

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE
ONLY

Application Number PA2026254
Assess No: A4595
PID No: 7128672

Applicant Name:	RCC Design Pty Ltd				
Applicant Contact Name					
Postal Address:					
Contact Phone:	Home		Work		Mobile
Email Address:					

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
 - a) Floor plans ☐
 - b) Elevations (from all orientations/sides and showing natural ground level and finished surface level) ☐
 - c) Site Plan showing: ☐
 - Orientation
 - All title boundaries
 - Location of buildings and structure (both existing and proposed)
 - Setbacks from all boundaries
 - Native vegetation to be removed
 - Onsite services, connections and drainage details (including sewer, water and stormwater)
 - Cut and/or Fill
 - Car parking and access details (including construction material of all trafficable areas)
 - Fence details
 - Contours
4. Other: ☐

If submitting plans in over the counter please ensure they are A3.

Application Number: Application Number

APPLICANT DETAILS

Applicant Name:	RCC Design Pty Ltd
-----------------	--------------------

Note: Full name(s) of person(s) or company making the application and postal address for correspondence.

LAND DETAILS

Owner/Authority Name: (as per certificate of title)	Philip Cassidy
--	----------------

Location / Address:	61 Everest Rd, Exeter 7275
---------------------	----------------------------

Title Reference:	123448/1
------------------	----------

Zone(s):	Rural Living
----------	--------------

Existing Development/Use:	Residential
---------------------------	-------------

Existing Developed Area:	
--------------------------	--

Are any of the components in this Application seeking retrospective approval? E.g. Use and/or development that has commenced without a Planning Permit.	YES ☐
	NO ☒

(If yes please specify the relevant components):

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: Long term dwelling			

Development Type:	Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: New building			

New or Additional Area:	40
-------------------------	----

Estimated construction cost of the proposed development:	\$100,000
--	-----------

Building Materials:	Wall Type:	Colour:
	Roof Type: Colorbond Custom Orb	Colour: Low reflectance colour

Application Number: _____ Application Number _____

APPLICANT DECLARATION

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Name (print)

Signed

Date

Applicant: *As the applicant, I declare that I have notified the owner of my intention to make this application and that the information contained in this application is a true and accurate representation of the proposal,*
(if not the owner)

Name (print)

Signed

Date

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

**Crown
Consent**
(if required)

Name (print)

Signed

Date

**Chief
Executive
Officer**
(if required)

Name (print)

Signed

Date

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

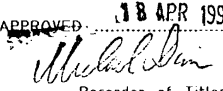
Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

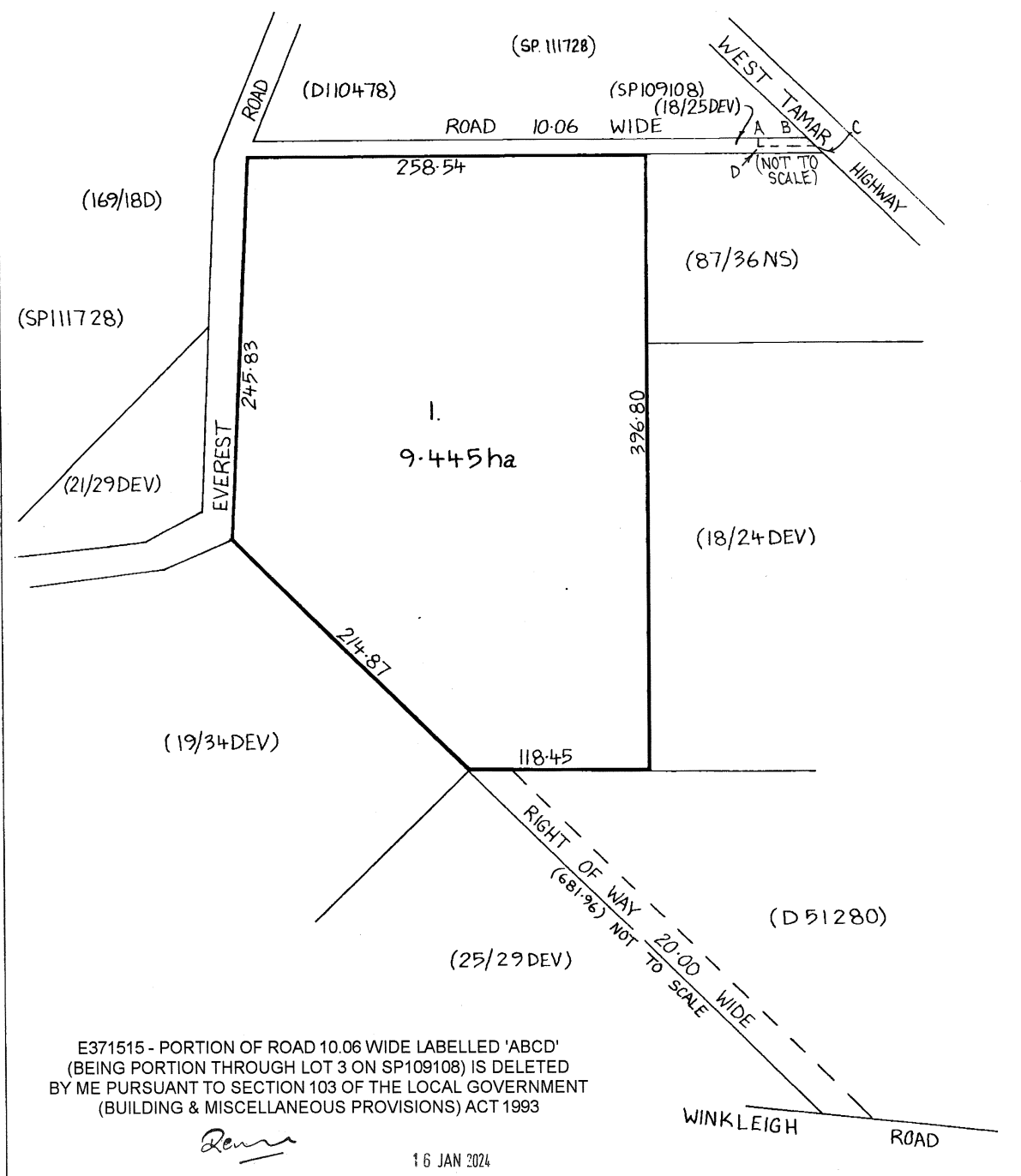
Name (print)

Signed

Date

OWNER FOLIO REFERENCE FR 216959-1 GRANTEE		PLAN OF TITLE LOCATION DEVON ST. MICHAELS FIRST SURVEY PLAN No. COMPILED BY LTO SCALE 1: 2500 LENGTHS IN METRES		REGISTERED NUMBER P 123448 APPROVED 18 APR 1996  Recorder of Titles			
MAPSHEET MUNICIPAL CODE No. 129		LAST UPI No 4102944		LAST PLAN No. 222/11D		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN



E371515 - PORTION OF ROAD 10.06 WIDE LABELLED 'ABCD' (BEING PORTION THROUGH LOT 3 ON SP109108) IS DELETED BY ME PURSUANT TO SECTION 103 OF THE LOCAL GOVERNMENT (BUILDING & MISCELLANEOUS PROVISIONS) ACT 1993


 RECORDER OF TITLES

16 JAN 2024
 DATE

A 143

Philip Cassidy
61 Everest Road, Exeter
New Granny Flat

- A01 Cover
- A02 Site Plan
- A03 Floor Plan
- A04 Elevations

Project details:

Land Title Reference Number: 123448-1
Planning Zone: Rural Living

Design Wind Speed: N2
Climate Zone: 7
Soil Classification: ?
BAL Level: ?

Other Hazards:
Priority vegetation area, Waterway and coastal protection area, Bushfire-prone areas.

