasonable loss of residential amenity. The adjoining properties on either side are a mixture of uses: dwellings, multiple dwellings, holiday houses and visitor accommodation use.
b) The current existing dwelling on the property is only used occasionally as a holiday house and even with the addition of the visitor accommodation unit it there will not be significant increase in use.
c) The scale of the use is compatible with neighbouring properties.
d) The primary use of this property will still be residential with the visitor accommodation use only being occasionally used.
e) There will not be an adverse impact on the safety and efficiency of the local road network as there will only be slight intensification of use.
f) There will be no impact on the owners and users rights of access.

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

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 17m from the front boundary.

A2 Acceptable Solution
The proposed Shed/ Carport is setback over 17m to the front boundary.

P3 Performance Solution

a)
- i) There will be no reduction in sunlight to habitable rooms in the habitable spaces of the dwellings on adjacent properties.
- ii) There will be no overshadowing of private open space of dwellings on adjoining properties.
- iii) There will be no overshadowing of adjoining vacant lots.
- iv) The proposed development is domestic in scale and will cause a visual impact by the scale or bulk when viewed form the adjoining properties.

b) The proposed development provides adequate separation between the proposed buildings and the established dwellings on adjoining properties.

c) The proposed development will not cause unreasonable reduction in sunlight to an existing solar energy installation on the adjoining properties or on another property on this property.

8.4.3 Site Coverage and Private Open Space for all Dwellings

A1 Acceptable Solution
Site coverage is only 25.3%.

A2 Acceptable Solution
Adequate private open space of 24m^2 exists on the 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
The proposed Shed/ Carport is setback over 16m to the front boundary.

8.4.6 Privacy for all Dwellings

A1 Acceptable solution
The existing dwelling & Visitor Accommodation unit do not have a floor level greater than 1m above natural ground level.

A2 Acceptable solution
The existing dwelling, Visitor Accommodation Unit and proposed Shed/ Carport do 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
Three car parking spaces are provided as per Table C2.1. Two Parking spaces for the existing dwelling and one parking space for the Visitor Accommodation unit.

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 the Shed / Carport and will be easily identifiable and readily accessible from the road.
(b) The land is relatively flat with a very 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 the Shed/ Carport.

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, visitor accommodation and shed/ carport with amenities will be connected to a proposed stormwater trench and stormwater run-off will be contained on the property.

GES geo-environmental solutions

STORMWATER REPORT

JOB NUMBER

J13155

ADDRESS

201 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:	201 St Helens Point Road, Stieglitz
Date of Inspection:	21/05/2026
Proposed Works:	New Unit(s)
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	143144/1
Title Area:	Approx. 1106 m²
Applicable Planning Overlays:	Airport obstacle limitation area
Slope & Aspect:	1° NE facing slope
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

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.60	0.00-0.60	SP	**SAND**: dark grey, slightly moist, medium dense,
0.60-1.50	0.60-2.00+	SP	**SAND**: pale grey, slightly moist, medium dense
1.50-1.80		SW	**SAND**: trace of clay, dark grey, slightly moist, very dense
1.80-3.00+		SP	**SAND**: grey, moist to wet, medium dense, water table encountered at 1.80m, no refusal

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 near 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 observed at a depth of 1.80m at the time of the investigation.
- 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 1106m^2. The proposed works include additions and alterations to the existing dwelling, the construction of a visitor accommodation unit and construction of a shed with amenities. Stormwater from the dwelling is currently discharged to ground. Impervious areas associated with the proposed works are 123m^2, 106m^2 and 66m^2 respectively, for a total proposed impervious area of 295m^2.

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 25m^2 base (10m 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		295	m^2
Runoff Coefficient		1	
Annunal 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		10	m
Width		2.5	m
Depth		1	m
Infiltration Area		25	m^2
Porosity		0.35	%
Trench Storage		8.75	m^3
		8750	L
Final Check			
Criteria	**Requirement**	**Design**	**Check**
Detention reqd	7360	8750	OK

