Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/188

LOCATION OF AFFECTED AREA

30-33 HARVEST LANE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

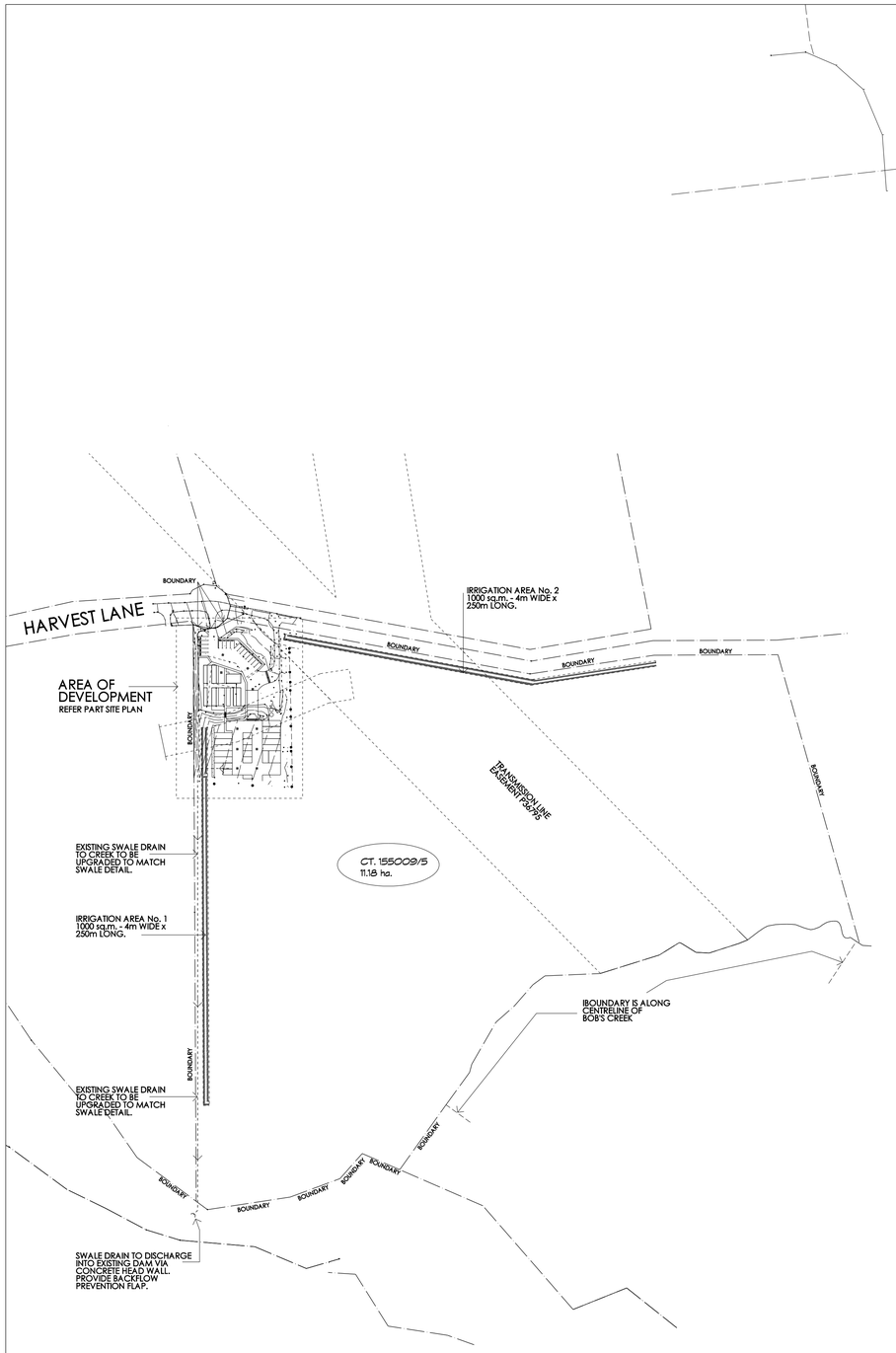
VISITOR ACCOMMODATION (SEASONAL WORKERS ACCOMMODATION)

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 **23/04/2026**. 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



LOCATION PLAN

SCALE 1:2000 @ A1

LAND SURVEYORS NOTES:

IMPORTANT NOTE:

THIS PLAN HAS BEEN PREPARED FOR CHERRY ORCHARDS TAS. FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING TEMPORARY CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED.

THE RELEVANT AUTHORITIES SHOULD BE CONTACTED REGARDING THE LOCATION OF UNDERGROUND UTILITIES (TELSTRA, WATER MAINS, SEWER, DRAINAGE, GAS) WHICH REQUIRE VERIFICATION ON SITE BEFORE CONSTRUCTION.

THIS DATA IS ON A PLANE COORDINATE SYSTEM -

DISTANCES ARE WHAT WOULD BE MEASURED ON THE GROUND USING A TAPE MEASURE. THE COORDINATES HAVE AN MGA ORIGIN AT SPM1197 (E.522381.751 N.5265553.326)
THE COMBINED SCALE FACTOR (CSF) TO BE APPLIED TO CONVERT TO MGA COORDINATE SYSTEM IS 0.99959854 USING SPM1197 AS THE SCALE ORIGIN POINT.

BOUNDARIES ARE A COMBINATION OF COMPILED AND LIST DATA. NO FIELD SURVEY HAS BEEN CONDUCTED AND ALL BOUNDARIES AND EASEMENTS ARE SUBJECT TO FIELD SURVEY BEFORE FINAL DESIGN AND CONSTRUCTIONS ARE DONE.

PART SITE PLAN

SCALE 1:200 @ A1

SITE PLAN LEGEND

⊕	EXISTING LEVELS
⊕	NEW LEVELS
G.P.	GRATED DRAIN
B.	BOLLARD

REVISION A: - 13/03/26
- WATERWAY AND COASTAL PROTECTION AREA OVERLAY ADDED
- REVISION TO PICK UP/DROP OFF AREA WIDENDED WITH BOLLARDS ADDED.
- ENTRY AREA UPDATED NOTES NOTING DRIVEWAY SEALING, CULVERTS. DRAINAGE UNDER ACCESS & MINOR TRIMMING FOR SIGHT LINES.
- DRIVEWAY ACCESS AREAS WIDENED.
- SWALE DRAIN ADDED
- COVERED ROOF TO WALKWAYS UPDATED.

REVISION B: - 30/03/26
- PATHS ADDED TO NORTHERN CAR SPACES.

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

Project and Address:
Proposed Workers Accommodation at at 30-33 Harvest Lane Old Beach

Client:
Cherries Tasmania

Drawing Title:
Location Plan Part Site Plan

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

Plot Date: 30/03/2026 | Drawn: KJR

Approval: preliminary | Scale: 1:2000, 1:200@A1

Project No.: 25.13

Drawing No.: sk01 | Rev.: B

GENERAL NOTES
- ALL ABOVE GROUND EXTERNAL PIPES TO BE TYPE 'B' COPPER. ALL BELOW GROUND LEVEL EXTERNAL PIPES TO BE PN16 HDPE OR APPROVED SIMILAR. ALL UNDER SLAB PIPES TO BE TYPE 'B' COPPER LAGGED TO PREVENT CONTACT WITH SOILS OR CONCRETE. ALL INTERNAL COLD/HOT/TEMPERED WATER PIPES TO BE TYPE 'B' COPPER OR APPROVED SIMILAR.
- SEWER PIPE - 100 DIA. UPVC MIN. GRADE 1:60. U.N.O.
- STORMWATER PIPE - 100 DIA./150 DIA./225 DIA UPVC (CONFIRM ALL GRADES WITH AS 3500)
- GENERALY ALL SURFACE DRAINAGE FALLS ARE TO BE 1-2% CROSSFALL.

SITE DRAINAGE PLAN LEGEND

S100	SEWER LINE
SW100/SW150/SW225	STORMWATER LINE
SUMP	GRATED DRAIN
GP/SUMPS TO DRIVEWAY - 900x900mm WITH HEAVY DUTY GRATES, LITTER BASKETS/ SORD GROSS PULLANT TRAPS (ROAD G.P.'s ONLY)	
GP/SUMPS TO OUTDOOR AREAS - 450x450mm	
	EXISTING LEVELS
	NEW LEVELS

REVISION A: - 13/03/26
- PLAN UPDATED TO REFLECT SITE PLAN CHANGES.
- SWALE DRAIN UPDATED ON SITE DRAINAGE PLAN.
- SWALE DRAIN SECTION ADDED.
- MINOR NOTE REVISION TO LEGEND RE: SUMPS TYPES.

1 TURF SWALE - SECTION
SCALE 1:20

PART SITE DRAINAGE PLAN
SCALE 1:200 @ A1

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

Project and Address:
Proposed Workers Accommodation at at 30-33 Harvest Lane Old Beach

Client:
Cherries Tasmania

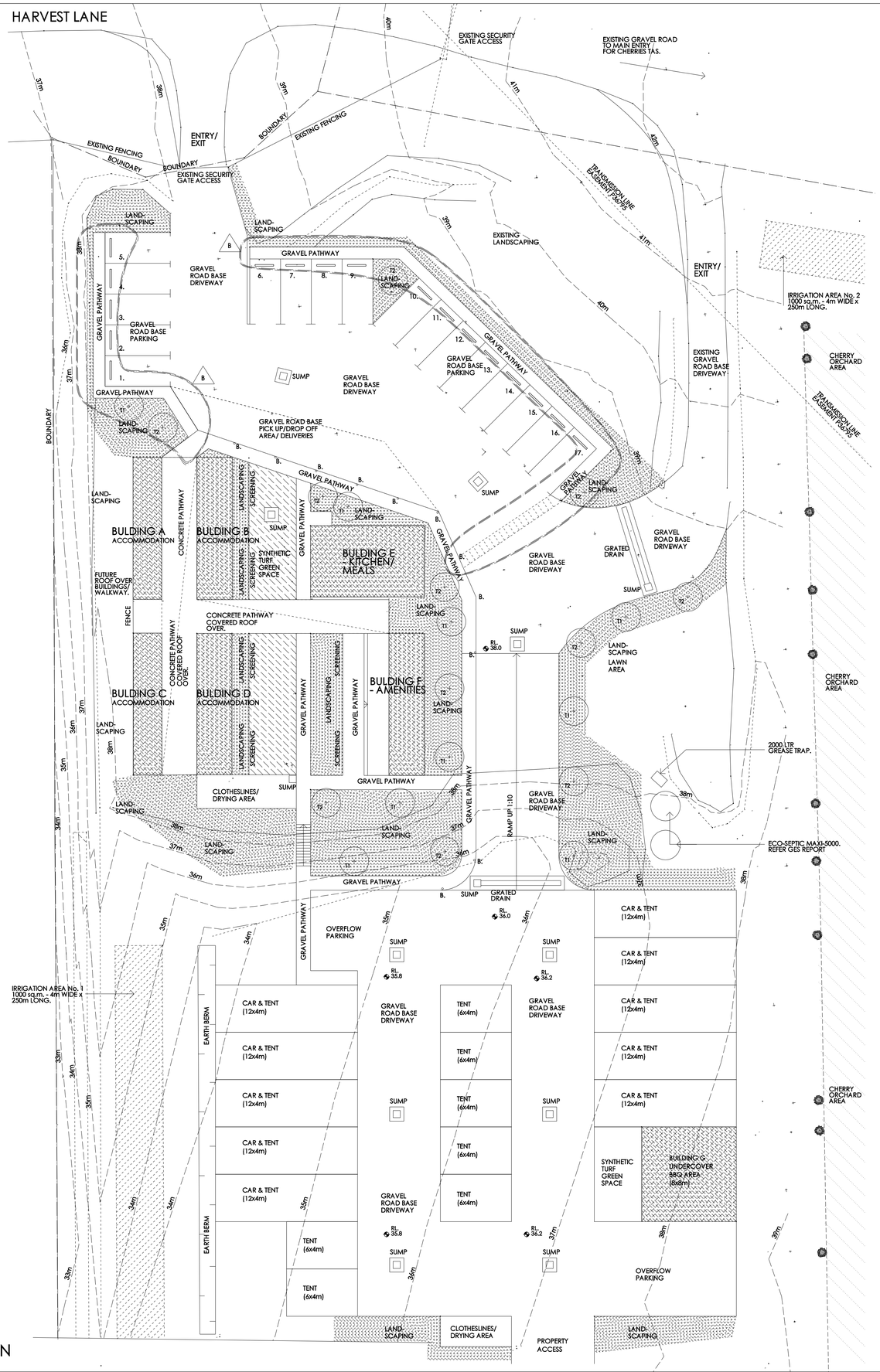
Drawing Title:
Site Drainage Plan

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

Plot Date: 13/03/2026 | Drawn: KJR
Approval: preliminary | Scale: 1:200 @ A1

NORTH

Project No.: 25.13
Drawing No.: sk02 | Rev.: A



SITE LANDSCAPE PLAN
SCALE 1:200 @ A1

CODE	TREES (COMMON)	QUANTITY
T1 T2	SILVER BIRCH SILVER BANKSIA	QUANTITIES NOTED ON PLAN
	SHRUBS	
RS LS CJ AZ	RHODODENRON LAVENDER PIPPA WHITE CAMELLIA AZALEA	QUANTITIES TO BE ADVISED ON SITE WITH OWNER/ LANDSCAPER.
	GRASSES AND GROUNDCOVERS	
CC CG DT JP PT	TALL SEDGE FEN SEDGE BLUE FLAX LILY PALE RUSH COMMON TUSSOCK GRASS	QUANTITIES TO BE ADVISED ON SITE WITH OWNER/ LANDSCAPER.

LANDSCAPE PLAN LEGEND

- EXISTING LEVELS
- NEW LEVELS
- SUMP — GRATED PIT
- RTW — RETAINING WALLS - BLOCKWORK, LARGE CONCRETE BLOCKS OR STACKER WALL
- TREES/SHRUBS. REFER CODE BELOW.
- MULCHED GARDEN BED WITH LOW SHRUBS, HEDGING & GROUNDCOVERS. REFER CODE BELOW.
- SYNTHETIC TURF GREEN SPACE OR LAWN AREA

NOTE:
FINAL QUANTITIES OF SHRUBS TO BE CO-ORDINATED ON SITE WITH BUILDER/ LANDSCAPER.

REVISION A: - 13/03/26
- PLAN UPDATED TO REFLECT SITE PLAN CHANGES.

REVISION B: - 30/03/26
- PATHS ADDED TO NORTHERN CAR SPACES.

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

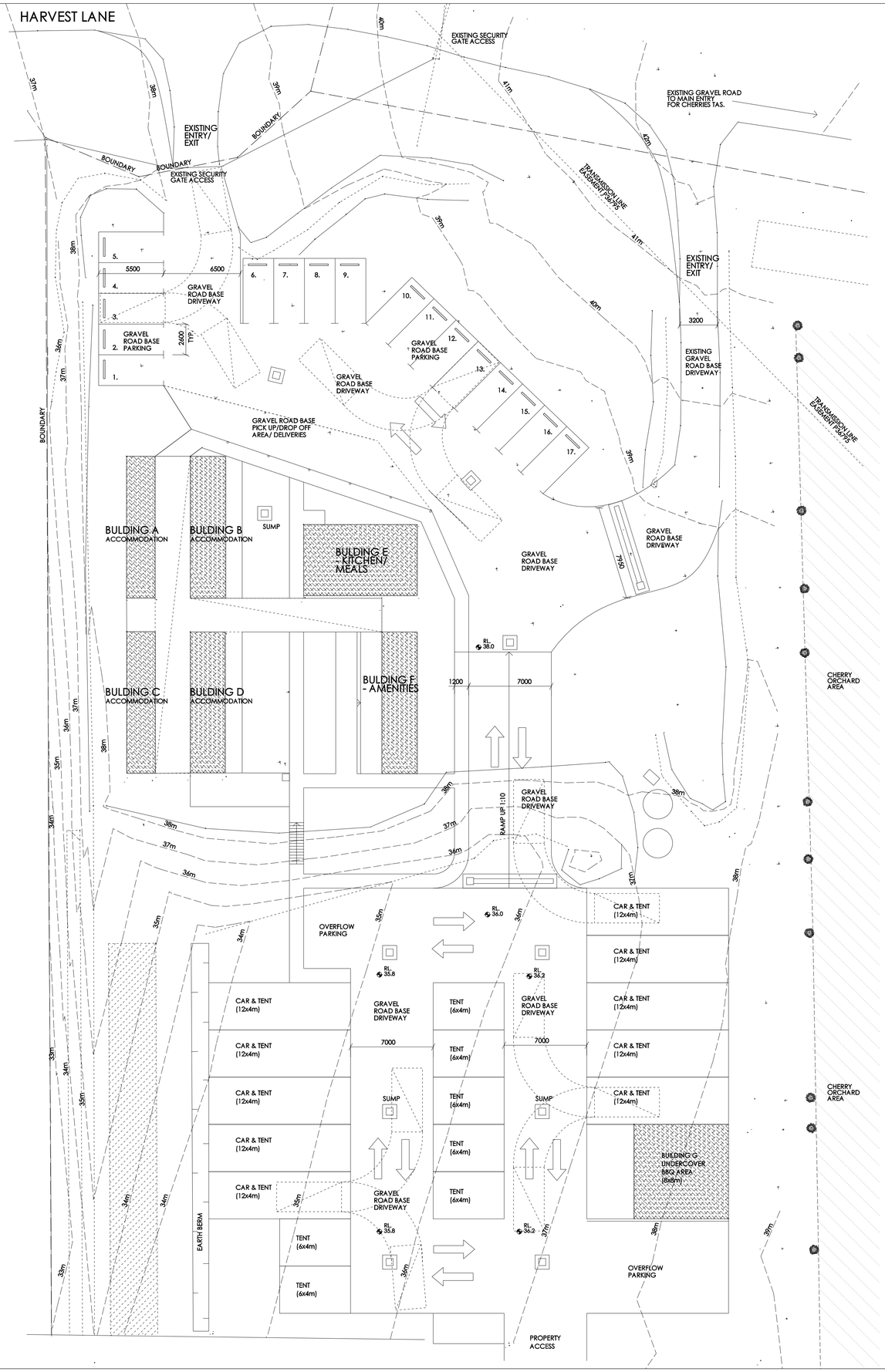
Project and Address:
Proposed Workers Accommodation at at 30-33 Harvest Lane Old Beach

Client:
Cherries Tasmania

Drawing Title:
Site Landscaping Plan

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

Plot Date: 30/03/2026	Drawn: KJR
Approval: preliminary	Scale: 1:200 @ A1
NORTH	Project No.: 25.13
	Drawing No.: sk03 Rev. B



SITE TURNING PLAN
SCALE 1:200 @ A1

DRIVEWAY/PARKING NOTES

1. THE FINISHED GRADIENT SHALL NOT EXCEED 1 IN 5 (20%)

2. VERTICAL ALIGNMENT SHALL INCLUDE TRANSITION CURVES TO AS 2890.1 CI 2.5.3 (c) AT ALL GRADE CHANGES GREATER THAN 12.5 %.

3. MANOEUVRING AREAS TO HAVE A MAXIMUM GRADIENT OF 10%.

REVISION A: - 13/03/26
- PLAN UPDATED TO REFLECT SITE PLAN CHANGES.

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

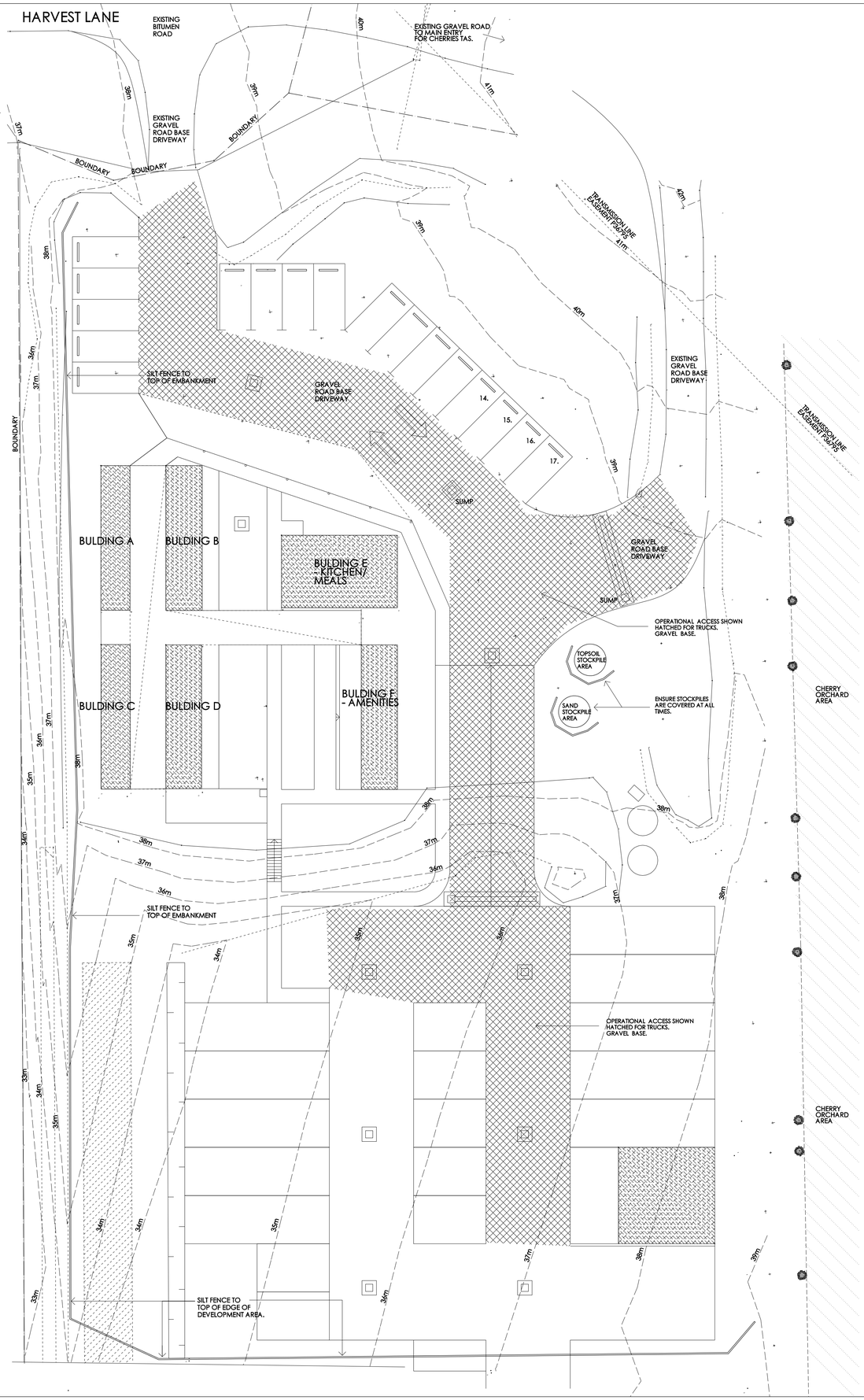
Project and Address:
Proposed Workers Accommodation at at 30-33 Harvest Lane Old Beach

Client:
Cherries Tasmania

Drawing Title:
Site Turning Plan

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

Plot Date: 13/03/2026	Drawn: KJR
Approval: preliminary	Scale: 1:200 @ A1
NORTH	Project No.: 25.13
	Drawing No.: sk04 Rev. A



SOIL AND WATER MANAGEMENT PLAN
1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING GUIDELINE PUBLICATIONS: SOIL AND WATER MANAGEMENT ON BUILDING AND CONSTRUCTION SITES FACT SHEETS (DERWENT ESTUARY PROGRAM).
THE SOIL AND WATER MANAGEMENT CODE OF PRACTICES FOR HOBART REGIONAL COUNCILS.
2. WHERE REQUIRED - EXISTING RUBBISH, GORSE, BLACKBERRIES ETC. .. TO BE REMOVED FROM SITE.
3. SILT FENCE 2000 TO BE INSTALLED TO LOWER BOUNDARIES OF THE DEVELOPMENT WHERE SHOWN. SILT FENCE TO BE SECURED WITH STAR DROPPERS AT MAX. 2m CENTRES. WITH FENCING TO BE PINNED TO THE GROUND IN BETWEEN.
4. PROVIDE TEMPORARY SILT RETENTION TRAPS AT ALL OUTFALLS, WHICH ARE TO BE REINSTATED AT COMPLETION OF WORKS.
5. PROVIDE HAY BALES, SECURED IN PLACE, AT ALL OUTFALLS, INCLUDING SILT RETENTION TRAPS. PROVIDE WEEKLY MONITORING & MAINTENANCE TO REMAIN EFFECTIVE/CLEAR.
6. DISTURBANCE OF EXISTING SOILS AND VEGETATION TO BE MINIMISED, REFER ITEM 2.
7. MATERIALS ARE ONLY TO BE STOCKPILED ON SITE AT DESIGNATED AREAS.
8. INSTALL SILT FENCE TO LOWER SIDE OF MATERIALS STOCKPILED ON SITE.
9. NO SOIL OR MUD IS TO BE TRACKED ONTO COUNCIL ROADS BY VEHICLES LEAVING THE SITE. MAINTAIN GRAVEL TURNING AREAS AS REQUIREDTO FACILITATE MANOEUVRING.
10. ALL DISTRIBUTED AREAS REMAINING ARE TO BE LOAMED AND GRASSED.

EROSION AND SEDIMENT CONTROL
1. ALL CONSTRUCTION MATERIAL TO BE STOCKPILED WITHIN THE SITE BOUNDARIES.
2. ALL VEHICLES TO BE LOADED AND UNLOADED WITHIN PROPERTY BOUNDARY.
3. ALL ROADS AND FOOTPATHS SHALL BE KEPT CLEAR OF ALL BUILDING MATERIALS, RUBBISH AND DEBRIS.

LEGEND
- STOCKPILE AREA
- HARDCORE ACCESS
- SILT FENCE/ BARRIER

GENERAL NOTE:
- AREAS DISTURBED TO BE MINIMAL AS POSSIBLE.
- REFER TO GES REPORT SEWER DESIGN.
- ALL SITE WORKS TO COMPLY WITH COUNCIL REQUIREMENTS.

REVISION A: - 13/03/26
- PLAN UPDATED TO REFLECT SITE PLAN CHANGES.