Area:
Land: 9.445ha
New Floor Area: 40m²

Works to be in accordance with
2022 HP and Volume 2.
Refer to AS1684.2 for connection details

Project Number: 2526-36
Date: 09.06.2026

Works to be in accordance with
2022 HP and Volume 2.
Refer to AS1684.2 for connection details

- GENERAL NOTES:
- 1. Check all dimensions, boundaries, easements and service locations on site
 - 2. All work shall comply with the current Tasmanian Building Regulations and relevant current Australian Standards, particularly AS2870 (residential slabs and footings) AS3700 (unified masonry code) AS3600 (concrete structures)



SITE PLAN
Scale 1:2000

Philip Cassidy
61 Everest Road, Exeter
New Granny Flat

Project Number: 2526-36

Date: 09.06.2026

Project Status: DA

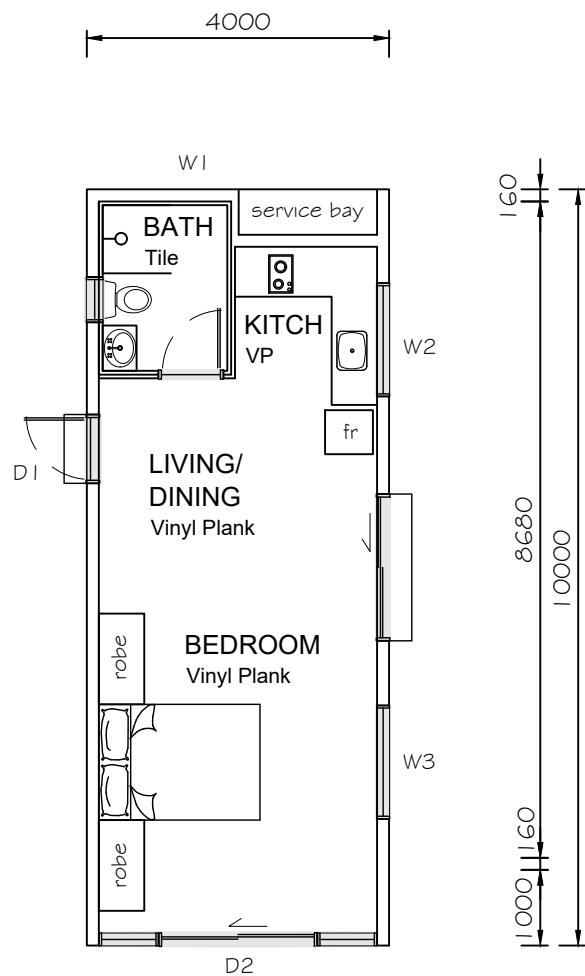
Designed/Drawn: RC


SITE PLAN
Scale: as noted at A3

Page
A02
of 4

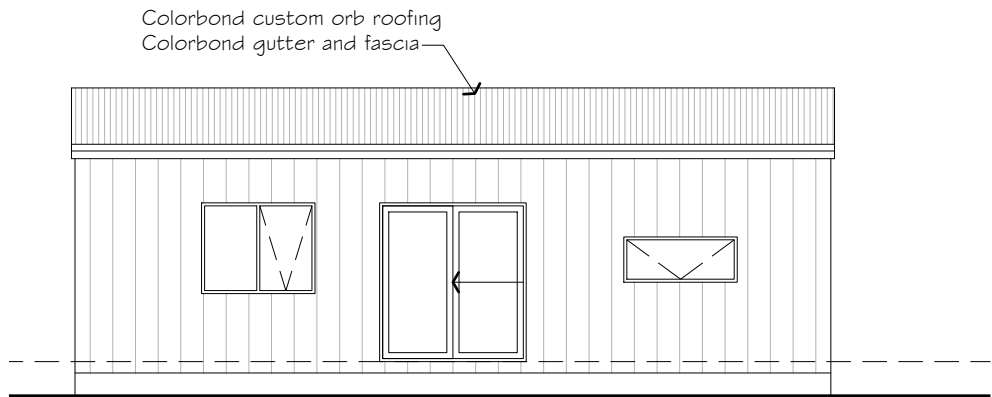
Rosene Cox
BUILDING DESIGN & DRAFTING
e.rosene.cox@gmail.com Mob. 0418 171 074
12 Jackson St ABN 84 634 774 986
Wynyard TAS 7325 TCC No. CC5197 G

Works to be in accordance with
2022 HP and Volume 2.
Refer to AS1684.2 for connection details

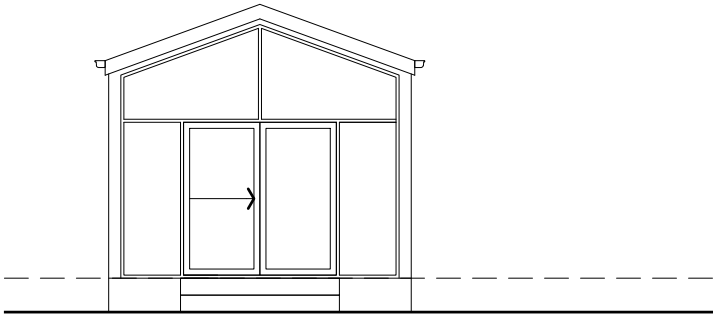


FLOOR PLAN
SCALE 1:100

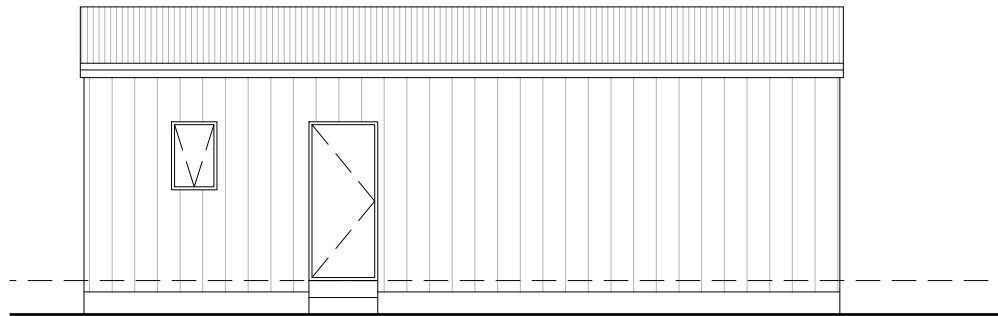
Works to be in accordance with
2022 HP and Volume 2.
Refer to AS1684.2 for connection details



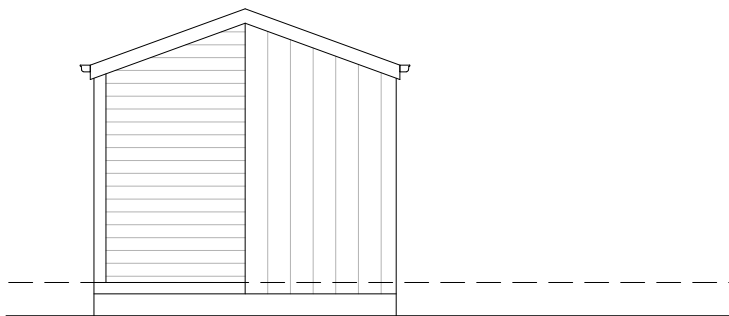
NORTHERN ELEVATION
Scale 1:100



EASTERN ELEVATION
Scale 1:100



SOUTHERN ELEVATION
Scale 1:100



WESTERN ELEVATION
Scale 1:100

Site & soil evaluation and onsite wastewater management system design report – additions to onsite wastewater management system at

61 Everest Road, Exeter TAS 7275



Richard Mason, Onsite Assessments Tas

20 Adelong Drive, Kingston

richardmason@iprimus.com.au

Mobile 0418 589309

SITE AND SOIL EVALUATION REPORT

BACKGROUND

This report and design information has been provided in order to assist the client in considering suitable options an on-site wastewater management servicing a proposed secondary residence

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, pursuant to the Building Regulations 2016.

