



GLAMORGAN/SPRING BAY COUNCIL
NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **10 Charles Street, Triabunna
CT ; 20836/2**

PROPOSAL: **Commercial (General Retail and Hire use) and
Visitor Accommodation**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 21 October 2026.

APPLICANT: **Matthew Bax**
DATE: **21/07/2026**
APPLICATION NO: **DA 2026 / 124**

10 Charles St
 Triabunna
 Title Reference 20836/2
 Zone Local Business
 Code overlay NA
 Site coverage
 Use: Upper Level Residential / Visitor accommodation Permitted
 Lower Level use TBC

14.1. Zone Purpose. 14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.	The proposal is consistent with the intent of the Local Business Zone in Triabunna by providing development that supports the commercial, professional and community needs of the local area. The development contributes to the vitality of the township by providing facilities that are accessible to local residents, visitors and nearby businesses. The proposed development will have accommodation on the upper level and commercial space on the lower level (use TBC).
14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.	The proposal is consistent with the objective of ensuring that the type and scale of development does not compromise or distort the activity centre hierarchy. The development is of a scale and nature that is appropriate for the Triabunna Local Business Zone and is intended to serve the needs of the local community.
14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.	The Proposed development engages with the street frontage at a pedestrian level via large opening windows and seating. The north western corner of the building is angled towards the entry and provides an area of seating enhancing the interest of shoppers.
14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.	A residential component is proposed for the upper level, a 4 bedroom town house can be used for both permanent residential accommodation or visitor accommodation.

A14.3.1 All Uses	
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	P1 Hours of operation will be between 7am to 9pm Monday to Saturday and 8am to 9pm Sundays and public holidays.
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must: not operate within the hours of (a) 11.00pm to 6.00am, excluding any security lighting; and if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.	P1 The proposed development is on the western site of no 10 Charles St. Any lighting used between the hours of 11pm to 6am will be for the use of parking and the entry to the tenancy, this light can be directed towards Charles St and baffled so it does not directly affect the General Residential zone to the east to the lot.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	P1 Deliveries will made between 7am to 9pm Monday to Saturday and 8am to 9pm Sundays and public holidays
14.3.2 Discretionary uses	NA the proposed use is permitted

14.3.3 Retail impact	NA the proposed use is not for the sale of bulky goods. Any future proposed use for the commercial space will be make in a new application.
14.4.1 Building height.	
A1 Building height must be not more than 9m.	The building height meets the acceptable solution under 9m. Maximum height is 8.65m
14.4.2 Set Backs	
Buildings must be: (a) built to the frontage at ground level; or have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	P1 The proposed development meets the acceptable solution by building to the frontage of the ground level.
A2 Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, of not less than: (a) 4m; or (b) half the wall height of the building, whichever is the greater.	P2 The proposed development meets the acceptable solution with a set back of more than 4m from residential zones.
A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone. ¹⁸	P3 The proposed development meets the acceptable solution with a set back of more than 10m from residential zones.
A14.4.3 Design	
A1. New buildings must be designed to satisfy all the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air	P1 (a) the proposed mechanical plant and other services a situated 17m from the street and will be screened.

conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.	(b) NA there will no roof top mechanical plant. (c) There is no proposed security shutters or grilles over the windows or doors on the frontage façade. (d) External lighting will be provided in the car park and pathway to the residential entry.
A2 New buildings or alterations to an existing façade must be designed to satisfy all of the following: (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) if for a ground floor level façade facing a frontage: (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (c) if for a ground floor level façade facing a frontage must:	P1 The pedestrian entry is accessed via the carpark and visible from the street accesses via a foot path. Total 42% of the lower level façade is windows. NA No length of wall on the lower level façade is greater than 30% of blank wall.

(i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (d) provide awnings over a public footpath if existing on the site or on adjoining properties.	NA
14.4.4 Fencing	NA there is no proposed fencing as part of this application
14.4.5 Outdoor storage areas	Only bins will be stored externally within the services / bin store area indicated on the site plan which will be screened and not visible any road or public open space.
14.4.6 Dwellings A1 A dwelling must have private open space that has an area not less than: (a) 24m² with a minimum horizontal dimension of not less than 4m; or (b) 8m² with a minimum horizontal dimension not less than 1.5m, if the dwelling is located wholly above ground floor level.	The dwelling has a upper level deck that is 24m ² and 2m horizontal dimension.
A2 Each dwelling must be provided with a dedicated and secure storage space of not less than 6m ³ .	
C2.0 Carparking	
Lower Level TBC	The lower level commercial space use is still to be confirmed. Any future use will a new application and carparking will be provided as per the car parking code of the TPS.
Upper Level Visitor accommodation	1 space per 4 bedrooms.

C3.0 A1.1 For a category 1 road or a limited access road, vehicular traffic means traffic composed of motor vehicles as motor vehicle is defined in section 3 of the Vehicle and Traffic Act 1999. to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.	NA Charles St is not a category 1 road.
A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	A network on road reserve permit application will be submitted for approval prior to any work commencing on site.
A1.4 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority	NA there is no level crossing on a rail way
A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or allowed by a licence issued under (b) Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.	Na the proposal is for a new cross over.
A1.5 Vehicular traffic must be able to enter and leave a major road in a forward direction.	Refer DWG C07 by Fysh design for turn path details.

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Matthew Bax		
Contact person: (if different from applicant)			
Address:	87-91 Harrington St		
Suburb:	Hobart	Post Code:	7000
Email:	matt@matthewbaxarchitect.com.au	Phone: / Mobile:	0408522661

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site (Note: If your application is discretionary, the following will be placed on public exhibition)			
Address of proposal:	10 Charles St		
Suburb:	Triabunna	Post Code:	7190
Size of site: (m ² or Ha)	1153m ²		
Certificate of Title(s):	20836		
Current use of site:	2		

General Application Details Complete for All Applications

Description of proposed use or development:	Proposed Lower level Tenancy and visitor accommodation		
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	[REDACTED]		
Is the property on the State Heritage Register? (Circle one)	☐ Yes	/	☒ No

For all Non-Residential Applications

Hours of Operation	7am - 9pm monday - friday 8am - 9pm sundays and PH
Number of Employees	unknown
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	unknown
Describe any hazardous materials to be used or stored on site	none
Type & location of any large plant or machinery used (refrigeration, generators)	none
Describe any retail and/or storage of goods or equipment in outdoor areas	none

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

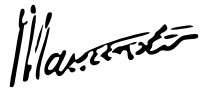
- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	21.7.26
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Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
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If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Checklist of application documents:

Taken from Section 6 of the Planning Scheme

An application must include:

- ☒ a signed application form;
- ☒ any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- ☒ details of the location of the proposed use or development;
- ☒ a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- ☒ a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- ☐ any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- ☐ a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
 - (xiv) any proposed open space, common space, or facilities on the site; and
 - (xv) proposed subdivision lot boundaries;
- ☒ where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
 - (xvi) the internal layout of each building on the site;
 - (xvii) the private open space for each dwelling;
 - (xviii) external storage spaces;
 - (xix) parking space location and layout;
 - (xx) major elevations of every building to be erected;
 - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
 - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 20836	FOLIO 2
EDITION 9	DATE OF ISSUE 21-July-2024

SEARCH DATE : 21-July-2026

SEARCH TIME : 05.27 pm

DESCRIPTION OF LAND

Town of TRIABUNNA

Lot 2 on Diagram [20836](#)

Being portion of the land described in Conveyance No. 23/8620

Excepting thereout Lot 1 on Diagram No [20836](#)

Derivation : Part of Lot 3, 2R-34Ps (Sec.B) Gtd. to John

Roberts and Part of 1A-2R-3Ps (Sec.B) Gtd. to Henry Vicary

Prior CT [4588/44](#)SCHEDULE 1

[N201807](#) TRANSFER to COSTMAC INVESTMENTS PTY LTD Registered
21-July-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED - 4 JUL 1983 <i>[Signature]</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.20836
FILE NUMBER Z.2134	GRANTEE: PART OF LOT 3 (0.2.34) SEC.B JOHN ROBERTS & PART OF (1.2.3) SEC.B HENRY VICARY.	DRAWN M.YOUNG 27.6.83

OS-K 2062

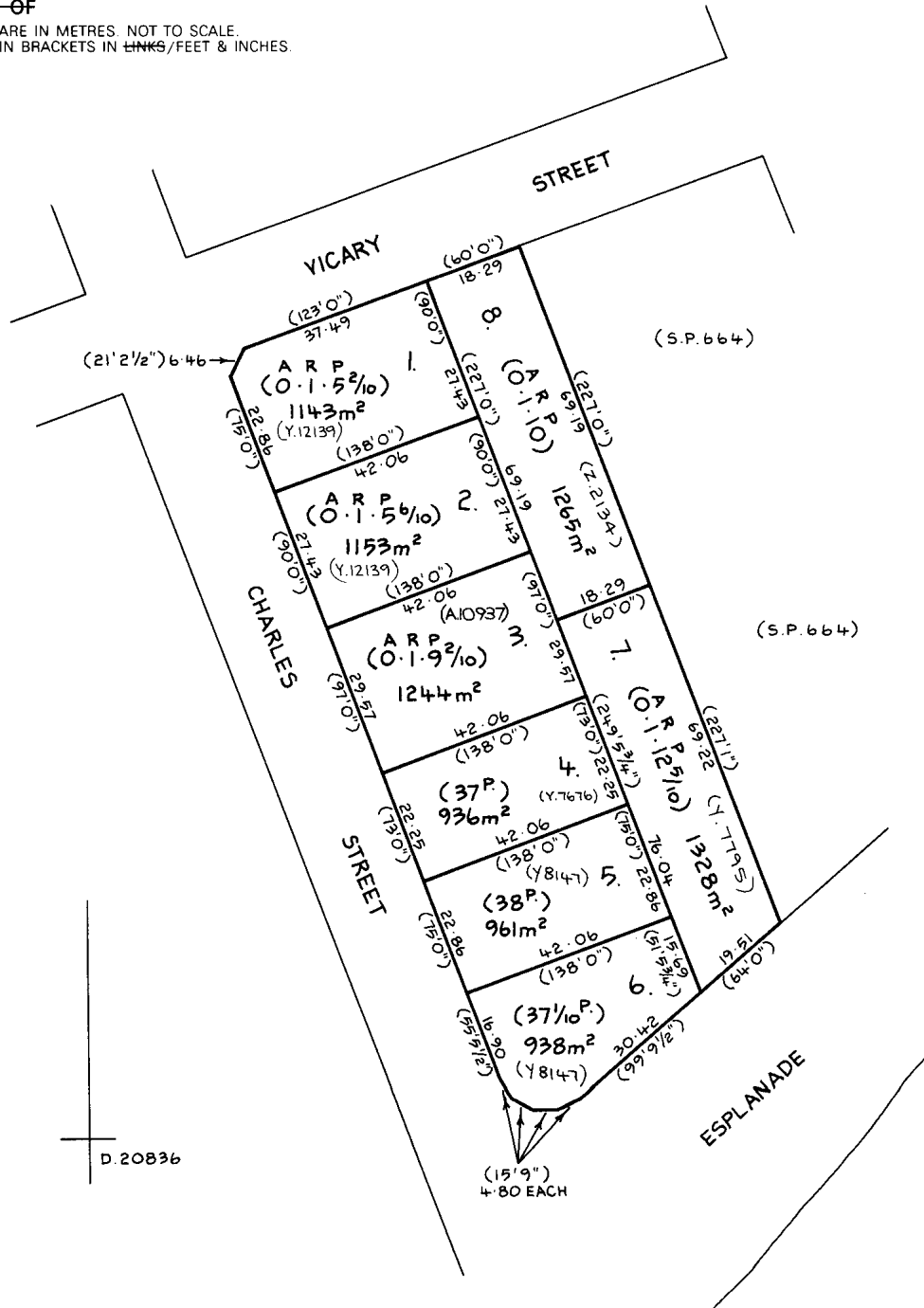
SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF TRIABUNNA

LAND DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



Project Address : 10 Charles St, Triabunna

Land Title reference number : Volume 20836, Folio 2

Client : Costmac Investments P/L

Architect : Matthew Bax

Drawings :
100 Site Plan
101 Lower Level Plan
102 Upper Level Plan
200 Elevation 1
201 Elevation 2
300 Section A

