Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/219

LOCATION OF AFFECTED AREA

39 BRYNAFON ROAD, DROMEDARY

DESCRIPTION OF DEVELOPMENT PROPOSAL

CHANGE OF USE (TEMPORARY DWELLING TO SECONDARY DWELLING)

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 IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **04/08/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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
Chief Executive Officer

SCAN ME

Brighton
going places

KING ANCILLARY

39 BRYNAFON ROAD, DROMEDARY, TAS 7030

REVISION 3

ARCHITECTURAL

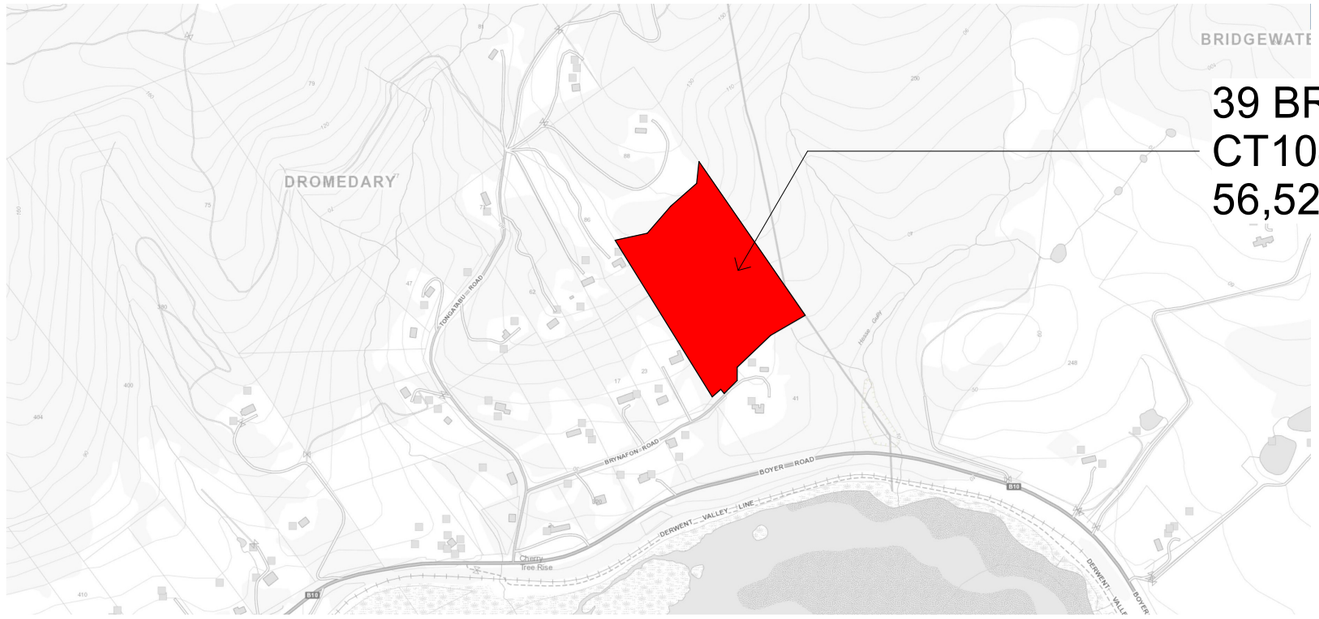
DA-00	FRONT COVER SHEET	DA-04	ELEVATIONS
DA-01	LOCATION PLAN	DA-05	SECTION & COLOURS
DA-02	SITEPLAN	DA-06	SITE PHOTOGRAPHS
DA-03	FLOOR & ROOF PLAN	DA-07	CAP PARKING PLAN

rharchitecture

PO BOX 306, NEW NORFOLK, TASMANIA 7000

LIC. NO.: 1318

DEVELOPMENT APPROVAL

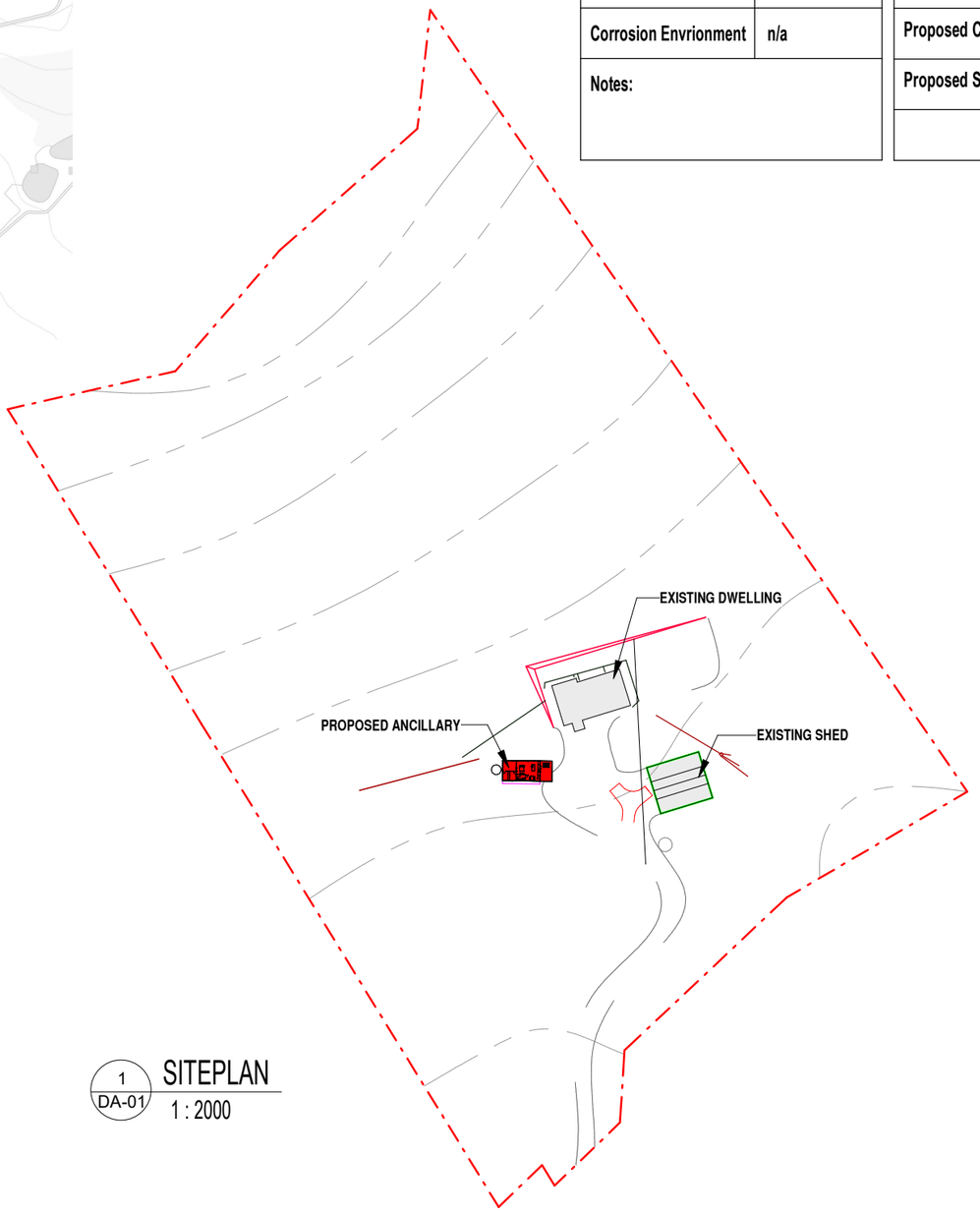


39 BRYNAFON ROAD
CT104152/3
56,520 m²

LOCATION PLAN

SITE INFORMATION:	
Title Reference:	CT104152/3
Wind Classification	N3
Soil Classification	S
Climate Zone	7
BAL Level	BAL 29
Alpine Area	n/a
Corrosion Envrionment	n/a
Notes:	

