32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00056
Applicant	Alldraw Building Design
Proposal	Residential - Dwelling Additions and Construction of a New Garage
Location	197 St Helens Point Road, Stieglitz

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.

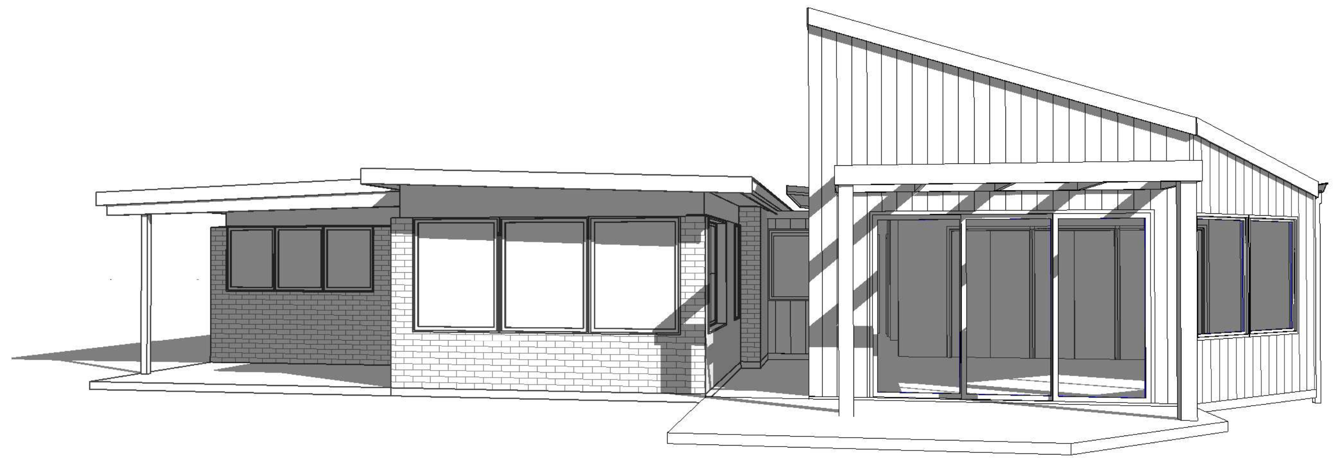
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 29th November 2025 **until 5pm Friday 12th December 2025.**

John Brown
GENERAL MANAGER

Additions to:

197 St.Helens Point Rd, Stieglitz

Client: Susan Vassella



GENERAL NOTES:-

GN01 - DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.

GN02 - THE OWNER, BUILDER & SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS & SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS & SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS & TOWN PLANNING REQUIREMENTS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

GN03 - ALL WORKS SHALL COMPLY WITH BUT NOT BE LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
A.S. 1288 GLASS IN BUILDINGS - SELECTION & INSTALLATION
A.S. 1562 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDINGS. - PART 1 METAL.
A.S. 1684.2 - NATIONAL TIMBER FRAMING CODE.
A.S. 2870 - RESIDENTIAL SLABS AND FOOTINGS. - CONSTRUCTION.
A.S. 2904 - DAMP-PROOF COURSES AND FLASHING.
A.S. 3600 - CONCRETE STRUCTURES.
A.S. 3660.1 - PROTECTION OF BUILDING AGAINST SUBTERRANEAN TERMITES - PART 1 NEW BUILDINGS.
A.S. 3700 - MASONRY IN BUILDINGS.
A.S. 3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
A.S. 3786 - SMOKE ALARMS.
A.S. 4055 - WIND LOADINGS FOR HOUSING.

GN04 - THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS & DRAWINGS.

GN05 - SOIL CLASSIFICATION.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE:-
SOIL REPORT
FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.

GN06 WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH A.S.3660.1

GN07 - ALL GLAZING 500mm ABOVE FLOOR LEVEL TO COMPLY WITH A.S.1288-2006

GN08 - WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

GN09 - STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

GN10 - SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.

GN11 - FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.

GN12 - SMOKE ALARMS COMPLY WITH A.S. 3786 AND INSTALLED IN ACCORDANCE WITH N.C.C. 3.7.2
THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP.

GN13 - WATERPROOFING TO FLOORS & WALLS OF WET AREAS TO BE PROVIDED IN ACCORDANCE WITH N.C.C. PART 10.2 AND COMPLY WITH A.S.3740

GN14 - PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 450mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.

GN15 - ALL WALL TILING TO WET AREAS ARE TO BE ON A BACKING OF WATERPROOF PLASTERBOARD OR FIBROUS CEMENT VILLABOARD LINING
TILES TO BE 1800mm MIN. ABOVE SHOWER BASE
TILES TO BE 150mm MIN. ABOVE SINKS, BASINS, TROUGHS & BATHS

GN16 - EXHAUST VENTILATION FANS TO EXHAUST TO OUTSIDE AIR OR OUT TO VENTILATED ROOF CAVITY

GN17 - THERMAL INSULATION TO BE PROVIDED IN ACCORDANCE WITH THE ENERGY RATING REPORT

GN18 - THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW & EXISTING STRUCTURES DURING ALL WORKS.

GN19 - THE BUILDER SHALL ENSURE THE GENERAL WATER TIGHTNESS OF ALL NEW & EXISTING WORKS.

DRAWING LIST	
Sheet Number	Sheet Name
0	NOTES & SCHEDULES
01	CONTEXT PLAN
02	EXISTING SITE PLAN
03	PROPOSED SITE PLAN
04	FLOOR PLAN EXISTING
05	FLOOR PLAN PROPOSED
06	ELEVATIONS
07	ROOF STORMWATER PLAN
08	SECTION A
09	SECTION B
10	ELECTRICAL PLAN
11	EXISITNG GLAZING
12	PROPOSED GLAZING
13	DETAILS
14	DRAINAGE PLAN

ALL DRAW building design
P: 0421 745 095
E: info@alldraw.com.au
I: www.alldraw.com.au
Reg No: 911 670 743
DP-AD 36943

No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

NOTES & SCHEDULES

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

0

Scale

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I: www.alldraw.com.au
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DP-AD 36943

No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

CONTEXT PLAN

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	AK

01

Scale

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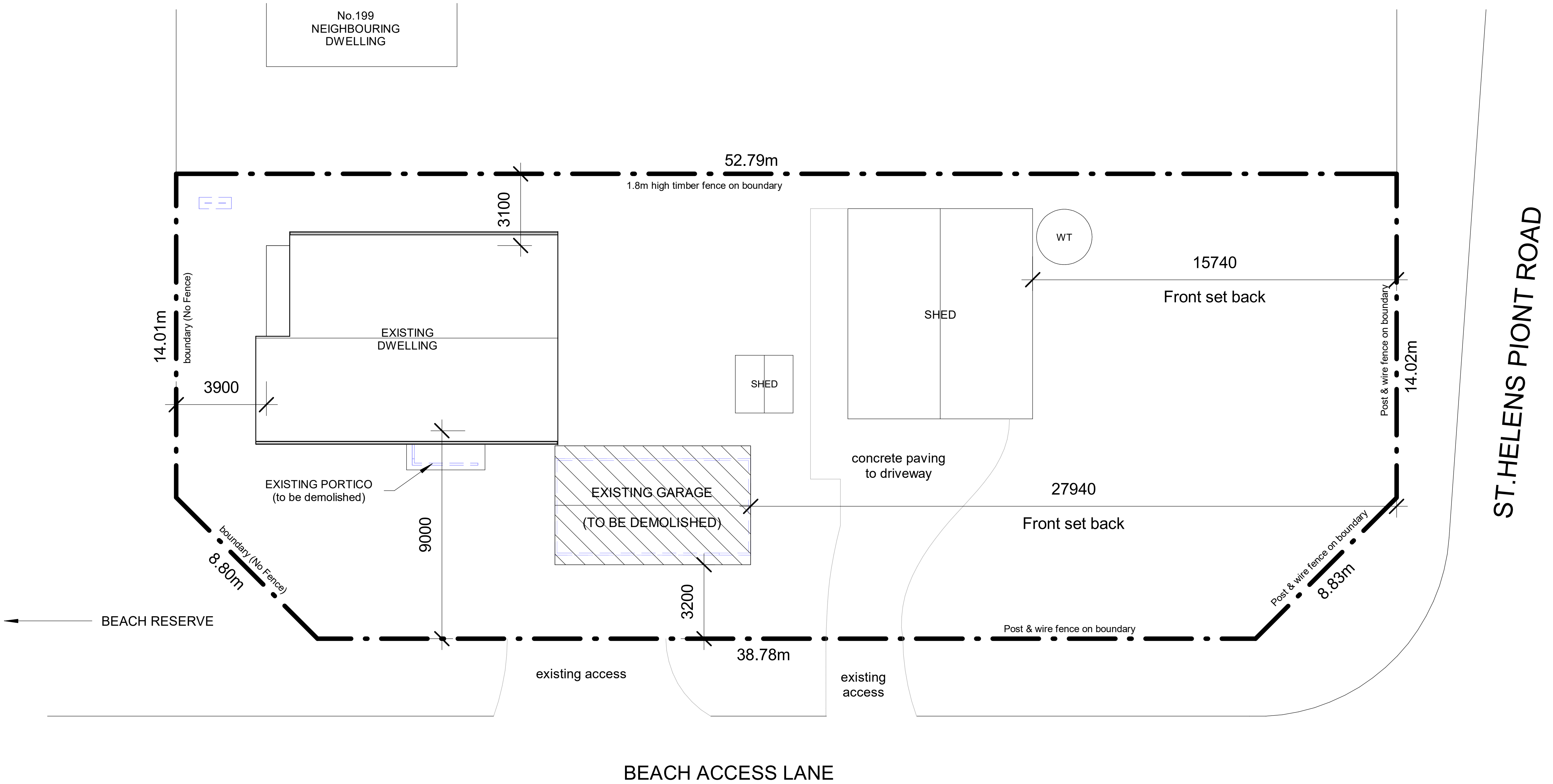

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DP-AD 36943

No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

EXISTING SITE PLAN

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

02

Scale 1 : 200

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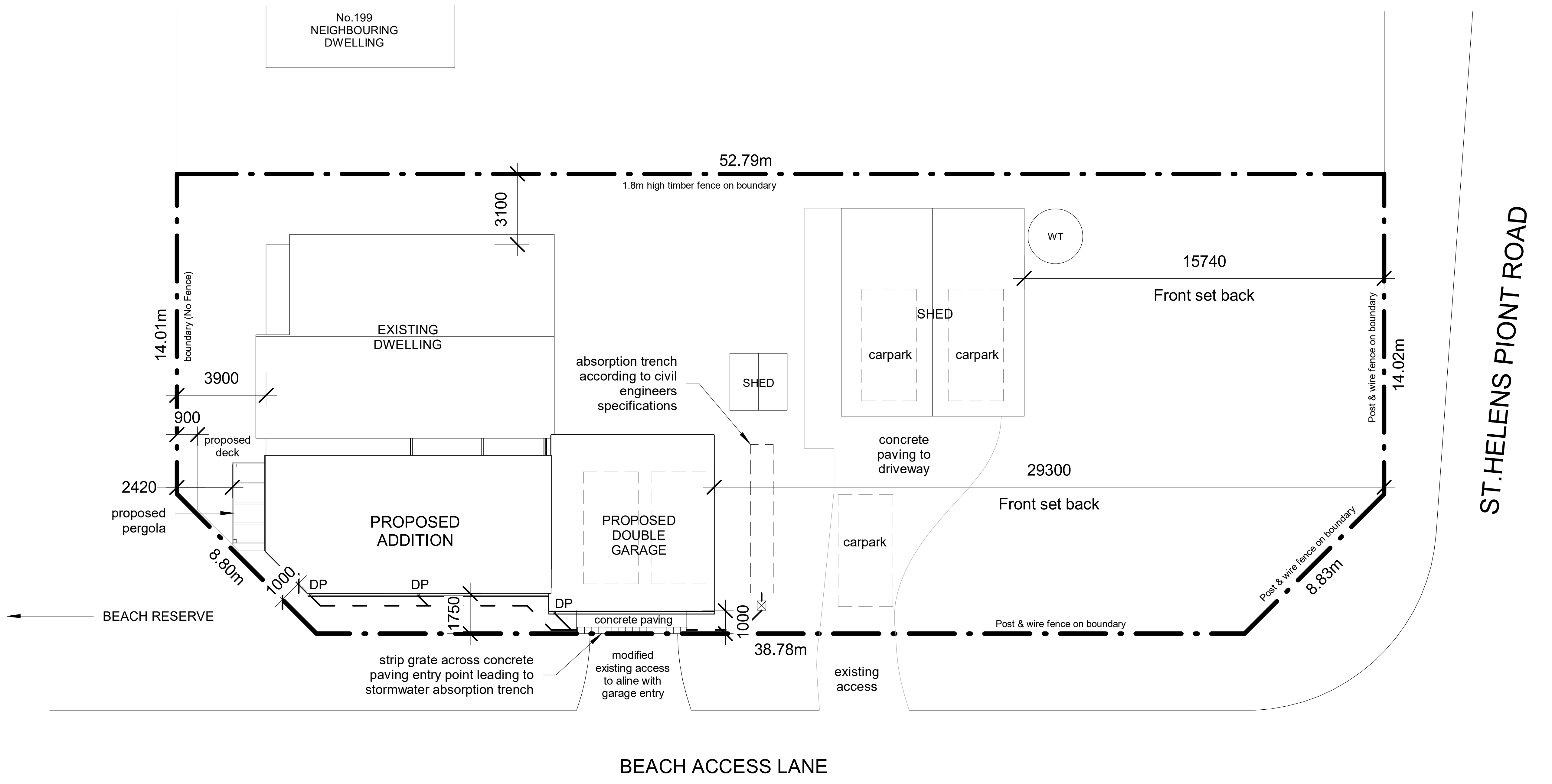
SITE AREA	944m²
EXISTING DWELLING	85m²
PROPOSED ADDITION	74m²
PROPOSED GARAGE	46m²
PROPOSED DECK	17m²
TOTAL BUILT AREA	222m²



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No.	Description	Date
Rev 1	absorption trench & strip grate	24/09/2025