SOIL & WATER MANAGEMENT PLAN
SCALE 1:200 @ A1

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

Project and Address:
Proposed Workers Accommodation at at 30-33 Harvest Lane Old Beach

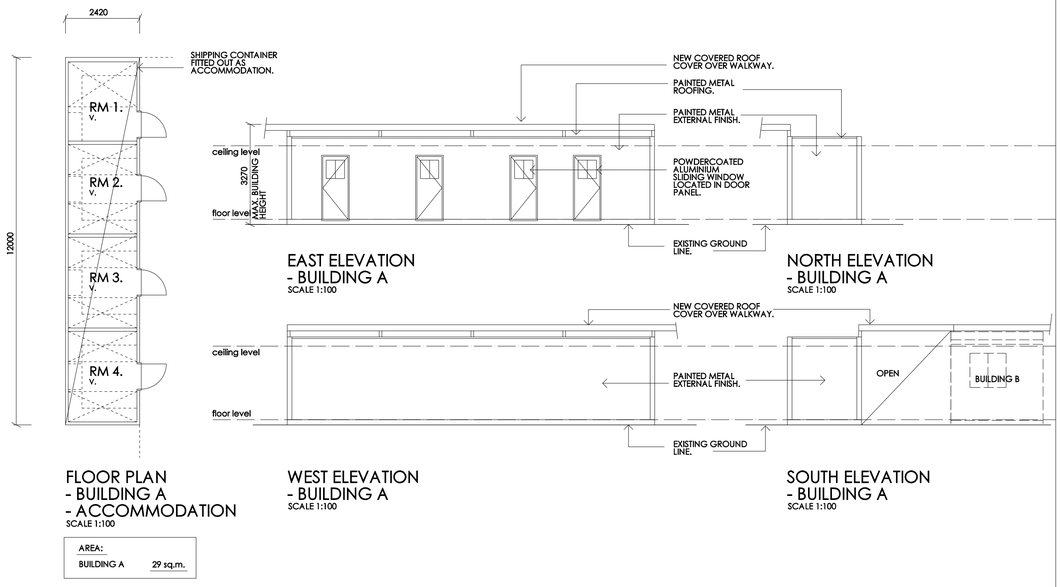
Client:
Cherries Tasmania

Drawing Title:
Soil and Water Management Plan

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

Plot Date: 13/03/2026	Drawn: KJR
Approval: preliminary	Scale: 1:200 @ A1
NORTH	Project No.: 25.13
	Drawing No.: sk05 Rev. A

REVISION A: - 13/03/26
- FLOOR PLANS & ELEAVTIONS UPDATED TO SHOW COVERED ROOF
- MAXIMUM HEIGHTS SHOWN.



FLOOR PLAN
- BUILDING A
- ACCOMMODATION
SCALE 1:100

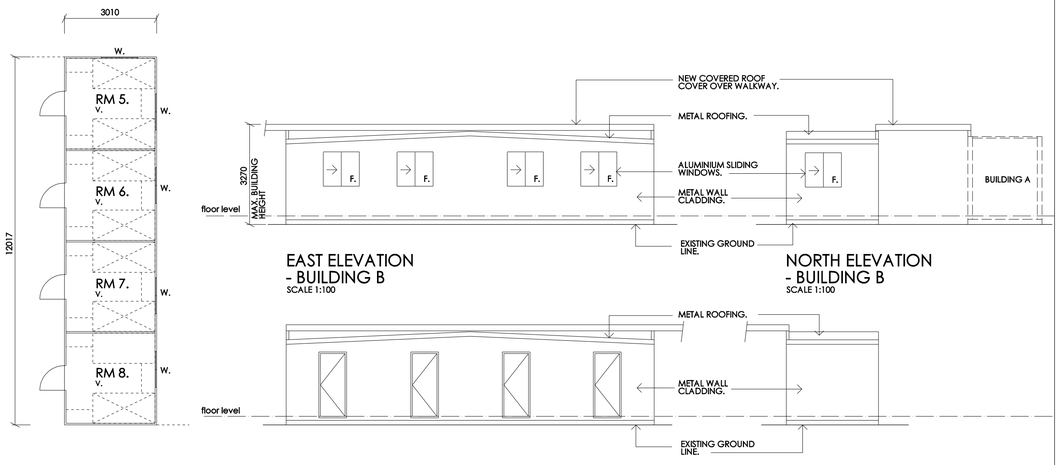
EAST ELEVATION
- BUILDING A
SCALE 1:100

NORTH ELEVATION
- BUILDING A
SCALE 1:100

WEST ELEVATION
- BUILDING A
SCALE 1:100

SOUTH ELEVATION
- BUILDING A
SCALE 1:100

AREA:	
BUILDING A	29 sq.m.



FLOOR PLAN
- BUILDING B
- ACCOMMODATION
SCALE 1:100

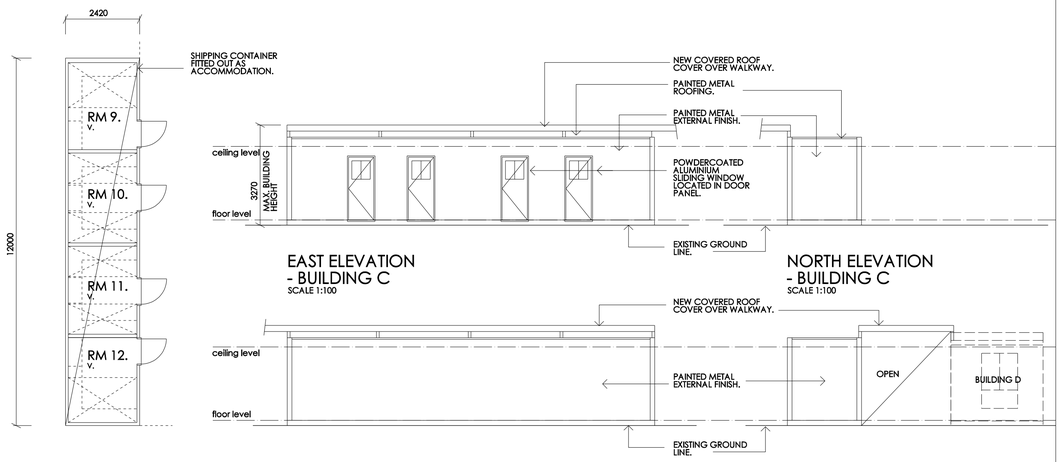
EAST ELEVATION
- BUILDING B
SCALE 1:100

NORTH ELEVATION
- BUILDING B
SCALE 1:100

WEST ELEVATION
- BUILDING B
SCALE 1:100

SOUTH ELEVATION
- BUILDING B
SCALE 1:100

AREA:	
BUILDING B	36 sq.m.



FLOOR PLAN
- BUILDING C
- ACCOMMODATION
SCALE 1:100

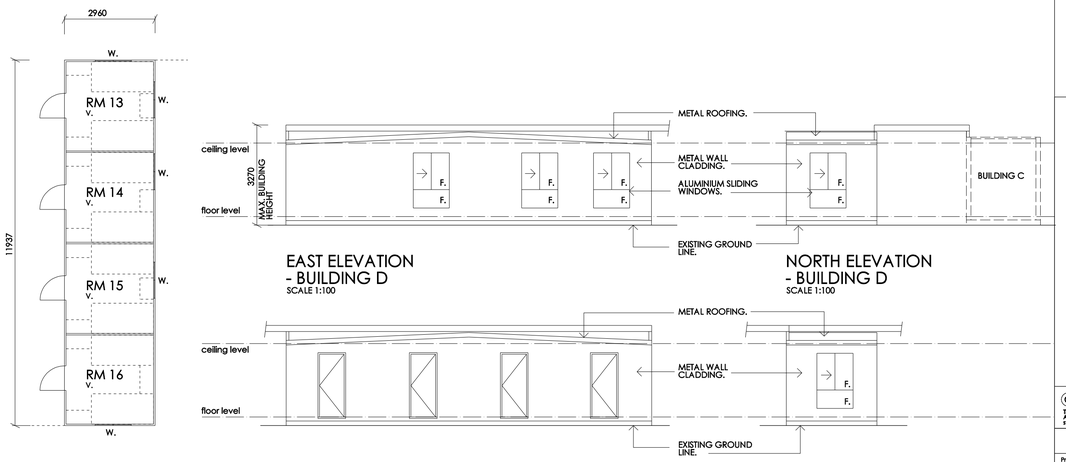
EAST ELEVATION
- BUILDING C
SCALE 1:100

NORTH ELEVATION
- BUILDING C
SCALE 1:100

WEST ELEVATION
- BUILDING C
SCALE 1:100

SOUTH ELEVATION
- BUILDING C
SCALE 1:100

AREA:	
BUILDING C	29 sq.m.



FLOOR PLAN
- BUILDING D
- ACCOMMODATION
SCALE 1:100

EAST ELEVATION
- BUILDING D
SCALE 1:100

NORTH ELEVATION
- BUILDING D
SCALE 1:100

WEST ELEVATION
- BUILDING D
SCALE 1:100

SOUTH ELEVATION
- BUILDING D
SCALE 1:100

AREA:	
BUILDING D	36 sq.m.

0 1 2 3 4 5
1:100@ A1

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

Project and Address:
Proposed Workers Accommodation at at 30-33 Harvest Lane Old Beach

Client:
Cherries Tasmania

Drawing Title:
Floor Plans
Elevations

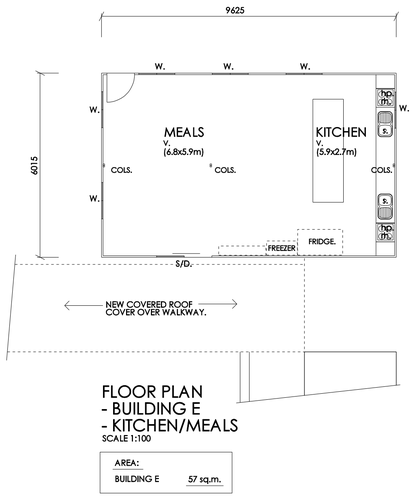
Please note; - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 13/03/2026	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A1

NORTH

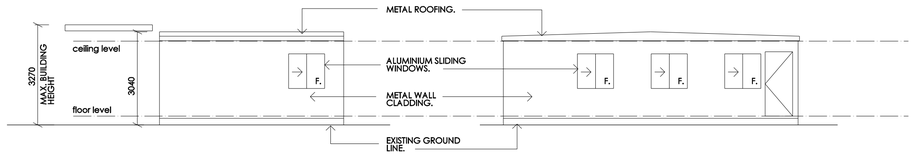
Project No.: 25.13

Drawing No.: sk06 Rev. A



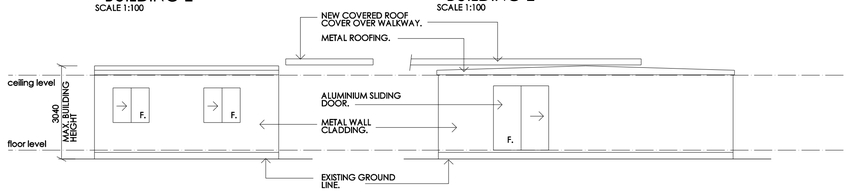
FLOOR PLAN
- BUILDING E
- KITCHEN/MEALS
SCALE 1:100

AREA:	
BUILDING E	57 sq.m.



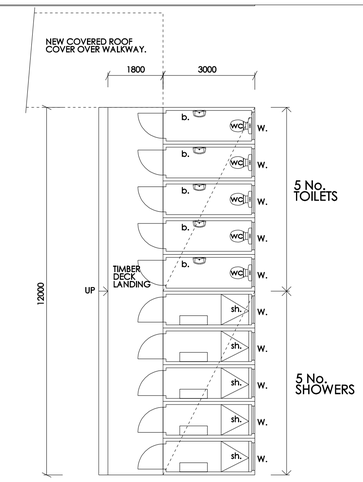
EAST ELEVATION
- BUILDING E
SCALE 1:100

NORTH ELEVATION
- BUILDING E
SCALE 1:100



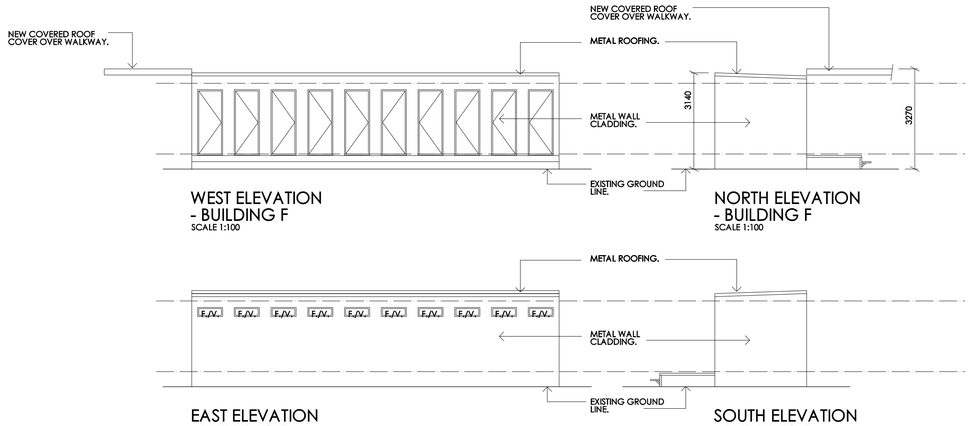
WEST ELEVATION
- BUILDING E
SCALE 1:100

SOUTH ELEVATION
- BUILDING E
SCALE 1:100



FLOOR PLAN
- BUILDING F
- AMENITIES
SCALE 1:100

AREA:	
BUILDING F	36 sq.m.

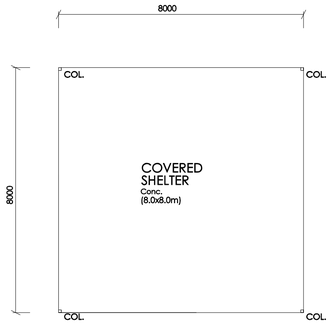


WEST ELEVATION
- BUILDING F
SCALE 1:100

NORTH ELEVATION
- BUILDING F
SCALE 1:100

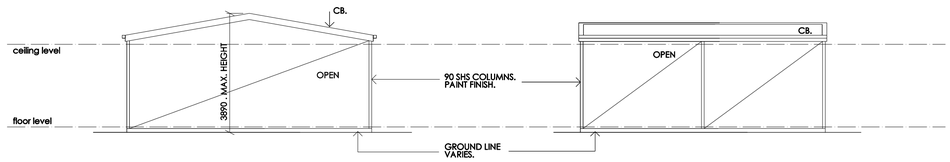
EAST ELEVATION
- BUILDING F
SCALE 1:100

SOUTH ELEVATION
- BUILDING F
SCALE 1:100



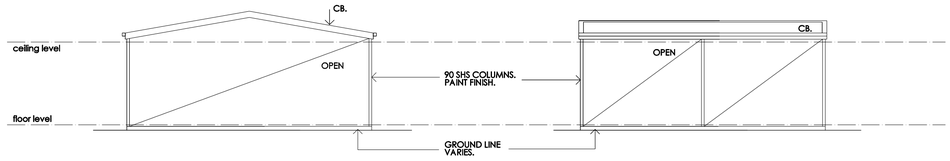
FLOOR PLAN - BUILDING G
- COVERED SHELTER
SCALE 1:100

AREA:	
BUILDING G	64 sq.m..
OPEN AREA	



EAST ELEVATION - BUILDING G
SCALE 1:100

NORTH ELEVATION - BUILDING G
SCALE 1:100



WEST ELEVATION - BUILDING G
SCALE 1:100

SOUTH ELEVATION - BUILDING G
SCALE 1:100

REVISION A: - 13/03/26
- FLOOR PLANS & ELEAVTIONS UPDATED TO SHOW COVERED ROOF
- MAXIMUM HEIGHTS SHOWN.

0 1 2 3 4 5
1:100@ A1

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

Project and Address:
Proposed Workers Accommodation at at 30-33 Harvest Lane Old Beach

Client:
Cherries Tasmania

Drawing Title:
Floor Plans
Elevations

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

Plot Date: 13/03/2026	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A1
NORTH	Project No.: 25.13
	Drawing No.: sk07 Rev. A

Planning Submission

Proposed Accommodation Development

at

30-33 Harvest Lane
Old Beach, Tasmania

for

Cherries Tasmania

Tas Building Design Pty. Ltd.
P.O.Box 2018
Howrah 7018
tas.buildingdesign@bigpond.com
0408882283

October 2025

contents

appendix

attachments

consultant reports

1. - site location/background

The existing Cherry Tasmania orchard is located at 30-33 Harvest Lane, Old Beach. The proposed development location is positioned at the end of Harvest Lane, approximately 300 metres east of Old Beach Road intersection. The site falls gradually to the south-east and has existing entrances from the main entrance to the Cherry farm business.

2.- environmental impact/design statement

The existing orchard site is currently zoned Rural and is operated by the current owner Nic Hansen as a Cherry farm. Seasonal workers are required at various times of the year and the picking season and the proposed development allows vital accommodation on site.

The location of the Proposed Accommodation development is positioned off the main access in Harvest Lane and is partly hidden the existing trees along the front boundary limiting visual impact. Apart from internal minimal bus access, there will be very few traffic movements per week, mainly food deliveries and Cherry Tasmania staff.

The surrounding properties vary from existing Rural zoned - residential dwellings and Rural zoned open properties. The site is an ideal location to provide accommodation on site for seasonal workers for the existing Cherry farm operations.

The design consists of various grouped modular type buildings with 'Pale Eucalypt' (Mist Green) colour. All buildings are single storey.

An open space area will be utilized for camping (no caravans) to a lower area of the accommodation area.

In reference to Tas Planning Scheme (Brighton) 20.3.1 Discretionary Use:

a) The accommodation is required for the operation of the Cherry farm business providing for seasonal workers on site.
b) There is minimal to no adverse impact, confirm or restraint of uses regarding any neighbouring property.
c) Being purposely built for the cherry farms operations, the development is compatible with the agricultural use.
d) The accommodation development does not compromise on the function of the surrounding settlements and is appropriate and functional for the cherry farm.

3. – development information

a. – car-parking/bus/truck movements

The proposed development provides for 17 onsite parking spaces, with a bay for bus, delivery loading bay and waste collections area. The overflow car parking area will be allowed for additional parking in two areas in the camping zone. The existing entry and exit provides a safe and open driveway area for bus, truck and vehicle access. The entry/exit solution allows for bus turning in a loop design rather than one access point and turning on site.

b. – number of staff

A maximum of 2 employees (cleaning) staff per day. The accommodation building will house 32 seasonal workers for the 4 buildings (8 per building) who will do all their own cooking.
The camp site has 17 tent sites x 2 persons = 34 seasonal workers.

c. – operating hours

The seasonal workers generally operate between 7.30am and 3.30pm. The cleaning staff would operate between the day period.

d. – equipment

External heating units are to be installed however will be virtually silent. Generally cooking will be domestic ovens, cooktops etc.

e. – waste production and disposal

Waste production will be limited to waste bins for general waste from the Kitchen and accommodation units. The waste removal will be provided from a private waste firm accessing the site once a week.

f. – signage

Minor signage will be installed for entry and exit points along with 'Give Way' signage for exit point.

g. –colours-

Predominately colours will be 'Pale Eucalypt' (Mist Green) but will have secondary colours for screening, planting, etc.

h. landscaping/fencing/lighting

The proposed site is surrounded by a green orchard barrier. The existing extensive landscaping provides an enjoyable space to reside. Refer to the Part Site Landscape Plan.

The site will provide low level flood lighting for the car parking and pathway areas between buildings. The extension of lighting and security will continue around the proposed accommodation units.

i – drainage

Refer to GES report for the sewer design. Refer to the Part Site Drainage Plan for stormwater and water design. Engineering design and final stormwater design/calculations will be prepared for the construction drawings.

j – staging

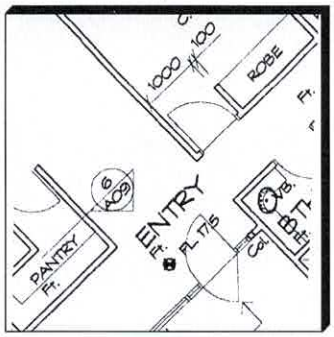
The project will be built as one stage.

4. owner statement

Cherries Tasmania Orchards is wishing to construct a seasonal employee accommodation site in line with the submitted documents and plans.
We see this development as an extremely critical part of our long term sustainability as a cherry orchard. As we move forward with our orchard development we will reach in January 2027 a forecasted 900-1000 tonnes of cherries harvested that will require hand picking and packing. Labour is a major part of this.
Of the 180+/- people required, history shows that we can source 35-50% of this required amount of people locally. The remaining people will have to come to us via seasonal worker programs and travelling back packers. Between December and early February there is chronic shortage of any type of accommodation in Southern Tasmania. For Cherries Tasmania to ensure its sustainable long-term future we must construct and operate our own seasonal accommodation thereby ensuring a critical factor is met.

5. conclusion

The proposed accommodation development for Cherries Tasmania at the Harvest Lane site will provide vital accommodation on site for seasonal workers. The development will provide jobs, growth and valuable investment for the Brighton Council area.



Planning Department
Brighton Council
Tivoli Rd
Old Beach 7017

Dear Jo,

Re: Planning Application DA 2025/188
Seasonal Workers Accommodation 30-33 Harvest Lane, Old Beach

In response to the request for further information letter dated 19/11/25, please find information below and attached.

1. Amended Plans
   a) Building heights have been updated noting relative natural ground levels.
   b) Location of the mapped waterway and coastal protection code area is shown on the Site Plan.
   c) Location of electricity is shown on the Site Plan from original submitted drawings.
   d) & e) Please find attached Hubble Traffic TIA report.
2. Please find attached updated drawings showing the covered roof over the walkway.
3. Please find below statement addressing the performance criteria in relation to C4.6.1 A1 of the Electricity Transmission Infrastructure Protection Code.
   A1 (a) The buildings and works are not within the inner protection area.
   A1(b) The building and works are outside the registered electricity easement.
4. Please find attached GES report addressing the performance criteria in relation to C7.6.1 P1 of the Natural Assets Code.
5. Please find attached GES report regarding the stormwater discharge to Bob's creek.

Kind Regards,

Kevin Roberts
TAS BUILDING DESIGN Pty. Ltd.
Date: 27/01/2026

TAS BUILDING DESIGN

m. 0408 882 283

e. tas.buildingdesign@bigpond.com

a. po box 2018
howrah 7018

residential
commercial

TRAFFIC IMPACT ASSESSMENT

SEASONAL EMPLOYEE ACCOMMODATION
30- 33 HARVEST LANE, OLD BEACH

Hubble Traffic

March 2026

Disclaimer: This report has been prepared based on and in reliance upon the information provided to Hubble Traffic Pty Ltd by the client and gathered by Hubble Traffic Pty Ltd during the preparation of the report. Whilst all reasonable skill, care and diligence has been used in preparation of the report, Hubble Traffic Pty Ltd take no responsibility for errors or omissions arising from misstatements by third parties.

This report has been prepared specifically for the exclusive use of the client named in the report and to the extent necessary, Hubble Traffic Pty Ltd disclaim responsibility for any loss or damage occasioned by use of or reliance upon this report, or the date produced herein, by any third party.

Version	Date	Reason for Issue
Draft	February 2026	Draft issued for client feedback
Final	March 2026	Final Issued

Table of Contents

1. Introduction

Kevin Roberts of Tas Building Design has engaged Hubble Traffic to prepare an independent Traffic Impact Assessment, to consider the traffic impacts from the development of seasonal employee accommodation, for Cherries Tasmania Orchards at Old Beach.

This report considers the amount of traffic the development is likely to generate and how these additional traffic movements will integrate into the surrounding road network. The development has been assessed against the Tasmanian Planning Scheme C2 Parking and Sustainable Transport Code, C3 Road and Railway Assets Code, and the Australian Standard 2890.1:2004 (the Standard).

This report has been prepared to satisfy the requirements of Austroads' Guide to Traffic Management Part 12: Traffic Impacts of Developments, 2019, and refers to the following information and resources:

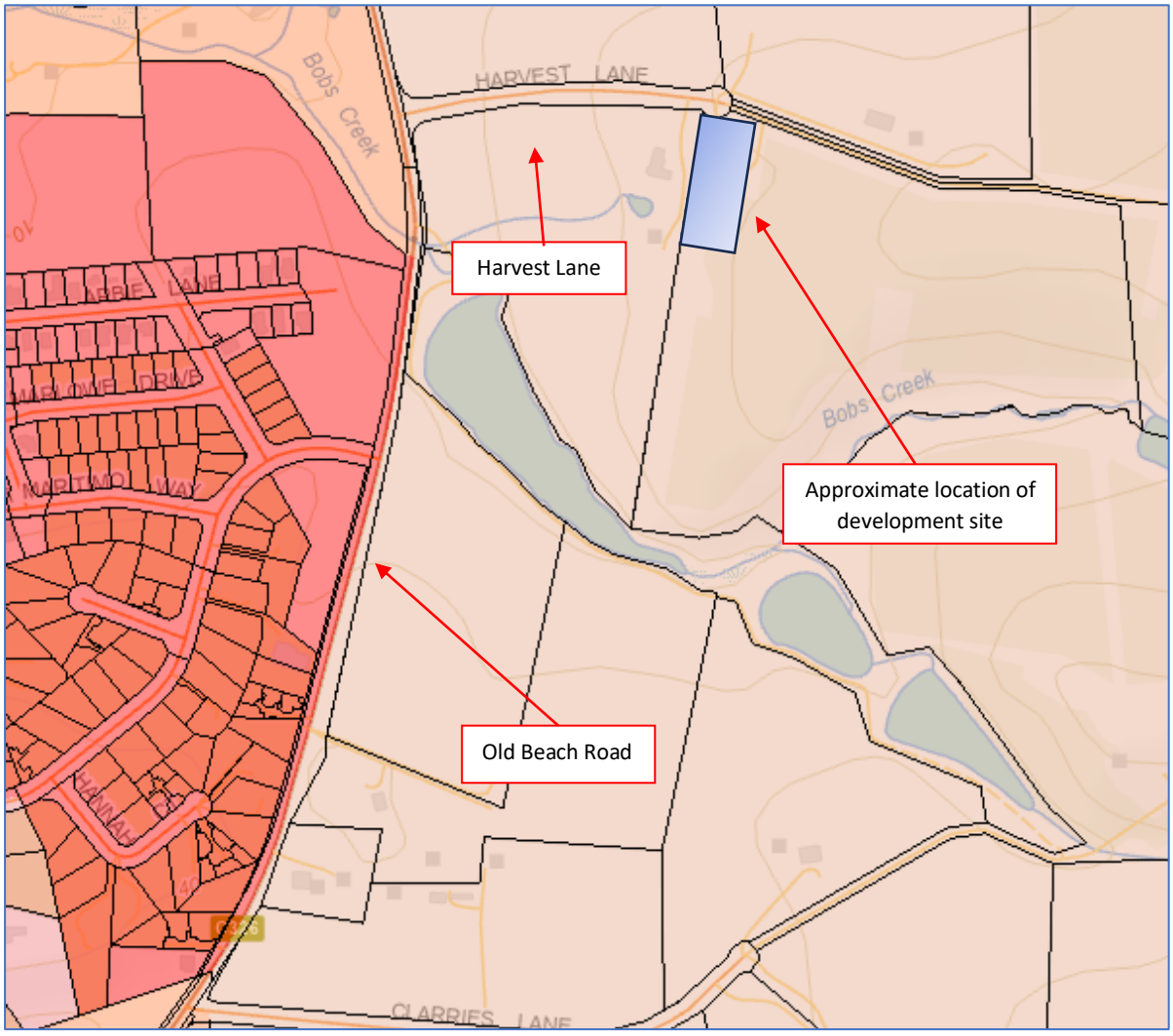
- Tasmanian Planning Scheme (Brighton)
- Australian Standards AS2890 parts 1, 2 and 6
- Austroads series of Traffic Management and Road Design
  - Part 4: Intersection and crossings, General
  - Part 4a: Unsignalised and Signalised Intersections
  - Part 12: Traffic Impacts of Development
- Department of State Growth
- Autoturn Online vehicle turning software
- LIST – Land Information Database

2. Site Description

The development site is a small section of a larger parcel of land owned and operated by Cherries Tasmania Orchards. This site is zoned for Rural Use and is situated at the end of the sealed portion of Harvest Lane, which services the surrounding rural area.