Please note:

This design is provided as a Deemed to Satisfy proposal, consistent with Clause A2G3 NCC 2022 Vol 3.

Part 1 Site & Soil Evaluation

Location: 61 Everest Road, Exeter TAS 7275

PID: 7128672

CT: 123448/1

Owner: Phillip Cassidy

Project Summary: New on-site wastewater management system to service a proposed secondary residence

The soils on this site are dominated by Category 1 A-B, derived from in-situ weathering of underlying sandstones; the system will comprise a new septic tank, and pumpwell servicing the secondary residence only.

The pumpwell will be positioned to received redirected drainage from the septic tank servicing the main residence, in the event of failure of the existing in-ground absorption system, there being ample area for additional absorption beds/trenches in the on-site wastewater management system land application area.

The new septic tank and pumpwell will discharge to a single absorption bed, sized for the application of primary treated household wastewater effluent.

The site is underlain by highly permeable soils, is well drained, gently sloping and has large horizontal separations from surface water and boundaries; predicted wastewater loadings are quite modest; it is therefore considered that site limitations for sustainable operation of an on-site wastewater management system are minimal.

Planning Scheme requirements:

Tasmanian Planning Scheme, Table 3.1 Planning Terms and Definitions, describes secondary residence as meaning:

“...an additional residence which is self-contained and:

- (a) has a gross floor area not more than 60m²;*
- (b) is appurtenant to a single dwelling;*
- (c) shares with the single dwelling access and parking, and water, **sewerage**, gas, electricity and telecommunications connections and meters; and*
- (d) may include laundry facilities...”*

There is no sewerage connection to these premises, (just as there are no gas or water connections).

Sewerage is not defined by either the Tasmanian Planning Scheme, the Building Act, the Building Regulations, or the NCC 2022.

AS/NZS 1547:2012 Domestic on-site waste-water management defines “Sewerage” as:

“The network of collection drains carrying domestic wastewater or effluent away from properties for off-site treatment.”

The Water and Sewerage Industry Act 2008 defines a sewerage system as meaning:

“... the pipes, fittings, meters and other connected accessories required for or incidental to the discharge or conveyance of sewage to a regulated entity's sewerage infrastructure, but does not include the regulated entity's sewerage infrastructure;”

Common law generally defines a sewer as *a pipe which conveys sewage and/or surface water runoff from more than one property.*

Given the definitions for “sewerage” provided in both Statute and Common Law, it is evident that premises without a connection to an off-site TasWater sewer, which are serviced by an on-site wastewater management system, do not meet the criteria for a common connection to “sewerage” as provided for in the Tasmanian Planning Scheme definition of a secondary dwelling; there is therefore no requirement for the new secondary dwelling to be connected to the existing septic tank which services the primary dwelling as connection to the existing on-site wastewater management system is not a sewer.

It is not unusual for a single premises to be serviced by more than one septic tank and land application area, for example where a development contains proposed alterations and additions which cannot drain to the existing on-site wastewater management system components due to topographical or construction constraints. The separate components are together, regarded as a single system and would be administered via a single plumbing permit application and a single plumbing permit.

Approximate site area: 9.4Ha.

Soil Category:

(as per AS/NZS 1547-2012)

A Horizon **1**,...2,...3,...4,...5,...6

Modified Emerson Test Required? N

B Horizon 1,...2,...3,...4,...**5**,...6

Soil Profile:

A Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50mm OD x 2.0m) was used to obtain undisturbed soil cores or soil depth information in the vicinity to the proposed land application area; this being considered sufficient to provide a representative picture of soil conditions.

1. A₁ Horizon: 0-200mm: sandy loam, reddish brown 2.5YR 3/1, damp, moderate structure, fine roots, Category 2.
2. A₂ Horizon: 200-1200mm: sand, pinkish white 7.5YR 8/2, damp. loose, massive, Category 1.
3. B Horizon: 1200-1800mm: light sandy clay, yellow 10YR 7/8, damp to moist with depth, firm, moderate platy structure, Category 5

Water table or refusal were not intercepted.

Measured or Estimated Soil Permeability (m/d)

Estimated from textural classification.

A & B Horizon 3-5m/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.)

A Horizon

Absorption trench/bed – 20mm/day

Mound – 24mm/day

AWTS to in-ground absorption bed – 50mm/day

Secondary treatment system (AWTS) with irrigation – (DIR) 5mm/day.

Topography

Slopes: The proposed new land application area slopes of 9° to the East.

Drainage lines / water courses: Nearest downslope surface water is a minor creekline tributary of Stoney Creek, lying approximately 300m downslope, to the East.

Given the site location, the soils and the intervening topography is little risk that overland flows resulting from failure of absorption beds would reach the nearby creekline by overland flow; horizontal separation is consistent with Acceptable Solutions, provided by the Director's Guidelines for on-site wastewater management systems 2017, ("the Director's Guidelines".)

Vegetation: Introduced Northern hemisphere deciduous trees and conifers with herbaceous understorey in cleared areas. The proposed new land application area is cleared of significant trees.

Site History (land use)

The site has been cleared and developed for mixed agricultural and medium density residential use.

There are no known previous land uses on the site which could compromise its suitability for installation and operation of an onsite wastewater management system.

Site Exposure and Climate.

Aspect: Easterly, gentle slopes - site is exposed to shaded sun throughout most of the day.

Pre-dominant wind direction:

North-west to south-westerly.

Climate: Mild damp climate, with significant rainfall each month, varying from 38mm to 88mm (average) totalling 721mm/year (Launceston); with maximum daily average temperature of 24.6°C and lowest average maximum of 12°C, giving an annual potential evapotranspiration (ET) of 1000mm. Annual PPET on this site is predicted to exceed average rainfall by 300mm.

Environmental Issues

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

There is little nutrient sensitive vegetation on or close to the site, which has been established as garden landscaping and pasture for grazing by horses.

Geology: Shown on LISTmap geological layer as comprising Permian aged sandstones (Clog Tom Sandstone).

Slope Stability

Whilst the proposed land application area has slopes as steep as 9°, there is no evidence of slope instability. The site is unaffected by any Landslide overlay under the Tas Planning Scheme.

Drainage/Groundwater

The soil surface and deep profile were well drained.

Water table was not encountered to 1800mm depth; soil profile from 1800mm depth was moist; given minimum capillary rise of 300mm in sandy clay soils, it is considered unlikely that groundwater is present within 2100mm of the surface.

The NRE Tas Groundwater Information Access Portal does not show any known water supply boreholes within 1000m of the site.

Primary and Reserve Land Application Area

The new land application area will be located approximately 45m down-slope and east of the existing house and 10m+ upslope from the internal fenced boundary with the grassed farm paddocks; there is ample area available for the installation of additional absorption beds should this be required in the future.

Water Supply

Mains water supply.

Existing on-site wastewater management system.

The existing 3-bedroom house (primary residence) is serviced by an existing septic tank system which was likely installed and comprises a 2500-3000L GRP septic tank, (likely a 1980s-1990s Gutz model) apparently discharging to one or more absorption trenches likely located in the treed and landscaped approximately 10-15m downslope of the main residence.

Given its age and the size of the existing septic tank, the existing septic tank system, whilst performing satisfactorily under present loadings, is unlikely to be suitable for receiving any increased wastewater loadings arising from the construction of a secondary dwelling; extending or improving said system may not be feasible due to terrain limitations and would be highly destructive of the existing trees and landscaping.

It is therefore proposed to install a secondary septic tank system, with pressure discharge (via pumpwell) to a new land application area located as per above, in a deep sandy soil profile, considered well suited to land application of septic tank effluent.

Part 2 – On-site wastewater management system design

On Site Wastewater Management System Options.