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

PROPOSED SITE PLAN

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

03

Scale 1 : 200

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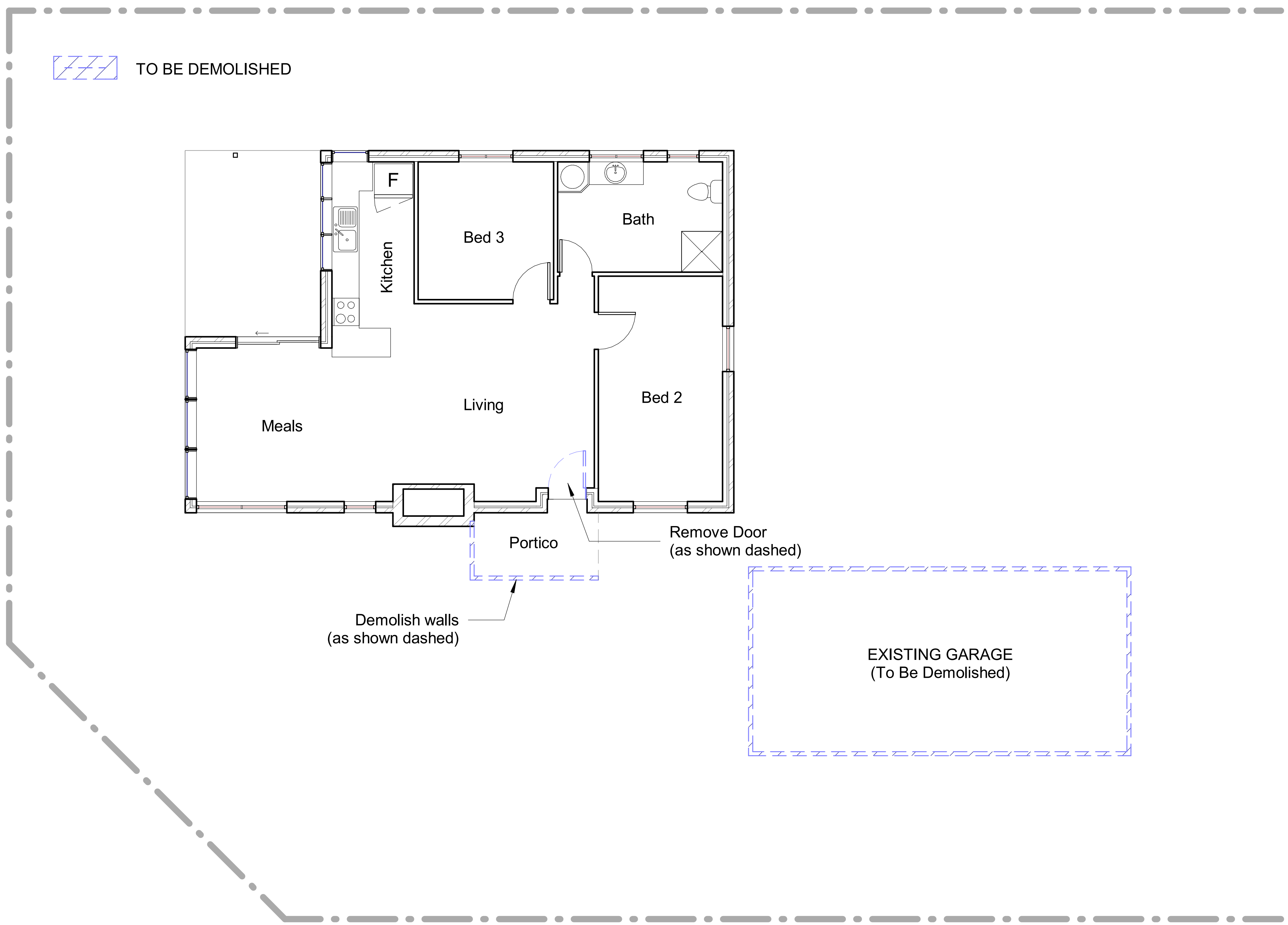

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No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

FLOOR PLAN EXISTING

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

04

Scale 1 : 100

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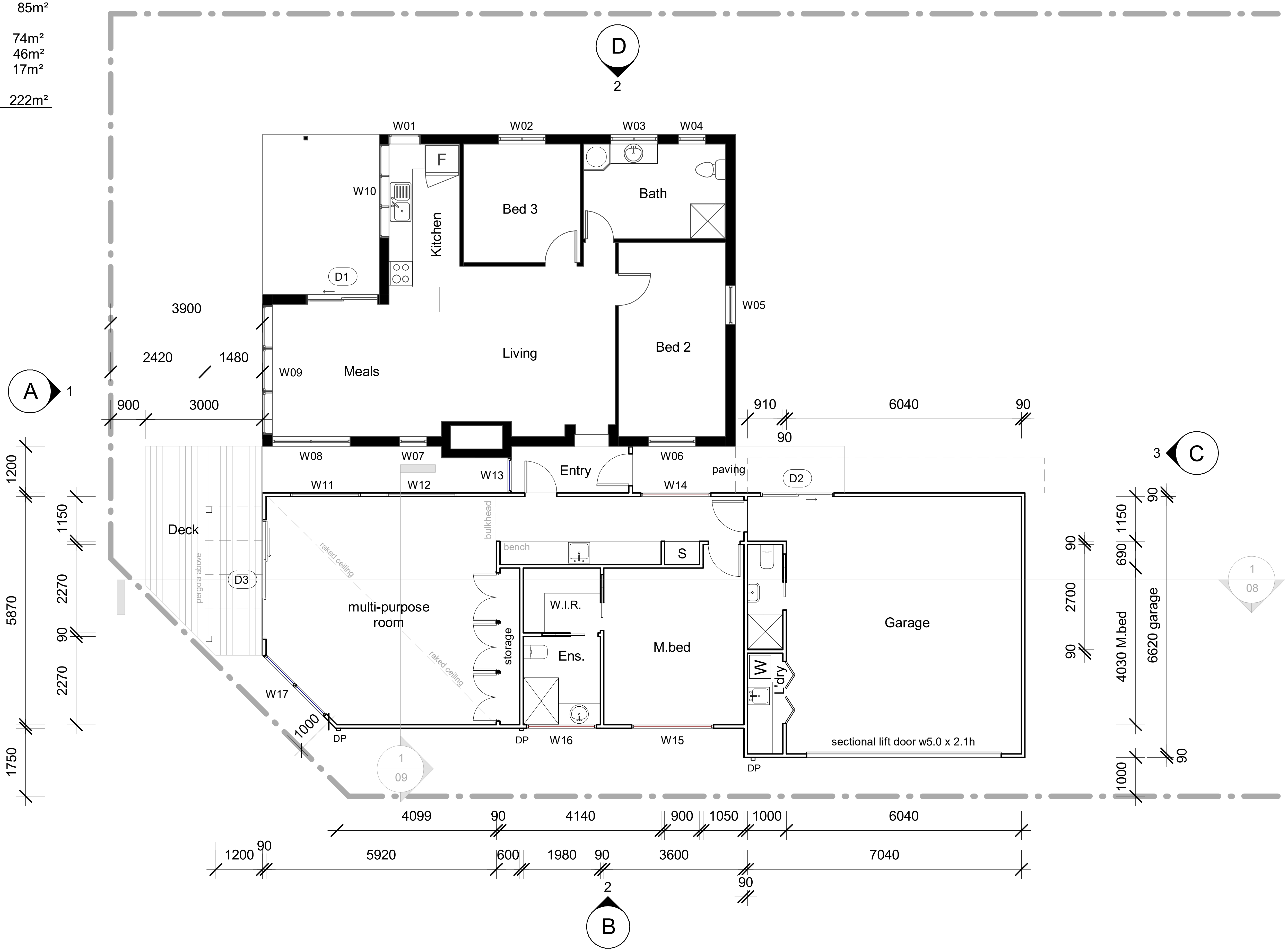
SITE AREA	944m²
EXISTING DWELLING	85m²
PROPOSED ADDITION	74m²
PROPOSED GARAGE	46m²
PROPOSED DECK	17m²
TOTAL BUILT AREA	222m²



No.	Description	Date

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Additions & Alterations
197 St.Helens Point Rd
Stieglitz

FLOOR PLAN PROPOSED

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV
Scale	1 : 100

05

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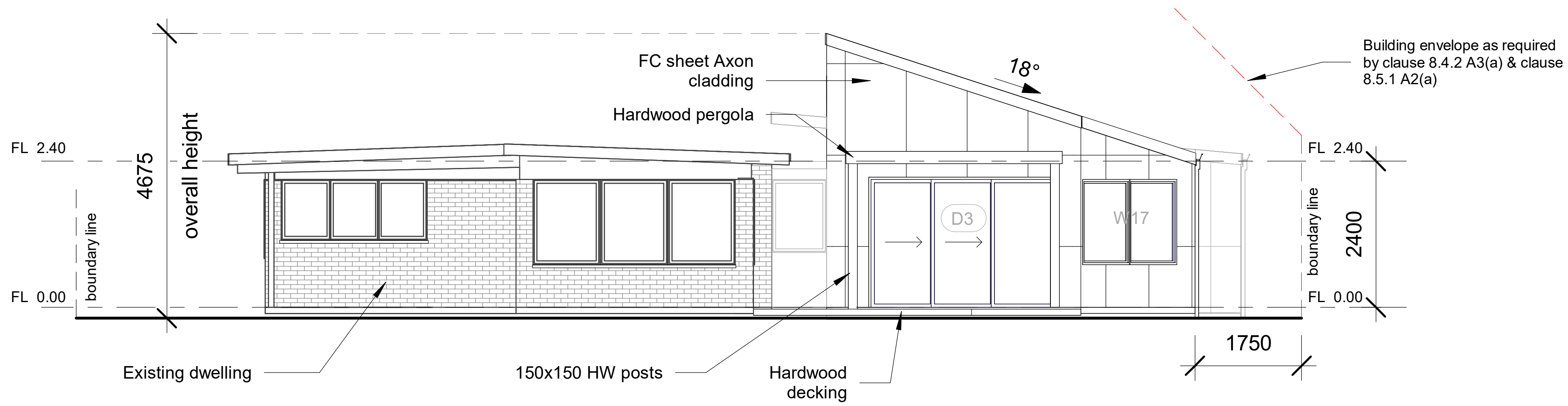
1

Elevation A

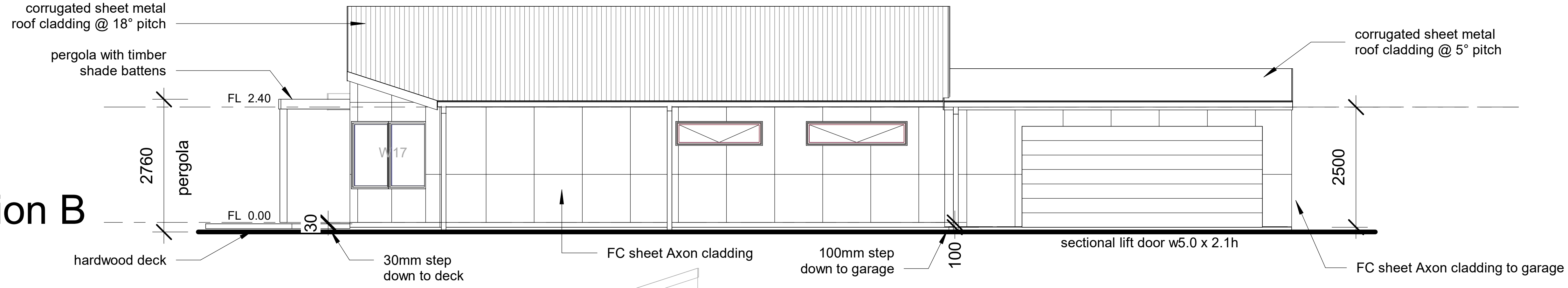
1 : 100



2

Elevation B

1 : 100



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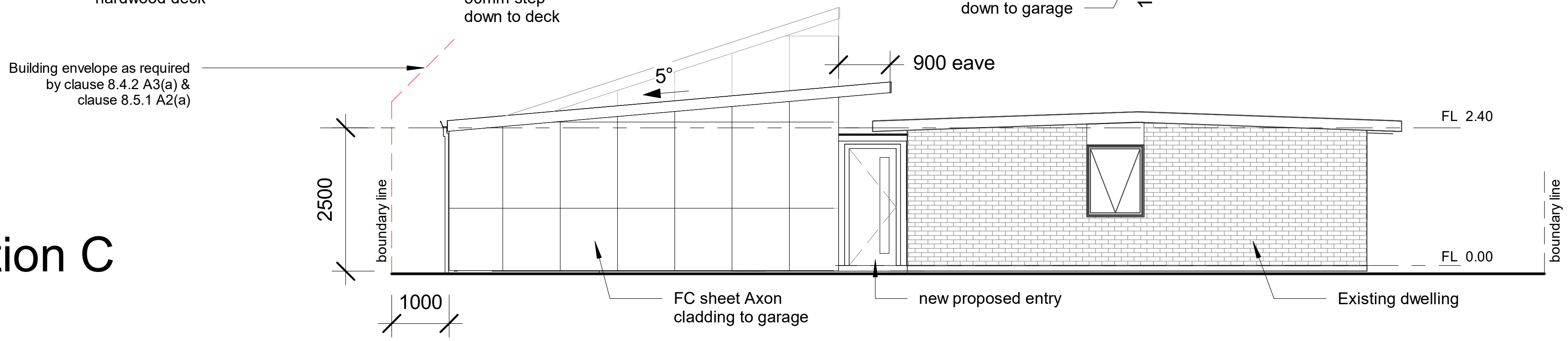
Elevation C

1 : 100



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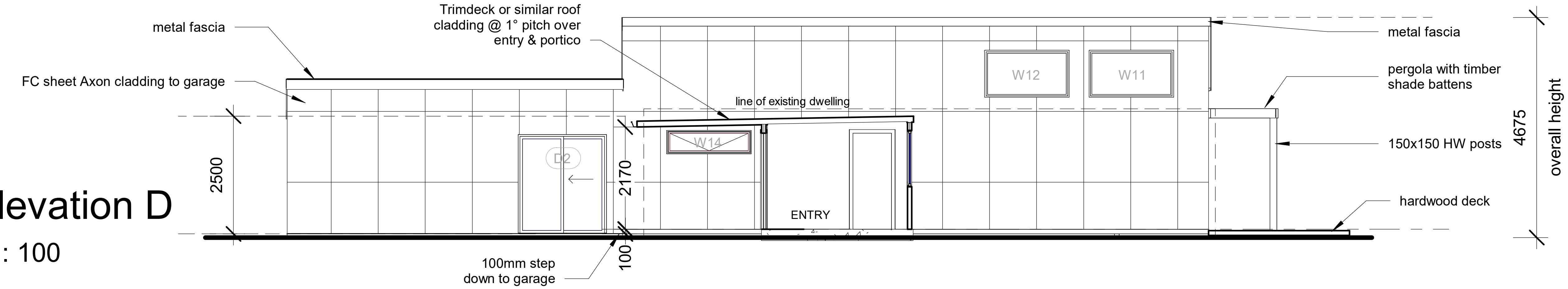
Elevation D

