Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/144

LOCATION OF AFFECTED AREA

45B GLEN LEA ROAD, PONTVILLE

DESCRIPTION OF DEVELOPMENT PROPOSAL

SECONDARY RESIDENCE

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 **25/11/2026**. 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

DEVELOPMENT APPLICATION

New Ancillary Dwelling

CLASS 1A

SNH26-029

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A4.1 ELEVATIONS

CLIENT	Nicholas Ackerley & Katie Calvert
PROPERTY ADDRESS	45B Glen Lea Road, Pontville TAS 7030
PROPERTY TITLE REFERENCE	189251/1
PROPERTY IDENTIFICATION NUMBER	9964988
LOCAL AUTHORITY	BRIGHTON
PLANNING ZONE	RURAL LIVING
OVERLAYS	BUSHFIRE PRONE AREA
BUSHFIRE ATTACK LEVEL	TBC
CORROSION ENVIRONMENT	MILD
SOIL CLASSIFICATION	TBC
WIND CLASSIFICATION	N3
PROPERTY LOT SIZE	5004M2
PROPOSED FOOTPRINT	88.8M2

DIMENSION NOTE:
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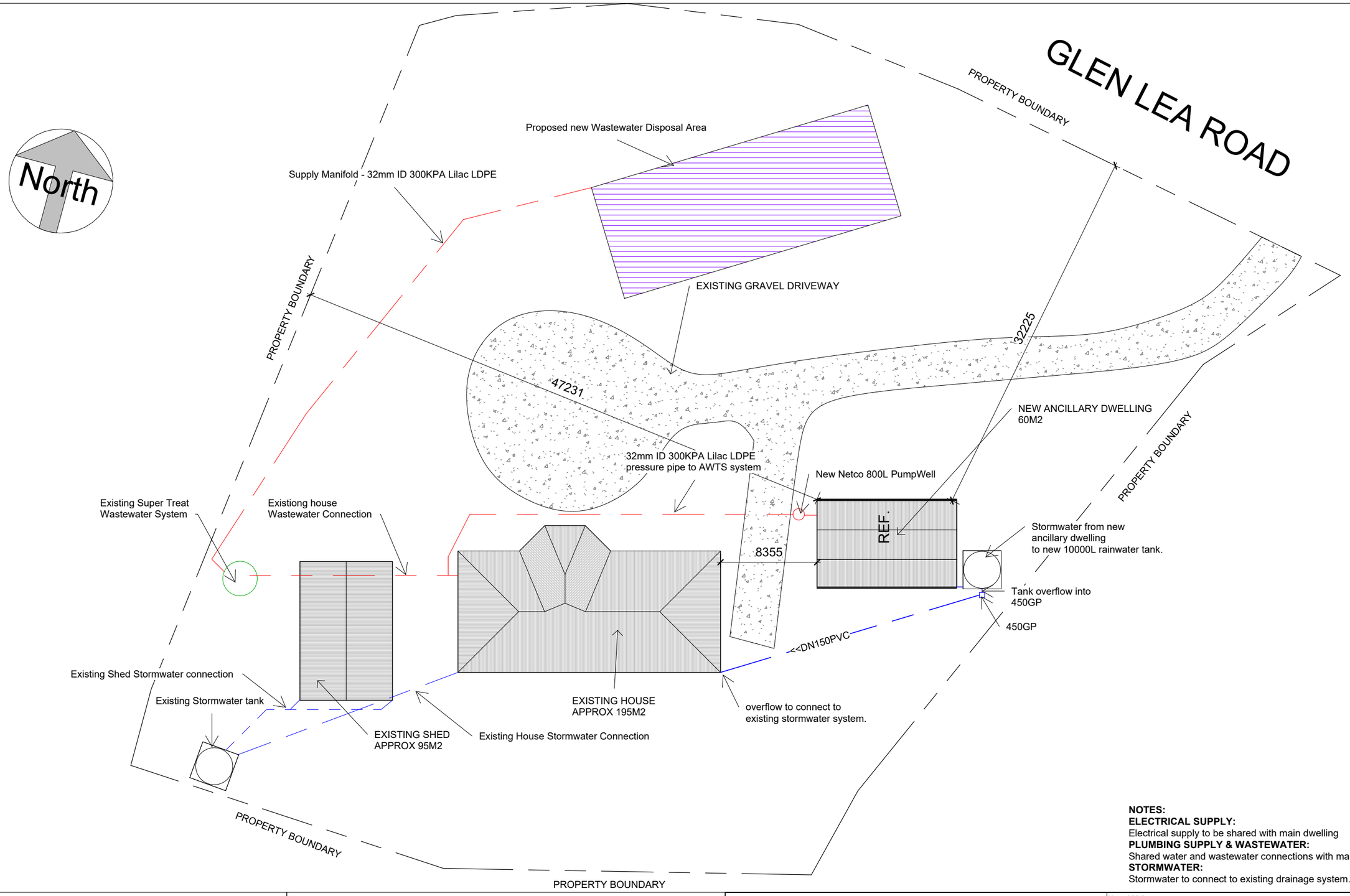
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ABN 52 660 422 159

CLIENT NAME: Nicholas Ackerley & Katie Calvert		DRAWING TITLE: COVER PAGE		
PROJECT ADDRESS: 45B Glen Lea Road, Pontville TAS 7030	DATE: 24/06/2026	SCALE:		DRAWN BY: SH
PROJECT: New Ancillary Dwelling	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-029	SHEET No: A1.0



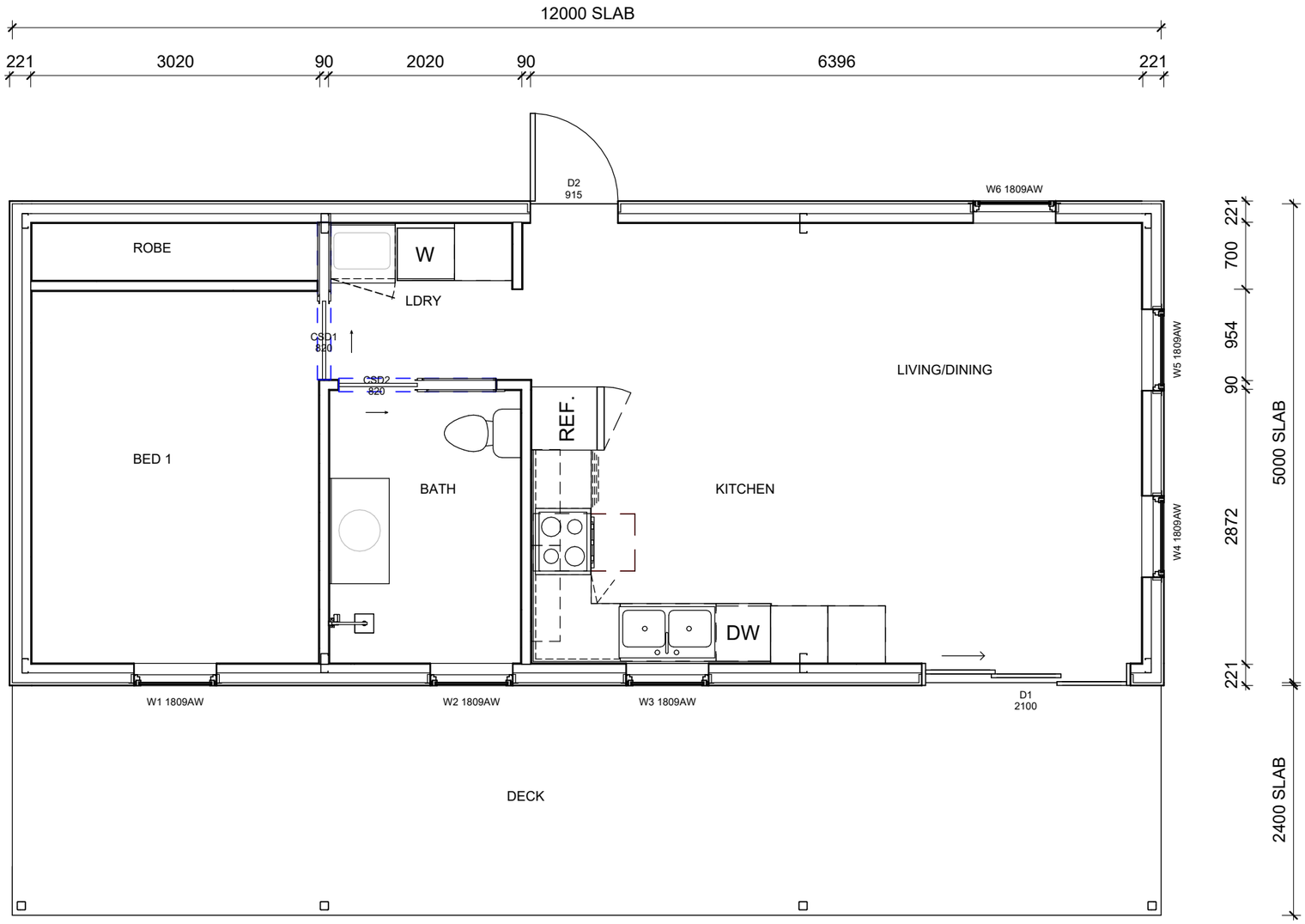
NOTES:
ELECTRICAL SUPPLY:
Electrical supply to be shared with main dwelling
PLUMBING SUPPLY & WASTEWATER:
Shared water and wastewater connections with main dwelling
STORMWATER:
Stormwater to connect to existing drainage system.

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CLIENT NAME: Nicholas Ackerley & Katie Calvert			DRAWING TITLE: SITEPLAN	
PROJECT ADDRESS: 45B Glen Lea Road, Pontville TAS 7030		DATE: 24/06/2026	SCALE: 1 : 300	DRAWN BY: SH
PROJECT: New Ancillary Dwelling	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-029	SHEET No: A2.0



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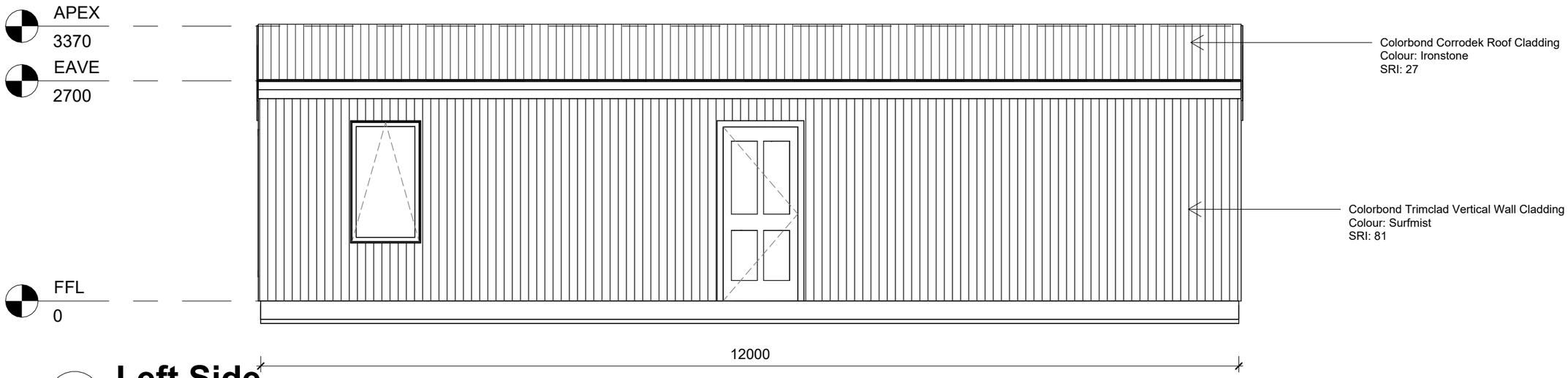
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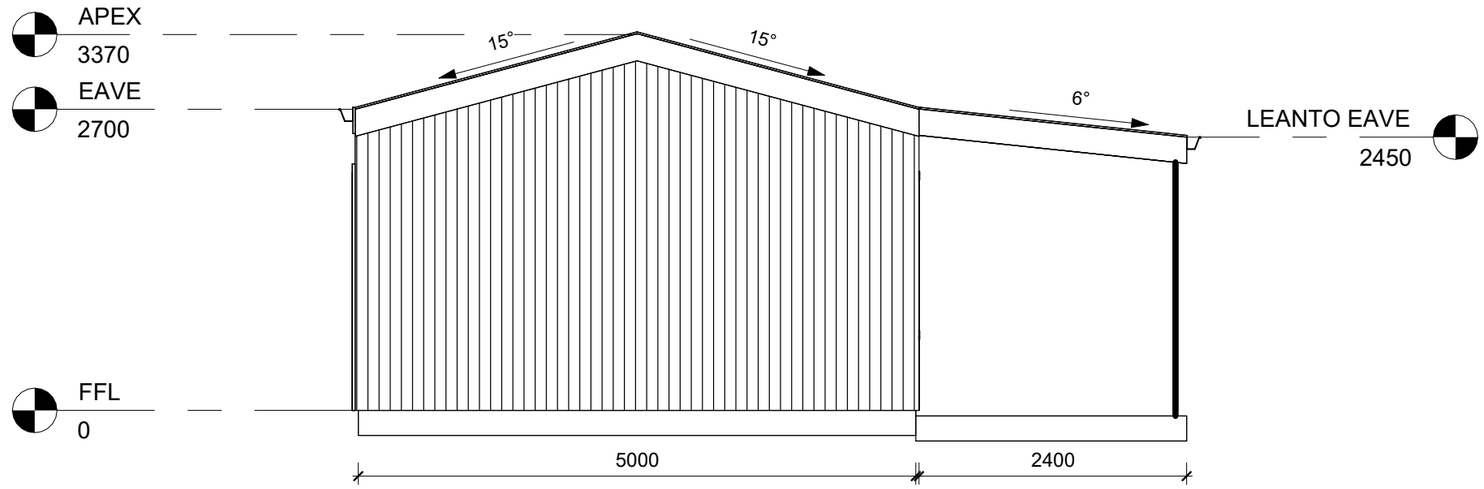
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CLIENT NAME: Nicholas Ackerley & Katie Calvert		DRAWING TITLE: FLOORPLAN			
PROJECT ADDRESS: 45B Glen Lea Road, Pontville TAS 7030		DATE: 24/06/2026	SCALE: 1 : 50		DRAWN BY: SH
PROJECT: New Ancillary Dwelling	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-029		SHEET No: A3.0