Storm Check

Storm Duration	Intensity	Inflow Volume	Outflow Volume	Required Storage	Emptying time
	(mm/hr)	(m^3)	(L)	(L)	(hr)
1 min	**216**	1062	74	988	0.22
2 min	**167**	1642	147	1495	0.34
3 min	**153**	2257	221	2036	0.46
4 min	**143**	2812	295	2517	0.57
5 min	**134**	3294	369	2925	0.66
10 min	**103**	5064	737	4327	0.98
15 min	**83.9**	6188	1106	5082	1.15
20 min	**71.3**	7011	1475	5536	1.25
25 min	**62.4**	7670	1843	5827	1.32
30 min	**55.8**	8231	2212	6018	1.36
45 min	**43.4**	9602	3318	6284	1.42
1 hour	**36.3**	10709	4424	6284	1.42
1.5 hour	**28.5**	12611	6636	5975	1.35
2 hour	**24.2**	14278	8849	5430	1.23
3 hour	**19.6**	17346	13273	4073	0.92
4.5 hour	**16**	21240	19909	1331	0.30
6 hour	**14**	24780	26546	-	-
9 hour	**11.5**	30533	39818	-	-
12 hour	**10**	35400	53091	-	-
18 hour	**8.07**	42852	79637	-	-
24 hour	**6.8**	48144	106182	-	-
30 hour	**5.88**	52038	132728	-	-
36 hour	**5.17**	54905	159273	-	-
48 hour	**4.15**	58764	212364	-	-
72 hour	**2.93**	62233	318546	-	-
			Full volume	8750	1.42
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: 201 St Helens Point Road, Stieglitz
Easting: 609718
Northing: 5425221
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

	Annual Exceedance Probability (AEP)						
Duration	**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.

STORMWATER DETENTION V5.05

Geo-Environmental Solutions

Location: **Stieglitz, TAS**
Site: **295m² with tc = 20 and tcs = 15 mins.**
PSD: **AEP of 5%, Underground rectangular tank PSD = 1.76L/s**
Storage: **AEP of 5%, Underground rectangular tank volume = 7.36m³**

Design Criteria

(Custom AEP IFD data used)

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

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

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

Site Geometry

Site area (As) = 295 m² = 0.0295 Ha
Pre-development coefficient (Cp) = 0.30
Post development coefficient (Cw) = 1.00

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

Coefficient Calculations

Pre-development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	0	1.00	0
Gravel	0	0.50	0
Garden	295	0.30	89
Total	295 m²		89

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	295	1.00	295
Gravel	0	0.50	0
Garden	0	0.30	0
Total	295 m²		295

Cw = ΣArea*C/Total = 1.000

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

PSD Intensity (I) = 71.3 mm/hr For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) = 1.75 L/s
Peak post development (Qa = 2*Cw*I*As/0.36) = 11.68 L/s =(0.164 x I) Eq. 2.24

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) = 1.759 L/s

Above ground - Eq 3.8

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

Taking x as = PSD and solving

a = 1.0 b = -24.2 c = 41.0

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

PSD = 1.827 L/s

Below ground pipe - Eq 3.3

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

= 1.75

PSD = 1.814 L/s

Below ground rectangular tank - Eq 3.4

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

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

= 1.75

PSD = 1.759 L/s

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Design Storage Capacity (AEP of 5%)

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

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

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

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	134.1	22.0			3.00
29	57.0	9.3			6.40
40	46.7	7.6			6.81
52	39.6	6.5			7.07
64	34.9	5.7			7.22
76	31.5	5.2			7.31
88	28.9	4.7			7.35
99	27.0	4.4			7.36
111	25.3	4.1			7.35
123	23.9	3.9			7.31

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	4.4	**7.36**

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

Qop2 = 0.75 Cl 2.4.5.1

Qp2 =Qop2*Qp1 (where Qp1=PSD) = 1.37 L/s at which time above ground storage occurs

I = 360*Qp2/(2*Cw*As*10³) = 8.4 mm/h Eq 4.24

Period of Storage

Time to Fill:

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

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

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

Time to empty:

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

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

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

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above						
Pipe						
B/ground	98.6	4.4	7.4	72.5	219.6	292.1

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

Orifice

Permissible site discharge (Qu=PSD) = 1.76 L/s (Underground storage)

Orifice coefficient (CD) = 0.61 For sharp circular orifice

Gravitational acceration (g) = 9.81 m/s²

Maximum storage depth above orifice (H) = 800 mm

Orifice flow (Q) = CD*Ao*√(2*g*H)

Therefore:

Orifice area (Ao) = 728 mm²

Orifice diameter (D = √(4*Ao/π)) = 30.4 mm

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Jon Pugh Home Design *Owner name*
PO Box 397 *Address*
St Helens 7216 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Jon Pugh Home Design
Designer's project reference No. J13155
Address: 201 St Helens Point Road
Lot No: 143144/1
Stieglitz 7216

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

Description of work:
On-Site stormwater system - design

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

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

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

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

Other details:

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 - 201 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.