Areas :
Lot Area : 1153m²
Proposed Building Area :
Plot Ratio : 4.9%

Soil Classification : TBC

Wind Classification : TBC

Climate Zone : 7

Bushfire Attack Level : TBC

Alpine Area : N/A

Corrosion Environment : TBC

10 Charles St, Triabunna

Proposed new Development

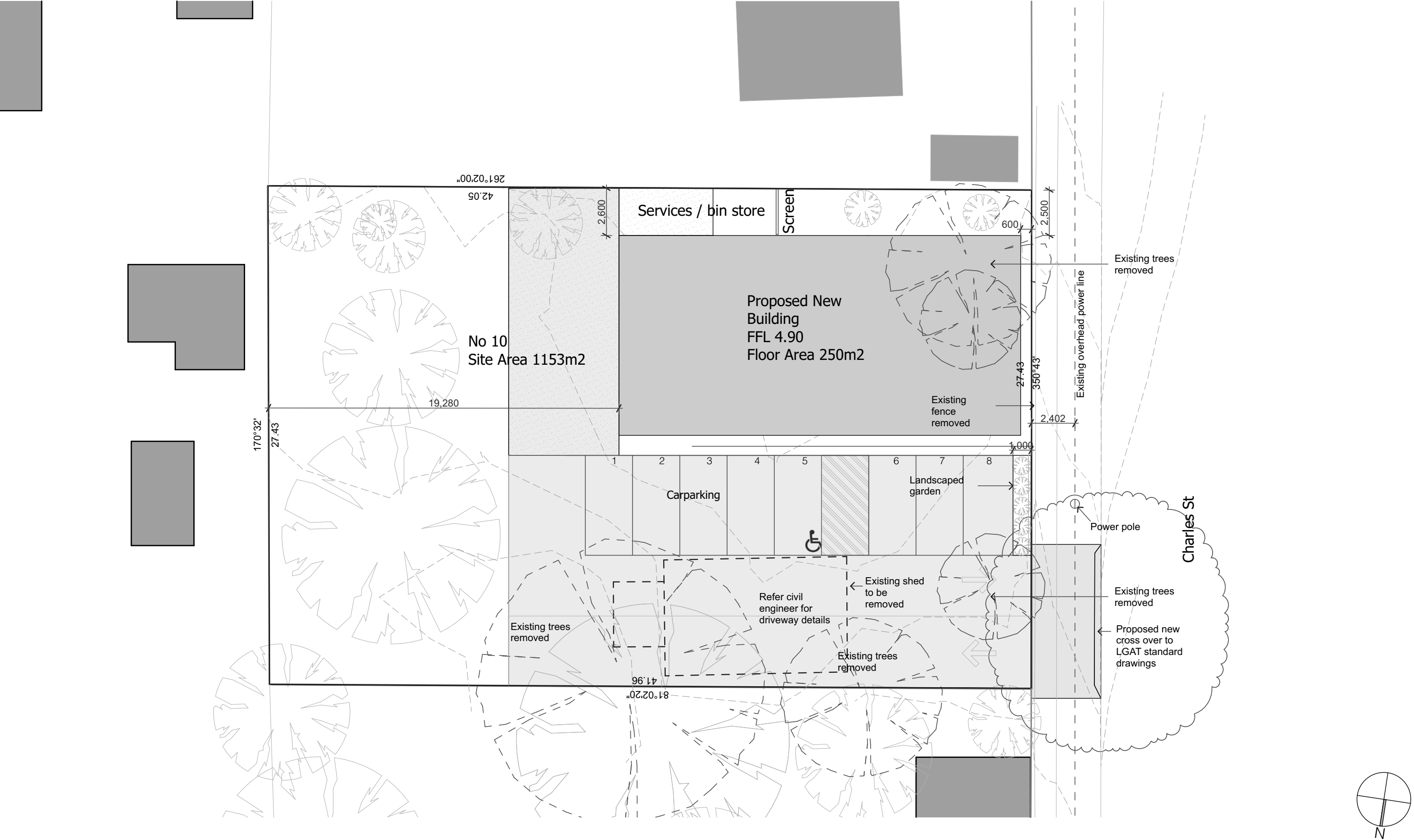
MATTHEW BAX
ARCHITECT



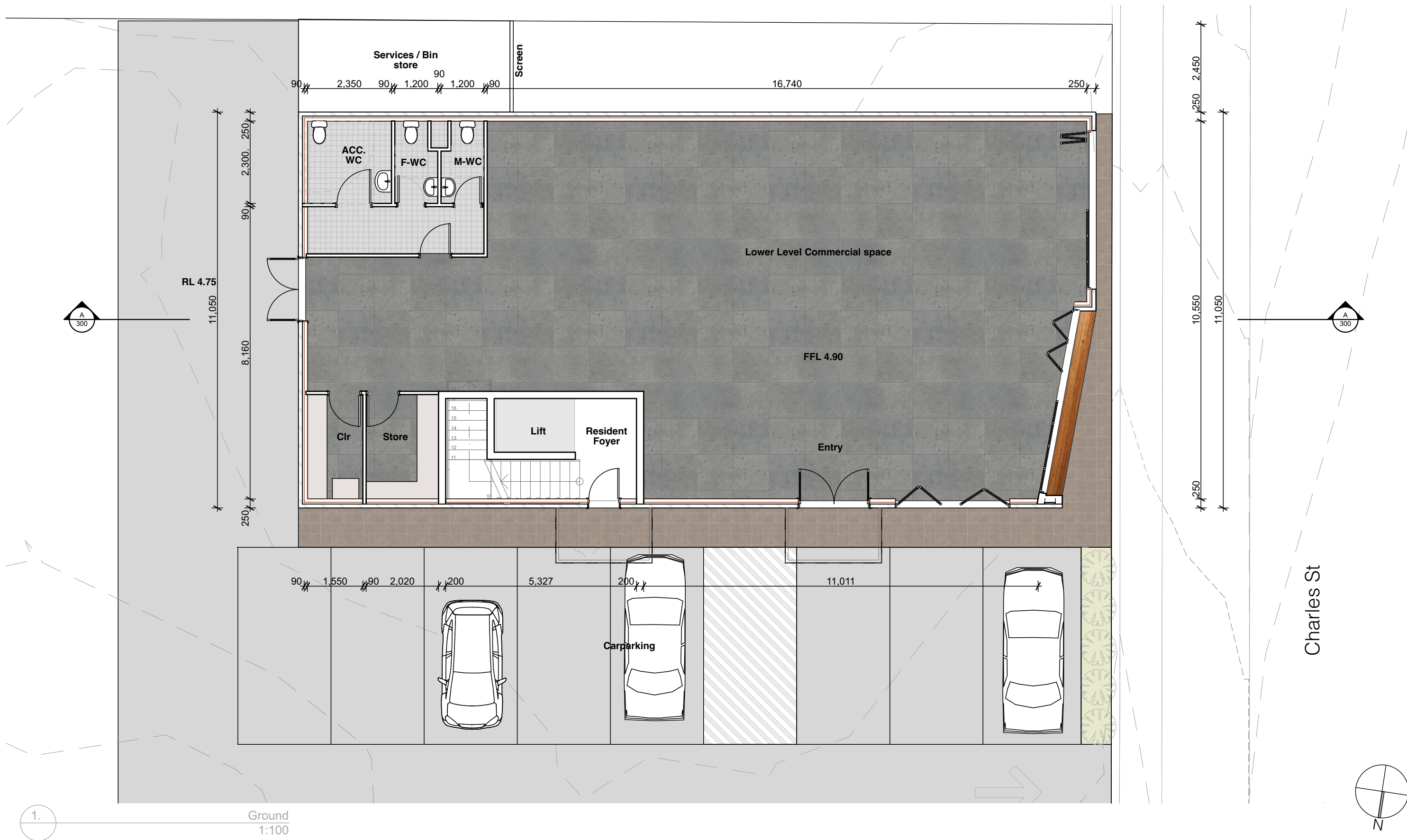
South West View



North West View



Revision	Date	Project Title	Drawing Title	Drawn	Checked
A	27.6.26	Multi-use Development 10 Charles Street Triabunna	Site Plan	Scale 1:200 @ A3	
				Date August 2026	
				File Number 2521	
				Drawing No 100	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Costmac	MATTHEW BAX ARCHITECT ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au		

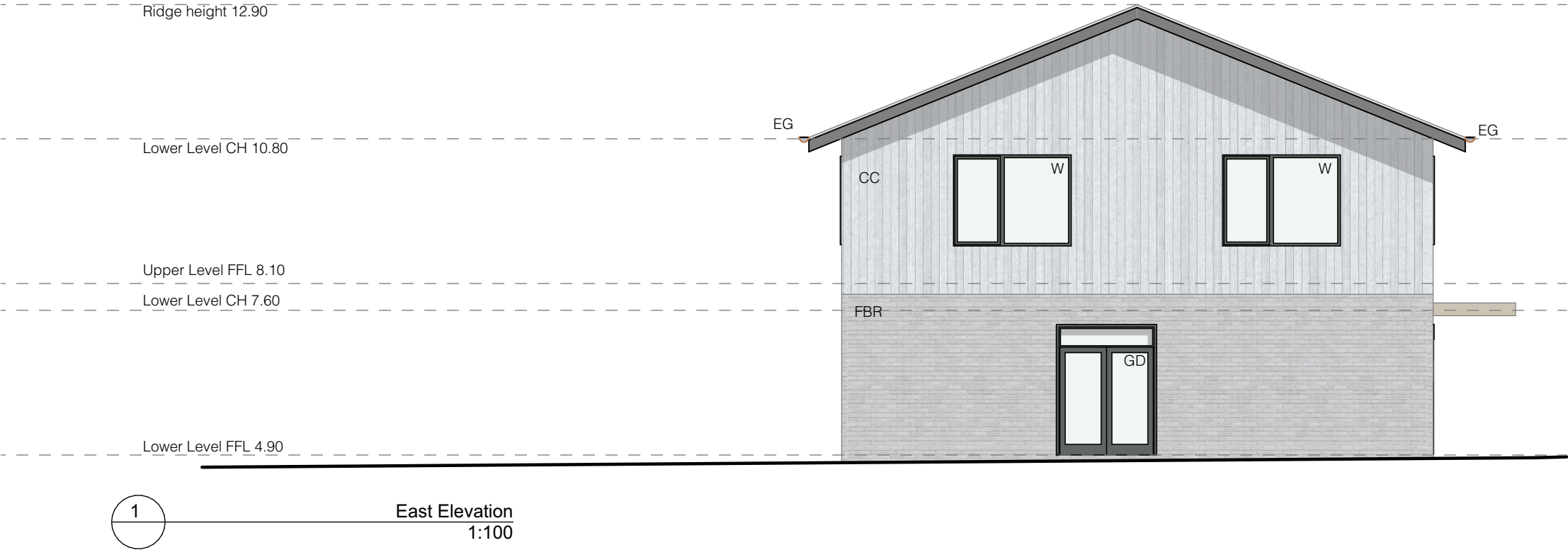


Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Multi-use Development 10 Charles Street Triabunna	Lower Level Plan	Scale 1:100 @ A3	
		Client Costmac		Date July 2026	
				File Number 2521	
				Drawing No 101	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS			Printed: Monday, 27 July 2026		



2. UPPER LEVEL
1:100

Revision		Date	Project Title	MATTHEW BAX ARCHITECT		Drawing Title	Drawn	Checked	
			Multi-use Development 10 Charles Street Triabunna			Upper Level Plan	Scale	1:100 @ A3	
							Date	July 2026	
							File Number	2521	Printed: Monday, 27 July 2026
							Drawing No	102	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS			Client	ph 0408 522 661					
			Costmac	w matt@matthewbaxarchitect.com.au					
				w www.matthewbaxarchitect.com.au					



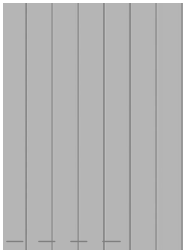
- Key
- CC Cement Sheet Cladding. Painted white
 - FRB Face brickwork white
 - BR Brickwork Rendered sandstone finish
 - TC Timber Cladding Natural finish
 - W Window colour black
 - GD Glazed Door Colour Black
 - BA Balustrade
 - CR Colourbond Roofing Colour Grey



