



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/180

LOCATION OF AFFECTED AREA

20A JORDAN DOWNS DRIVE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING AND OUTBUILDING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **27/10/2026**. 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



Brighton
going places



ORAMATIS

DEVELOPMENT APPLICATION

20 JORDAN DOWNS DR, BRIGHTON

JORDAN DOWNS RESIDENCE

ID	NAME	REV
	COVER PAGE	
DA01	NOTES & SITE LOCATION PLAN	
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DA04	GROUND FLOOR PLAN	
DA05	SHED PLAN	
DA06	ELEVATION	
DA07	ELEVATION	
DA08	SHED ELEVATION	
DA09	3D VIEWS	



1 LOCATION PLAN
1:1000

GENERAL NOTES

GENERAL
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DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS,
LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR
INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT
STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE
NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT
CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER
CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE
ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE
CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF
THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE
PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE
WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST
PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY
MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME (PLAN): 300229/1

DESIGN WIND SPEED
WIND LOADING TO AS 4055: N3

SOIL CLASSIFICATION
SOIL CLASSIFICATION TO AS 2870: S

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: 12.5

CORROSION ENVIRONMENT
CORROSION ENVIRONMENT TO AS/NZS 2312: N/A

KNOWN SITE HAZARDS: n/a

SCHEDULE OF AREAS
GROUND FLOOR SITE COVERAGE: 297m²
SHED (APPROX): 150m²
SITE AREA : 5042m²
SITE COVERAGE: 8.9%

GENERAL NOTES

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REV ID DESCRIPTION DATE

PROJECT
RESIDENCE
20 JORDAN DOWNS DR, BRIGHTON

CLIENT
SAM & ERRYN

REVISION

DATE
28/09/2026

PROJECT ID
2640

CHECKED BY
A.HILL

SCALE
AS SHOWN @ A3

DRAWN BY
A.PETERSON

PAGE
DA01

DRAWING
NOTES & SITE LOCATION PLAN

NORTH




LEGEND

- WM** EXISTING WATER METER
- SLC** SEWER LOT CONNECTION
- SWLC** STORMWATER LOT CONNECTION
- EASEMENT SETBACK
- S** PROPOSED Ø100 UPVC SEWER LINE
- SW** PROPOSED Ø100 UPVC STORMWATER LINE
- W** PROPOSED Ø100 UPVC WATER LINE
- EXS** SEWER MAIN
- EXSW** STORMWATER MAIN
- EXSW** EXISTING STORMWATER LINE
- EXW** WATER MAIN
- EXW** EXISTING WATER LINE
- LANDSLIP HAZARD BAND

1

AREA PLAN
1:1000

GENERAL NOTES

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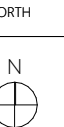
REV ID	DESCRIPTION	DATE
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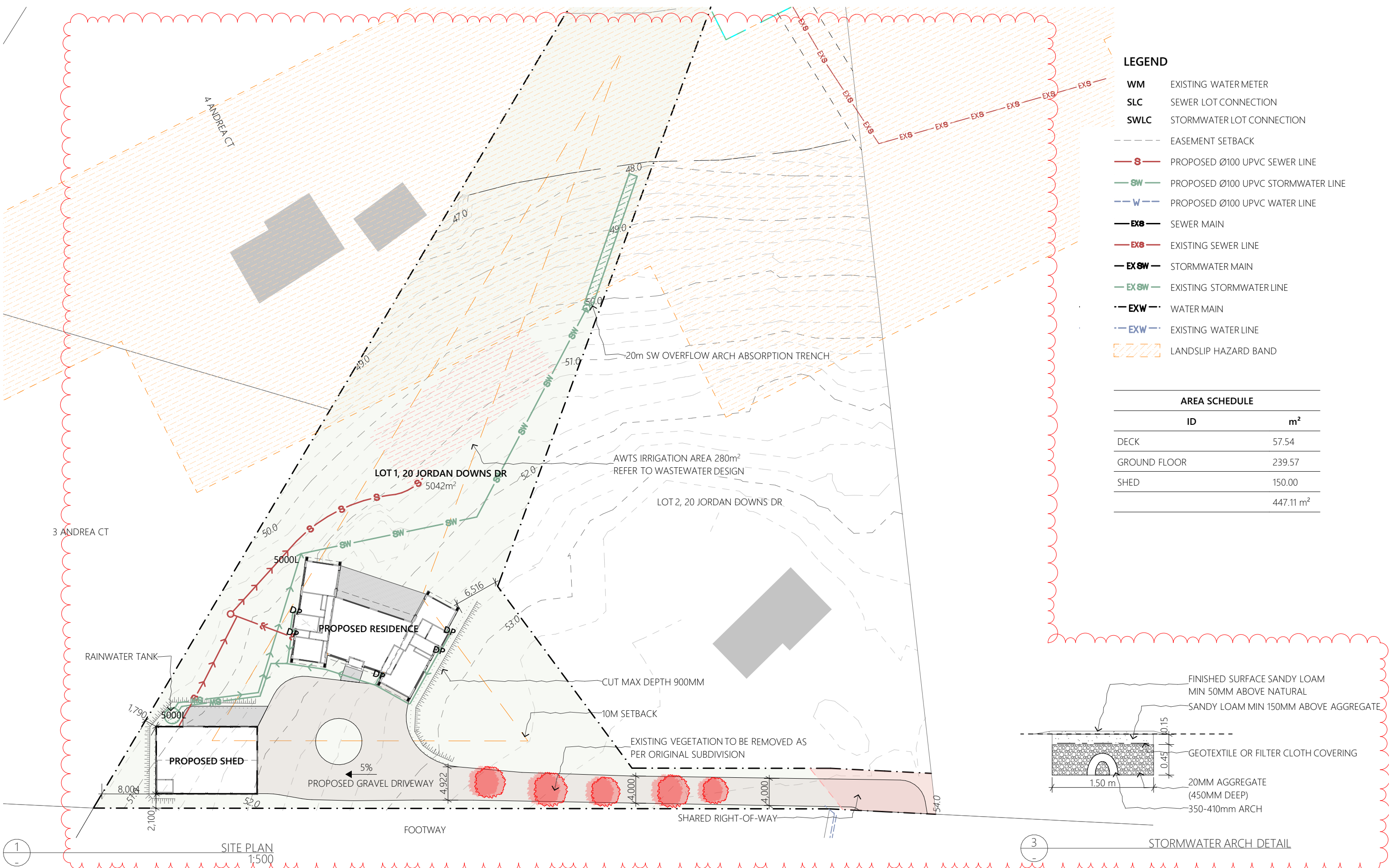
PROJECT	RESIDENCE 20 JORDAN DOWNS DR, BRIGHTON
CLIENT	SAM & ERRYN

REVISION	DATE
	28/09/2026
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2640	A.HILL

SCALE	DRAWN BY
AS SHOWN @ A3	A.PETERSON

PAGE	DRAWING
DA02	AREA PLAN





- LEGEND**
- WM EXISTING WATER METER
 - SLC SEWER LOT CONNECTION
 - SWLC STORMWATER LOT CONNECTION
 - EASEMENT SETBACK
 - S** PROPOSED Ø100 UPVC SEWER LINE
 - SW** PROPOSED Ø100 UPVC STORMWATER LINE
 - W** PROPOSED Ø100 UPVC WATER LINE
 - EXS** SEWER MAIN
 - EXS** EXISTING SEWER LINE
 - EXSW** STORMWATER MAIN
 - EXSW** EXISTING STORMWATER LINE
 - EXW** WATER MAIN
 - EXW** EXISTING WATER LINE
 - LANDSLIP HAZARD BAND**

AREA SCHEDULE	
ID	m²
DECK	57.54
GROUND FLOOR	239.57
SHED	150.00
	447.11 m²



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REV ID	DESCRIPTION	DATE
A	PLN - RFI - 1	9/09/2026

PROJECT	REVISION	DATE	SCALE
RESIDENCE	A	28/09/2026	AS SHOWN @ A3
20 JORDAN DOWNS DR, BRIGHTON			
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY
SAM & ERRYN	2640	A.HILL	####

PAGE	NORTH
DA03	
DRAWING	
SITE PLAN	

NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME

AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS S

FLOOR PLAN LEGEND

- B BASIN
- BR BROOM CLOSET
- BT BATH TUB
- CT COOKTOP
- DW DISHWASHER
- DR DRYER
- F FRIDGE
- OC OVERHEAD CABINETS
- P PANTRY
- RH RANGEHOOD
- S SINK
- SH SHOWER CABIN
- ST STORAGE
- TR LAUNDRY TROUGH
- T TOILET SUITE
- V VANITY
- WM WASHING MACHINE

