Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/176

LOCATION OF AFFECTED AREA

14B ALEC CAMPBELL DRIVE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

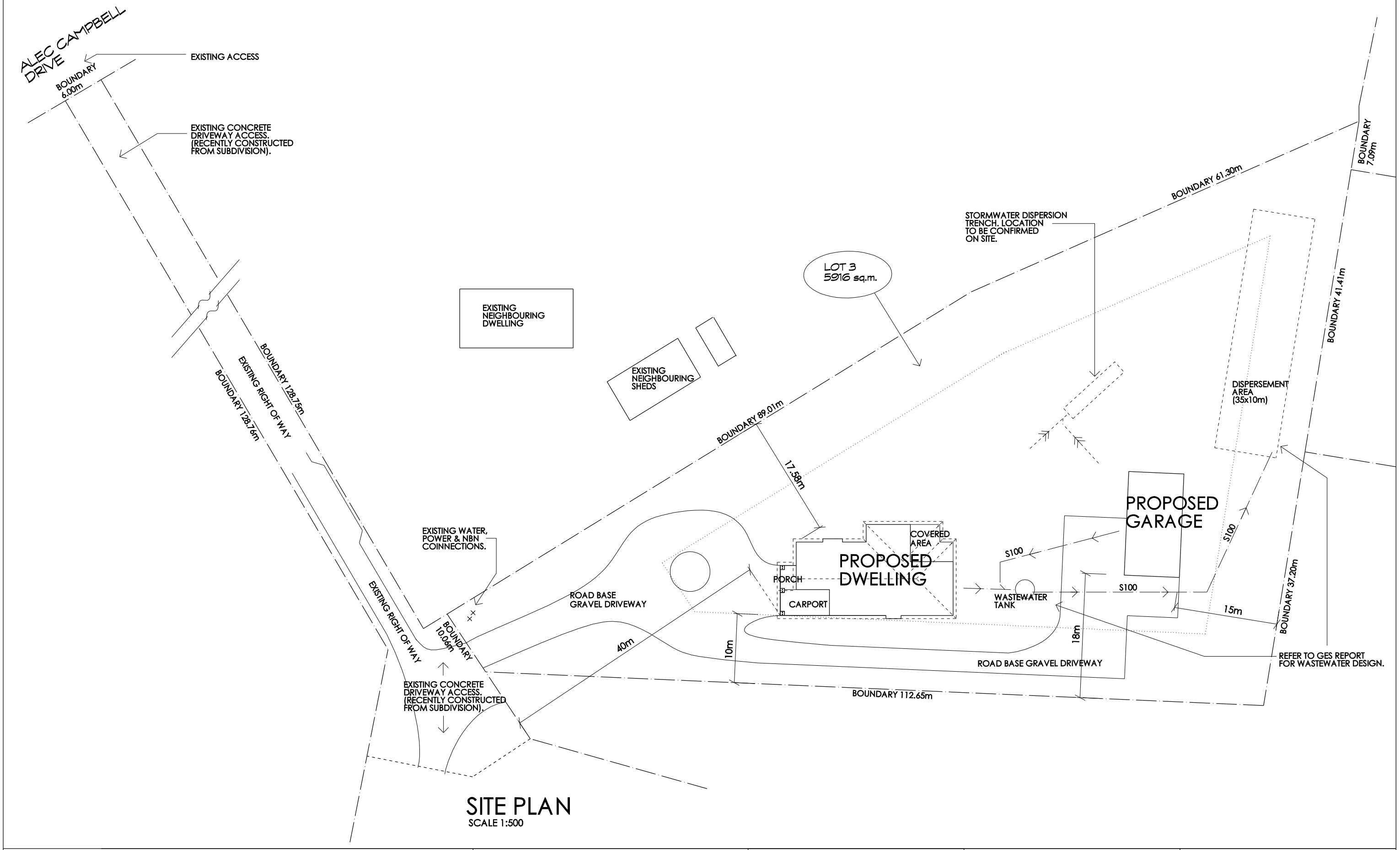
DWELLING AND OUTBUILDING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **23/10/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au.
REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager

SCAN ME

Brighton
going places



SITE PLAN
SCALE 1:500

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TAS BUILDING DESIGN Pty Ltd

residential commercial

m. 0408 882283

a. p.o.box 2018 howrah 7018

e. tas.buildingdesign@bigpond.com

cc 652

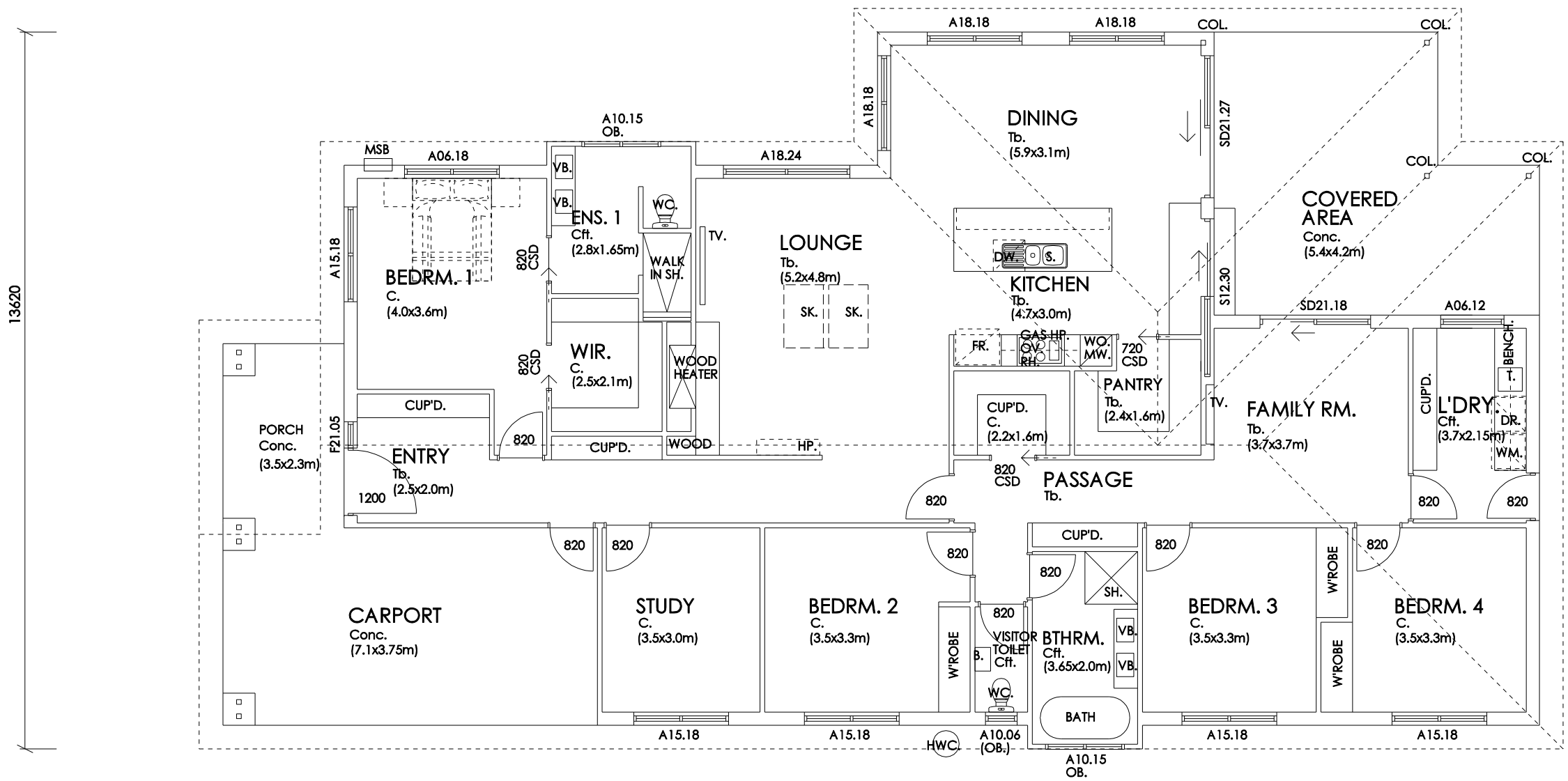
Project and Address:
Proposed Development at Lot 3, 14 Alec Campbell Dr., Brighton.