1 Left Side
1 : 50



2 Left End
1 : 50

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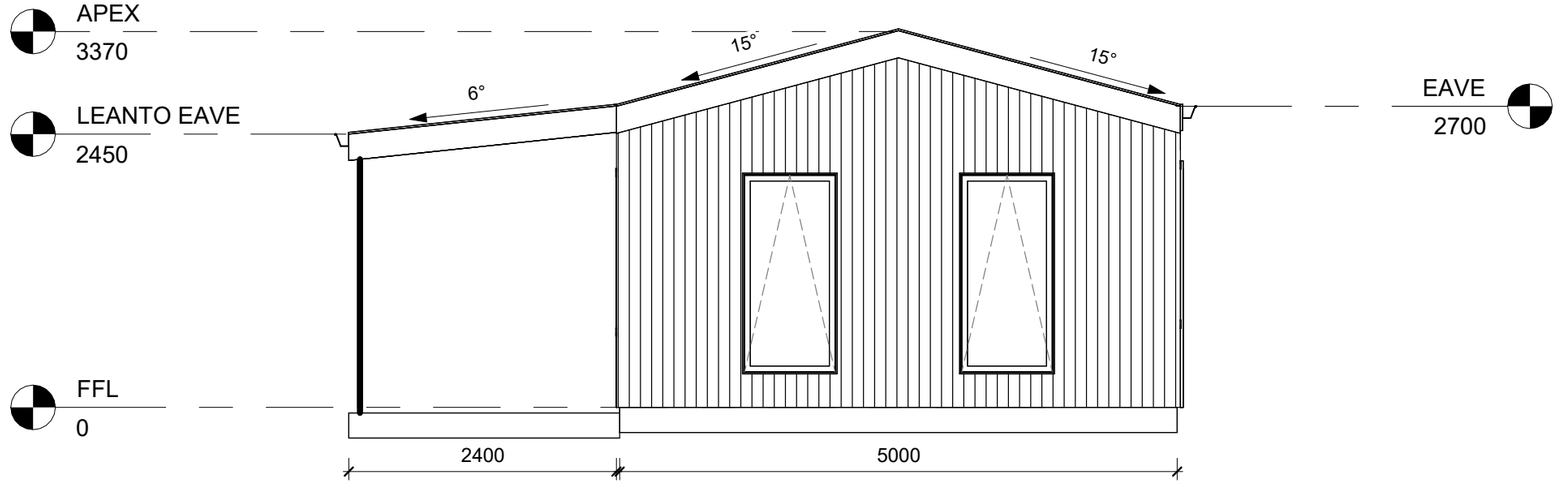
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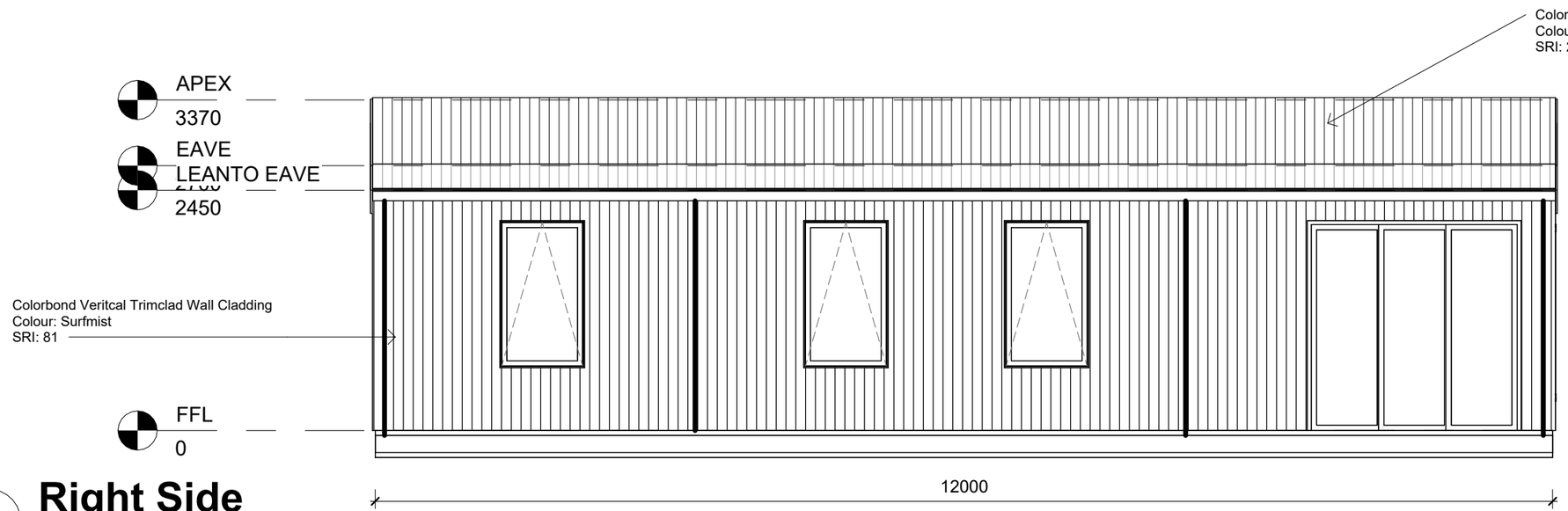
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CLIENT NAME: Nicholas Ackerley & Katie Calvert		DRAWING TITLE: ELEVATIONS		
PROJECT ADDRESS: 45B Glen Lea Road, Pontville TAS 7030	DATE: 24/06/2026	SCALE: 1 : 50		DRAWN BY: SH
PROJECT: New Ancillary Dwelling	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-029	SHEET No: A4.0



1 Right End
1 : 50



2 Right Side
1 : 50

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ABN 52 660 422 159

CLIENT NAME: Nicholas Ackerley & Katie Calvert		DRAWING TITLE: ELEVATIONS		
PROJECT ADDRESS: 45B Glen Lea Road, Pontville TAS 7030		DATE: 24/06/2026	SCALE: 1 : 50	DRAWN BY: SH
PROJECT: New Ancillary Dwelling	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-029	SHEET No: A4.1

enviro•tech
CONSULTANTS
Geotechnical & Environmental Services

SITE SOIL ASSESSMENT
Proposed Improvements to On-Site Wastewater Management System



45B GLEN LEA RD PONTVILLE

PROPOSED IMPROVEMENTS TO EXISTING ON-SITE WASTEWATER MANAGEMENT SYSTEM.

Client: Nicholas Ackerley and Katie Calvert

Certificate of Title: 189251/1

Investigation Date: 07/08/2026

Refer to this Report As

Site Soil Assessment – required improvements to the existing onsite wastewater management system at 45B Glen Lea Rd Pontville TAS 7030, by Richard Mason, Onsite Assessments Tas and Kris Taylor, Environmental & Engineering Geologist of Enviro-Tech Consultants Pty. Ltd, dated 24/10/2026.

Report Distribution

This report has been prepared by Onsite Assessments Tas and Enviro-Tech Consultants Pty. Ltd. for the use by parties involved in the proposed development of the property named above.

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Limitations of this report

This assessment has been prepared exclusively for the client and for the purposes described in this report. The findings, interpretations and recommendations are based on the conditions observed during the Site inspection, the subsurface information obtained from the test locations, and other information referenced or supplied at the time of assessment. Subsurface conditions may vary between test locations, and natural variations may occur over time. No warranty is expressed or implied that actual Site conditions will conform to those encountered during the investigation.

The scope of work for this assessment was limited to visual inspection, soil sampling, and desktop review relevant to on-site wastewater management as defined in AS/NZS 1547:2012. The assessment relies on point-specific subsurface information and professional judgement. Where interpretive statements are provided, they are based on the data available at the time of reporting. Enviro-Tech Consultants Pty. Ltd. accepts no responsibility for conditions that differ from those described, or for variations revealed by future works, excavation or construction. If Site conditions encountered during construction differ from those described in this report, Enviro-Tech Consultants Pty. Ltd. should be notified to review the findings and provide further advice as necessary.

This report must not be reproduced except in full. It is intended solely for use in supporting planning, plumbing or building applications associated with the proposed works at the Site. It is not transferable to other parties, locations or purposes without the written consent of Enviro-Tech Consultants Pty. Ltd. The content of the original Site & Soil Evaluation used to inform this report contains similar limitations regarding scope, subsurface variability and reliance on point-specific information.

The long-term performance of any on-site wastewater management system is dependent on correct installation, appropriate ongoing operation, manufacturer-specified maintenance, and responsible use by the property owner. Future maintenance, repair or modification required for the continued satisfactory operation of the system remains the responsibility of the property owner.

SITE AND SOIL EVALUATION REPORT

Background

This report and design information has been provided to assist the client in considering suitable options for required improvements and upgrades to an existing on-site wastewater management system resulting from increased potential loadings from the construction of a proposed secondary dwelling.

The information provided in this Report provides Design Information, Plans and Specifications suitable for inclusion in supporting documentation to enable the client to apply for a Plumbing Permit for an on-site wastewater management system.

Supporting information is presented in the appendices.

Please note:

This design is provided as a Deemed to Satisfy Solution, consistent with Clause A2G3 NCC 2025 Vol 3. The departure from the Acceptable Solutions of the Director's Guidelines (extensions, alterations, outbuildings (extensions and alterations)) is assessed against the performance criteria by risk assessment to AS/NZS 1547:2012 (Part 2 compliance table and risk assessment).

Part 1. Site and soil evaluation (S&SE)

Project Summary:

On-site wastewater management system to service the existing 4-bedroom dwelling plus a new secondary dwelling comprising 1 additional bedroom.

The existing land application area comprises a surface irrigation system which is undersized, inappropriately located close to a property boundary and which has failed.

It is proposed to install a new subsurface irrigation area.

Table 1 Site Summary and Key Project Parameters

Field	Value
Site address	45B Glen Lea Rd TAS 7030
PID	9964988
Title Ref	189251/1
Developer	Nicholas Ackerley and Katie Calvert
Project	Onsite Wastewater Management System secondary treatment with subsurface irrigation.
Lot area	5002m²
Emerson class	3

Soil Profile:

Representative soil cores were obtained from the proposed land application area using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50mm OD x 1.6m) to confirm soil profile characteristics.

Soil profile

A Horizon: 0-500mm, loamy sand, very dark greyish brown to very dark olive brown, moist, massively structured, very few coarse fragments, Category 1

B Horizon: 500-600mm, sandy clay loam, olive brown to greyish brown, moist, massively to weakly structured, few coarse fragments, Category 1 and Category 4 at depth

Refusal on SANDSTONE at 600+mm

No groundwater was encountered in the 4 boreholes drilled during the investigation.

Table 2 Soil Profile Summary

#	Texture	Horizon	Details	Category	BH03
2	Loamy sand	A	Silty SAND trace clay, very dark greyish brown, poorly sorted, fine grained sand; massively structured	1	0-0.2 DS@0.0
7	Loamy sand	A	SAND with silt, trace clay, very dark olive brown, poorly sorted, fine grained sand; massively structured	1	0.2-0.3 DS@0.2
8	Loamy sand	B	SAND with silt, trace clay, olive brown, well sorted, fine to medium grained sand; massively structured	1	0.3-0.5 DS@0.3
12	Sandy clay loam	B	Clayey SAND trace gravel, trace silt, greyish brown, well sorted, fine grained sand; gravel; weakly structured	4	0.5-0.6 DS@0.5
16			Slightly Weathered SANDSTONE Bedrock		0.6-0.7 INF

Soil dispersion

Emerson Class 3 was recorded within the B Horizon. On the basis of the adopted assessment criteria, the soil is not considered sufficiently dispersive to require specific dispersion management measures within the land application area.

Measured or Estimated Soil Permeability (m/d)

Estimated from textural classification.

A Horizon 3m/day

B Horizon 0.12-0.5m/day

Effluent Application Rates

(This is a recommendation to the designer advising how many litres of effluent should be applied to the soil for every square metre of absorption trench or other land application system.)

Irrigation 2º treated effluent – 5mm/day

Absorption trench/bed - not suitable

Soil profile characteristics preclude the use of in-ground trenches or beds.

Topography

The proposed new on-site wastewater management system land application area is located at approximately 51 to 52.7m ASL on a north-westerly 4° (7%) gently sloping site.

Drainage lines / water courses: No watercourses are mapped on LISTmap in the vicinity of the proposed land application area.