WALL BUILD UP SCHEDULE

PROPOSED WALLS

- BRICK VENEER WALL**
SELECTED BRICK
40mm CAVITY
VAPOUR PERMEABLE MEMBRANE
90mm STUD MGP 10 GRADE
BULK INSULATION
10mm PLASTERBOARD PAINT FINISH
- LIGHTWEIGHT CLADDING WALL**
SELECTED CLADDING
35mm FIXING BATTEN
VAPOUR PERMEABLE MEMBRANE
90mm STUD MGP 10 GRADE
BULK INSULATION
10mm PLASTERBOARD PAINT FINISH
- INTERNAL WALL**
10mm PLASTERBOARD PAINT FINISH
90mm STUD MGP 10 GRADE
10mm PLASTERBOARD PAINT FINISH

AREA SCHEDULE	
ID	m²
DECK	57.54
GROUND FLOOR	239.57
SHED	150.00

1
-
PROPOSED GROUND FLOOR PLAN
1:100

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REV ID	DESCRIPTION	DATE

PROJECT

RESIDENCE

20 JORDAN DOWNS DR, BRIGHTON

CLIENT

SAM & ERRYN

REVISION

DATE

28/09/2026

CHECKED BY

A.HILL

PROJECT ID

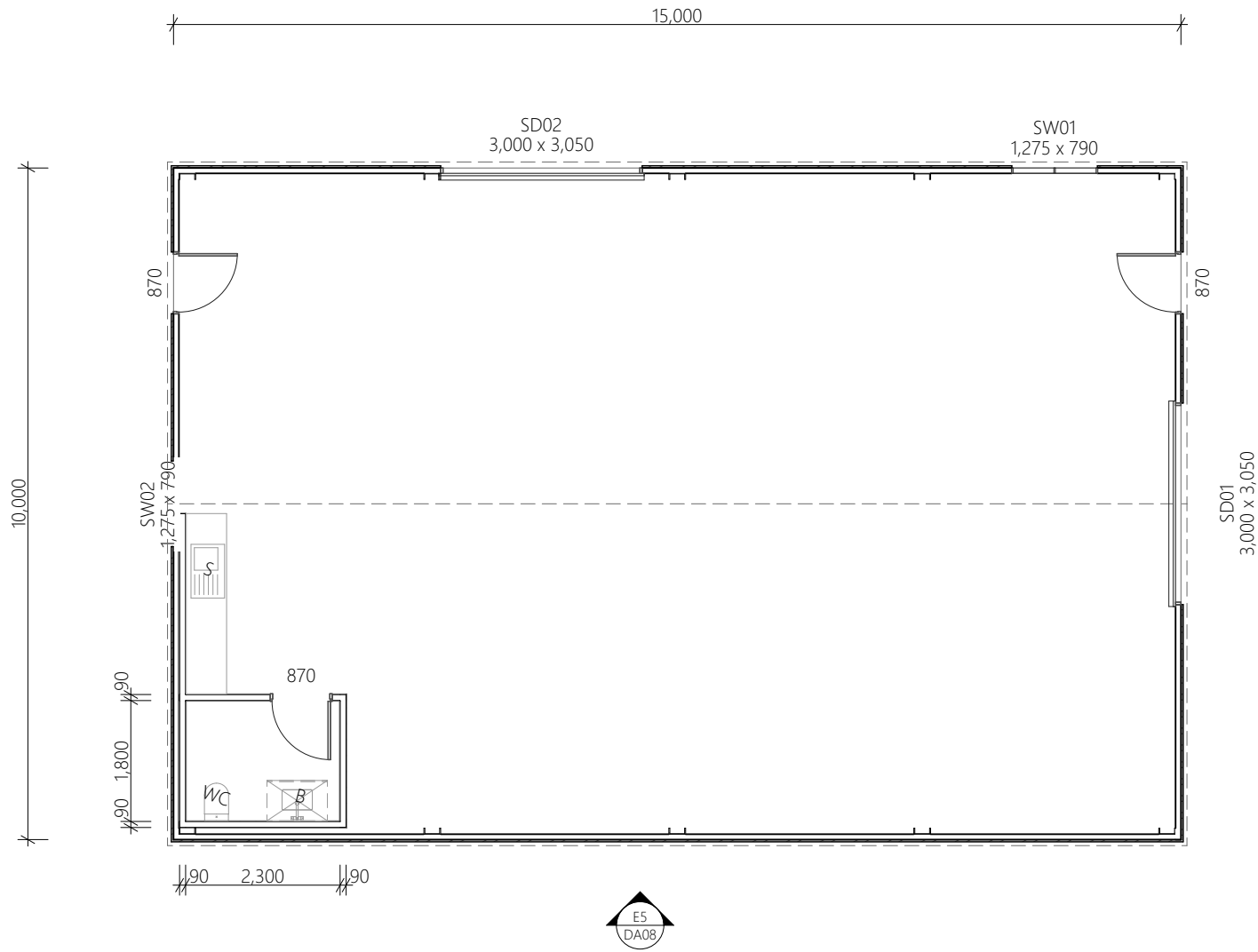
2640

SCALE

AS SHOWN @ A3

DRAWN BY

A.PETERSON



FLOOR PLAN LEGEND

- B** BASIN
- BR** BROOM CLOSET
- BT** BATH TUB
- CT** COOKTOP
- DW** DISHWASHER
- DR** DRYER
- F** FRIDGE
- OC** OVERHEAD CABINETS
- P** PANTRY
- RH** RANGEHOOD
- S** SINK
- SH** SHOWER CABIN
- ST** STORAGE
- TR** LAUNDRY TROUGH
- T** TOILET SUITE
- V** VANITY
- WM** WASHING MACHINE