1 : 100



ALL DRAW
building design

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No.	Description	Date

Additions & Alterations 197 St.Helens Point Rd Stieglitz

ELEVATIONS

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

06

Scale 1 : 100

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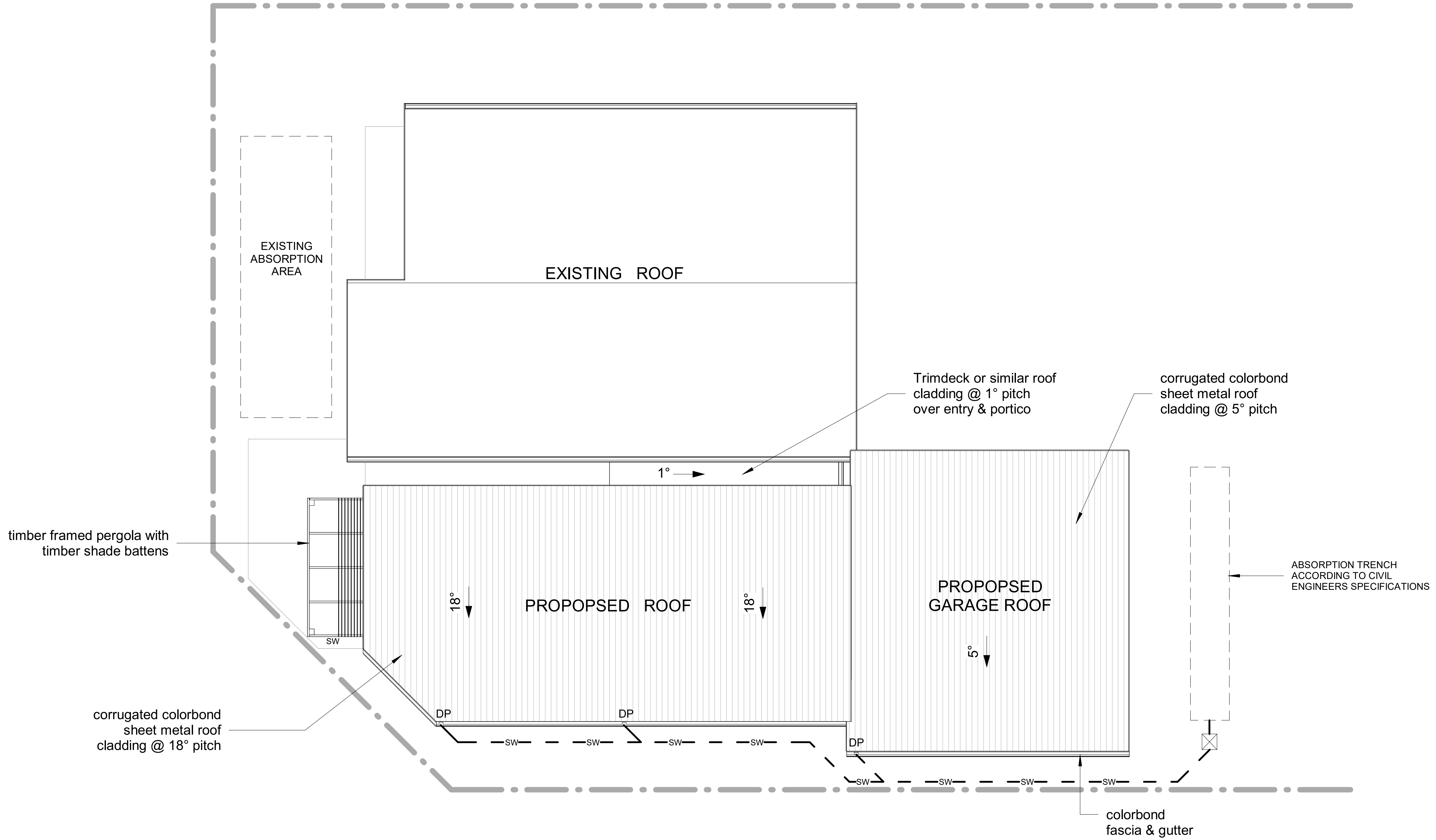
NEW DOWNPIPES TO BE CONNECTED TO STORMWATER SYSTEM LEADING TO ONSITE ABSORPTION TRENCH ACCORDING TO CIVIL ENGINEERING DETAILS



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DP-AD 36943

No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

ROOF STORMWATER PLAN

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

07

Scale 1 : 100

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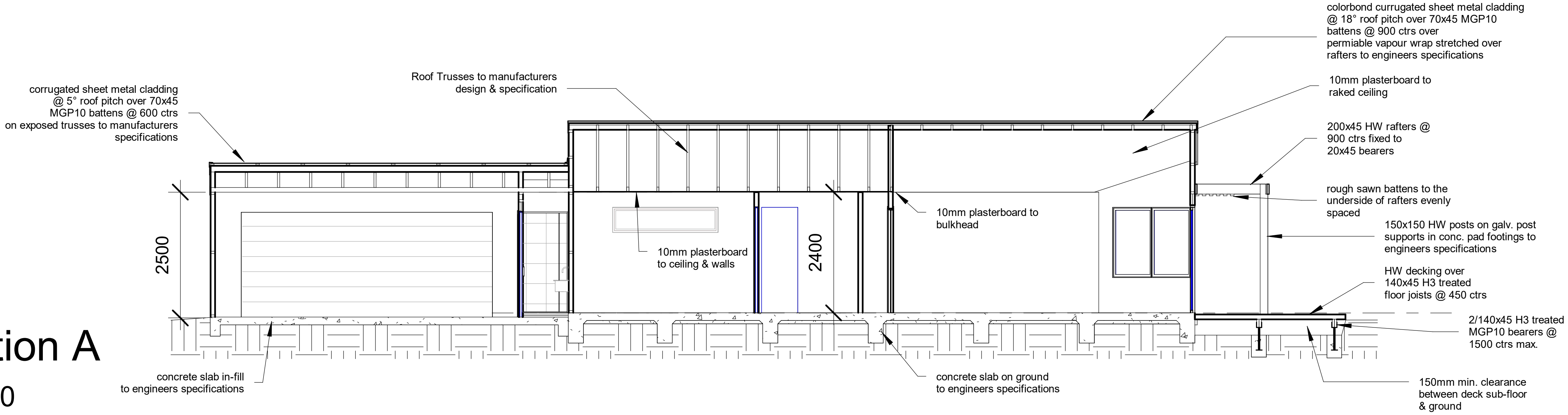

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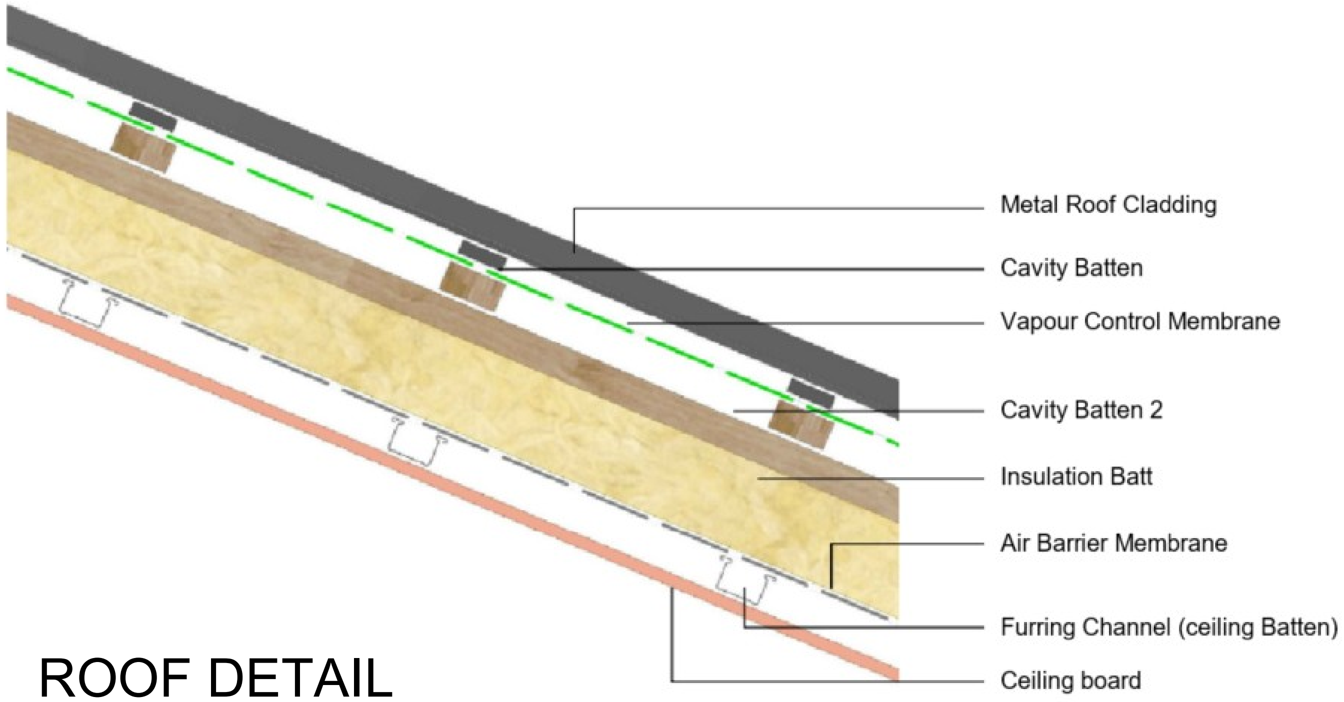
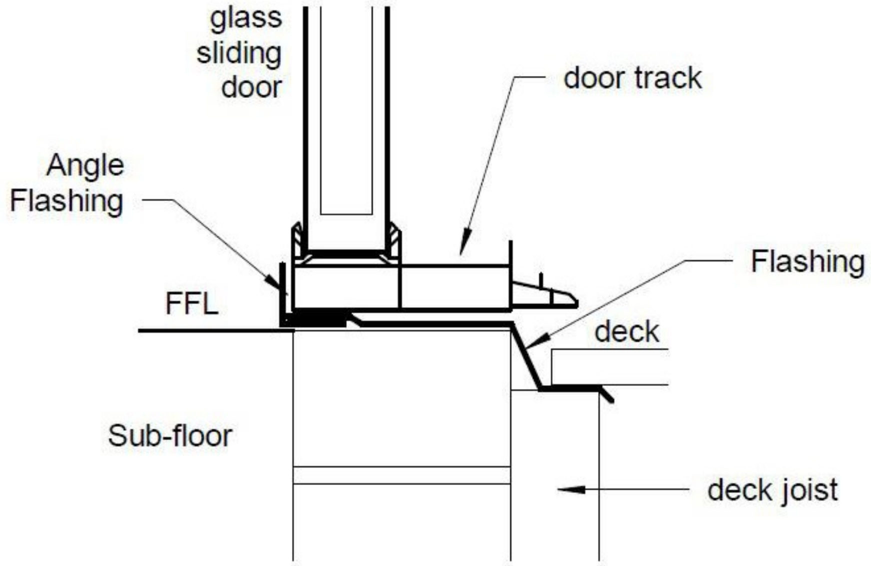
Section A

1 : 100



ROOF DETAIL

NTS



DECK ENTRY DETAIL

REFER TO ENGINEERING SPECIFICATIONS FOR ALL STRUCTURAL MEMBERS AND FOOTING DETAILS

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No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

SECTION A

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

08

Scale 1 : 100

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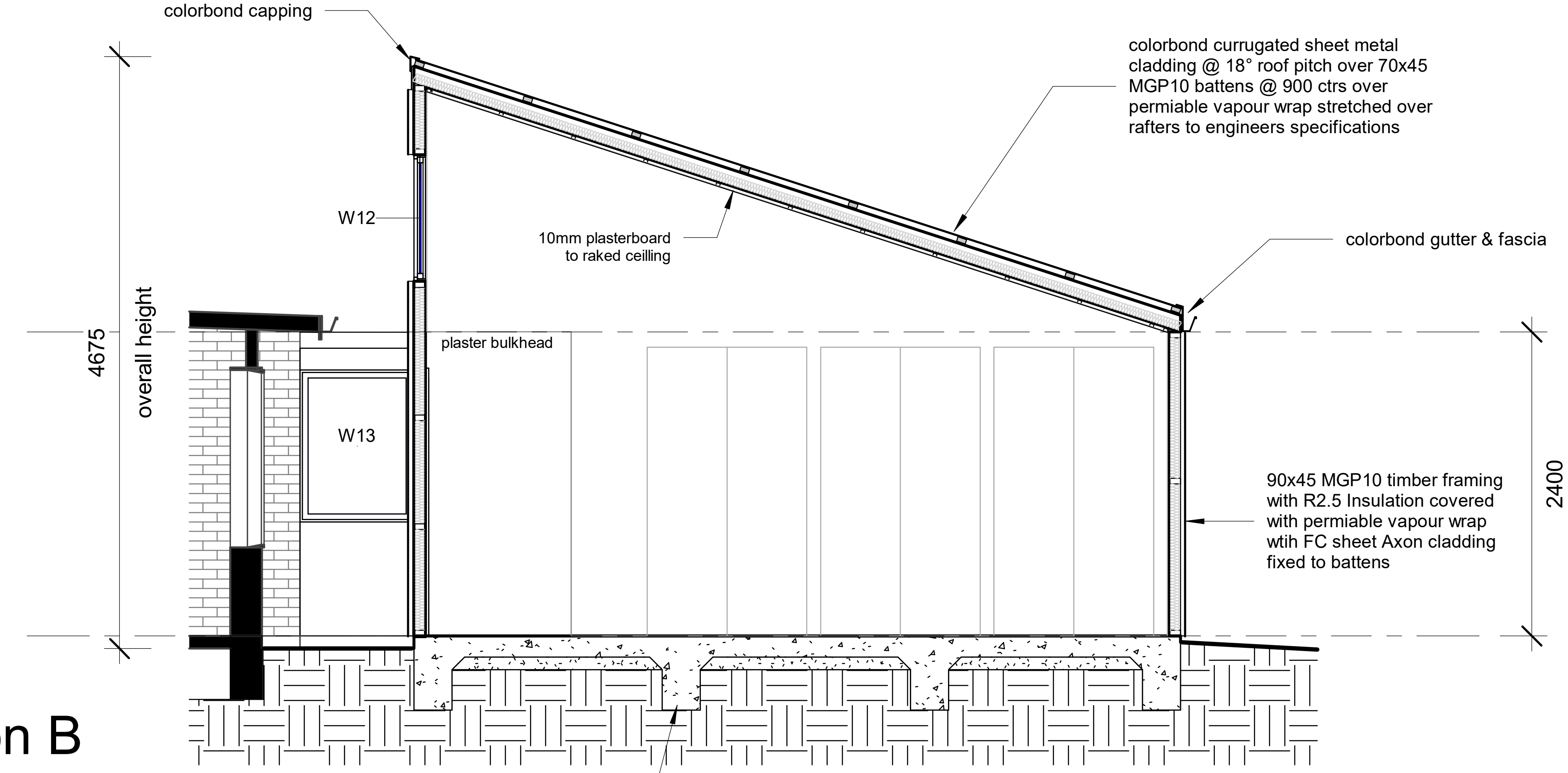
REFER TO ENGINEERING SPECIFICATIONS FOR ALL STRUCTURAL MEMBERS AND FOOTING DETAILS

Flooring & waterproofing to all wet areas according to AS 3740 - 2021
(see details: Sheet 12)