Client:
Mr. R. & Mrs. A. Millington

Drawing Title:
Site Plan

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 27/09/2023	Drawn: KJR
Approval: preliminary	Scale: 1:500 @ A3
NORTH	Project No.: 23.09
	Drawing No.: sk01 Rev. -



FLOOR PLAN
SCALE 1:100

TOTAL FLOOR AREA:- 224 sq.m, 24.1 sq.
COVERED AREA: - 28 sq.m.
CARPORT/PORCH AREA: - 34 sq.m.

FLOOR PLAN LEGEND

	BRICKWORK WALLS
	90mm STUD WALLS.
C.	CARPET
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR FINISH
CJ.	CONTROL JOINT
Tb.	TIMBER FLOOR

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Project and Address:
Proposed Development at Lot 3, 14 Alec Campbell Dr., Brighton.

Client:
Mr. R. & Mrs. A. Millington

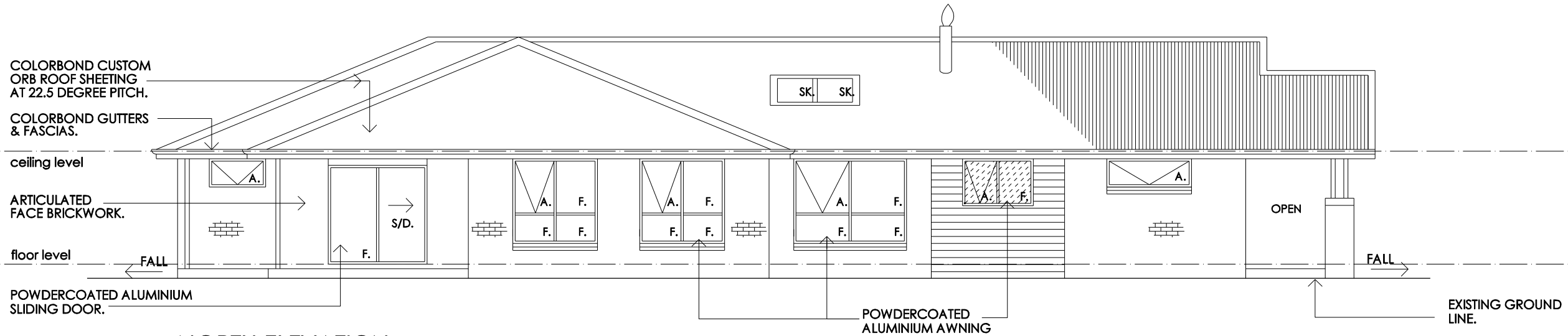
Drawing Title:
Floor Plan - Dwelling

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

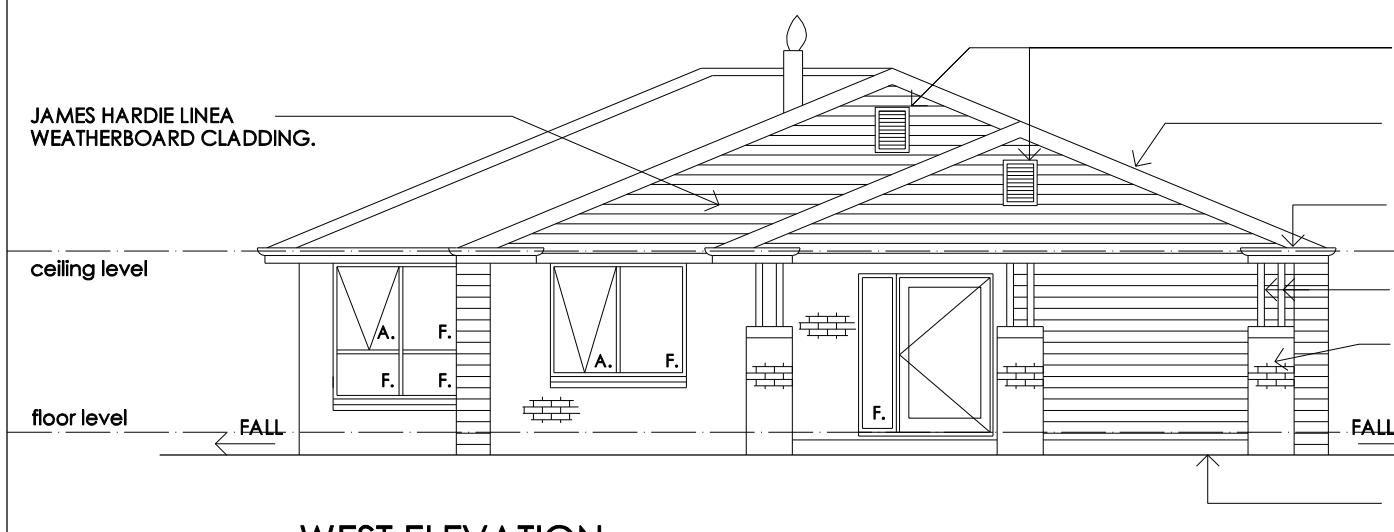
Plot Date: 27/09/2023 | Drawn: KJR
Approval: preliminary | Scale: 1:100 @ A3