1 SHED PLAN
1:100

AREA SCHEDULE	
ID	m²
DECK	57.54
GROUND FLOOR	239.57
SHED	150.00

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A.HILL

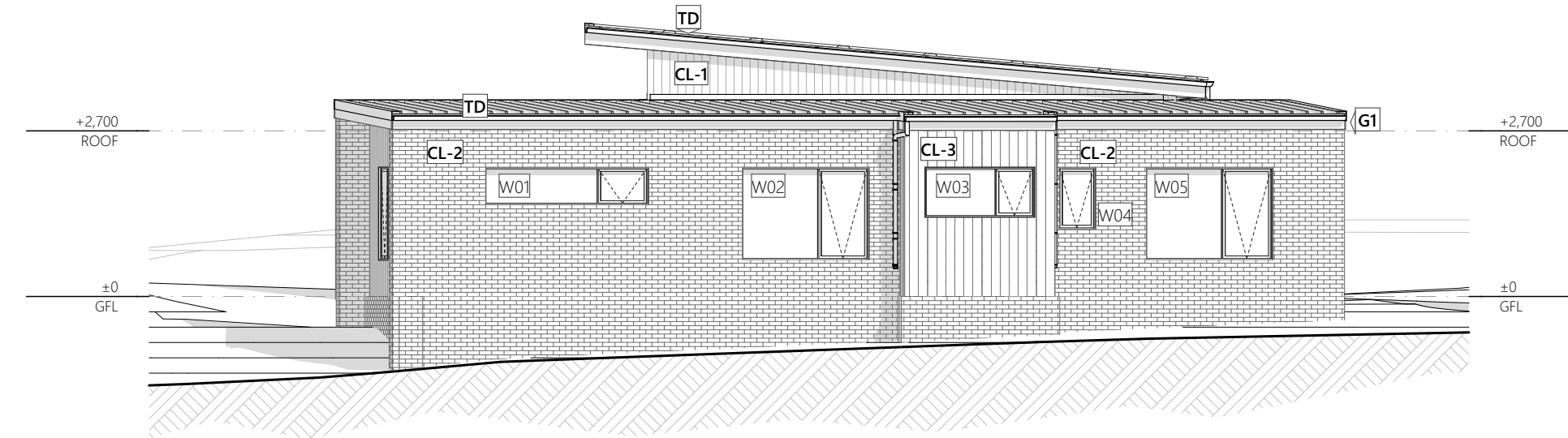
SCALE
AS SHOWN @ A3

DRAWN BY
A.PETERSON

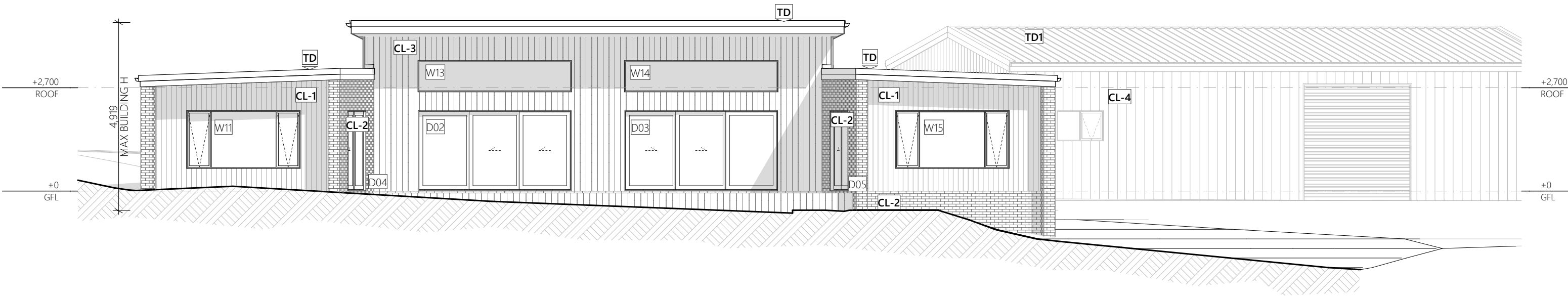
PAGE
DA05

DRAWING
SHED PLAN

NORTH



E1
NORTH ELEVATION
1:100



E2
EAST ELEVATION
1:100

NOTE

ALL DIMENSIONS ARE TO THE WALL FRAME

AJ MAX. SPACING @ 4000-6000mm

NOTE: SOIL CLASS S

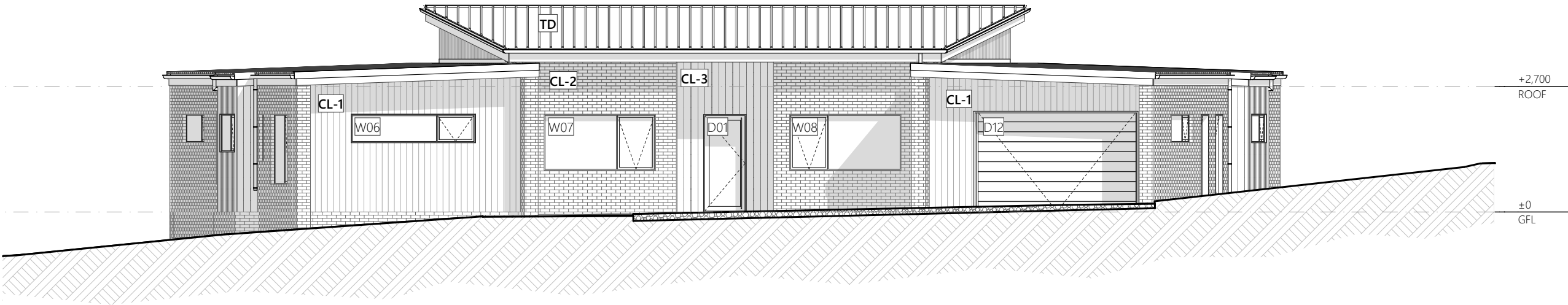
MATERIALS AND FINISHES:

WALL

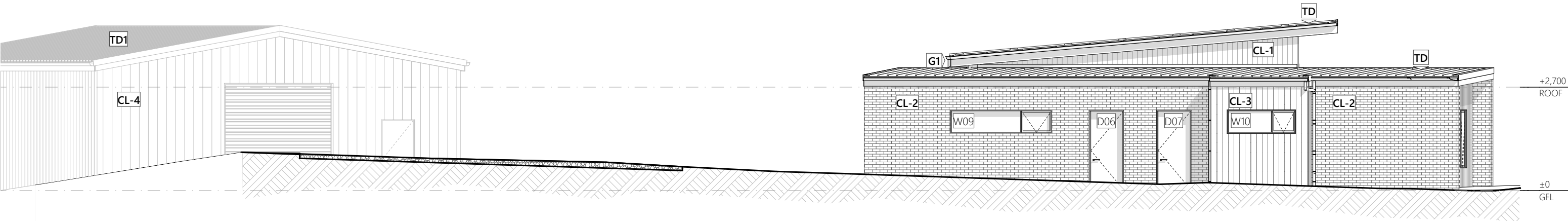
CL-1	JAMES HARDIE PANEL COLOUR: SURFMIST TBC
CL-2	BRICK VENEER WALL COLOUR: BRICK SELECTION TBC
CL-3	TIMBER SHIPLAP PANEL TIMBER SELECTION: SILVERTOP ASH TBC
CL-4	TRIMDEK WALL SHEET COLOUR: SHALE GREY TBC

ROOF

TD	TRIMDEK ROOF SHEET COLOUR: SURFMIST TBC
TD1	TRIMDEK ROOF SHEET COLOUR: MONUMENT TBC
G1	COLORBOND QUAD GUTTER TYP. COLOUR: TO MATCH ROOF



WEST ELEVATION
1:100
E4



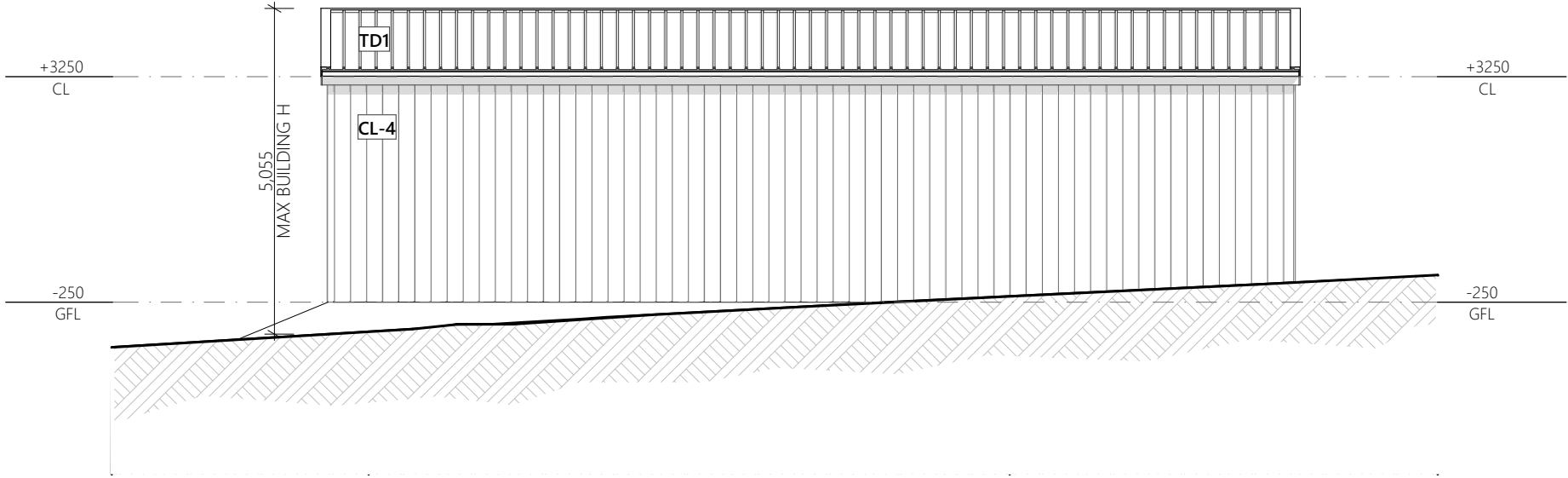
SOUTH ELEVATION
1:100
E3

NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME
AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS S

MATERIALS AND FINISHES:
WALL

- CL-1 JAMES HARDIE PANEL
COLOUR: SURFMIST TBC
- CL-2 BRICK VENEER WALL
COLOUR: BRICK SELECTION TBC
- CL-3 TIMBER SHIPLAP PANEL
TIMBER SELECTION: SILVERTOP ASH TBC
- CL-4 TRIMDEK WALL SHEET
COLOUR: SHALE GREY TBC

- ROOF**
- TD TRIMDEK ROOF SHEET
COLOUR: SURFMIST TBC
 - TD1 TRIMDEK ROOF SHEET
COLOUR: MONUMENT TBC
 - G1 COLORBOND QUAD GUTTER TYP.
COLOUR: TO MATCH ROOF