Timber Cladding



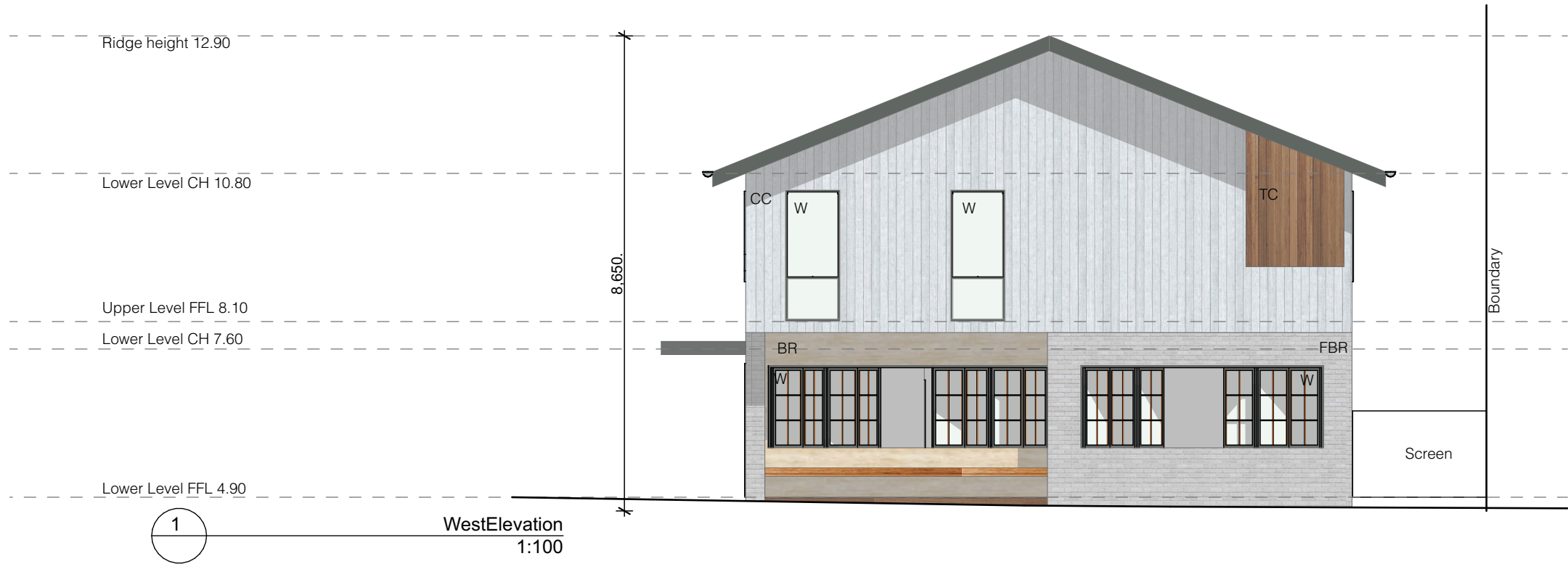
Painted brickwork



Painted Vertical cement
sheet cladding



Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Multi-use Development 10 Charles Street Triabunna	Elevation 1	Scale 1:100 @ A3	
				Date July 2026	
				File Number 2521	
				Drawing No 200	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Costmac	ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au	Printed: Monday, 27 July 2026	



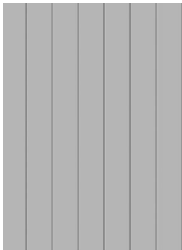
- Key
CC Cement Sheet Cladding. Painted white
FRB Face brickwork white
BR Brickwork Rendered sandstone finish
TC Timber Cladding Natural finish
W Window colour black
GD Glazed Door Colour Black
BA Balustrade
CR Colourbond Roofing Colour Grey



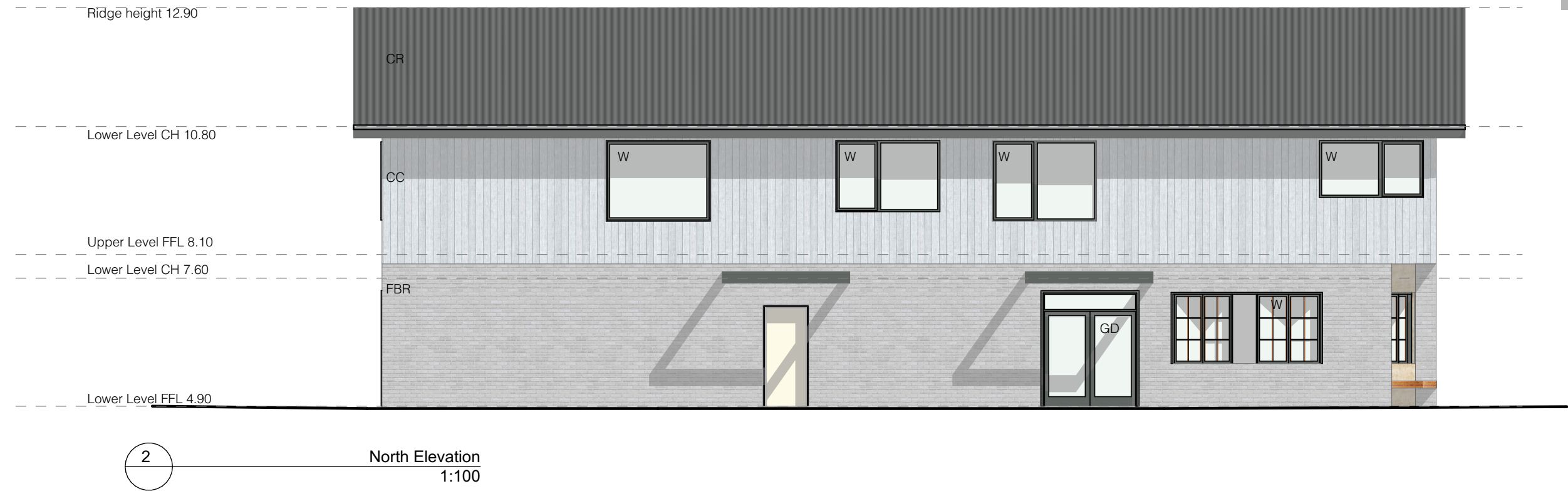
Timber Cladding



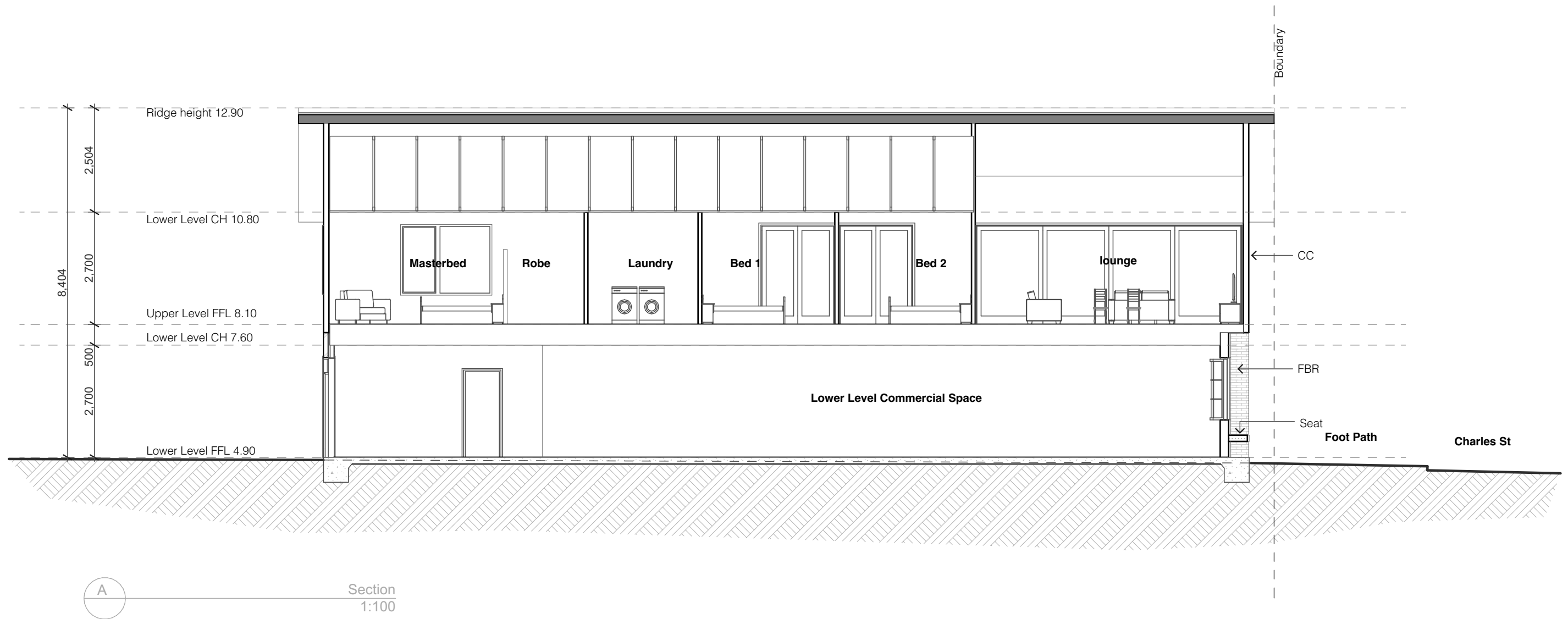
Painted brickwork



Painted Vertical cement sheet cladding



Revision	Date	Project Title	Drawing Title	Drawn	Checked
		Multi-use Development 10 Charles Street Triabunna	Elevation 2	Scale 1:100 @ A3	
				Date July 2026	
				File Number 2521	
				Drawing No 201	
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS		Client Costmac	MATTHEW BAX ARCHITECT ph 0408 522 661 e matt@matthewbaxarchitect.com.au w www.matthewbaxarchitect.com.au	Printed: Monday, 27 July 2026	



Revision		Date	Project Title		Drawing Title		Drawn	Checked
			Multi-use Development 10 Charles Street Triabunna		MATTHEW BAX ARCHITECT		Scale 1:100 @ A3	
		Date July 2026						
		File Number 2521					Printed: Monday, 27 July 2026	
		Drawing No 300						
GENERAL NOTES DO NOT SCALE DRAWINGS CONFIRM DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE AND INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BCA ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATION AND ENGINEERS DRAWINGS			Client Costmac		ph 0408 522 661			
					e matt@matthewbaxarchitect.com.au			
					w www.matthewbaxarchitect.com.au			

CIVIL / HYDRAULIC DRAWINGS
MULTI USE DEVELOPMENT
COSTMAC
10 CHARLES STREET TRIABUNNA TAS

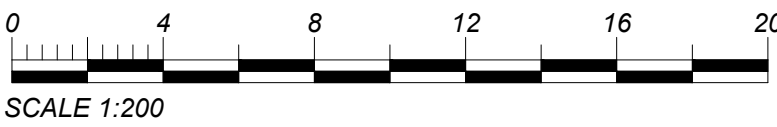
DRAWING SCHEDULE

SHEET	DRAWING TITLE	REV	DATE
C01	TITLE & OVERALL PLAN	1	27/07/2026
C02	NOTES & LEGEND	0	30/06/2026
C03	OVERALL SITE LAYOUT	1	27/07/2026
C04	DETAILED CIVIL AND DRAINAGE LAYOUT	1	27/07/2026
C05	CARPARK LONG SECTIONS	0	30/06/2026
C06	CARPARK CROSS SECTIONS	0	30/06/2026
C07	TURN PATH PLANS	1	27/07/2026
C08	CONSTRUCTION DETAILS 1	0	30/06/2026
C09	CONSTRUCTION DETAILS 2	0	30/06/2026



OVERALL PLAN
SCALE 1:200 (mm) (A1)

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE
APPROXIMATE ONLY AND THE EXACT POSITION
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS
GIVEN THAT ALL SERVICES ARE SHOWN.