The site is suitable for the installation and sustainable long-term operation of a septic tank discharging to an in-ground absorption system.

Loadings.

The development will comprise a new 1-bedroom unit, with design occupancy of 2 persons, each with per capita wastewater hydraulic loading of 150L/day; providing a total hydraulic design loading estimated at 300L/day. This assumes mains water supply. See Loading Certificate in Appendices.

Primary treatment

All wastewater from the secondary residence will be directed to 3250L capacity Bloo septic tank, discharging to the new land application area via a 1200L capacity pumpwell; larger pumpwell capacity selected to provide 24 hours+ storage for future house connection (3 bedrooms) as well as proposed 1-bedroom secondary residence.

Pumpwell etc (Deemed to satisfy)

The surface irrigation system will be pressurised via an 1200L Netco pumpwell, with Zenox ZSV 015 (150W) pump.

The Netco pumpwell is certified as compliant with AS/NZS1546.1 2008 and therefore satisfies NCC 2022 Vol 3, TAS A5G4(9) (see Appendix 4 of this report).

NCC Vol 3 TAS A5G4(9) states:

(9) A holding tank or collection well for use in a plumbing or drainage installation may be verified as meeting the Performance Requirements of the Director of Building Control if it complies with AS/NZS 1546.1.

Adopted DLR

A maximum DLR of 20mm/day (Category 1 soil) is adopted.

Linear loading rate

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 risk of surface breakout of effluent.

An overall trench/land application area length of 12.5m parallel with the contour, provides a conservative Linear Loading Rate of 24L/m/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 87L/m/day, assuming strongly structured Category 1 soil, with an unsaturated soil depth >610mm and >10% slope.

Table 2.4 of the NSW Guidelines is based on the findings of a paper by Tyler, Convers and Parker of University of Wisconsin and published in Lake and Reservoir Management (*E. Jerry Tyler, James C. Converse & Dale E. Parker (1986) SOIL SYSTEMS FOR COMMUNITY WASTEWATER DISPOSAL—TREATMENT AND ABSORPTION CASE HISTORIES, Lake and Reservoir Management, 2:1, 391-396, DOI: 10.1080/07438148609354663*)

(See <https://doi.org/10.1080/07438148609354663>)

Wastewater Land Application Area.

Absorption Trench required basal area (minimum)

= daily wastewater loading / Design loading rate for 1^o treated effluent, Cat 1 soil

= 300 litres per day / 20mm day

= **15m²** (ie 1 x absorption bed 12.5m long x 1.2m wide x 0.45m deep).

Cut-off drainage

Effective cut-off drainage is required; see Appendix 4 for details.

Part 3 - Regulatory Compliance.

Director's Guidelines for onsite wastewater management systems (2017).

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 Category 1 soil, 1 bedroom. 50m² land application area is available.
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: (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	P1 An onsite wastewater management system including the land application area for non-residential building must satisfy all of the following: 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	n/a

	criteria specified in clause 7.1.	
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.	n/a
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; 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.	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) New land application area is approximately 45m+ from closest building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:	A2(a) Land application area is 300m+ from downslope surface water.

(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.	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.	
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(a) Land application area is 60m+ from closest 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.	A4 No known water supply boreholes within 300m of site.
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(a) Groundwater is considered unlikely to be present within the regolith on this site. Groundwater or evidence thereof, not struck to 1800mm and given soil moisture characteristics, it is considered that minimum depth to groundwater is likely 2.1m or deeper,

		providing 1.65m separation from base of 0.45m deep absorption bed.
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 P6 (a) Vertical setback must be consistent with AS/NZS1547 Appendix R. A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	P6 Limiting layer not struck to 1.8m; vertical separation from base of 0.45m deep bed is 1.35m. Vertical separation is consistent with Appendix R. Low linear loading on land application area minimises risk of absorption trench failure.
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 Note: Part 6 of the Building Act 2016 specifies	P7 Septic tank systems do not usually cause odour/noise/aerosol nuisance

Consistency with Appendix R, AS/NZS1547.2012 – recommended setback distances for land application systems.

Appendix R of AS/NZS1547.2012 (“the Standard”), provides, via Table R1, a range of acceptable setback distances from potentially sensitive site features, including surface water, property boundaries and impermeable soil or rock formations.

The applicable ranges of setback distances are varied according to site constraint factors in Table R2 and referenced in R1, as relevant against each site feature.

Table R2 provides a constraint scale (from lower to higher), for each constraint item.

The constraint factors etc relevant to this proposal, together with commentary are provided below:

- **Hardpan/bedrock** – Vertical separation of base of proposed land application area from bedrock is at least 1.35m.

Table R1 vertical setback distance from hardpan/bedrock is 0.5 -> 1.5m with site constraint factors A, C & J identified.

- **A – microbial effluent quality**; range (low to high constraint) 10cfu - 10⁶ cfu/100mL.

Wastewater will not be disinfected with likely effluent quality of 10⁵-10⁶ cfu/100mL.

*Microbiological effluent quality therefore falls into the **high constraint** range.*

- **C – Groundwater**

Category 5 & 6 soils, low resource/env value groundwater (low) ----> Category 1 & 2 soils, gravel aquifers, high resource/env value (high).

*Category 1 soil profile, shallow groundwater not present, deep groundwater aquifer not known to be present – no boreholes in vicinity - **moderate constraint**.*

- **J – Application method**

Drip or subsurface ----> surface application

*Effluent to be applied subsurface – **low constraint**.*

Given that low and moderate constraint issues exceed high constraint issues, it is considered that the proposed horizontal separation to potential limiting is consistent with Appendix R of the Standard.

Linear loading rate analysis indicates that land application area basal area vertical separation to bedrock/refusal minimises potential for effluent mounding in the soils underneath and downslope of the land application area, thus also minimising risk of surface breakout of effluent.

Risk assessment

This proposal meets all Acceptable Solutions under the Guidelines, with the exception of 7.P6; the risk assessment process below as per Clause 5.5.3.2 of AS/NZS1547.2012 is therefore limited to consideration of this issue.

Risk assessment

Each identified environmental aspect is subject to a qualitative risk analysis based on likelihood and consequences of environmental impact. The risk analysis matrix is as follows:

LIKELIHOOD	CONSEQUENCES				
	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.

Issue	Potential impacts	Likelihood	Consequence	Risk rating	Risk reduction measure (RRM) / factors	Rating after adoption of RRM
OSWMS component						
Vertical separation to limiting layer (<1.5m)	Saturation of soil beneath base of bed	C	3	M	Low linear loading rate.	Low

Date of Site Visit: 03/07/2026.

Weather Conditions:

Mild and dry on day site visit, 25mm of rain fell at Launceston in the previous 24 hours, with 135mm falling since 01/06/2026.

Statement.

I certify that this Site and Soil Evaluation and Design for an on-site wastewater management system for the proposed residential development at 61 Everest Road, Exeter has been undertaken in accordance with the relevant provisions of AS/NZS 1547:2012. Onsite Domestic Wastewater Management.

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

This report is copyrighted to me as the author. I authorise Phillip Cassidy, West Tamar Council and their respective agents and/or employees to make copies of this report for personal and internal office use only. It is not to be published or reproduced for the benefit of third parties 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

This report remains the property of Onsite Assessments Tas. (OAT). It must not be reproduced in part or full, or used for any other purpose without written permission of OAT. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose OAT accepts no responsibility for such other use. Forms 55 and 35 are not transferable to another body, developer or landowner without consultation (reissue) from OAT. The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building, Plumbing or Development Application without further consent of OAT.

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.

Copyright: The concepts & information contained in this report are the Copyright of Onsite Assessments Tas.