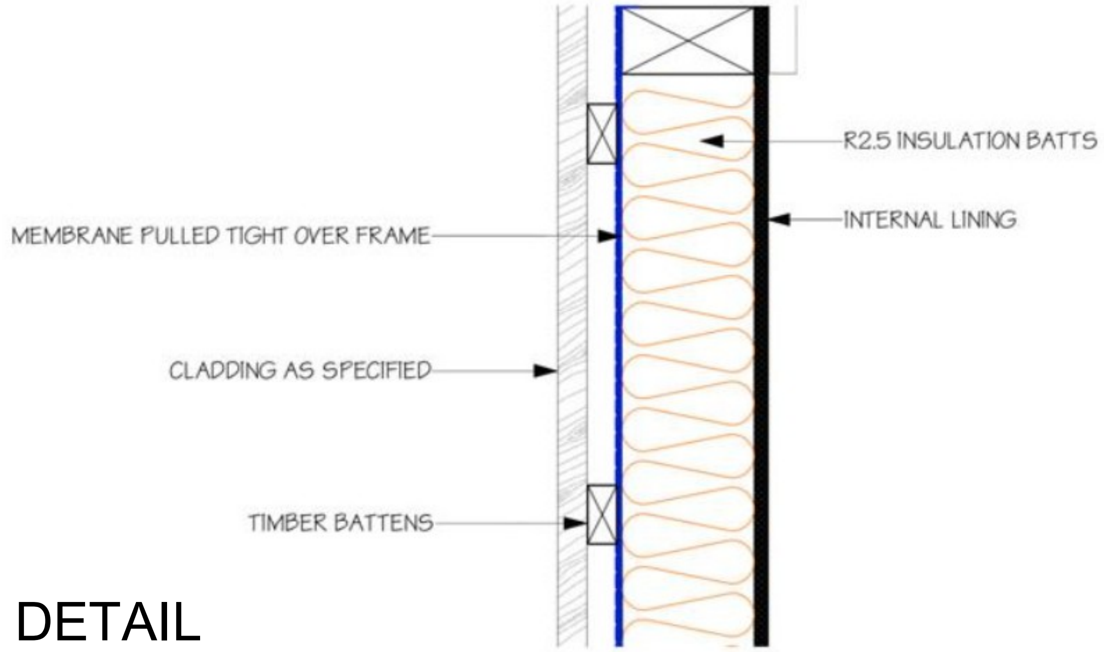
All wall tiling to wet areas are to be on a backing of waterproof plasterboard of fibrous cement villaboard lining.
- Tiles to be 1800mm min. above shower base
- Tiles to be 150mm min. above sinks, basins, troughs & baths



1

Section B

1 : 50



WALL DETAIL

NTS

FRAMING SCHEDULE

WALL FRAMING

TOP AND BOTTOM PLATES	90 x 45	MGP10
STUDS AT 450 CENTRES	90 x 45	MGP10

JAMB STUDS

OPENINGS UP TO 900	2/90 x 45	MGP10
OPENINGS UP TO 1810	2/90 x 45	MGP10
OPENINGS UP TO 2700	4/90 x 45	MGP10
OPENINGS UP TO 3600	4/90 x 45	MGP10

LINTELS

OPENINGS UP TO 900	2/90 x 45	MGP10
OPENINGS UP TO 1450	2/140 x 45	MGP10
OPENINGS UP TO 1810	190 x 45	MGP10
OPENINGS UP TO 3600	2/240 x 45	MGP10

TIMBER FRAMING TO COMPLY WITH A.S.1684 TIMBER FRAMING CODE & ANY SUPPLEMENTARY TABLES

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No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

SECTION B

Project number	1399
Date	23/08/2025
Drawn by	JK
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Scale	1 : 50

09

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THE LAMP POWER DENSITY OF ARTIFICAL LIGHTING DOES NOT EXCEED 5W/m² OF FLOOR AREA & 3W/m² OF DECK AREA

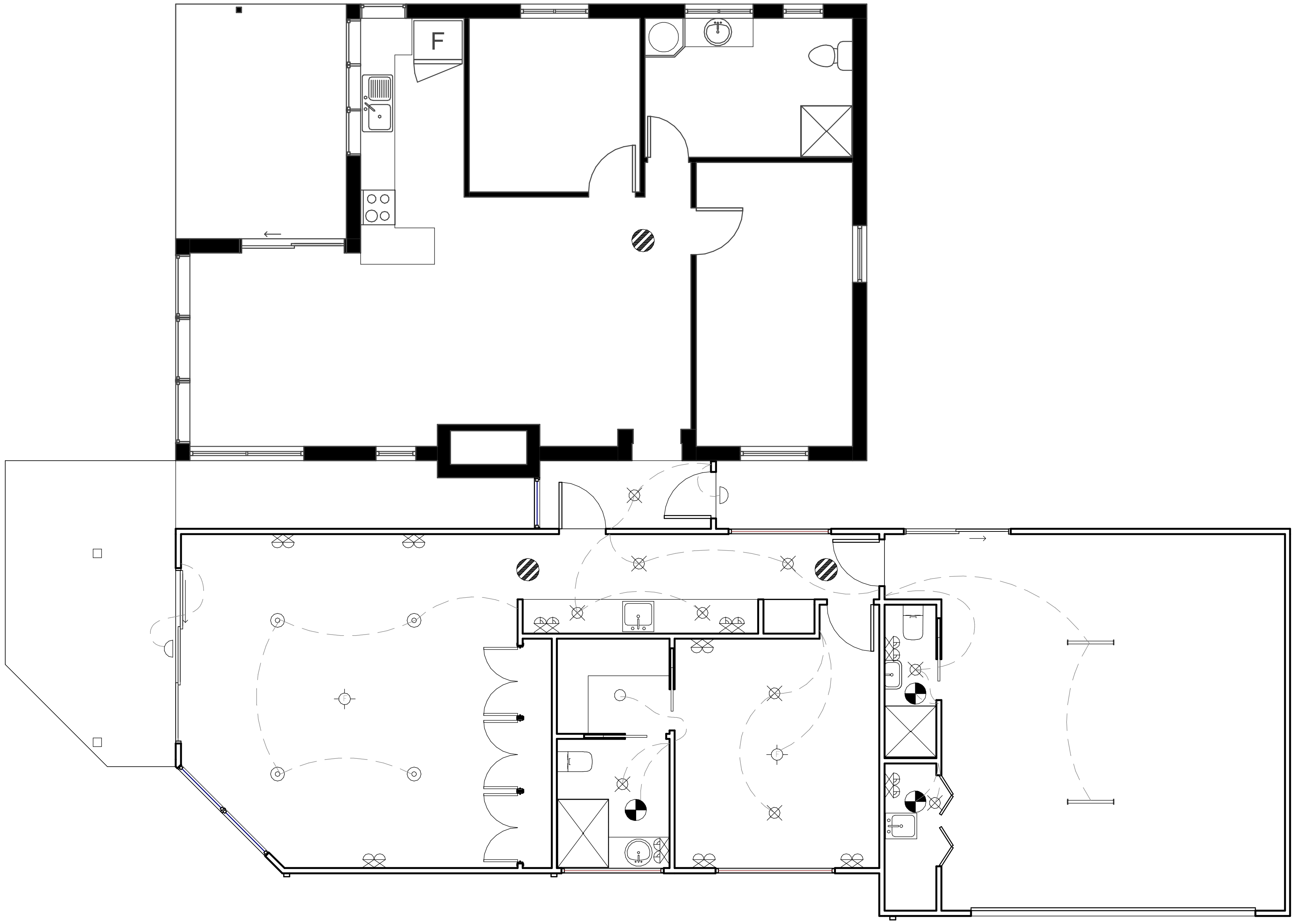
SMOKE DETECTORS

MUST COMPLY WITH AS 3786
BE INTER-CONNECTED & INSTALLED
IN ACCORDANCE WITH B.C.A PART 3.7.2

EXHAUST FAN:
EXHAUST VENTILATION FAN IS TO DISCHARGE TO OUTSIDE AIR OR TO VENTILATED ROOF CAVITY

ELECTRICAL LEGEND:

Symbol	Description
	L.E.D. Down Light (15W)
	Ceiling Light (20W)
	Pendant Light (20W)
	Wall Mounted Light (20W)
	Double Power Point (300mm)
	Double Power Point (1100mm)
	Smoke Detector
	Exhaust Fan - Ceiling
	Ceiling Fan
	Fluorescent Light - Single



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DP-AD 36943

No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

ELECTRICAL PLAN

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

10

Scale 1 : 100

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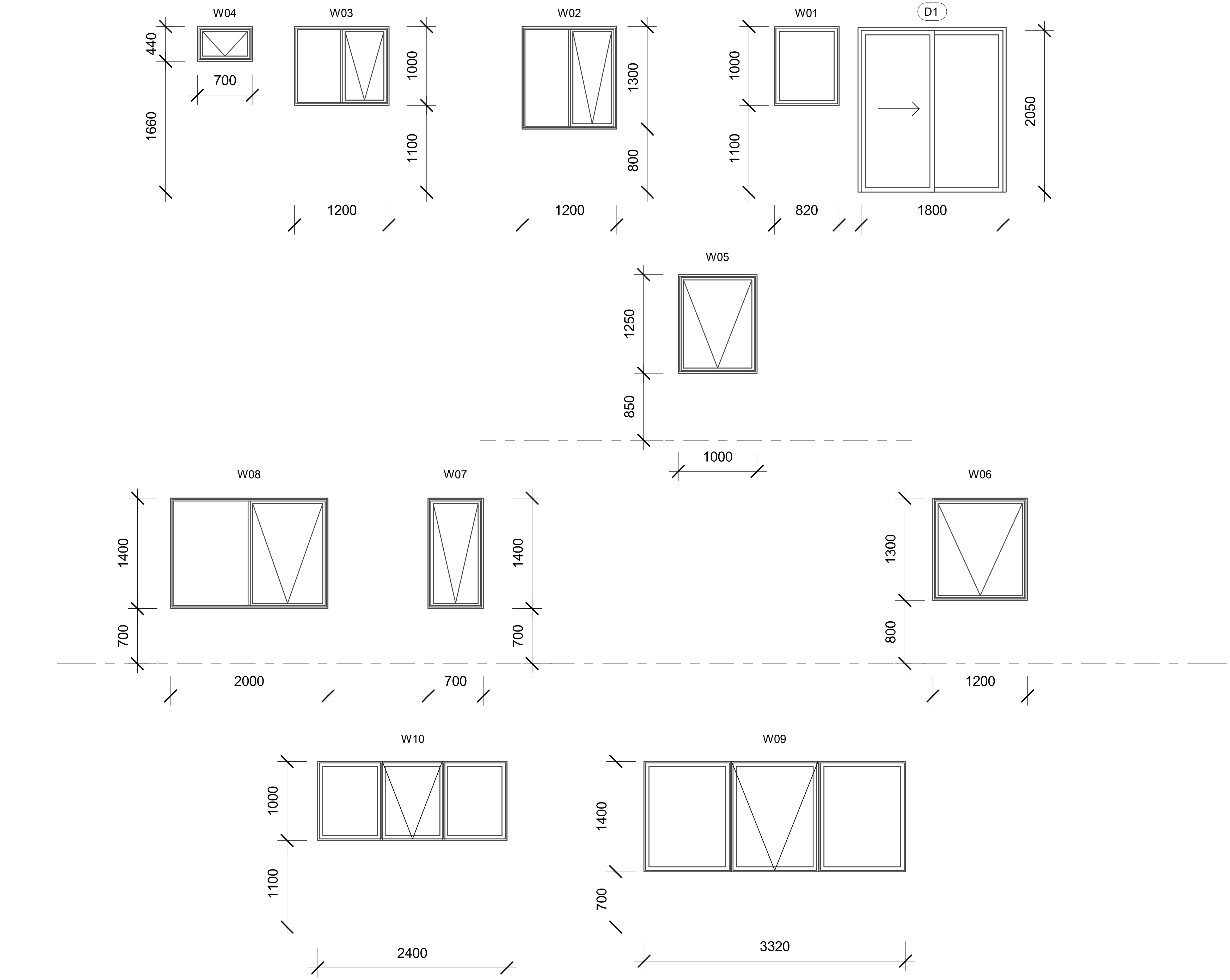

ALL DRAW
building design

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DP-AD 36943

No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

EXISITNG GLAZING

Project number	1399	11
Date	23/08/2025	
Drawn by	JK	
Checked by	SV	Scale 1 : 50

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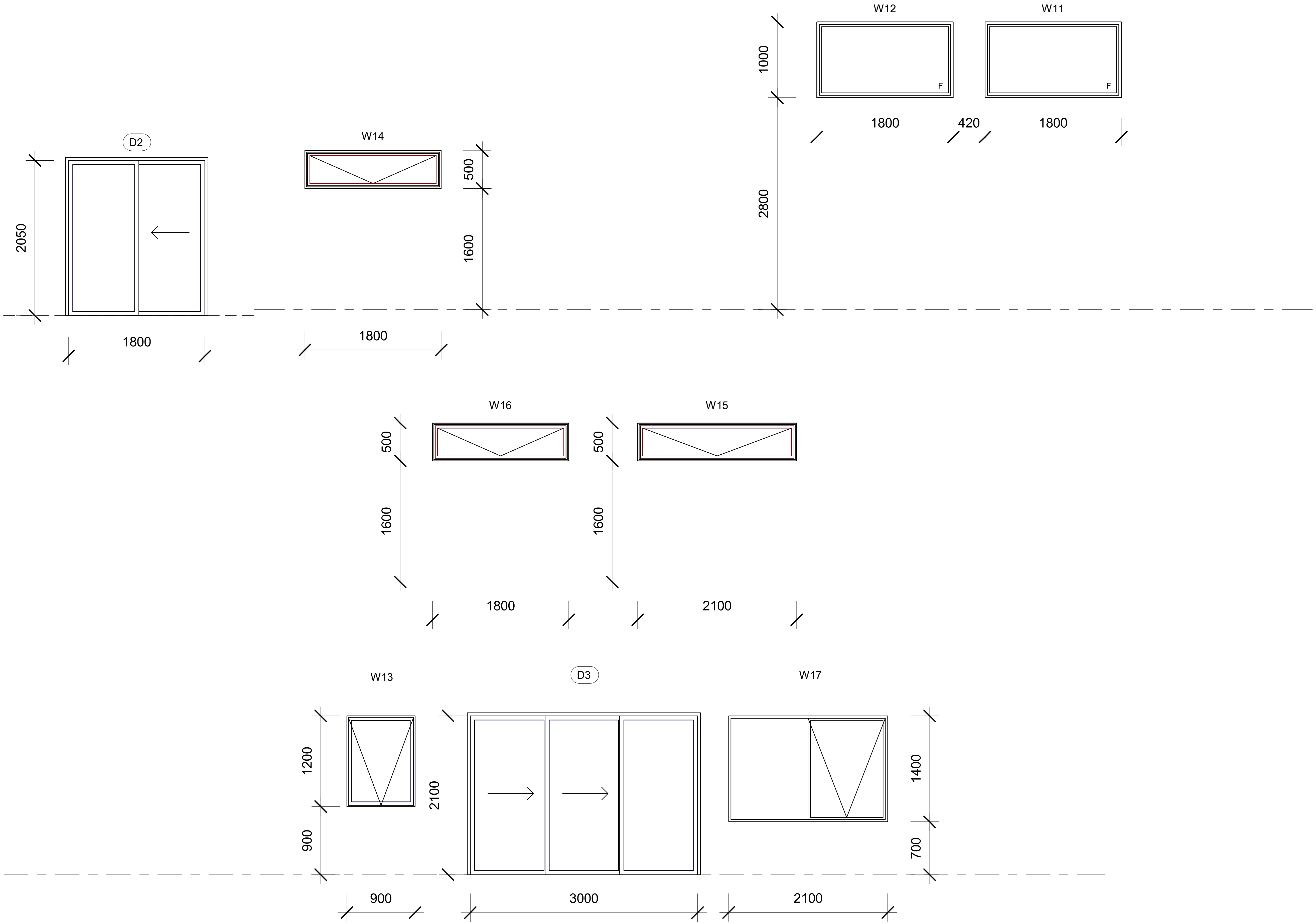

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Reg No: 911 670 743
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No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