NORTH

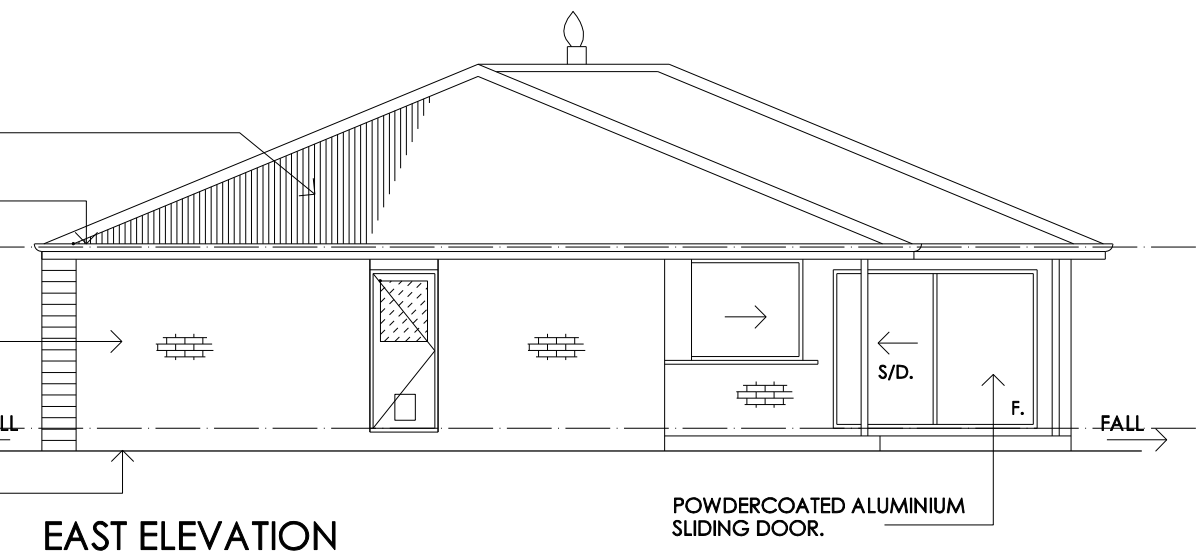
Project No.: 23.09
Drawing No.: sk02 | Rev.: -



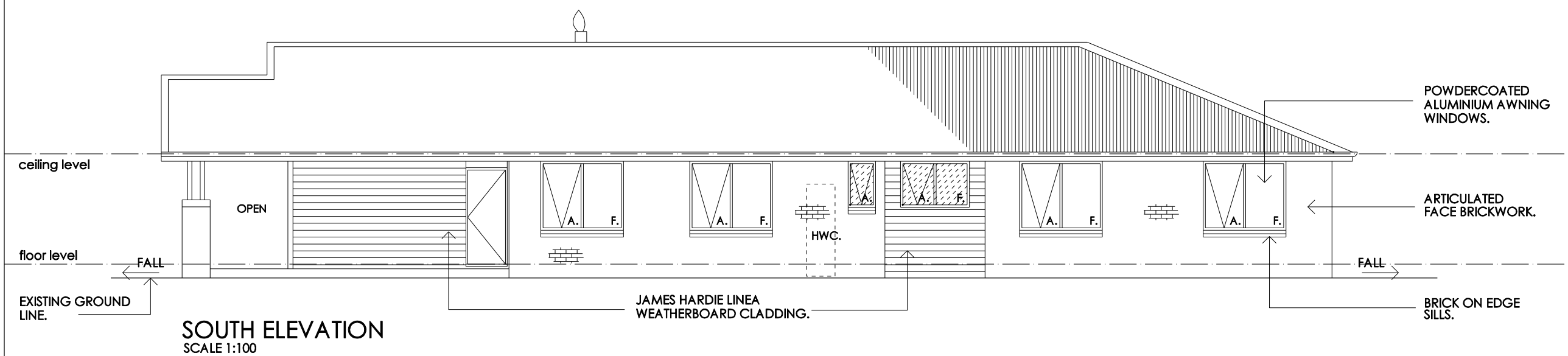
NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

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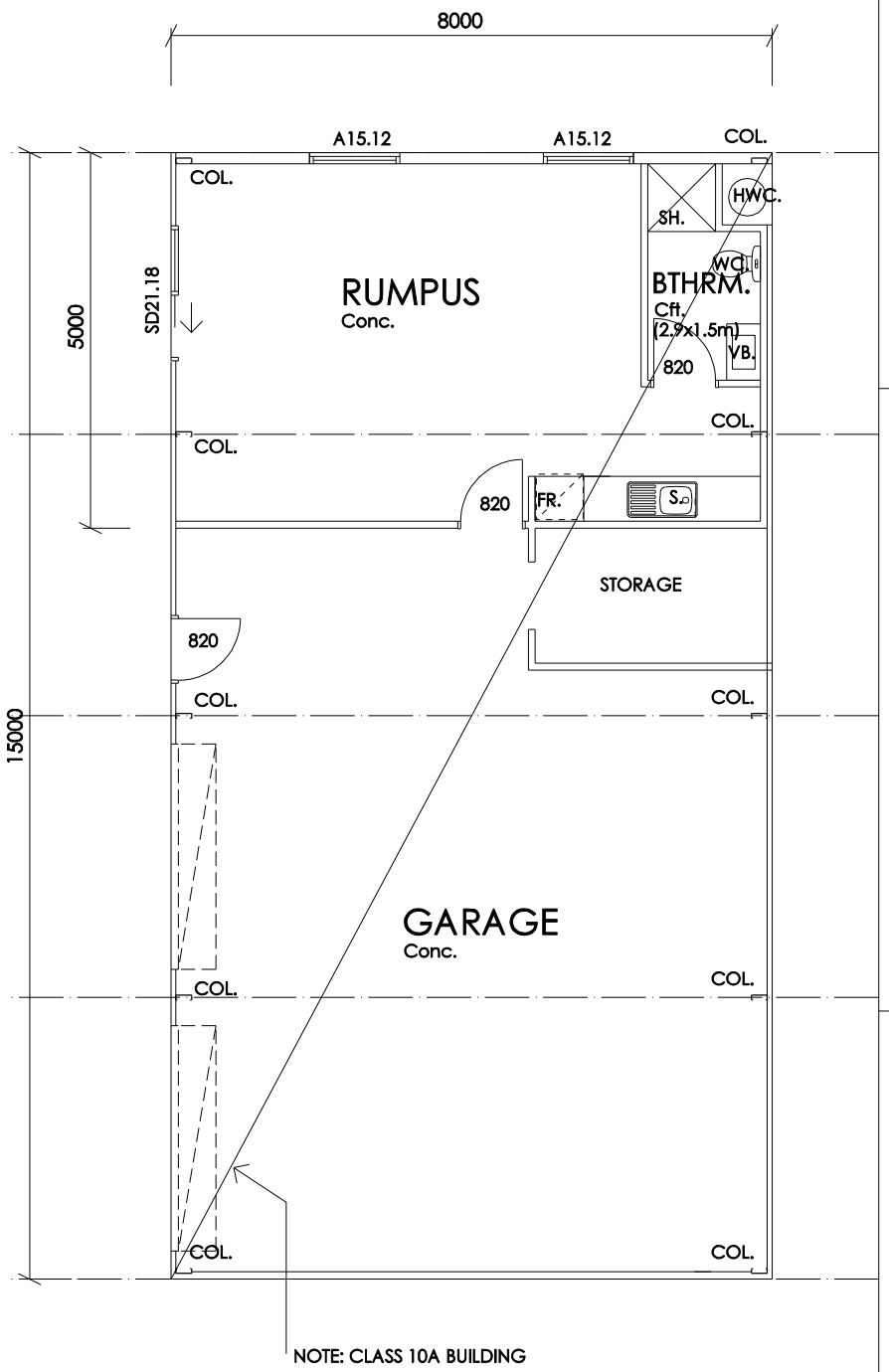
Project and Address:
Proposed Development at Lot 3, 14 Alec Campbell Dr., Brighton.