AREA SCHEDULE:	
Site Area:	56,520 m²
Existing House:	311.0 m²
Existing Deck:	80.0 m²
Proposed Shed:	288.0 m²
ANCILLARY:	87.0 m²
Propsed Ancillary:	54.0 m²
Proposed Covered Patio:	27.0 m²
Proposed Storage:	30.0 m²



1 / DA-01 SITEPLAN
1 : 2000

AERIAL PLAN

DEVELOPMENT APPROVAL

rh architecture
a: PO BOX 306, NEW NORFOLK, TASMANIA 7140
m: 0448 866 391 e: roy@rharchitecture.com.au
CBOS LIC. NO.: 132955139

REV	DATE	DETAILS	INIT.
3	02/07/25	UPDATED TO SUIT COUNCIL RFI	RH
2	05/12/24	UPDATED TO COUNCIL RFI	RH
1	XX/11/24	DA APPLICATION	RH

Client/ Project Name
ADAM KING - CHANGE OF USE

Project Address
39 BRYNAFON ROAD,
DROMEDARY, TAS 7030.

drawn RH
checked RH
date 11/24
scale 1 : 2000

sheet LOCATION PLAN

project no: 24-102
sheet no. DA-01
revision: 3

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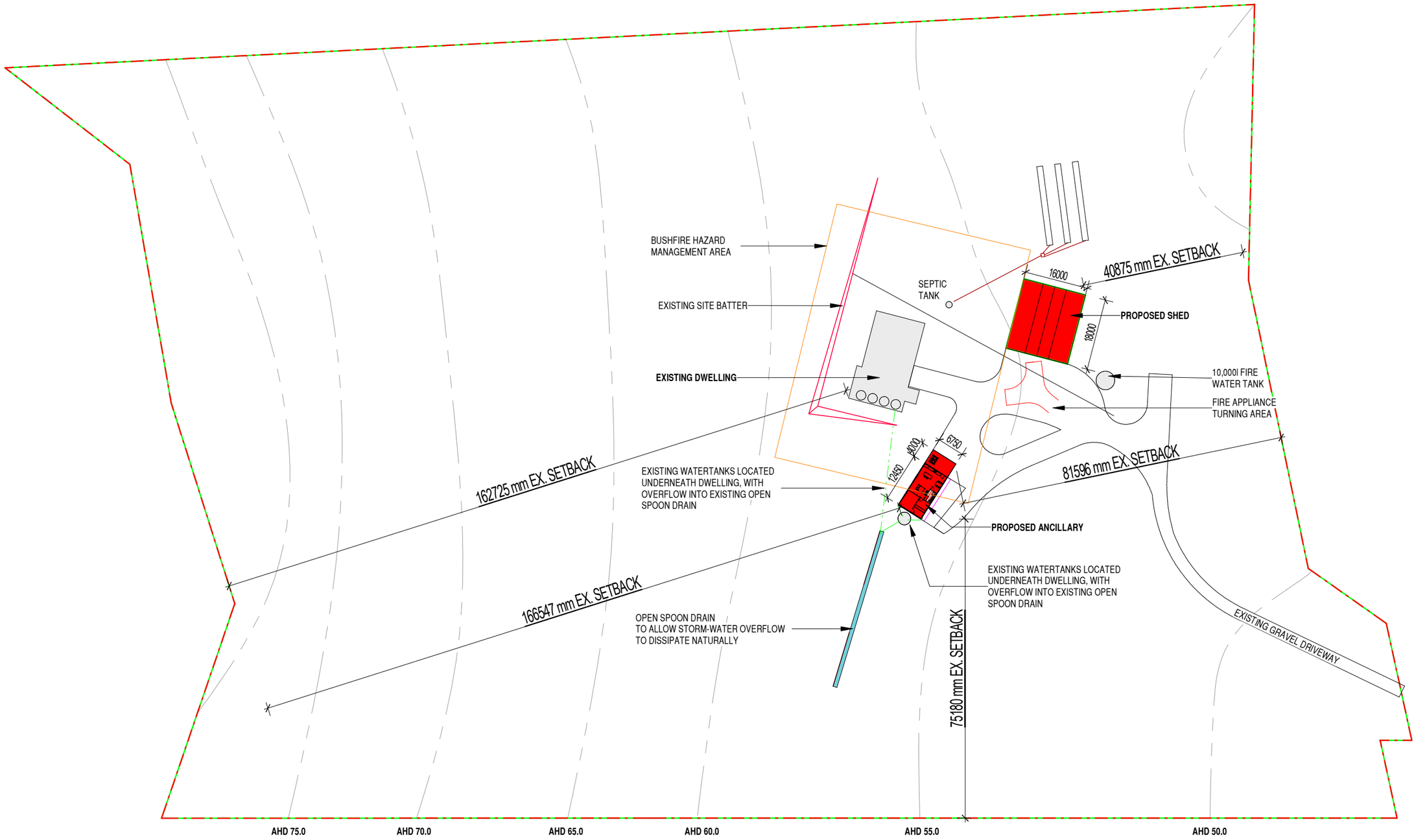
2/07/2025 12:38:16 PM