PROPOSED GLAZING

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

12

Scale 1 : 50

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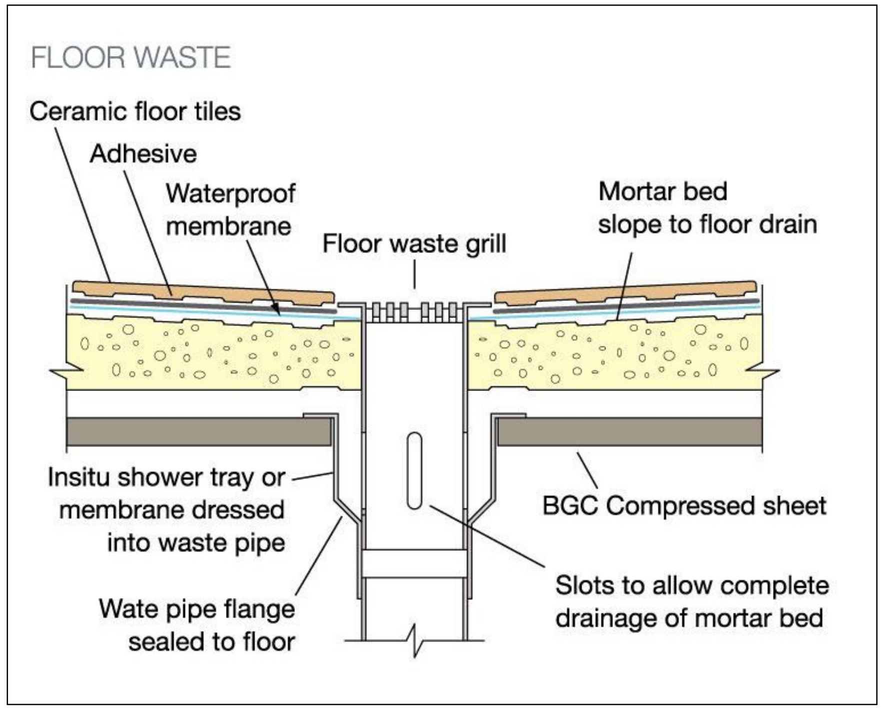
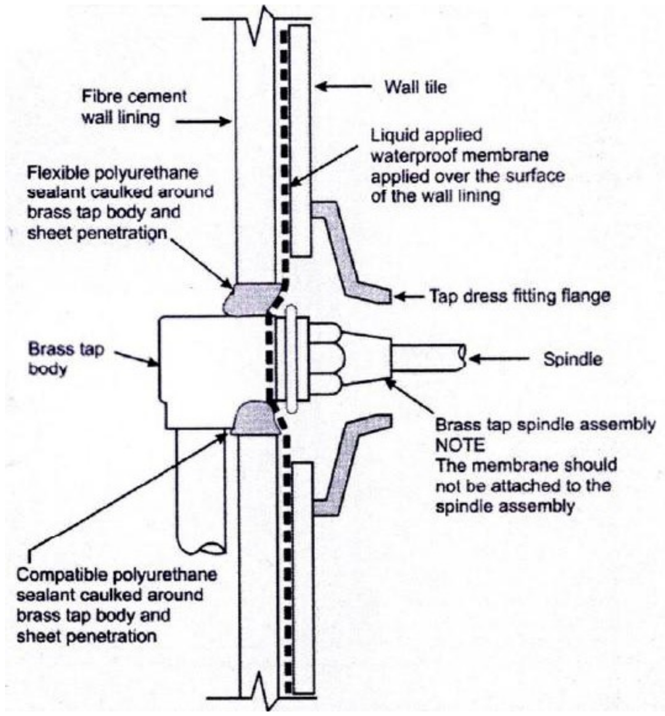
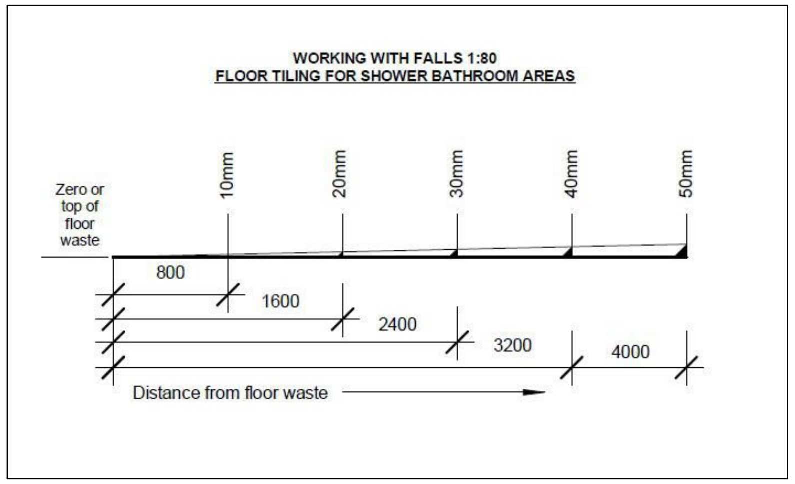




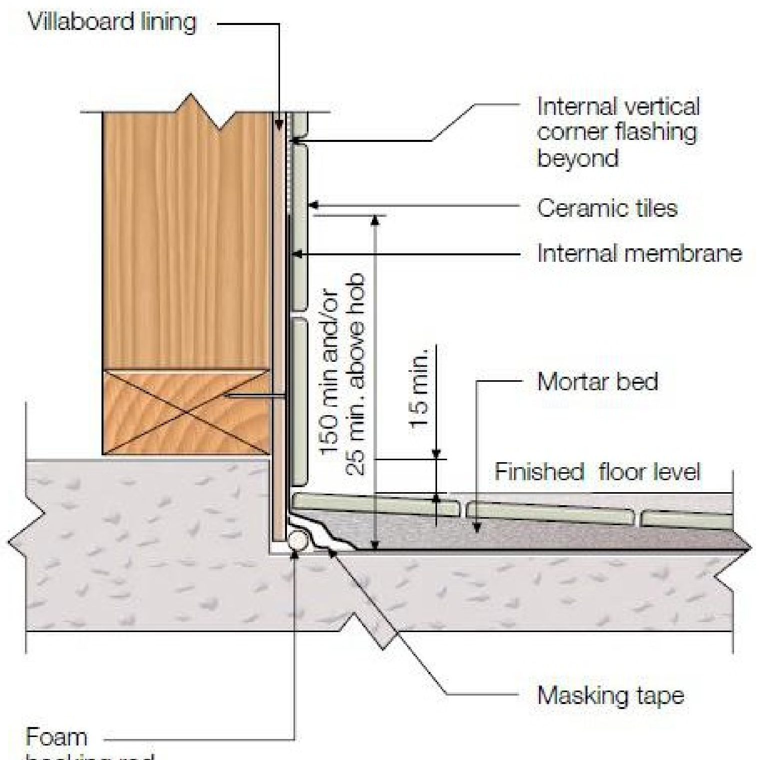
PENETRATIONS TO WALL TILING

Flooring & waterproofing to all wet areas according to AS 3740 - 2021

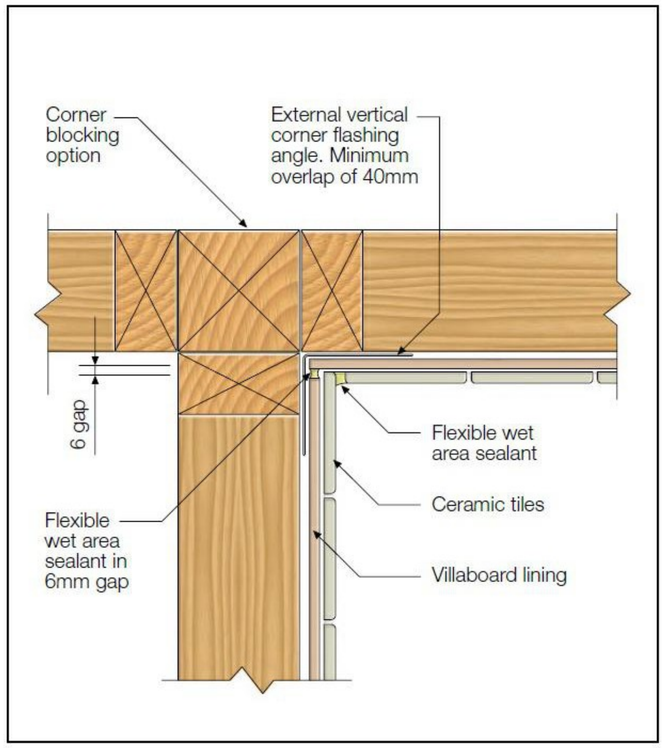
All wall tiling to wet areas are to be on a backing of waterproof plasterboard of fibrous cement villaboard lining.
- Tiles to be 1800mm min. above shower base
- Tiles to be 150mm min. above sinks, basins, troughs & baths



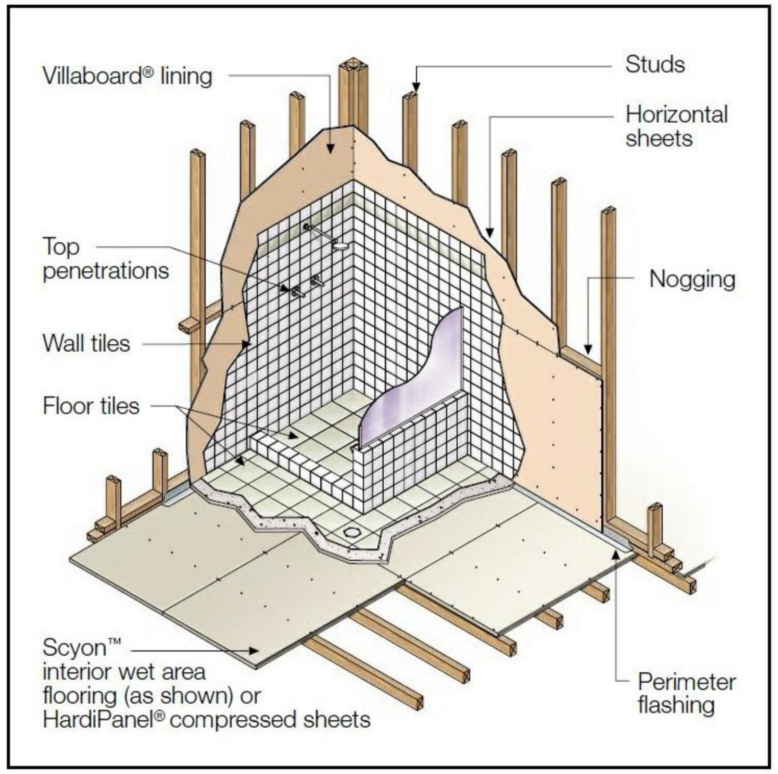
FALLS TO FLOOR TILING



WET AREA DETAIL



CORNER DETAIL



WET AREA SECTION

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Reg No: 911 670 743
DP-AD 36943

No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

DETAILS

Project number	1399	13
Date	23/08/2025	
Drawn by	JK	
Checked by	SV	Scale

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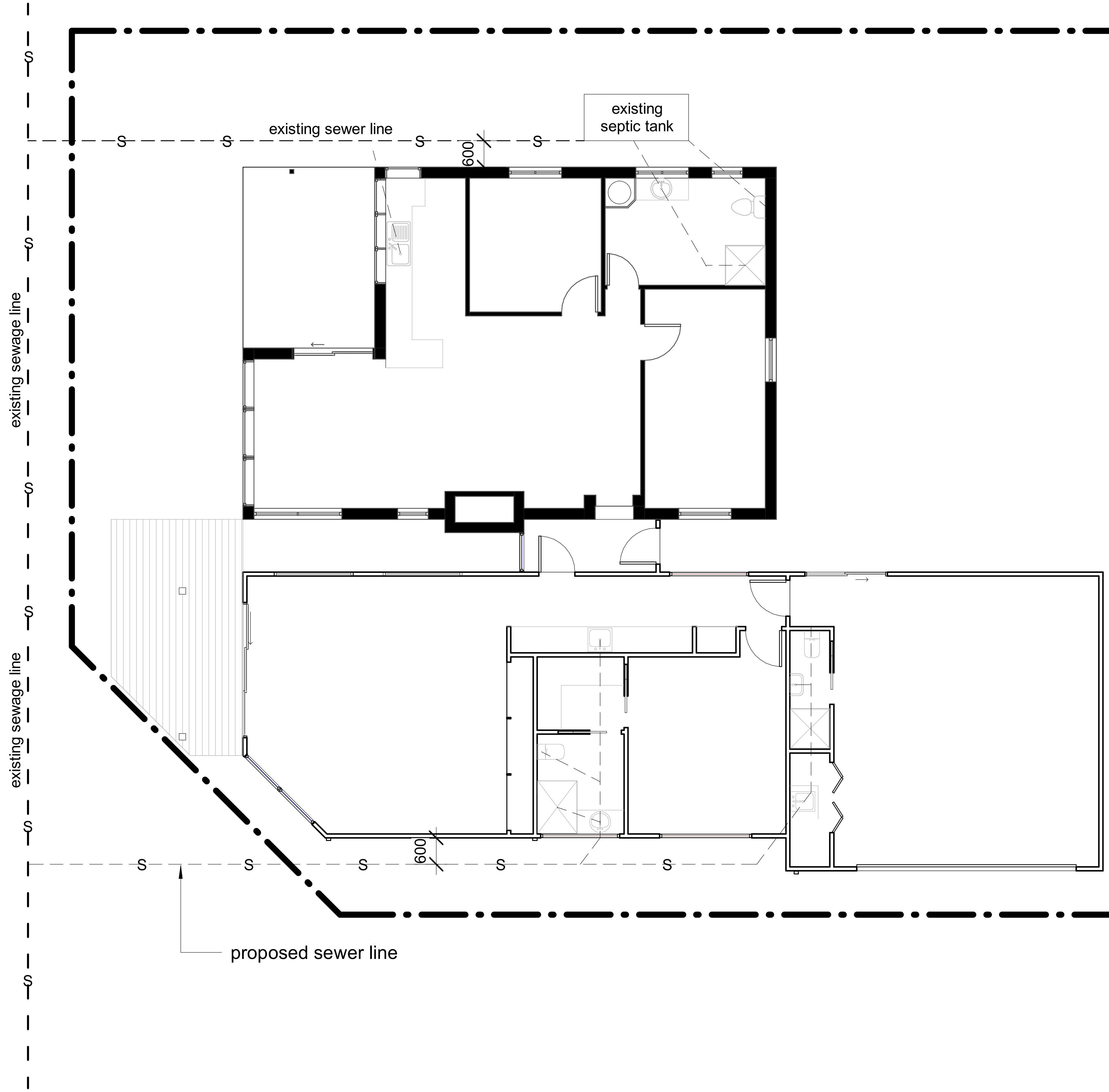

NOTES:
All drainage works are provisional only and subject to amendments to comply with local council requirements
all works to comply with NCC, AS3500 and all plumbing codes of Tasmania
All plumbing to be carried out by licensed trade person only All connections to be approved by local council

SEWER:
Sewer trunk line shall be DN100 dia. Class SH solvent weld uPVC at a minimum grade of 1 :60 in straight, even grades to terminate at town sewer connection

Min. Grades:
DN50 - 2.5%
DN100 - 1.65%

Maximum fixture unit loadings for graded discharge pipes:
DN50 - 8
DN100 - 165

ALL DRAW building design
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Reg No: 911 670 743
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No.	Description	Date

Additions & Alterations
197 St.Helens Point Rd
Stieglitz

DRAINAGE PLAN

Project number	1399
Date	23/08/2025
Drawn by	JK
Checked by	SV

14

Scale 1 : 100

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24669 Tasman Highway
St Helens TAS 7216
E: james@alldraw.com.au

Planning Scheme Written Response

Prepared by James Kreltszheim

Revision	Date	Description	Prepared by
0	25/07/2025	Original Issue	JK
1	20/11/2025	Updated per Council RFI	AK

Site Address: 197 St Helens Point Road, Stieglitz
Proposal: Dwelling Additions and Construction of New Garage
Zone: General Residential Zone
Overlays/Codes: 8.0 General Residential Zone, Parking and Sustainable Transport Code (C2.0), Stormwater Management SAP (BRE-S2.0)

8.0 General Residential Zone

Clause 8.4.2 – Setbacks and Building Envelope for all Dwellings

Refer to Revision 1 at the end of this document for additional assessment under Performance Criteria P1 and P3 of Clause 8.4.2, as requested by Council.