Client:
Mr. R. & Mrs. A. Millington

Drawing Title:
Elevations - Dwelling

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

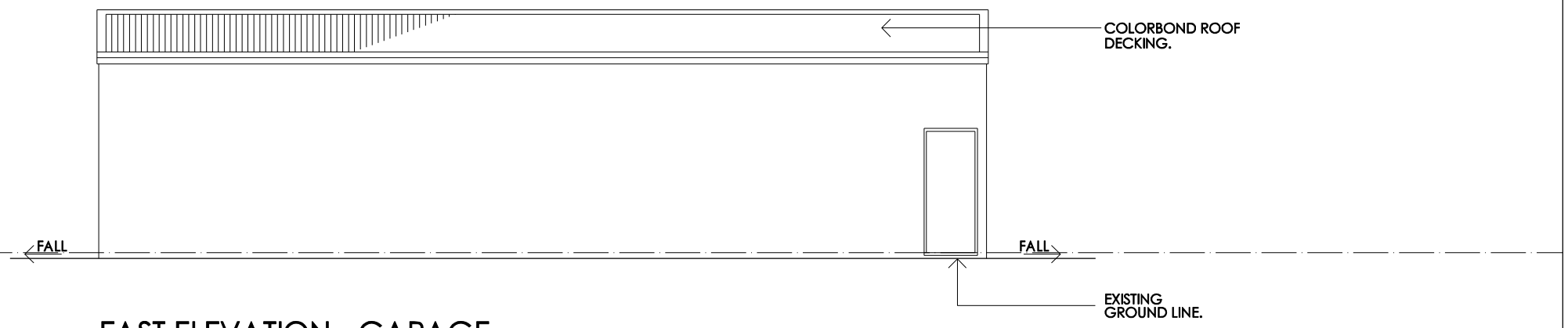
Plot Date: 27/09/2023
Drawn: KJR
Approval: preliminary
Scale: 1:100 @ A3
Project No.: 23.09
Drawing No.: sk03
Rev.: -



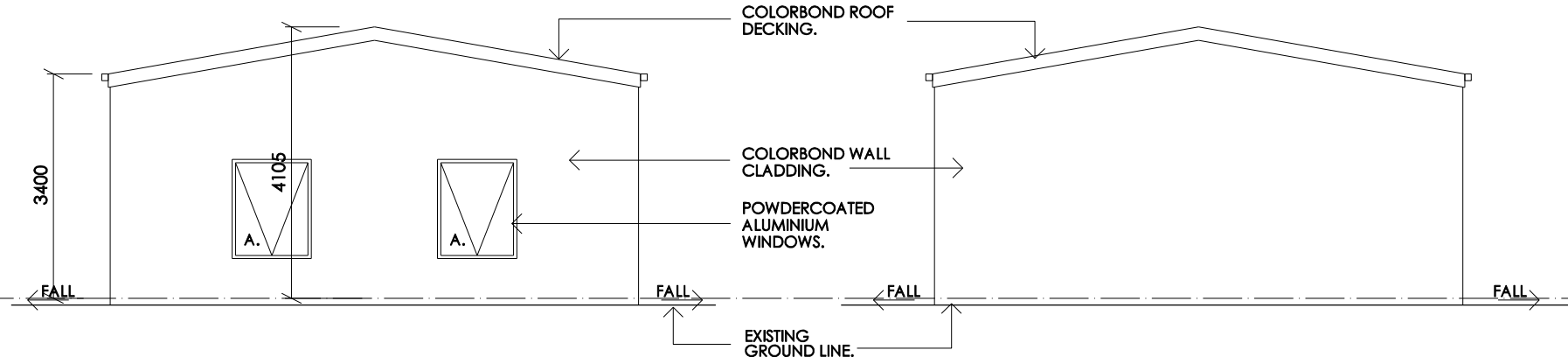
NOTE: CLASS 10A BUILDING

GARAGE FLOOR PLAN
SCALE 1:100

FLOOR AREA:- 200 sq.m.

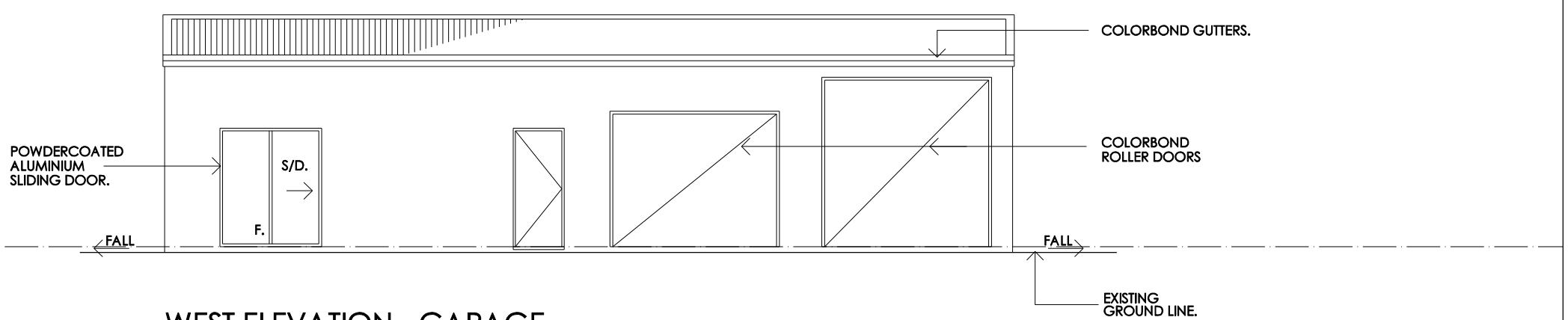


EAST ELEVATION - GARAGE
SCALE 1:100



NORTH ELEVATION - GARAGE
SCALE 1:100

SOUTH ELEVATION - GARAGE
SCALE 1:100



WEST ELEVATION - GARAGE
SCALE 1:100

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cc 652

Project and Address:
Proposed Development at Lot 3, 14 Alec Campbell Dr., Brighton.