SITE ASSESSOR AND SYSTEM DESIGNER

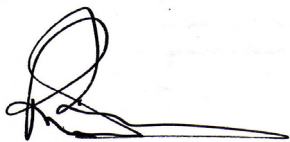
NAME: Richard Mason, Environmental Health Professional and Building Services Designer Hydraulic Restricted CC6157T

NAME OF ORGANISATION: Onsite Assessments Tas

ADDRESS: 20 Adelong Drive, Kingston, Tasmania, 7050

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

SIGNED:

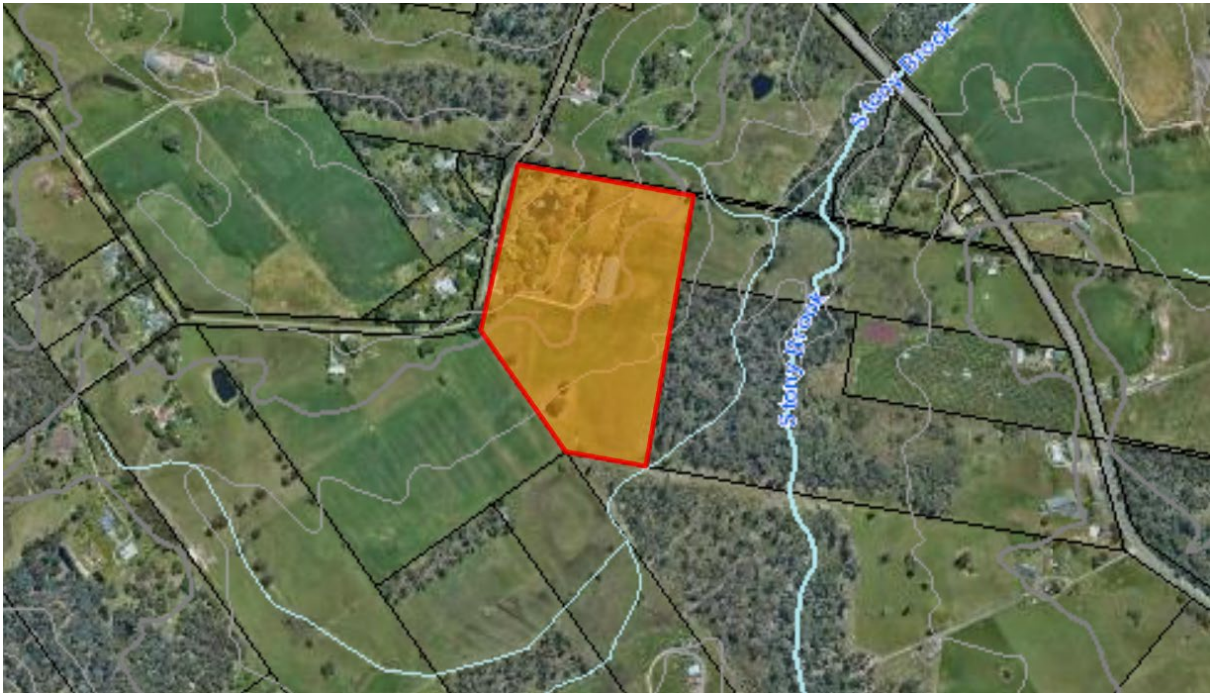


DATED: 11/08/2026.

APPENDICES

1 - Site Location	18
2 - Site photos	19
3 – Soil testing	20
4 – Design plans	21
5 – Design specifications.	31
6– Advice to Project manager and installer	34
7 – Loading Certificate and Operation & Maintenance Requirements	36
8 – Form 55	39
9 – Form 35	41

Appendix 1 - Site Location



Appendix 2 – Site Photos



(above) views of proposed land application area.

Appendix 3 – Soil testing

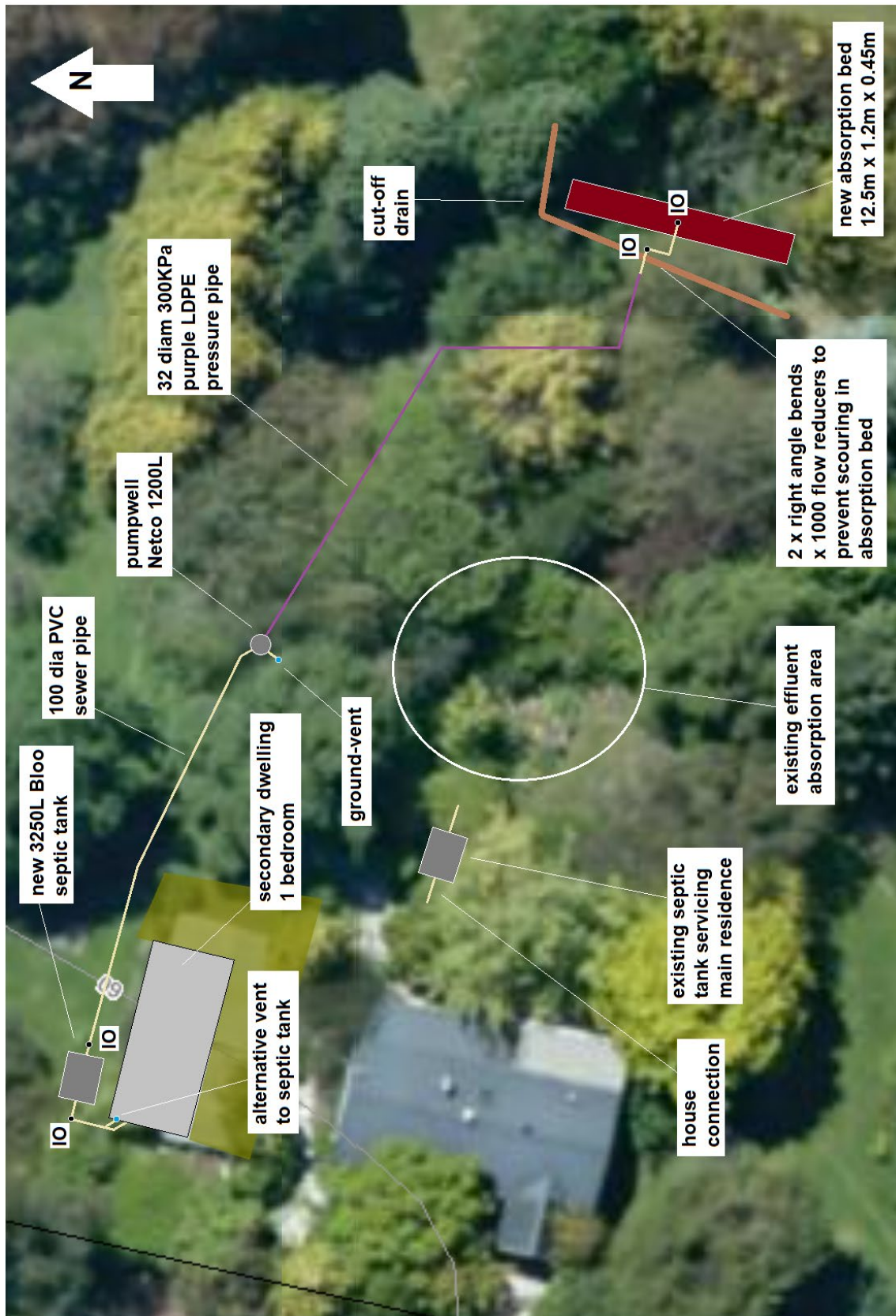


(above) Soil cores to 1800mm and 1200mm from proposed land application area.