1 0	FOR DA APPROVAL FOR DA APPROVAL	CF CF	27/07/2026 30/06/2026			BASE SURVEY SUPPLIED BY PDA SURVEYORS SURVEYED ON: 10/10/2025 HORIZONTAL DATUM: MGA2020 AHD 83 GRID: GDA2020, ZONE 55 LEVEL DATUM: AHD	 FYSH DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS PH: 0414 149 394 ACCREDITATION: BSD LICENCE NO. 479819732	 NORTH	CIVIL / HYDRAULIC DRAWINGS COSTMAC 10 CHARLES STREET, TRIABUNNA TAS DRAWING TITLE TITLE AND OVERALL PLAN	DESIGNED CF PROJECT CKD-CIV-208	DRAWN CF SHEET NO. C01	SCALE AS NOTED REVISION 1
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE							

LEGEND

NEW STORMWATER LINE(DN150 DWV SN10 @ MIN 1.0% GRADE)

NEW DOMESTIC WATER

NEW DN100 DWV SN6 SEWER @ MIN 1.65% GRADE

NEW DN100 CHARGED STORMWATER LINE @ MIN 1.0% GRADE

SHAPED TABLE DRAIN

BOUNDARY LINE

EXISTING FENCE LINE

EXISTING OVERHEAD POWER LINE

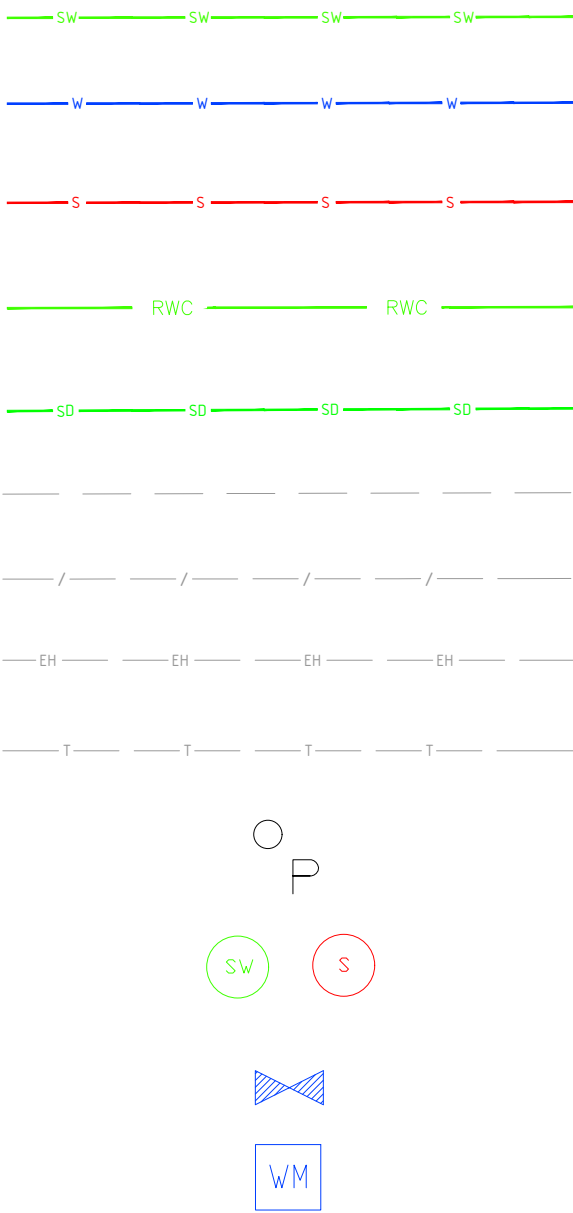
EXISTING TELECOMMUNICATIONS LINE

EXISTING POWER POLE

NEW STORMWATER/SEWER MANHOLE

WATER VALVE

WATER METER



NOTE:
LEVELS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY AND ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS. FYSH DESIGN HAS NOT INDEPENDENTLY VERIFIED THE ACCURACY OR COMPLETENESS OF THE SURVEY DATA.

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PLUMBING NOTES

- ALL PRIVATE PLUMBING WORKS SHALL GENERALLY BE IN ACCORDANCE WITH THE AS3500, NATIONAL CONSTRUCTION CODE VOL 3 (PLUMBING CODE OF AUSTRALIA), & THE IPWEA MUNICIPAL STANDARD SPECIFICATION AND DRAWINGS AS APPLICABLE.
- UNLESS NOTED OTHERWISE THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORKS INCLUDING ANY WORKS IN THE ROAD RESERVATION AND ON ADJACENT PRIVATE PROPERTIES.
- THE CONTRACTOR SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS & CLEARLY IDENTIFY ALL DANGEROUS SERVICES UNDERGROUND & OVERHEAD.
- ALL DRAIN AND SERVICES TIE IN LEVELS & LOCATIONS ARE TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION WORK.
- UNLESS NOTED OTHERWISE ALL SERVICE CONNECTIONS TO COUNCIL OR WATER AUTHORITY SERVICE SHALL BE UNDERTAKEN BY THE COUNCIL OR WATER AUTHORITY AT THE CONTRACTOR'S COST.
- ALL REDUNDANT SERVICE LINES SHALL BE CUT AND PLUGGED AT EXTERNAL BOUNDARIES. WITHIN THE SITE BOUNDARY ALL REDUNDANT SERVICES SHALL BE REMOVED AND DISPOSED OF.
- REDUNDANT SERVICE TRENCHES SHALL BE BACKFILLED WITH FULLY COMPACTED MATERIAL APPROPRIATE FOR THE AREA OF THE DEVELOPMENT SITE.
- ALL UNDERGROUND WATER AND SEWER WORKS MUST BE TESTED AND INSPECTED BY COUNCIL OR TASWATER PRIOR TO BACKFILL.
- ALL PIPES UNDER TRAFFIC ABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20MM F.C.R. AND FULLY COMPACTED.

SERVICES NOTES:

WATER SUPPLY

- ALL WATER WORKS IN PUBLIC AREAS ARE TO BE IN ACCORDANCE WITH WATER SUPPLY CODE WSA 03-2011-3.1 MRWA ED 2 AND TASWATER'S SUPPLEMENT.
- ALL WATER SUPPLY WORKS IN PRIVATE AREAS SHALL BE IN ACCORDANCE WITH IN ACCORDANCE WITH WITH AS3500.1 & AS3500.4
- ALL INTERNAL WATER SUPPLY SERVICES SHALL BE PLANNED AND INSTALLED BY THE PLUMBING CONTRACTOR IN ACCORDANCE WITH AS3500.
- ALL HOT WATER LINES ARE TO BE FULLY LAGGED.
- ALL HOT WATER SERVICES TO BE INSTALLED WITH TEMPERING DEVICES PROVIDING WATER AT NO GREATER THAN 45 DEGREES C. IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500.4.
- ALL MODIFICATIONS AND ADDITIONS TO WATER SERVICES THAT CONNECT DIRECTLY ONTO TASWATER MAINS MUST BE CARRIED BY TASWATER AT THE CONTRACTOR'S COST.
- ALL WATER SUPPLY PIPES ARE TO BE LOCATED WITH MINIMUM CLEARANCES TO OTHER SERVICES IN ACCORDANCE WITH THAT SPECIFIED IN THE WATER SUPPLY CODE WSA 03-2011-3.1 MRWA ED E - TABLE 5.5.

SERVICES NOTES:

SEWER

- ALL SEWER WORKS IN PUBLIC AREAS ARE TO BE IN ACCORDANCE WITH WSA 02-2002-2.3 MRWA EDITION 1.0 AND TASWATER'S SUPPLEMENT.
- ALL SEWER WORKS IN PRIVATE AREAS SHALL BE IN ACCORDANCE WITH AS3500.2.
- UNLESS NOTED OTHERWISE ALL SEWER DRAINS SHALL BE PVC SEWER CLASS "SN8" TO AS1260.
- ALL SEWER MANHOLE LIDS TO BE GATIC TYPE, HEAVY DUTY FOR TRAFFIC AREAS, LIGHT DUTY FOR NON TRAFFIC AREAS.
- WHERE NECESSARY ALL EXISTING MANHOLE & PIT TOPS SHALL BE ADJUSTED TO SUIT NEW SURFACE LEVELS. PROVIDE AND INSTALL NEW APPROVED LIDS WHERE NECESSARY.
- PROVIDE ALL NECESSARY TESTING & INSPECTION OPENINGS TO PIPE WORK, WHERE RELEVANT PROVIDE ADDITIONAL INSPECTION OPENINGS TO ALLOW IDENTIFICATION OF THE ORIGIN OF BLOCKAGES.
- ALL MAINTENANCE STRUCTURES ARE TO BE IN ACCORDANCE WITH WSA SEW1300 DRAWING SERIES.
- NEW SEWER MAIN DRAINS SHALL BE DN150 UPVC CLASS "SN8" TO AS 1260 - U.N.O.
- ALL PRIVATE SEWER DRAINS TO BE DN100 (UNO) PVC TO AS1260.
- MANHOLES WITH INTERNAL DROPS SHALL BE 1200 INTERNAL DIAMETER MINIMUM.

WORKPLACE HEALTH & SAFETY NOTES:

BEFORE THE CONTRACTOR COMMENCES WORK THE CONTRACTOR SHALL UNDERTAKE A SITE SPECIFIC PROJECT PRE-START HAZARD ANALYSIS / JOB SAFETY ANALYSIS (JSA) WHICH SHALL IDENTIFY IN DOCUMENTED FORM:

- THE TYPE OF WORK.
- HAZARDS AND RISKS TO HEALTH AND SAFETY.
- THE CONTROLS TO BE APPLIED IN ORDER ELIMINATE OR MINIMIZE THE RISK POSED BY THE IDENTIFIED HAZARDS.
- THE MANNER IN WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED.

THESE ARE TO BE SUBMITTED TO THE SUPERINTENDENT AND/OR OTHER RELEVANT WORKPLACE SAFETY OFFICERS.

FOR THIS PROJECT, POSSIBLE HAZARDS INCLUDE (BUT ARE NOT LIMITED TO):

- EXCAVATION OF ANY TYPE & DEPTHS
- CONTAMINATED SOILS
- CONSTRUCTION IN GROUND WITH HIGH WATER TABLE
- FELLING / LOPPING &/OR REMOVAL OF EXISTING TREES/VEGETATION
- UNDERGROUND STRUCTURES (MANHOLES / SUMPS / ETC)
- CONFINED SPACES
- OVERHEAD POWER LINES
- UNDERGROUND STORMWATER, WATER AND SEWER PIPES
- TELECOMMUNICATION CABLES - BOTH UNDERGROUND & OVERHEAD
- ELECTRICAL/POWER CABLES - BOTH UNDERGROUND & OVERHEAD
- WORKING AT HEIGHTS
- WORKING WITH ASBESTOS CONTAINING MATERIALS
- TRAFFIC MANAGEMENT

EARTHWORKS & CARPARK NOTES:

- ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
- ALL VEGETATION AND TOPSOIL SHALL BE STRIPPED AND GRUBBED IN THE AREA OF PROPOSED WORKS.
- NEW OR MODIFIED CARPARK CROSSINGS SHALL BE IN ACCORDANCE WITH IPWEA STANDARD DRAWING TSD-R09-v1 AND MUST BE INSPECTED AND APPROVED BY COUNCIL.
- EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED TO BE OTHERWISE.
- FILL REQUIRED TO SUPPORT CARPARKS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT CARPARKS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
 - THE SUB GRADE SHALL HAVE A MINIMUM BEARING CAPACITY OF 100 kPa.
 - FILL IN EMBANKMENTS SHALL BE KEYED 150mm INTO NATURAL GROUND.
 - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm.
 - EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STD, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
- WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO CONFIRM AN APPROVED BASE.
- CONCRETE PAVEMENTS SHALL BE CURED FOR A MINIMUM OF 3 DAYS USING A CURRENT BEST PRACTICE METHOD.
- SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELLING THE JOINT. GENERALLY THIS SHALL BE WITHIN 24 HOURS.
- BATTERS SHALL BE SET TO A SAFE ANGLE OF REPOSE IN ACCORDANCE WITH THE BCA VOL 2 AS INDICATED BELOW:

NOTE: WHERE SITE CONDITIONS ARE UNSUITABLE FOR A BATTERED BANK CONSULT THE DESIGNER OR ENGINEER FOR A SUITABLE RETAINING WALL DESIGN. EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION.

SEE TABLE BELOW

SOIL TYPE (* REFER BCA 3.2.4)		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK (A*)		2:3	8:1
SAND (A*)		1:2	1:2
SILT (P*)		1:4	1:4
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS (P)		NOT SUITABLE	NOT SUITABLE

GENERAL NOTES

- THE LOCATION OF UNDERGROUND SERVICES ARE INDICATIVE ONLY. THE EXACT POSITION OF EACH SERVICE PRESENT SHOULD BE ESTABLISHED ON SITE WITH THE RESPECTIVE SERVICE OWNERS PRIOR TO COMMENCING CONSTRUCTION.
- ALL WORKS SHALL BE IN ACCORDANCE WITH LGAT STANDARD DRAWINGS (U.N.O.)
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE (U.N.O.)