Vegetation: Land application area and surrounding lot is largely cleared of native vegetation with ground comprising grass / lawn.

Geology: Shown on LISTmap geological layer as comprising Permian - Triassic Freshwater predominantly cross-bedded quartzose to feldspathic sandstone commonly with overturned cross-bedding, subordinate siltstone with sparse plant and vertebrate fossils (Knocklofty Formation); this is supported by observations of soil profiles on site.

Site History (land use)

Site subdivided and developed as a residential allotment; the LIST TASVEG layer maps the site as Urban areas (FUR) and the vegetation observed on site is mainly introduced grassland species; it is zoned Rural Living Zone under the Tasmanian Planning Scheme; there are no known prior uses of the site which would compromise the installation and sustainable operation of an onsite wastewater management system.

Site Exposure and Climate.

Aspect: The proposed irrigation site has a north-westerly aspect, with year-round solar exposure.

Pre-dominant wind direction: West-north-westerly.

Climate: Mild and predominantly dry climate. Based on regional modelling (BOM) the average annual rainfall totals 475mm/year with average annual evapotranspiration of 506mm/year; the mean daily maximum temperature is 18.1ºC and the mean daily minimum temperature 7ºC (averages of the 12 monthly means). Based on 10-year averages from Brighton weather station located 4.93km to the North: minimum average monthly rainfall of 9.1mm; maximum average monthly rainfall of 91.2mm.

Environmental Issues

Location of sensitive vegetation, high water table, swamps, waterways etc.

The vegetation on this site has been radically altered by the previous usage through clearing and pastoral grazing, with all native vegetation having been removed from the proposed land application area; the operation of an on-site wastewater management system on this site would not result in harm to natural flora values.

The closest groundwater bore registered in the MRT Groundwater Information Portal in the vicinity of the site is ID2737 which is an abandoned bore, located 370m to the south-west of the Site at coordinates 519538 E, 5273533 N.

Groundwater resources are not known to be present on the site.

Drainage/Groundwater

Site is rapidly drained.

Depth to seasonal groundwater (m)

No groundwater was encountered during the investigation, with test cores drilled to refusal depth of up to 700 mm; presence of shallow groundwater is not anticipated at this site.

Site Stability

The site is considered highly unlikely to be affected by slope instability.

There was refusal averaging at 600mm depth on SANDSTONE bedrock

Existing on-site wastewater management system.

Super Treat aerated wastewater management system

Part 2. On-site wastewater management system design (Deemed to Satisfy Solution).

On Site Wastewater Management System Options.

The existing development is already serviced by a Super Treat aerated wastewater management system. The existing land application area comprises a surface irrigation system which is undersized, inappropriately located close to a property boundary and which has failed. The existing unit will be retained, and a new subsurface irrigation area will be installed.

The existing Super Treat aerated wastewater management system unit will be retained and wastewater from the proposed secondary dwelling will discharge to the unit via a connection to the existing main dwelling sanitary plumbing, via an 800L Netco pumpwell with Zenox ZSC-075-1A macerator/cutter pump. The cutter pump macerates the wastewater so that it can be pumped through the 32mm ID 300kPa lilac LDPE pressure pipe.

Land Application Area

The proposed land application area will comprise a subsurface irrigation system (required area 210m²), which will be located in gently sloping grassed area, 13.3m to the north and downslope of the house.

Water Supply

Public mains water supply.

Loadings.

Total accommodation will comprise 4 existing bedrooms in the dwelling, 1 new bedroom for the proposed secondary dwelling, with a total design occupancy of 7 persons; per capita wastewater loading is assumed to be 150 litres per day, giving a total loading of 1050 litres per day. This assumes public mains water supply. loadings as per AS/NZS1547.2012, Table H1.

Design Irrigation Rate

A DIR of 5 mm per day appropriate for the predominantly Category 1 A-horizon soil profile is applicable.

Wastewater Land Application Area.

Subsurface irrigation area required:

= daily wastewater loading / design irrigation rate for Cat 1

= 1050 litres per day / 5mm day

= **210m²**

Design drawings are presented in Appendix 4.

Hydraulic Design

Table 3 Hydraulic Design Parameters

Design occupancy	Per capita loading (L/day)	Total daily loading	DIR (mm/day)	Required land application area	Required length dripper line at 1m spacings	Required length dripper line at 0.5m spacings)
7	150	1050	5	210	210	420
Length dripperline (m)	Dripper spacing	Dripper flow rate (l/hr)	Number of drippers	Total dripper flow rate L/hr	Total dripper flow rate (L/min)	
210	0.3	2.3	700	1610	**26.8**	
Daily pump runtime (mins)	Annual pump runtime (hours)					
39.1	238.0					
Length supply pipe	Material supply pipe	ID pipe	Friction loss (m) at flow rate L/min			Head loss (m)
60	LDPE	32	0.41			0.41
Friction loss from other pipe fittings						Head loss (m)
25%			0.10			0.10
Type of filter	Make	Model	Friction loss (m) at flow rate L/min			Head loss (m)
disc	Netafim	1” (25mm)	0.70			0.70
Type of indexing valve	Model		Friction loss (m) at flow rate L/min			Head loss (m)
n/a						
					Total Friction head (m)	**1.21**
Differential elevation in (m)	(pump to irrigation area)					
1.5					**Elevation head (m)**	**1.5**
Operating head of dripperline (m)*					**Operating head (m)**	
10					10	**10**
Total	**Dynamic**	**Head**	**(TDH)**	**in m**		**10.91**
Required	**pump**	**capacity**	**(minimum)**		**@ 27 L/min**	**12.71 TDH**

Pump selection

Irrigation pump fitted in the aerated wastewater treatment system unit must be capable of supplying at least 30L/min at a minimum head of 14m.

Davey D42 A/B pump or equivalent meets this requirement.

Linear loading rate (LLR)

Use of an appropriate linear loading rate reduces the potential for effluent mounding in the soils underneath and downslope of the land application area, minimising the risk of surface breakout of effluent.

Shallow SANDSTONE bedrock beneath the land application area means that effluent not taken up by evapotranspiration moves laterally down slope through the imported sand fill and the massive structured Category 1 soil.

An overall land application area length of 21m parallel with the contour provides a linear loading rate of 50L/m/day at the design load of 1050L/day, which is consistent with "Designing and Installing On-Site Wastewater Systems" (WaterNSW 2019), Table 2.4 Linear loading rates, which indicates a maximum LLR for this site of 75L/m/day, assuming massive structured Category 1 soil, with an unsaturated soil depth of 310–600mm and a 5–10% slope.

Table 2.4 of the WaterNSW guidelines is based on Tyler, E.J., Converse, J.C. and Parker, D.E. (1986), Soil systems for community wastewater disposal - treatment and absorption case histories, Lake and Reservoir Management, 2:1, 391-396 (https://doi.org/10.1080/07438148609354663).

Cut-off drainage.

A cut-off drain, to divert all upslope surface and stormwater flows around the land application area, is to be installed as per the detail in Appendix 4.

Compliance with statutory/planning requirements.

The proposal meets the relevant provisions of the Director's Guidelines for on-site wastewater management systems as detailed in Table 4.

Table 4 Compliance with the Director's Guidelines for On-site Wastewater Management Systems

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	**Performance Criteria**	**Compliance achieved by**
5.1 To ensure sufficient land is available for sustainable onsite wastewater management for buildings.		
A1 A new dwelling must be provided with a land application area that complies with Table 3.	P1 A new dwelling must be provided with a land application area that meets all of the following: a) The land application area is sized in accordance with the requirements of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	A1 Not a new dwelling – alteration & addition as per Clause 5.6
5.2 To ensure sustainable onsite wastewater management for commercial and non-residential buildings (Class 3-9).		
A1 An onsite wastewater management system including the land application area for non-residential buildings must satisfy all of the following:	P1 An onsite wastewater management system including the land application area for non-residential building must satisfy all of the following:	n/a

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	**Performance Criteria**	**Compliance achieved by**
(a) be sized based on the hydraulic and organic loadings contained in Table 4 and design loading or irrigation rates contained in AS/NZS 1547; (b) be located in accordance with clause 7.1	a) A site and soil evaluation and design report prepared by a suitably person determined by the Director demonstrating that the land application area is of sufficient size to treat and manage the wastewater generated from the proposed building within the property boundaries. b) The SSE report and system design demonstrates the design is consistent with AS/NZS 1547 and uses appropriate hydraulic and organic loading rates for the proposed activity. c) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. d) The land application area is to be located in accordance with the acceptable solution or performance criteria specified in clause 7.1.	
5.6 Area required for on-site wastewater management – building extensions, alterations or outbuildings (Building Class 1-10)		
A2 An outbuilding, addition or alteration to an existing building, or change of use of that building, must not encroach onto or be within 2m (if upslope) or 6m (if downslope) of an existing land application area (including land reserved for a future land application area) or a wastewater treatment unit and comply with at least one of the following: a) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite; and b) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite to greater than that allowed for in the design of the existing OWMS.	P2 An outbuilding addition or alteration to an existing building or change of use of that building, must be provided with a land application area (including land reserved for a future land application area) that meets all of the following: a) The land application area is of sufficient size to comply with the either Appendix L, M or N and setback distances are consistent with Appendix R of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	P2(a) A new 210m² subsurface irrigation area is provided, sized in accordance with Appendix M of AS/NZS 1547:2012; setback distances meet the Acceptable Solutions of Clause 3.1 (below) and are therefore consistent with Appendix R. P2(b) A risk assessment in accordance with Appendix A of AS/NZS 1547:2012 has been completed and the residual risk is considered acceptable.
7. Standards for Wastewater Land Application Areas		
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;	P1 The land application area is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	A1(a) Land application area is 13.3m from the nearest building.

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	**Performance Criteria**	**Compliance achieved by**
b) be no less than: (i) 3m from an upslope boundary 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.		
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.	A2(a) No downslope surface water within 100m of the land application area.
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.	A3(b)(i) Land application area is 6.6m from the closest cross-slope boundary. A3(b)(iii) Secondary treated effluent, subsurface application. Site slopes at 4°, minimum separation is 5.5m. Design provides 8m separation to 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 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	A4 No bore, well or similar water supply within 50m of the land application area; nearest registered bore (ID2737, abandoned) is 360m from the Site.

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	**Performance Criteria**	**Compliance achieved by**
	AS/NZS 1547 demonstrates that the risk is acceptable.	
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	A5(b) Groundwater was not encountered in soil cores to refusal at 700mm depth.
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.	A6(b) SANDSTONE bedrock at 600mm depth; with 100mm of imported fill, the base of the land application area (100mm below finished surface) provides 600mm vertical separation (minimum 500mm).
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	P7 Aerated wastewater treatment system unit will not normally cause odour or noise or nuisance.

Risk assessment

This proposal meets all Acceptable Solutions under the Guidelines, with the exception of Extensions, alterations, outbuildings (extensions and alterations); the risk assessment process below as per Clause 5.5.3.2 of AS/NZS1547.2012 is therefore limited to consideration of these issues.

Each identified environmental aspect is subject to a qualitative risk analysis based on likelihood and consequences of environmental impact. The risk analysis matrix is shown in Table 5.

Table 5 Risk analysis matrix

LIKELIHOOD	CONSEQUENCES	CONSEQUENCES	CONSEQUENCES	CONSEQUENCES	CONSEQUENCES
LIKELIHOOD	**Catastrophic 1**	**Major 2**	**Moderate 3**	**Minor 4**	**Insignificant 5**
A (almost certain)	Extreme	Extreme	High	High	Medium
B (likely)	Extreme	Extreme	High	High	Medium
C (possible)	Extreme	Extreme	High	Medium	Low
D (unlikely)	Extreme	High	Medium	Low	Low
E (rare)	High	Medium	Low	Low	Low

Criteria for the five categories of likelihood:

Almost certain: An environmental health impact is expected to occur in most circumstances.

Likely: An environmental health impact will probably occur in most circumstances

Possible: An environmental health impact could occur.

Unlikely: An environmental health impact could occur but is not expected.

Rare: An environmental health impact would occur only in exceptional circumstances.

Criteria for determining consequence to environmental health from an on-site wastewater management issue:

Catastrophic: Widespread, irreparable environmental damage; loss of human life or long term human health effects; serious litigation; over $1 million to manage consequences.

Major: Widespread, medium to long term impact; moderate human health impacts requiring medical treatment; major breach of legal requirements (prosecution); $50,000 to $1 million to manage consequences.

Moderate: Localised medium to long term impact; minor and reversible human health impacts treatable with first aid; moderate breach of legal requirements with fine (EIN/prosecution); $5,000 to $50,000 to manage consequences.

Minor: Localised short to medium term impact; no injury to people; minor breach of legal requirements (eg legal notice, EIN); $1000 to $5,000 to manage consequences.

Insignificant: Limited impact to a local area but no long-term effects; concern or complaints from neighbours; no injury to people; minor technical nonconformity but no legal nonconformity; less than $1000 cost to manage consequences.

Conducting a risk analysis results in the allocating of a risk level of extreme, high, moderate or low for each environmental aspect. Environmental health aspects with an extreme or high risk are considered to be significant, that is, they have or can have a significant environmental impact. The risk assessment for this proposal is presented in Table 6.