Adjacent to the junction of Harvest Lane and Old Beach Road, the land is zoned for Future Urban Use, with an established residential subdivision further south.

Diagram 2.0 – Extract from LIST land information database



3. Development proposal

As advised by the developer, the proposed development will include:

- Four single-storey buildings, each accommodating up to eight seasonal workers,
- Ten car and tent sites, each likely to accommodate two seasonal workers,
- Seven tent sites, each further accommodating two seasonal workers,
- Seventeen on-site car parking spaces,
- A dedicated delivery, waste collection and bus collection area,
- A variety of amenity buildings to support the huts and tents.

The site will provide a maximum of 66 beds at any one time, incorporating a mixture of camping sites and buildings to support seasonal employees.

Diagram 3.0A – Proposed layout of building accommodation

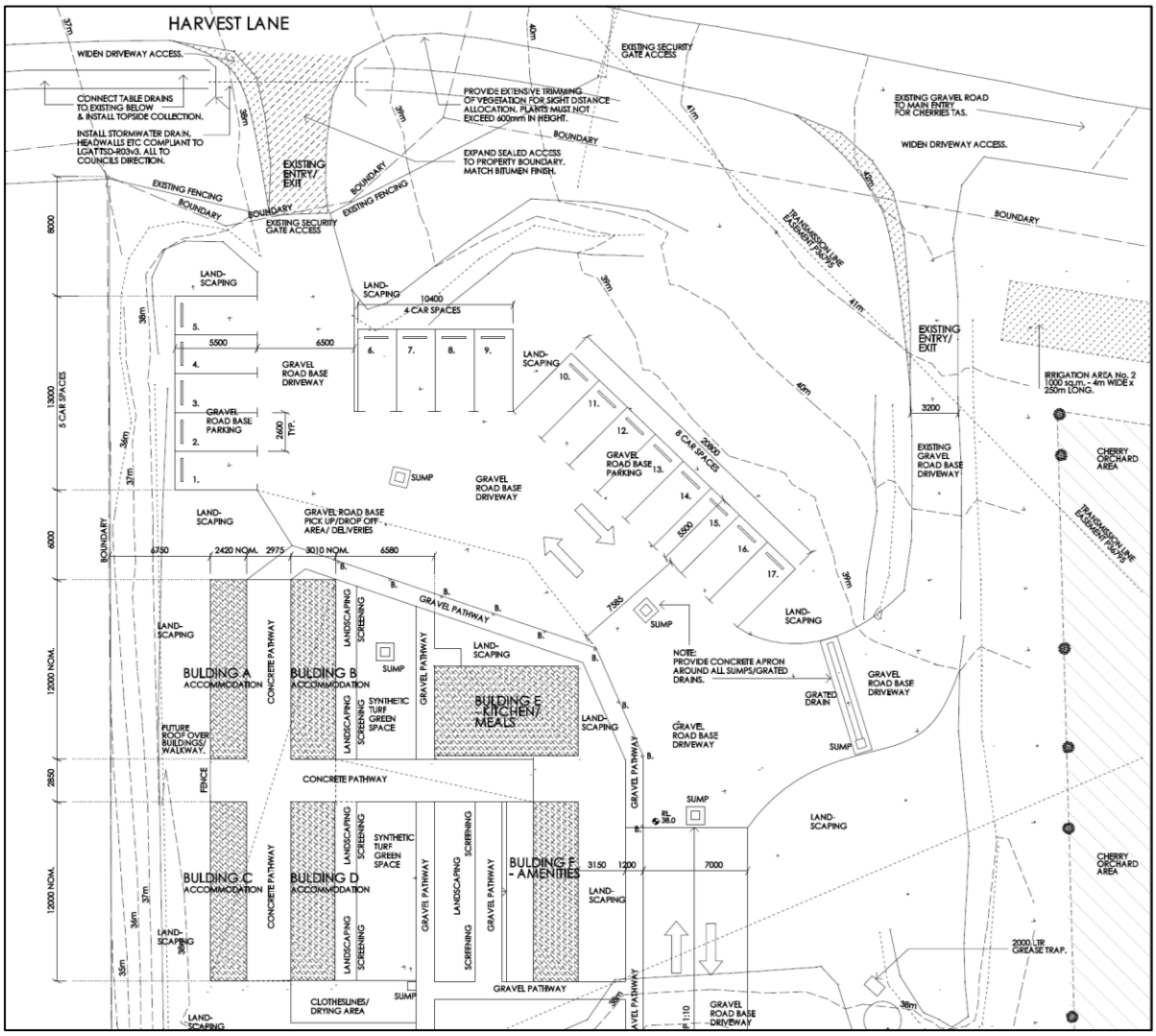
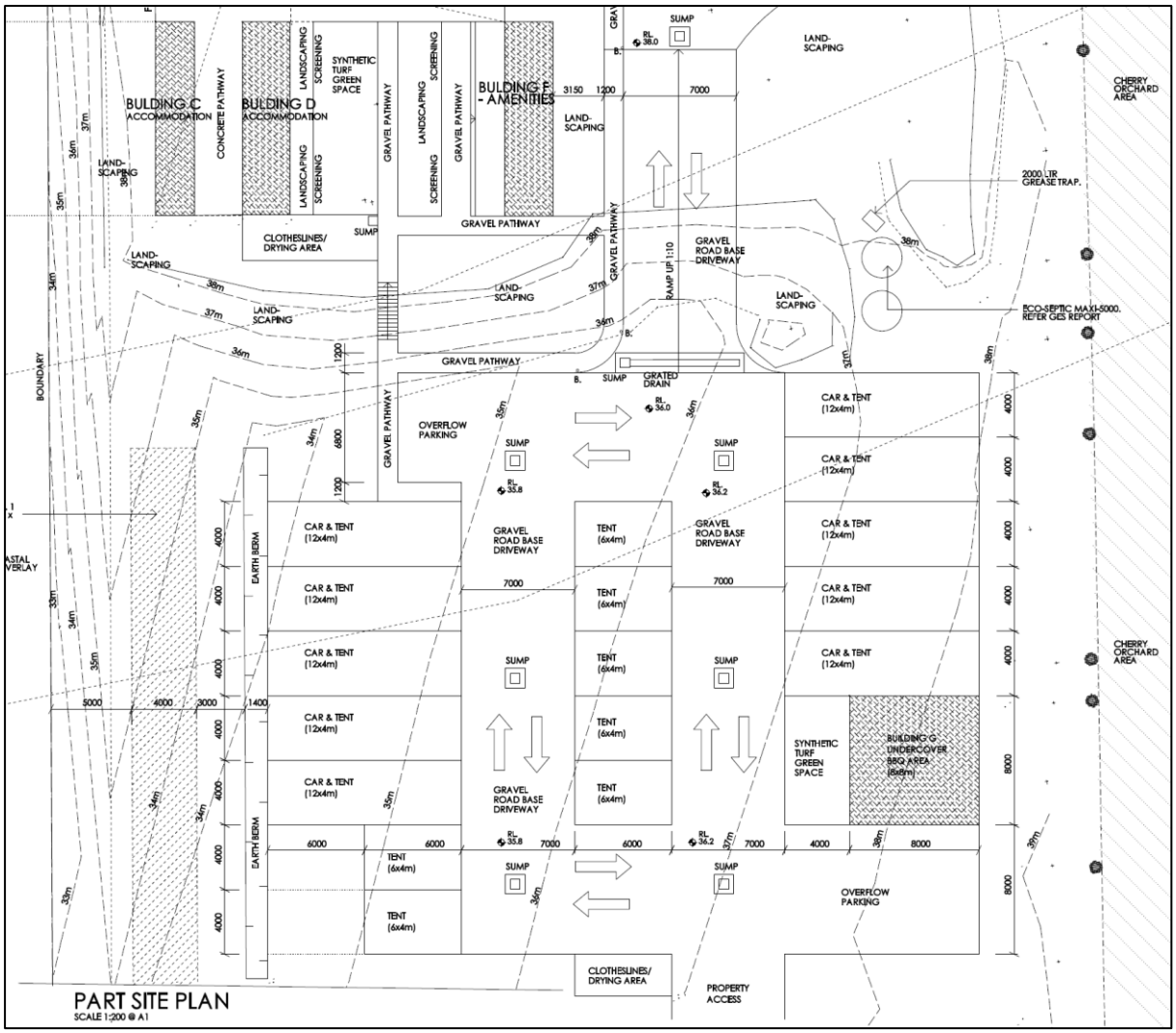


Diagram 3.0B – Proposed layout of tent accommodation



4. Trip generation by this development

A trip in this report is defined as a one way vehicular movement from one point to another, excluding the return journey. Therefore, a return trip to and from a land use is counted as two trips.

The developer has advised that an on-site bus service will be provided, to pick up and drop off harvest employees around different areas of the orchard. The developer also provided information on the number of employees on-site, and site capacity of the camping ground in order to calculate the number of trips.

4.1. Seasonal employees

It is expected that all the seasonal employees will be non-local residents, with the majority expected to be international tourists or backpackers. These employees are unlikely to have their own private transport and are expected to be relying on a bus transport service run by the development. Employees housed in the seasonal accommodation building will be mainly utilised within the Cherries Tasmania Baskerville cherry orchard operation especially between early December and early February, the peak cherry harvest period.

This assessment will be based on all employees using the on-site bus transport. The developer has indicated that they have two buses, a 56 seater and a 30 seater, which will be used to transport the employees.

The developer has indicated that the employees will generally be working between the hours of 7:30am to 3:30pm. As a worst case scenario, this assessment will assume that the bus service will run during the peak periods and each bus will make two trips during each period.

4.2. Commercial vehicles

The seasonal employees will be required to arrange their own food and supplies and are likely to use the local supermarkets online delivery system, which will generate delivery trips to the site. As a worst case scenario, this assessment will assume that these deliveries will occur twice a day, outside of the peak periods.

A private waste collection service will be engaged by the developer to collect waste from the site. As a worst case scenario, this assessment will assume that a waste collection vehicle will collect rubbish twice per day, outside of the peak periods.

4.3. Other employees

The developer has advised that two cleaners will be employed to clean the accommodation once a day. As a worst case scenario, this assessment will assume that both cleaning employees commute separately in a private vehicle, and arrive during the morning peak to undertake cleaning while the accommodation is vacant.

4.4. Tent sites

Although the tent sites are expected to accommodate seasonal employees only, there is potential for them to be used outside of the harvest period. The development is providing a total of 17 tent only sites, with 10 of these sites large enough to accommodate a vehicle parking beside the tent.

For the purpose of this assessment, vehicle trips are likely to be generated as vehicles arrive and leave, with these occurring outside of the peak periods. The number of intermediate trips is expected to be low and also occur outside of the peak periods. As a worst case scenario, it is assumed that the tent sites could generate ten vehicles entering and leaving the site per day.

4.5. Total trips generated

From the information provided by the developer, this assessment predicts the development could generate 48 daily trips, with ten trips occurring during the morning peak hour and eight trips during the evening peak hour.

Table 4.5 – Trips generated by the development

Trip generator	Number and type of vehicles	Daily trips	Morning peak hour	Evening peak hour	Outside peak periods
Seasonal employees	2x buses	16	8	8	0
Deliveries	2x Trucks	4	0	0	4
Waste collection	2x Waste collection	4	0	0	4
Employees	2x cars	4	2	0	2
Tent sites	10x cars	20	0	0	20
Total		**48**	**10**	**8**	**30**

5. Existing road network

Harvest Lane and Old Beach Road are rural roads maintained by the Brighton Council. In the surrounding road network Old Beach Road would act as a collector, and Harvest Lane as a local rural road.

5.1. Harvest Lane characteristics

Harvest Lane extends from Old Beach Road for approximately 300 metres, in a west to east orientation providing no-through traffic. The road has a generally straight horizontal road alignment, with a steady incline measured at 9% for the length of the road. There is limited development along the road, with approximately four rural properties.

The road is built to a rural standard, with a 6.1 metre wide bitumen surface, accompanied with gravel shoulders and shallow table drains on each side. Delineation of the road alignment is provided through guide posts, with the default 50 km/h urban speed limit applying in absence of speed limit signs.

Photograph 5.1 – Typical standard of Harvest Lane

5.2. Old Beach Road characteristics

Old Beach Road operates between East Derwent Highway (the highway) and Gage Road, providing local properties with a direct link to the highway.

The road has been constructed to the same rural standard as Harvest Lane, with the average road width measuring 6.4 metres. Delineation of the generally straight horizontal road alignment is provided through guide posts, with the road situated within undulating terrain.

Old Beach Road operates with a 70 km/h posted speed limit south of Harvest Lane and 60 km/h to the north, with the posted speed transition located at the Harvest Lane junction.

Photograph 5.2 – Typical standard of Old Beach Road

5.3. Harvest Lane and Old Beach Road junction

Harvest Lane intersects Old Beach Road at ninety-degrees forming a standard T-junction, with no Give Way sign or marked holding line.

The junction has an asphalt surface that is in reasonably good condition, with a wide junction throat to accommodate the swept path of turning vehicles. Although Harvest Lane has a slight downward vertical grade to the junction, this does not appear to cause operational issues.

The junction does not have any dedicated turning lanes, which is located at the transition between the 60 km/h and 70 km/h posted speed limits on Old Beach Road.

Photograph 5.3 – Harvest Lane and Old Beach Road junction

5.4. Sight distance leaving Harvest Lane

It is important that drivers have Safe Intersection Sight Distance (SISD) when using the junction, which is the highest sight distance parameter. Austroads Guide to Road Design provides guidance on sight distance and specifies an SISD of 141 metres for a 70 km/h speed environment, based on a driver reaction time of 1.5 seconds and an observation time of three seconds.

On-site measurements of the available sight distance were taken based on the driver leaving Harvest Lane being 1.1 metres above the surface, and an approaching vehicle being 1.2 metres high.

The available sight distance exceeded 150 metres in both directions, enabling vehicles to enter and leave Harvest Lane safely and efficiently, without impacting other road users.

Photograph 5.4A – Available sight distance to the left

Photograph 5.4B – Available sight distance to the right

5.5. Traffic flow on the surrounding roads

To understand the current traffic flow on the surrounding roads, traffic surveys were undertaken during the morning and evening commuter peak periods at the following junctions and roundabout:

- Old Beach Road and East Derwent Highway junction,
- Briggs, Gage and Old Beach Roads junction, and
- Gage Road and East Derwent Highway roundabout.

The surveys revealed that the highway has a consistent traffic flow, with the highest flows observed to the south of Old Beach Road. Gage Road was found to be moderately trafficked, with fewer than 510 two-way vehicles captured during both periods. Both Briggs and Old Beach Roads are lightly trafficked with fewer than 260 two-way vehicles captured during both periods.

Table 5.5 captures the two-way flow on the surrounding roads, with the turning movements for each junction and roundabout available in Appendix A.

Table 5.5 – Summary of traffic flows on the surrounding road network

Junction / roundabout	Road	Peak hour two-way flows	
		Morning	Evening
Old Beach Road and East Derwent Highway junction	East Derwent Highway (north)	1,132	1,165
	East Derwent Highway (south)	1,311	1,299
	Old Beach Road	193	164
Briggs, Gage and Old Beach Roads junction	Briggs Road	256	234
	Gage Road	151	149
	Old Beach Road	183	193
Gage Road and East Derwent Highway roundabout	East Derwent Highway (north)	723	957
	Gage Road (east)	389	503
	East Derwent Highway (south)	853	909
	Gage Road (west)	139	173

5.6. Road safety of surrounding road network

The Department of State Growth maintains a database of reported road crashes, a check of this database for the last five years, found no reported crashes on Harvest Lane or Old Beach Road and Harvest Lane junction.

6. Impact from traffic generated by this development

As indicated in section 4 of this report, the development is predicted to generate 48 daily trips, and of these trips ten are expected to occur during the morning peak hour and eight during the evening peak hour. The majority of the vehicles generated by the development are likely to be medium or heavy vehicles.

6.1. Trip distribution

Determining the route vehicles will take to access the highway is challenging since there are two access points available. It is likely that vehicles travelling south, to and from Hobart, are likely to use the Old Beach Road junction, with vehicles travelling north to use the Gage Road roundabout.

In considering a worst case scenario, all additional trips will be assigned to each junction and roundabout, demonstrating that there is sufficient spare capacity to absorb the additional trips generated by the development.

6.2. Need for turning treatments

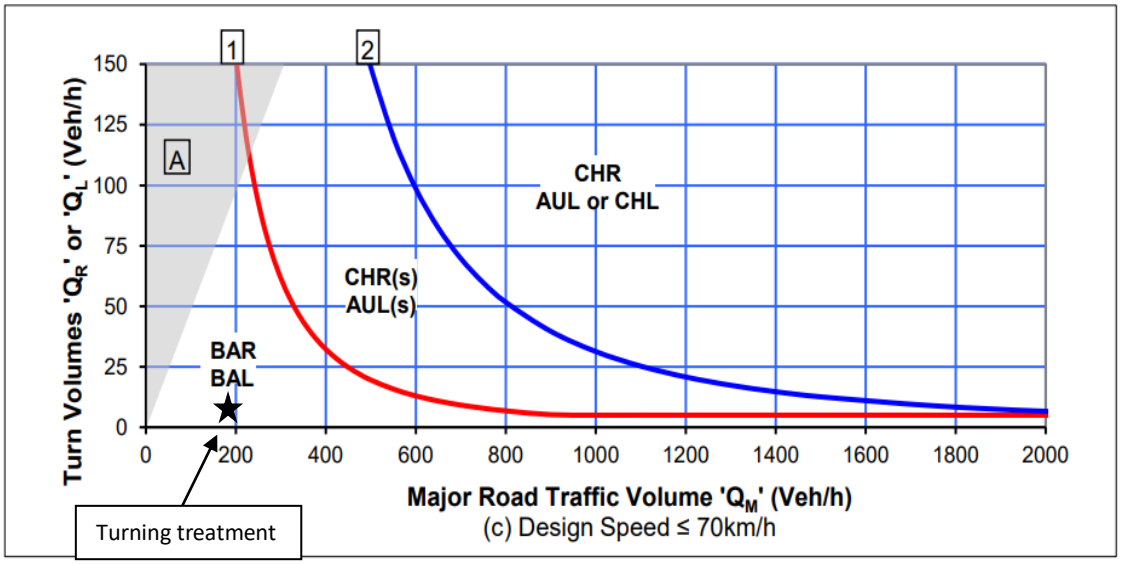
As the additional trips generated from this development will create additional turning movements on Old Beach Road, it is necessary to analyse the impact and determine whether dedicated turning treatments are required. Guidance on turning treatments is taken from Austroads Guide to Traffic Management Part 6: Intersection, Interchanges and Crossing Movements.

The development site is estimated to generate 10 vehicles within the busiest peak hour, with five vehicles likely to arrive in this period. Given the location of the site, vehicles are able to arrive in both directions.

From traffic data obtained, Old Beach Road generated 193 two-way traffic movements during the busiest peak hour. Using the Austroads warrant for turning traffic in Diagram 6.2, a Basic Auxiliary treatment is suitable.

Given the low number of additional trips generated by the development site, dedicated turning treatments are not considered warranted. This is consistent with other junctions and side roads extending off Old Beach Road, such as Myna Park Road and Clarries Lane, where turning treatments have not been provided. Additionally, no crashes have been reported at this junction, indicating the current treatment is providing appropriate level of traffic performance.

Diagram 6.2 – Austroads warrant for turning treatments



6.3. Traffic efficiency at the surrounding road junctions and roundabout

The traffic performance of junctions, intersections, and roundabouts can be estimated using a variety of analytical and computational techniques, with this assessment using the SIDRA software package. The performance of intersections is commonly described by the Degree of Saturation (DOS) of the critical traffic movements, a measure of the volume/capacity ratio or degree, to which the available intersection capacity is utilised.

Other terms used, Level of service (LOS) which is based on the average stopped delay in seconds, and maximum queue length in metres. The table below provides a reference to the level of service for the various traffic controls.

Table 6.3 – Level of service for intersections and roundabouts

Level of Service	Average delay per vehicle (secs/vehicle)	Traffic Signals and Roundabouts	Average delay per vehicle (secs/vehicle)	Give Way and Stop controls
A	<10	Good operation	<10	Good operation
B	10 to <20	Good with acceptable delays and spare capacity	10 to <15	Acceptable delays and spare capacity
C	20 to <35	Satisfactory	15 to <25	Satisfactory, but crash study required
D	35 to <50	Operating near capacity, acceptable for State Roads	25 to <35	Near capacity and crash study required
E	50 to <70	At capacity for signals, will cause excessive delays. Roundabouts require other control mode	35 to <50	At capacity, requires other control modes
F	>70	Saturated flows – at signals, consider additional lanes	>50	

6.4. Traffic efficiency at the Harvest Lane and Old Beach Road junction

As previously mentioned, Harvest Lane provides access to four rural properties and would be lowly trafficked. Given this low number of properties and Cherries Tasmania operating mostly outside of commuter peak periods, Harvest Lane is estimated to generate fewer than 10 vehicles during the peak periods.

Traffic modelling for the Harvest Lane and Old Beach Road junction was deemed unnecessary based on fewer than 200 vehicles passing through the junction. Drawing from experience and acknowledged standards, the junction is assessed to be operating at LOS A, which indicates optimal traffic efficiency with no delays or queues for motorists.

6.5. Traffic efficiency at the Briggs, Gage and Old Beach Roads junction

A traffic model was developed within the SIDRA software to replicate the Briggs, Gage and Old Beach Roads junction, with the existing peak hour flows entered. Traffic modelling indicates that the junction is operating at the highest level of traffic efficiency, LOS A, with motorists not incurring any delays of queues. The worst delay is estimated at 6.1 seconds, while the maximum queue length is 4.0 metres, representing one vehicle.

The additional trips generated by the development have been assigned to the junction, with traffic modelling predicting no notable increase to delays or queues, with the junction expected to continue performing at the highest level of traffic efficiency.

Table 6.5 – Summary of traffic modelling at the Briggs, Gage and Old Beach Roads junction

Period	Scenario	Total vehicles	DOS	Worst delay	LOS	Max Queue
Morning peak	Existing	295	0.143	5.7 secs	A	4.0m
	With development	305	0.145	5.8 secs	A	4.1m
Evening peak	Existing	288	0.066	6.1 secs	A	2.1m
	With development	296	0.068	6.1 secs	A	2.2m

6.6. Traffic efficiency at the Gage Road roundabout

A traffic model was developed within the SIDRA software to replicate the Gage Road roundabout, with the existing peak hour flows entered. Traffic modelling estimates that the roundabout is operating at a high level of efficiency, achieving LOS A during both morning and evening peak periods. Overall, average delays for motorists are forecast to be seven seconds or less, with slightly longer delays anticipated for right-turning vehicles of 11.8 seconds. Maximum queue lengths are estimated at 13.4 metres or fewer than three vehicles.

The additional trips were assigned to the roundabout, with traffic modelling predicting virtually no increase in delays or queues, indicating that there is sufficient spare capacity at the roundabout, as demonstrated in the table below.

Table 6.6 – Summary of traffic modelling at the Gage Road roundabout

Period	Scenario	Total vehicles	DOS	Delay		Overall, LOS	Max Queue
				Average	Worst		
Morning peak	Existing	1,053	0.281	6.4 secs	11.6 secs	A	8.7m
	With development	1,063	0.284	6.5 secs	11.6 secs	A	8.8m
Evening peak	Existing	1,271	0.375	7.0 secs	11.8 secs	A	13.4m
	With development	1,279	0.376	7.0 secs	11.8 secs	A	13.5m

6.7. Traffic efficiency at the Old Beach Road and East Derwent Highway junction

Traffic modelling at the Old Beach Road junction with the highway, indicates that although the junction experiences moderate traffic volumes, it maintains an acceptable level of performance. During morning peak hours, vehicles turning right out of Old Beach Road experience minor delays, operating at LOS D, with a maximum queue length of 7.7 metres or fewer than two vehicles.

Similarly, during evening peak hours, the modelling shows the junction operating at 40 percent capacity. As in the morning peak, vehicles turning right out of Old Beach Road continue to operate at LOS D, experiencing some minor delays. The maximum queue length is estimated to continue at fewer than two vehicles.

All other manoeuvres at the junction are operating at a high level of traffic efficiency, between LOS A or B, during the peak periods, with the majority of motorists leaving Old Beach Road turning left onto the highway.

During both peak periods, the increase in additional traffic generated by the development is not expected to cause any deterioration in the existing level of service to motorists. The modelling predicts an increase in delay of less than one second, while the maximum queue length will continue to be around two vehicles.

Overall, the modelling demonstrates no significant deterioration in traffic performance, with the junction continuing to provide motorists with an acceptable level of service.

Table 6.7 – Summary of traffic modelling at the Old Beach Road and East Derwent Highway junction

Period	Scenario	Total vehicles	DOS	Worst delay	Worst LOS	Max Queue
Morning peak	Existing	1,318	0.417	25.6 secs	D	7.7m
	With development	1,328	0.417	25.9 secs	D	8.0m
Evening peak	Existing	1,314	0.397	25.5 secs	D	8.5m
	With development	1,322	0.400	25.7 secs	D	8.9m

Printouts of all traffic modelling can be found in Appendix B.

7. Access arrangement to and from the development site

Harvest Lane terminates in a standard rural cul-de-sac, with the unsealed two-way driveway to the Cherries Tasmania site extending in easterly direction from the end of the cul-de-sac. The proposed seasonal accommodation site is located on the south-eastern corner of this access point, where a secondary access is also available to the development. Both access points will be utilised, with the southern access configured as the primary two-way entry and exit for general vehicles. The second access extending of the Cherries Tasmanian driveway will operate in a one-way direction for buses and delivery vehicles, enabling these larger vehicles to circulate through the site and exit in a forward-facing direction. This arrangement ensures safe, efficient and legible vehicle movements while minimising reversing manoeuvres within the site.