E5 SHED WEST ELEVATION
1:100

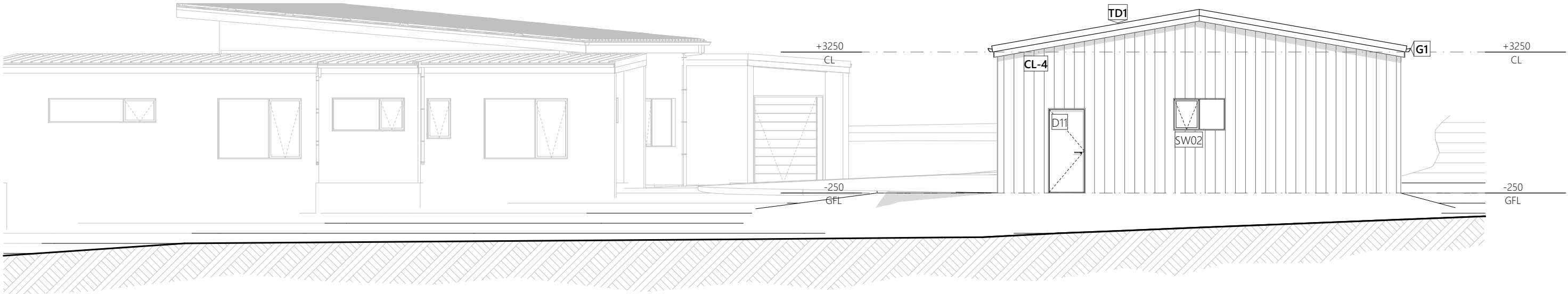
NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME
AJ MAX. SPACING @ 4000-6000mm
NOTE: SOIL CLASS S

MATERIALS AND FINISHES:
WALL

CL-4 TRIMDEK WALL SHEET
COLOUR: SHALE GREY TBC

ROOF

TD1 TRIMDEK ROOF SHEET
COLOUR: MONUMENT TBC
G1 COLORBOND QUAD GUTTER TYP.
COLOUR: TO MATCH ROOF



E6 SHED NORTH ELEVATION
1:100



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REV ID	DESCRIPTION	DATE

PROJECT	RESIDENCE 20 JORDAN DOWNS DR, BRIGHTON
CLIENT	SAM & ERRYN

REVISION	
DATE	28/09/2026
PROJECT ID	2640
CHECKED BY	A.HILL

SCALE	AS SHOWN @ A3
DRAWN BY	A.PETERSON

PAGE	DA08
DRAWING	SHED ELEVATION





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CLIENT
SAM & ERRYN

REVISION
PROJECT ID
2640

DATE
28/09/2026
CHECKED BY
A.HILL

SCALE
AS SHOWN @ A3
DRAWN BY
A.PETERSON

PAGE	NORTH
DA09	
DRAWING	
3D VIEWS	



Response to request for information

Date	6/10/2026	Project ID	2640
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RECIPIENT

Development Services
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

Attn, Dang Van

PROJECT

Regarding	Proposed dwelling and shed
-----------	----------------------------

Address	20 Jordan Downs Dr, Brighton
---------	------------------------------

4. Provide a preliminary on-site wastewater management design, including the location and extent of all effluent disposal areas.

Wastewater management design has been undertaken by Geo-Environmental Solutions. The report provided details the location of the proposed AWTs system and subsurface irrigation area. This has also been representationally shown on the updated site plan, page DA03.

7. Please include the land comprised in CT300229/2 (20 Jordan Downs Drive, Brighton) as part of this application by:

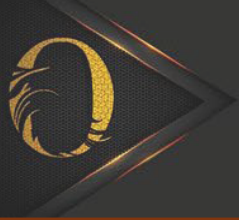
a. Providing current title documentation for CT300229/2, including the folio text and plan.

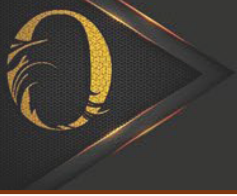
- Additional title documentation for CT300229/2 has been included with the application. The application form has been updated to reflect this.

b. Amending the application to include CT300229/2, or alternatively providing written confirmation that the owner(s) of CT300229/2 have been notified of the application

- Written confirmation of receipt of notification for the intent to submit this application has been provided by the property owner of CT300229/2.

Alexander Hill
Director
Oramatis Pty Ltd
E: alex@oramatis.com.au
M: 0428 854 787





Response to request for information

Date	9/09/2026	Project ID	2640
------	-----------	------------	------

RECIPIENT

Development Services
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

Attn, Dang Van

PROJECT

Regarding	Proposed dwelling and shed
Address	20 Jordan Downs Dr, Brighton

1. CLAUSE 11.4.1 P1 – SITE COVERAGE

The proposed dwelling and shed have a combined site coverage of 446m² on a 5,042m² lot, representing approximately 8.85% of the site. Although this exceeds the 400m² acceptable solution by 46m², approximately 91.15% of the lot remains outside the building footprints.

The proposal satisfies the performance criterion having regard to the following:

(a) Topography

The site is gently sloping. The limited building coverage allows the dwelling and shed to be accommodated while maintaining an open rural-residential setting.

(b) Capacity to absorb runoff

The substantial area outside the building footprints provides scope for permeable surfaces and stormwater management. Roof runoff will be managed through a rainwater tank and typical 20m overflow arch absorption trench, shown on the updated site plan.

(c) Size and shape of the site

While the lot's shape constrains building placement and setbacks, its overall size comfortably accommodates the proposed development. Coverage of approximately 8.85% retains substantial space around the buildings and does not represent overdevelopment.

(d) Existing buildings and development constraints

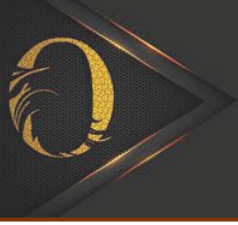
There are no existing structures on the lot. The proposed layout therefore accommodates the dwelling, shed, driveway and vehicle-turning area without constraints imposed by existing buildings. The stated coverage of 446m² includes both proposed buildings.

(e) Vegetation removal

Vegetation along the proposed access is to be removed in accordance with the original subdivision survey. This removal is associated with establishing access to the lot, rather than the additional 46m² of building coverage above the acceptable solution.

(f) Established development character

Neighbouring properties contain dwellings with similar footprints and associated outbuildings. The proposed dwelling and shed combination is typical of Rural Living properties throughout Tasmania. The proposal is therefore consistent with the immediate development context and broader rural-residential character, with substantial space remaining around the buildings.



The proposed coverage is appropriate to the site's size and configuration and consistent with established development in the area. With the stormwater and vegetation arrangements described above, the proposal satisfies Clause 11.4.1 P1.

2. VEGETATION CLEARANCE

Vegetation clearance comprises the removal of five existing trees along the proposed access alignment, as shown on the original subdivision survey. Their removal is required to establish the driveway serving the dwelling and shed.

Based on the mapping reviewed, these trees are not identified on any threatened or non-threatened vegetation mapping. Clearance will be limited to these five trees.

3. STORMWATER DISPOSAL

Stormwater overflow will be directed to a 20m-long arch absorption trench in the south-eastern portion of the property, downslope of the dwelling and shed, for on-site disposal.

The trench location is shown on the updated site plan. Refer to the accompanying detail for the absorption trench and arch configuration.

4. ON-SITE WASTEWATER MANAGEMENT

Geo-Environmental Solutions (GES) is preparing the on-site wastewater management design, including the location and extent of effluent disposal areas. The finalised design is expected within the next week and will be submitted as further information.

The site plan will be updated at that time to reflect the wastewater design and any associated changes, including separation requirements between the wastewater and stormwater disposal areas.

5. DRIVEWAY AND PARKING AREAS

Clause C2.6.1 P1 – Construction of Parking Areas

The driveway, parking and manoeuvring areas will have a compacted gravel surface over a stable base. The driveway gradient will not exceed 5% (1:20), and defined gravel edges will make these areas readily identifiable.

The proposal addresses C2.6.1 P1 as follows:

(a) Nature of the use

The driveway will serve a single dwelling and domestic shed. Low residential traffic volumes are appropriate for a maintained gravel surface.

(b) Topography

The gently sloping site and maximum 5% driveway gradient provide suitable vehicle access while limiting erosion and gravel displacement.

(c) Drainage

The surface will be graded towards adjoining vegetated swales to collect and manage runoff on site, avoiding ponding and discharge onto neighbouring properties or the public road. Drainage will be coordinated with the wastewater disposal areas.

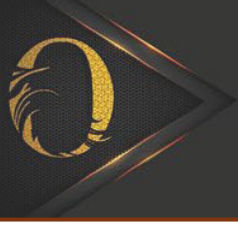
(d) Sediment and debris

Compaction, controlled drainage and regular maintenance will minimise loose gravel and sediment being carried onto the public road.