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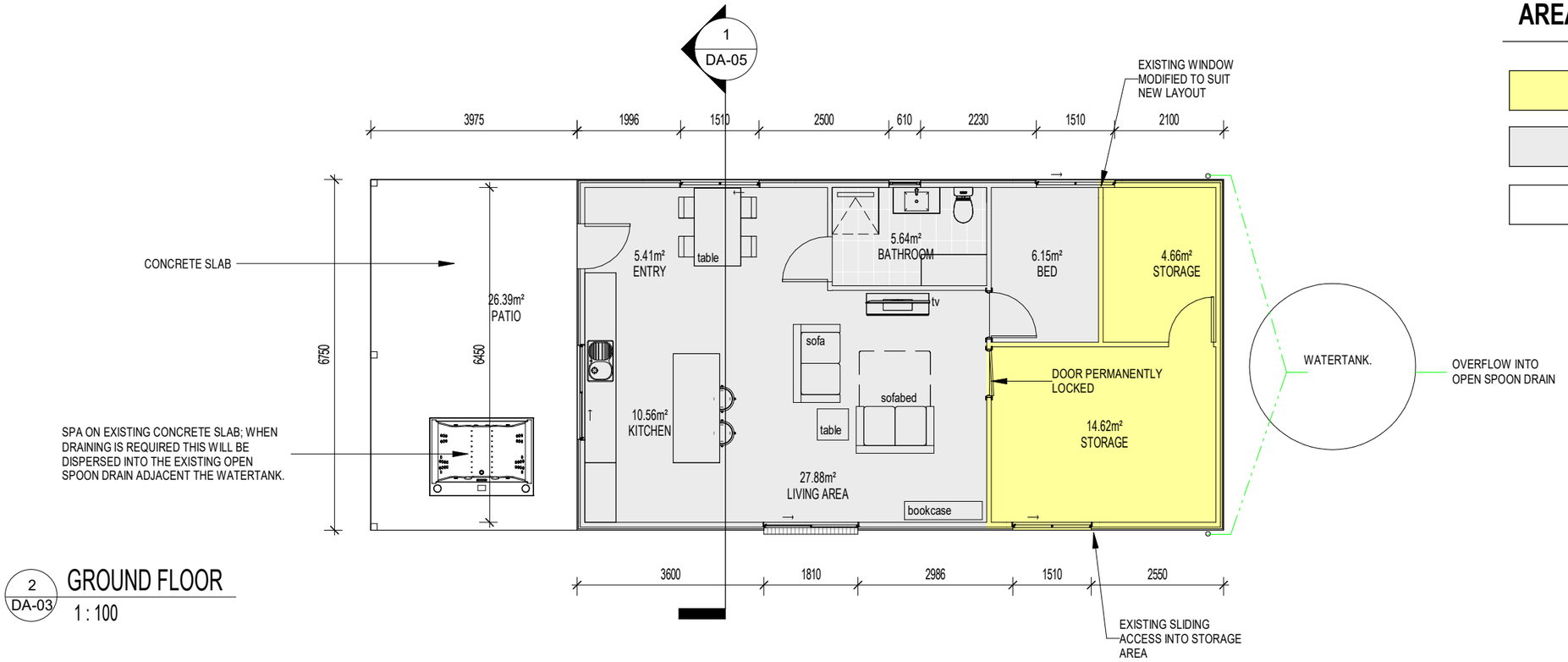
ADAM KING - CHANGE OF USE

Project Address
39 BRYNAFON ROAD, DROMEDARY, TAS 7030.

drawn RH
checked RH
date 11/24
scale 1 : 1000

sheet SITEPLAN

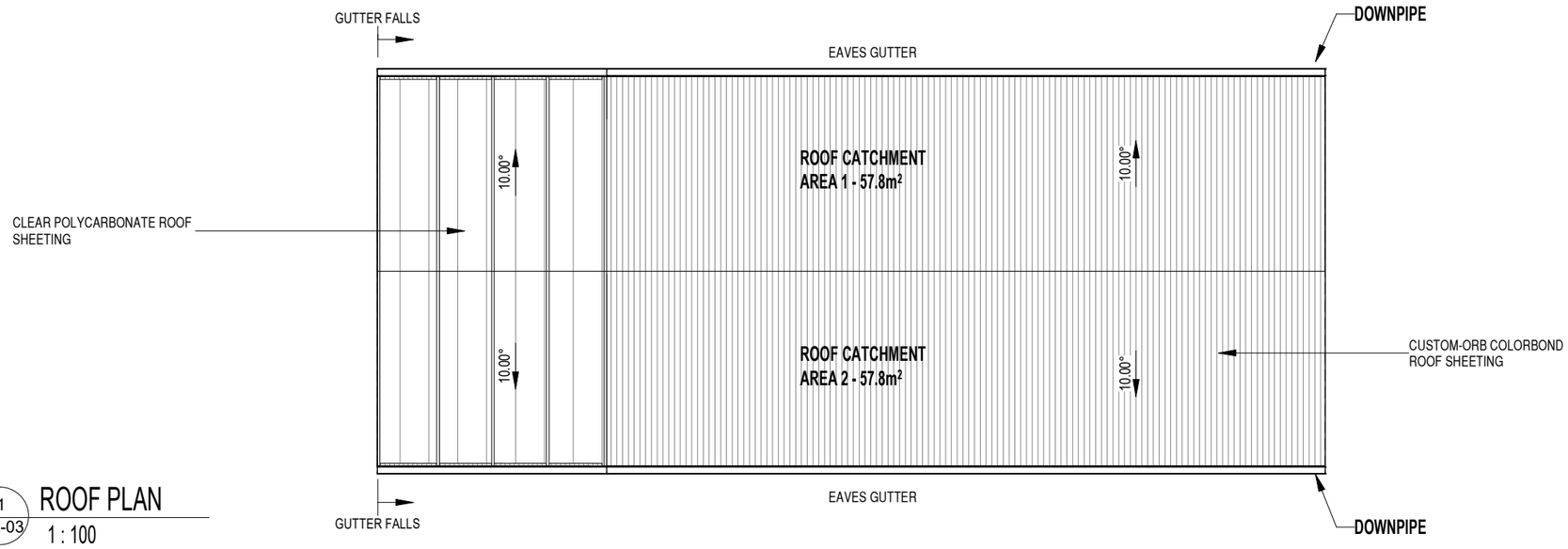
24-102 project no: **DA-02** sheet no. **3** revision:



2 DA-03 **GROUND FLOOR**
1 : 100

AREA SCHEDULE

24.08 m² CLASS 10A STORAGE FLOOR AREA	
60.00 m² CLASS 1A ANCILLARY FLOOR AREA	
26.39 m² CLASS 10A COVERED PATIO	



1 DA-03 **ROOF PLAN**
1 : 100

ELEVATION KEY

1 2 3 4

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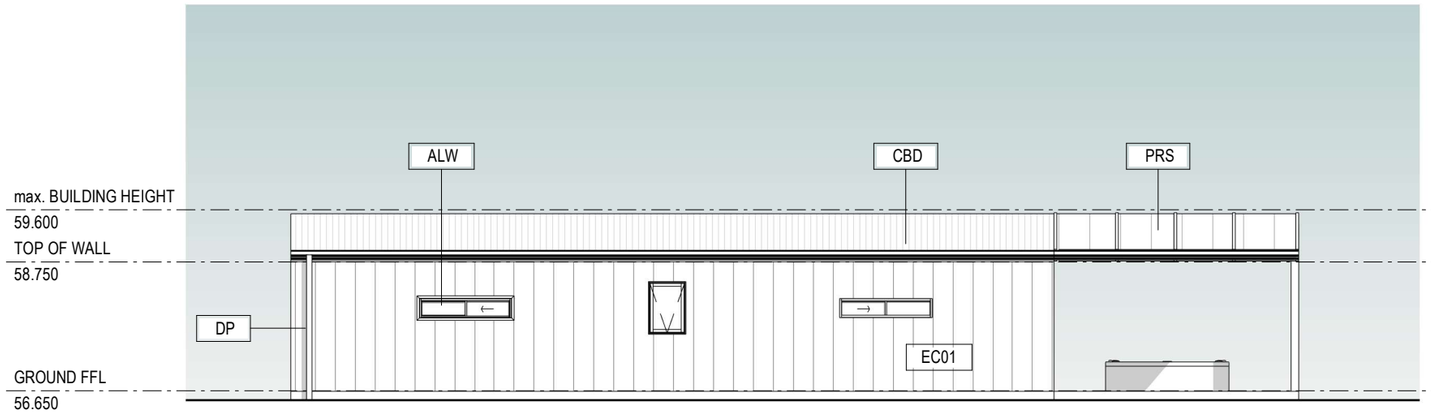
drawn RH
checked RH
date 11/24
scale As indicated