7.1. Vehicular access for the development site

Eastern access

The eastern access is the existing two-way driveway serving the Cherries Tasmania site. Extending from this driveway, just inside the property boundary, is a formed driveway leading to the development site. This connection will be upgraded to operate as a one-way driveway for buses and delivery vehicles. Configuring this access as one-way ensures that larger vehicles can circulate through the site without the need to turn around, allowing all buses and service vehicles to enter and exit in a forward-facing direction, improving safety and operational efficiency.

Photograph 7.1A – Eastern vehicular access

Southern access

The existing southern access will be upgraded to operate as the primary entry and exit point for the development and will be designed to accommodate two-way traffic flow. As this access will be used by both buses and heavy vehicles, the upgraded design will comply with LGAT Standard Drawing TSD-R05-v3, which specifies the requirements for a truck access to a rural property.

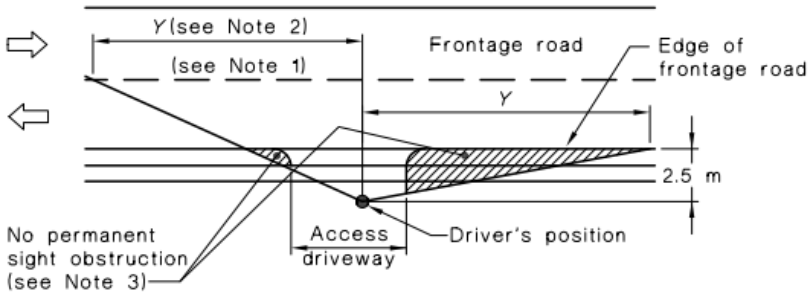
The access will be widened to a minimum of 5.5 metres, providing sufficient width for opposing vehicle movements, and will incorporate corner widening to accommodate the swept paths of heavy vehicles and buses turning left out of the site. The upgraded access will be sealed from Harvest Lane to the property boundary, improving safety, durability and operational efficiency.

Photograph 7.1B – Southern vehicular access

7.2. Sight distance for drivers leaving the development site

The Standard allows for a lower sight distance requirement at access driveways compared to junctions and intersections, with the appropriate sight distance specified in section 3.2.4 and figure 3.2. With figure 3.2 specifying the desirable sight distance for a driveway access within a 50 km/h speed environment as 69 metres and the minimum distance of 45 metres, as shown in Extract 7.2.

Extract 7.2 Sight distance requirements at access driveways (AS 2890.1:2004)



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

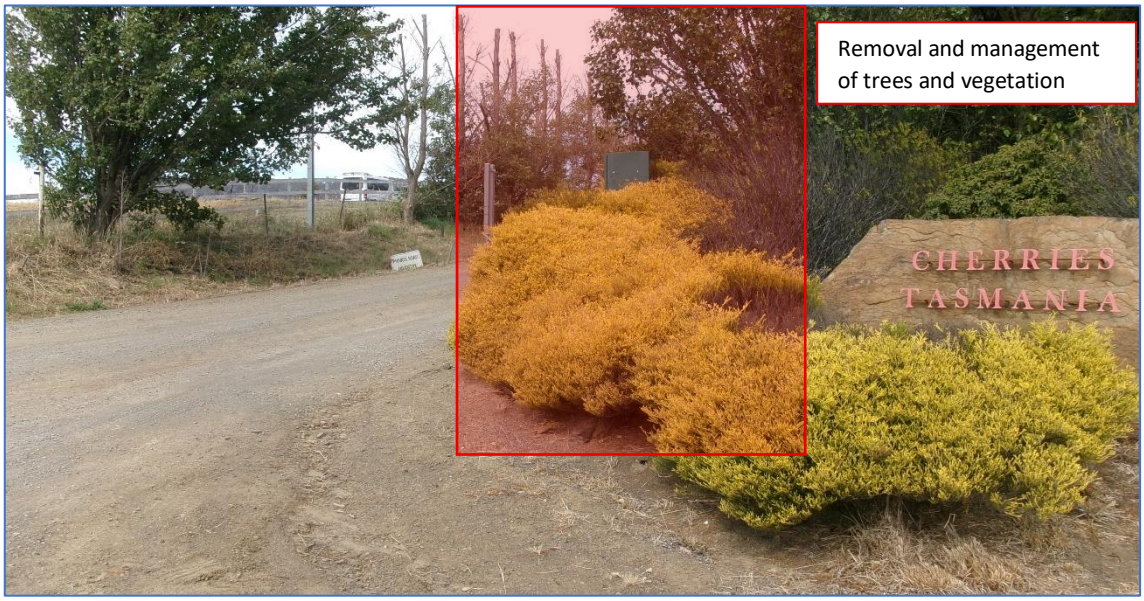
On-site measurements of the available sight distance were taken, based on the driver leaving the access being 1.1 metres above the access surface, and an approaching vehicle being 1.2 metres high.

The available sight distance to the left measured in excess of 70 metres, while to the right is limited by trees and vegetation, with the current distance measured at 18 metres. With the removal and management of vegetation and trees, the minimum sight distance of 45 metres can be achieved.

This assessment found that with the removal and management of vegetation and trees, there will be sufficient available sight distance, allowing motorists to enter and leave the development site in a safe and efficient manner, without impacting other road users.

Photograph 7.2A – View for driver leaving the development site to the left

Photograph 7.2B – View for driver leaving the development site to the right



8. On-site parking and internal road layout

8.1. Number of car parking spaces

The planning scheme Table C2.1 prescribes the number of on-site parking spaces required, based on the type of land use. For Visitor Accommodation, the requirement is one space per self-contained accommodation unit, or one space per allocated tent or caravan space, or one space per four beds, whichever is greater.

Based on the development site providing 32 beds within the accommodation buildings and 17 tent sites, it is required to provide 25 on-site car parking spaces. The development will provide a total of 27 on-site car parking spaces, which is expected to meet the demand and not cause any overflow parking.

8.2. Layout of on-site parking spaces

The design includes a total of 27 on-site car parking spaces, with 17 dedicated parking spaces located adjacent to the accommodation buildings and 10 spaces designated as car and tent spaces within the camping grounds.

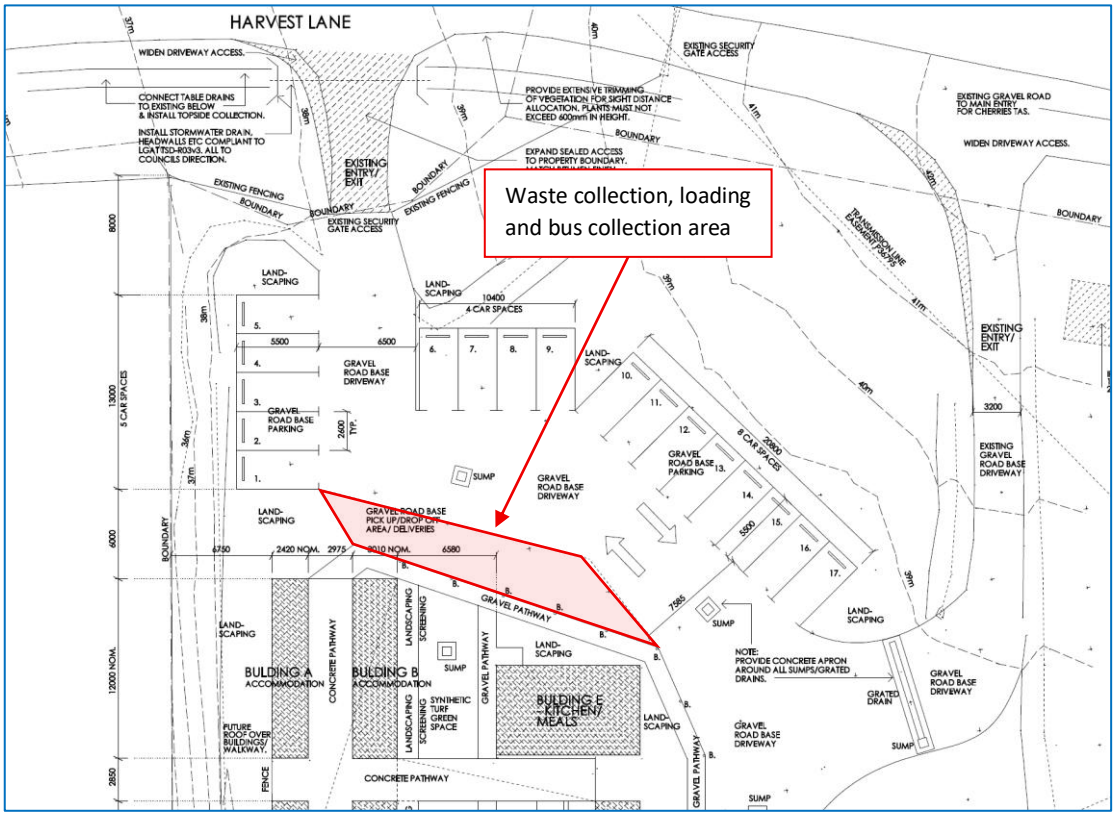
The car parking spaces have been designed to comply with the planning scheme parking dimensions in table C2.3, where ninety-degree parking spaces will be 2.6 metres wide, 5.4 metres long, and supported with a minimum 6.4 metre manoeuvring area or access aisle.

All car parking spaces have been designed to be situated on a gradient less than five percent, in both longitudinal and transverse directions. The parking spaces will be supplemented with wheel stops and delineated with pavement discs.

8.3. Commercial vehicles and bus collection area

A designated servicing area will be provided within the site to accommodate delivery vehicles, waste-collection vehicles (medium rigid vehicles approximately 8.8 metres in length) and buses (standard coach buses approximately 12.5 metres in length). This area will be designed to ensure these larger vehicles can enter, manoeuvre and exit the site safely and efficiently, without the need for reversing movements.

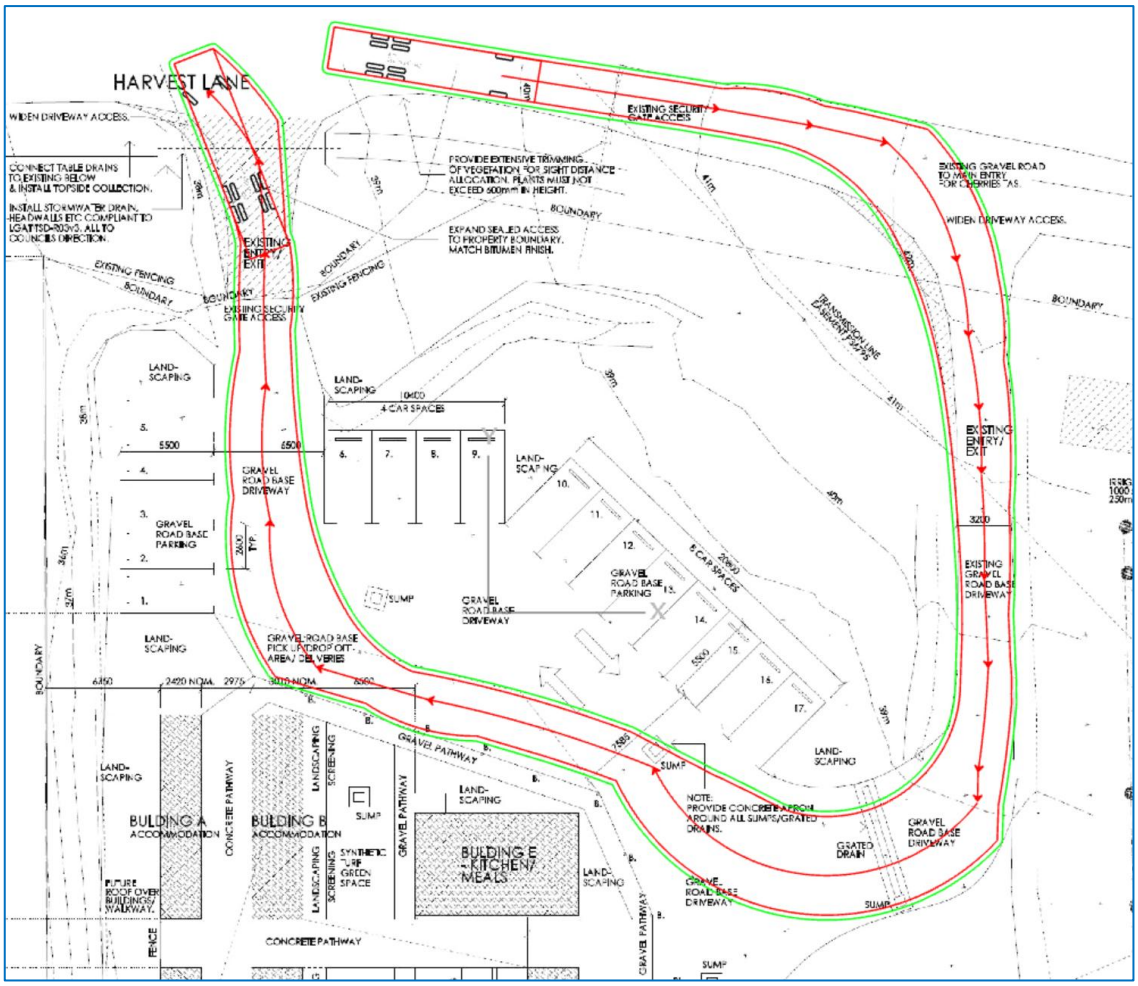
Diagram 8.3A – Waste collection, loading and bus collection area



To ensure all heavy vehicles can enter and leave in a forward-direction, the vehicles must enter using the eastern access and leave via the southern access. This will also enable buses to pick-up and drop-off employees on the left hand side.

Autoturn vehicle swept-path software has been used to verify that a standard coach bus (12.5 metres in length) can enter from the eastern access point, circulate the site to the designated area, and leave through the southern access, travelling at a minimum speed of 10 km/h. To enable vehicles to turn efficiently, tapers will be provided at the internal junction and southern access onto Harvest Lane.

Diagram 8.3B – Swept path of a 12.5 metre bus circulating the site



8.4. Gradients within the internal driveway and accesses

With the development operating buses on a daily basis, the grades of the internal driveways will be designed to comply with the Australian Standards AS 2890 part 2: Off street commercial facilities. Overall, the maximum gradient will be less than 15.4 percent, with changes in grade not to exceed 6.25 percent, and gradient at the southern access across the road verge to be as flat as possible.

8.5. Internal road layout

The design incorporates a main internal driveway extending from the southern access, forming a loop within the camping grounds. This driveway will be a minimum of 6.5 metres wide, accommodating two-way traffic flow, and constructed with an unsealed surface. Suitable cambers will be provided to direct surface water to a series of stormwater pits.

A one-way driveway will extend between the existing driveway to Cherries Tasmania and the main internal driveway, allowing heavy vehicles to circulate in a forward-driving direction. This driveway will be a minimum of 3.5 metres wide and constructed with a suitable unsealed surface. A grated drain will be provided at the end of this driveway to collect surface water.

8.6. Internal pedestrian pathways

Suitable internal pedestrian pathways will be provided throughout the site, allowing pedestrians to move within the site in a safe and convenient manner. Bollards will be used to separate the pathways from the internal driveways.

8.7. Other parking requirements

The planning scheme Table C2.1 prescribes the number of on-site bicycle parking spaces required, based on the type of land use. For Visitor Accommodation, there is no requirement to provide dedicated bicycle parking spaces.

There is no requirement for a Visitor Accommodation use to provide dedicated motorcycle parking spaces.

9. Planning scheme

9.1. C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

The development will provide a total of 27 on-site car parking spaces, exceeding the requirements under Table C2.1, complying with the acceptable solution A1.

C2.5.2 Bicycle parking numbers

Under the planning scheme Table C2.1, visitor accommodation land-use does not require bicycle parking, meeting the acceptable solution A1.

C2.5.3 Motorcycle parking numbers

A visitor accommodation use is not required to provide dedicated motorcycle parking spaces.

C2.5.4 Loading bays

The development is providing a dedicated loading bay, complying with the acceptable solution A1.

C2.6. Development standards

C2.6.1 Construction of parking areas.	All internal driveways will be constructed with a suitable unsealed surface, with cambers to direct surface water to a series of pits and grated drains to be treated on site. This design complies with the acceptable solution A1.
C2.6.2 Design and layout of parking areas.	The car parking spaces have been designed to comply with the dimensions specified in the planning scheme Table C2.3, and vehicles will be able to enter and leave the spaces in an efficient manner. The car parking spaces will be situated on a gradient of less than five percent and all parking spaces will be supported with wheel stops. The internal width of the main driveway will exceed 5.5 metres, accommodating two-way traffic flow, while the one-way driveway will be a minimum of 3.5 metres, complying with table C2.2 of the planning scheme. Both the car parking layout and the loading area will have sufficient manoeuvring area, to ensure all vehicles will enter and leave the development site in a forward-

	driving direction. The proposed parking and loading areas comply with the acceptable solution A1.
C2.6.3 Number of accesses for vehicles.	The development site will operate with the two existing vehicular accesses onto Harvest Lane, complying with the acceptable solution A1 (b).
C2.6.4 Lighting of parking areas within the general business zone and central business zone	The development site will be provided with suitable lighting covering the car parking, pedestrian pathways, loading areas, and circulating carriageway, to ensure vehicles and pedestrians can enter, manoeuvre, and leave in a safe manner, complying with the acceptable solution.
C2.6.5 Pedestrian access.	Suitable internal pedestrian pathways will be provided throughout the site. These pathways will be a minimum of one metre wide, consisting of a gravel surface, separated from the driveways by bollards. Overall, pedestrians will be able to move throughout the site, safely and efficiently, complying with the intent of the planning scheme.
C2.6.6 Loading bays.	The loading area will be designed and constructed in accordance with the Australian Standard AS 2890.2-2002, parking facilities, part 2: Off-Street commercial vehicle facilities, complying with the acceptable solution.
C2.6.7 Bicycle parking and storage facilities	Not required for visitor accommodation land-use.
C2.6.8 Siting of parking and turning areas.	Not applicable for this development.

9.2. C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

The development will increase the number of vehicles longer than 5.5 metres using the existing accesses by more than five vehicles per day, and is required to be assessed against the performance criteria P1, to ensure the accesses are safe and efficient.

Performance criteria	**Assessment**
Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:	
a) Any increase in traffic caused by the use;	This assessment predicts that the development is likely to generate 48 daily movements, with ten of these movements likely to occur during the morning peak hour and eight during the evening peak hour.
b) The nature of the traffic generated by the use;	The development will generate both light and heavy vehicles. Light vehicles (less than 5.5 metres) will be generated by employees traveling to and from the site. Heavy vehicles including buses, waste collection vehicles, and small rigid vehicles, will be generated to transport employees, collect waste, and deliver food and supplies. These vehicle types are compatible with the existing traffic on the surrounding road network.
c) The nature of the road	Harvest Lane is a local rural road that provides access to four properties. The road has been constructed to a typical rural standard, with sufficient road width to accommodate two-way traffic movements. There is sufficient available sight distance at the Old Beach Road junction to allow vehicles to enter and leave Harvest Lane safely and efficiently.
d) The speed limit and traffic flow of the road	The default 50 km/h urban speed limit would apply to Harvest Lane. Recent manual surveys found the surrounding roads are lightly trafficked, while the nearest arterial road (East Dewert Highway) operates with a consistent traffic flow. Analysis of the surrounding road junctions and roundabout estimate that motorists are currently receiving an appropriate level of service and traffic efficiency during the commuter peak periods. Modelling predicts that there is sufficient spare capacity within the surrounding road network to absorb the additional vehicles generated by the development, without adversely impacting the level of traffic performance or efficiency that motorists are currently receiving.
e) Any alternative access to a road	None.
f) The need for the use	The accommodation facility supports the local farming community, to provide fresh produce.
g) Any traffic impact assessment	A traffic impact assessment has found no reason for this development not to proceed.

h)	Any advice received from the rail or road authority	Aware of none.

10. Conclusion

The provision of a visitor accommodation is an ancillary use to the properties primary land-use, and is considered essential for the sustainability and long term viability of the Cherries Tasmania cherry orchard property.

From a traffic engineering and road safety perspective, additional traffic generated from this development is not expected to create any adverse safety, amenity, or traffic efficiency problems, as:

- traffic generated is considered to be low and there if sufficient capacity within the current road network to absorb the extra traffic movements,
- the site will operate with the two existing vehicular accesses onto Harvest Lane, with the internal driveway and southern access upgraded to accommodate the swept paths of commercial vehicles,
- sufficient parking spaces will be provided to meet the requirements, and
- commercial vehicles will be able to unload within the development site, causing no adverse impact to the public road network.

This Traffic Impact Assessment found no reason for this development not to proceed.

11. Appendix A – Traffic data

11.1. Briggs, Gage and Old Beach Roads junction

Diagram 11.1A – Morning peak hour traffic movements

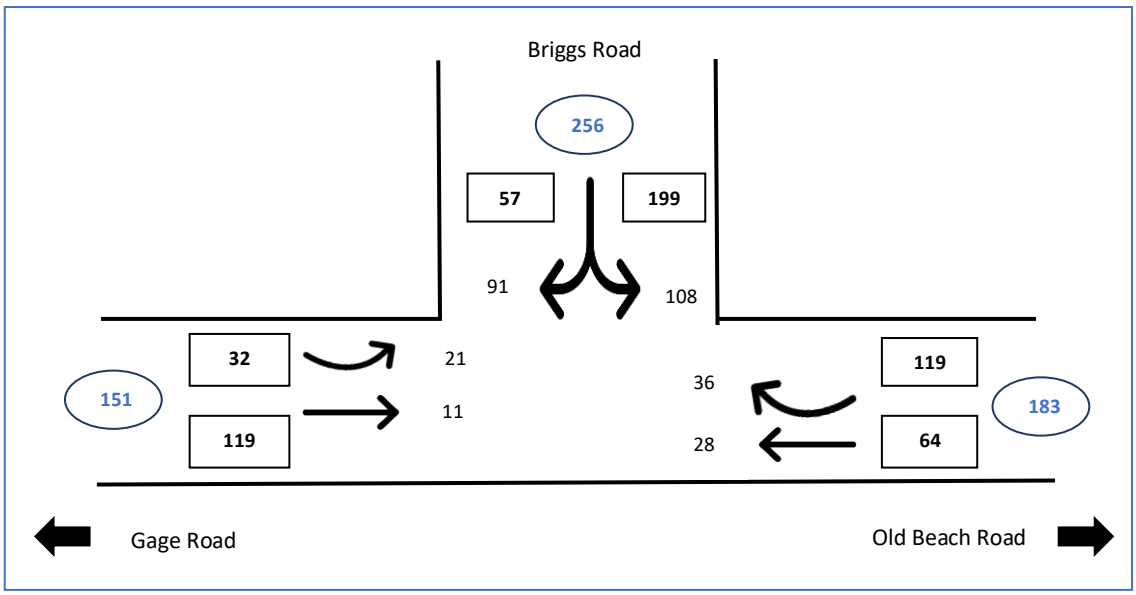
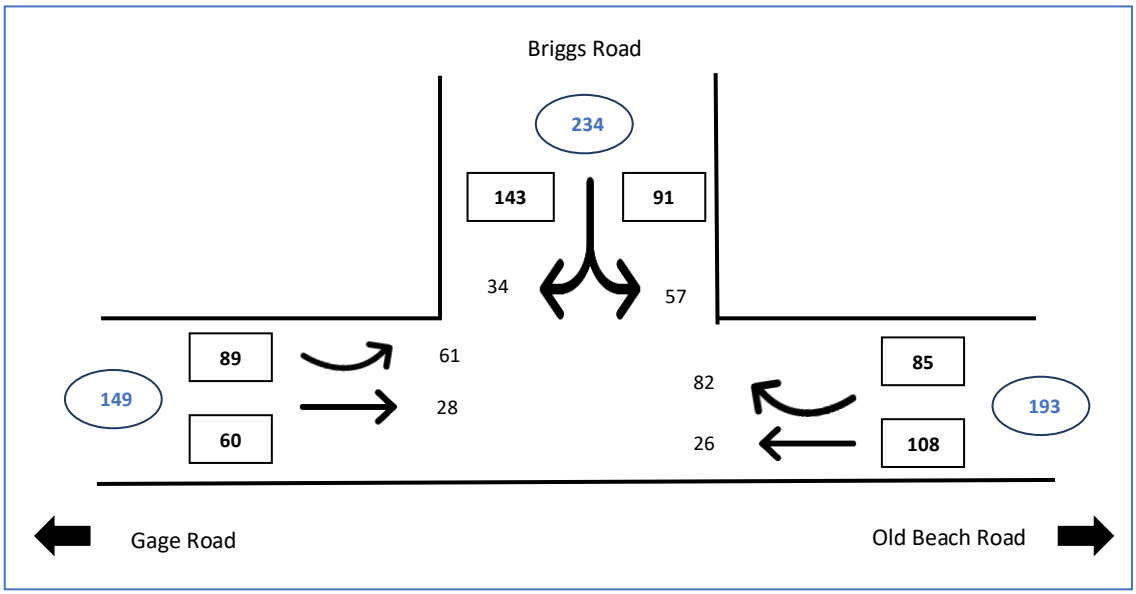