Table 6 Risk assessment

Issue	Potential impact	Controls and evidence	Likelihood	Consequence	Risk rating
Increased loading from the extension / alteration	Overloading of the on-site wastewater management system	New land application area sized to AS/NZS 1547:2012; setbacks assessed against Appendix R	D (unlikely)	4 (minor)	Low

Date of Site Visit: 07/08/2026 Richard Mason of Onsite Assessments Tas and B.K.C of Enviro-Tech Consultants Pty. Ltd.

Weather Conditions: Fine / Clear

Further Information.

For further detailed assessment and design information, together with operation and maintenance advice, please refer to the Appendices.

References.

- Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 On-site domestic wastewater management (including Appendix R, Tables R1 and R2).
- Consumer, Building and Occupational Services (2017). Director's Guidelines for On-site Wastewater Management Systems, Version 2.0. Department of Justice, Tasmania.
- Australian Building Codes Board (2025). National Construction Code 2025, Volume Three - Plumbing Code of Australia.
- WaterNSW (2019). Designing and Installing On-Site Wastewater Systems.
- Mineral Resources Tasmania. Groundwater Information Portal and 1:25,000 digital geology.
- Land Information System Tasmania (the LIST). LISTmap cadastre, hydrography, topography and orthophoto layers.
- Bureau of Meteorology. Climate statistics and gridded rainfall / evapotranspiration data.
- ANZECC and ARMCANZ (2000). National water quality management strategy - Australian and New Zealand guidelines for fresh and marine water quality.
- Auckland Regional Council (2004). On-site wastewater systems: Design and management manual. TP 58, 3rd ed.
- EPA Victoria (2003). Guidelines for environmental management: Use of reclaimed water.

Statement.

I certify that this Site and Soil Evaluation and Design for an on-site wastewater management system for the proposed residential development at 45B Glen Lea Rd Pontville has been undertaken in accordance with the relevant provisions of AS/NZS 1547:2012. Onsite Domestic Wastewater Management, with respect to the design of on-site wastewater management systems requiring a Plumbing Permit.

The design of this on-site wastewater system is suitable for the residential development referred to in this report.

This report is copyrighted to me as the author. I authorise Nicholas Ackerley and Katie Calvert, Brighton Council and their respective agents and/or employees to make copies or extracts of this report for the purposes of Planning and/or Building Applications etc for the above-mentioned project on this site by or on behalf of Nicholas Ackerley and Katie Calvert.

It is not to be published or reproduced for the benefit of third parties unconnected with this development on this site by this developer without my explicit permission as author.

Please Note:

It is generally understood that the successful operation of an on-site wastewater disposal system is dependent upon a number of complex, interacting factors and that the operating life of in-ground absorption systems in particular may be limited. This system may require future maintenance or modification to ensure its continued satisfactory operation. The client is advised that such works are the responsibility of the property owner.

CONDITIONS OF INVESTIGATION

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This report should not be used for submission for Building or Development Application until OAT has been paid in full for its production. OAT accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. OAT does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. OAT takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in relevant Australian Standards, codes and guidelines, including:

- AS1547-2012: Onsite Domestic Wastewater Management
- AS3959.2009: Construction of Buildings in Bushfire Prone Areas
- Director's Guidelines for on-site wastewater management systems. (CBOS)
- Director's Determination – Requirements for Building in Bushfire-Prone Areas. (CBOS)

All new developments should subject to strict site maintenance. Attention is drawn to the relevant appendices of this report.

Any assessment that has included an onsite wastewater system design will require a further site visit once the system has been installed if certification of an installation/works is required (to verify that the system has been installed as per OAT's design). An additional fee may apply for the site visit & issuing the certificate.

OAT is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by OAT, and an amended Special Plumbing Permit obtained, if required from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Plumbing Permit. Certification of completion of works will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

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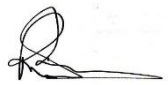
SITE ASSESSOR AND SYSTEM DESIGNER

NAME: Richard Mason, Environmental Health Professional & Accredited Building Services Hydraulic Designer and Kris Taylor

NAME OF ORGANISATION: Onsite Assessments Tas and Enviro-Tech Consultants Pty. Ltd.

ADDRESS: 20 Adelong Drive, Kingston, Tasmania, 7050

CONTACT DETAILS: 0418 589 309; richardmason@iprimus.com.au



SIGNED: DATED: 24/10/2026

APPENDICES

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Appendix 1 – Site Location

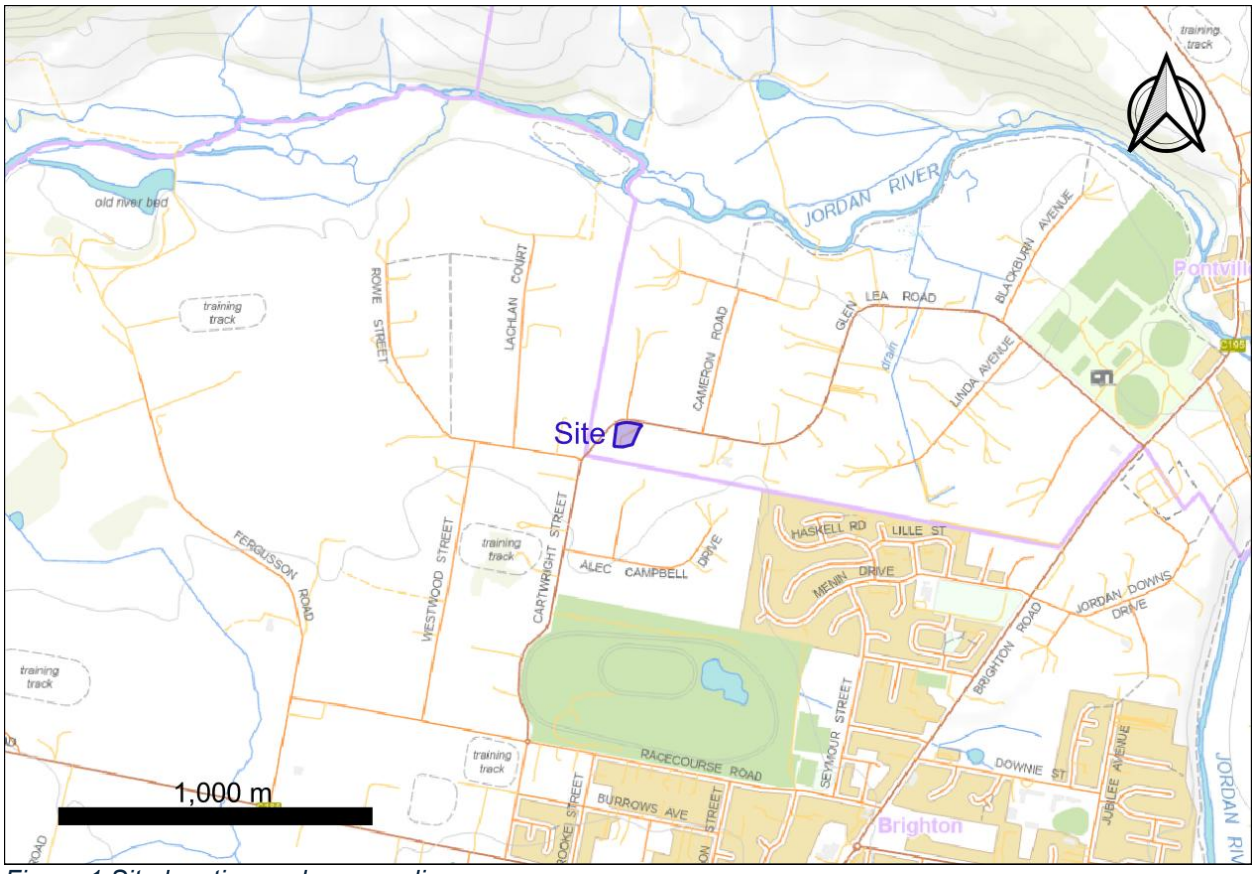


Figure 1 Site location and surrounding area.



Figure 2 LIST orthophoto showing the Site and surrounding cadastral boundaries.

Appendix 2 – Site photos



Photo P01 (above) Photo of the proposed secondary dwelling footprint



Photo P02 (above) Photo of the proposed secondary dwelling footprint



Photo P03 (above) View of proposed land application area.



Photo P04 (above) Photo of the proposed stormwater irrigation area

Appendix 3 – Soil testing

BH01



BH02



BH03



BH04



(above) – test cores from proposed land application area.