sheet
FLOOR & ROOF PLAN

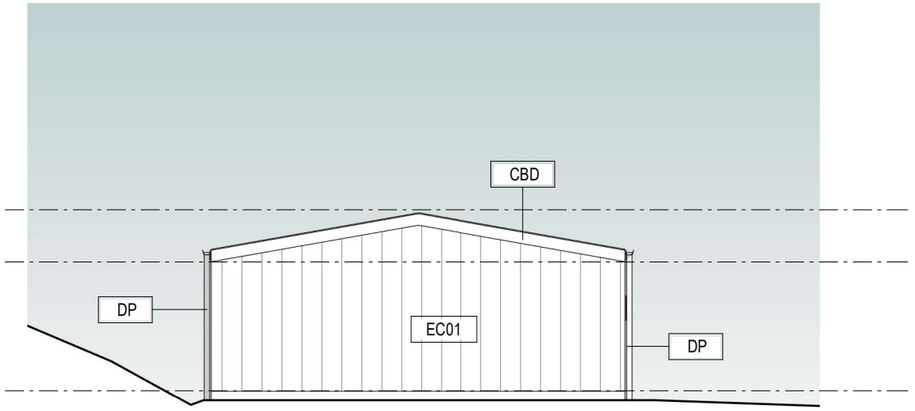
project no: **24-102**
sheet no. **DA-03**
revision: **3**

EXTERNAL FINISHES

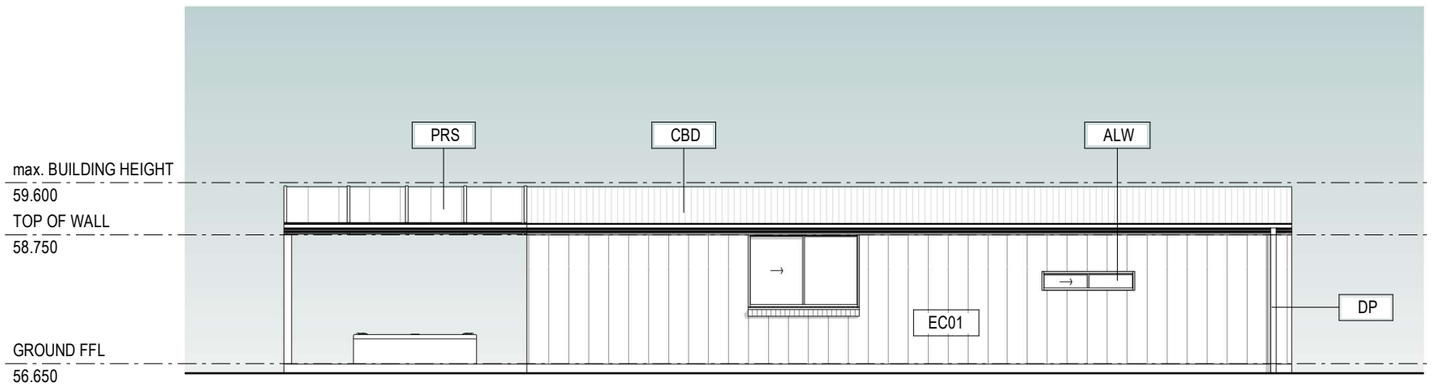
ALW	-	ALUMINIUM DOUBLE GLAZED WINDOWS WITH POWDER COAT FINISH. (REFER TO WINDOW SCHEDULE FOR FURTHER DETAILS).
DP	-	uPVC DOWNPIPE WITH PAINT FINISH TO MATCH EXTERNAL WALL, DOWN PIPES TO BE CONNECTED INTO ADJACENT WATER TANK.
EC-1	-	FIBRE CEMENT WALL CLADDING BY JAMES HARDIE OR SIMILAR
PRS	-	CLEAR POLY CARBONATE ROOF SHEETING
CBD	-	METAL ROOF SHEETING; CUSTOM ORB WITH COLOR MATCHING GUTTERS/ FLASHING AND DOWNPIPES



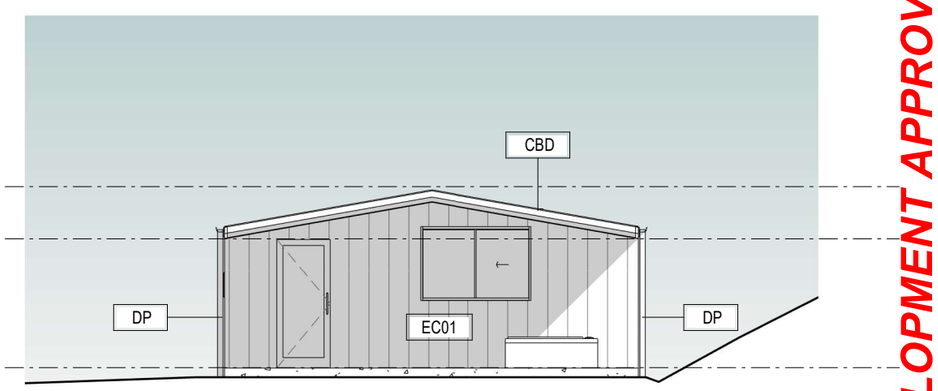
1 DA-04 ELEVATION 1
1 : 100



2 DA-04 ELEVATION 2
1 : 100



3 DA-04 ELEVATION 3
1 : 100



4 DA-04 ELEVATION 4
1 : 100

DEVELOPMENT APPROVAL

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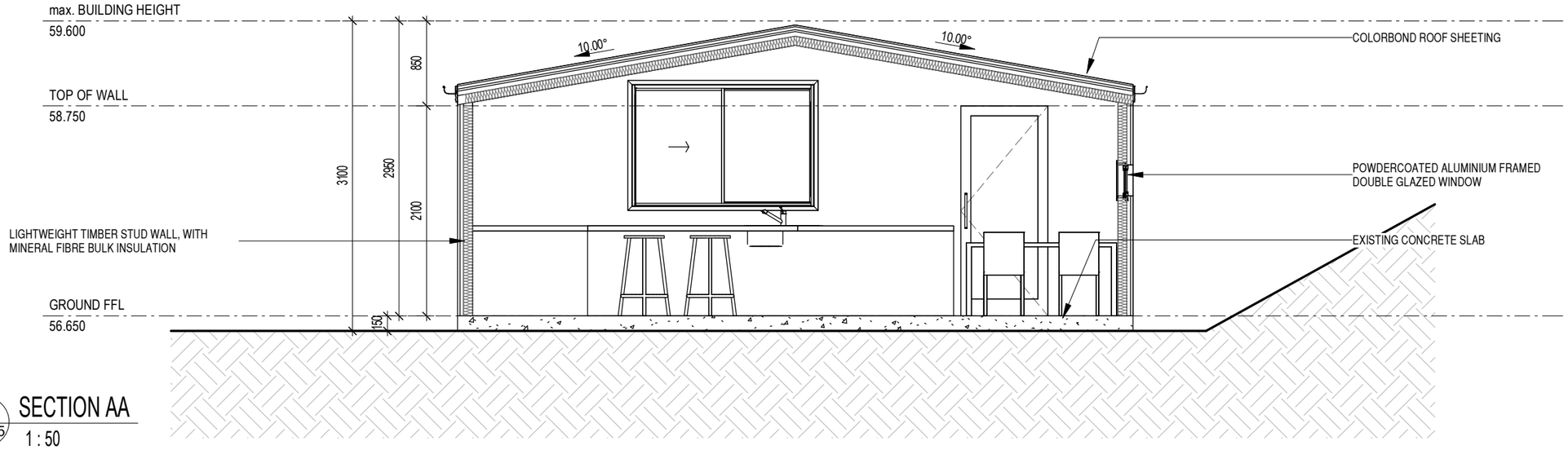
Project Address
39 BRYNAFON ROAD,
DROMEDARY, TAS 7030.