Diagram 11.1B – Evening peak hour traffic movements



11.2. East Derwent Highway and Gage Road roundabout

Diagram 11.2A – Morning peak hour traffic movements

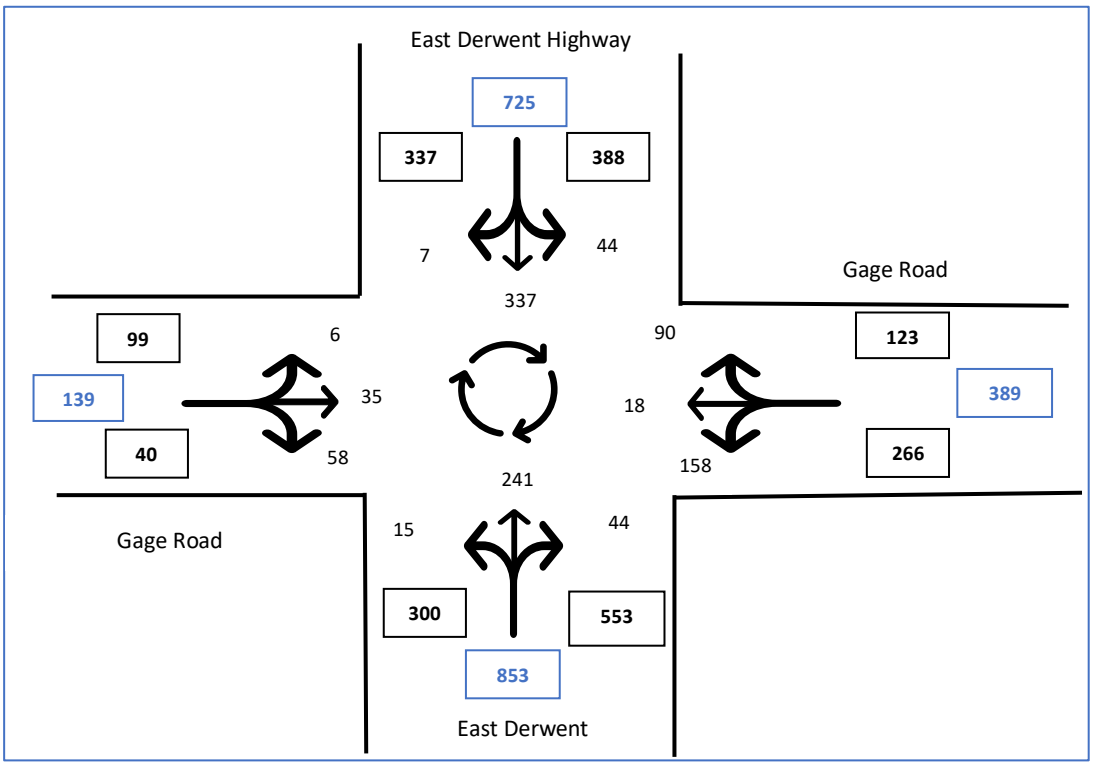
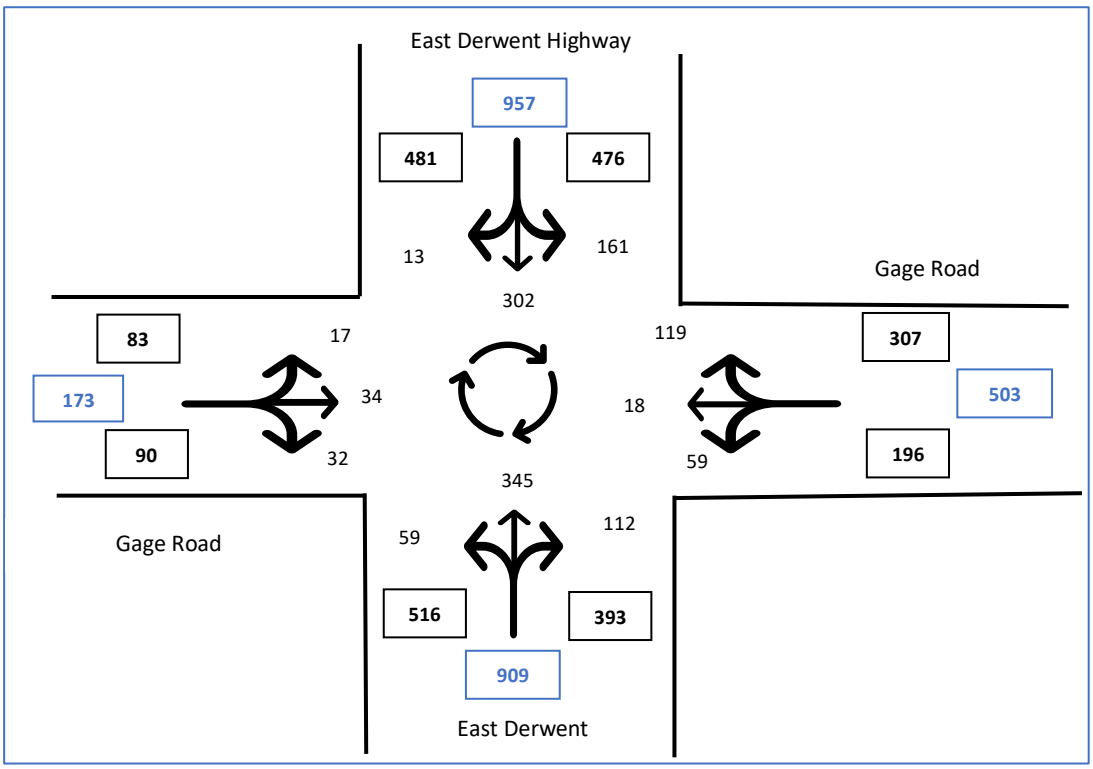


Diagram 11.2B – Evening peak hour traffic movements



11.3. Old Beach Road and highway junction

Diagram 11.3A – Morning peak hour traffic movements

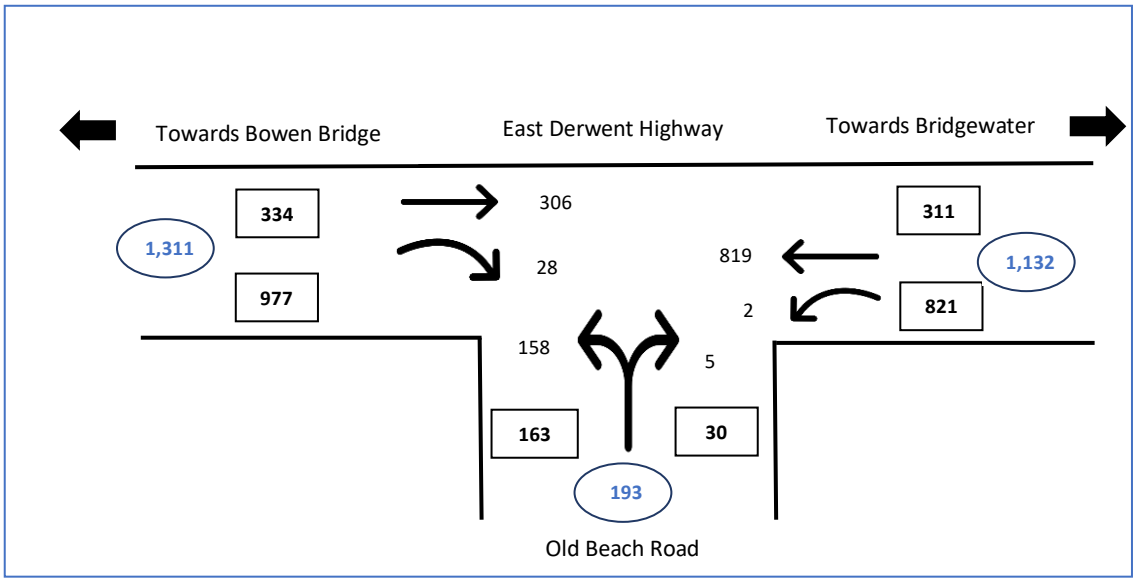
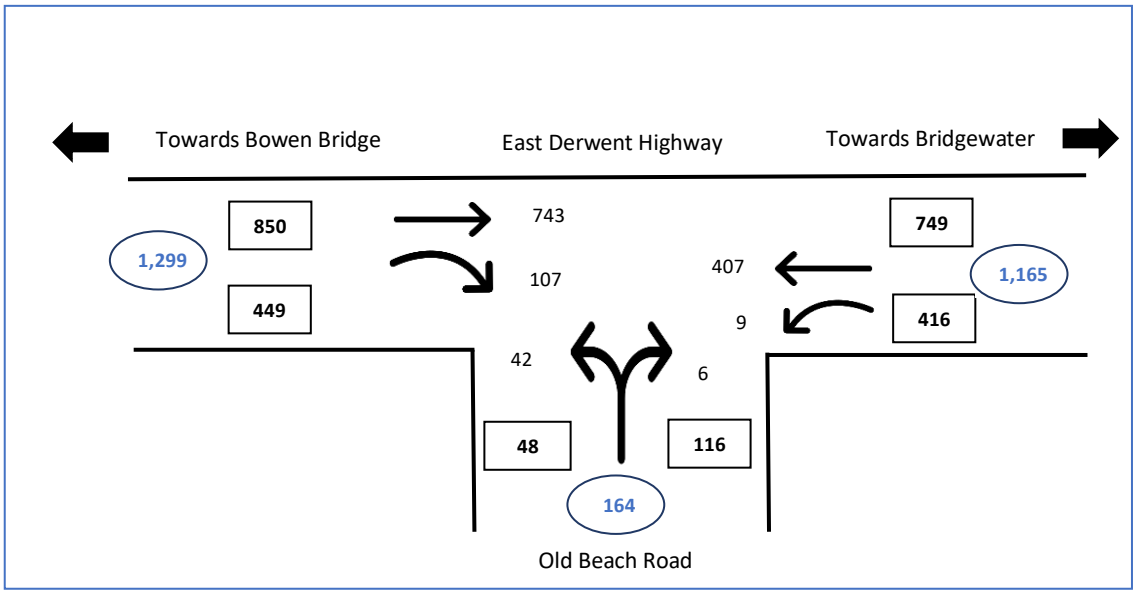


Diagram 11.3B – Evening peak hour traffic movements



12. Appendix B – Traffic modelling printout

Old Beach Road and East Derwent Highway junction

Morning peak – Existing flows

MOVEMENT SUMMARY

Site: [OBRAM] Old Beach Rd junction (Harvest Lane AM)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: East Derwent Highway											
7	L2	All MCs	2	0.0	2	0.0	0.417	7.0	LOS A	0.0	0.0
8	T1	All MCs	819	0.0	819	0.0	0.417	0.1	LOS A	0.0	0.0
Approach			821	0.0	821	0.0	0.417	0.1	NA	0.0	0.0
East: Old Beach Rd											
4	L2	All MCs	158	0.0	158	0.0	0.275	11.8	LOS B	1.1	7.7
6	R2	All MCs	5	0.0	5	0.0	0.275	25.6	LOS D	1.1	7.7
Approach			163	0.0	163	0.0	0.275	12.3	LOS B	1.1	7.7
South: East Derwent Highway											
2	T1	All MCs	306	0.0	306	0.0	0.167	0.9	LOS A	0.5	3.3
3	R2	All MCs	28	0.0	28	0.0	0.167	11.6	LOS B	0.5	3.3
Approach			334	0.0	334	0.0	0.167	1.8	NA	0.5	3.3
All Vehicles			1318	0.0	1318	0.0	0.417	2.0	NA	1.1	7.7

Evening peak – Existing flows

MOVEMENT SUMMARY

Site: [OBRPM] Old Beach Rd junction (Harvest Lane Pm)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: East Derwent Highway											
7	L2	All MCs	9	0.0	9	0.0	0.211	7.0	LOS A	0.0	0.0
8	T1	All MCs	407	0.0	407	0.0	0.211	0.0	LOS A	0.0	0.0
Approach			416	0.0	416	0.0	0.211	0.2	NA	0.0	0.0
East: Old Beach Rd											
4	L2	All MCs	42	0.0	42	0.0	0.069	7.8	LOS A	0.2	1.7
6	R2	All MCs	6	0.0	6	0.0	0.069	25.5	LOS D	0.2	1.7
Approach			48	0.0	48	0.0	0.069	10.0	LOS B	0.2	1.7
South: East Derwent Highway											
2	T1	All MCs	743	0.0	743	0.0	0.397	0.5	LOS A	1.2	8.5
3	R2	All MCs	107	0.0	107	0.0	0.397	8.9	LOS A	1.2	8.5
Approach			850	0.0	850	0.0	0.397	1.5	NA	1.2	8.5
All Vehicles			1314	0.0	1314	0.0	0.397	1.4	NA	1.2	8.5

Morning peak – Existing flows with development

MOVEMENT SUMMARY

▽ **Site: [OBRAM (2)] Old Beach Rd junction - With development** (Harvest Lane AM - With development)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: East Derwent Highway											
7	L2	All MCs	2	0.0	2	0.0	0.417	7.0	LOS A	0.0	0.0
8	T1	All MCs	819	0.0	819	0.0	0.417	0.1	LOS A	0.0	0.0
Approach			821	0.0	821	0.0	0.417	0.1	NA	0.0	0.0
East: Old Beach Rd											
4	L2	All MCs	163	0.0	163	0.0	0.283	11.9	LOS B	1.1	8.0
6	R2	All MCs	5	0.0	5	0.0	0.283	25.9	LOS D	1.1	8.0
Approach			168	0.0	168	0.0	0.283	12.3	LOS B	1.1	8.0
South: East Derwent Highway											
2	T1	All MCs	306	0.0	306	0.0	0.173	1.0	LOS A	0.6	3.9
3	R2	All MCs	33	0.0	33	0.0	0.173	11.6	LOS B	0.6	3.9
Approach			339	0.0	339	0.0	0.173	2.1	NA	0.6	3.9
All Vehicles			1328	0.0	1328	0.0	0.417	2.2	NA	1.1	8.0

Evening peak – Existing flows with development

MOVEMENT SUMMARY

▽ **Site: [OBRPM (2)] Old Beach Rd junction - With development** (Harvest Lane Pm - With development)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: East Derwent Highway											
7	L2	All MCs	9	0.0	9	0.0	0.211	7.0	LOS A	0.0	0.0
8	T1	All MCs	407	0.0	407	0.0	0.211	0.0	LOS A	0.0	0.0
Approach			416	0.0	416	0.0	0.211	0.2	NA	0.0	0.0
East: Old Beach Rd											
4	L2	All MCs	46	0.0	46	0.0	0.073	7.8	LOS A	0.3	1.8
6	R2	All MCs	6	0.0	6	0.0	0.073	25.7	LOS D	0.3	1.8
Approach			52	0.0	52	0.0	0.073	9.9	LOS A	0.3	1.8
South: East Derwent Highway											
2	T1	All MCs	743	0.0	743	0.0	0.400	0.5	LOS A	1.3	8.9
3	R2	All MCs	111	0.0	111	0.0	0.400	8.9	LOS A	1.3	8.9
Approach			854	0.0	854	0.0	0.400	1.6	NA	1.3	8.9
All Vehicles			1322	0.0	1322	0.0	0.400	1.5	NA	1.3	8.9

Briggs, Gage and Old Beach Roads junction

Morning peak – Existing flows

MOVEMENT SUMMARY

Site: [BGAM] Briggs and Gage Rd (Harvest Lane AM)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: Briggs Rd											
7	L2	All MCs	108	0.0	108	0.0	0.143	5.6	LOS A	0.6	4.0
9	R2	All MCs	91	0.0	91	0.0	0.143	5.7	LOS A	0.6	4.0
Approach			199	0.0	199	0.0	0.143	5.6	LOS A	0.6	4.0
East: Old Beach Rd											
5	T1	All MCs	28	0.0	28	0.0	0.035	0.1	LOS A	0.2	1.1
6	R2	All MCs	36	0.0	36	0.0	0.035	5.5	LOS A	0.2	1.1
Approach			64	0.0	64	0.0	0.035	3.2	NA	0.2	1.1
West: Gage Rd											
10	L2	All MCs	21	0.0	21	0.0	0.016	5.5	LOS A	0.0	0.0
11	T1	All MCs	11	0.0	11	0.0	0.016	0.0	LOS A	0.0	0.0
Approach			32	0.0	32	0.0	0.016	3.6	NA	0.0	0.0
All Vehicles			295	0.0	295	0.0	0.143	4.9	NA	0.6	4.0

Evening peak – Existing flows

MOVEMENT SUMMARY

Site: [BGPM] Briggs and Gage Rd (Harvest Lane Pm)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: Briggs Rd											
7	L2	All MCs	57	0.0	57	0.0	0.066	5.6	LOS A	0.2	1.7
9	R2	All MCs	34	0.0	34	0.0	0.066	6.1	LOS A	0.2	1.7
Approach			91	0.0	91	0.0	0.066	5.8	LOS A	0.2	1.7
East: Old Beach Rd											
5	T1	All MCs	26	0.0	26	0.0	0.063	0.2	LOS A	0.3	2.1
6	R2	All MCs	82	0.0	82	0.0	0.063	5.7	LOS A	0.3	2.1
Approach			108	0.0	108	0.0	0.063	4.4	NA	0.3	2.1
West: Gage Rd											
10	L2	All MCs	61	0.0	61	0.0	0.046	5.6	LOS A	0.0	0.0
11	T1	All MCs	28	0.0	28	0.0	0.046	0.0	LOS A	0.0	0.0
Approach			89	0.0	89	0.0	0.046	3.8	NA	0.0	0.0
All Vehicles			288	0.0	288	0.0	0.066	4.7	NA	0.3	2.1

Morning peak – Existing flows with development

MOVEMENT SUMMARY

Site: [BGAM (2)] Briggs and Gage Rd - With development (Harvest Lane AM - With development)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: Briggs Rd											
7	L2	All MCs	111	0.0	111	0.0	0.145	5.6	LOS A	0.6	4.1
9	R2	All MCs	91	0.0	91	0.0	0.145	5.8	LOS A	0.6	4.1
Approach			202	0.0	202	0.0	0.145	5.7	LOS A	0.6	4.1
East: Old Beach Rd											
5	T1	All MCs	30	0.0	30	0.0	0.038	0.1	LOS A	0.2	1.2
6	R2	All MCs	39	0.0	39	0.0	0.038	5.6	LOS A	0.2	1.2
Approach			69	0.0	69	0.0	0.038	3.2	NA	0.2	1.2
West: Gage Rd											
10	L2	All MCs	21	0.0	21	0.0	0.017	5.5	LOS A	0.0	0.0
11	T1	All MCs	13	0.0	13	0.0	0.017	0.0	LOS A	0.0	0.0
Approach			34	0.0	34	0.0	0.017	3.4	NA	0.0	0.0
All Vehicles			305	0.0	305	0.0	0.145	4.9	NA	0.6	4.1

Evening peak – Existing flows with development

MOVEMENT SUMMARY

Site: [BGPM (2)] Briggs and Gage Rd - With development (Harvest Lane Pm - With development)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Give-Way (Two-Way)
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: Briggs Rd											
7	L2	All MCs	60	0.0	60	0.0	0.068	5.6	LOS A	0.3	1.8
9	R2	All MCs	34	0.0	34	0.0	0.068	6.1	LOS A	0.3	1.8
Approach			94	0.0	94	0.0	0.068	5.8	LOS A	0.3	1.8
East: Old Beach Rd											
5	T1	All MCs	27	0.0	27	0.0	0.065	0.3	LOS A	0.3	2.2
6	R2	All MCs	85	0.0	85	0.0	0.065	5.7	LOS A	0.3	2.2
Approach			112	0.0	112	0.0	0.065	4.4	NA	0.3	2.2
West: Gage Rd											
10	L2	All MCs	61	0.0	61	0.0	0.046	5.6	LOS A	0.0	0.0
11	T1	All MCs	29	0.0	29	0.0	0.046	0.0	LOS A	0.0	0.0
Approach			90	0.0	90	0.0	0.046	3.8	NA	0.0	0.0
All Vehicles			296	0.0	296	0.0	0.068	4.7	NA	0.3	2.2

Gage Road and East Derwent Highway roundabout

Morning peak – Existing flows

MOVEMENT SUMMARY

Site: [GRAM] Gage Rd roundabout (Harvest Lane AM)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Roundabout
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total	HV]	Arrival Flows [Total	HV]	Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue [Veh.	Dist]
			veh/h	%	veh/h	%	v/c	sec		veh	m
North: East Derwent Highway											
7	L2	All MCs	44	0.0	44	0.0	0.281	5.9	LOS A	1.2	8.7
8	T1	All MCs	337	0.0	337	0.0	0.281	6.4	LOS A	1.2	8.7
9	R2	All MCs	7	0.0	7	0.0	0.281	11.6	LOS B	1.2	8.7
Approach			388	0.0	388	0.0	0.281	6.4	LOS A	1.2	8.7
East: Gage Rd											
4	L2	All MCs	158	0.0	158	0.0	0.238	4.2	LOS A	1.2	8.3
5	T1	All MCs	18	0.0	18	0.0	0.238	3.9	LOS A	1.2	8.3
6	R2	All MCs	90	0.0	90	0.0	0.238	9.0	LOS A	1.2	8.3
Approach			266	0.0	266	0.0	0.238	5.8	LOS A	1.2	8.3
South: East Derwent Highway											
1	L2	All MCs	15	0.0	15	0.0	0.217	5.8	LOS A	1.0	6.7
2	T1	All MCs	241	0.0	241	0.0	0.217	6.3	LOS A	1.0	6.7
3	R2	All MCs	44	0.0	44	0.0	0.217	11.5	LOS B	1.0	6.7
Approach			300	0.0	300	0.0	0.217	7.0	LOS A	1.0	6.7
West: Gage Rd											
10	L2	All MCs	6	0.0	6	0.0	0.087	3.8	LOS A	0.4	2.6
11	T1	All MCs	35	0.0	35	0.0	0.087	3.6	LOS A	0.4	2.6
12	R2	All MCs	58	0.0	58	0.0	0.087	8.6	LOS A	0.4	2.6
Approach			99	0.0	99	0.0	0.087	6.6	LOS A	0.4	2.6
All Vehicles			1053	0.0	1053	0.0	0.281	6.4	LOS A	1.2	8.7

Evening peak – Existing flows

MOVEMENT SUMMARY

Site: [GRPM] Gage Rd roundabout (Harvest Lane Pm)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Roundabout
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: East Derwent Highway											
7	L2	All MCs	161	0.0	161	0.0	0.352	6.1	LOS A	1.6	11.5
8	T1	All MCs	302	0.0	302	0.0	0.352	6.6	LOS A	1.6	11.5
9	R2	All MCs	13	0.0	13	0.0	0.352	11.8	LOS B	1.6	11.5
Approach			476	0.0	476	0.0	0.352	6.6	LOS A	1.6	11.5
East: Gage Rd											
4	L2	All MCs	59	0.0	59	0.0	0.170	3.8	LOS A	0.8	5.6
5	T1	All MCs	18	0.0	18	0.0	0.170	3.6	LOS A	0.8	5.6
6	R2	All MCs	119	0.0	119	0.0	0.170	8.6	LOS A	0.8	5.6
Approach			196	0.0	196	0.0	0.170	6.7	LOS A	0.8	5.6
South: East Derwent Highway											
1	L2	All MCs	59	0.0	59	0.0	0.375	6.0	LOS A	1.9	13.4
2	T1	All MCs	345	0.0	345	0.0	0.375	6.5	LOS A	1.9	13.4
3	R2	All MCs	112	0.0	112	0.0	0.375	11.7	LOS B	1.9	13.4
Approach			516	0.0	516	0.0	0.375	7.6	LOS A	1.9	13.4
West: Gage Rd											
10	L2	All MCs	17	0.0	17	0.0	0.083	4.8	LOS A	0.4	2.8
11	T1	All MCs	34	0.0	34	0.0	0.083	4.5	LOS A	0.4	2.8
12	R2	All MCs	32	0.0	32	0.0	0.083	9.5	LOS A	0.4	2.8
Approach			83	0.0	83	0.0	0.083	6.5	LOS A	0.4	2.8
All Vehicles			1271	0.0	1271	0.0	0.375	7.0	LOS A	1.9	13.4

Morning peak – Existing flows with development

MOVEMENT SUMMARY

Site: [GRAM (2)] Gage Rd roundabout - With development (Harvest Lane AM - With development)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Roundabout
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: East Derwent Highway											
7	L2	All MCs	47	0.0	47	0.0	0.284	5.9	LOS A	1.3	8.8
8	T1	All MCs	337	0.0	337	0.0	0.284	6.4	LOS A	1.3	8.8
9	R2	All MCs	7	0.0	7	0.0	0.284	11.6	LOS B	1.3	8.8
Approach			391	0.0	391	0.0	0.284	6.4	LOS A	1.3	8.8
East: Gage Rd											
4	L2	All MCs	158	0.0	158	0.0	0.242	4.2	LOS A	1.2	8.5
5	T1	All MCs	19	0.0	19	0.0	0.242	4.0	LOS A	1.2	8.5
6	R2	All MCs	94	0.0	94	0.0	0.242	9.0	LOS A	1.2	8.5
Approach			271	0.0	271	0.0	0.242	5.8	LOS A	1.2	8.5
South: East Derwent Highway											
1	L2	All MCs	15	0.0	15	0.0	0.218	5.9	LOS A	1.0	6.7
2	T1	All MCs	241	0.0	241	0.0	0.218	6.3	LOS A	1.0	6.7
3	R2	All MCs	44	0.0	44	0.0	0.218	11.5	LOS B	1.0	6.7
Approach			300	0.0	300	0.0	0.218	7.0	LOS A	1.0	6.7
West: Gage Rd											
10	L2	All MCs	6	0.0	6	0.0	0.089	3.9	LOS A	0.4	2.7
11	T1	All MCs	37	0.0	37	0.0	0.089	3.6	LOS A	0.4	2.7
12	R2	All MCs	58	0.0	58	0.0	0.089	8.6	LOS A	0.4	2.7
Approach			101	0.0	101	0.0	0.089	6.5	LOS A	0.4	2.7
All Vehicles			1063	0.0	1063	0.0	0.284	6.5	LOS A	1.3	8.8

Evening peak – Existing flows with development

MOVEMENT SUMMARY

Site: [GRPM (2)] Gage Rd roundabout - With development (Harvest Lane Pm - With development)
Output produced by SIDRA INTERSECTION Version: 10.0.8.241

New Site
Site Category: (None)
Roundabout
Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m
North: East Derwent Highway											
7	L2	All MCs	165	0.0	165	0.0	0.355	6.1	LOS A	1.7	11.6
8	T1	All MCs	302	0.0	302	0.0	0.355	6.6	LOS A	1.7	11.6
9	R2	All MCs	13	0.0	13	0.0	0.355	11.8	LOS B	1.7	11.6
Approach			480	0.0	480	0.0	0.355	6.6	LOS A	1.7	11.6
East: Gage Rd											
4	L2	All MCs	59	0.0	59	0.0	0.174	3.8	LOS A	0.8	5.7
5	T1	All MCs	18	0.0	18	0.0	0.174	3.6	LOS A	0.8	5.7
6	R2	All MCs	123	0.0	123	0.0	0.174	8.6	LOS A	0.8	5.7
Approach			200	0.0	200	0.0	0.174	6.8	LOS A	0.8	5.7
South: East Derwent Highway											
1	L2	All MCs	59	0.0	59	0.0	0.376	6.0	LOS A	1.9	13.5
2	T1	All MCs	345	0.0	345	0.0	0.376	6.5	LOS A	1.9	13.5
3	R2	All MCs	112	0.0	112	0.0	0.376	11.7	LOS B	1.9	13.5
Approach			516	0.0	516	0.0	0.376	7.6	LOS A	1.9	13.5
West: Gage Rd											
10	L2	All MCs	17	0.0	17	0.0	0.083	4.8	LOS A	0.4	2.8
11	T1	All MCs	34	0.0	34	0.0	0.083	4.5	LOS A	0.4	2.8
12	R2	All MCs	32	0.0	32	0.0	0.083	9.5	LOS A	0.4	2.8
Approach			83	0.0	83	0.0	0.083	6.5	LOS A	0.4	2.8
All Vehicles			1279	0.0	1279	0.0	0.376	7.0	LOS A	1.9	13.5

STORMWATER ASSESSMENT

Lot 5, 30-33 Harvest Lane

Old Beach

March 2026

GEO-ENVIRONMENTAL SOLUTIONS

Investigation Details

Client:	Cherries Tasmania
Site Address:	Lot 5/30-33 Harvest Lane, Old Beach
Date of Inspection:	06/05/2025
Proposed Works:	Commercial
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	155009/5
Title Area:	Approx. 11.21 ha
Applicable Planning Overlays:	Bushfire-prone areas, Waterway and Coastal Protection Areas, Electricity Transmission Infrastructure Protection
Slope & Aspect:	10° W facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 600mm
Water Connection:	Mains
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	Stormwater Retention

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.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	0.00-0.10	SM	**Silty SAND**: Grey-brown, dry, medium dense.
0.20-0.70			CH	**Sandy CLAY**: Medium plasticity, dark grey slightly moist, stiff.
0.20-1.00	0.20-0.60	0.10-1.10	CL	**Sandy** CLAY: Low plasticity, grey mottled pale brown, slightly moist, stiff.
	0.20-0.70	1.10-1.20	SC	**Clayey SAND trace gravels**: Pale brown/grey, slightly moist, very dense, refusal on rock.