Core tray length 1.0m

Appendix 4 – Design plans

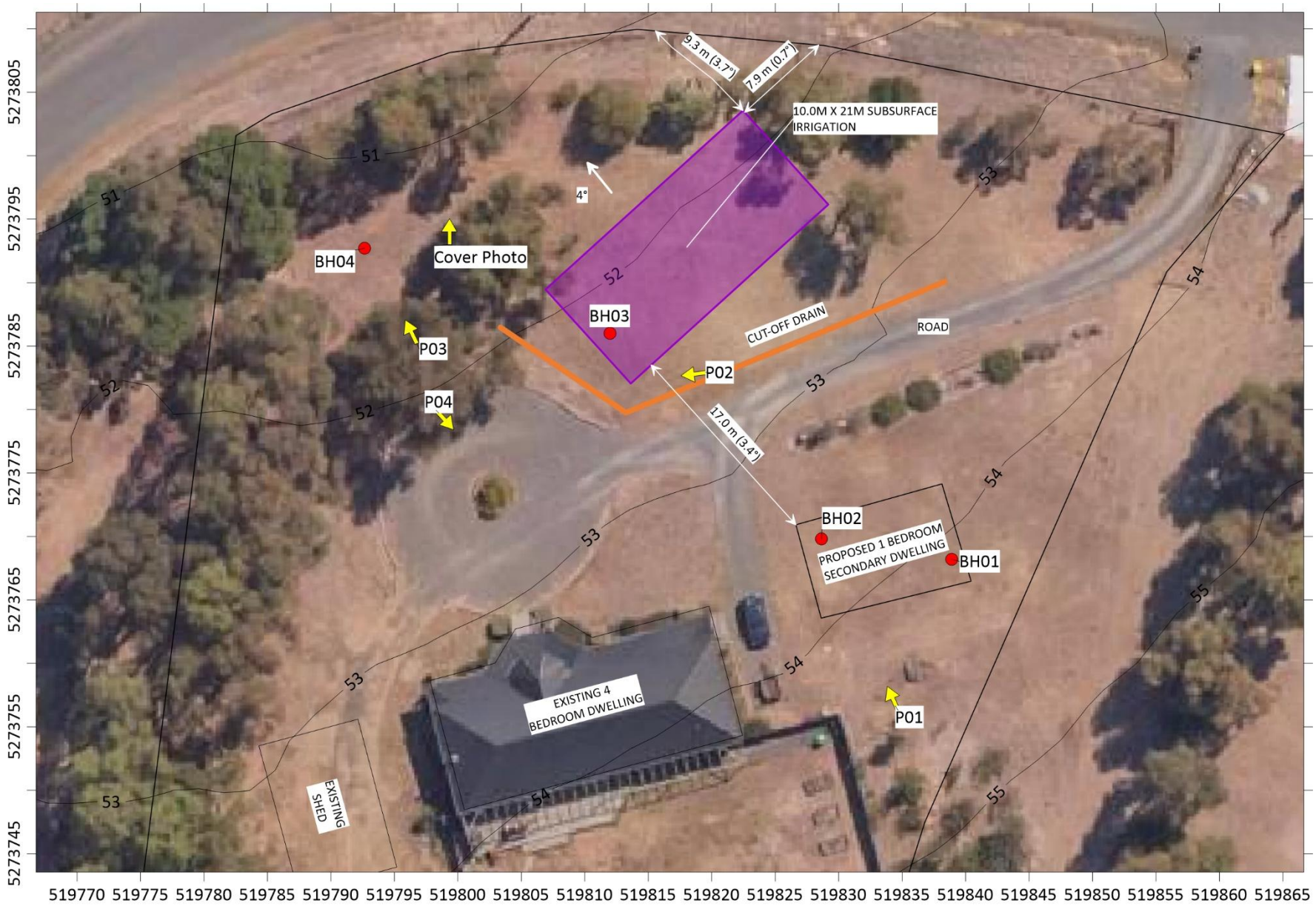


Figure 3: Site Plan – land application area, setbacks and site features

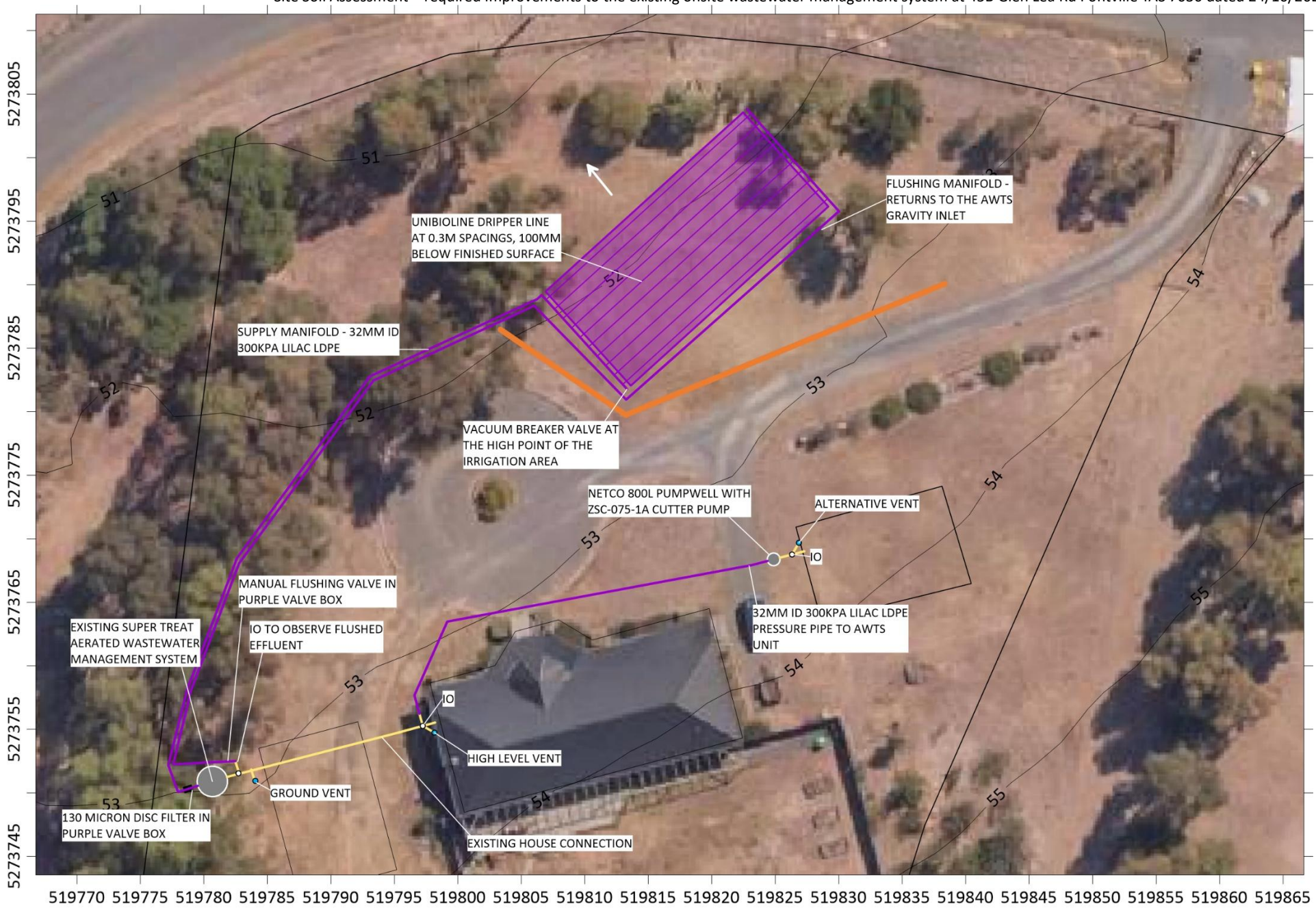


Figure 4: Detailed Plan – subsurface irrigation layout

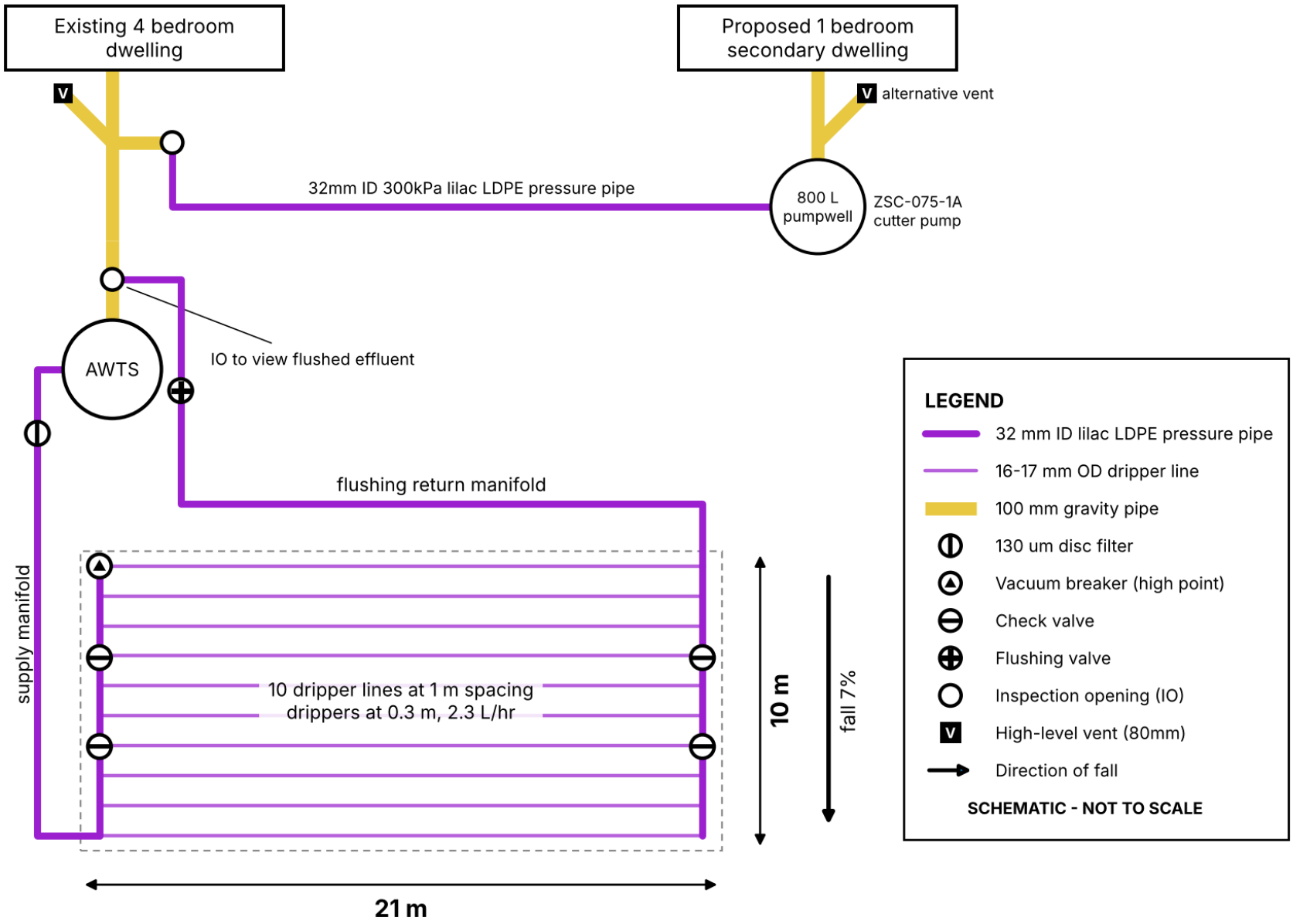


Figure 5 On-site wastewater management system schematic

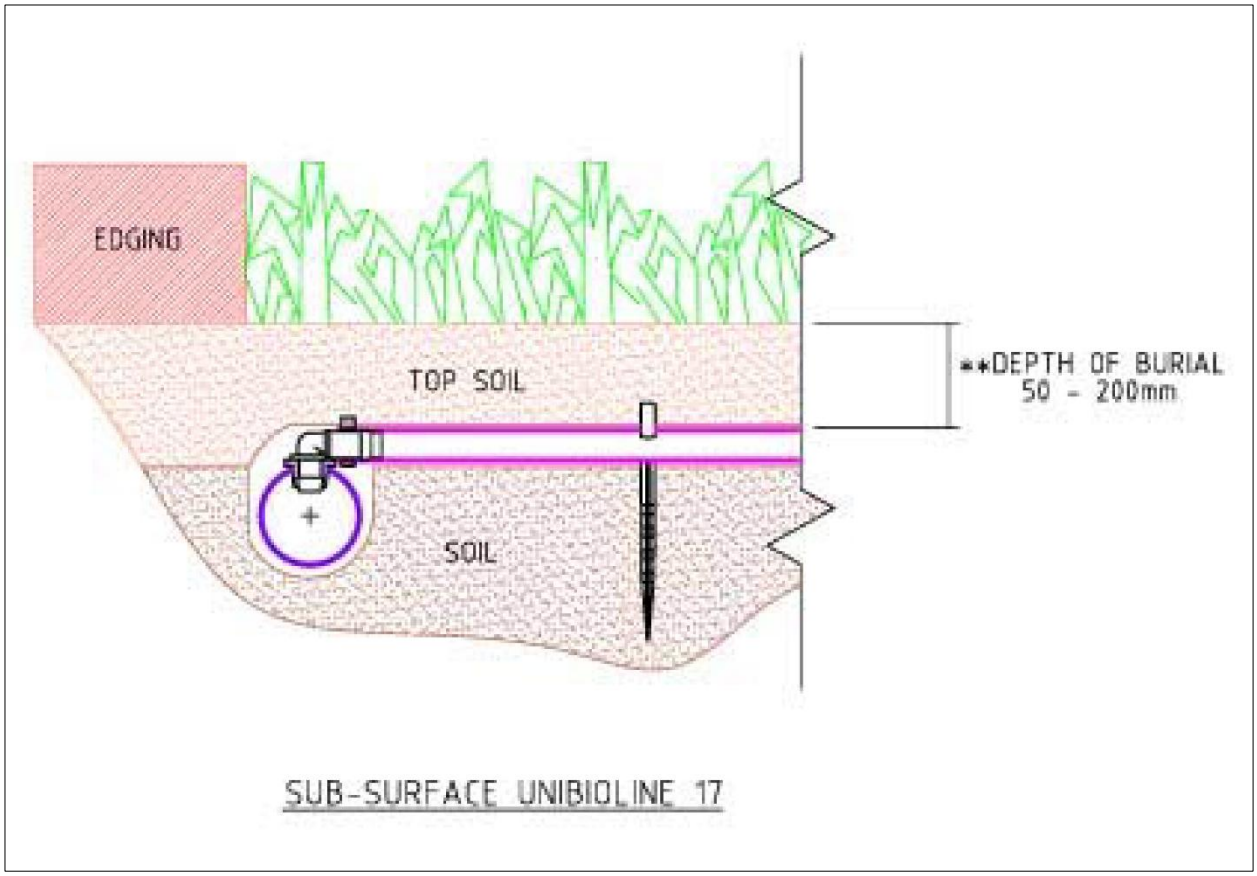


Figure 6 Cross section through subsurface irrigation area

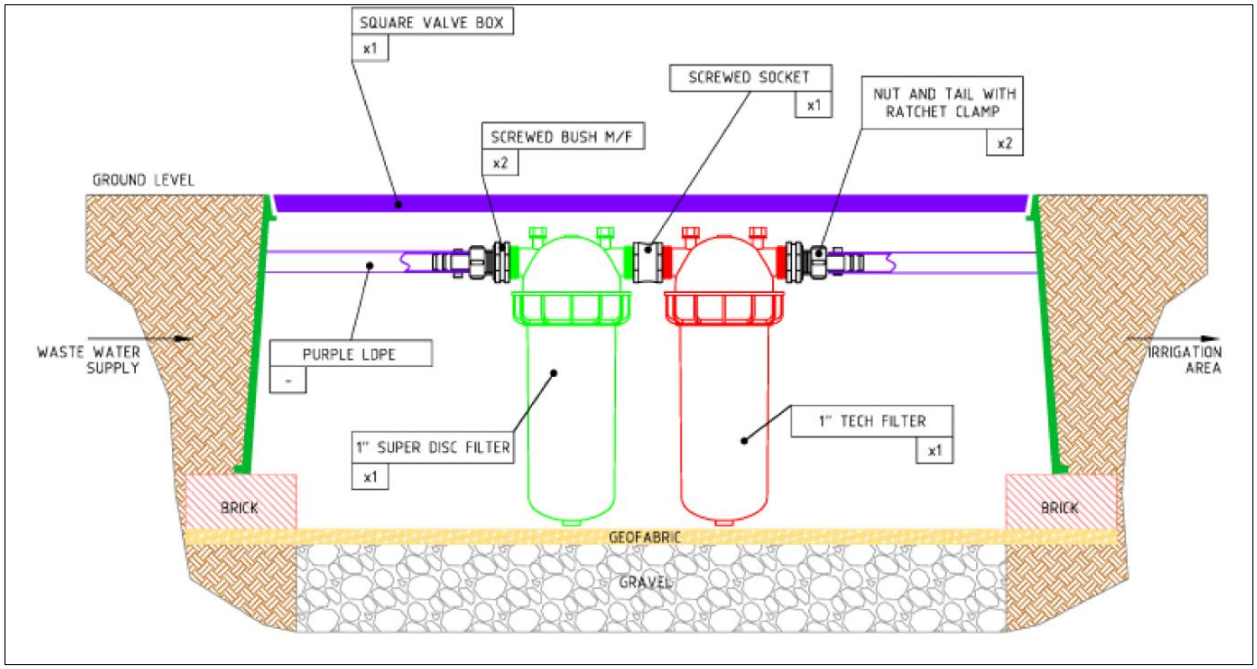


Figure 7 Filter details

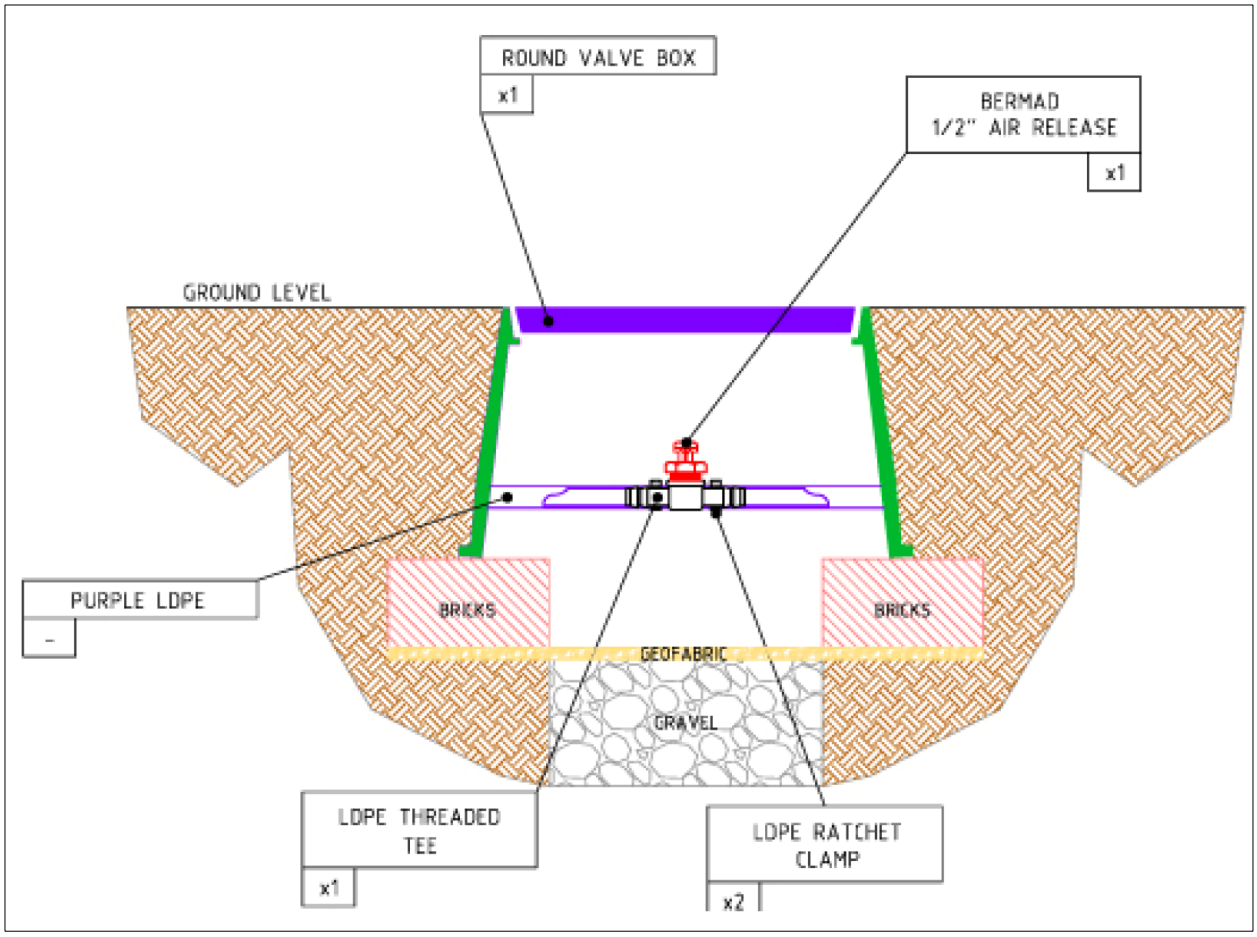


Figure 8 Vacuum breaker valve details

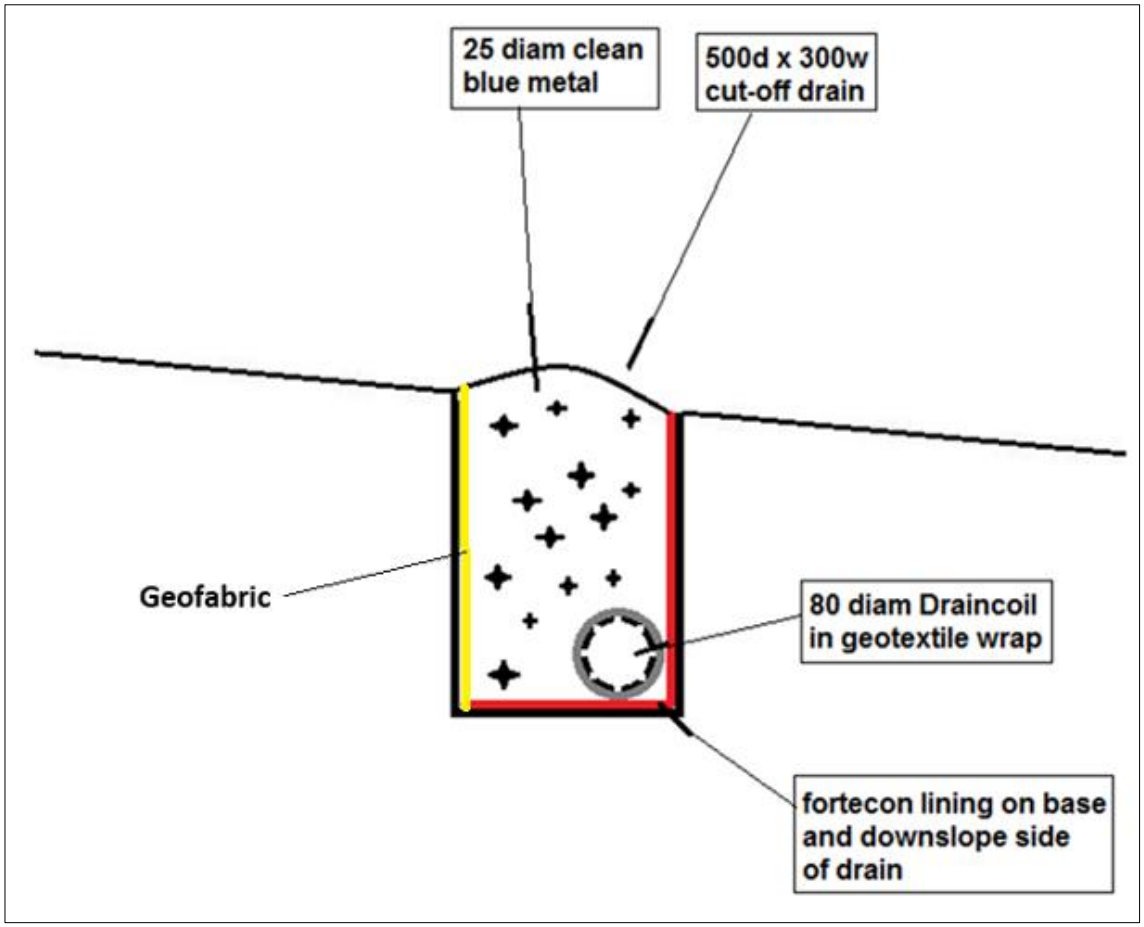


Figure 9 Cut-off drain detail