CIVIL WORKS

- THE CONTRACTOR SHALL PREPARE AND PROVIDE A SEDIMENT AND EROSION CONTROL PLAN FOR THE WORKS. NO WORK SHALL COMMENCE UNTIL THIS PLAN HAS BEEN APPROVED BY THE SUPERINTENDENT.
- NO MACHINERY IS TO BE PLACED ON OR HAVE ACCESS TO ANY AREA OUTSIDE THE LIMIT OF WORKS UNLESS APPROVED BY THE PRINCIPAL.
- THE LIMIT OF WORKS LINE SHALL BE TEMPORARILY FENCED WITH BUNTING BEFORE ANY WORKS COMMENCE.
- ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
 - R21 - CLEARING AND GRUBBING, R22 - EARTHWORKS, R23 - SUBGRADE ZONE, R31 - OPEN DRAINS AND CHANNELS, R36 - KERB AND GUTTER, R40 - PAVEMENT BASE AND SUBBASE, R40.1 NOMINATION OF MATERIALS FORM, EXPLANATORY NOTES, R43 - PAVEMENT AND SHOULDER MAINTENANCE, R51 - SPRAYED BITUMINOUS SURFACING, R55 - ASPHALT PLACEMENT, R64 - PAVEMENT MARKING, R80 - MISCELLANEOUS CONCRETE SLABS.
- NO CLEARING OF VEGETATION OR REMOVAL OF TOPSOIL IS PERMITTED IN ANY AREA NOT DIRECTLY RELATED TO THE CONSTRUCTION WORKS OR AS NOTED ON THE DRAWINGS OTHER THAN REMOVAL OF TREES IDENTIFIED AS IN A HAZARDOUS CONDITION.
- ALL STRIPPED TOPSOIL IS TO BE STORED IN AN APPROVED MANNER FOR REHABILITATION WORKS AND VEGETATION RESEEDING.
- SURFACE REINSTATEMENT & EROSION CONTROL.
 - ALL DISTURBED AND BARE GROUND INCLUDING ALL CUT & FILL SURFACES SHALL BE REHABILITATED AS FOLLOWS:
 - REPLACE TOPSOIL WITH THAT RESERVED WHEN THE SITE WAS STRIPPED (50 THICK). RE-SEED ALL DISTURBED GROUND USING SEED MIX APPROVED BY THE SUPERINTENDENT.
- 147mm TWO COAT SEAL TO BE IN ACCORDANCE WITH DEPARTMENT OF STATE GROWTH STANDARD SPECIFICATION R51 - BITUMINOUS SURFACING.
- SUBGRADE CBR FOR ROAD PAVEMENTS AND FOOTPATHS TO BE A MINIMUM OF 9%.
- ALL PAVEMENT MARKING TO BE STANDARD PAINT IN ACCORDANCE WITH DEPARTMENT OF STATE GROWTH SPECIFICATION R64 - PAVEMENT MARKING.
- TRAFFIC MANAGEMENT PLAN INDICATING HOW, SAFE USE CHARLES STREET WILL BE MAINTAINED DURING CONSTRUCTION SHALL BE SUBMITTED PRIOR TO COMMENCEMENT OF WORK.
- CONCRETE FOOTPATH TO BE CONSTRUCTED IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-R11-V3.
- CONCRETE KERBS TO BE CONSTRUCTED IN ACCORDANCE WITH LGAT STANDARD DRAWINGS TSD-R14-V3.

SERVICES NOTES:

STORMWATER

- ALL STORMWATER WORKS TO BE IN ACCORDANCE WITH AS3500.3.
- ALL STORM WATER PIPES LESS THAN DN300 TO BE UPVC CLASS "SN10" TO AS 1254 UNO.
- ALL STORMWATER PIPES DN300 & LARGER TO BE "BLACKMAX" UNO.
- ALL SUBSOIL DRAINS SHALL COMPRISE DN80 CLASS 400 SNB POLYETHYLENE PIPE TO AS2438.1 WITH PROPRIETARY POLYESTER PIPE FILTER SOCK SLEEVING AND FREE DRAINING BEDDING MATERIAL.
- PROVIDE ANCHOR BLOCKS IN ACCORDANCE WITH MSD SD 5005 WHERE PIPE GRADES EXCEED 15 %.
- CONNECTIONS TO LIVE COUNCIL MAINS TO BE CARRIED OUT BY COUNCIL AT DEVELOPERS COST.
- ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE MUNICIPAL STANDARD DRG MSD SD 5001.
- ALL MANHOLE LIDS IN TRAFFICABLE AREAS SHALL COMPLY WITH CLASS "C" LOAD RATING TO AUSTRALIAN STANDARD AS 3986.
- PIT DIMENSIONS SHOWN HAVE BEEN DESIGNED BY PIT CAPACITY TABLES. THESE PITS MAY NEED TO BE INCREASED IN MINIMUM INTERNAL SIZE DUE TO THE DEPTH AS PER AS3500.3 AS PER TABLE BELOW WHICH IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE TO AS3500. (SEE ADJACENT)

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS mm	
	WIDTH	LENGTH
≤600	450	450
>600 ≤900	600	600
>900 ≤1200	600	900
>1200	900	900



0	FOR DA APPROVAL	CF	30/06/2026				FYSH DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS PH: 0414 149 394 ACCREDITATION: BSD LICENCE NO. 479819732	CIVIL / HYDRAULIC DRAWINGS COSTMAC 10 CHARLES STREET, TRIABUNNA TAS DRAWING TITLE NOTES AND LEGEND	DESIGNED CF PROJECT CKD-CIV-208	DRAWN CF SHEET NO. C02	SCALE AS NOTED REVISION 0
REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE						

REFER TO DRAWING C03

REFER TO DRAWING C03

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NEW TYPE A TASWATER DN100 SN10 SEWER PROPERTY CONNECTION IN ACCORDANCE WITH MRWA DRAWINGS MRWA-S-303 AND TASWATER SUPPLEMENTS FOR GRAVITY DRAINAGE BY TASWATER AT DEVELOPERS COST (REFER TO C05 LONG SECTION FOR FURTHER DETAILS)

AREA OF DISTURBANCE TO BE REINSTATED AND MADE GOOD AT DEVELOPERS COST TO COUNCIL'S SATISFACTION IN ACCORDANCE WITH LGAT STANDARDS

NEW 7.0M WIDE REINFORCED CONCRETE PROPERTY CROSSOVER TO BE PROVIDED SITE TO ALLOW FOR PASSING IN ACCORDANCE WITH LGAT DRAWING TSD-R09-v3 (REFER TO LONG AND CROSS SECTIONS ON C05-C06)

DN150 DWV SN10 @ MIN 1.0% GRADE TO CONNECT TO EXISTING RCP DN375 COUNCIL STORMWATER MAIN (AS LOCATED AND SURVEYED) IN ACCORDANCE WITH TSD-SW25-V3 AND COUNCILS SATISFACTION CONTRACTOR TO EXPOSE EXISTING MAIN AND CONFIRM LOCATION AND INVERT PRIOR TO CONSTRUCTION. (REFER TO LONG SECTION ON C05 FOR FURTHER DETAILS)

CAUTION: CONTRACTOR TO VAC TRUCK EXCAVATE AND CAREFULLY AVOID CROSSING OF EXISTING SERVICES - CONTRACTOR TO ADVISE DESIGNER OF ANY ISSUES PRESENTED

EXISTING DN375 RCP SW MAIN LOCATION AS LOCATED BY UDM
CAUTION: OVERHEAD POWER CABLES

NEW DN32 (ID) POLY PN16 SDR11 CONNECTION FROM 200MM AC MAIN IN ACCORDANCE WITH MRWA -W-106 BY TASWATER AT DEVELOPERS COST

NEW BELOW GROUND LOW HAZARD TRAFFICABLE DN32 DOMESTIC SYSTEM. DN32 (ID) LOW HAZARD WATER METER ASSEMBLY TO BE INSTALLED BY TASWATER AS PER TWS-W-0002 SHEET 11A OF 19 AT DEVELOPERS COST

DN150 DWV SN6 STORMWATER @ MIN 1.00% GRADE

DESIGN SURFACE CONTOURS AT 0.5m INTERVALS

9000 L PREFABRICATED DETENTION TANK OR EQUIVALENT REINFORCED CONCRETE CAST IN-SITU TANK PROVIDING A MINIMUM EFFECTIVE STORAGE VOLUME OF 9.0 M³. UNDERGROUND DETENTION TANK INSTALLED WITH 80 mm LOW FLOW ORIFICE AND 150 mm OVERFLOW WITH TRAFFICABLE SW LIDS AS PER MANUFACTURERS SPECIFICATIONS AND DETAIL PROVIDED. REFER TO FYSH DESIGN STORMWATER REPORTING FOR SIZING INFORMATION

PROPOSED CONCRETE DRIVEWAY WITH 150 MIN THICK 32MPA CONCRETE TO BE CONSTRUCTED IN ACCORDANCE WITH AS2890.1 2004 AND LGAT V3 DRAWINGS

600sq. MIN CLASS D TRAFFICABLE STORMWATER PIT INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND AS3500.3:2021

TYPE 2 INSPECTION OPENING TO SURFACE WITH TRAFFICABLE COVER TO BE PROVIDED AT DEVELOPERS COST IN ACCORDANCE WITH MRWA-S-303 AND 301 BY THE DEVELOPERS CONTRACTOR AT DEVELOPERS COST

ORG TO BE PROVIDED MINIMUM 150mm BELOW LOWEST FIXTURE AND 75mm ABOVE FSL INSTALLED IN ACCORDANCE WITH AS3500.2:2021, TAP TO BE PROVIDED OVER FOR PRIMING

REFER TO MATTHEW BAX ARCHITECTURAL DOCUMENTATION FOR HEIGHTS ON ELEVATIONS AND SECTIONS
DN100 GEBERIT HDPE TRADE WASTE LINE FROM CAFE KITCHEN @ MIN 1.65% TO 2000L GREASE TRAP SYSTEM (REFER TO INTERNAL HYDRAULIC DRAWINGS BY FYSH DESIGN FOR CONTINUATION)

DN80 CHAMBER VENT OFF GREASE TRAP OUTLET TO ATMOSPHERE

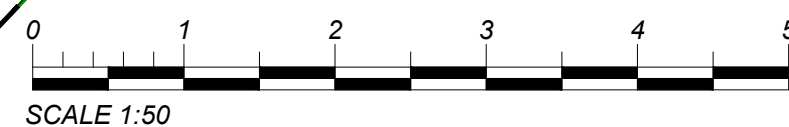
DN50 ANTI-SIPHONING VENT OFF D/T OUTLET TO ATMOSPHERE

DN100 DWV SN6 SEWER LINE @ MIN 1.65% GRADE

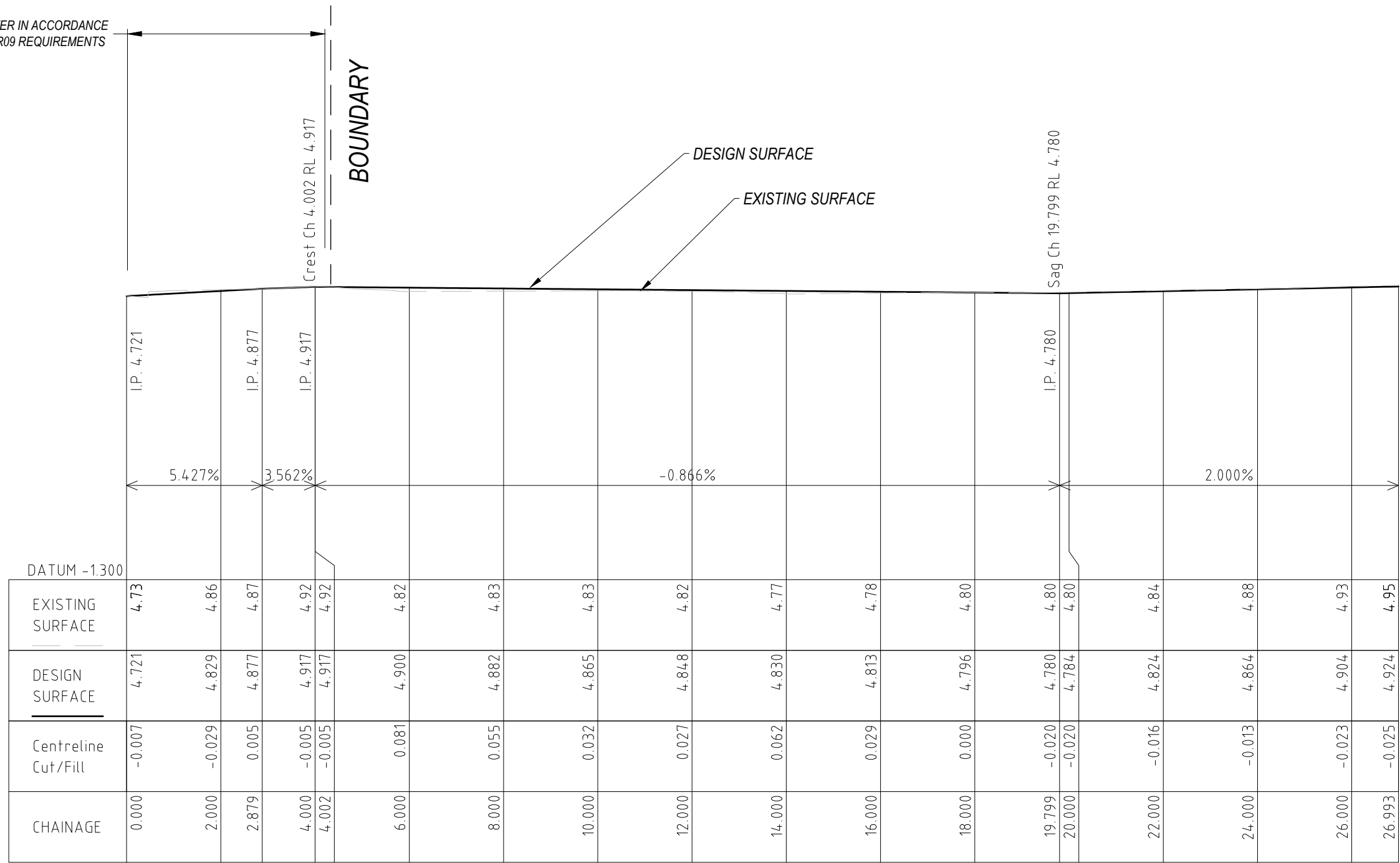
DN100 DWV SN6 STORMWATER LINE @ MIN 1.00% GRADE