Site Conditions

GES have identified the following at the site:

- The site presents a low risk to slope stability and landslip.
- There are no proposals for cuts or changes of grade which may impact on any proposed onsite stormwater absorption.
- The soil onsite has been identified as comprising of sands overlying sandy clay subsoils. No soil dispersion was identified.
- No evidence of a water table was observed at the time of the investigation
- There is a low risk of the natural soils being impacted by contamination
- Bedrock was encountered at a depth of approximately 1.0m

Soil Dispersion

The soil is non-dispersive.

Existing Conditions and Assumptions

The site covers an area of approximately 11.2ha with a total proposed impervious area of 2365m^2. This comprises of approx. 315m^2 roof area, 250m^2 concrete, and 1800m^2 of gravel hardstand.
There is no public stormwater system that the property can connect to, and it is therefore it is proposed that stormwater from the site would be routed through the proposed conventional underground drainage system comprising of Grated Sumps and PVC Pipes which discharge to an existing dam to allow for re-use (approx. 85ML storage capacity).

The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre- developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in *Storm Drainage Design in Small Urban Catchments,* a handbook for Australian practice by *Australian Rainfall and Runoff (ARR2019)*, Book 9 – Runoff in Urban Areas.

Detention Calculations

Detention calculations area provided in Appendix A

Summary and Conclusions

- It is proposed to direct stormwater overflow from the impervious areas to the existing storage dam to allow for onsite re-use
- A calculated storage of 12970L is required to accommodate the expected storm events. The existing storage dam has a capacity of approx. 85ML and the calculated stormwater volume represents 0.015% of the total dam capacity. The existing dam therefore has capacity to accommodate the expected stormwater volume
- Grated sumps are proposed within the gravel hardstand areas to allow containment of larger debris prior to discharge to a grassed swale drain which will slow the velocity of the water and enable filtering of fine sediment and pollutants before final dam storage

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	Inspection and criteria	Maintenance activities (where required)
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang any roof area	If safe and where permitted, consider pruning back any overhanging branches
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check first flush diverter(s), if present	Clean first flush diverter, repair and replace if necessary
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings
	Check sump pits and strainers for debris	Clean pits and strainers to remove sediment and debris
	Check health of swale drain area and surrounding grass or plants	Investigate any adverse impacts observed that might be due to irrigation
Triennial	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
After 20 years and then every 5 years	Monitor the effectiveness of the stormwater system to assess for any clogging due to algal growth, or blocking due to tree roots/grass growth/trench failure.	Clean or replace clogged equipment
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified

Location

Label: 30-33 Harvest Lane Old Beach
Easting: 523610
Northing: 5266055
Zone: 55
Latitude: Nearest grid cell: 42.7625 (S)
Longitude: Nearest grid cell: 147.2875 (E)

IFD Design Rainfall Intensity (mm/h)

Issued: 03 March 2026

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
FAQ for New ARR probability terminology

Table | Chart

Unit: mm/h

	Annual Exceedance Probability (AEP)						
Duration	**63.2%**	**50%#**	**20%***	**10%**	**5%**	**2%**	**1%**
1 min	60.4	68.6	96.1	116	138	168	193
2 min	52.0	58.7	80.1	95.2	110	129	143
3 min	46.0	51.9	71.3	85.1	99.0	117	131
4 min	41.4	46.9	64.8	77.7	91.0	109	123
5 min	37.8	42.9	59.7	71.9	84.5	102	116
10 min	27.4	31.2	43.9	53.4	63.5	78.2	90.5
15 min	22.2	25.3	35.7	43.4	51.7	63.9	74.0
20 min	19.0	21.6	30.5	37.1	44.1	54.3	62.8
25 min	16.8	19.1	26.9	32.6	38.7	47.4	54.7
30 min	15.2	17.3	24.2	29.3	34.7	42.3	48.7
45 min	12.1	13.8	19.1	23.0	27.0	32.6	37.1
1 hour	10.3	11.7	16.2	19.4	22.6	27.0	30.5
1.5 hour	8.26	9.35	12.8	15.2	17.7	20.8	23.3
2 hour	7.05	7.98	10.9	12.9	14.9	17.4	19.4
3 hour	5.64	6.39	8.71	10.3	11.8	13.7	15.2
4.5 hour	4.50	5.11	6.98	8.21	9.38	10.9	12.1
6 hour	3.83	4.36	5.96	7.02	8.02	9.37	10.4
9 hour	3.02	3.45	4.76	5.62	6.44	7.57	8.43
12 hour	2.54	2.91	4.03	4.78	5.50	6.51	7.27
18 hour	1.96	2.25	3.15	3.76	4.36	5.21	5.87
24 hour	1.61	1.85	2.61	3.14	3.66	4.40	4.97
30 hour	1.38	1.58	2.24	2.70	3.17	3.82	4.33
36 hour	1.20	1.38	1.97	2.38	2.80	3.37	3.84
48 hour	0.966	1.11	1.58	1.92	2.27	2.74	3.12
72 hour	0.697	0.799	1.14	1.38	1.64	1.97	2.24
96 hour	0.548	0.627	0.887	1.08	1.27	1.52	1.73
120 hour	0.454	0.518	0.728	0.879	1.03	1.23	1.40
144 hour	0.389	0.444	0.619	0.742	0.866	1.03	1.17
168 hour	0.342	0.390	0.540	0.643	0.745	0.889	1.00

Note:
The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.
* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

STORMWATER DETENTION V5.05

Geo-Environmental Solutions

Location: **Old Beach, TAS**
Site: **2365m² with tc = 20 and tcs = 15 mins.**
PSD: **AEP of 5%, Above ground PSD = 8.90L/s**
Storage: **AEP of 5%, Above ground volume = 12.97m³**

Design Criteria

(Custom AEP IFD data used)

Location =	Old Beach, TAS	
Method =	E	(A)RI 2001,A(E)P 2019
PSD annual exceedance probabiliy (APE) =	5	%
Storage annual exceedance probabiliy (APE) =	5	%
Storage method =	A	(A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) =	2365	m²	=	0.2365 Ha
Pre-development coefficient (Cp) =	0.30			
Post development coefficient (Cw) =	0.61			
Total catchment (tc) =	20	minutes		
Upstream catchment to site (tcs) =	15	minutes		

Coefficient Calculations

Pre-development

Zone	Area (m²)	C	Area * C
Concrete	0	0.90	0
Roof	0	1.00	0
Gravel	0	0.50	0
Garden	2365	0.30	710
Total	2365 m²		710

Cp = ΣArea*C/Total = 0.300

Post development

Zone	Area (m²)	C	Area * C
Concrete	250	0.90	225
Roof	315	1.00	315
Gravel	1800	0.50	900
Garden	0	0.30	0
Total	2365 m²		1440

Cw = ΣArea*C/Total = 0.609

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

PSD Intensity (I) =	44.1	mm/hr	For catchment tc = 20 mins.
Pre-development (Qp = Cp*I*As/0.36) =	8.68	L/s	
Peak post development (Qa = 2*Cw*I*As/0.36) =	35.25	L/s	=(0.800 x I) Eq. 2.24
Storage method =	A		(A)bove,(P)ipe,(U)nderground,(C)ustom
Permissible site discharge (Qu = PSD) =	8.899	L/s	

Above ground - Eq 3.8

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

Taking x as = PSD and solving

a = 1.0 b = -77.7 c = 612.0

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

PSD = 8.899 L/s

Below ground pipe - Eq 3.3

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

= 8.68

PSD = 8.796 L/s

Below ground rectangular tank - Eq 3.4

t =tcs/(tc*(1-2*PSD/(3*Qa))) = 0.895

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

= 8.68

PSD = 8.576 L/s

Design Storage Capacity (AEP of 5%)

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

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

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

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	84.5	67.6	7.94		
10	63.5	50.8	10.92		
13	55.7	44.6	11.84		
16	49.9	39.9	12.41		
19	45.4	36.3	12.74		
21	42.8	34.3	12.87		
24	39.6	31.7	12.96		
27	36.9	29.6	12.96		
29	35.4	28.3	12.92		
32	33.3	26.7	12.80		

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above	25.4	38.3	30.7	**12.97**
Pipe				
B/ground				

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

Qop2 = 0.75 Cl 2.4.5.1

Qp2 =Qop2*Qp1 (where Qp1=PSD) = 6.67 L/s at which time above ground storage occurs

I = 360*Qp2/(2*Cw*As*10³) = 8.3 mm/h Eq 4.24

Period of Storage

Time to Fill:

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

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

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

Time to empty:

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

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

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

Storage period (Ps = tf + te) Eq 4.26

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above	25.4	30.7	13.0	18.6	30.5	49.1
Pipe						
B/ground						

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

Orifice

Permissible site discharge (Qu=PSD) = 8.90 L/s (Above ground storage)

Orifice coefficient (CD) = 0.61 For sharp circular orifice

Gravitational acceration (g) = 9.81 m/s²

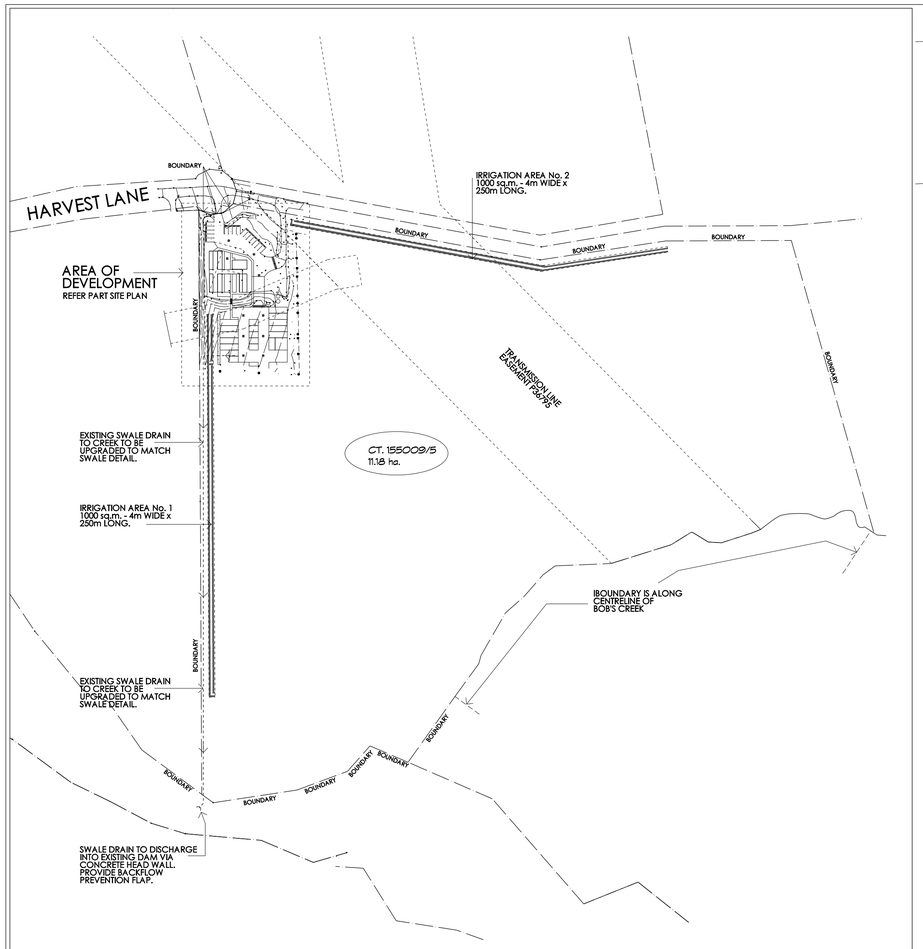
Maximum storage depth above orifice (H) = 400 mm

Orifice flow (Q) = CD*Ao*√(2*g*H)

Therefore:

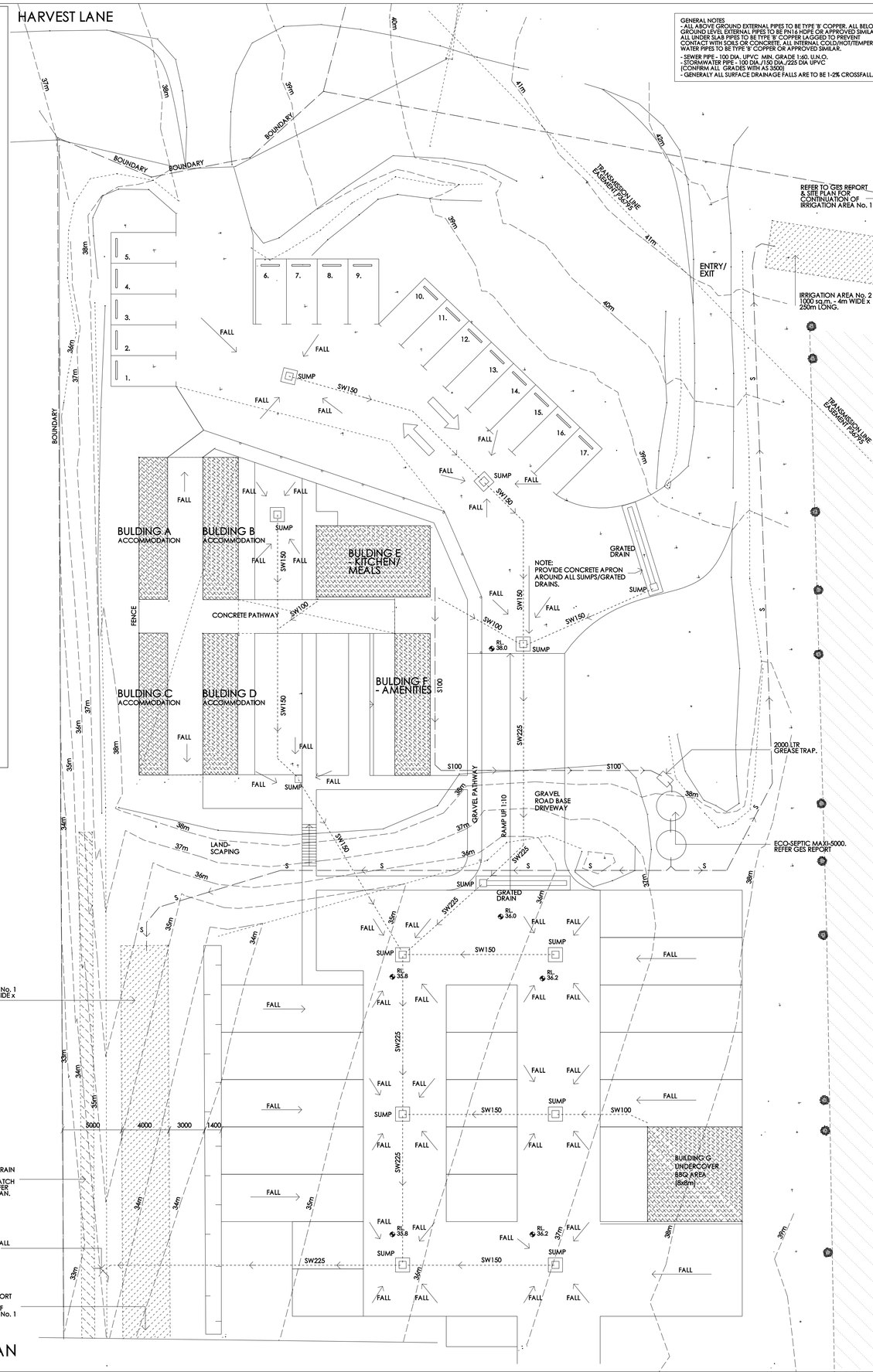
Orifice area (Ao) = 5208 mm²

Orifice diameter (D = √(4*Ao/π)) = 81.4 mm



LOCATION PLAN
SCALE 1:2000 @ A1

1 TURF SWALE - SECTION
SCALE 1:20



PART SITE DRAINAGE PLAN
SCALE 1:200 @ A1

GENERAL NOTES
- ALL ABOVE GROUND EXTERNAL PIPES TO BE TYPE 'B' COPPER, ALL BELOW GROUND LEVEL EXTERNAL PIPES TO BE PN16 HDPE OR APPROVED SIMILAR. ALL UNDER SLAB PIPES TO BE TYPE 'B' COPPER LAGGED TO PREVENT CONTACT WITH SOILS OR CONCRETE. ALL INTERNAL COLD/HOT/TEMPERED WATER PIPES TO BE TYPE 'B' COPPER OR APPROVED SIMILAR.
- SEWER PIPE - 100 DIA. UPVC MIN. GRADE 1:60. U.N.O.
- STORMWATER PIPE - 100 DIA./150 DIA./225 DIA UPVC (CONFIRM ALL GRADES WITH A3 3500)
- GENERALY ALL SURFACE DRAINAGE FALLS ARE TO BE 1-2% CROSSFALL.

SITE DRAINAGE PLAN LEGEND

S100	SEWER LINE
SW100/SW150/SW225	STORMWATER LINE
SUMP	GRATED DRAIN
GP/SUMPS TO DRIVEWAY - 900x900mm WITH HEAVY DUTY GRATES, LITTER BASKETS/ SOID GROSS PULLANT TRAPS (ROAD G.P.'s ONLY) GP/SUMPS TO OUTDOOR AREAS - 450x450mm	
	EXISTING LEVELS
	NEW LEVELS

REVISION A: - 02/03/26
- PLAN UPDATED TO REFLECT SITE PLAN CHANGES.
- SWALE DRAIN UPDATED ON SITE DRAINAGE PLAN.
- SWALE DRAIN SECTION ADDED.
- MINOR NOTE REVISION TO LEGEND RE: SUMPS TYPES.

New Services

STORMWATER PIPE WITH FLOW DIRECTION

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

Performance Solution Compliance Notes:
AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.

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

Stormwater Services Notes:
1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
4. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
5. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

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

Project and Address:
Proposed Workers Accommodation at at 30-33 Harvest Lane Old Beach

Client:
Cherries Tasmania

Drawing Title:
Site Drainage Plan

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

Plot Date: 02/03/2026	Drawn: KJR
Approval: preliminary	Scale: 1:200 @ A1
NORTH	Project No.: 25.13
	Drawing No.: sk02 Rev. A

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Cherries Tasmania *Owner name*
32 Harvest Lane *Address*
Old Beach 7017 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Cherries Tasmania
Designer's project reference No. J11672
Address: lot 5/30-33 Harvest Lane
Lot No: 155009/5
Old Beach 7017

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

Description of work:
On-Site stormwater system - design

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

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

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

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

Other details:

Onsite Stormwater Management

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Computations:	Prepared by:	Date:
Performance solution proposals: Onsite stormwater retention	Prepared by: Geo-Environmental Solutions	Date: Mar-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Mar-26

Standards, codes or guidelines relied on in design process:

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

Any other relevant documentation:

Stormwater Assessment - Lot 5, 30-33 Harvest Lane Old Beach - Mar-26

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		11/03/2026
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		11/03/2026

GEO-Environmental Solutions

29 Kirksway Place, Battery Point

Tasmania 7004

Phone: 03 62231839

2 February 2026

Natural Values Assessment – Waterway and Coastal Protection Area

Project area – Lot 5, 30-33 Harvest Lane, Old Beach TAS 7017

PID: 3236510

C/T: 155009/5

The following report is intended to demonstrate compliance with Code C7.0 (Waterways and Coastal Protection Area) of the Tasmania Planning Scheme – Brighton Council.

The proposal is for a visitor accommodation (seasonal workers accommodation) on the above address. The proposed site has an old drain which joins to small dam and to Bobs Creek and therefore triggers Code C7.0 of the Tasmania Planning Scheme – Brighton which requires compliance with the standards outlined at C7.6.1 for Buildings and Works.

Table 1. Extract of Tasmania planning scheme C7.6.1 Buildings and Works

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance Criteria	Comment / Compliance
(a) impacts caused by erosion, siltation, sedimentation and runoff;	The proposed development should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion. The site should regularly maintain and progressively stabilised through vegetation and landscaping to reduce the potential for erosion.
(b) impacts on riparian or littoral vegetation;	No riparian or littoral vegetation is present on the site
(c) maintaining natural streambank and streambed condition, where it exists;	No works proposed in stream or nearby.
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The in-stream natural habitat will not be disturbed under the current proposal.

(e) the need to avoid significantly impeding natural flow and drainage;	The watercourse is well defined, the proposed works area is located well away from the watercourse
(f) the need to maintain fish passage, where known to exist;	n/a - The property does not have a watercourse on the site
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The project area is a vacant land lot which doesn't have any existing facilities on site.
(i) minimising cut and fill;	The proposed works comprise accommodation buildings and a campground. The development will require minimal cut and fill.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed works are located in the northwest corner of the site, with easy access from Harvest Lane.
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual.

A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	The site is located within a Future Coastal Refugia Area in an approved subdivision area.

A3.

Acceptable Solutions	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	No new stormwater discharge points are proposed to watercourse, wetland or lake.

A4.

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area	
Acceptable Solutions	Comment / Compliance
Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	There is no proposed dredging or reclamation on the site.

A5.

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
Acceptable Solutions	Comment / Compliance

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	No coastal protection works, or waterway erosion or inundation protection works are proposed within the Waterway and Coastal Protection Area or a future coastal refugia area. If such activities are to be undertaken, then they must be designed by a suitably qualified person to minimise adverse impacts on natural coastal processes.

The attachment in Appendix 2 shows the proposed works and the WCP overlay of the project area. The assessment has been completed based on the site location. The Integrated Conservation Value for the waterway has been identified as LOW (NVA report run on the 01/02/2026). Table 1 associated figures and plan demonstrate compliance with the performance criteria of section C7.6.1 of Tasmanian Planning Scheme – Brighton Council.

In considering the objectives of the Code 7 it is anticipated that there will be no unnecessary or unacceptable impacts on natural values as a result of the proposed development and that any future development that is facilitated by the proposed development is unlikely to lead to unnecessary or unacceptable impacts on natural values.

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

Environmental and Engineering Soil Scientist

Appendix 1. Natural Value Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:
Requested For: Lot 5, 30-33 Harvest Lane, Old Beach
Report Type: Summary Report
Timestamp: 03:45:54 PM Sunday 01 February 2026

Threatened Flora: buffers Min: 500m Max: 5000m
Threatened Fauna: buffers Min: 500m Max: 5000m
Raptors: buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m
Priority Weeds: buffers Min: 500m Max: 5000m
Geoconservation: buffer 1000m
Acid Sulfate Soils: buffer 1000m
TASVEG: buffer 1000m
Threatened Communities: buffer 1000m
Fire History: buffer 1000m
Tasmanian Reserve Estate: buffer 1000m
Biosecurity Risks: buffer 1000m

The centroid for this query GDA94: **523332.0, 5265987.0** falls within:

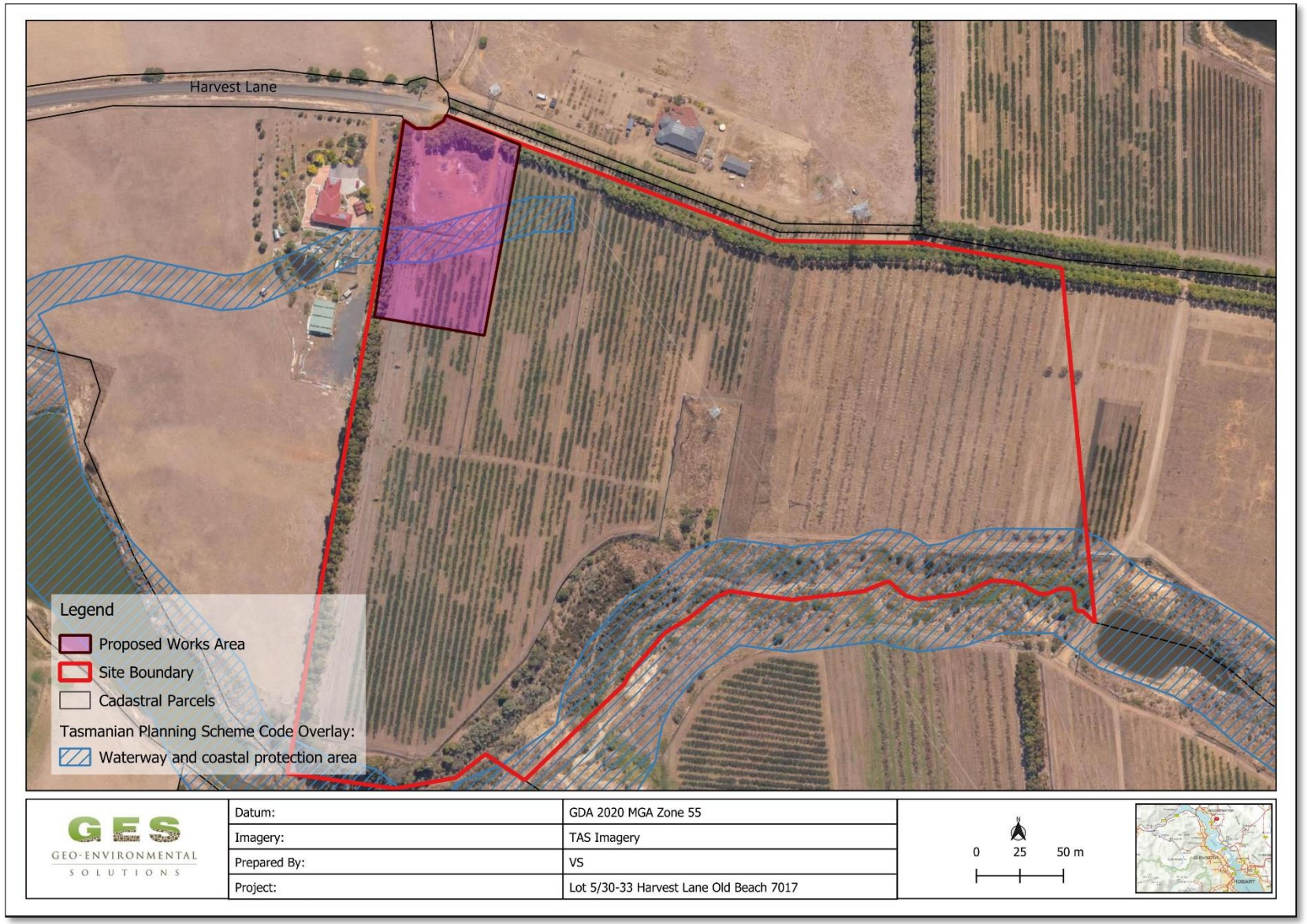
Property: 3236510

Department of Natural Resources and Environment Tasmania
Page 1 of 48

Tasmanian Government

Front cover of NVA report (full report available on request).