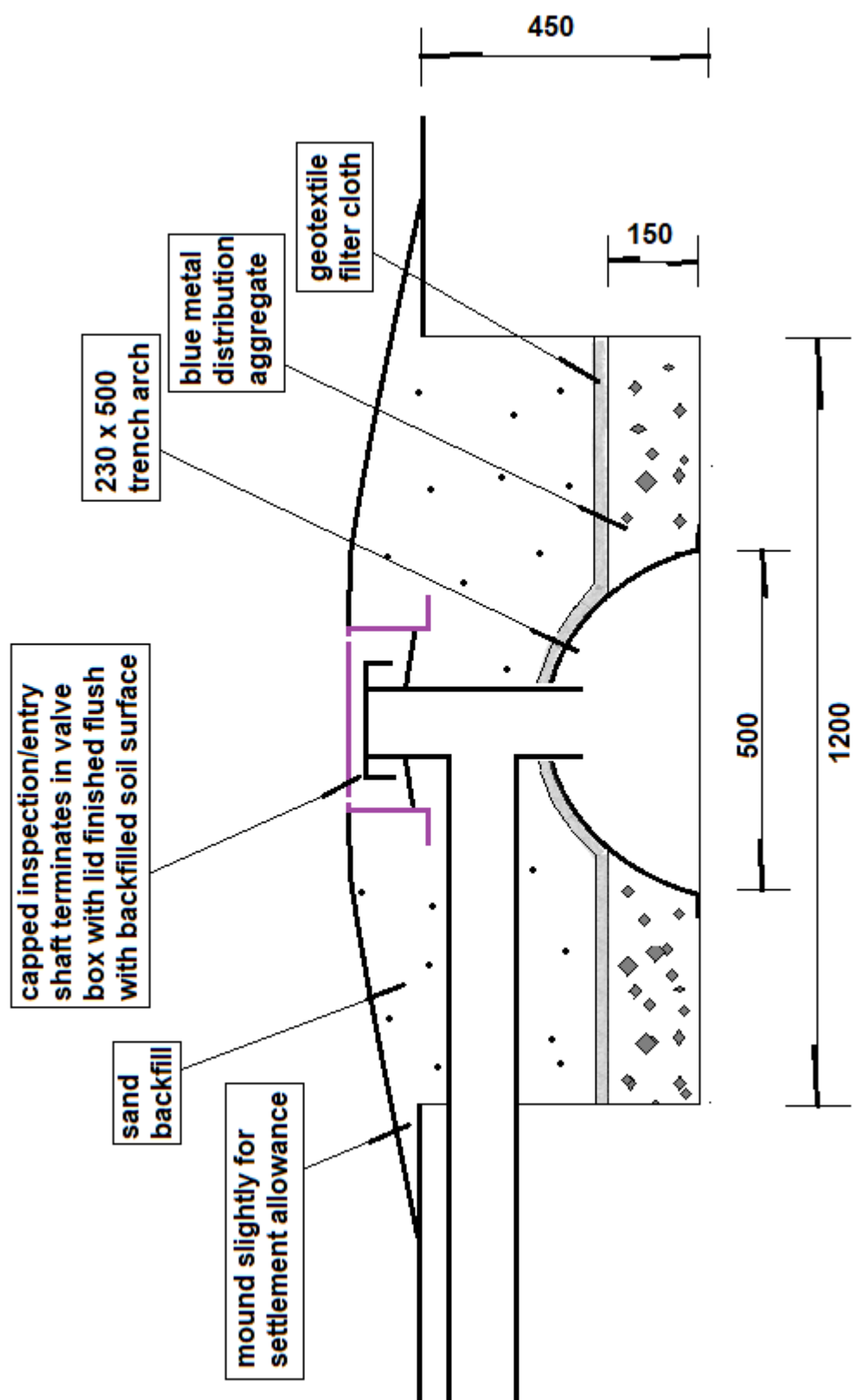
Appendix 4 – Design plans



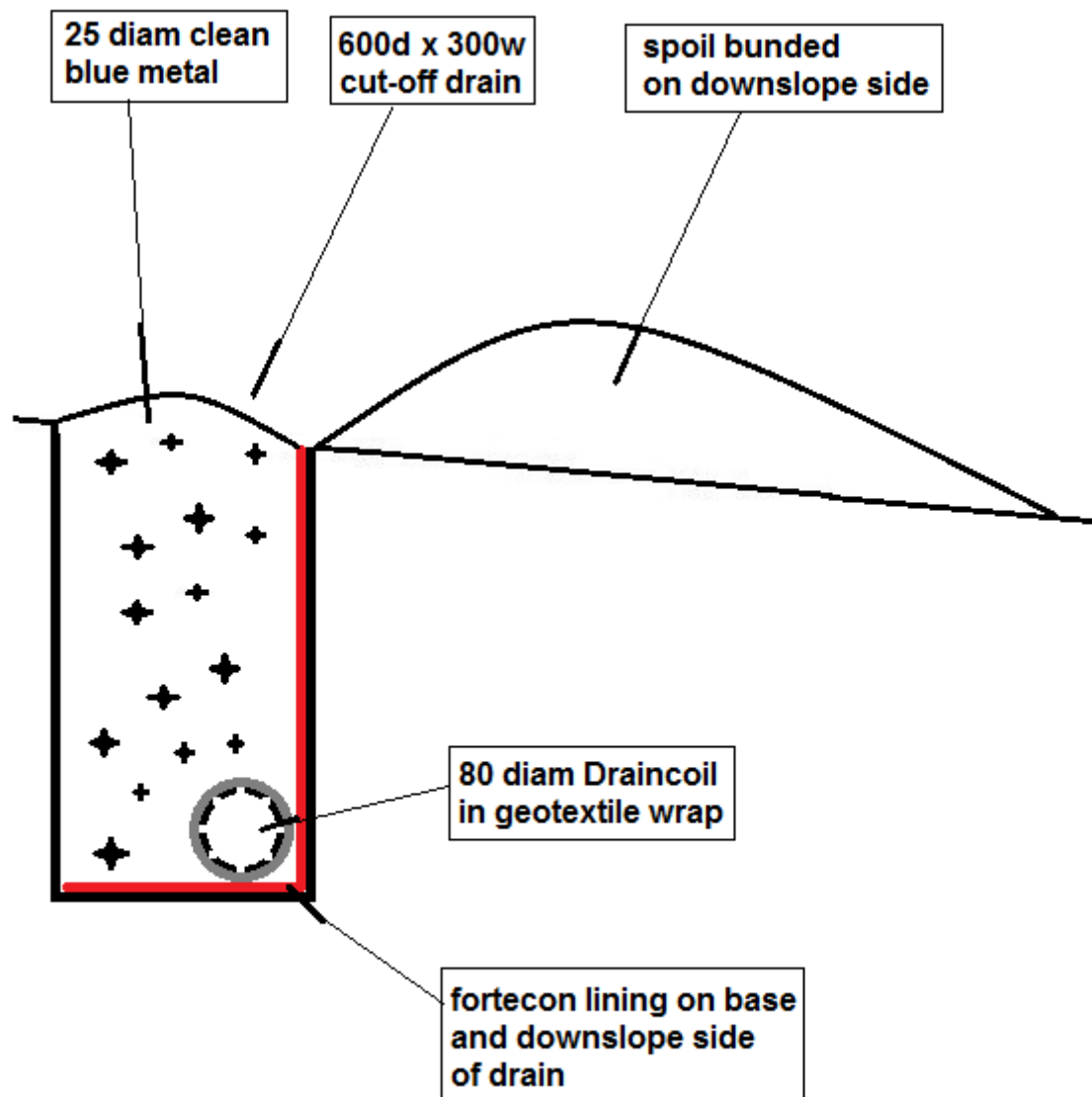
(above) Site plan

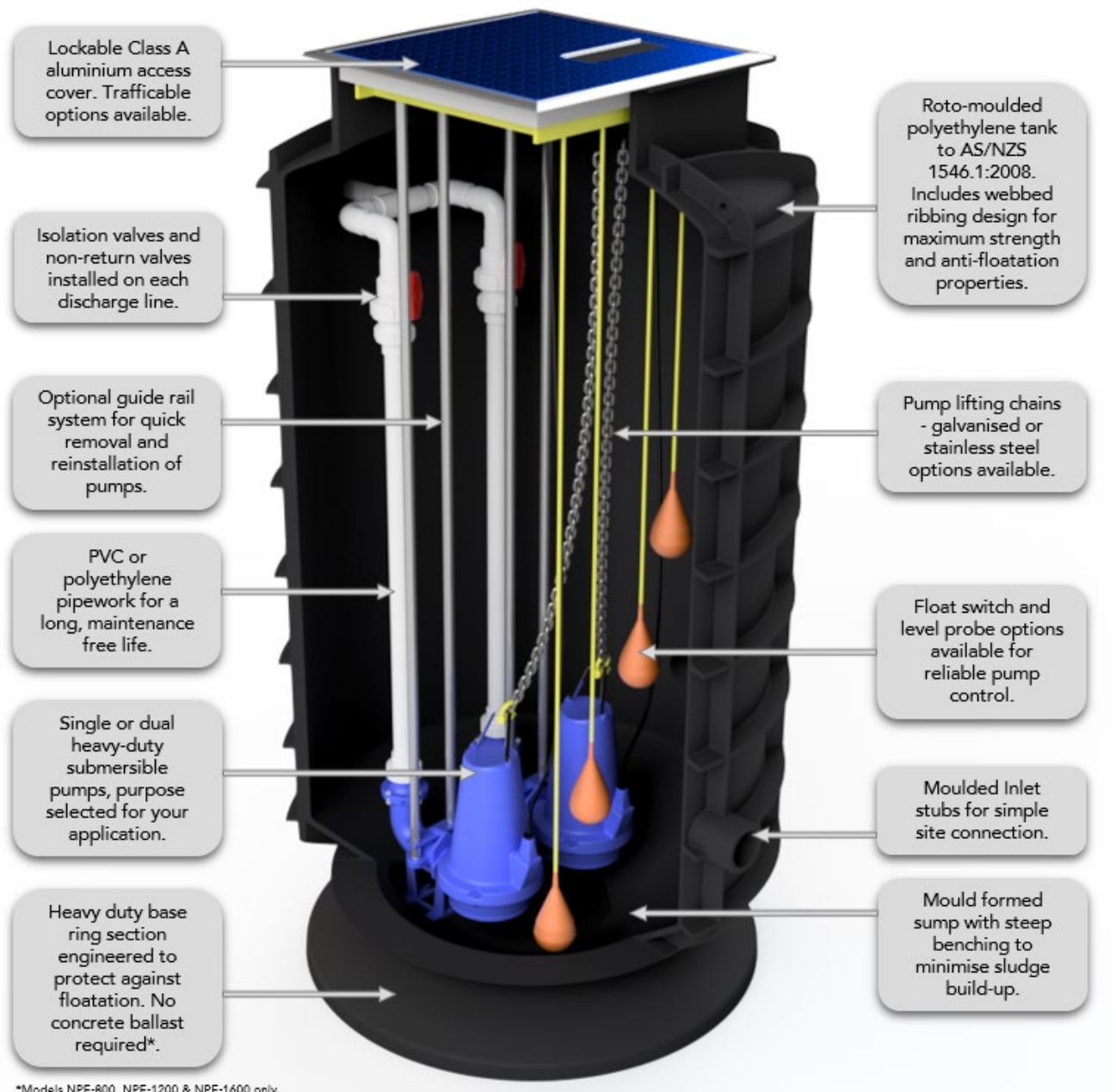


(above) – Drainage plan – note new pumpwell to be positioned downslope of existing house septic tank to allow future gravity connection.