Acceptable Solution A3:

A dwelling, excluding outbuildings, must:
(a) be contained within a building envelope determined by:

- setback from side and rear boundaries of 1.5m; and
- a building envelope determined by a line projecting at an angle of 45 degrees from a horizontal line 3.0m above natural ground level at the side and rear boundaries to a maximum building height of 8.5m; and
  (b) have a setback of at least 1.5m from a side boundary.

Response:
The proposed additions and new structures comply with the building envelope provisions under Clause 8.4.2 A3:

- The proposed addition are set back a minimum of 1.75m from side boundaries (refer to Sheet 02 – *Proposed Site Plan*), exceeding the required 1.5m.
- The height of all proposed structures remains below the 8.5m limit and complies with the envelope defined by a 45-degree projection from 3.0m above natural ground level at the side boundaries (see Sheet 06 – *Elevations A & C*).
- A note is included on the elevations explicitly referencing compliance with the building envelope per Clause 8.4.2 A3(a) and Clause 8.5.1 A2(a).

Accordingly, the proposal complies with Acceptable Solution A3.

Clause 8.4.5 – Width of Openings for Garages and Carports for all Dwellings

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

Acceptable Solution A1:

A garage or carport within 12m of the primary frontage must have a garage door or opening width not greater than 6m or 50% of the frontage (whichever is lesser).

Response:
The proposal satisfies the objective of Clause 8.4.5 as the garage does not present to the primary frontage at all. The garage open to the side, with the vehicle access and door oriented perpendicular to the street frontage, and entry gained via the side lane rather than the main frontage of St Helens Point Road.

As a result, the garage opening occupies 0% of the primary frontage and does not visually dominate the streetscape. This outcome directly achieves the objective by preserving the character of the frontage and avoiding garage door prominence.

In addition:

- The garage is located 29m behind the front boundary, well beyond the 12m trigger distance for the Acceptable Solution.
- The garage door is 5.0m wide, which is within the maximum 6.0m permitted if the Acceptable Solution applied.

This combination of orientation, width, and deep setback ensures the garage is non-intrusive, well-integrated, and entirely compliant with the intent and performance of Clause 8.4.5.

C2.0 Parking and Sustainable Transport Code

Clause C2.5.1 – Car Parking Numbers

Acceptable Solution A1:

Car parking must be provided at the following rates:

- Residential (single dwelling): 2 spaces per dwelling.

Response:

- A total of four parking spaces are provided:
  - Two within the proposed garage
  - A space on the paved driveway
  - Two within the existing shed
- This exceeds the minimum requirement of two spaces for a single dwelling.

The proposal complies with Acceptable Solution A1.

Clause C2.6.1 – Construction of Parking Areas

Acceptable Solution A1:

All parking spaces, access strips, and turning areas must be:
(a) formed with durable all-weather pavement; and
(b) drained to appropriate legal point of discharge; and
(c) constructed in accordance with any standards adopted by the planning authority.

Response:
The proposed parking areas are formed with concrete paving (as shown on Sheet 02 – *Proposed Site Plan*).

The driveway is level and well-drained, ensuring surface runoff is appropriately managed.

The surface materials and general drainage performance comply with all-weather use and stormwater discharge expectations.

Accordingly, the proposal satisfies Acceptable Solution A1.

Clause C2.6.2 – Design and Layout of Parking Areas

Acceptable Solution A1:

Parking and turning areas must be designed to comply with AS/NZS 2890.1:2004 or constructed to the satisfaction of the planning authority.

Response:
The proposed garage accommodates two vehicles, with internal dimensions that meet the minimum requirements of AS/NZS 2890.1:2004.

Vehicle access to the garage is via the side lane, which is a low-traffic local access road. While no formal turning bay is provided onsite, the layout allows for forward entry into the garage and reverse exit onto the access lane. Due to the minimal traffic volume and good visibility along the lane, this manoeuvre is safe and functional.

Vehicles can then proceed to exit the site onto St Helens Point Road in a forward direction, ensuring compliance with road safety expectations.

The design satisfies the intent of the standard and complies with Acceptable Solution A1.

Clause C2.6.3 – Number of Accesses for Vehicles

Acceptable Solution A1:

The number of vehicle access points provided for each road frontage must:
(a) be no more than 1; or
(b) no more than the existing number of accesses.

24669 Tasman Highway
St Helens TAS 7216
E: james@alldraw.com.au

Response:
The site currently has two existing vehicle access points, and the proposal retains this number, with no additional access points created.

One of the existing accesses, which services the side lane, is to be slightly realigned to better align with the location of the proposed replacement double garage. This is a modification of an existing access, not a new one, and it continues to serve the same function and entry point from the lane.

Reconfiguring or realigning an existing access point is common practice and generally acceptable under Clause C2.6.3, provided that the total number of accesses is not increased — which it is not in this case.

Accordingly, the proposal complies with Acceptable Solution A1(b).

BRE-S2.0 Stormwater Management Specific Area Plan

A stormwater management plan & report has been prepared by Exceed Civil Engineering.

An infiltration trench has been designed as an acceptable solution and has been added to the architectural drawings.

(Please see submitted Stormwater management report & plans)

Amended Assessment for Clause 8.4.2

The following section has been added as Revision 1 (20 November 2025) to provide additional assessment under Performance Criteria P1 and P3 of Clause 8.4.2, as requested by Council. The original content has been retained, and this section should be read as an extension to the previous planning response dated July 2025.

Clause 8.4.2 – Setbacks and Building Envelope for All Dwellings

Performance Criteria P1 & P3 – Amended Planning Response (Version 2, 20 Nov 2025)

This amended response has been prepared to address Council's request for additional information under Performance Criteria P1 and P3 of Clause 8.4.2, acknowledging that the proposed setback to the western boundary does not meet the 3.0 metre acceptable solution for an "other frontage". The following assessment incorporates architectural analysis and the owner's observations of the adjoining land.

P1 – Streetscape, Character and Front Setback Context

Although the setback to the western boundary is reduced, the proposal meets the intent of P1 because it maintains an appropriate relationship with the surrounding streetscape. The primary frontage of the property—St Helens Point Road—remains unaffected, and the additions are positioned well behind the main road, resulting in a low-visibility outcome from the public domain.

The road adjoining the western boundary operates as a low-impact access track and does not present with typical road frontage characteristics. Based on the owner's recent on-site observations:

- The track has no road name,
- It is unsealed, with no kerb, no drainage, and no formed verge,
- Bollards prevent through-traffic,
- It is used occasionally for local access only, and
- No Council maintenance has been observed over the past three years.

Given these attributes, the reduced setback does not alter the character of the area or introduce a visually dominant built form. The development sits comfortably within its context and maintains the pattern of development along both frontages. The proposal therefore meets the intent of P1.

P3 – Side/Rear Setbacks and Amenity Impacts

The proposal meets P3 as it avoids unreasonable impacts on adjoining properties. The scale and form of the addition remain modest and compatible with the residential character of the locality.

Key outcomes include:

- Building height is well below the 8.5 m limit,
- No overshadowing of neighbouring habitable rooms or private open space occurs,
- No unreasonable overlooking is created,
- The built form does not appear overbearing or visually intrusive when viewed from adjoining land.

The limited use and low-traffic nature of the adjoining access track further support that the proposed setback does not give rise to conflict or amenity loss. Overall, the proposal maintains appropriate separation and preserves residential amenity consistent with the intent of P3.

Site Constraint and Practical Building Outcome

The lot is constrained by the narrow strip of land along the western boundary. Applying a 3.0 metre setback would reduce the buildable width from approximately 5.87 m to 4.62 m, restricting the ability to achieve a practical internal layout. The performance criteria allow flexibility where the acceptable solution would result in an unnecessarily constrained or inefficient building envelope. In this instance, the reduced setback enables a logical and functional outcome without adverse impacts.

Conclusion

While the acceptable solution is not met, the proposal meets the outcomes required by **P1 and P3 of Clause 8.4.2**. The development:

- Maintains an appropriate and consistent streetscape,
- Protects the amenity of surrounding properties,
- Reflects the physical and functional nature of the adjoining land, and
- Achieves a practical built form that aligns with the purpose of the General Residential Zone.

MUNICIPALITY OF PORTLAND

DRAINAGE PLAN

STREET NO. 197 ST HELENS PT RD

6786040

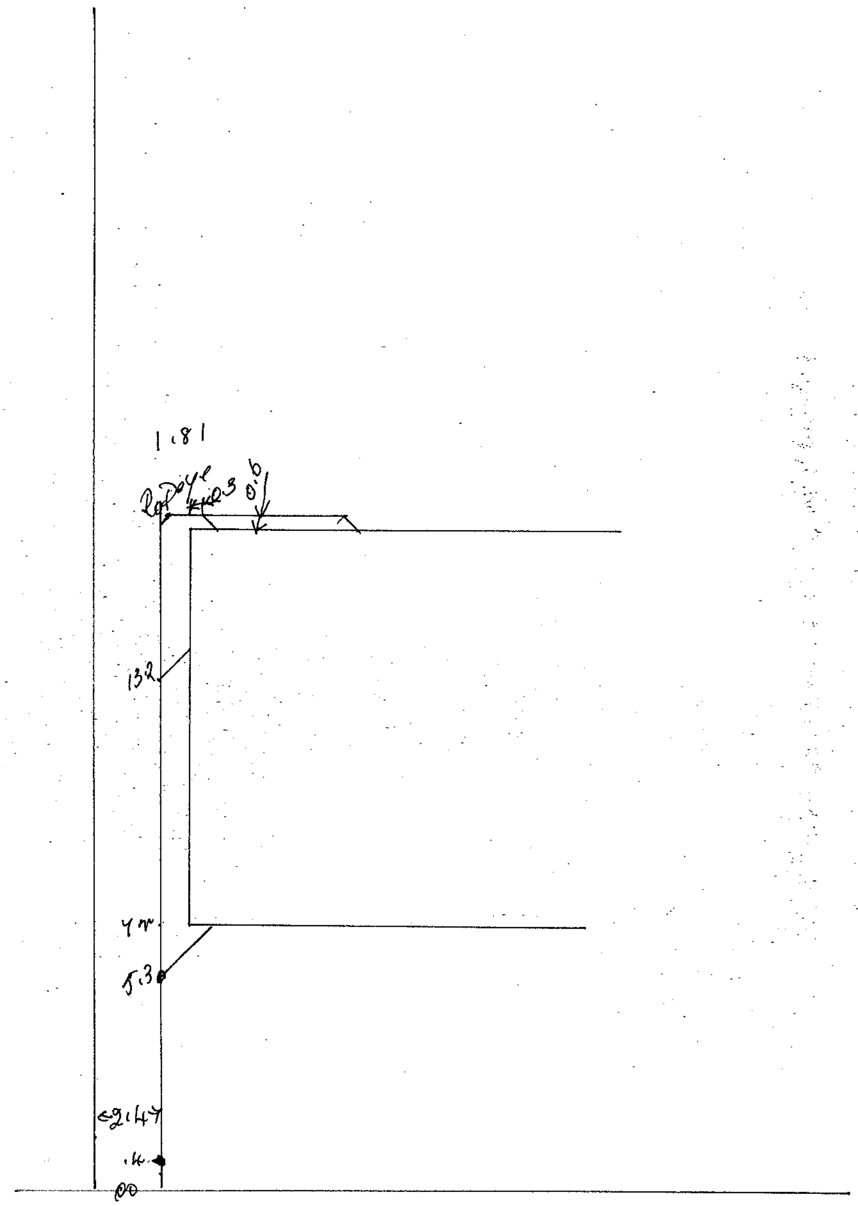
VAL/NO. ~~1067~~ 4419

BUILDING NO

OWNER K D RILEY

DRAINER PLUMBER K RILEY

DATE 18 3 '91



STORMWATER DESIGN REPORT

197 St. Helens Point Road Stieglitz

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CLIENT: Susan Vassella
PROJECT: 197 St. Helens Point Road Stieglitz
JOB NO: EE1347

Date	Purpose of Issue/Nature of Revision	Revision No.	Authorised by
19/08/2025	For Approval	01	LD

This report has been prepared by
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This report is based on data, surveys, analyses, designs, plans, and other information provided by the client and referenced sources, as well as available data and assumptions detailed in the supporting documentation. Unless stated otherwise, Exceed Engineering has not independently verified the accuracy or completeness of this information. The designs meet current relevant standards as of the date of this report, but future updates to standards, changes in land use, maintenance practices, rainfall patterns, or extreme weather events beyond the design threshold may affect performance. Similarly, the passage of time, latent conditions, or future events may lead to differences from what is described in this report.

The civil design has considered normal and reasonably anticipated conditions; however, it may not cover extraordinary events like natural disasters, extreme weather, unforeseen environmental changes, or future climate impacts on weather patterns, unless stated otherwise.

No responsibility is accepted for using this report in a different context, for a different purpose, or by third parties. This report does not provide legal advice, and readers should consult professional legal advisers for such guidance. The report should be read alongside all notes, warnings, and cautions in the associated final civil design drawings.

Contents

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 development to be constructed at **197 St. Helens Point Road Stieglitz**.

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

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 has an area of **944 m²** and developed with an existing dwelling, two sheds, a garage, and a concrete driveway.

A site classification conducted by Strata in May 2025 has determined that the site is classified as **sand** according to AS2870-2011.

2.2 Development details

The existing garage is proposed to be demolished. The site will be redeveloped with a new extension to the existing dwelling, having an approximate roof area of **78m²**, and a new double garage with an approximate roof area of **57m²**.

2.3 Stormwater management strategy

The increase in impervious surfaces from the new roofs will result in concentrated stormwater runoff. An existing stormwater absorption trench on site is currently used to manage runoff from the existing impervious areas on site.

For the proposed development, a gravel infiltration trench system has been designed to collect and infiltrate stormwater from the new extension and garage roofs. This system will consolidate flows at a single discharge point, allowing infiltration into the soil and groundwater to effectively manage runoff during rainfall events. The calculations and detailed design for the infiltration system are provided in Sections 3 and 4 below.

3 Stormwater design methodology

3.1 Design assumptions

A **20% AEP** storm event was used as the basis of the design. This is considered appropriate given the low risk associated with stormwater discharge at the site. A range of storm durations, from 5 minutes to 72 hours, was used to determine the required trench size.