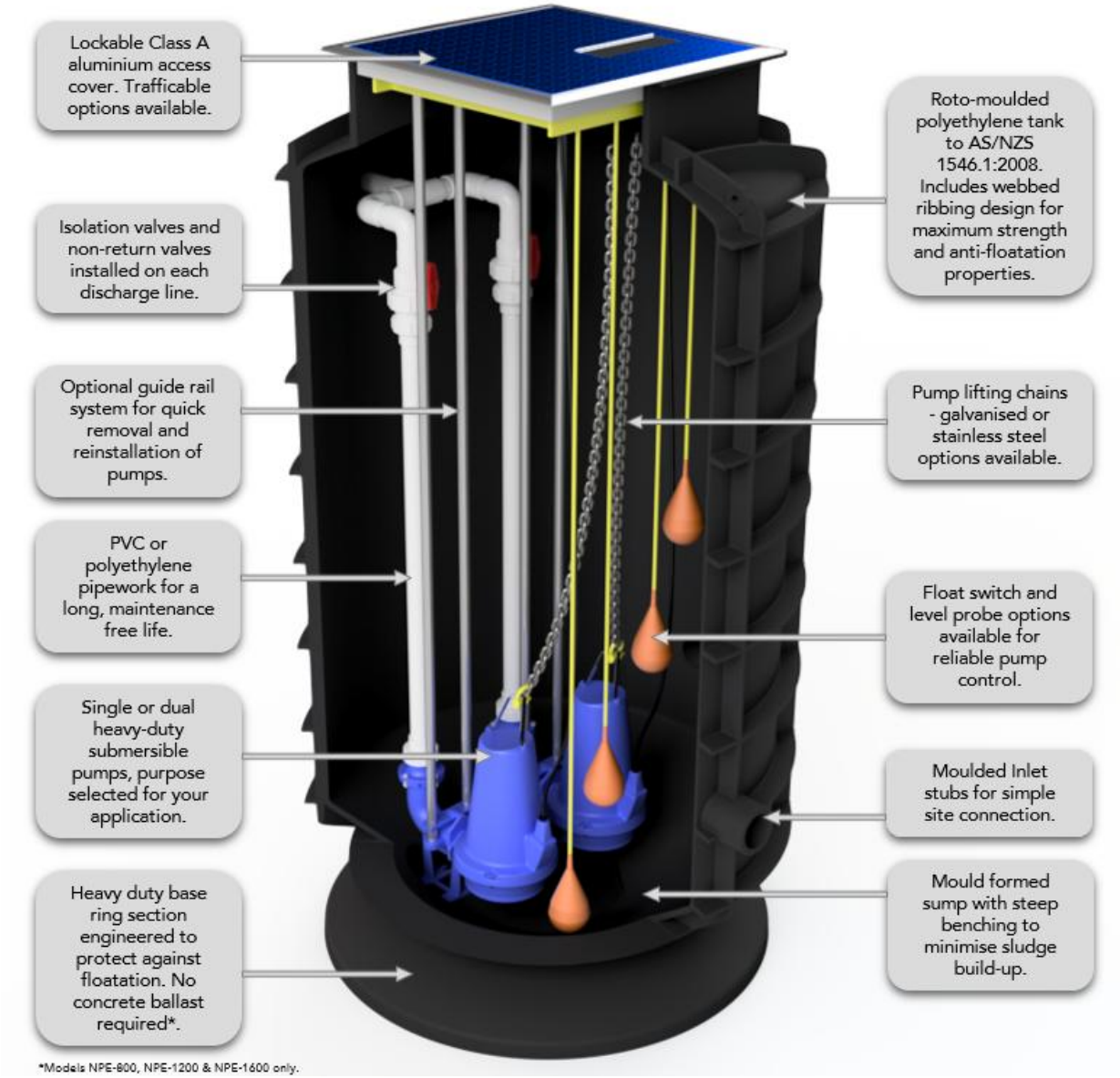


Figure 10 Pump station detail – 1 (800L model)

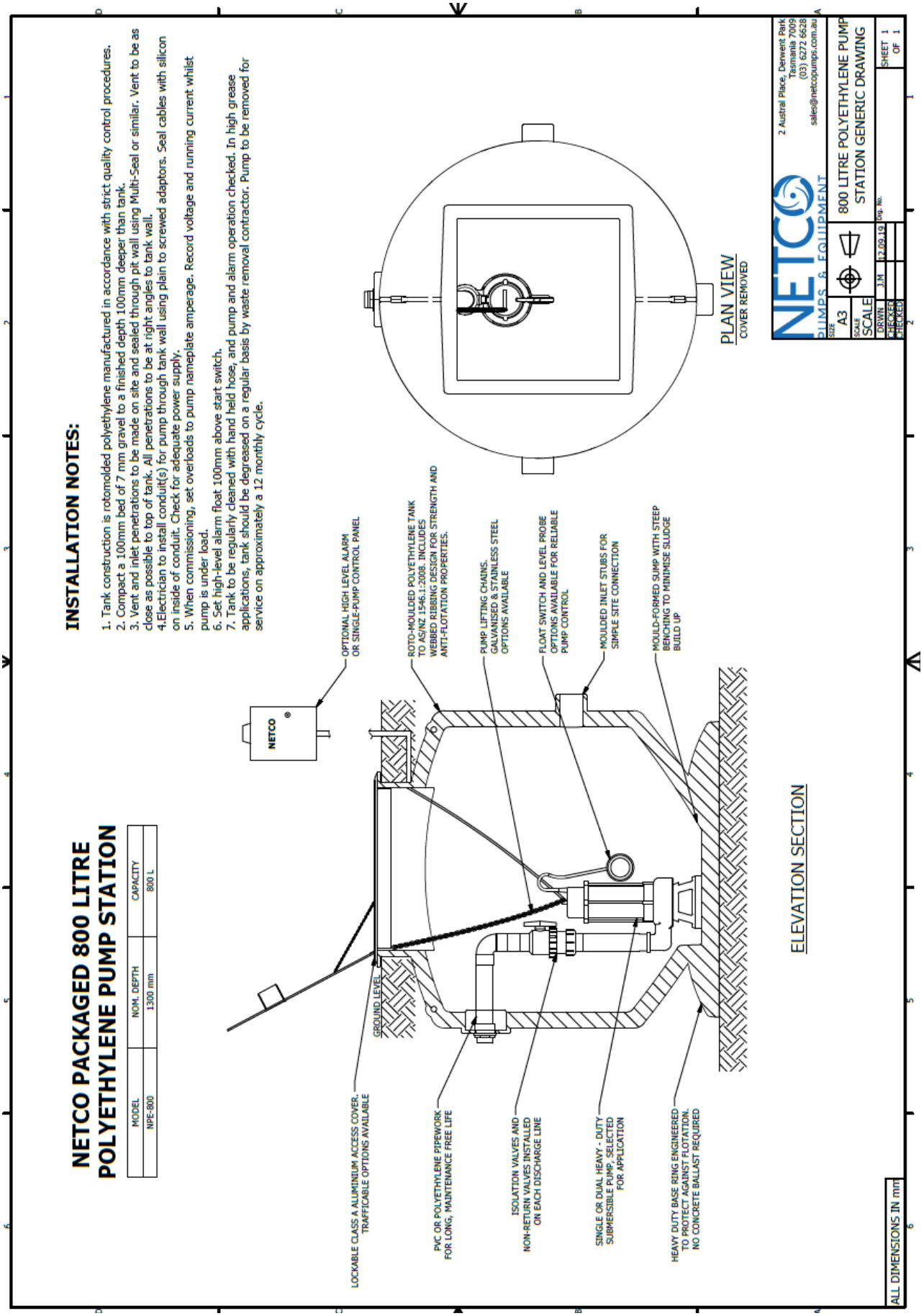


Figure 11 Pump station detail – 2 (800L model)



Figure 12 Zenox ZSC-075-1A cutter pump to be installed

DBC Engineering Trust
A | 11 Lieber Grove, Carrum Downs, 3201
PA | PO Box 8503, Carrum Downs, 3201
T | 03 9775 0094 M | 0419 992 939

Certificate of Compliance

This certificate of compliance certifies that the Netco range of underground waste water Pump Well have been analysed using Finite Element Analysis and found to conform to the requirements of AS1546.1:2008 On-Site Domestic Wastewater Treatment Units: Clause 2.4.11 Loading of tanks.