drawn RH
checked RH
date 11/24
scale As indicated

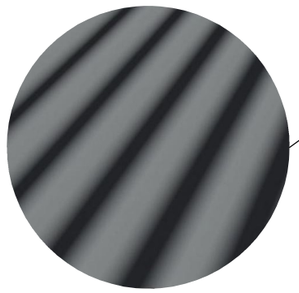
sheet ELEVATIONS

project no: 24-102
sheet no. DA-04
revision: 3

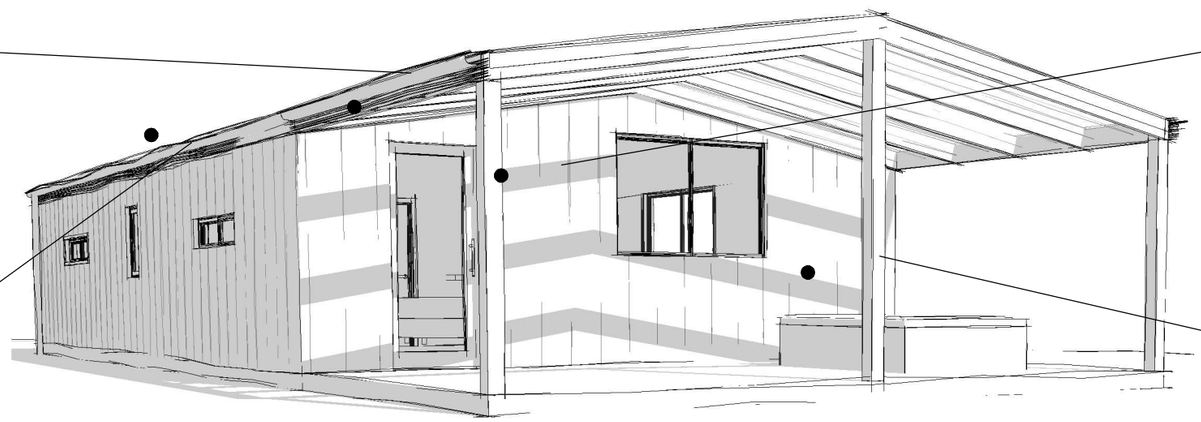


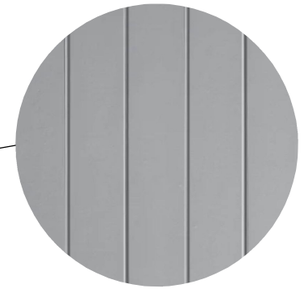
1 / DA-05 SECTION AA
1 : 50

CORRUGATED POLYCARBONATE
ROOF SHEETING
COLOUR: CLEAR

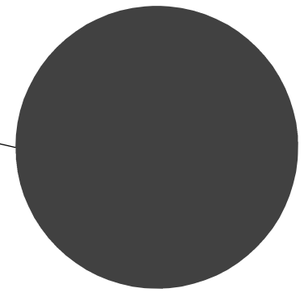


CUSTOM-ORB COLORBOND
ROOF SHEETING
COLOUR: MONUMENT





JAMES HARDIE AXON CLADDING OR
SIMILAR
COLOUR : LIGHT GREY



TIMBER POSTS TO COVERED AREA
COLOUR: MONUMENT

3 / DA-05 COLOUR BOARD
1 : 5

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sheet
SECTION & COLOURS

project no: 24-102
sheet no. DA-05
revision: 3

DEVELOPMENT APPROVAL

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drawn RH

checked RH

date 11/24

scale

sheet

SITE PHOTOGRAPHS

project no: **24-102**

sheet no. **DA-06**

revision: **3**

GRAVEL DRIVE

GRAVEL DRIVE

GRASS

GRAVEL DRIVE

SPACE FOR PARALLEL CAR
PARK AND VEHICLE TO PASS

GRAVEL DRIVE

PROPOSED
CARPARK

4000

6000

2100

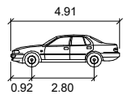
12450

PROPOSED ANCILLARY

PROPOSED
STORAGE

DOG RUN

STANDARDS 2004 (AU-NZ)



B85

	Meters
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0 s
Steering Angle	: 34.1 deg

DEVELOPMENT APPROVAL

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Client/ Project Name

ADAM KING - CHANGE OF USE

Project Address

39 BRYNAFON ROAD,
DROMEDARY, TAS 7030.

drawn RH

checked RH

date 11/24

scale 1 : 200

sheet

CAP PARKING PLAN

project no: **24-102**

sheet no. **DA-07**

revision: **2**

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rharchitecture

PO BOX 306, NEW NORFOLK, TAS 7140
ABN 36 948 393 536

02 July 2025

Dang Van
Brighton Council
1 Tivoli Road
Old Beach
TAS 7017

Project Ref: 25-102

RE: PLANNIG PERMIT (DA2024/219) 39 BRYNAFON ROAD, DROMEDARY.

Dear Dang

Please find enclosed our response to your RFI dated 1ST May 2025.

Please provide an amended floor plan to confirm that the proposed secondary dwelling will have a gross floor area of less than 60sqm.

Advice: The current plan dated 5 December 2024 shows three storage areas that are accessible from within the proposed secondary dwelling. To address this, please consider modifying the rooms labelled "storage" by enclosing the wall facing the living area and creating an external access point. This would isolate the storerooms and reduce the floor level attributable to the secondary dwelling.

RHA RESPONSE: we have amended the floorplan to allow for the maximum 60m2 of ancillary space, and amended the room area to suit. Access is shown externally and the remaining internal door will be permanently fixed shut.

Please provide an amended site plan that clearly identifies the site coverage of each building on the property. In addition, submit detailed floor plans for both the proposed secondary dwelling and the southern outbuilding, including clear identification of any additional or extended sections.

Reason: It has been identified that both the proposed secondary dwelling and the southern outbuilding have been extended without approval. As a result, the total site coverage on the property now exceeds 400sqm, triggering the need for assessment under Clause 11.4.1 P1 of the Rural Living Zone.

RHA RESPONSE: we have amended the areas on drawing DA-01, and shown the southern outbuilding as proposed (inc. dimensions on drawing DA-02. I have also attached the manufacturers drawings for the shed.

With regard to the assessment under clause 11.4.1 P1, our response is as follows:

11.4.1 P1 The site coverage must be consistent with that existing on established properties in the area, having regard to:

(a) Topography of the Site
The site features a gently sloping terrain, which allows for development with minimal cut and fill. The proposed development has been sited on the flattest portion of the lot, minimizing the need for earthworks and preserving the natural landscape. The slope does not present a barrier to drainage or building siting, supporting a modest level of site coverage consistent with neighbouring rural living properties.