(e) Dust

Low traffic volumes and vehicle speeds, together with suitable gravel selection and maintenance, will minimise dust generation.

(f) Surfacing



Durable, well-graded gravel over a stable base will provide an all-weather surface, maintained through grading and replenishment as required.

These measures will ensure the driveway, parking and manoeuvring areas remain readily identifiable and usable in all weather conditions, satisfying C2.6.1 P1.

6. LANDSLIP HAZARD AREA

All proposed works are located outside the mapped landslip hazard area, as shown on the site plan. No works are proposed within that area.

CONCLUSION

The responses and updated plans address Council's requests regarding site coverage, vegetation removal, stormwater disposal, driveway construction and landslip hazards.

The wastewater design being prepared by GES will be submitted separately once finalised, together with any necessary site plan amendments. Please let us know if any further clarification is required.

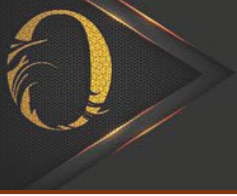
Alexander Hill

Director

Oramatis Pty Ltd

E: alex@oramatis.com.au

M: 0428 854 787



Correspondence Details

Date	10/08/2026	Project ID	2640
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RECIPIENT

Development Services
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

To whom this may concern,

PROJECT

Regarding	Proposed dwelling and shed
Address	20 Jordan Downs Dr, Brighton

Clause 11.4.2 P3 – Building Height, Setback and Siting

Performance solution response:

The application is for a single-storey, three-bedroom dwelling of approximately 240m² and an associated residential shed. The buildings do not meet Acceptable Solution A3, which requires a 10m setback from side and rear boundaries. The dwelling has a minimum setback of approximately 6.5m, while the shed is closer to the relevant boundaries, as shown on the submitted plans.

The proposal satisfies Performance Criterion P3 for the following reasons.

(a) Topography:

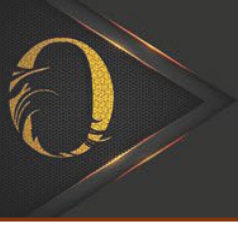
The site is gently sloping and does not create any significant overlooking or visual-bulk impacts. The dwelling has been located as centrally as practicable while retaining sufficient space for safe driveway access and on-site vehicle turning. Moving it further from the boundary would compromise this arrangement without materially improving adjoining residential amenity.

(b) Site shape, size and orientation:

The lot's configuration makes it impractical to provide a 10m setback from every boundary while accommodating the dwelling, shed, driveway and vehicle-turning area. The dwelling's minimum setback of approximately 6.5m provides substantial separation for a single-storey building. The shed is closer to the boundaries; however, one side adjoins a right of way, while established trees and a separation of more than 30m to the nearest dwelling are provided on the other relevant side.

(c) Setbacks of surrounding buildings

The dwelling's setbacks are substantially greater than those of several nearby dwellings on Andrea Court. Although Andrea Court is within the Low Density Residential Zone, it forms part of the immediate built context.



The proposed setbacks are therefore reasonable when compared with surrounding development. The effect of the shed's reduced setbacks is moderated by the right of way, vegetation and substantial separation from neighbouring dwellings.

(d) Height, Bulk and Form

The dwelling is a single-storey, three-bedroom residence of a scale typical for the area. Its height, conventional form and boundary separation ensure that it will not appear overbearing when viewed from adjoining properties.

The shed is a normal ancillary building within a rural-residential setting. Its separation from existing dwellings and the intervening right of way and vegetation limit its visual impact.

(e) Character of existing dwellings on established properties in the area

Detached dwellings accompanied by sheds and other domestic outbuildings are characteristic of the surrounding rural-residential area.

The proposed single-storey dwelling and shed are consistent with this established development pattern and will not introduce an inappropriate building form or intensity.

(f) Overshadowing

The dwelling's single-storey form and minimum setback of approximately 6.5m ensure that it will not cause any overshadowing of adjoining properties or public places.

The shed cannot overshadow an existing dwelling because of its substantial separation from surrounding residences. One side adjoins a right of way, and the nearest dwelling on the other relevant side is more than 30m away.

Conclusion

The dwelling has been positioned as centrally as practicable while maintaining functional driveway access and vehicle turning. Its single-storey form and approximately 6.5m minimum setback provide substantial protection to adjoining amenity.

The shed's reduced setbacks will not cause an unreasonable impact due to the adjoining right of way, established vegetation and separation of more than 30m from the nearest dwelling.

Having regard to the matters listed in P3, the proposed buildings will not cause an unreasonable loss of amenity to adjoining properties. The proposal therefore satisfies clause 11.4.2 P3 of the Tasmanian Planning Scheme – Brighton.

Yours sincerely,

Alexander Hill

Director

Oramatis Pty Ltd

E: alex@oramatis.com.au

M: 0428 854 787



GES

geo-environmental
solutions

GEO-ENVIRONMENTAL REPORT

JOB NUMBER

J13507

ADDRESS

*Lot 1/20 Jordan Downs Drive
Brighton*

CLIENT

Erryn Keys & Sam Fall

GEO- ENVIRONMENTAL SOLUTIONS

29 Kirksway Place, Battery Point, Tasmania. 7004. T|62231839 E|office@geosolutions.net.au
www.geosolutions.net.au



Investigation Details

Client:	Erryn Keys & Sam Fall
Site Address:	lot 1/20 Jordan Downs Drive, Brighton
Date of Inspection:	11/08/2026
Proposed Works:	New house
Investigation Method:	Hand Auger
Inspected by:	A. Plummer

Site Details

Certificate of Title (CT):	300229/1
Title Area:	Approx. 5026 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation
Slope & Aspect:	3-6° NE facing slope (6° within the wastewater area)
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Basalt
Climate:	Annual rainfall 450mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	AS2870:2011, AS1726:2017, AS1547:2012 & AS4055:2021



Investigation

Boreholes were completed at selected locations across the site to characterise the subsurface conditions and assess the distribution and variability of soil materials. Borehole locations are shown on the site plan, and the interpreted soil profile conditions are summarised below. The site was assessed for on-site wastewater management according to AS1547:2012.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	SW	SAND: dark grey brown, slightly moist, medium dense
0.20-0.60	0.20-0.55	SC	CLAYEY SAND: yellow brown, slightly moist, medium dense
0.60-0.65	0.55-0.65	SC	CLAYEY SAND: brown yellow, slightly moist, medium dense, refusal

BH 3 Depth (m)	BH 4 Depth (m)	USCS	Description
0.00-0.15	0.00-0.20	SW	SAND: dark grey brown, slightly moist, medium dense
0.15-0.50	0.20-0.60	SC	CLAYEY SAND: yellow brown, slightly moist, medium dense
0.50-0.60	0.60-0.65	SC	CLAYEY SAND: brown yellow, slightly moist, medium dense, refusal

Site Notes

The soil onsite has formed from Tertiary basalt and consists of shallow soils with sandy topsoil overlying sandy clay subsoil.



Site Classification

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

The site has been classified as:

Class S

y_s range: **0-20mm**

Notes: Class A - The subsurface profile across the site generally comprises soils exhibiting low shrink–swell potential, indicative of slight reactivity. These materials are expected to undergo minor volume changes in response to variations in moisture content.

Wind Loading Classification

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

Wind Classification:	N3
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50



Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil on the property is classified as **LOAM (category 3)**. The shallow soil depth limits the options for onsite wastewater disposal and secondary treatment will be required. It is proposed to install a package treatment system (e.g. AWTS such as Econocycle, Envirocycle, Ozzikleen etc) with an application area sized to accommodate the expected wastewater load. A Design Irrigation Rate (DIR) of 4L/m²/day is typically applied to a Category 3 soil, however this has been reduced to 3.2L/m²/day to account for the slope angle onsite.

The proposed dwelling has calculated maximum wastewater output of 900L/day. This is based on a mains water supply and a maximum occupancy of 6 people (120L/day/person).

The proposed shed will also contain fixtures that are to connect to the AWTS. It is assumed these fixtures are to be used by occupants of the dwelling and therefore will not increase the expected wastewater load.

Using the DIR of 3.2L/m²/day, an irrigation area of at least 280m² will be required. This can be installed as subsurface irrigation under grass.

A cut-off drain will be required upslope of the application area and the area excluded from traffic and future development. A 100% reserve area will also need to be set aside and kept free from development for any future wastewater requirements. There is sufficient space available onsite to accommodate the required reserve.