2000 L BELOW GROUND VIKING PANEL TRIM GREASE TRAP (OR APPROVED EQUIVALENT) TO BE INSTALLED BELOW GROUND WITH CLASS D TRAFFICABLE LIDS INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND NCC 2022 TASMANIAN APPENDIX FOR GREASE TRAP VENTING AND AS3500.2 REQUIREMENTS

DETAILED CIVIL AND DRAINAGE LAYOUT
SCALE 1:50 (mm)

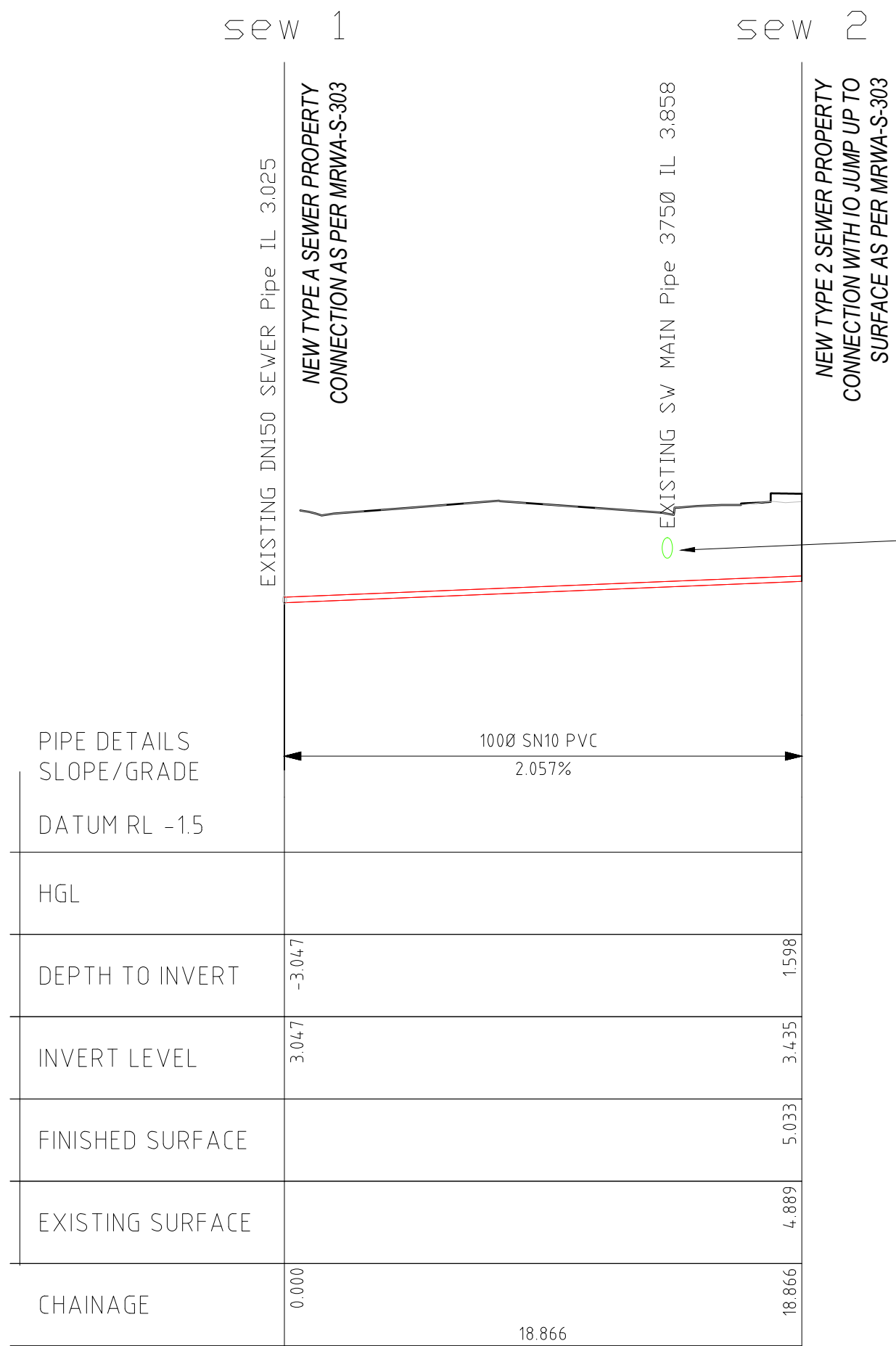


FYSH DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS PH: 0414 149 394 ACCREDITATION: BSD LICENCE NO. 479819732		CIVIL / HYDRAULIC DRAWINGS COSTMAC 10 CHARLES STREET, TRIABUNNA TAS DRAWING TITLE DETAILED CIVIL AND DRAINAGE LAYOUT		DESIGNED CF PROJECT CKD-CIV-208		DRAWN CF SHEET NO. C04		SCALE AS NOTED REVISION 1	
1	FOR DA APPROVAL	CF	27/07/2026	REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
0	FOR DA APPROVAL	CF	30/06/2026						



DWAY 1 - LONGITUDINAL SECTION

HORIZ 1:100 VERT 1:100

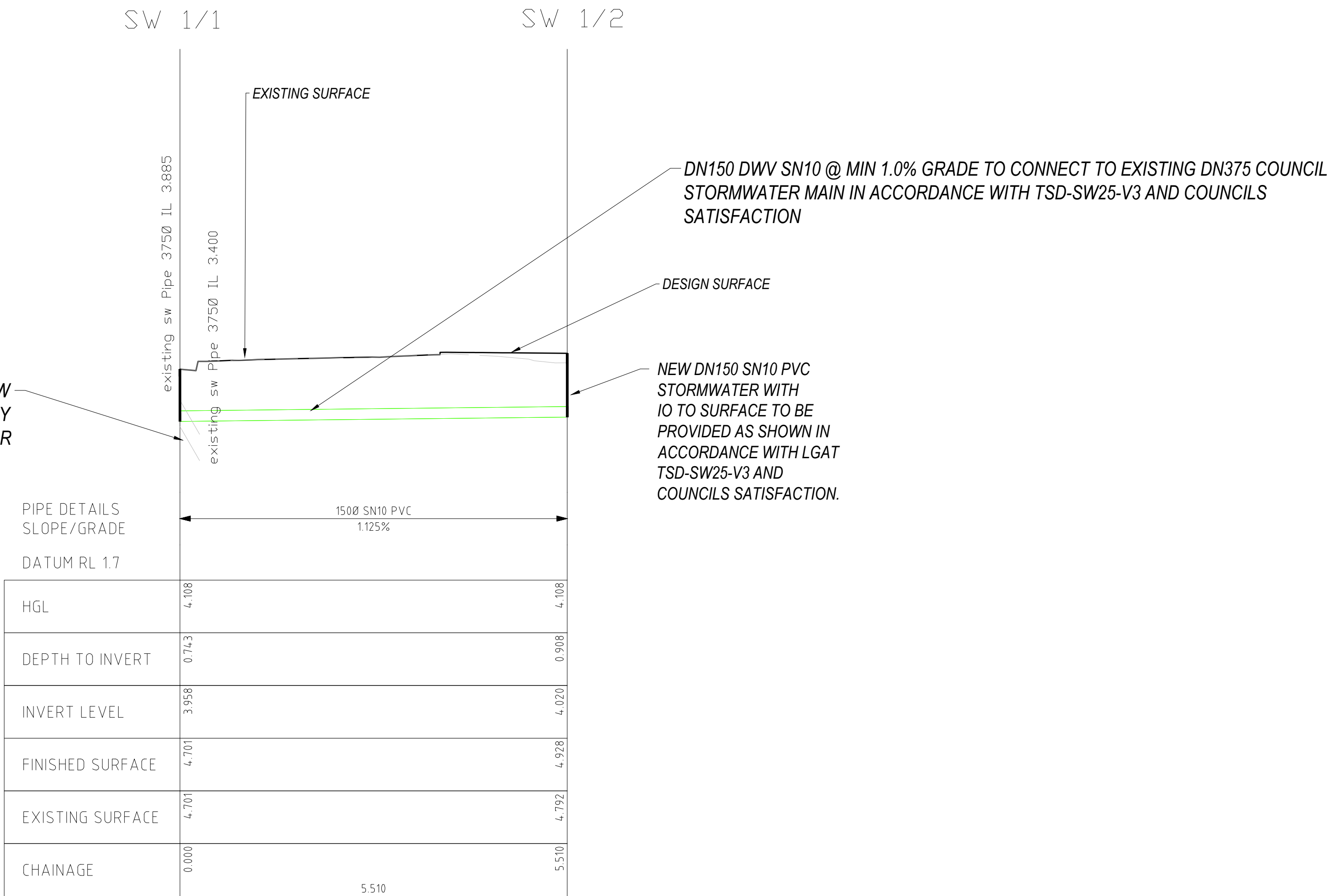


DRAINAGE LONGITUDINAL SECTION FOR LINE Sew 1

SCALES: HORIZONTAL 1:200 VERTICAL 1:100

TASWATER SEWER PROPERTY
CONNECTION - LONGITUDINAL SECTION

HORIZ 1:50 VERT 1:50

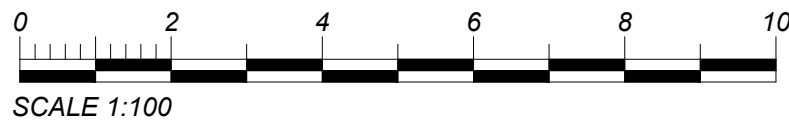


DRAINAGE LONGITUDINAL SECTION FOR LINE SW 1

SCALES: HORIZONTAL 1:50 VERTICAL 1:50

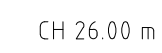
SW DRAINAGE LONGITUDINAL SECTIONS

HORIZ 1:100 VERT 1:100



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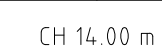
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BATTER TO MATCH EXISTING GROUND WHERE REQUIRED