(b) Capacity of the Site to Absorb Runoff
The property has ample permeable area due to its large lot size (approx. 5.7 hectares), with the proposed site coverage comprising only a small percentage of the overall land area.

The development incorporates:
- *Rainwater tanks for roof runoff,*
- *Adequate stormwater dispersion via existing contours, and*
- *No reliance on reticulated stormwater infrastructure.*

This ensures that the site can comfortably absorb and manage runoff without impacting neighbouring properties or watercourses.

(c) Size and Shape of the Site
At approximately 5.69 ha, the site is significantly larger than standard residential lots, and its regular, elongated shape allows for strategic placement of buildings with generous setbacks from all boundaries.
The large lot size supports more substantial buildings without leading to a visually dominant built form or compromising open space, and the site coverage remains proportionate and low-density in nature.

(d) Existing Buildings and Constraints
The site currently contains a single dwelling and several outbuildings (e.g., sheds), typical of rural living properties in the Dromedary area. The proposed development has been designed to respond to the location of existing structures, using available cleared land and avoiding conflicts with existing utilities, vegetation, or bushfire hazard areas.

(e) Need to Remove Vegetation
Minimal vegetation removal is required. The proposed development area is already cleared or previously disturbed, avoiding impacts on native vegetation or habitat. Where trees exist, they are either exotic or sparsely located, and no significant ecological values are compromised.

(f) Character of Development on Established Properties in the Area
The pattern of development in the surrounding area is characterized by:
- *Low-density rural dwellings,*
- *Detached outbuildings, and*
- *Large open curtilages around buildings.*

The proposed site coverage is comparable to and consistent with nearby properties, including those with similarly scaled homes, sheds, and agricultural structures. The development maintains the rural residential character of Dromedary and does not dominate the landscape or introduce urban-style density.

Conclusion
The proposed site coverage at 39 Brynafon Road complies with Clause 11.4.1 P1 by aligning with the existing pattern of development in the area. It responds appropriately to the site's characteristics, environmental constraints, and the prevailing rural living context. The performance solution ensures that the amenity, character, and environmental values of the locality are preserved.

We hope that the above provides adequate explanation to close out the RFI, if you require any further information then please contact the undersigned.

Yours faithfully

Roy Higman
DIRECTOR

Steeline Hobart

ABN: 75 009 543 506
Address: 1 Whitestone Drive
Austins Ferry TAS 7011
Email: chris.erends@steeline.com.au
Web: www.steeline.com.au
Phone: 03 6249 4988
Fax: 03 6249 3838

Quotation

No: **127171**
Date: 07/07/2016
Valid: 30 Days

Adam King
Dromedary TAS 7030

I would like to submit the following quotation for your proposed new steel building.

Building Specifications

Building Length:	18.00m
Building Width:	6.00m
Wall Height:	5.00m
Awnings:	5.00m
Roof Pitch:	10.0°
Awning Pitch:	5.0°
Roof Sheeting:	Corrugated 0.42 BMT - Colour: Basalt
Wall Sheeting:	Steelclad 0.42 BMT - Colour: Shale Grey
Roller-Doors:	1 x Series "B" Roller-Door (3600 x 3660) - Colour (Basalt)
	2 x Series "A" Roller-Door (2700 x 2700) - Colour (Basalt)
P/A Doors:	1 x Personal Access Door (2040 x 820) - Colour (Basalt)

Quotation Amount

Kit Price including GST: **$ 28,950.00**

Conditions

1. Minimum 20% deposit on order.
2. Balance to be paid 1 week prior to delivery on site.
3. Standard lead time of 4 weeks.

If you wish to proceed with ordering this building, please sign and return the attached Terms and Conditions page with your deposit to the above address. You will also need to have your final colours selected at this time. Colours cannot be changed once the building is ordered.

Please phone me for any further details or information. I trust this quotation meets with your approval and look forward to assisting with your project.

Regards
Steeline Hobart

Steeline Hobart

ABN: 75 009 543 506
Address: 1 Whitestone Drive
Austins Ferry TAS 7011
Email: chris.erends@steeline.com.au
Web: www.steeline.com.au
Phone: 03 6249 4988
Fax: 03 6249 3838

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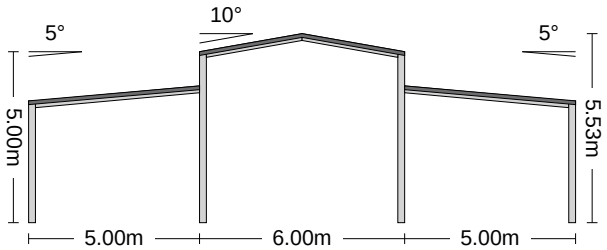
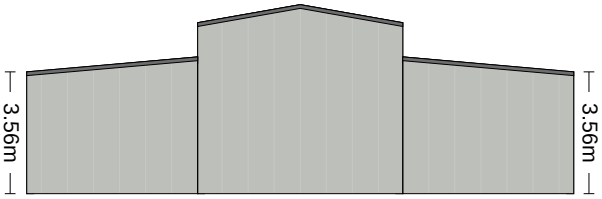
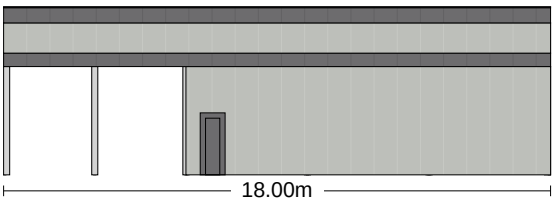


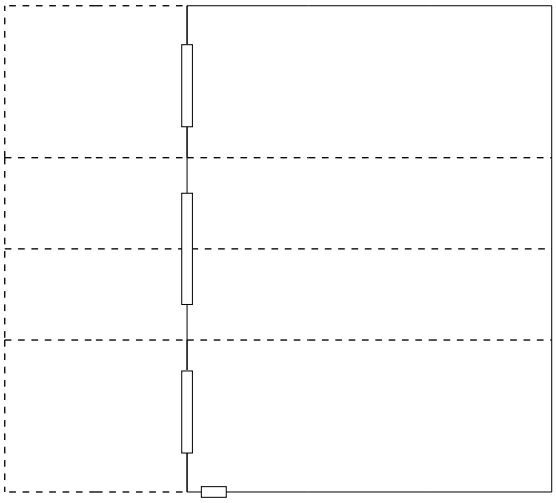
FRONT VIEW



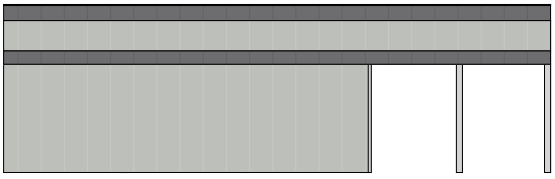
REAR VIEW



FRONT ELEVATION



PLAN VIEW



REAR ELEVATION

Steeline Hobart

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Address: 1 Whitestone Drive
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Email: chris.erends@steeline.com.au
Web: www.steeline.com.au
Phone: 03 6249 4988
Fax: 03 6249 3838

Quotation

No: **127171**
Date: 07/07/2016
Valid: 30 Days

Specifications Summary

Wind Design Speed	
Wind Region	Region: A, Terrain Category: 2, Importance Level: 2
Wind Multipliers	Md: 1.0, Mz: 0.91, Ms: 1.00, Mt: 1.00
Design Speed	42 m/s

Portal Frames	
End Portal Frame	C20024
Internal Portal Frame	C20024
Knee Braces	No
Apex Braces	No

* End portal frames are upgraded to internal frames for unsheeted bays or where dominant openings cover 50% of the bay.