The following setback distances are consistent with the Directors Guidelines for On-Site Wastewater Management:

Upslope or level buildings:	3m
Downslope buildings:	3.5m
Upslope or level boundaries:	1.5m
Downslope boundaries:	7.5m
Downslope surface water:	27m

Further details are outlined in the attached table.



Construction Notes & Recommendations

The site has been classified as **Class S** – Slightly reactive site, which may experience only slightly ground movement from moisture changes.

Foundation Considerations:

It is recommended that all footing loads are transferred to rock, either directly or via piers or piles, to minimise the potential for significant foundation movement.

Earthworks Recommendations

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

It is also recommended that during construction that GES or the design engineer be notified of any major variation to the foundation conditions as outlined in this report.



Trench Summary Reports

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 Erryn Keys and Sam Fall

Assess. Date

22-Sep-26

Ref. No.

Assessed site(s) Lot 1 20 Jordan Downs Drive Brighton

Site(s) inspected

11-Aug-26

Local authority Brighton

Assessed by

JP. Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system 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 = 900 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 300

Sullage volume (L/day) = 600

Total nitrogen (kg/year) generated by wastewater = 2.7

Total phosphorus (kg/year) generated by wastewater = 2.2

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	35	31	31	38	31	25	39	40	34	41	37	48
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotrans less rain (mm)	95	79	60	25	11	5	-8	2	29	43	68	78

Annual evapotranspiration less retained rain (mm) = 489

Soil characteristics

Texture = Light clay

Category = 5

Thick. (m) = 0.65

Adopted permeability (m/day) = 0.12

Adopted LTAR (L/sq m/day) = 3

Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site

The preferred method of on-site primary treatment: In 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) = 28

Width (m) = 10

Depth (m) = 0.6

Total disposal area (sq m) required = 280

comprising a Primary Area (sq m) of: 280

and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

Using a DIR of 3.2mm/day, an irrigation area of at least 280m² is required for secondary treated effluent. The system should 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 Erryn Keys and Sam Fall

Assess. Date

22-Sep-26

Ref. No.

Assessed site(s) Lot 1 20 Jordan Downs Drive Brighton

Site(s) inspected

11-Aug-26

Local authority Brighton

Assessed by

JP. Cumming

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	5,000	V. high	Very low		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	6	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 NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
A	Wastewater volume	L/day	900	High	High		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	0.7	V. high	Low		
AA	Depth to bedrock	m	0.7	V. high	Very high		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low	Moderate	
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

Comments

The site has the capability to accept secondary treated wastewater.



GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for Erryn Keys and Sam Fall

Assess. Date

22-Sep-26

Ref. No.

Assessed site(s) Lot 1 20 Jordan Downs Drive Brighton

Site(s) inspected

11-Aug-26

Local authority Brighton

Assessed by

JP. 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		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	70	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-489	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	4.9	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	140	V. high	Moderate		
	Dist. to nearest other feature	m	70	V. high	Low		
	Risk of slope instability	Very low		V. high	Very low		
A	Distance to landslip	m	40	V. high	High		

Comments

There is low risk of environmental harm associated with wastewater disposal at this site. Secondary treatment of wastewater is required



APPENDIX A - Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as Class P.

A site is classified as *Class P* when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance



1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON-COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Relative Density (%)
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 15
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	15 - 35
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	35 - 65
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	65 - 85
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>85

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

SOIL MOISTURE			
NON COHSIVE – COARSE GRAINED (SAND & GRAVEL)		COHSIVE – FINE GRAINED (SILT & CLAY)	
Term	Moisture Condition	Moisture Condition	
Dry (D)	Non-cohesive and free flowing	Moist, dry of plastic limit	w<PL
Moist (M)	Soil feels cool, darkened in colour Soil tends to stick together	Moist, near of plastic limit	w≈PL
Wet (W)	Soil feels cool, darkened in colour Soil tends to stick together, free water forms when handling	Moist, wet of plastic limit	w>PL
		Wet, near liquid limit	w≈LL
		Wet, wet of liquid limit	w>LL



1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions		Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification				
COARSE GRAINED SOILS (more than half of material less than 63 mm is larger than 0.075 mm)	BOULDERS	_____ 200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{(D_{30})^2}{(D_{10})(D_{60})}$	NOTES
	COBBLES	_____ 63							
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse _____ 20	GW	Well graded gravels and gravel-sand mixtures, little or no fines	0-5	—	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils.
		medium _____ 6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	—	Fails to comply with above		
		fine _____ 2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	12-50	Below 'A' line or $PI < 4$	—	—	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	12-50	Above 'A' line and $PI > 7$	—	—	(2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of SP-SM, GW-GC.
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse _____ 0.6	SW	Well graded sands and gravelly sands, little or no fines	0-5	—	>6	Between 1 and 3	
		medium _____ 0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	—	Fails to comply with above		
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	12-50	Below 'A' line or $PI < 4$	—	—	
			SC	Clayey sands, sand-clay mixtures (1)	12-50	Above 'A' line and $PI > 7$	—	—	
FINE GRAINED SOILS (more than half of material less than 63 mm is smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit $\leq 50\%$)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Plasticity Chart For classification of fine grained soils and fine fraction of coarse grained soils. Use the gradation curve of material passing 63 mm for classification of fractions according to the criteria given in 'Major Divisions'					
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit $> 50\%$)	MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils						



Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

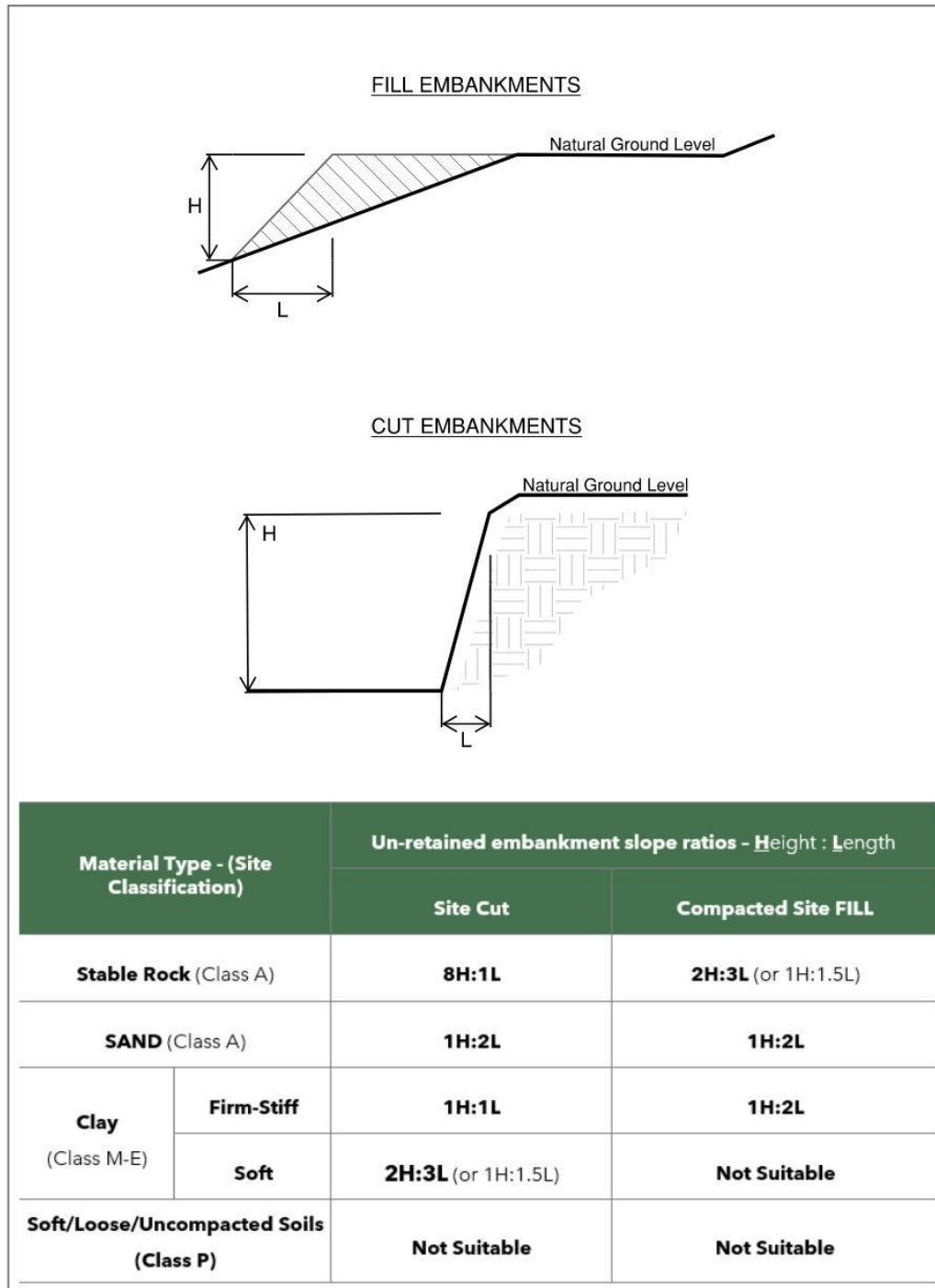
- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

It should be noted that the DCP/PSP derived allowable bearing capacities have been estimated from empirical correlations typically for a minimum 1.0m wide strip footing using a factor of safety of 2.0 without taking into account any embedment, specific load spread dimensions, impact of groundwater and any settlement exceeding 25mm.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as outlined in this report.