Appendix 2. Tasmanian Planning Scheme Overlays



Appendix 3. Site Plans

ONSITE-WASTEWATER ASSESSMENT

Lot 5 30-33 Harvest

Lane Old Beach

July 2025

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Cherries Tasmania
Site Address:	lot 5/30-33 Harvest Lane, Old Beach
Date of Inspection:	06/05/2025
Proposed Works:	Commercial
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	155009/5
Title Area:	Approx. 11.21 ha
Applicable Planning Overlays:	Bushfire-prone areas, Waterway and Coastal Protection Areas, Electricity Transmission Infrastructure Protection
Slope & Aspect:	10° W facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Triassic Sandstone
Climate:	Annual rainfall 600mm
Water Connection:	Mains
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

Profile summary 1 -Proposed wastewater treatment area

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	0.00-0.10	SM	**Silty SAND**: Grey-brown, dry, medium dense.
0.20-0.70			CH	**Sandy CLAY**: Medium plasticity, dark grey slightly moist, stiff.
0.20-1.00	0.20-0.60	0.10-1.10	CL	**Sandy** CLAY: Low plasticity, grey mottled pale brown, slightly moist, stiff.
	0.20-0.70	1.10-1.20	SC	**Clayey SAND trace gravels**: Pale brown/grey, slightly moist, very dense, refusal on rock.

Site Notes

The soils on site consist of silty sand topsoils overlying sandy clay subsoils which have developed from Triassic Sandstone. Soils area expected to have a low permeability and a high capacity for nutrient retention. The sandy clay subsoils were found to be slightly dispersive.

Site Classification

According to AS/NZS1547-2000 for on-site wastewater management the soil on the property is classified as **Light CLAY (Category 5).** The soil on site has low high permeability (>0.12m/day), a moderately high cation exchange capacity and nutrient absorption capacity. The applicable Design Irrigation Rate (DIR) for a secondary treatment system (e.g. AWTS) is 3mm/day. No groundwater was encountered within 2m of the surface during site investigations.

Wastewater Management

Wastewater loading for the proposed campground amenities is based upon use of kitchen, shower, and toilets. The wastewater is of a domestic nature and is not sourced from commercial/industrial processes.

The estimated loading is based upon 50 people @ 100L/day:

- Total estimated peak wastewater loading = 5000L/day
- Total estimated peak BOD loading (prior to pre-treatment) = 2500g
- Total estimated peak BOD loading (after to pre-treatment of greywater) = 2000g

Using the DIR of 2.5mm/day and a daily flowrate of 5000L/day, an irrigation area of 2000m^2 is required. This is best installed as subsurface irrigation. Due to the large area required, it is recommended that irrigation is distributed over two zones of 1000m^2 via an automatic sequencing valve (e.g. K-rain). Soil was found to be slightly dispersive therefore it is recommended that gypsum be applied to the bottom of the irrigation area at a rate of 1kg/5m^2.

The proposed development requires an accredited commercial Aerated Wastewater Treatment System (AWTS) with a minimum hydraulic capacity of 5,000L/day and an organic treatment capacity of at least 2Kg/day BOD. The Eco-septic Maxi-5000 package treatment plant has been nominated for use on this site as it is accredited in Tasmania for all class of buildings for wastewater of a domestic nature – the Certificate of Accreditation and system specifications are attached. A grease trap with a minimum capacity of 2000L should also be installed (to reduce estimated BOD load of kitchen greywater).

There is more than sufficient space for a reserve area given the large area of the property. The wastewater system and irrigation area should be protected from any vehicle or construction machinery traffic via a fence or bollards.

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

Upslope or level buildings:	3m
Downslope buildings:	6m
Upslope or level boundaries:	1.5m
Downslope boundaries:	3.75m
Downslope surface water:	29m

It is recommended that I be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

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	Cherries Tasmania	Assess. Date	29-Jul-25
		Ref. No.	
Assessed site(s)	Lot 5 30-33 Harvest Lane Old Beach	Site(s) inspected	3-Jul-25
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 = 5,000 (using a method independent of the no. of bedrooms)
Septic tank wastewater volume (L/day) = 1,667
Sullage volume (L/day) = 3,333
Total nitrogen (kg/year) generated by wastewater = 15.2
Total phosphorus (kg/year) generated by wastewater = 9.1

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)	37	31	34	27	40	40	35	51	44	52	51	48
Adopted rainfall (R, mm)	37	31	34	27	40	40	35	51	44	52	51	48
Retained rain (Rr, mm)	31	27	29	23	34	34	30	43	37	44	43	40
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**99**	**83**	**62**	**40**	**8**	**-5**	**2**	**-1**	**26**	**40**	**62**	**86**

Annual evapotranspiration less retained rain (mm) = 501

Soil characterisitics

Texture = Light Clay Category = 5 Thick. (m) = 2
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) =	500
Width (m) =	4
Depth (m) =	0.2
Total disposal area (sq m) required =	2000
comprising a Primary Area (sq m) of:	2,000
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments

The assigned DIR for the application area is 2.5L/m^2/day requiring a minimum absorption area of 2000 sqm. 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	Cherries Tasmania	Assess. Date	29-Jul-25
		Ref. No.	
Assessed site(s)	Lot 5 30-33 Harvest Lane Old Beach	Site(s) inspected	3-Jul-25
Local authority	Brighton	Assessed by	John I

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	2,000	V. high	Low		
	Density of disposal systems	/sq km	2	Mod.	Very low		
	Slope angle	degrees	7	High	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 S		V. high	Very high	Moderate	Other factors lessen impact
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	5,000	High	Very high	Moderate	Other factors lessen impact
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m	2.0	Mod.	Low		
	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

This site has the capability to accept secondary treated wastewater. Soils were found to be slightly dispersive therefore gypsum should be applied to the bottom of the irrigation area at a rate of 1kg/5m^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	Cherries Tasmania	Assess. Date	29-Jul-25
		Ref. No.	
Assessed site(s)	Lot 5 30-33 Harvest Lane Old Beach	Site(s) inspected	3-Jul-25
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	0.6	High	Moderate		
	Annual rainfall excess	mm	-501	High	Very low		
	Min. depth to water table	m	3	High	Very low		
AA	Annual nutrient load	kg	24.3	High	Very high		
	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		
AA	Dist. to nearest surface water	m	44	V. high	Very high		
	Dist. to nearest other feature	m	5	V. high	Very high	Moderate	Other factors lessen impact
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	1100	V. high	Very low		

Comments

There is low risk of environmental harm associated with onsite wastewater disposal at this site.

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

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 (a) Land application area will be located with a minimum separation distance of 6m from any 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 (b) (ii) Land application area will be located with a minimum separation distance of 29m of 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 P3 (a) & (b) Land application area will be located with a minimum separation distance of 5m of 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 (a) 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 A6 (a) No limiting layer identified
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

ASSESSMENT OF HORIZONTAL AND VERTICAL SETBACK DISTANCES

(adapted from Table R1 in AS1547 - to be used in conjunction with Site Constraint Table)

Site feature	**Setback distance range** (m)	**Site constraint items of specific concern** (from Site Constraint Table)	**Assessment**	**Adopted setback distance** (m)
	Horizontal setback distance (m)			
Property boundary	1.5 – 50	A, D, J	5	>5
Buildings/houses	2.0 – > 6	A, D, J	6	>6m
Surface water	15 – 100	A, B, D, E, F, G, J	29	29
Bore, well	15 – 50	A, C, H, J	N/A	N/A
Recreational areas (Children's play areas, swimming pools and so on)	3 – 15	A, E, J	N/A	N/A
In-ground water tank	4 – 15	A, E, J	N/A	N/A
Retaining wall and Embankments, escarpments, cuttings	3.0 m or 45° angle from toe of wall (whichever is greatest)	D, G, H	N/A	N/A
	Vertical setback distance (m)			
Groundwater	0.6 – > 1.5	A, C, F, H, I, J	0.6	N/A
Hardpan or bedrock	0.5 – ≥ 1.5	A, C, J	0.5	0.6

SITE CONSTRAINT RATING

(adapted from Table R2 in AS1547 - used as a guide in determining appropriate setback distances)

Item	Site/system feature	Constraint scale (see Note 1) LOWER — Examples of constraint factors (see Note 2)	HIGHER	Sensitive features	Comment	Constraint Rating
A	Microbial quality of effluent	Effluent quality consistently producing ≤ 10 cfu/100 mL *E. coli* (secondary treated effluent with disinfection)	Effluent quality consistently ^{6} *E. coli* (for example, primary treated effluent)	Groundwater and surface pollution hazard, public health hazard	Secondary treated effluent	Low
B	Surface water	Category 1 to 3 soils, no surface water down gradient within > 100 m, low rainfall area	Category 4 to 6 soils, permanent surface water <50 m down gradient, high rainfall area, high resource/environmental value	Surface water pollution hazard for low permeable soils, low lying or poorly draining areas	Downslope surface water 29m	Consistent with Acceptable Solutions
C	Groundwater	Category 5 and 6 soils, low resource/environmental value	Category 1 and 2 soils, gravel aquifers, high resource/environmental value	Groundwater pollution hazard	Light Clay (category 5) soil No groundwater encountered	Low
D	Slope	0 – 6% (surface effluent application) 0 – 10% (subsurface effluent application)	> 10% (surface effluent application), > 30% subsurface effluent application	Off-site export of effluent, erosion	12% slope Subsurface	Moderate
E	Position of land application area in landscape.	Downgradient of surface water, property boundary, recreational area	Upgradient of surface water, property boundary, recreational area	Surface water pollution hazard, off-site export of effluent	Downslope boundary minimum 5m	Consistent with Acceptable Solutions
F	Drainage	Category 1 and 2 soils, gently sloping area	Category 6 soils, sites with visible seepage, moisture tolerant vegetation, low lying area	Groundwater pollution hazard	Light Clay (category 5) soil No visible seepage or moisture tolerant sp	Consistent with Acceptable Solutions
G	Flood potential	Above 1 in 20 year flood contour	Below 1 in 20 year flood contour	Off-site export of effluent, system failure, mechanical faults	Above 1:20 year flood contour	Consistent with Acceptable Solutions

SITE CONSTRAINT RATING (cont)

Item	Site/system feature	Constraint scale (see Note 1) LOWER / Examples of constraint factors (see Note 2)	HIGHER	Sensitive features	Comment	Constraint Rating
H	Geology and soils	Category 3 and 4 soils, low porous regolith, deep, uniform soils	Category 1 and 6 soils, fractured rock, gravel aquifers, highly porous regolith	Groundwater pollution hazard for porous regolith and permeable soils	Light Clay (category 5) soil High permeability	Consistent with Acceptable Solutions
I	Landform	Hill crests, convex side slopes, and plains	Drainage plains and incise channels	Groundwater pollution hazard, resurfacing hazard	side slope	Consistent with Acceptable Solutions
J	Application method	Drip irrigation or subsurface application of effluent	Surface/above ground application of effluent	Off-site export of effluent, surface water pollution	Subsurface application	Low

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 5 30-33 Harvest Lane Old Beach

System Capacity: 50 campers @ 100L/day,

Summary of Design Criteria

DIR: 2.5mm/day.

Irrigation area: 2000m^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 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 areas 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: Cherries Tasmania *Owner name*
32 Harvest Lane *Address*
Old Beach 7017 *Suburb/postcode*

Designer details:

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

Details of the proposed work:

Owner/Applicant Cherries Tasmania
Designer's project reference No. J11672
Address: lot 5/30-33 Harvest Lane
Lot No: 155009/5
Old Beach 7017

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:

Commercial 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: Jul-25
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Jul-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by: Geo-Environmental Solutions	Date: Jul-25
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Jul-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 - Lot 5, 30-33 Harvest Lane Old Beach - Jul-25

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		28/07/2025
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		28/07/2025

Tasmanian Government

Certificate of Accreditation

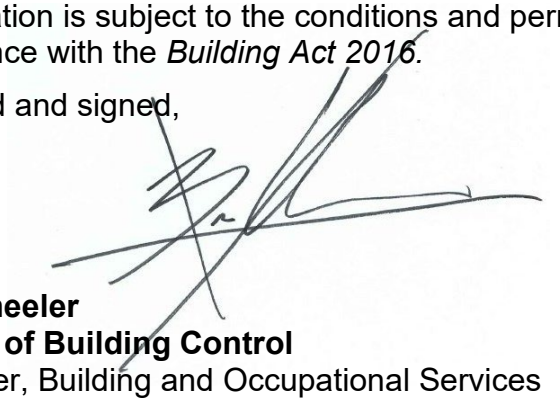
On-Site Wastewater Management System

This Certificate of Accreditation is hereby issued by the Director of Building Control pursuant to Section 18(1) of the *Building Act 2016* and the accreditation of products.

System:	Eco-septic Maxi 5000
Manufacturer or Supplier:	Van Diemen Wastewater Services PTY LTD
Of:	11 Cessna Way, Cambridge 7170

This is to certify that the Eco-septic Maxi 5000 as described in Schedule 1, has been accredited for use as a **Secondary Treatment System** for the treatment of domestic wastewater generated in association with any class of building defined within the National Construction Code. This accreditation is subject to the conditions and permitted uses specified in Schedule 2, and in accordance with the *Building Act 2016.*

approved and signed,



Brad Wheeler
Director of Building Control
Consumer, Building and Occupational Services
Department of Justice

Date of Issue: 12 September 2024 **Certificate Number: DOC/24/72813**

This Certificate of Accreditation is in force until 12/09/2029 unless withdrawn earlier at the discretion of the Director of Building Control

Document Development History

Version	Certificate number	Approved by	Amendment notes
1.0	DOC/24/72813	AMJ	Original Release

Schedule 1: Specification

Normative

System Description

The Eco-septic Maxi 5000 is a dual concrete tank aerated wastewater treatment system certified as meeting the advanced secondary treated effluent parameters specified in AS1546.3.

This model has been certified as a Secondary Treatment System compliant with AS1546.3.
This model has been approved by the certifier for use in Climate Zone 7.

Schedule 2: Conditions of Accreditation

Definitions in this schedule:

(Note: referenced Standards and Acts refer to version as per current NCC)

AS/NZS 1547 means the Joint Australian/New Zealand Standard 'AS/NZS 1547 On-site domestic-wastewater management'

AS 1546.3 means the Joint Australian/New Zealand Standard 'AS 1546.3 On-site domestic wastewater treatment systems, Part 3: Secondary treatment systems'

AS/NZS 3000 means the Joint Australian/New Zealand Standard 'AS/NZS 3000 Wiring rules'

AS/NZS 5667 means the Joint Australian/New Zealand Standard 'AS/NZS 5667.1 Water quality –

Sampling, Part 1: Guidance on the design of sampling programs, sampling techniques and preservation and handling of samples'

BOD_5 means '5-day Biochemical Oxygen Demand'

Council means 'the Municipal Council having jurisdiction'

Commissioned means 'when the test results from a NATA Certified Laboratory show that the water quality requirements for the STS have been met and all pre-commissioning tests have been carried out in accordance with AS/NZS 1547 on all associated equipment and the sub-surface irrigation system'

Designer means 'a person who has a specialty in the area of designing on-site wastewater management system installations and appropriately licensed under the *Occupational Licensing Act 2005*, with the suitable scope of work.

Director means 'the Director of Building Control'

E. coli means 'Escherichia coli of the family Enterobacteriaceae which is a bacterium used in public health as an indicator of faecal pollution'

g/m3 means grams per cubic metre

Manufacturer means 'as listed on Certificate of Accreditation'

NATA means 'National Association of Testing Authorities'

PCA means 'Plumbing Code of Australia'

Permit means 'a Permit issued by the council pursuant to section 82 of the *Building Act 2016*'

Permit authority means 'a person or body authorised for that purpose by the council of the municipal area in which the on-site wastewater management system is installed'

Secondary Treatment System (STS) is as defined in AS1546.3

Supplier means 'the party as listed on Certificate of Accreditation, that is responsible for ensuring that products meet and, if applicable, continue to meet, the requirements on which the certification is based.'

System means 'as listed on Certificate of Accreditation'

TSS means 'Total Suspended Solids'.

1.0 General

1.1. The system must be supplied, constructed, and installed in accordance with the design submitted and accredited by the Director.

1.2. The system must not be installed in a plumbing installation other than in accordance with the conditions of the permit issued by the Permit Authority.

1.3. The supplier must supply the owner and occupier, of each installation, with a user manual setting out the following:

- the treatment processes
- procedures to be followed in the event of a system failure
- emergency contact number
- care, operation, monitoring, and maintenance requirements, and
- inspection and sampling procedures to be followed as part of the on-going monitoring and program required by the permit authority.

1.4. Any proposed modifications to the system's specified processes, equipment, materials, or fittings, listed as a trigger for a retest under the relevant standard, must provide an updated certificate from the certifying body, prior to consideration for a certificate of accreditation amendment by the Director.

1.5. The supplier must provide the following information to each permit authority where it is intended to install a system in their jurisdiction:

- Statement of warranty
- System compatibility with area specific climate zone
- Statement of service life
- Quality assurance certification
- Installation manual
- Service manual
- Owner's manual
- Service report form
- Engineering drawings on A3 format
- Detailed specifications
- Certificate of Accreditation and schedules.

1.6. This Certificate of Accreditation is valid for five (5) years from the date of issue or until withdrawn by the Director.

1.7. At each anniversary of the accreditation date, the supplier must submit to the Director a list of all systems installed in Tasmania during the previous 12 months. The Director may randomly select up to 10% of the installed systems in any one calendar year. The Director will nominate a NATA accredited laboratory for all sampling and will be tested for BOD_5 and TSS and Chlorine residual. The sampling and testing of the selected systems are to be done at the supplier's expense. The following results must be reported to the Director:

- Address of system
- Date inspected and sampled

- Sample identification number
- Chlorine Residual
- BOD5
- TSS, and
- Service history

1.8. Where a system has been found not to operate satisfactorily during its serviceable life, the failure must be reported to the DBC, and as a result require modification to achieve the required water quality limits, all installed systems are to be modified accordingly.

1.9. The *system* must not be deployed to areas where seasonal climatic conditions will negatively affect its proper operation (refer to manufacturer's specifications).

Installation and commissioning report

The Installation and Commissioning Report is to cover the 'as-constructed' records of the system installation together with the results of commissioning tests to demonstrate correct construction and installation and is to be provided to the owner and permit authority on completion of the work. (Refer to and AS/NZS 1547 and associated appendices).

Inspection and Maintenance Report

Maintenance reports cover ongoing inspection and maintenance operations to monitor the operation of the installation. (Refer to AS/NZS 1547).

Any installed pump must have a rated capacity that matches the hydraulic characteristics of the irrigation and be capable of discharging at least 50% more than the 30-minute flow rate. For drip irrigation, ensure that drip emitter flow rates do not vary more than 10% from the design rate over the whole of the system when installed on a sloping site.

Effluent distribution by sub-surface application may be permitted where the Permit Authority is satisfied that the application for a permit to install the system has demonstrated that the:

- effluent can be retained within the authorised land application area
- where applicable the land application has been designed and is capable of being installed and maintained in accordance with AS/NZS 1547
- the location of the land application satisfies the relevant requirements of the State Policy on Water Quality Management 1997, and
- the discharge can satisfy the relevant water quality limits.

Product approval documentation

The following documents are referenced as part of this Accreditation:

Document	Document date
Global Certification No.574	04/06/2024
Test Report	30/06/2021

2.0 Installation and Commissioning

2.1. The installation and operation of the system must comply with the conditions of accreditation and the manufacturer's instructions.

2.2. All plumbing work carried out in connection with the system installation must satisfy the requirements of the Building Act and the Plumbing Code of Australia and be carried out by a licensed plumber with appropriate training and qualifications.

2.3. All electrical work must be carried out by a licensed electrician and in accordance with relevant provisions of AS/NZS 3000.

2.4. Where a system requires a 240V AC power supply, a weather-proof isolating switch must be provided at the power outlet. The power supply must have its own clearly marked designated circuit breaker in the electricity supply fuse box.

2.5. Each system installation must be inspected and checked by the designer or the designer's agent. The designer on completion is to certify that the system has been constructed, installed, and commissioned in accordance with its design, the conditions of accreditation and any additional requirements set out in the permit.

Note: Where the designer is not available to supervise the installation, the designer shall obtain a signed Standard of Work certificate (Form 71b) from the installing plumber stating that the installation has been constructed/installed and commissioned in accordance with its design, the conditions of accreditation and any additional requirements of the council and/or permit authority.

2.6. Where discharging wastewater to a land application by irrigation, a lockable sampling tap or gate valve is to be provided on the outlet pipe to the irrigation.

2.7. A report is to be prepared by the council approved plumbing contractor detailing the inspection of the installation and the results of the commissioning tests and be accompanied by a certificate certifying that the system is operating and performing adequately.

2.8. Copies of the following reports/certificates must be submitted to the council and the owner as soon as practicable after the commissioning of the system and after each scheduled or unscheduled service or inspection for the period specified in the permit:

- The initial plant installation and commissioning report
- All required laboratory analytical test reports, and
- All inspection and maintenance reports.

2.9. Copies of any report or certificate required by the conditions of accreditation must be made available to the Director on request.

2.10. The designer is to provide a statement advising the user of which items and products that must not be placed in the system.

2.11. To verify that the system is commissioned, sampling must be carried out, by a council approved person, for BOD_5, TSS and Free Residual Chlorine. The samples are to be tested and reported on by a NATA certified laboratory.

3.0 Maintenance and monitoring

3.1. Each installation must be serviced and monitored at not less than 3 monthly intervals in accordance with the conditions of accreditation, the conditions of permit and manufacturer's requirements.

Notes:

- Only a licensed plumber can carry out the maintenance and required monitoring of the system other than electrical work unless licensed to do so.

- The licensed plumber may need to complete training by the supplier before carrying out any maintenance on the system.
- The maintenance and monitoring intervals may be combined provided the monitoring frequency remains at 3-monthly intervals.

3.2. The owner of the system must enter into and maintain a maintenance contract with the council, the supplier of the system, or other council approved plumbing contractor.

3.3. The system must be operated and maintained to ensure it performs continuously and without any intervention between inspections carried out by the council approved plumbing contractor.

3.4. A service report is to be prepared by the plumbing contractor who carried out the work detailing the inspection of the installation and the results of all servicing tests and conditions at the completion of all scheduled or unscheduled services or inspections.

3.5. The service report is to be accompanied by a signed certificate confirming that the system is operating and performing adequately.

3.6. A copy of the service report and certificate is to be provided to the occupant and council. Each service report is to contain a statement reminding the user of which items and products that must not be placed in the system.

3.7. Each service must include monitoring the operation of the system and associated land application.

3.8. Maintenance must be carried out on all mechanical, electrical, and functioning components of the system as appropriate.

3.9. The monitoring, servicing, and reporting of the installation must include but not be restricted to the following matters, as appropriate:

- Reporting on weather conditions, ambient temperature, effluent temperature
- Odour
- Check and test pump
- Check and test air blower, fan or air venturi and clean/replace air filters
- Check and test alarm system
- Check slime growth on membranes and report the on condition of membranes
- Check and report operation of sludge return, sludge level and de-sludging
- Check and record water meter reading (if fitted)
- Check and record operation of irrigation area, irrigation fittings
- Check and clean/replace irrigation filters
- Check and report on water quality (testing for pH, Turbidity, EC and dissolved oxygen)
- Check, and replenish chlorine disinfection system
- Cleaning of the following items at above the waterline:
    - clarifier
    - pipework
    - valves
    - walls of chambers.

4. Performance

4.1. Hydraulic and Organic Loading:

The system is accredited for treatment of domestic wastewater from buildings with the following maximum hydraulic and organic loads:

Model	**Hydraulic load (L/day)**	**Biochemical Oxygen Demand (g/day)**
Ecoseptic Maxi 5000	5000	2331

Treated effluent from the system must not exceed the following limits (90% of samples):

For sub-surface irrigation:	
5-day Biochemical Oxygen Demand (BOD_5)	10 g/m^3 (max. 20 g/m^3)
Total Suspended Solids (TSS)	10 g/m^3 (max. 20 g/m^3)
Total Nitrogen (TN)	Less than or equal to 25
Total Phosphorous (PH)	Less than or equal to 5
For surface irrigation:	
5-day Biochemical Oxygen Demand (BOD_5)	10 g/m^3 (max. 20 g/m^3)
Total Suspended Solids (TSS)	10 g/m^3 (max. 20 g/m^3)
Total Nitrogen (TN)	Less than or equal to 25
Total Phosphorous (PH)	Less than or equal to 5
E. coli	10 cfu/100 mL (max. 20 cfu/100 mL)
Free Residual Chlorine concentrations	≥ 0.5 $g/m^3$and less than 2.0 g/m^3

5.0 Ongoing management

5.1. The mandatory servicing and monitoring are to commence 3 months after the plant is commissioned. The servicing and monitoring are to coincide with the supplier's required on-going routine scheduled maintenance program.

5.2. In the event of failure to comply with the water quality limits set out in these conditions, fortnightly sampling and testing for *BOD_5*, *TSS* and Free Residual Chlorine must be carried out until the system is re-commissioned.

5.3. The method of preserving and the handling of samples taken from the plant must satisfy the relevant requirements of *AS/NZS 5667.*

5.4. Copies of the following reports and certificates must be submitted to the permit authority and the owner as soon as practicable after the commissioning of the system and after each scheduled or unscheduled service for the period specified in the permit:

- the initial plant installation and commissioning report
- all laboratory analytical test reports; and
- all inspection and maintenance reports

5.5. The system is to be de-sludged strictly in accordance with the manufacturer's recommendations and the sludge is to be disposed of in accordance with the Tasmanian Biosolids Reuse Guidelines and the conditions of permit.

5.6. Only persons with a waste transport business Environment Protection Notice are to be engaged for the removal, transporting and disposal of accumulated sludge removed from the system.

5.7. Any waste material removed from the system must be collected and disposed of or utilised by an approved facility or agency.

5.8. Measures are to be put in place during servicing that will protect the environment, personnel and any other persons who could be affected by the activity.

6.0 Permitted uses (remove non-applicable uses)

6.1. The effluent is suitable for land application by way of the following forms:

(a) sub-surface by:

(i) subsurface drip irrigation in accordance with the relevant provisions of AS/NZS 1547

(ii) trenches, beds, mounds, evapo-transpiration in accordance with the relevant provisions of AS/NZS 1547.