Roof Purlins	
Purlin Type	TopHat 64mm 1.00 BMT
Purlin Spacing	584mm

Wall Girts	
Wall Girt	TopHat 64mm 1.00 BMT
Girt Spacing	910mm

Bays	
Bay Count	5
Bay Sizes	3.00m, 3.00m, 4.00m, 4.00m, 4.00m

Rain Goods	
Gutter	Quad 115 Gutter - Colour: Basalt
Barge Cap	Type 54 Barge Flashing 0.55 BMT - Colour: Basalt
Ridge Cap	Steeline Ridge Capping - Roll Top - Colour: Basalt

** ShedTech and/or the consulting engineer reserve the right to alter any nominated engineering specification without further notice.*

Steeline Hobart

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TERMS & CONDITIONS OF SALE

1. PAYMENT

(a) The Customer shall pay the Supplier the amount(s) stated as per payment schedule accompanying the order.
(b) The Supplier is not obliged to deliver any Goods unless the Customer has paid all amounts in full.
(c) The Customer must pay to the Supplier all debt collection costs, including any legal fees asociated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.
(d) As the Goods for each building are made as required, any orders cancelled after order placement will not be refunded.

2. OWNERSHIP OF THE GOODS

(a). Ownership of the Goods does not pass to the Customer until all amounts due are paid to the Supplier.
(b) Unless payment for the Goods is made to the Supplier by due date, the Supplier, or its agents or employees, may at any time enter on to the site where the Goods are stored and remove the Goods.
(c) The Customer must indemnify the Supplier in respect of any claims, losses, costs or damages that the Supplier may incur as a result of the Supplier taking action under clause 2(b).
(d) Until the Customer has paid for the Goods;
    (i) The Customer must not use, sell, lease, dispose, assign or encumber the Goods (by mortgage, lien, charge or otherwise) without the consent of the Supplier; and
    (ii) The Customer must store the Goods separately in a readily identifiable state.

3. DELIVERY

(a) The Customer will at his expense provide or cause to be provided full and clear access to the delivery site.
(b) Times for delivery are approximate and the Supplier can in no way be held responsible for variations to the proposed times.
(c) Where delivery is specified to be made to a site, any additional mechanical assistance required to unload the Goods (e.g. crane, etc) must be paid for and organised by the Customer.
(d) The Customer is to immediately notify the Supplier in writing upon discovery of any defect or shortage in the Goods. The Customer is deemed to have accepted the Goods and shall not have any claim in respect of defects or shortage unless the Supplier is notified in writing within forty eight (48) hours of delivery of the Goods.

4. COUNCIL

(a) The Customer agrees to pay any additional costs incurred should the Local Council require any changes be made to the building.
(b) A rejection of any building application or scope of works by the Local Council does not constitute a cancellation of the order and all moneys payable by the Customer to the Supplier shall become immediately due and payable.

5. ERECTION

(a) This contract is based on our standard engineering designs and does not allow for underground obstructions, rock, hard ground, or unstable or reactive soil conditions. The Customer agrees to pay any additional costs incurred by the Supplier in this regard.
(b) The Customer must provide a clear and accessible site for the building, clear of vegetation or obstruction. The site must be level to within a 100mm tolerance. The customer agrees to pay any earthworks required in preparing the site.
(c) Down pipes are supplied to ground level only. It is the Customer's responsibility to handle the discharge of roof water and obtain any relevant Council approvals.
(d) It is the Customer's responsibility to provide power to the construction site if required.
(e) It is the Customer's responsibility to clean the construction site upon completion.

6. GENERAL

(a) Minor variations in measurements from those shown in the order shall not give rise to any claim for damages or breach of Agreement.
(b) To the extent permitted by law, the Supplier's liability with respect to the supply of defective or faulty Goods is limited to the lowest of:
    (i) The replacement or repair of the Goods; or
    (ii) Payment of the costs of replacing the Goods or supplying equivalent Goods, in each case, at the Suppliers discretion. The Supplier shall not be liable for any labour costs associated with such repair or replacement.
(c) The Customer warrants that he has carried out his own inquiries and investigations as to adequacy or suitability of the Goods for the purpose for which the Customer intends to use the Goods and the Customer has not relied on the Supplier or the supplier's employees, agents or distributors in determining the adequacy or suitability of the Goods for the Customer's purposes.
(d) If the Customer defaults under any term of the Agreement or these Terms & Conditions, the Supplier may terminate the Agreement and all moneys payable by the Customer to the Supplier shall become immediately due and payable.

I hereby authorise the Supplier to commence immediate order, manufacture and delivery of the building detailed in this quote. I understand that by signing this document, the order of the building becomes NON-CANCELLABLE and that I am bound by the above Terms and Conditions of Sale.

Signature: _____ Date: _____

ONSITE WASTEWATER ASSESSMENT

39 Brynafon Road

Dromedary

April 2025

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Adam King
Site Address:	39 Brynafon Road, Dromedary
Date of Inspection:	06/11/2024
Proposed Works:	Existing
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	104152/3
Title Area:	Approx. 5.7 ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	7° SE facing slope
Vegetation:	Mixed Flora

Background Information

Geology Map:	MRT 1:25000
Geological Unit:	Permian Sediments
Climate:	Annual rainfall 500mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	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

Depth (m)	USCS	Description
0.00 – 0.80	SM	**SANDY SILT**; light greyish brown, dry loose consistency, approx. 10% gravels
0.80 – 1.5+	CL	**SANDY GRAVEL;** light greyish brown, dry hard consistency, low plasticity, refusal

Site Notes

Soils have developed from Permian siltstone/sandstone and have dominantly sandy textures with clay content increasing with depth. Bedrock was encountered at approx 1.5m.

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **CLAY LOAM (category 4).** The proposed ancillary is currently serviced by a septic tank with two existing absorption trenches (2 x 20m x 1.5m x 0.5m). At the time of inspection this appeared to be functioning correctly with no visible signs of failure.

The proposed change of use to an ancillary requires this system to be assessed to ensure it has the capacity to accommodate the expected wastewater load. A Design Loading Rate (DLR) of 10L/m^2/day has therefore been assigned for primary treated wastewater.

The proposed two-bedroom ancillary has a calculated maximum wastewater output of 480L/day. This is based on a tank water supply and a maximum occupancy of 4 people (120L/day/person).

Using the DLR of 10L/m^2/day, an absorption area of at least 48m^2 will be required. As the existing absorption area is approx. 60m^2 it has sufficient capacity to accommodate the expected wastewater flows. No further work is required.

A 100% reserve area will need to be set aside for any future wastewater requirements. There is sufficient space available on site to accommodate the reserve due to the large property size (approx. 5ha). Therefore, a formal reserve area has not been assigned.