Detail

Lateral Loads

AS1546.1:2008 requires an Ultimate State Load Factor of 1.5 under an external pressure loading of 11 kPa per metre depth.

The 1600 litre tank with wall thickness 10 mm and external solid rib features 50 mm deep at 200 mm spacing complies with AS1546.1:2008.

The 1220 litre tank with wall thickness 9 mm and external solid rib features 50 mm deep at 200 mm spacing complies with AS1546.1:2008.

The 832 litre tank with wall thickness 7.50 mm and external solid rib features 50 mm deep at 200 mm spacing complies with AS1546.1:2008.

Hydrostatic Uplift

A calculation of the Bouyant Upward Displacement force for each tank, together with the displaced soil arising from the tank lower collar has determined there is adequate soil above the collar to hold the tank in the ground without further hold down structure.

The complete analysis calculation is included in the engineering report "FEA-Netco-UG Tank-02MAR2018.pdf".

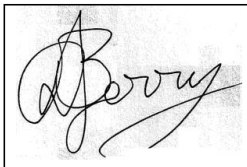
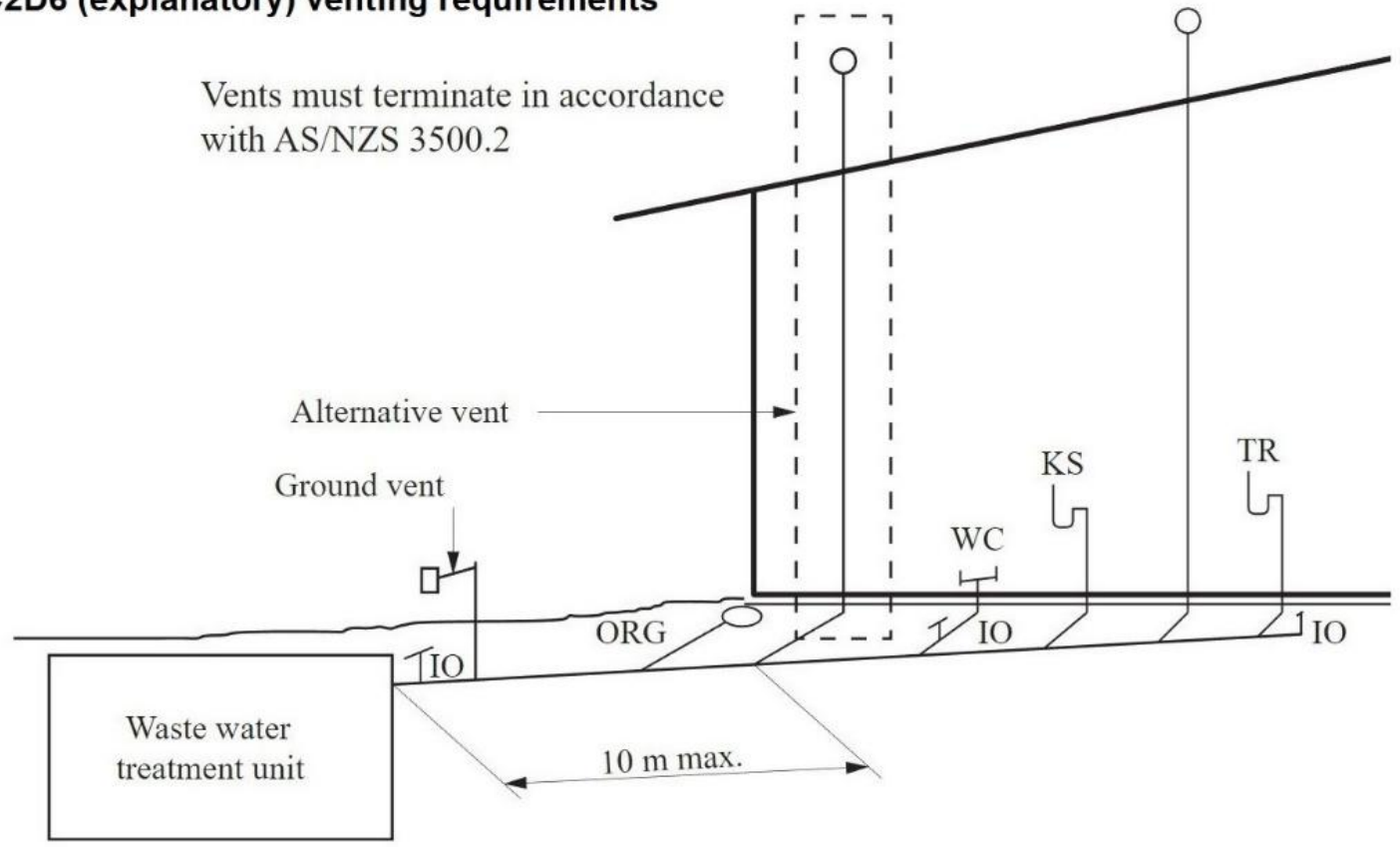
 21FEB2020	Des Berry Dip Mech Eng RMIT MIEA

Figure 13 Netco pumpwell – certification to AS/NZS1546.1, demonstrating compliance with NCC Vol 3 TAS A5G4 (9)

Note: Installation and venting to be in accordance with NCC 2022 Vol 3 TAS C2D6 Venting requirements.

Tas Figure C2D6 (explanatory) venting requirements



Please note: A septic tank ground level vent must not be installed in a gravity charged AES system

Figure 14 Venting requirements for treatment unit and pumpwell

Appendix 5 – Onsite wastewater management system design specifications

1. Existing Super Treat aerated wastewater management system unit to be fitted with a ground vent.
2. Wastewater from the proposed secondary dwelling will discharge via an 800L Netco pumpwell with cutter/macerator pump to the existing Super Treat aerated wastewater management system.
3. Land application area will comprise a single zone of 210m², located as per Site Plan in Appendix 4.
4. Aerobic wastewater treatment unit to be vented in accordance with NCC 2025 Vol 3, Tas C2D6.
5. Supply manifold from aerobic wastewater treatment system to be fitted with a 130µm disc filter.
6. Drip irrigation system is “UniBioline” by Netafim or Toro; 16-17mm OD polypipe with inbuilt 2.0- 2.3L/hr drip emitters, (or similar) laid at 1000mm spacings.
7. Closely mow and lightly rip the existing grassed surface and apply gypsum at 0.5kg/m². Place 100mm of imported sandy loam over the irrigation area, with the irrigation dripper line installed 100mm below the finished ground surface and lawn grass seed spread over the finished soil surface.
8. Dripper line to be laid between Supply and Return manifolds, each comprising 32mm ID, 300Kpa lilac LD polyethylene pipe, as per irrigation area details in Appendix 4.
9. Vacuum breakers connected to highest points on each irrigation area as per attached plan in Appendix 4.
10. All valves and breakers to be placed in valve boxes with lilac screw-down covers flush to finished ground surface.
11. Install check valves as per detail in on-site wastewater management system schematic in Appendix 4.
12. Supply manifold connected to lowest point on irrigation area, return manifold runs from highest point on irrigation area.
13. Manual or automatic flushing valve to be provided in return line, discharging back to secondary settlement chamber of Aerated Wastewater Treatment unit.
14. Ensure that treated effluent is disinfected as necessary, to inhibit growth of nuisance biofilms inside dripper line.
15. Condition and performance of wastewater land application area to be monitored and reported during routine quarterly maintenance inspections.

Exclusion of surface/stormwater

1. Cut-off drain as detailed in Appendix 4 to be installed to intercept groundwater and divert from land application area.

Venting

2. Independent venting of the AWTS unit is to be consistent with NCC 2025 Vol 3 TAS C2D6.

Pump etc specifications:

3. Pumpwell: Netco/Zenox NPE-Series Single-Pump Polyethylene Packaged Sewage Pumping Station model NPE-800-S/S (800L) with Class A pedestrian rated lockable aluminium lid.

4. Pump: Heavy-duty, single-phase, automatic submersible 750W cutter-style Zenox vortex sewage pump model ZSC-075-1A installed in free-standing configuration in the chamber.

5. Pipework: 32mm PN12 lilac or cream PVC pipe with solvent-welded joints, terminating in a single 50mm BSP connection on the side of the chamber wall.

6. Valves: Heavy-duty 50mm PVC Flo-Control combination ball/swing check valve c/w dismantling unions to be incorporated as part of the discharge pipework.

7. Alarm: A Zenox ZLA-240-FM indoor-mounting visual and audible high-level alarm to be supplied c/w 10m level-sensing float switch. The float switch to be mounted in the pump chamber, secured to a fabricated stainless-steel mounting bracket with the alarm operational level factory pre-set. Alarm panel to be located in the kitchen or bathroom area of the existing dwelling.

8. Lifting chain: Heavy-duty 8mm galvanised pump lifting chain to be fitted to pump, complete with Grade 316 Stainless steel lifting shackles. Chain to be fixed to a fabricated stainless-steel mounting bracket in the pump chamber.

9. Access cover: Light-duty, lockable Class A aluminium access cover suitable for pedestrian traffic loading to be supplied and bolted to the top of the chamber to

10. Circuit/pump protection: It is strongly recommended that an Overload Protector be mounted near the power source for the pump; should the pump block, the power will trip, protecting the pump from burning out.

Installation:

1. Location: Adjacent to the proposed secondary dwelling.

2. Pumpwell: Base of excavation and full height of the pumpwell (1300mm) to be encased and set in 150mm thick concrete ballast (equivalent to approximately 1m³), in accordance with the installation manual recommendations.

3. Cover slab: A concrete surround cover slab is to be poured around the access cover. This will seal and secure the unit and provide a neat, serviceable finished surface level.

4. Venting: Pumpwell to be externally vented in accordance with NCC 2025 Vol 3 TAS C2D6. Fit a ground vent to the pumpwell.

L7 CONSTRUCTION TECHNIQUES (AS/NZS1547.2012 On-site domestic wastewater management.)

L7.1 Good construction technique

The following excavation techniques shall be observed so as to minimise the risk of damage to the soil:

(a) Plan to excavate only when the weather is fine;

(b) Avoid excavation when the soil has a moisture content above the plastic limit. This can be tested by seeing if the soil forms a ‘wire’ when rolled between the palms;

(c) During wet seasons or when construction cannot be delayed until the weather becomes fine, smeared soil surfaces may be raked to reinstate a more natural soil surface, taking care to use fine tines and only at the surface;

(d) When excavating by machine, fit the bucket with ‘raker teeth’ if possible, and excavate in small ‘bites’ to minimise compaction; and

(e) Avoid compaction by keeping people off the finished trench or bed floor.

In particular for trenches and beds:

(f) If rain is forecast then cover any open trenches, to protect them from rain damage;

(g) Excavate perpendicular to the line of fall or parallel to the contour of sloping ground; and

(h) Ensure that the inverts are horizontal.

Appendix 6 – Advice to Project manager and installer

Important notes for Project Manager.

It is vitally important to the future of the on-site wastewater management system to avoid damage to soil structure on the site, which would reduce soil permeability, leading to possible early failure of the effluent irrigation area.

Actions that may damage soil structure include:

- Compaction, which reduces soil porosity;
- Smearing, where soil surfaces are smoothed, filling pores and cracks; and,
- The Effluent Irrigation Area must be carefully constructed to ensure its optimal operation.

Project Manager Responsibilities.

The Project Manager must ensure that:

1. Before project construction work commences, the land application area is properly identified on site and barricaded, fenced, roped or taped to prevent unauthorised access. This action should be documented both on the site plan and with the local Council.

2. Vehicles, earth-moving plant etc do not park or manoeuvre on the land application area.

3. The land application area is not used for the stockpiling of construction materials, excavated fill or other materials.

4. All water runoff resulting from the construction of driveways, cut & fill and other excavations is directed to discharge well away from and downslope of the land application area.

Appendix 7 – Loading Certificate and Operation & Maintenance Requirements

A copy of the relevant aerobic wastewater treatment system Certificate of Accreditation and Owners' Manual is to be provided by the supplier; the home owner is advised to print two hard copies of the Accreditation publication, one of which should be submitted to the Council in support of the Special Plumbing Permit Application, and one copy of the Owners' Manual.