Client:
Mr. R. & Mrs. A. Millington

Drawing Title:
Garage Plan
Garage Elevations

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 27/09/2023 | Drawn: KJR
Approval: preliminary | Scale: 1:100 @ A3

NORTH

Project No.: 23.09
Drawing No.: sk04 | Rev.: -

GEO-ENVIRONMENTAL ASSESSMENT

Lot 3/14 Alec Campbell

Drive Brighton

September 2023

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Rod and Aleesha Millington
Site Address:	lot 3/14 Alec Campbell Drive, Brighton
Date of Inspection:	31/08/2023
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	M. Campbell

Site Details

Certificate of Title (CT):	184982/3
Title Area:	Approx. 5912 m²
Applicable Planning Overlays:	Bushfire-prone Areas, Biodiversity Protection Area, Urban Rural Interface Specific Area Plan
Slope & Aspect:	Flat with no dominant aspect
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Tertiary Basalt
Climate:	Annual rainfall 450mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	Horizon	Description
0.00-0.70	0.00-0.20	0.00-0.50	A1	**Silty SAND (SW) trace gravels**: Brown-grey, slightly moist, loose.
0.70-1.30			B2	**Clayey SAND (SC)**: Grey-brown, slightly moist, loose.
	0.20-1.00	0.50-1.00	B21	**Sandy CLAY (Cl)**: Medium plasticity, brown-yellow, slightly moist, stiff.
	1.00-1.30	1.00-1.15	B22	**CLAY (CL) trace gravels**: Low Plasticity, yellow-grey, hard slightly moist, loose (BH2 refusal on rock).
1.30-1.40		1.15-1.25	BC	**Sandy GRAVEL (GW)**: Black-grey moist, very dense to refusal on rock.

Site Notes

The soils on site consist of silty sand topsoils overlying clay subsoils which have developed from Tertiary Basalt.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 *"Residential Slabs and Footings".*

The site has been classified as:

Class M

Y_s range: **20-40mm**

Notes: Soils on site are have plastic and reactive characteristics, however, these soils are shallow and not likely to exhibit maximum ground surface movement potential with an indicative Y's range of 20-40mm. All foundations must be founded into the underlying bedrock

Wind Loading Classification

According to *"AS4055:2021 - Wind Loads for Housing"* the house site is classified below:

Wind Classification:	**N2**
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s ($V_{h,u}$):	40

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Light Clay (category 5)**. The site is unsuited to the installation of a traditional septic tank and trenches due to lower permeability subsoils. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen etc) with treated effluent disposed by subsurface irrigation. A Design Irrigation Rate (DIR) of 3L/m^2/day has been assigned for this site.

The proposed four-bedroom and 1 study dwelling has a calculated maximum wastewater output of 1050L/day. This is based on a mains water supply and a maximum occupancy of 7 people (150L/day/person). With secondary treatment this will require an absorption area of at least 350m^2. This can be accommodated by subsurface irrigation. Soils on site were found to be dispersive therefore it is strongly recommended that gypsum be applied to thebottom of the absorption area at a rate of 1Kg/m^2. For all calculations please refer to the Trench summary reports.

Due to the flat slope a cut-off drain will not be required. In light of the use of irrigation and secondary treatment the designation of a reserve area can be eliminated. This is justified by the ease at which irrigation systems can be replaced, with old lines and topsoil removed and replaced with new topsoil and irrigation systems within a 48 hour period.

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	2.25m
Upslope or level boundaries:	1.5m
Downslope boundaries:	2.5m
Downslope surface water:	>100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Construction Notes & Recommendations

The site has been classified as **Class M**.

It is recommended the foundations be placed on the underlying bedrock to minimise the potential for significant foundation movement. Specific care must be taken with all site excavation due to the dispersion potential of the soils and reference to the DPIW publication “Dispersive soil management” is strongly recommended.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Rod and Aleesch Millington	Assess. Date	18-Sep-23
		Ref. No.	
Assessed site(s)	Lot 3, 14 Alec Campbell Drive, Brighton	Site(s) inspected	31-Aug-23
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 1,050 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 350

Sullage volume (L/day) = 700

Total nitrogen (kg/year) generated by wastewater = 3.2

Total phosphorus (kg/year) generated by wastewater = 1.9

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	37	32	32	41	32	26	41	42	36	43	40	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**93**	**78**	**59**	**23**	**10**	**3**	**-10**	**0**	**27**	**41**	**65**	**76**

Annual evapotranspiration less retained rain (mm) = 463

Soil characterisitics

Texture = Light Clay Category = 5 Thick. (m) = 1.25

Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	35
Width (m) =	10
Depth (m) =	0.2
Total disposal area (sq m) required =	350
comprising a Primary Area (sq m) of:	350
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments

The assigned DIR for the application area is 3mm/day requiring a minimum irrigation area of 350m^2. Therefore the system will have the capacity to cope with predicted climatic and loading events.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Rod and Aleesch Millington	Assess. Date	18-Sep-23
		Ref. No.	
Assessed site(s)	Lot 3, 14 Alec Campbell Drive, Brighton	Site(s) inspected	31-Aug-23
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Expected design area	sq m	500	V. high	High		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	1	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces N		V. high	Very low		
	Frequency of strong winds	Common		High	Low		
A	Wastewater volume	L/day	1,050	High	High		
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	1.3	V. high	Very low		
	Depth to bedrock	m	1.3	Mod.	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.12	Mod.	Very low		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

Comments

The site has the capability to accept onsite wastewater. Secondary treatment of effluent is required and the irrigation area must be installed in accordance with any site specific design. Subsoils were found to be dispersive therefore gypsum should be applied to the bottom of the absorption area at a rate of 1Kg/m^2

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Rod and Aleesch Millington	Assess. Date	18-Sep-23
		Ref. No.	
Assessed site(s)	Lot 3, 14 Alec Campbell Drive, Brighton	Site(s) inspected	31-Aug-23
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	100	High	Low		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-463	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	5.1	High	Low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	170	V. high	Moderate	No change	
	Dist. to nearest other feature	m	4	V. high	Very high	Moderate	Other factors lessen impact
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	1500	V. high	Very low		

Comments

There is low risk of environmental degredation associated with the proposed wastewater system, provided that all design prescriptions and setback requirements are observed.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 2.25m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area will be located a minimum of 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 2.5m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A5 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

GES
GEO-ENVIRONMENTAL
SOLUTIONS

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: Lot 3, 14 Alec Campbell Drive, Brighton

System Capacity: 7 persons @ 150L/person/day

Summary of Design Criteria

DIR: 3mm/day.