3.2 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	74.8	83.4	112	134	157	191	219
2 min	65.5	73.0	97.3	114	131	153	169
3 min	57.8	64.4	86.0	101	117	137	153
4 min	52.0	57.9	77.6	91.8	107	126	142
5 min	47.5	52.9	71.0	84.4	98.3	118	134
10 min	34.5	38.4	51.9	62.2	73.2	89.5	103
15 min	28.0	31.2	42.2	50.6	59.7	73.2	84.7
20 min	24.0	26.8	36.2	43.4	51.0	62.4	72.1
25 min	21.3	23.7	32.0	38.3	45.0	54.8	63.0
30 min	19.2	21.4	28.9	34.5	40.4	49.0	56.2
45 min	15.3	17.1	22.9	27.2	31.6	37.8	42.9
1 hour	13.0	14.5	19.3	22.8	26.4	31.3	35.3
1.5 hour	10.3	11.5	15.2	17.8	20.4	23.9	26.6
2 hour	8.70	9.69	12.8	14.9	17.0	19.7	21.8
3 hour	6.86	7.63	10.0	11.6	13.1	15.1	16.6
4.5 hour	5.39	5.98	7.80	9.00	10.1	11.6	12.8
6 hour	4.53	5.02	6.52	7.51	8.45	9.71	10.7
9 hour	3.53	3.90	5.05	5.81	6.53	7.54	8.32
12 hour	2.94	3.25	4.20	4.83	5.43	6.30	6.99
18 hour	2.26	2.49	3.22	3.70	4.17	4.89	5.46
24 hour	1.86	2.06	2.65	3.05	3.44	4.06	4.57
30 hour	1.60	1.76	2.27	2.62	2.96	3.51	3.95
36 hour	1.41	1.55	2.00	2.31	2.61	3.10	3.50
48 hour	1.15	1.27	1.63	1.88	2.13	2.53	2.86
72 hour	0.859	0.945	1.21	1.40	1.58	1.87	2.11
96 hour	0.696	0.765	0.980	1.13	1.27	1.49	1.67
120 hour	0.592	0.649	0.828	0.948	1.06	1.24	1.38
144 hour	0.518	0.568	0.721	0.823	0.921	1.06	1.18
168 hour	0.464	0.508	0.641	0.729	0.813	0.933	1.02

3.3 Design runoff coefficient

The runoff from the proposed development has been assessed as follows:

		Developed	
Category	**Type**	**Area (m2)**	**Coefficient of Runoff**
Impervious Area	Roofed Area	133	1.0
	Asphalt/Concrete Driveway	-	
	Paved and other handstand		
	Total site area	**133**	
	Input Check (has to be 0)	**-**	
	Weighted average runoff coefficient	**1.0**	

3.4 Hydraulic Conductivity

Based on the borehole log conducted by Strata to assess the distribution and variation of soil materials on the site, soil hydraulic conductivity of **180mm/hr** was inferred from the defined soil type.

4 Detention and infiltration

Given the intent for all stormwater produced from roofs to be contained within the site, infiltration systems are 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)	IFD rainfall AEP 20% (mm/hr)	Volume in (m3)	Volume out (m3)	Storage volume required (m3)	% of storage provided	Emptying time (hrs)
5		95.5	1.06	0.11	0.95	239%	1
10		71.7	1.59	0.21	1.38	165%	1
30		39.3	2.61	0.63	1.98	115%	2
60	1	26.2	3.48	1.26	2.22	102%	2
120	2	17.9	4.76	2.52	2.24	101%	2
180	3	14.5	5.79	3.78	2.01	113%	2
360	6	10.4	8.30	7.56	0.74	308%	1
720	12	7.24	11.56	15.12	- 3.56	-64%	- 3
1080	18	5.72	13.69	22.68	- 8.99	-25%	- 7
1440	24	4.74	15.13	30.24	- 15.11	-15%	- 12
1800	30	4.05	16.16	37.80	- 21.64	-11%	- 17
2160	36	3.53	16.90	45.36	- 28.46	-8%	- 23
2880	48	2.8	17.88	60.48	- 42.60	-5%	- 34
4320	72	1.97	18.86	90.72	- 71.86	-3%	- 57

Based on the calculations above for the proposed development, a gravel infiltration trench with nominal dimensions of 6.50m(L)x1.0m(W)x1.0(D) is proposed to be used. This trench will provide **2.24m^3** of the storage required to up to a **20% AEP** storm event with the critical storm being the **2 hours** duration.

4.2 Design requirements

4.2.1 Stormwater reticulation

Stormwater from the proposed dwelling extension and garage gutters will be conveyed through 100 mm UPVC charge pipes into the gravel infiltration trench.

4.2.2 Setback distance

The recommended minimum setback distance for the infiltration trench for a **sand** soil type is **1.0 m** to boundaries and residence.

Table 10-2 Minimum set-back distances (adapted from Engineers Australia, 2006)

Soil Type	Saturated Hydraulic Conductivity	Minimum distance from structures and property boundaries
Sand	> 5 x 10^{-5} m/s (180 mm/hr)	1.0 m
Sandy Clay	1 x 10^{-5} to 5 x 10^{-5} m/s (36 to 180 mm/hr)	2.0 m
Weathered or Fractured Rock	1 x 10^{-6} to 1 x 10^{-5} m/s (3.6 to 36 mm/hr)	2.0 m
Medium Clay	1 x 10^{-6} to 1 x 10^{-5} m/s (3.6 to 36 mm/hr)	4.0 m
Heavy Clay	1 x 10^{-8} to 1 x 10^{-6} m/s (0.036 to 3.6 mm/hr)	5.0 m

4.2.3 Infiltration trench

- The proposed dimension of the trench is **6.5m(L)x1.0m(W)x1.0m(D)**
- After excavation the trench should be lined with geotextile fabric
- The total excavation depth for trench 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.

Refer attached drawing **EE1347-C101** for the location and design requirements of the gravel infiltration trench.

DRAWING TABLE		
SHEET	DESCRIPTION	REV
C100	COVER PAGE	01
C101	SITE STORMWATER PLAN	01
C102	INFILTRATION TRENCH DETAIL	01
C103	CIVIL NOTES	01

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:

- ALL DRAW BUILDING DESIGN JOB NO.1399

THE FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN:

SURVEYOR: N/A
SURVEY REF:
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
01	FOR APPROVAL	MT	MT	SD	SD	19/08/2025

PLOTTED: Aug 19, 2025 - 1:54pm FILE: C:\Users\mtangestani\AppData\Local\Temp\AcPublish_37624\EE1347-SW.dwg SHEET: A3

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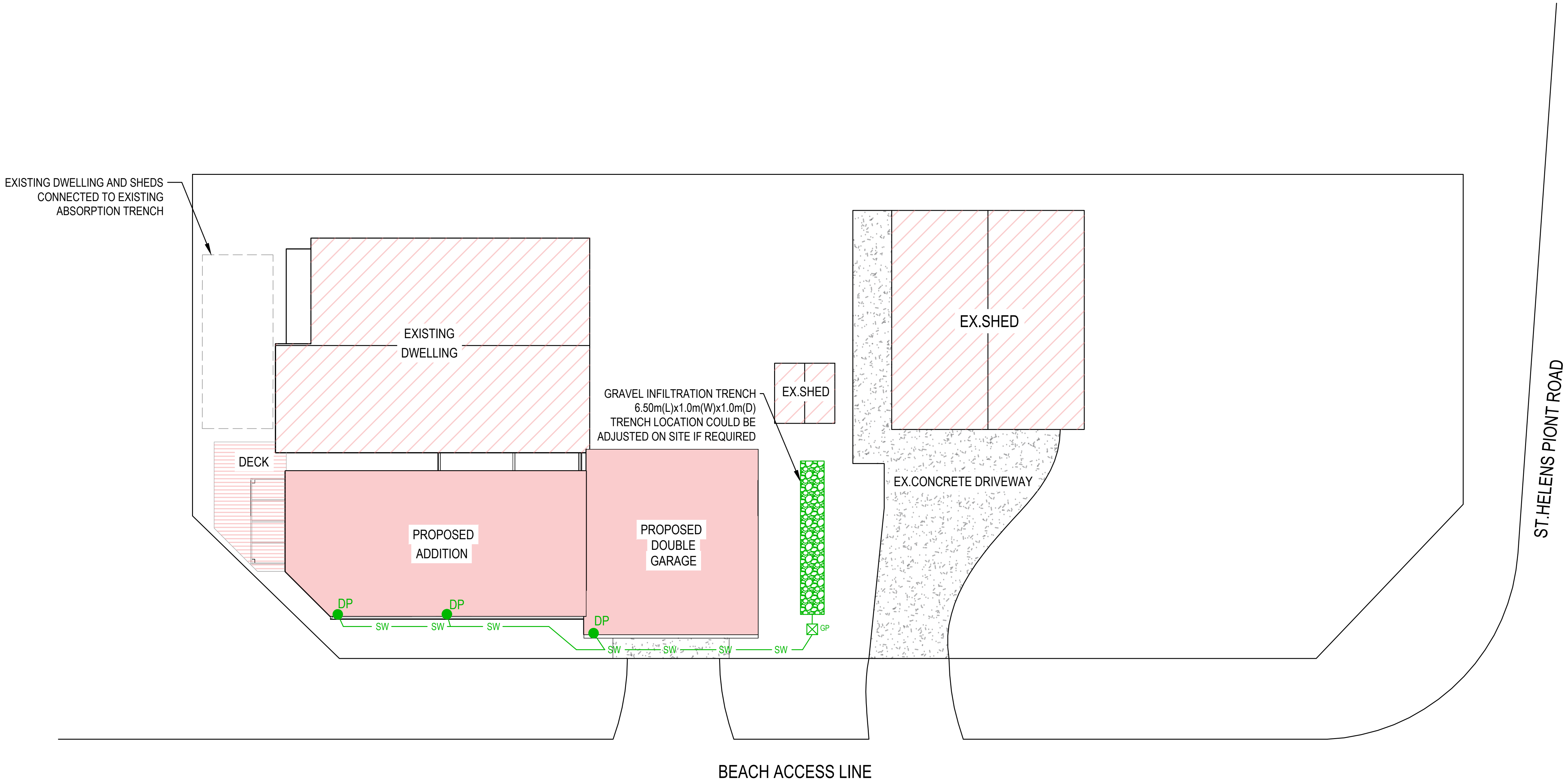
SITE CIVIL ENGINEERING
197 ST.HELENS POINT ROAD STIEGLITZ
COVER PAGE

PROJECT #: EE1347
SHEET #: C100
REVISION #: 01



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 @ 1:100 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
	EVE/BOX GUTTER

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING

IO TO BE INSTALLED AT MAJOR BENDS IN STORMWATER AND SEWER LINES AND ALL LOW POINTS IN DOWNPIPES

ALL WORKS TO BE CARRIED OUT BY A LICENSED PLUMBER, PLUMBER / BUILDER TO TAKE LEVELS PRIOR TO CONSTRUCTION TO ENSURE DRAINAGE LINES CAN BE CONNECTED TO LEGAL POINTS OF DISCHARGE (CONNECTION POINTS)

ALL DRAINAGE AND OVERFLOWS TO COMPLY WITH AS/NZ3500.

PRODUCTS AND SYSTEMS TO INSTALLED AND/OR USED AS PER MANUFACTURERS INSTRUCTIONS

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

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BEWARE OF ALL UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THE DRAWING ARE APPROXIMATE ONLY AND NOT ALL MAY BE SHOWN. EXACT POSITIONS OF ALL UNDERGROUND SERVICES SHOULD BE LOCATED ONSITE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

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REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
01	FOR APPROVAL	MT	MT	SD	SD	19/08/2025

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SITE CIVIL ENGINEERING
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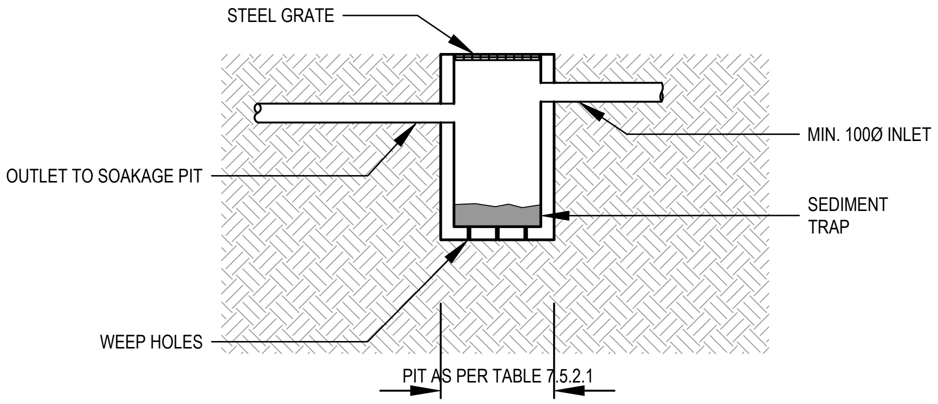
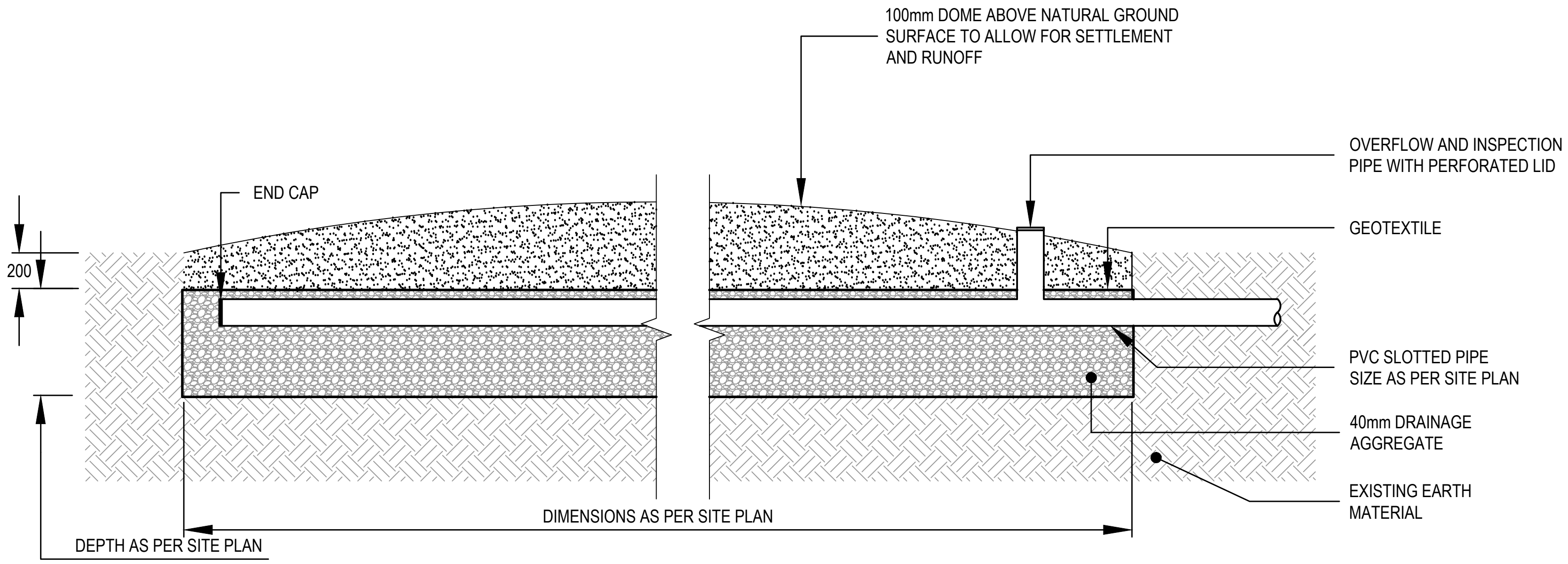
SITE STORMWATER PLAN

PROJECT #:	SHEET #:	REVISION #:
EE1347	C101	01



STANDARD SEDIMENT TRAP DETAIL



STANDARD STORMWATER SOAKAGE PIT 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

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

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

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

REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
01	FOR APPROVAL	MT	MT	SD	SD	19/08/2025

PLOTTED: Aug 19, 2025 - 1:54pm FILE: C:\Users\mtangestani\AppData\Local\Temp\AcPublish_37624\EE1347-SW.dwg

SHEET: A3

EXCEED ENGINEERING

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SITE CIVIL ENGINEERING
197 ST.HELENS POINT ROAD STIEGLITZ
INFILTRATION TRENCH DETAIL

PROJECT #:	SHEET #:	REVISION #:
EE1347	C102	01

GENERAL

G1 NO ATTEMPT HAS BEEN MADE TO LOCATE ALL SERVICES. ONLY THOSE SERVICES CONSPICUOUS DURING FIELD SURVEYS ARE SHOWN. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY(S) SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICE AND DETAILED LOCATIONS OF ALL SERVICES. ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

G2 NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE BUT INDICATES THE REQUIRED PROPERTIES OF THE ITEM. SIMILAR ALTERNATIVES HAVING THE REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

G3 REFER ANY DISCREPANCY TO THE SUPERINTENDENT BEFORE PROCEEDING WITH THE WORK.