	Name: (print)	*Signed*	*Date*
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:

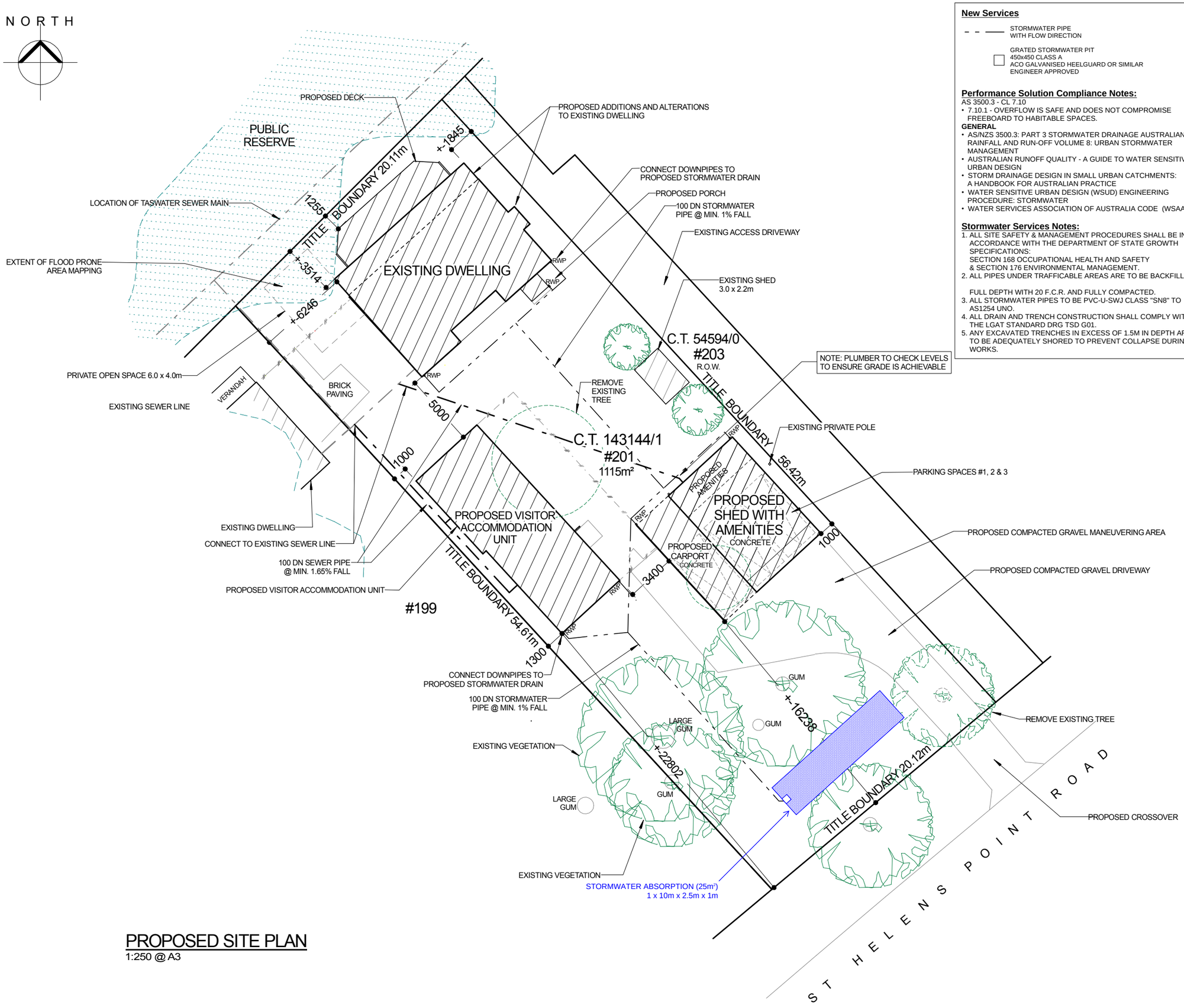
- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		18/06/2026