Irrigaion area: 350m^2

Reserve area location /use: Not assigned. Irrigation lines and topsoil will need to be replaced within a 48 hour period

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Rod and Aleesha Millington *Owner name*
65 Devines Road *Address*
West Moonah 7009 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Rod and Aleesha Millington
Designer's project reference No. J9384
Address: lot 3/14 Alec Campbell Drive
Lot No: 184982/3
Brighton 7030

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

Description of work:
On-site wastewater management system - design

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

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

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

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

Other details:

AWTS with subsurface irrigation

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-23
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-23
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-23

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

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

Any other relevant documentation:

Geo-Environmental Assessment - Lot 3, 14 Alec Campbell Drive, Brighton - Sep-23

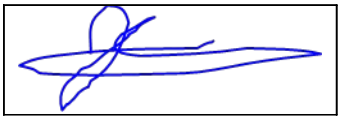
Geo-Environmental Assessment - Lot 3, 14 Alec Campbell Drive, Brighton - Sep-23

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		18/09/2023
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		18/09/2023

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Rod and Aleesha Millington *Owner /Agent*

65 Devines Road *Address*

West Moonah 7009 *Suburb/postcode*

Qualified person details:

Qualified person: John-Paul Cumming

Address: 29 Kirksway Place

Battery Point 7004

Phone No: 03 6223 1839

Fax No:

Licence No: AO999

Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: AS2870-2011 Foundation Classification

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: lot 3/14 Alec Campbell Drive

Brighton 7030

Lot No:

Certificate of title No: 184982/3

The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Foundation Classification

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work ☒

or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of Work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

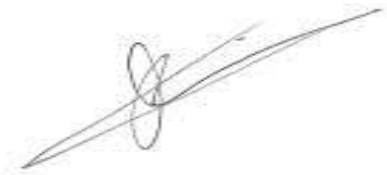
Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No: J9384

Date: 18/09/2023

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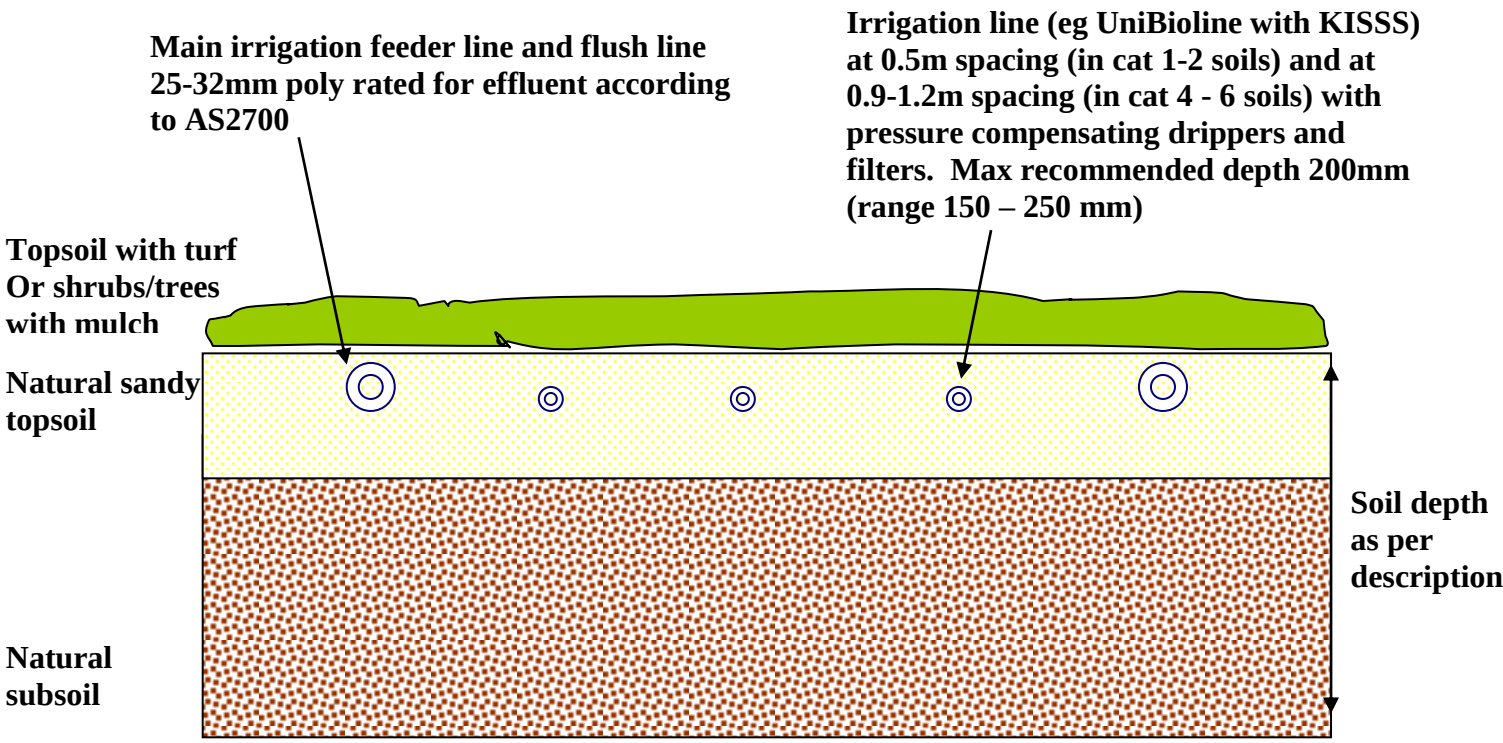
Figure 1 – AWTS

Subsurface irrigation design

To be used in conjunction with site evaluation report for construction of subsurface irrigation areas for use with aerated wastewater treatment systems (AWTS). **On dispersive soils gypsum should be added to tilled natural soil at 1Kg/5m^2**. The irrigation outlet line from the system or holding tank should utilize a 25-32mm main line out stepped down to a 11-16mm lateral drip irrigation lines in each irrigation row. If the final design is for shrubs/trees then a mounded row design is best employed with a nominal mound height of approximately 200mm.

Irrigation Area Cross Section



Note – the topsoil/turf depths are minimum, with a maximum recommended depth of irrigation line below surface of 200mm (range 150-250mm).