GES will need to be notified any variation to the 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	Adam King	Assess. Date	5-Dec-24
		Ref. No.	
Assessed site(s)	39 Brynafon Rd Dromedary	Site(s) inspected	6-Nov-24
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 = 480 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 160
Sullage volume (L/day) = 320
Total nitrogen (kg/year) generated by wastewater = 1.5
Total phosphorus (kg/year) generated by wastewater = 0.9

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)	35	31	31	38	31	25	39	40	34	41	37	48
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**95**	**79**	**60**	**25**	**11**	**5**	**-8**	**2**	**29**	**43**	**68**	**78**

Annual evapotranspiration less retained rain (mm) = 489

Soil characterisitics

Texture = Clay loam Category = 4 Thick. (m) = 1.5
Adopted permeability (m/day) = 0.78 Adopted LTAR (L/sq m/day) = 10 Min depth (m) to water = 5

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 dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
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) =	29
Width (m) =	1.5
Depth (m) =	0.6
Total disposal area (sq m) required =	48
comprising a Primary Area (sq m) of:	48
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments
Using the DLR of 10L/m2/dayan absorption area of at least 48m2 is required

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	Adam King	Assess. Date	5-Dec-24
		Ref. No.	
Assessed site(s)	39 Brynafon Rd Dromedary	Site(s) inspected	6-Nov-24
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
	Expected design area	sq m	5,000	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	7	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	480	High	Low		
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	1.5	V. high	Very low		
	Depth to bedrock	m	1.5	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		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate		
	Long Term Accept. Rate	L/day/sq m	10	High	Low		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has the capability to accept onsite wastewater

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	Adam King	Assess. Date	5-Dec-24
		Ref. No.	
Assessed site(s)	39 Brynafon Rd Dromedary	Site(s) inspected	6-Nov-24
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	75	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-489	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	2.3	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	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	300	V. high	Low		
	Dist. to nearest other feature	m	100	V. high	Low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	200	V. high	Low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by a third party.

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AS1547:2012 – Loading Certificate – Septic System Design

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

Site Address: 39 Brynafon Rd, Dromedary

System Capacity: 480L/day

Summary of Design Criteria

DLR: 10L/m^2/day.

Absorption area: 48m^2

Reserve area location /use: Not assigned – more than 100% available

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 capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

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. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Adam King *Owner name*
39 Brynafon Road *Address*
Dromedary 7030 *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 Adam King
Designer's project reference No. J11080
Address: 39 Brynafon Road
Lot No: 104152/3
Dromedary 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:

Existing dual-purpose septic tank with onsite aborption to remain without change

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Apr-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Apr-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Apr-25

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:

Onsite Wastewater Assessment - 39 Brynafon Road Dromedary - Apr-25

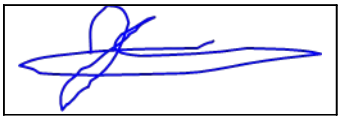
Onsite Wastewater Assessment - 39 Brynafon Road Dromedary - Apr-25

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		08/04/2025
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.

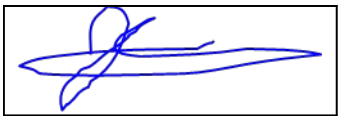
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

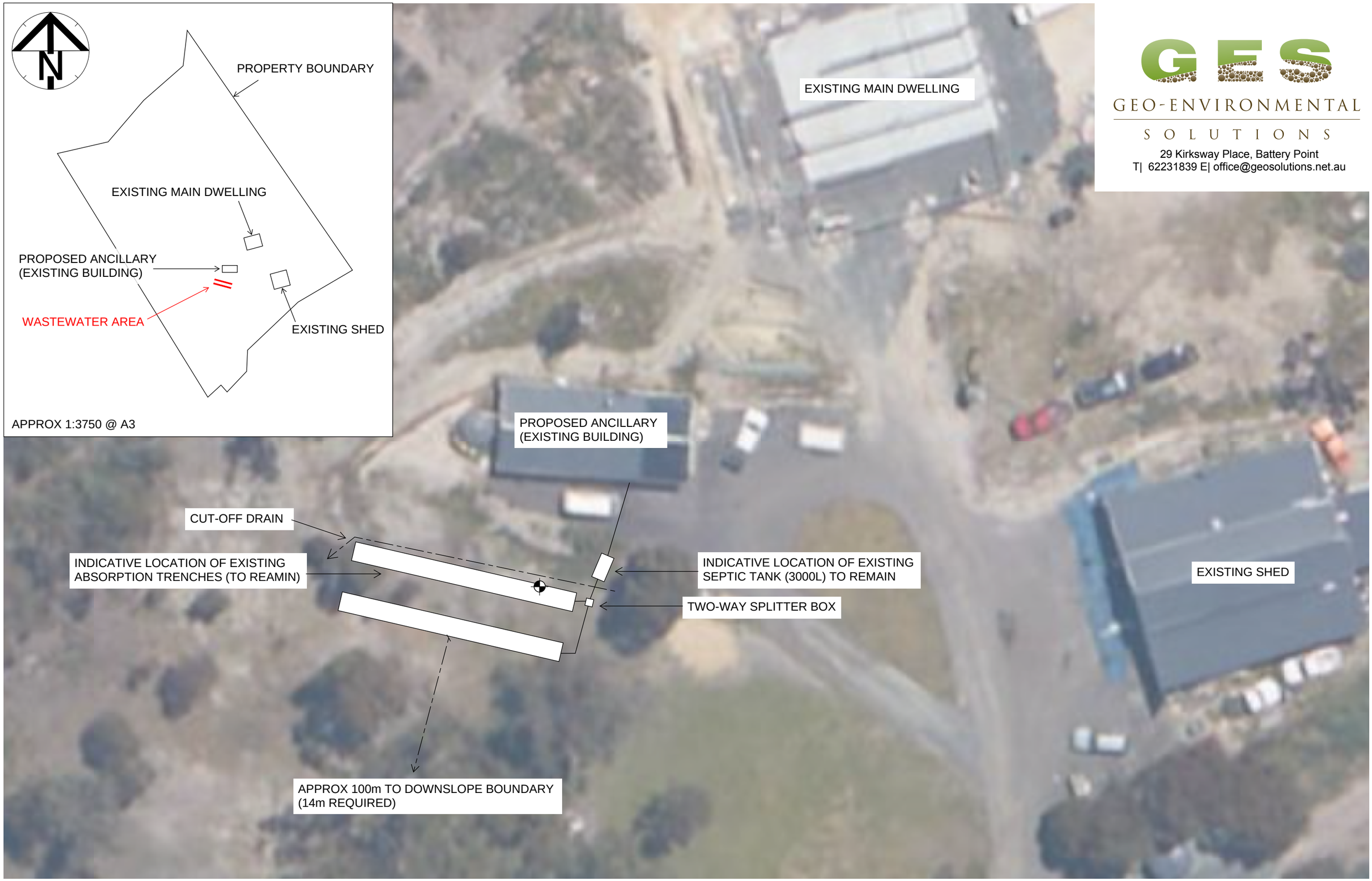
- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification 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		08/04/2025



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GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place, Battery Point
T| 62231839 E| office@geosolutions.net.au

Do not scale from these drawings. Dimensions to take precedence over scale.	39 Brynafon Rd DROMEDARY 7030	C.T.: 104152/3	Date: 8/4/2025	On-Site Wastewater Management Plan	1:300 @ A3	Sheet 1 of 1 Drawn by: SR