Both should be retained and read for familiarisation purposes and the recommendations therein carefully followed to ensure optimal, nuisance free operation of the system with minimal environmental health impacts.

This loading certificate is provided in accordance with Clause 7.4.2(d) of AS/NZS 1547.2012.

Loading Certificate for subsurface irrigation system, servicing the existing dwelling and proposed secondary dwelling at 45B Glen Lea Rd Pontville TAS 7030.

i. **System capacity** (medium-long term) – 7 persons / 1050 litres/day.

ii. **Design criteria summary:**

- Effluent quality – secondary with disinfection
- Soil category - Category 1 (5mm/day DIR)
- Land application system - Subsurface irrigation (see Appendix M of AS/NZS1547.2012)

iii. **Reserve area.**

Effluent treated to secondary standard and irrigated subsurface; ample additional land remains available for use as a reserve land application area.

iv. **Water efficient fittings etc**

Design assumes use of water efficient fixtures and fittings, eg 3L/4.5L flush toilets, 9L/min (max) showerheads, aerator fittings on taps and clothes washing machines/dishwashers with WELS star ratings of 4.5 stars or above. (see http://www.waterrating.gov.au/)

v. **Variation from design flows etc.**

The system should successfully manage additional peak loadings which may result from occasional social gatherings provided that this does not exceed use by more than 30 persons in an 8-hour period or a total of 2 additional visitors temporarily resident (i.e. total of 9 persons) for a period not exceeding 14 days with return period of no less than 42 days. Visitors should be advised of the requirement to minimise time spent in showers; avoid running taps whilst cleaning teeth and other common-sense water conservation measures.

vi. **Consequences of changing wastewater characteristics.**

The home owner should avoid disposing of wastes which would be additional to those normally disposed in a household sewerage system; increases, in organic loadings such as from the use of sink-waste disposal units are to be avoided.

Use of household disinfectants or bactericides in anything more than small amounts and at recommended rates of dilution should also be avoided, as should the disposal of solvents and other chemicals or pharmaceuticals such as antibiotics or antimicrobials which may kill bacteria and other microorganisms required for effective wastewater treatment.

vii. **Consequences of overloading the system.**

Long term use by more than 7 residents or equivalent may result in hydraulic overloading of the irrigation system, run-off of effluent, public and environmental health nuisances, pollution of surface waters etc. Overloading may also result from such uses as residential childcare, home-catering and other wastewater-intensive home-based businesses etc.

viii. **Consequences of underloading the system.**

The system will work effectively with as few as one person in residence, however long periods of zero-occupancy may result in poor functioning of the system when normal use recommences.

If you plan to leave the building unoccupied for more than one month, please advise the maintenance contractor.

Similarly, if occupancy levels are suddenly changed such as if family or friends move in with you, or if usage changes markedly such as when changing from full time occupancy to part time usage, the maintenance contractor should also be advised.

ix. **Consequences of lack of operation, maintenance and monitoring attention.**

The AWTS requires regular 3 monthly maintenance by an authorised, trained technician, undertaken in accordance with a written maintenance contract. (Or at intervals specified in the aerobic wastewater treatment system unit's Certificate of Accreditation.)

Consequences of failure to observe the regular maintenance requirements may include any of the following:

- Spread of infectious diseases to your family and neighbours.
- Nuisance and unpleasant odours.
- Pollution of waterways, streams, beaches and shellfish beds.
- Contamination of bores, wells and groundwater.
- Excessive and unsightly weed growth.
- Alteration of local ecology

Operation & Maintenance Requirements

- Aerated wastewater treatment system unit and irrigation area etc to be subject to a maintenance agreement with quarterly maintenance visits by a suitably qualified and experienced person, in accordance with the Director's Determination - Accreditation and Maintenance of Plumbing Installations 2016
- Ensure that the AWTS unit is desludged by an authorised contractor at five yearly intervals. Failure to do this at the required frequency may result in carry-over of solids into the aerobic wastewater treatment and irrigation systems, causing failure of the land application area, which may then require expensive reconstruction works.
- Discourage access by visitors or pets to the land application area.
- Livestock should not be allowed on or near the irrigation area; if such animals are kept, the land application area should be fenced off to prevent system damage and/or soil compaction.
- Do not allow vehicles on or near the land application area.
- Keep the surface and sub-surface cut-off drain above the land application area open and clear of debris to prevent rainwater flowing into the land application area.
- Problems may occur with systems which have not been properly maintained and where absorption areas have become blocked or clogged. The warning signs are obvious and include:

- Effluent land application area is wet or soggy with wastewater ponding on the surface of the ground.

- "Sewage" smells near the aerobic wastewater treatment system.



Are you purchasing a new aerated waste water treatment system?

This guide will help you to choose the best system and contractor to suit your needs. Read on for handy tips and information designed to help you make an informed investment choice.



PROCESS IN BRIEF

Property requires an aerated waste water treatment system solution.

↓

Property owner engages an accredited designer to design a system to suit the owners land.

↓

Owner decides what brand of aerated waste water treatment system they wish to have.

↓

Design completed and submitted to council for approval.

↓

If system design is approved a plumbing permit will be issued to the owner by council.

↓

A licensed plumbing contractor is engaged by the owner to install the system.

↓

System is installed as per the approved plumbing permit or design.

↓

Installation is inspected by the designer upon completion and a completion certificate is sent to council to confirm the installation meets with the design requirements.

↓

Owner must enter into a maintenance contract with a service contractor and notify the council of such. The owner must also provide council with a copy of the maintenance contract.

↓

Quarterly servicing begins.

Department of Justice
Consumer, Building and Occupational Services
PO Box 56, Rosny TAS 7018
P: 1300 65 44 99
E: cbosinfo@justice.tas.gov.au
W: www.justice.tas.gov.au

This guide is a resource and reference document and is for general information only. Published April 2016

CBOS
Consumer Building and Occupational Services



A GUIDE TO PURCHASING, INSTALLING & MAINTAINING AERATED WASTE WATER TREATMENT SYSTEMS

Department of Justice
Consumer, Building and Occupational Services

Tasmanian Government

OWNERSHIP

- Purchasing, installing and maintaining a waste water treatment system can be a significant up-front investment, and will have ongoing maintenance costs. We recommend that you choose a system and maintenance contractor which best suits your needs.
- An aerated waste water treatment system accepts normal domestic household waste from toilets, basins, showers, baths and kitchen sinks. It is designed to treat the waste and then distribute treated waste water on site to the garden area.
- It is important to understand that this treated water is not suitable for vegetable gardens or fruit trees or any other produce producing plants
- Even after treatment of the waste water, bare skin contact and contact by pets and livestock should be avoided.

WARNINGS

- Waste water treatment systems that are not working or are working incorrectly can be a serious health hazard.
- Ponding of water and leaking waste water distribution systems should be rectified immediately.
- Keep pets and children clear of waste water distribution areas.

RESPONSIBILITIES

- You, as the owner, will be responsible for the overall operation and monitoring of your system and for making sure the scheduled maintenance is carried out at regular intervals, such as quarterly.
- Your local council will issue a plumbing permit – with permit conditions attached – for your new installation. As long as you own the property you will be responsible for making sure these conditions are met.
- We recommend that you choose a suitable maintenance contractor to work with you to ensure you meet the permit conditions. Perhaps ask other owners who services their system.

INSTALLATION

- Before your system can be installed, an accredited designer will need to complete a design for the waste water system including the irrigation area. The design will require approval from your local authority (council).
- A licensed plumber must be used to install your waste water management system.

CHOOSING YOUR SYSTEM

- There are various waste water systems on the market for you to choose from. Ask your local council, accredited designer or plumbing contractor for some advice on a suitable system.

MAINTENANCE

- Aerated waste water treatment systems require regular maintenance, usually 4 services per year.
- Servicing needs to be carried out by a qualified person (ask your local council for a list of suitable maintenance contractors).
- You will need to enter into a formal maintenance contract with the maintenance contractor.
- You will need to agree on the service costs with the maintenance contractor. This amount should be contained within a Maintenance Service Contract.
- The local council will require a copy of the formal contract once it's been agreed to and signed by both parties.
- The local council will require a 'receipt of servicing' from your contractor after every service.
- You, as the owner, will also receive a copy of this service receipt.
- Generally a service of a typical aerated waste water treatment system takes between 0.5-1.0 hour to complete correctly.

MAINTENANCE CONTRACTORS AND CONTRACTS

- Seek good advice and be prepared to speak with more than one maintenance contractor.
- Maintenance contractors differ when it comes to terms and conditions within a contract, and these terms and conditions are often negotiable.
- You may wish to change contractors or your circumstances may change, which could require you to terminate the contract. Be aware that contractors offer varying exit options from the contract, and make sure you compare the contract exit options when deciding on a contractor.
- Contractors offer varying lengths of time for which the contract is active. You should compare contract lengths to ensure you are entering a contract with a timeframe appropriate for you.
- Make sure you understand all of the terms and conditions prior to signing the contract.
- Ensure that your contract contains all the basic terms including price, services to be provided and service intervals.



Clockwise from above: Example of an aerated waste water system being delivered. Example of a typical installation. Example of regular maintenance.

Appendix 8 – Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM — Section 321

Form 55

To: Nicholas Ackerley and Katie Calvert (Owner /Agent)
45B GLEN LEA RD PONTVILLE TAS (Address)
7030 (Suburb/postcode)

Qualified person details:

Qualified person: Kris Taylor
Address: 445 Macquarie Street
South Hobart 7004
Phone No: 0476 595 889
Fax No:
Licence No: NA
Email address: kris@envirotechtas.com.au

Qualifications and Insurance details: Bachelor of Science with honours in geology, 25 years environmental geology experience, PI Insurance to $2,000,000 in environmental geology *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*

Speciality area of expertise: Site and soil evaluation and land application system design* *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work

Address: 45B Road
Pontville 7030
Lot No: 1
Certificate of title No: 189251/1

The assessable item related to this certificate: Site and soil evaluation for wastewater management

(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: On-site wastewater management *(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 items, 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

Director of Building Control – Date Approved 1 July 2017 — *Building Act 2016* - Approved Form No. 55

In issuing this certificate the following matters are relevant –

nents:	AS/NZS 1547. 2012: On-site domestic-wastewater management.
Relevant calculations:	
References:	AS/NZS 1547.2012: Onsite Domestic Wastewater Management. Directors Guidelines for on-site wastewater management systems

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

Site And Soil Evaluation and Design for an Onsite Wastewater Management System at 45B Road - Pontville by Richard Mason, Onsite Assessments Tas and Kris Taylor, Environmental and Engineering Geologist of Enviro-Tech Consultants Pty. Ltd., Dated 24 October 2026.

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:	*Signed*	*Certificate No*	*Date*
			24/10/2026

Director of Building Control – Date Approved 1 July 2017 *Building Act 2016* - Approved Form No. 55

Appendix 9 – Form 35

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Nicholas Ackerley and Katie Calvert *Owner name*
45B Glen Lea Road *Address*
Pontville 7030 *Suburb/postcode*

Designer details:

Name:	Richard Mason	Category:	Hydraulic Restricted
Business name:	Onsite Assessments Tas	Phone No:	0418 589 309
Business address:	20 Adelong Drive		
	Kingston 7050	Fax No:	
Licence No:	CC6057T	Email address:	

Details of the proposed work:

Owner/Applicant	Nicholas Ackerley and Katie Calvert	Designer's project reference No.	n/a
Address:	45B Glen Lea Road	C/T No:	189251/1
	Pontville 7030		

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

Description of work:

On site wastewater management system

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

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

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

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

Other details:
AWTS with subsurface irrigation system.

Director of Building Control - date approved: 2 August 2017 *Building Act 2016* - Approved Form No 35

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: Appendix 4	Prepared by: Kris Taylor	Date: 24/10/2026
Schedules:	Prepared by:	Date:
Specifications: Appendix 5	Prepared by: Kris Taylor	Date: 24/10/2026
Computations: Pages 5-6.	Prepared by: Richard Mason	Date: 24/10/2026

Standards, codes or guidelines relied on in design process:

AS/NZS1547.2012 On site domestic waste water management

National Construction Code 2022 Vol 3

Director's Guidelines for On-site Wastewater Management Systems, Director of Building Control (Tasmania), 2017.

Any other relevant documentation:

Site & soil evaluation and design report - Proposed Improvements to On-Site Wastewater Management System - 45B Glen Lea Road, Pontville, by Richard Mason, Onsite Assessments Tas and Kris Taylor, Environmental & Engineering Geologist of Enviro-Tech Consultants Pty. Ltd, dated 24/10/2026

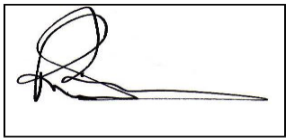
Form 55, dated 24/10/2026, certifying Site & Soil Evaluation etc Report.

Attribution as designer:

I, **Richard Mason** 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:	Richard Mason		24/10/2026
Licence No:	CC6157T		

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.

Director of Building Control - date approved: 2 August 2017 *Building Act 2016* - Approved Form No 35

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

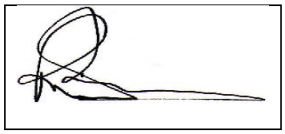
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [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 is 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 .....Richard Mason..... 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:	Richard Mason		24/10/2026