- The existing surface of the site should be tilled to a depth of 200mm with a conventional plough, discs or spring tines to break down the turf matt and any large soil clods
- Turf, or grass seed or plants/mulch should be applied to the area as soon as practical after the laying of dripper line and commissioning of the system

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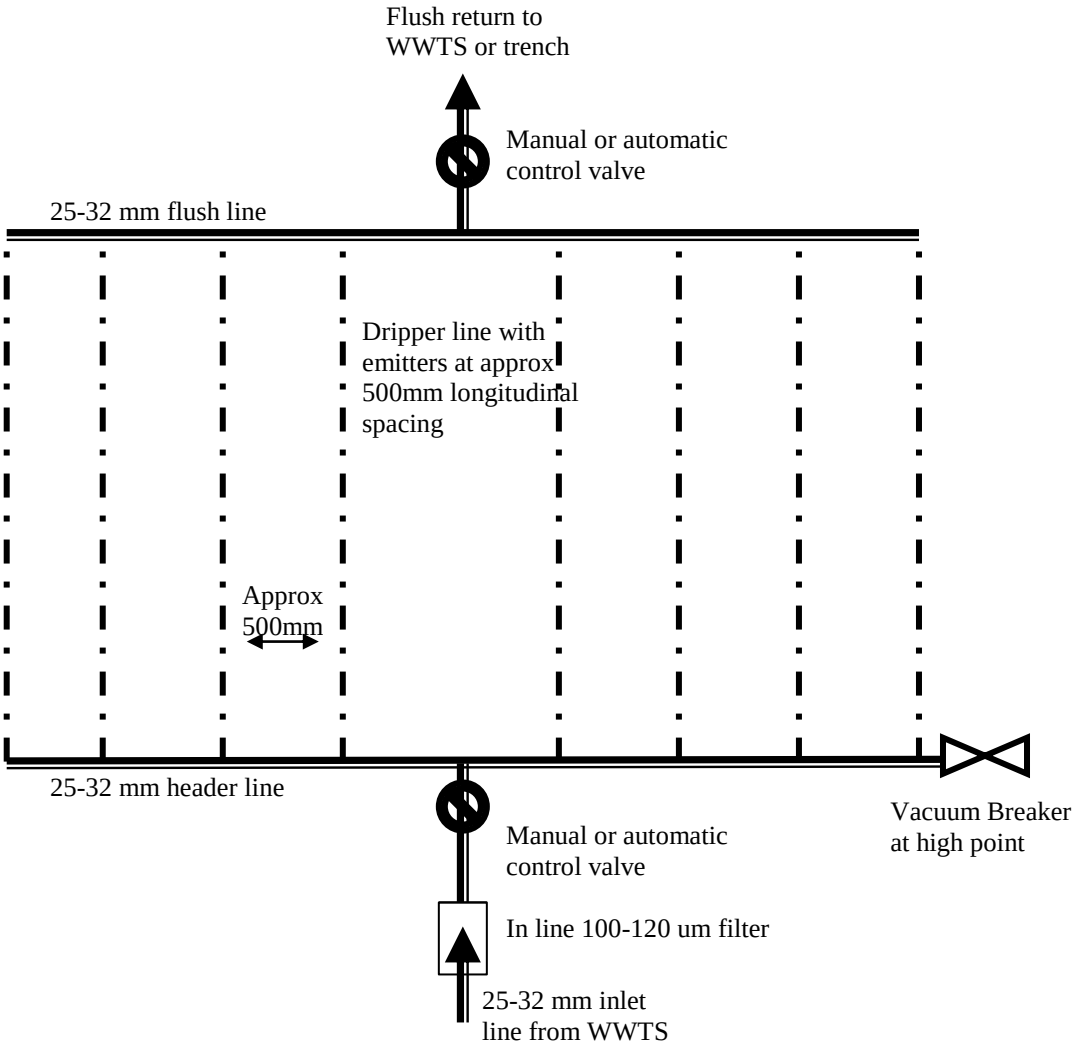
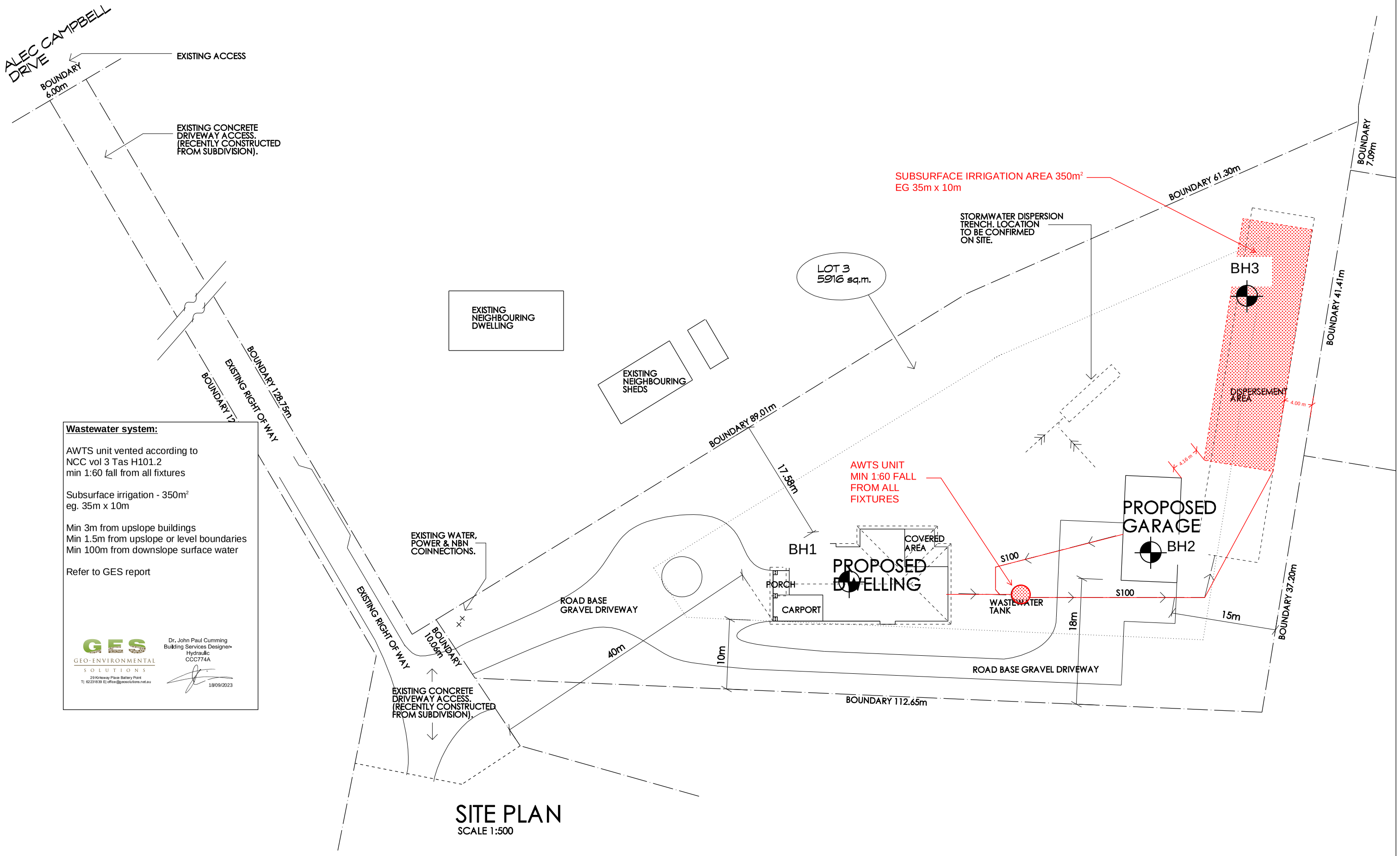
Irrigation Area Plan View