G4 DO NOT OBTAIN DIMENSIONS BY SCALING FROM THE DRAWINGS. DIMENSIONS ARE IN MILLIMETRES AND LEVELS ARE IN METRES U.N.O.

G5 THE DATUM FOR ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.

G6 ALL CODES REFERENCED IN THESE DOCUMENTS WILL BE THE LATEST EDITION AVAILABLE UNLESS NOTED OTHERWISE.

G7 WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (BARREL TO BARREL) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES:
HORIZONTALLY:
300mm ALONG A LENGTH GREATER THAN 2 METRES.
500mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
150mm MINIMUM ALONG A LENGTH LESS THAN 2 METRES.
VERTICALLY:
150mm MINIMUM
300mm MINIMUM FROM ANY MAIN GREATER THAN 200mm DIA.
ELECTRICAL CABLES SHOULD BE LOCATED ON THE OPPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 400mm MINIMUM DISTANCE MUST BE OBSERVED OF WHICH 300mm SHOULD BE IN NATURAL AND UNDISTURBED MATERIAL.

G8 THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND THE SPECIFICATION. IT IS EXPECTED THE CONTRACTOR WILL RESOLVE ALL ISSUES UNCOVERED ON SITE THAT ARE NOT DETAILED IN CONJUNCTION WITH THE SUPERINTENDENT.

G9 CLEARANCE REQUIREMENTS AS FOLLOWS UNLESS NOTED OTHERWISE: - -
GAS MAIN - 500mm HORIZONTAL; 300mm VERTICAL
GAS HOUSE CONNECTIONS - 300mm HORIZONTAL; 150mm VERTICAL
TELSTRA / NBN - 600mm HORIZONTAL; 150mm VERTICAL
TASNETWORKS HV / LV CABLES - 450mm
STORMWATER - 600mm HORIZONTAL; 150mm VERTICAL
TASWATER SEWER MAIN - 600mm HORIZONTAL; 500mm VERTICAL

WATER SENSITIVE URBAN DESIGN / ENVIRONMENTAL

E1 CONSTRUCTION SHALL COMPLY WITH ALL ENVIRONMENTAL AND LEGISLATIVE REQUIREMENTS.

E2 ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH 'SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES' GUIDELINES AVAILABLE FROM EPA/NRM SOUTH, COMPRISING THE FOLLOWING:
FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
FACT SHEET 4: DISPERSIVE SOILS - HIGH RISK OF TUNNEL EROSION
FACT SHEET 5: MINIMISE SOIL DISTURBANCE
FACT SHEET 6: PRESERVE VEGETATION
FACT SHEET 7: DIVERT UP-SLOPE WATER
FACT SHEET 8: EROSION CONTROL MATS & BLANKETS
FACT SHEET 9: PROTECT SERVICE TRENCHES & STOCKPILES
FACT SHEET 10: EARLY ROOF DRAINAGE CONNECTION
FACT SHEET 11: SCOUR PROTECTION - STORM WATER PIPE OUTFALLS & CHECK DAMS
FACT SHEET 12: STABILISED SITE ACCESS ·
FACT SHEET 13: WHEEL WASH
FACT SHEET 14: SEDIMENT FENCES & FIBRE ROLLS
FACT SHEET 15: PROTECTION OF STORM WATER PITS
FACT SHEET 16: MANAGE CONCRETE, BRICK & TILE CUTTING
FACT SHEET 17: SEDIMENT BASINS
FACT SHEET 18: DUST CONTROL
FACT SHEET 19: SITE RE-VEGETATION

E2 CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EACH SITE DISTURBANCE AND SITE DISTURBANCE SHALL BE STAGED WHERE POSSIBLE

E4 WORK SHALL BE RESTRICTED TO THE WELL-DEFINED WORKS ZONES

E5 A SOIL RETENTION SYSTEM (E.G., GRAVEL SHAKEDOWN ZONE) SHALL BE PROVIDED AT ALL SITE ACCESS

E6 ANY SOIL MATERIAL TRACKED OFF-SITE ONTO ROADWAYS SHALL BE IMMEDIATELY REMOVED

E7 ALL CHEMICAL STORAGE SHALL BE MANAGED (E.G., BUNDED) IN ACCORDANCE WITH WORKCOVER OR EPA GUIDELINES

E8 THE EXTENT OF CUT AND FILLS SHALL BE MINIMISED. CUT AND FILL BATTER GRADES SHALL IDEALLY BE AT 1:3

E9 DISTURBED SOIL AREAS SHALL BE EFFECTIVELY MANAGED BY STAGING, MINIMISING AREA EXPOSED AT ANY ONE TIME, AND MINIMISING THE EXPOSURE TIMEFRAME OF EACH

E10 SEDIMENT FILTERS (E.G., SEDIMENT FENCE) SHALL BE USED TO FILTER ALL 'SHEET FLOW' RUNOFF FROM DISTURBED AREAS AND STOCKPILES TO PREVENT SEDIMENT FROM ENTERING STORMWATER SYSTEMS

E11 TEMPORARY CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE CATCHMENT THEY ARE SERVICING IS STABILISED (FOR GRASS THIS WILL MEAN 70% GROUNDCOVER).

E12 ALL SOIL LOADED TRUCKS LEAVING OR ENTERING THE SITE SHALL BE TARPED

E13 TOPSOIL SHALL BE RE-SPREAD OVER ALL EXPOSED SOIL SURFACES WHERE VEGETATION IS REQUIRED. A MAXIMUM DEPTH OF 50MM SHALL BE PLACED ON SLOPES STEEPER THAN 1:3 AND A MINIMUM DEPTH OF 100MM SHALL BE PLACED ON SLOPES LESS THAN 1:3

E14 AN NPK 11-34-11 FERTILISER OR SIMILAR AS APPROPRIATE SHALL BE APPLIED AT A RATE OF 200-400KG/HA. CARE IS TO BE TAKEN TO AVOID ANY FERTILISER DIRECTLY ENTERING WATERCOURSES.

E15 SCARIFYING OR DIRECT DRILLING SHOULD BE USED TO IMPROVE SEED STRIKE RATES

E16 REVEGETATION WORKS SHALL BE MAINTAINED/ENHANCED (E.G., RESEEDING, FERTILISING, WATERING) UNTIL A MINIMUM OR 70% GROUND COVER IS ESTABLISHED

E17 NO TREES TO BE REMOVED WITHOUT THE APPROVAL OF THE SUPERINTENDENT REPRESENTATIVE

E18 MINIMISE AIR POLLUTION INCLUDING DUST AND NOISE THAT MIGHT INTERFERE WITH NEIGHBOURING PROPERTIES

STORMWATER

SW1 ALL STORM WATER PLUMBING & DRAINAGE TO COMPLY WITH A.S 3500.3:2021 STORM WATER DRAINAGE.

SW2 WHERE RELEVANT, REFER TO IPWEA/LGAT TASMANIAN STANDARD DRAWINGS ISSUED MAY 2020

SW3 ALL DRAINAGE WORKS SHALL BE SUBJECT TO THE TESTS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION OVER THE VARIOUS SERVICES. ANY SECTION FAILING SUCH TESTS SHALL BE REMOVED AND PROPERLY INSTALLED AT THE CONTRACTOR'S EXPENSE.

WATER

W1 ALL WATER SUPPLY CONSTRUCTION TO:
WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) - PART 2: CONSTRUCTION ·
WATER SERVICES ASSOCIATION OF AUSTRALIA - TASWATER SUPPLEMENT
TASWATER'S STANDARD DRAWINGS TWS-W-0002 SERIES
WATER METERING POLICY/METERING GUIDELINES
TASWATER'S STANDARD DRAWINGS TWS-W-0003 - FOR PROPERTY SERVICE CONNECTIONS - CAGE FOR WATER METER ASSEMBLY
BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2021. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL WATER AUTHORITY WORKS SUPERVISOR.

WORK HEALTH AND SAFETY

WHS1 ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH:
RELEVANT WORK HEALTH AND SAFETY LEGISLATION
RELEVANT SAFE WORK AUSTRALIA CODES OF PRACTICE
SITE SPECIFIC SAFETY PLANS
IF THE CONTRACTORS PROPOSES AN ALTERNATIVE DESIGN, A SAFETY RISK ASSESSMENT SHOULD BE UNDERTAKEN AND SUBMITTED TO THE SUPERINTENDENT FOR REVIEW

EARTHWORKS

EW1 EARTHWORKS SHALL BE IN ACCORDANCE WITH THIS SPECIFICATION AND AS 3798.

EW2 AREAS OF FILL
REMOVE TOP SOIL AND ORGANIC MATERIAL
PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
98% STANDARD DRY DENSITY UNDER BUILDING
100% STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
PLACE FILL AS SPECIFIED AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

EW3 AREAS OF CUT
REMOVE TOP SOIL AND ORGANIC MATERIAL B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS1289 TO:
98% STANDARD DRY DENSITY UNDER BUILDINGS
100% STANDARD DRY DENSITY UNDER ROADS AND CAR PARKS
REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

ROAD WORKS

WERE RELEVANT, REFER TO IPWEA/ LGATS TASMANIAN SUBDIVISION STANDARD DRAWINGS ISSUED - MAY 2020.

SURVEY

SU1 SURVEY DETAILS ON COVER PAGE

SU2 PROPERTY BOUNDARY OVERLAYS, WHERE SUPPLIED, VARY IN ACCURACY BUT ARE GENERALLY TO 0.5m. THEREFORE A LAND SURVEY, AS DEFINED UNDER THE SURVEYING ACT 2002, SHOULD BE UNDERTAKEN BEFORE ANY CONSTRUCTION ACTIVITY IS CARRIED OUT ON OR NEAR THE LAND BOUNDARIES DEPICTED BY THIS MODEL.

SU3 SURVEY CONTROL INFORMATION IS REGARDED AS SUITABLE FOR THE SURVEY AND CORRECT AT THE TIME OF SURVEY. BUT SHOULD BE VERIFIED BEFORE BEING USED FOR ANY PURPOSE.

SU4 NO DESIGN SHOULD BE UNDERTAKEN OUTSIDE OF SURVEY EXTENTS. IF DESIGN EXCEEDS SURVEY EXTENTS, ADDITIONAL SURVEY DATA SHOULD BE ACQUIRED.

SU5 UNDERGROUND SERVICES: THE LOCATION OF ALL EXISTING UNDERGROUND SERVICES SHOWN ARE APPROXIMATE ONLY. EXCEED TAKES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION & DEPTH/ INVERT LEVEL OF ALL EXISTING UNDERGROUND SERVICES, IN CONJUNCTION WITH THE RELEVANT SERVICE AUTHORITY & ANY CONFLICTS WITH THE PROPOSED DESIGN/ PIPE ALIGNMENT ARE TO BE RESOLVED PRIOR TO CONSTRUCTION

SEWERAGE

S1 ALL SEWER WORKS TO BE IN ACCORDANCE WITH WSA SEWER CODE AND TAS WATER STANDARDS AND SUPPLEMENTS. ANY MODIFICATIONS TO THESE STANDARDS REQUIRES APPROVAL FROM SUPERINTENDENT AND TAS WATER.

S2 ALL NEW LIVE SEWER CONNECTIONS TO EXISTING TAS WATER SEWERAGE INFRASTRUCTURE TO BE COMPLETED BY TAS WATER UNLESS OTHERWISE AGREED AND APPROVED AT OWNERS EXPENSE.

S3 ALL DRAINAGE WORKS TO BE INSPECTED AND TESTED IF REQUIRED. CONTRACTOR IS RESPONSIBLE FOR ORGANISING INSPECTIONS AT BUT NOT LIMITED TO THE FOLLOWING STAGES;
TRENCHING AND PIPEWORK BEDDING
PIPE INSTALLED AND PRIOR TO BACKFILLING
AFTER BACKFILLING
SHOULD ANY INSPECTIONS OR TESTING FAIL TO MEET THE REQUIREMENTS PRESCRIBED BY THE STATUTORY AUTHORITY THE SECTION FAILING THE TESTING/INSPECTION SHOULD BE REMOVED AND REINSTALLED TO MEET THE STATUTORY REQUIREMENTS AND DIRECTIONS PROVIDED. COST OF REINSTALLATION IS AT CONTRACTORS EXPENSE.

S4 TRENCHES ARE TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE DESIGN DRAWINGS AND TAS WATER STANDARDS. ELECTROMAGNETIC METAL IMPREGNATED TAPE SHOULD BE INSTALLED IN ALL NON METALLIC PIPE TRENCHES

S5 ALL MANHOLES ARE TO BE PRECAST CONCRETE MINIMUM 1050ID AND INSTALLED IN ACCORDANCE WITH WSA AND TAS WATER STANDARDS. MANHOLE COVERS TO BE HEAVY DUTY CLASS D GATIC COVERS AND SURROUNDS IN TRAFFICABLE AREAS AND MEDIUM DUTY CLASS B GATIC COVERS AND SURROUNDS IN NON TRAFFICABLE AREA.

S6 THE CONTRACTOR IS RESPONSIBLE FOR THE PRODUCTION OF ALL AS CONSTRUCTED DRAWINGS AND DOCUMENTATION. AS CONSTRUCTION DOCUMENTATION SHOULD BE IN ACCORDANCE WITH TAS WATER REQUIREMENTS AND STANDARDS AND BE CERTIFIED BY CHARTERED OR REGISTERED ENGINEER.

S7 ALL REDUNDANT SECTIONS OF PIPE TO BE FILLED WITH "LIQUIFILL" GRADE PC.1
0.5-2.0MPa OR APPROVED EQUIVALENT

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SITE CIVIL ENGINEERING
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CIVIL NOTES

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EE1347	C103	01