PROPOSED SITE PLAN
1:250 @ A3

New Services

STORMWATER PIPE WITH FLOW DIRECTION

GRATED STORMWATER PIT 450x450 CLASS A ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED

Performance Solution Compliance Notes:

AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

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

Stormwater Services Notes:

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

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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jon PUGH home DESIGN

residential building design + documentation
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PO BOX 397 ST HELENS TAS 7216

client:
John Hume & Eilin Hordvik

project:
Proposed Alterations and Additions to existing Dwelling, proposed Visitor Accommodation Unit and proposed Shed/ Carport with Amenities

at:
201 St Helens Point Road, Stieglitz, TAS 7216

drawing title:
Proposed Site Plan

REV.	DESCRIPTION	DATE

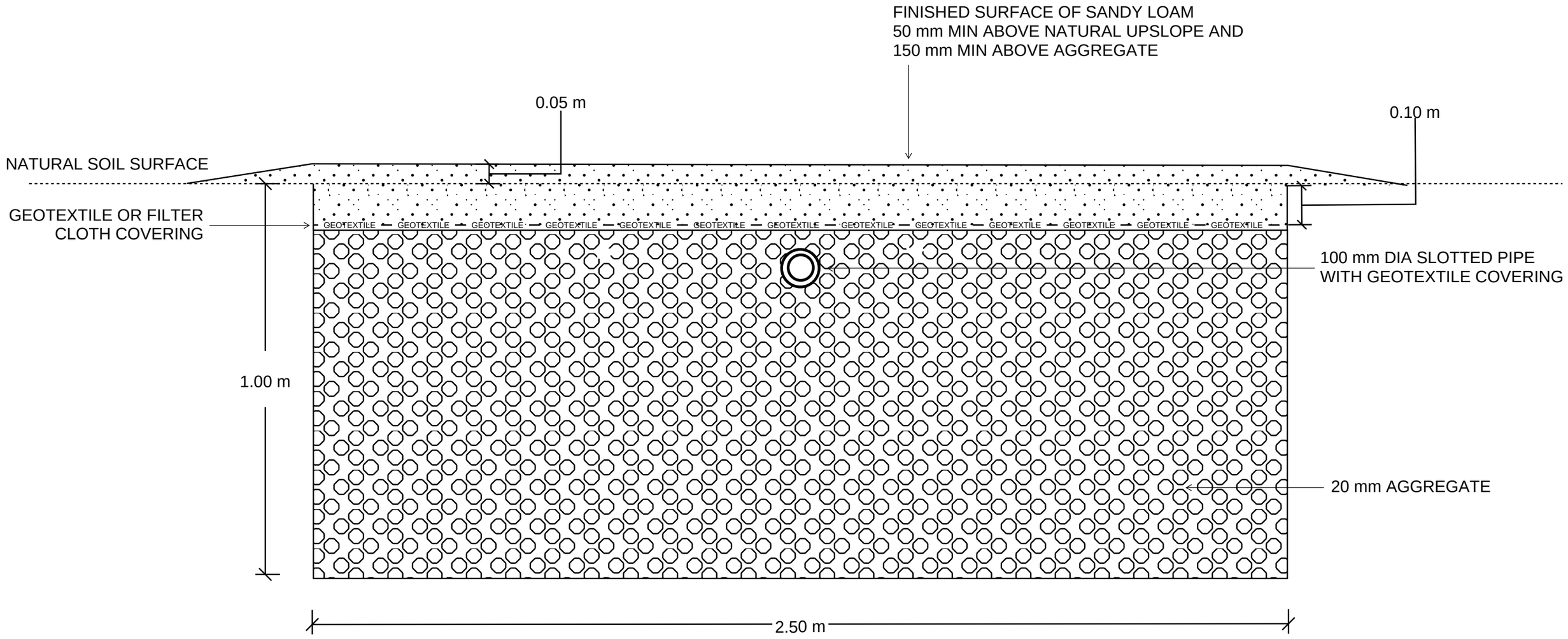
job. no.	revision
368	-
sheet no.	**date**
A01	02/06/26

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.

GES geo-environmental solutions

29 Kirksway Place, Battery Point TAS 7004
T: 6223 1839 E: office@geosolutions.net.au



Do not scale from these drawings. Dimensions to take precedence over scale.				Stormwater Absorption Trench Design