(b) above ground by:

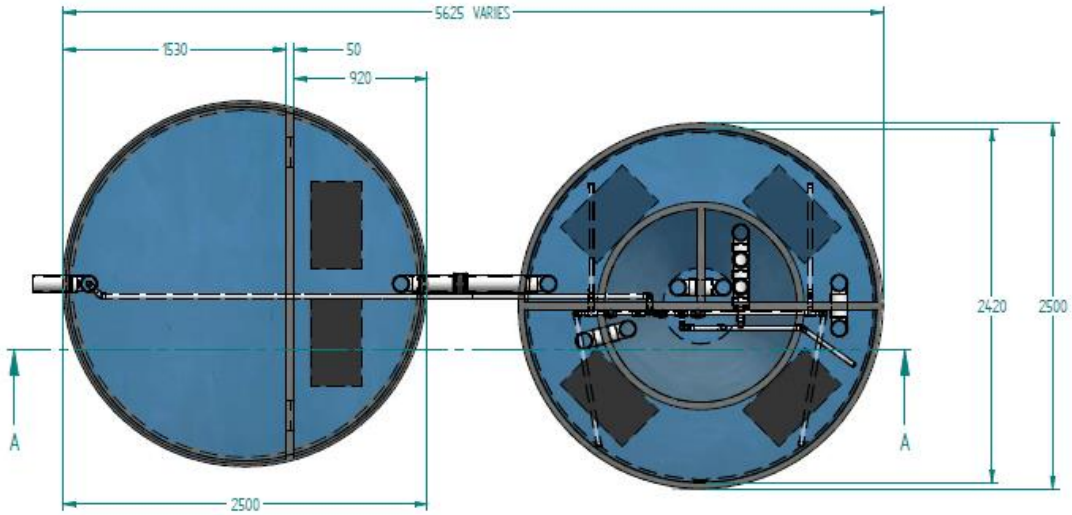
(i) spray irrigation

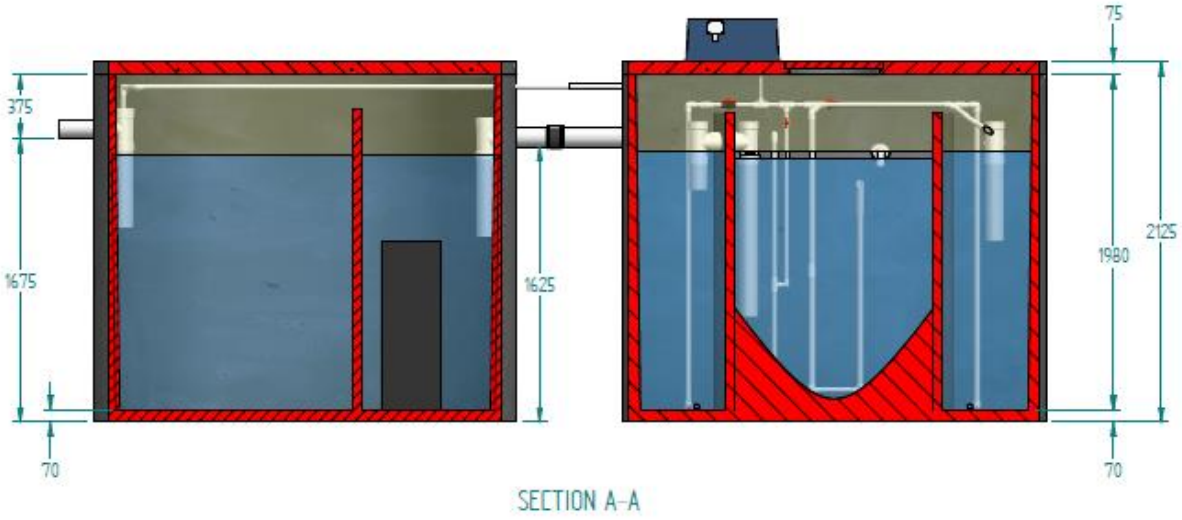
(ii) surface drip irrigation in accordance with the relevant provisions of AS/NZS 1547.

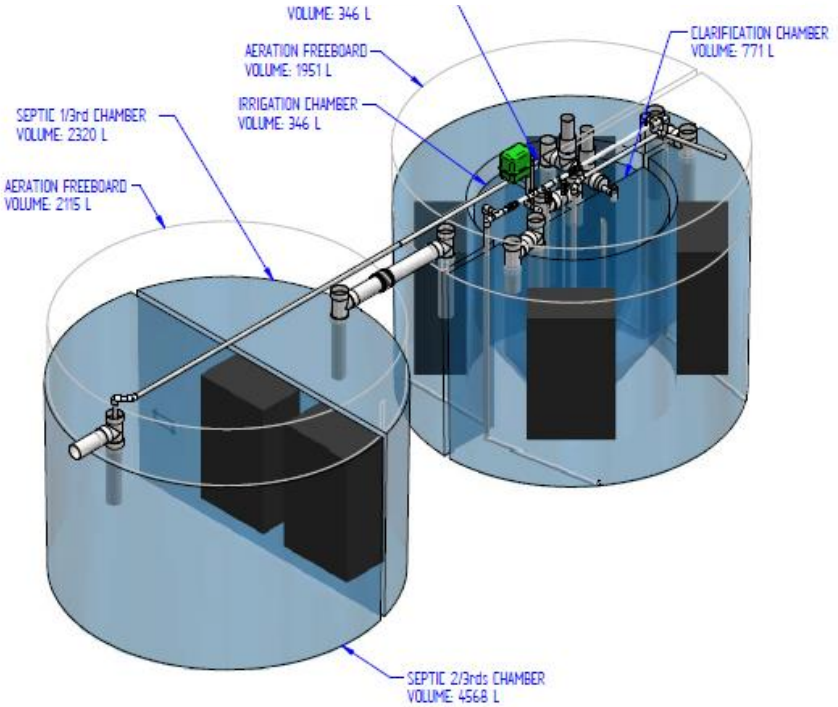
Note: Each of the above forms of irrigation is subject to consent from the permit authority and the relevant provisions of AS/NZS 1547.

6.2. Where it is not practicable for effluent from the system to be applied in accordance with AS/NZS 1547 the method of discharge must satisfy the performance requirements of the National Construction Code.

MAXI 5000







Tanks weigh approximately 5.2T each

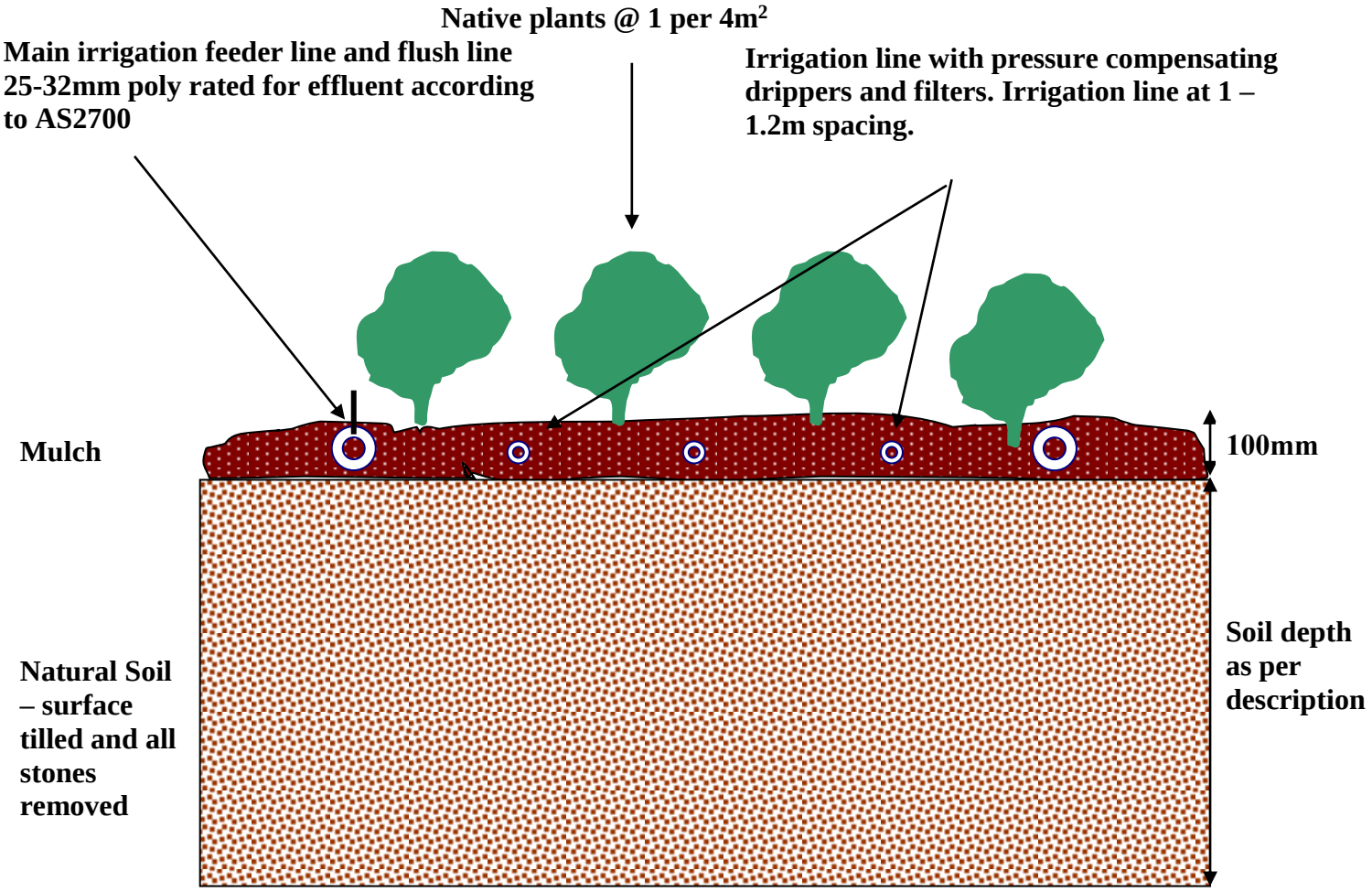
GES
GEO-ENVIRONMENTAL
SOLUTIONS

Figure 1 - AWTS

AWTS – covered surface drippers

To be used in conjunction with site evaluation report for construction of irrigation areas for use with aerated wastewater treatment systems (AWTS) on shallow, duplex, or clay soils**.** On dispersive soils gypsum should be added to tilled natural soil at 1Kg/5m^2. For irrigation areas larger than 500m^2 the irrigation area should be split into multiples of at least 100m^2 with flow automatically switched between each area by a K-rain valve.

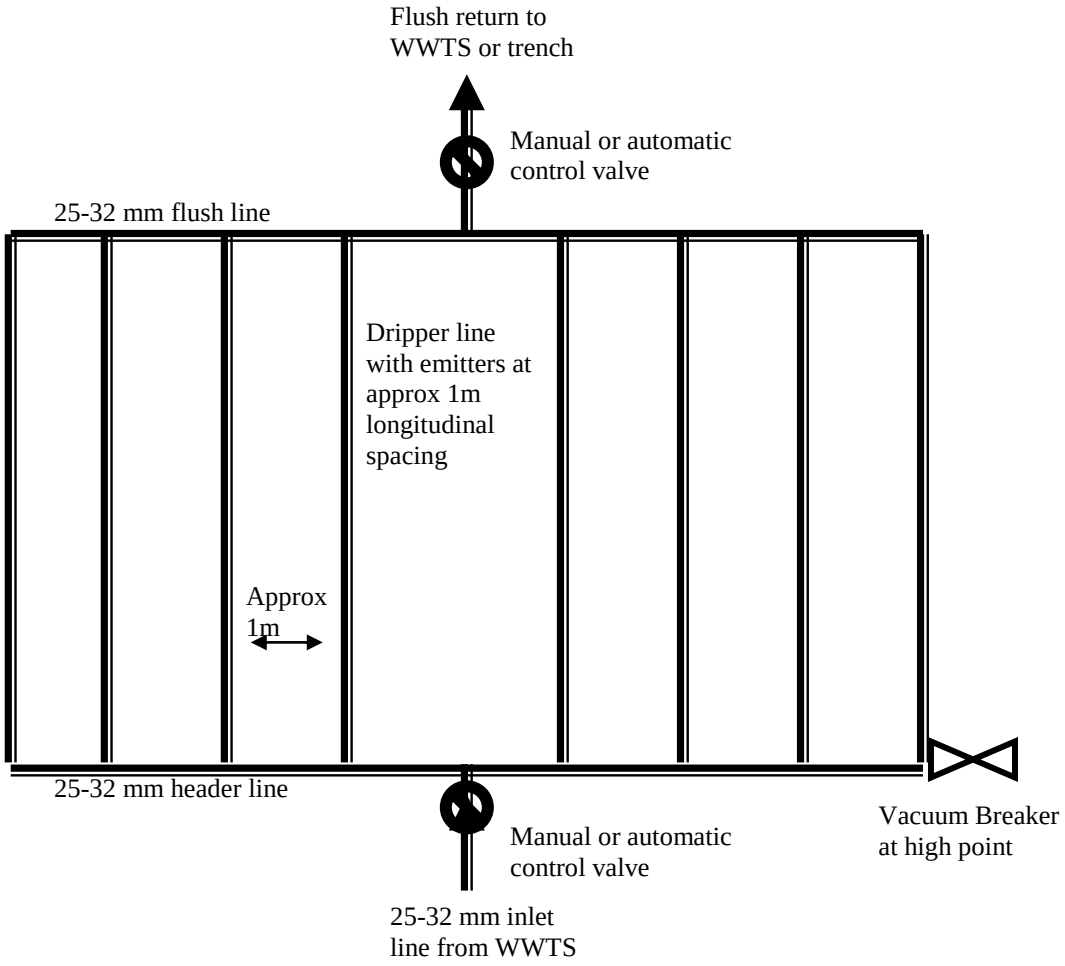
Irrigation Area Cross Section



- The existing surface of the site should be tilled to a depth of 100mm with a conventional plough, discs or spring tines to break down the turf matt and any large soil clods
- Irrigation lines to be placed on tilled soil surface and covered with a minimum of 50mm of mulch

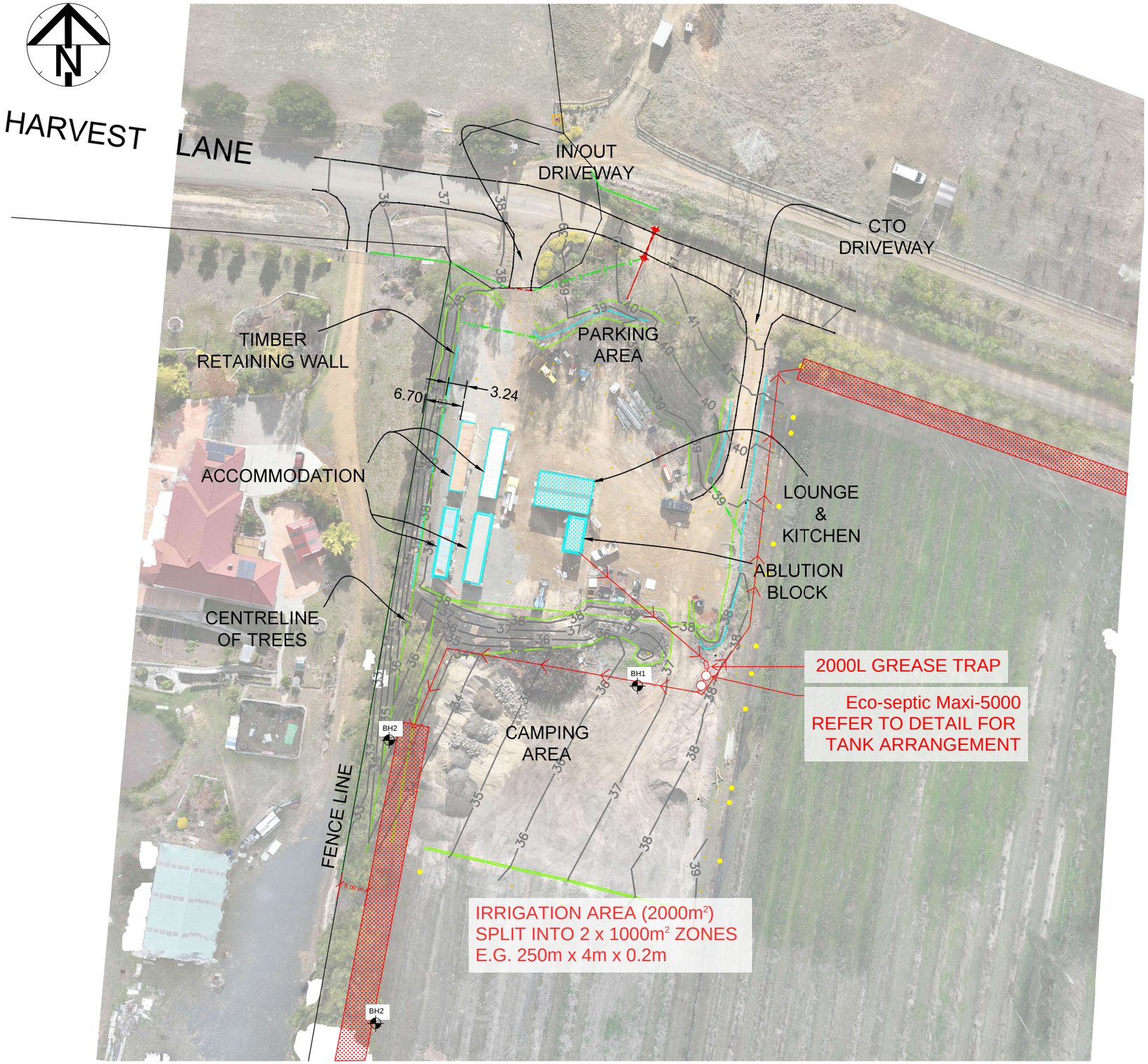
GES
GEO-ENVIRONMENTAL
SOLUTIONS

Irrigation Area Plan View



Design specifications:

1. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed with commonly used with spacing of 0.5m in highly permeable soils and 1m in less permeably loams and clays.
2. Dependent 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 furthest 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.



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

Wastewater system:

Min 2000L grease arrestor/trap

Eco-septic Maxi-5000

Effluent to be distributed via automatic sequencing valve (e.g. K-Rain)

Surface irrigation area (2000m²)
2 x 1000m² zones

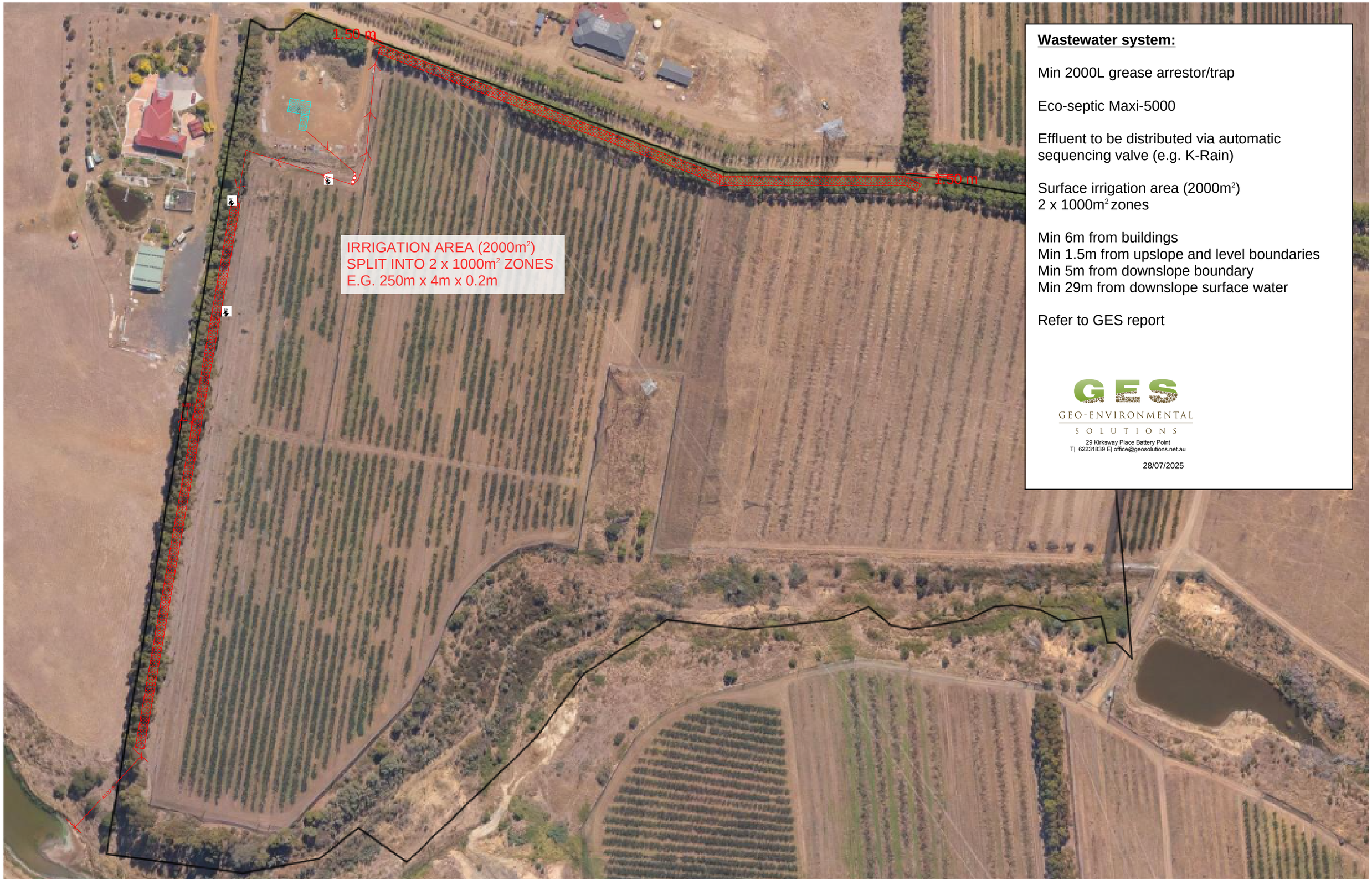
Min 3m from upslope or level buildings
Min 1.5m from upslope and level boundaries
Min 5m from downslope boundary
Min 29m from downslope surface water

Refer to GES report

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

28/07/2025

Do not scale from these drawings. Dimensions to take precedence over scale.	Cherries Tasmania 30-33 Harvest Lane, Old Beach 7017	C.T.: 139107/4 PID: 3236510	Date: 28/07/2025	On-Site Wastewater Management Plan	Drawing Number:	Sheet 1 of 2 Drawn by: LR



Wastewater system:

Min 2000L grease arrestor/trap

Eco-septic Maxi-5000

Effluent to be distributed via automatic sequencing valve (e.g. K-Rain)

Surface irrigation area (2000m²)
2 x 1000m² zones

Min 6m from buildings
Min 1.5m from upslope and level boundaries
Min 5m from downslope boundary
Min 29m from downslope surface water

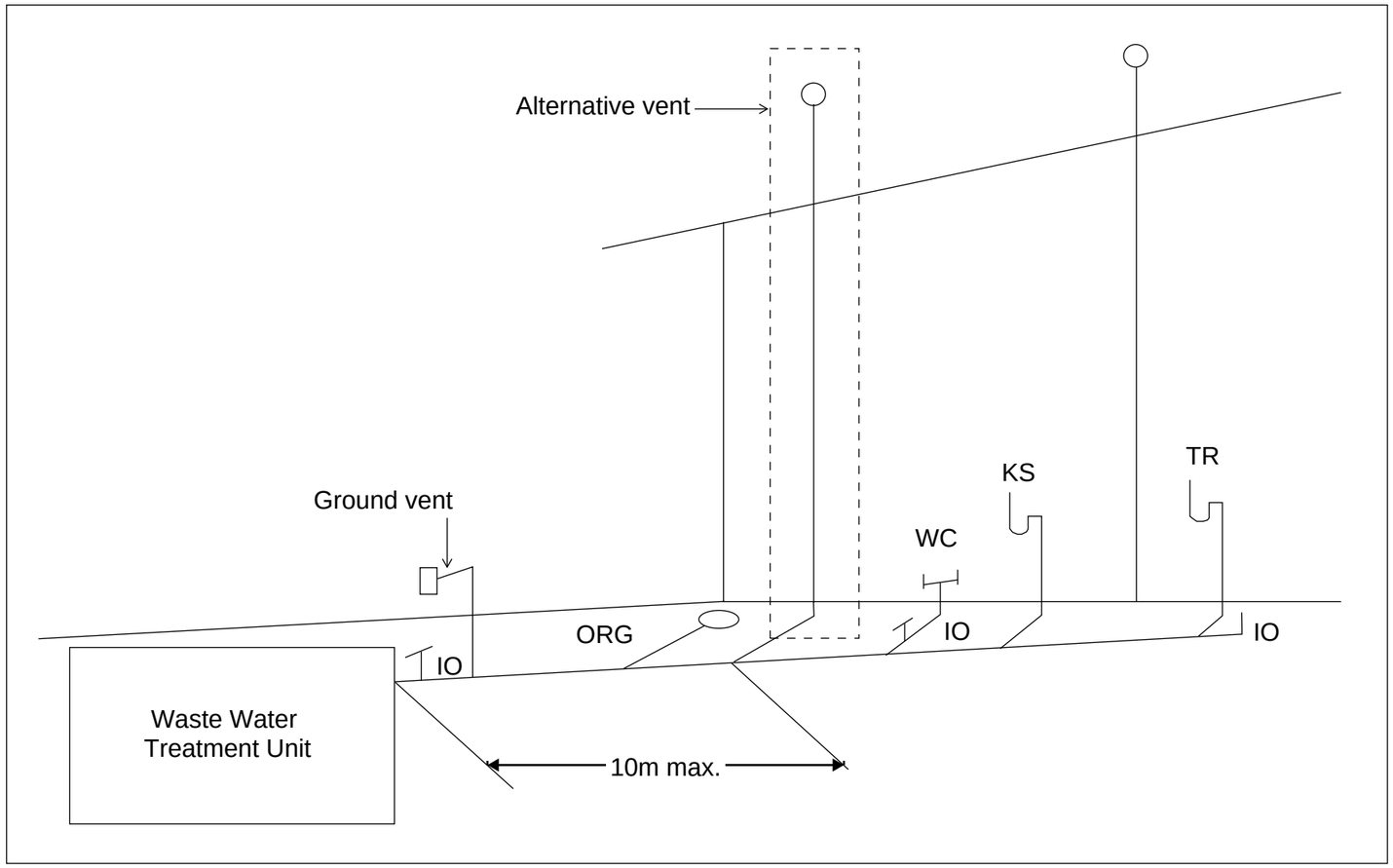
Refer to GES report

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

28/07/2025

Do not scale from these drawings. Dimensions to take precedence over scale.	Cherries Tasmania 30-33 Harvest Lane, Old Beach 7017	C.T.: 139107/4 PID: 3236510	Date: 28/07/2025	On-Site Wastewater Management Plan	Drawing Number:	Sheet 2 of 2 Drawn by: LR

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



Tas Figure C2D6 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

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1