1.5 Batter Angles for Embankments (Guide Only)





APPENDIX B - Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (y_s) – Design movement (mm) at the surface of a reactive site caused by moisture changes.



APPENDIX C - Disclaimer

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

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

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

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

Demonstration of setbacks being consistent with Directors Guidelines for On-site Wastewater Management Systems

Acceptable Solutions	Performance Criteria	Comment
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	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 3.5m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: i. if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or ii. if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) setbacks must be consistent with AS/NZS1547 Appendix R; b) a risk assessment in accordance with Appendix A of AS/NZS1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (b) (ii) Land application area will be located with a minimum separation distance of 27m from downslope surface water.

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: i. 1.5m from an upslope or level property boundary; and ii. if primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or iii. if secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: a) setback must be consistent with AS/NZS1547 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.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary. Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 7.5m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: a) setback must be consistent with AS/NZS 1547 Appendix R; and b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	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/NZS1547 Appendix R; and b) a risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Consistent with A5 (b)
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.	Consistent with A6 (b)
A7 N/A	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	Consistent with P7.



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 1/20 Jordan Downs Drive, Brighton

System Capacity: 6 persons @ 120L/person/day

Summary of Design Criteria

(DIR): 3.2L/m²/day

(Irrigation) area: 280m²

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

Water saving features fitted: Standard fixtures

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

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the 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 operational considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Erryn Keys & Sam Fall
lot 1/20 Jordan Downs Drive
Brighton 7030

Owner /Agent
Address
Suburb/postcode

Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Licence No: AO999
Phone No: 03 6223 1839
Fax No:
Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: AS2870-2011 Foundation Classification
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: lot 1/20 Jordan Downs Drive
Brighton 7030
Lot No:
Certificate of title No: 300229/1
The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011
(description of the assessable item being certified)
Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

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

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

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

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

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

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

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

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

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

Qualified person:

Signed:

Certificate No:

Date:

J13507

22/09/2026



A handwritten signature in black ink, appearing to be "John Paul Cumming", written over a light grey circular stamp.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Erryn Keys & Sam Fall
lot 1/20 Jordan Downs Drive
Brighton 7030

Owner name
Address
Suburb/postcode

Designer details:

Name: John-Paul Cumming
Business name: Geo-Environmental Solutions
Business address: 29 Kirksway Place
Battery Point 7004
Licence No: CC774A
Email address: office@geosolutions.net.au

Category: Bld. Svcs. Dsgnr. - Hydraulic
Phone No: 03 6223 1839
Fax No: N/A

Details of the proposed work:

Owner/Applicant: Erryn Keys & Sam Fall
Address: lot 1/20 Jordan Downs Drive
Brighton 7030

Designer's project reference No: J13507
Lot No: 300229/1

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

Description of work:

On-site wastewater management system - design

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

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

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

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

Other details:

AWTS with irrigation

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-26

Standards, codes or guidelines relied on in design process:	
AS1547:2012 On-site domestic wastewater management.	
AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	

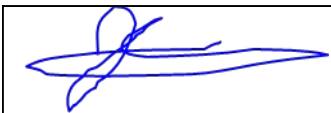
Any other relevant documentation:	
Geo-Environmental Assessment - Lot 1, 20 Jordan Downs Drive Brighton - Sep-26	

Attribution as designer:	
---------------------------------	--

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

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

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		22/09/2026
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

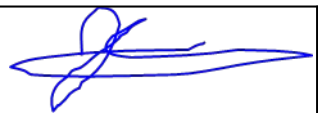
- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an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

Certification:

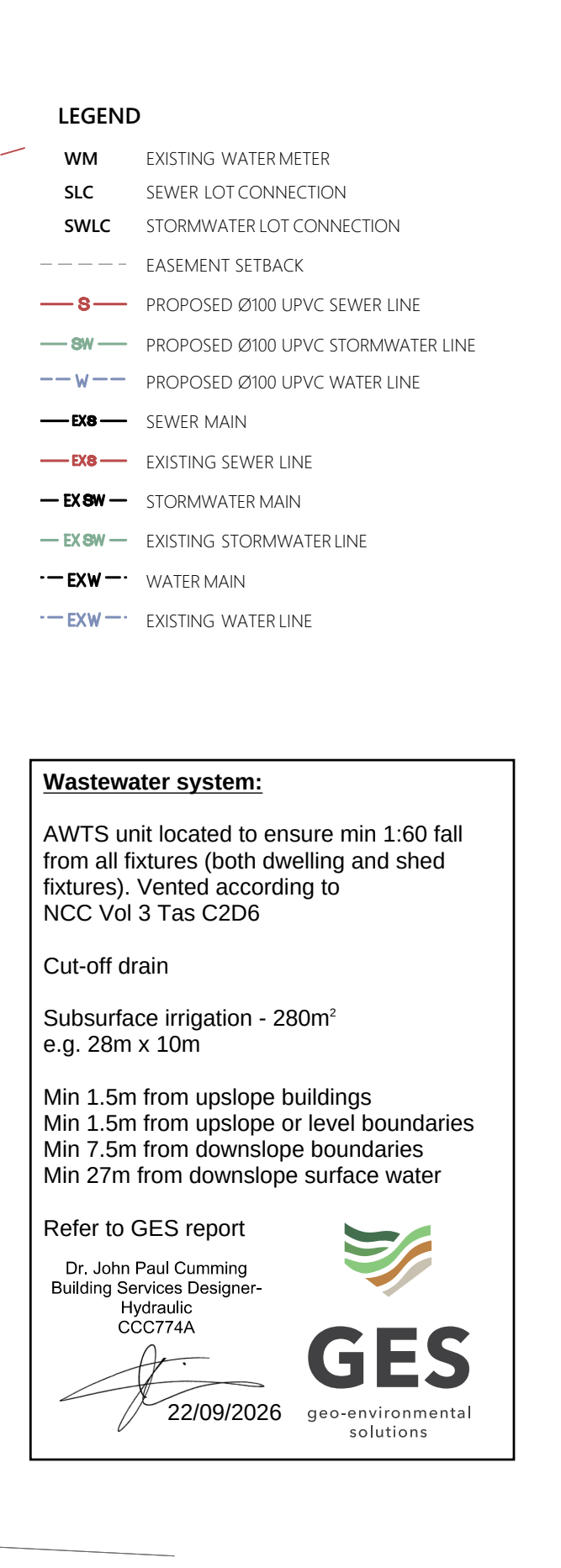
I John-Paul Cumming being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines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

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at:

www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	John-Paul Cumming		22/09/2026