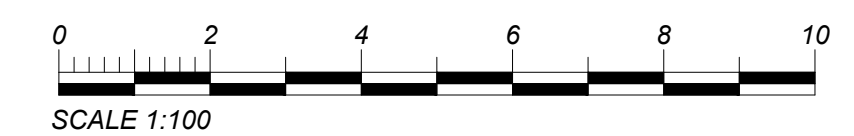
BATTER TO MATCH EXISTING GROUND WHERE REQUIRED



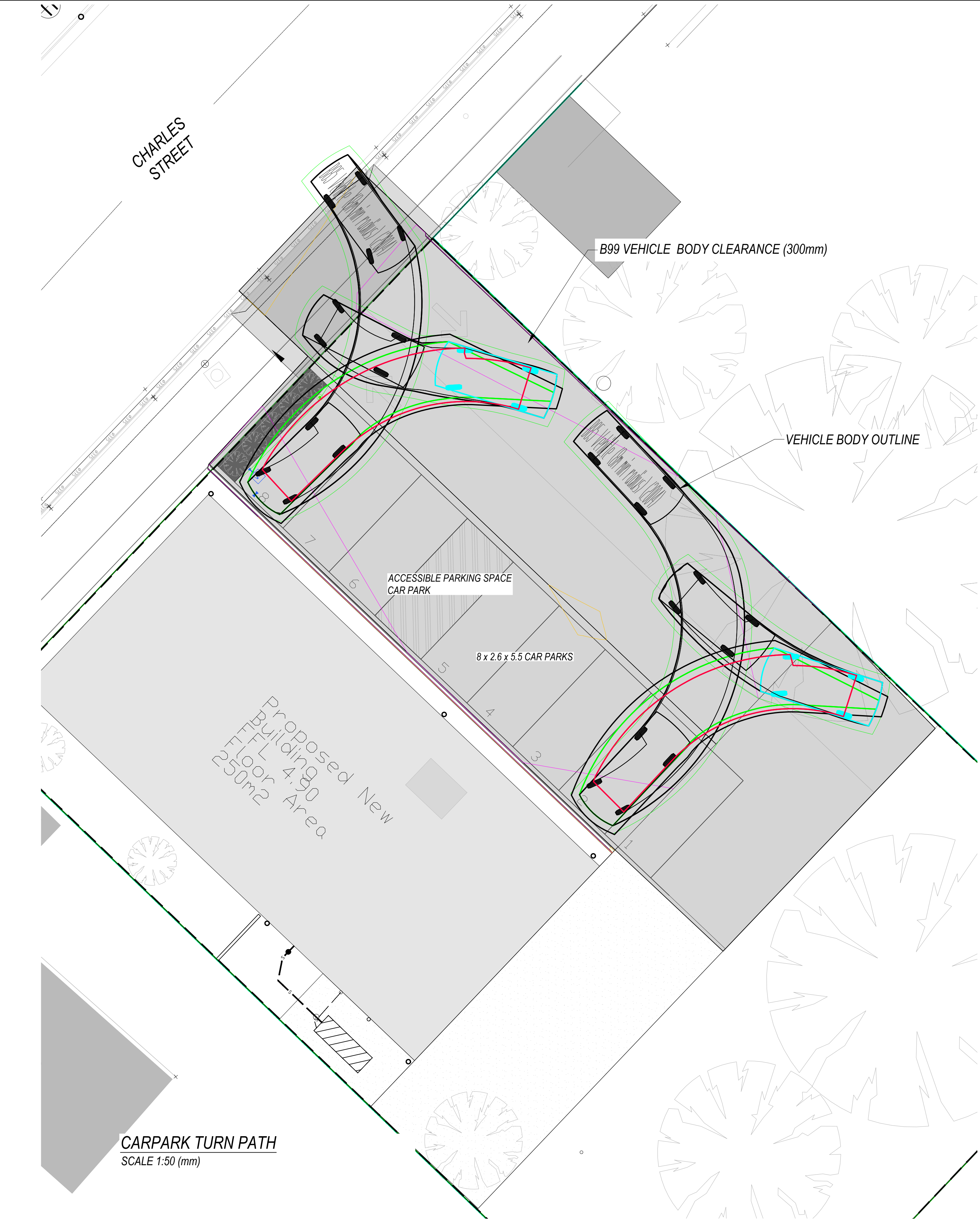
100mm HIGH BARRIER KERB AGAINST
BUILDING WHERE REQUIRED



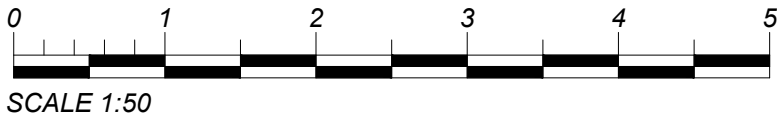
HORIZ 1:100 VERT 1:100



0 FOR DA APPROVAL CF 30/06/2026			 FYSH DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS PH: 0414 149 394 ACCREDITATION: BSD LICENCE NO. 479819732			CIVIL / HYDRAULIC DRAWINGS COSTMAC 10 CHARLES STREET, TRIABUNNA TAS DRAWING TITLE CARPARK CROSS SECTIONS			DESIGNED CF PROJECT CKD-CIV-208		DRAWN CF SHEET NO. C06		SCALE AS NOTED REVISION 0	
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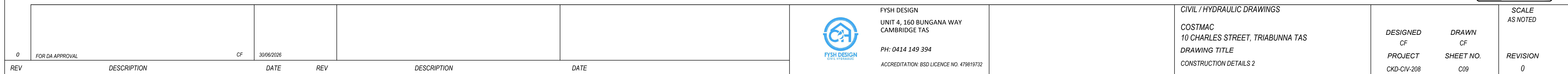
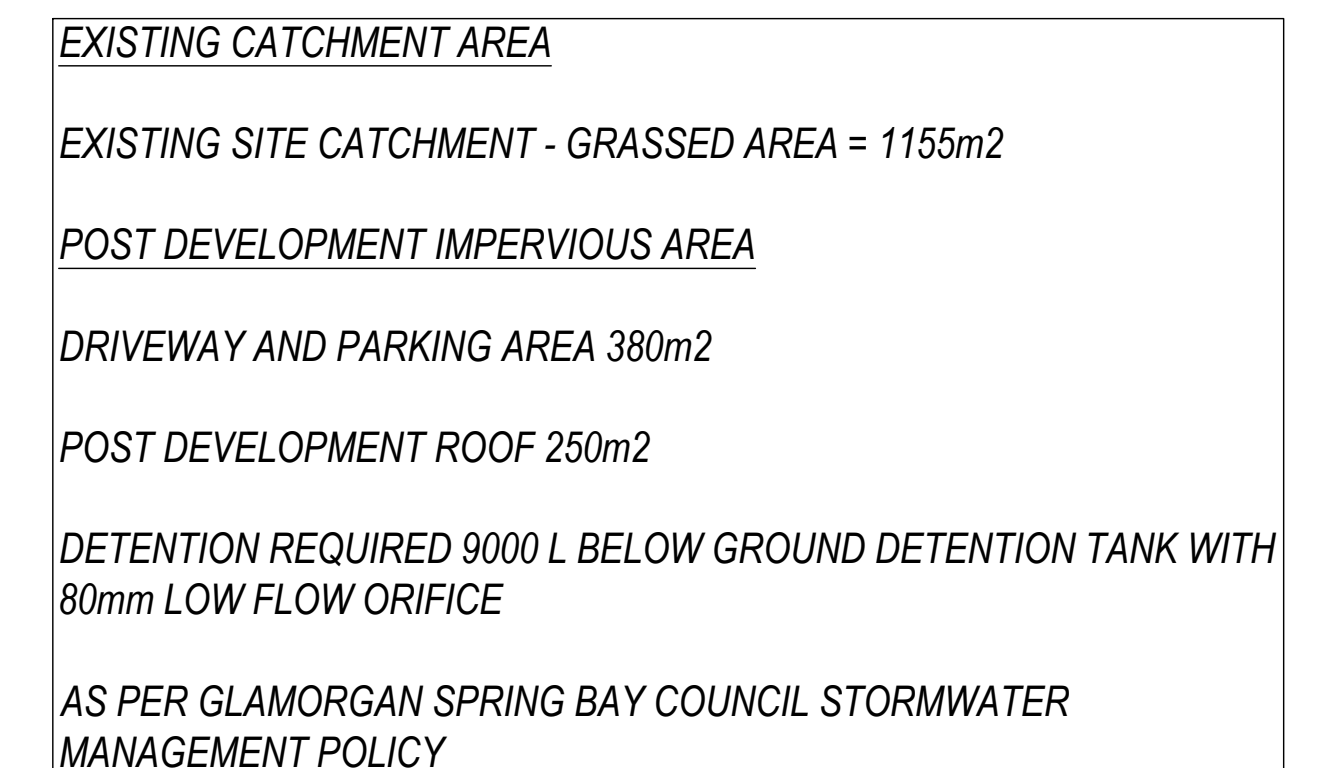


B99 VEHICLE (8m RADIUS) (AUSTRADS 2013)	
OVERALL LENGTH	5.200m
OVERALL WIDTH	1.940m
OVERALL BODY HEIGHT	1.804m
MIN BODY GROUND CLEARANCE	0.295m
TRACK WIDTH	1.840m
LOCK TO LOCK TIME	4.00s
CURB TO CURB TURNING RADIUS	6.300m



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
1	FOR DA APPROVAL	27/07/2026	CF		
0	FOR DA APPROVAL	30/06/2026	CF		

 FYSH DESIGN CIVIL HYDRAULIC	FYSH DESIGN UNIT 4, 160 BUNGANA WAY CAMBRIDGE TAS		 NORTH	CIVIL / HYDRAULIC DRAWINGS				SCALE AS NOTED	
	PH: 0414 149 394			COSTMAC 10 CHARLES STREET, TRIABUNNA TAS		DESIGNED CF		DRAWN CF	
	ACCREDITATION: BSD LICENCE NO. 479819732			DRAWING TITLE		PROJECT		SHEET NO.	
				TURN PATH PLAN		CKD-CIV-208		C07	



STORMWATER DESIGN REPORT

Costmac
10 Charles Street, Triabunna TAS
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CKDesign Reference: **CKD-CIV-208**

Date: 30/06/2026 For Approval – Rev 0

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1. INTRODUCTION AND SCOPE OF ENGAGEMENT

Fysh Design has been engaged to design a stormwater system for the proposed multipurpose building development at 10 Charles Street, Triabunna. The proposed roof and driveway runoff is to discharge via a 9000L below ground detention tank to a new DN150 stormwater property connection connecting to the existing DN375 Council stormwater main. The detention system has been designed to ensure the site's post-development peak discharge does not exceed the pre-development runoff rate during the 5% AEP storm event.

The following report outlines the methodology and assumptions used to ensure the proposed development complies with the permit conditions.

2. CATCHMENT AREAS

Total site area:	≈1155m ²
Pre-Existing Roof Areas (Impervious)	≈ 0m ²
Pre-Existing Sealed Driveway Areas (Impervious)	≈ 0m ²
Pre-Existing undeveloped area (Pervious)	≈ 1155m ²
Post-development Impervious areas (roofs):	≈ 250m ²
Post-development Impervious areas (Sealed driveway):	≈ 380m ²
Post-development Undeveloped pervious areas:	≈ 525m ²

Coefficients of run-off adopted for design are as follows:

Pre-development pervious area (grassed):	C = 0.3
Post-development roof:	C = 1.0
Post-development sealed driveway:	C = 0.9

5-minute duration - 5% AEP Triabunna:
I = 97.6 mm/hr (Bureau of Meteorology IFD Data).

Pre-Existing Run off calculations

$$\frac{(0.30 \times 1155) \times 97.60}{3600} = 9.39 \text{ L/s}$$

Calculations have been based on the Modified Rational Method for stormwater run-off:

$$Q = \frac{C \times I \times A}{3600}$$

Where: Q = Design Volumetric Flow Rate [L/s]
C = Runoff Coefficient
I = Rainfall Intensity [mm/hr] (5 minute - 5% AEP storm)
A = Sum of all equivalent areas [m²]

Pre-Development Permissible Site Discharge (PSD): Will not exceed the allowed runoff rate (existing) as per Council requirements.

Post-Development:

$$Q_{\text{Post}} = \frac{(1.0 \times 250 + 0.9 \times 380 + 0.3 \times 525) \times 97.60}{3600} = 20.31 \text{ L/s}$$

As shown above, the post-development flow (Q_{Post}) exceeds the permissible site discharge by **10.92 L/s**; therefore, on-site detention (OSD) is required.