Design specifications:

1. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed (either Techline brand, Geoflow or KISSS) with commonly used with spacing of 0.3m (0.5m KISSS) in highly permeable soils and 0.6m (1.0-1.2m KISSS) in less permeably loams and clays.
2. Dependant upon treatment system a 200µm filter may be installed at the pumping chamber outlet, but a 100-120 µm inline disc filter should be installed prior to discharge into the irrigation area.
3. A vacuum breaker valve must be installed at the highest point of each irrigation zone in a marked and protected valve control box.
4. A flush line must be installed at the lowest point/bottom of the irrigation area with a return valve for flushing back into the treatment chamber of the system (not into the primary chamber as it may affect the performance of the microbial community) or to a dedicated absorption trench.
5. The minimum irrigation pumping capacity should be equivalent to 120kpa (i.e. 12m of head) at the highest point of the irrigation area (a gauge should be placed at the vacuum breaker) – therefore pump size can be matched on site to the irrigation pipe size and design.



Wastewater system:

AWTS unit vented according to
NCC vol 3 Tas H101.2
min 1:60 fall from all fixtures

Subsurface irrigation - 350m²
eg. 35m x 10m

Min 3m from upslope buildings
Min 1.5m from upslope or level boundaries
Min 100m from downslope surface water

Refer to GES report

GES
GEO-ENVIRONMENTAL SOLUTIONS
29 Kirkeway Place Battery Point
T| 62231839 E| office@gessolutions.net.au

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A
18/09/2023

SITE PLAN
SCALE 1:500

creative practical design solutions
TAS BUILDING DESIGN Pty Ltd
residential commercial
m. 0408 882283
a. p.o.box 2018 howrah 7018
e. tas.buildingdesign@bigpond.com
cc 652

Project and Address:
Proposed Development at Lot 3, 14 Alec Campbell Dr., Brighton.

Client:
Mr. R. & Mrs. A. Millington

Drawing Title:
Site Plan

Please note; - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 09/09/2023	Drawn: KJR
Approval: preliminary	Scale: 1:500 @ A3
NORTH	Project No.: 23.09
	Drawing No.: sk01 Rev. -

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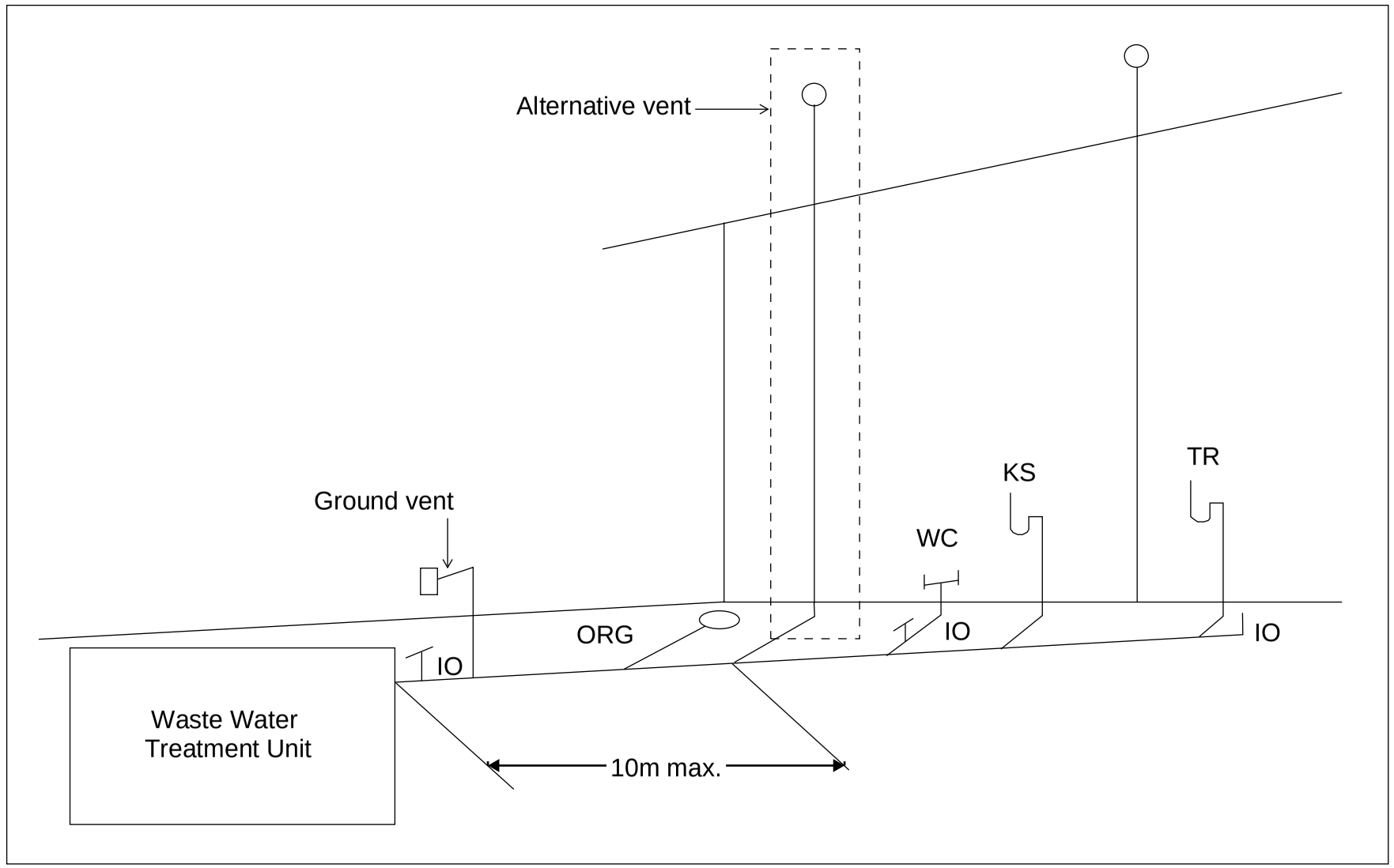

Tas Figure H101.2 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Alternative vent is the preferred arrangement where possible.

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure H101.2 Alternative Venting Arrangements		Sheet 1 of 1