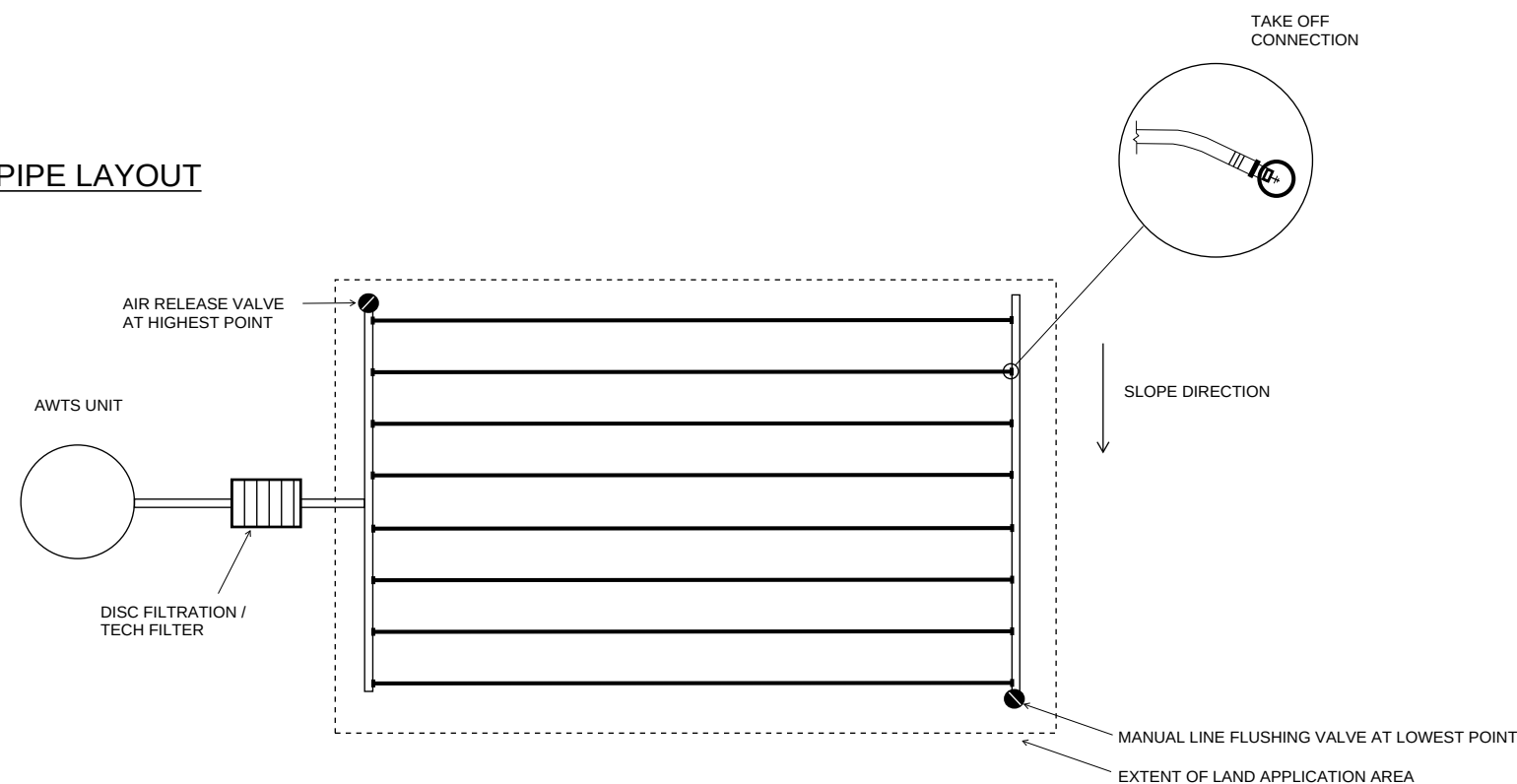
 ORAMATIS STUDIO 214 Elizabeth Street, Hobart TAS 7000 p: (03) 6286 8440 e: admin@Oramatis.com.au © Oramatis Studio PTY LTD Building Practitioner Accreditation: CC6540	GENERAL NOTES CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONTRACTORS SHALL CLARIFY ANY DISCREPANCIES BEFORE COMMENCEMENT OF ANY WORK. DRAWINGS MUST NOT BE SCALED. CONTRACTORS SHALL SUBMIT SAMPLES AND SHOP DRAWINGS BEFORE COMMENCING WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. THESE DESIGNS, PLANS, SPECIFICATIONS AND THE COPYRIGHT HEREIN ARE THE PROPERTY OF ORAMATIS STUDIO AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ORAMATIS STUDIO.	REV IDDESCRIPTIONDATE	PROJECT RESIDENCE 20 JORDAN DOWNS DR, BRIGHTON CLIENT SAM & ERRYN	REVISION PROJECT ID 2640	DATE 14/07/2026 CHECKED BY A.HILL	SCALE AS SHOWN @ A3 DRAWN BY ####	PAGE DA02 DRAWING SITE PLAN	NORTH 
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GES geo-environmental
solutions

29 Kirksway Place, Battery Point TAS 7004
T: 6223 1839 E: office@geosolutions.net.au

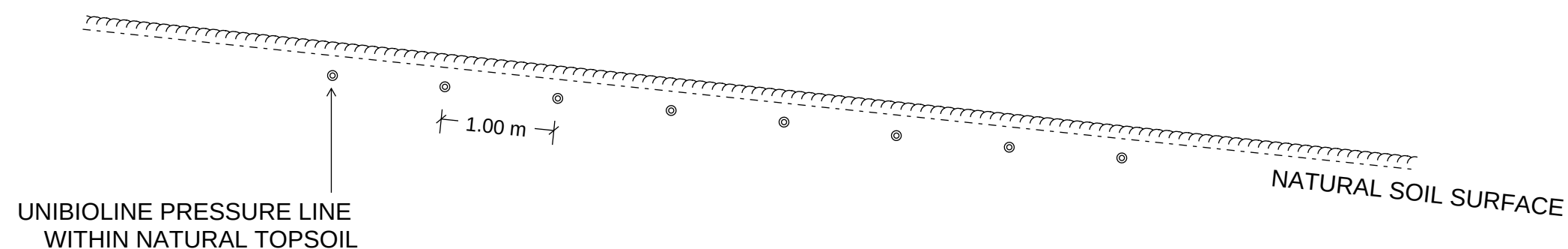
BED PLAN PIPE LAYOUT



APPLICATION AREA NOTES

1. APPLICABLE FOR SLOPE ANGLES 10-20%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER.
ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSTALLED INTO NATURAL SANDY TOPSOIL MIN 100mm DEPTH
4. DEPENDANT ON TREATMENT SYSTEM A 200 μ m FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120 μ m INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGATION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF THE IRRIGATION AREA IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF THE IRRIGATION AREA
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION

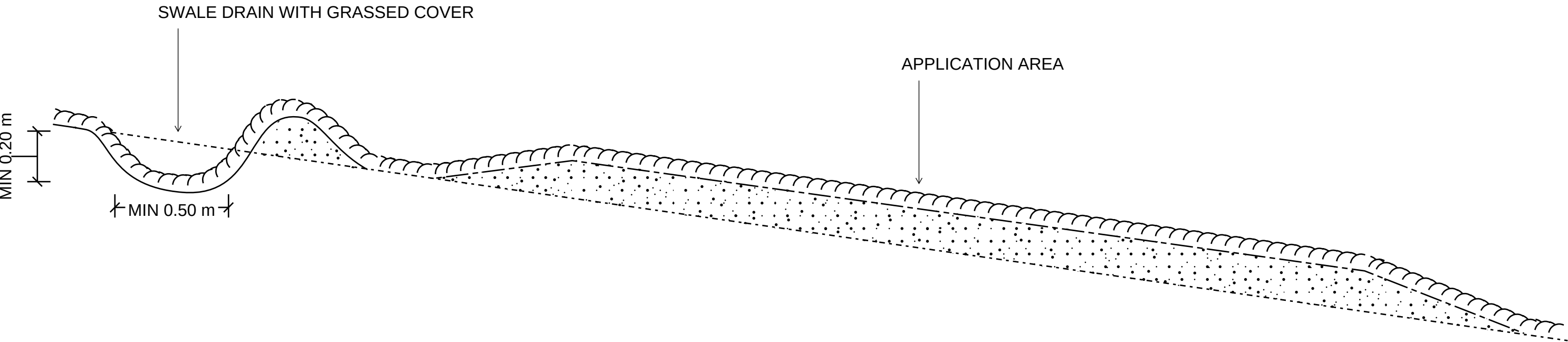


Do not scale from these drawings.
Dimensions to take precedence
over scale.

CROSS-SECTION
SUBSURFACE APPLICATION SLOPES 10-20%

Design notes:

- 1. Swale drain to be min 0.5m wide by min 0.20m deep
- 2. Grass cover to be maintained to slow water flow and minimise erosion
- 3. If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils)
 - seek advice from GES, alternative cut-off drain design required
- 4. Drain to discharge to shallow on-site dissipation toes across the contour



Do not scale from these drawings.
Dimensions to take precedence
over scale.

Cut-off drain detail - typical grassed swale drain

Tas Figure C2D6 - Alternative Venting Arrangement

Venting must terminate in accordance with AS/NZS3500.2

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 is not recommended

Inspection openings must:

1. Be located at the inlet to an on-site wastewater management system treatment unit and at the point of connection to the land application area
2. Must terminate as close as practical to the underside of an approved inspection opening cover which is to be installed at finished surface level

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