As per the stormwater quantity management requirements of Glamorgan Spring Bay Council's Stormwater policy

DETENTION TANK CALCULATION SHEET

Rainfall (mm/hr)	97.60	C
Roof (m2)	250.00	1.00
Impervious (m2)	380.00	0.90
Pervious (m2)	525.00	0.30
Tank area (m2)	Custom 1	
Orifice dia (mm)	80.00	

Existing site (m2)	1155.00	0.30
Pre-dev flow (L/s)	9.39	
Site allowable (L/s)	9.39	(leave blank if not given)

SUMMARY

Pre-development flow:	9.39 L/s
Tanks footprint area:	9.00 m2
Orifice Diameter:	80 mm
Maximum Flow Rate into tank:	20.34 L/s
Maximum Flow Rate out (site):	8.31 L/s
Time of Max Flow Rate out of tank:	7.95 minutes
Maximum head of storage in tank above orifice:	369 mm
Maximum Storage during storm event:	3,318 Litres

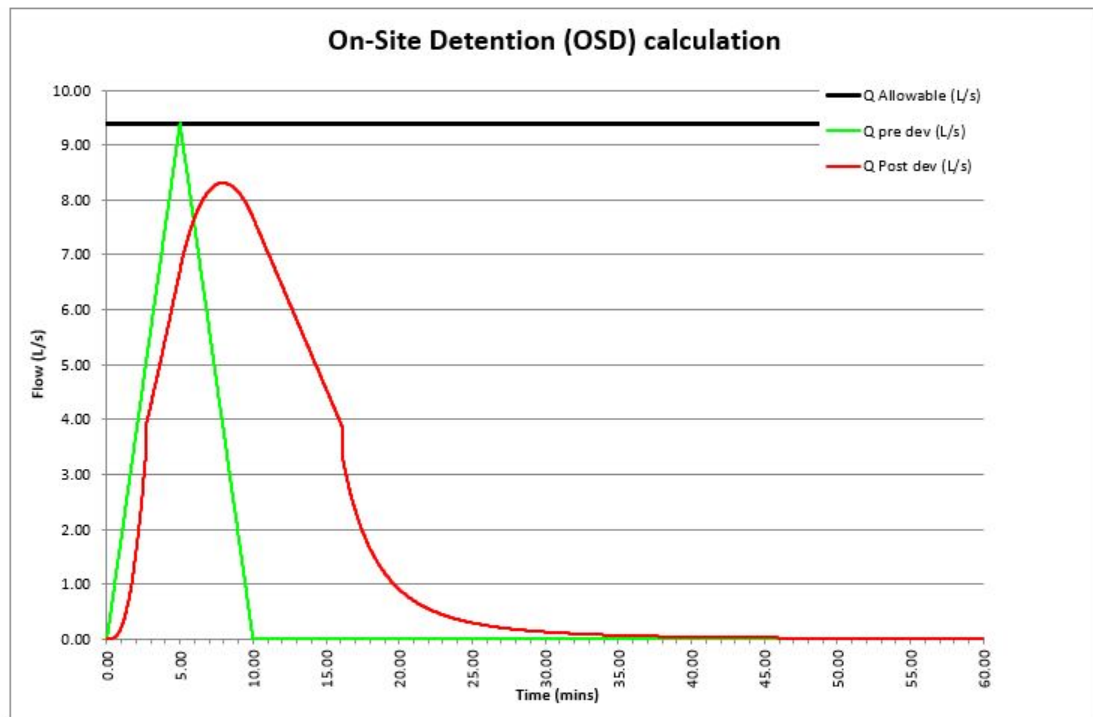


Figure 1: STORMWATER DETENTION MODEL CALCULATIONS

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Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	71.3	80.6	112	135	159	194	223
2 min	60.0	67.5	91.0	107	123	144	160
3 min	53.5	60.2	81.8	96.8	112	132	148
4 min	48.6	54.8	75.0	89.4	104	124	140
5 min	44.7	50.5	69.5	83.3	97.6	118	134
10 min	32.8	37.1	51.8	62.8	74.5	91.6	106
15 min	26.7	30.1	42.0	51.0	60.7	74.7	86.5
20 min	22.8	25.7	35.8	43.4	51.5	63.3	73.2
25 min	20.1	22.7	31.5	38.1	45.1	55.2	63.6
30 min	18.2	20.5	28.4	34.2	40.3	49.1	56.4
45 min	14.4	16.3	22.4	26.8	31.4	37.8	42.9
1 hour	12.3	13.9	19.0	22.6	26.3	31.4	35.4
1.5 hour	9.83	11.1	15.1	17.9	20.7	24.4	27.3
2 hour	8.42	9.52	13.0	15.3	17.6	20.6	23.0
3 hour	6.81	7.72	10.5	12.4	14.2	16.6	18.4
4.5 hour	5.52	6.29	8.65	10.2	11.7	13.6	15.1
6 hour	4.75	5.44	7.53	8.91	10.2	12.0	13.2
9 hour	3.83	4.41	6.18	7.36	8.49	9.98	11.1
12 hour	3.27	3.77	5.34	6.39	7.41	8.76	9.78
18 hour	2.57	2.98	4.27	5.15	6.01	7.17	8.06
24 hour	2.14	2.48	3.58	4.34	5.10	6.10	6.89
30 hour	1.83	2.14	3.09	3.76	4.42	5.31	6.01
36 hour	1.61	1.87	2.72	3.31	3.91	4.70	5.31
48 hour	1.30	1.51	2.19	2.67	3.15	3.79	4.29
72 hour	0.932	1.08	1.57	1.90	2.24	2.68	3.03
96 hour	0.729	0.846	1.22	1.47	1.72	2.05	2.30
120 hour	0.600	0.695	0.993	1.19	1.39	1.65	1.85
144 hour	0.513	0.593	0.842	1.01	1.17	1.38	1.54
168 hour	0.449	0.520	0.735	0.876	1.01	1.19	1.33

FIGURE 2: IFD DESIGN RAINFALL INTENSITY (MM/HR) USED FOR TRIABUNNA

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3. DRAINAGE LAYOUT

The proposed stormwater layout is shown on the Fysh Design drainage plan C04 and Figure 3 below.

All runoff from the proposed roof, driveway and car parking areas will discharge to the 9000 L below-ground detention tank. Discharge from the detention tank will connect to the proposed DN150 stormwater property connection located adjacent to Charles Street.

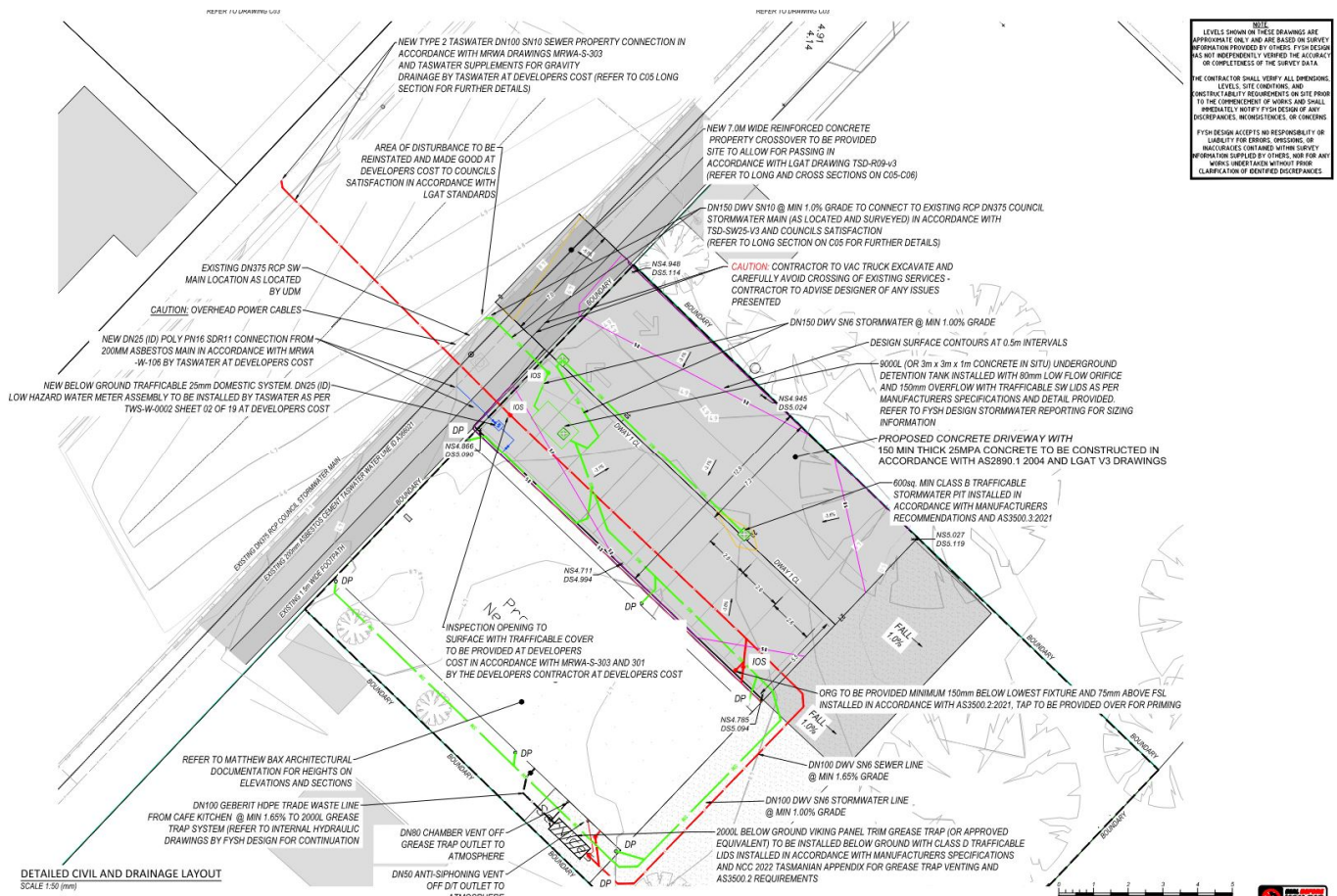


Figure 3: PROPOSED STORMWATER SITE LAYOUT

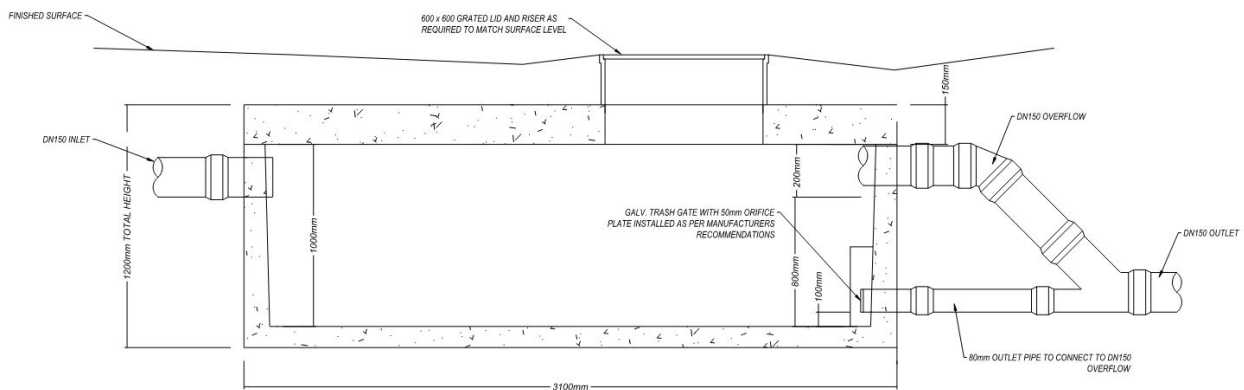


Figure 4: PROPOSED 9000L BELOW GROUND STORMWATER DETENTION TANK DETAIL

3a. Pipe Sizing

Pipe sizing calculations have been undertaken for the roof drainage system, hardstand catchments, detention tank inlet pipework and overflow pipework in accordance with the Modified Rational Method and AS/NZS 3500.3.

$$Q = \frac{C \times I \times A}{3600}$$

Where: Q = Design Volumetric Flow Rate [L/s]
C = Runoff Coefficient
I = Rainfall Intensity [mm/hr] (5 minute - 5% AEP storm)
A = Sum of all equivalent areas [m²]

$$Q_{\text{Post}} = \frac{(1.0 \times 250 + 0.9 \times 380) \times 97.60}{3600} = 16.06 \text{ L/s}$$

Pipework Material PVC with Colebrook-White roughness coefficient K = 0.015
(From AS3500.3 Table 5.4.11.2)

Minimum grade of pipework of 1% (HG 1:100)

Pipe size selected from AS3500.3 Figure 5.4.11.2(a)

Nearest available size Dia = 150mm (site property connection)

4. MAINTENANCE

Visual inspections should be undertaken annually to ensure sediment accumulation does not reach the outlet control orifice.

Inspect the low-flow outlet orifice and galvanised trash screen monthly and after significant storm events to ensure they remain free of debris.

Remove accumulated sediment from the detention tank and associated pits approximately every 4–5 years, or more frequently if required.

Inspect grated stormwater pits every 6–12 months and clean as necessary, depending on site conditions.



5. Conclusion

This report demonstrates that the proposed stormwater detention system satisfies the stormwater quantity management requirements of the Glamorgan Spring Bay Council Planning Scheme and associated Stormwater Policy by limiting the post-development peak discharge to the pre-development permissible site discharge.

Note:

- No assessment has been undertaken of Council's stormwater infrastructure and its capacity.
- This report assumes the Council stormwater main or roadside kerb has capacity for permissible site discharge.
- It is the responsibility of Council to assess their infrastructure and determine the impact (if any) of altered inflows into their stormwater network.

Please contact cfysh@fyshdesign.com.au if you require any additional information.

Yours sincerely

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