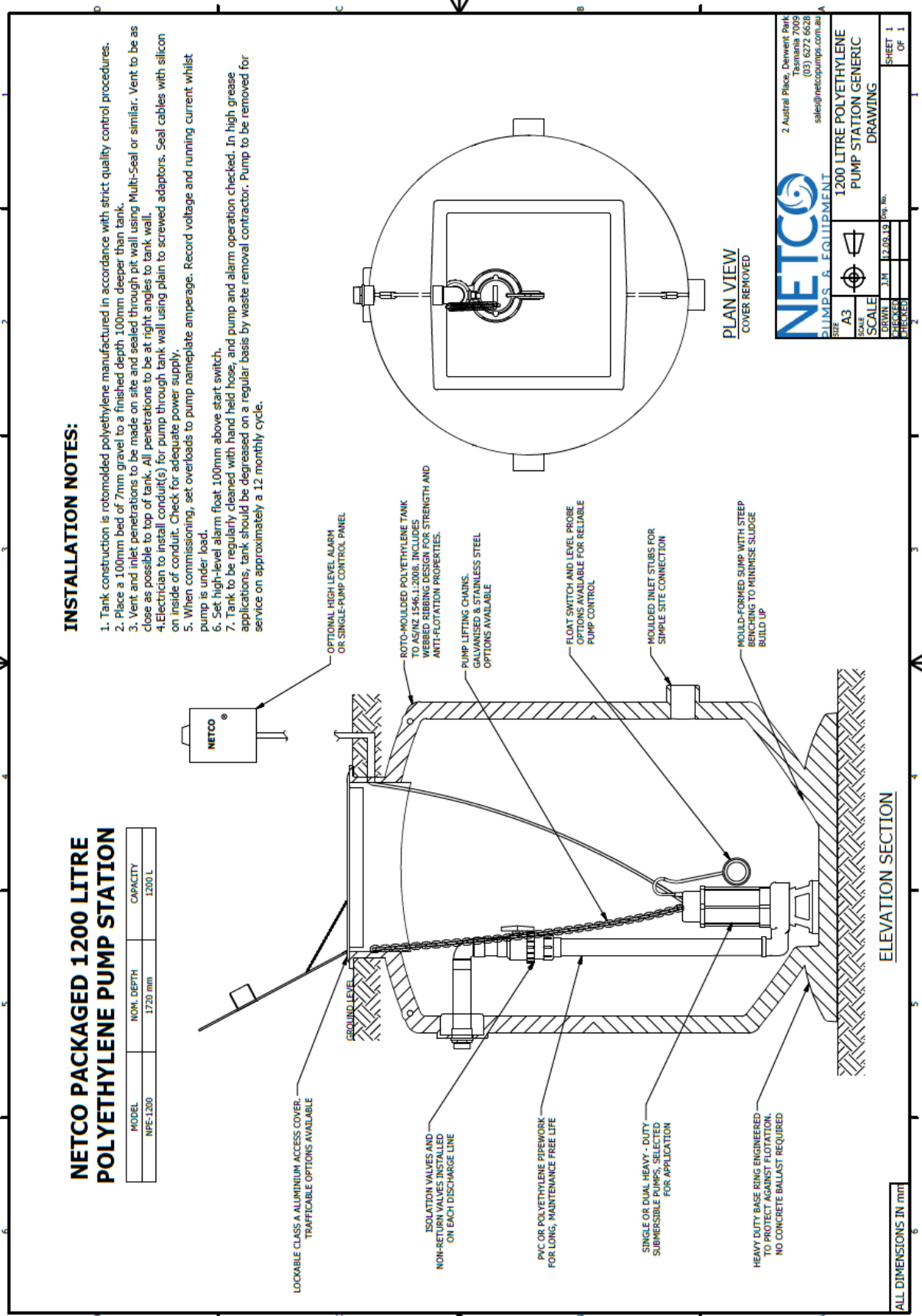


(above) cross-section through absorption bed





Netco pumpwell (1200L) detail 1



Netco pumpwell (1200L) detail 2

ZSV-015/040



Zenox Submersible Vortex Pumps



- Robust, dirty water pumps
- Drainage of water containing suspended solids
- Emptying of sumps and tanks

Three Models Available:

ZSV-015-1A 240 volt, 0.15 kW, Automatic

ZSV-040-1 240 volt, 0.40 kW, Manual

ZSV-040-1A 240 volt, 0.40 kW, Automatic

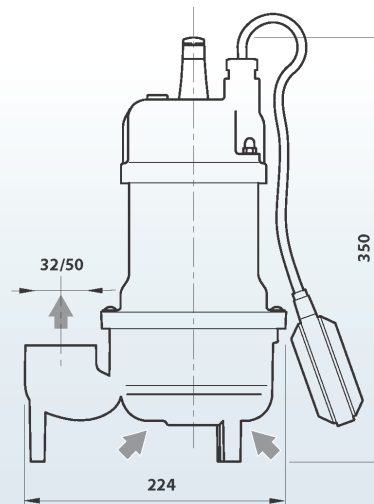
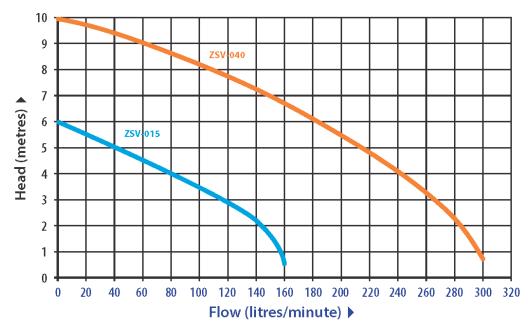
SPECIFICATION:

- 6/10 metres max head
- 160/300 litres per minute max flow rate
- 0.15/0.40 kW, 240 volt motor
- 32/50 mm vertical discharge
- Weight 7.3/12 kg
- 10 metre cable H07 RN-F

FEATURES:

- Stainless steel/cast iron industrial construction
- Thermal overload protection
- Cast iron impeller
- Passage of solid bodies up to 10/30 mm

PUMP PERFORMANCE:



Zenox Pumps

Zenox Pumps reserves the right to change product specifications



Zenox ZSV-015 to be fitted

ZLA-240 Series



Zenox ZLA-240-FM Flush Mounting Alarm



- Aesthetically pleasing flush mounting design
- Can be used on all tanks and sumps
- After 12 hour mute feature
- A low voltage supply to float switch
- Simple dip switch operation to select alarm for "High Level" or "Low Level"
- Quality construction - Made in Australia
- Supplied complete with 10 metre level-sensing float switch

SPECIFICATION:

- 240 volt power supply
- 240 VDC operating voltage
- 118 mm high x 71 mm wide
- Standard float cable length 10 metres, lengths up to 50 metres available on request



High-level alarm panel detail.



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".

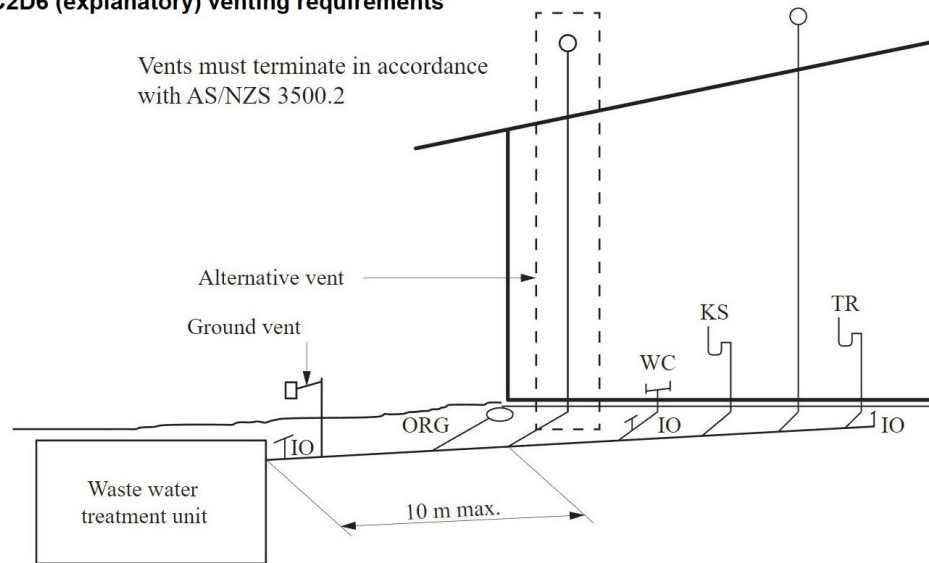
21 FEB 2020

Des Berry
Dip Mech Eng RMIT MIEA

(above) 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

Venting requirements for septic tank and pumpwell. Install ground-vent to pumpwell.

Do not install ground vent to septic tank as this will compromise effective ventilation of the AES pipes.

Appendix 5 – Design specifications.

Septic Tank.

1. Existing 2000-3000L septic tank remains connected to primary residence, and existing land application area.
2. 3250L Bloo septic tank located north of secondary dwelling, with alternative vent terminating above eaves level, as per NCC 2022 Vol 3 TAS C2D6.

Land application area.

3. Single absorption bed, 12.5m long x 1.2m wide x 0.45m deep with 515mm x 230mm self-supporting trench arch, with long axis parallel with the contour.
4. Located in partially cleared area of woodland, approximately 45m west of the existing, primary residence.
5. Effluent discharge to absorption bed from pressure pipe via 2 x 90° bends with 2 x 1000mm straight sections of 100mm PVC sewer pipe to act as velocity reducer, to minimise scouring in base of absorption bed.
6. Effluent to enter absorption bed via vertical drop shaft, finished with screw-capped inspection opening in purple valve box, with lid finished flush with finished soil surface.
7. Rip base of absorption beds to a depth of 200mm and spread gypsum over fresh soil surface at rate of 1Kg/m², before installing trench arch and distribution aggregate.
8. Observe construction techniques as detailed in Appendix 6; do not excavate when soils are wet, or during wet weather conditions.

Distribution aggregate

9. 12-25mm diameter blue metal or similar clean, durable aggregate, 150mm deep, topped with geotextile filter fabric.

Cover.

10. Cover finished trench with 150mm minimum of clean topsoil sourced on-site, bringing the finished soil level above natural ground level to both allow for settlement and to prevent pooling of incident rainfall. This surface should be planted with grass or other shallow rooted vegetation.

Stormwater cut-off diversion

11. Cut-off drain, 600 deep x 300mm wide (minimum) to be installed as per detail in Appendix 4 above.

Pump etc specifications:

12. **Pumpwell:** Netco NPE-Series Single-Pump Polyethylene Packaged Sewage Pumping Station model NPE-1200-S/S (1200L) with Class A trafficable rated anti-skid lockable aluminium lid.
13. **Pump:** Single-phase, Zenox ZSV-015(150W) automatic submersible pump, installed in free-standing configuration in the chamber.
14. **Pipework:** 32mm PN12 lilac PVC pipe with solvent-welded joints, terminating in a single 50mm BSP connection on the side of the chamber wall.
15. **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.
16. **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.
17. **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.
18. **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 facilitate access to the pump station for maintenance purposes.
19. **Circuit/pump protection:** It is strongly recommended that an Overload Protector can be mounted near the power source for the pump, should the pump block, the power will trip, therefore protecting the pump from burning out.

Installation:

20. **Location:** Downslope of both the new septic tank servicing the secondary dwelling and the existing septic tank, servicing the primary dwelling.
21. **Pumpwell:** Base of excavation and lower sides and base of pumpwell to be set in concrete ballast in accordance with the installation manual recommendations.
22. **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.
23. **Rising main:** 32mm ID lilac LDPE pipe laid in trench with 200mm surface cover.

Venting:

24. Pumpwell to be externally vented in accordance with NCC 2022 Vol 3 TAS C2D6. Fit a ground vent to the pumpwell.
25. Septic tank also to be externally vented in accordance with NCC 2022 Vol 3 TAS C2D6 via an 80mm diameter “alternative vent” located as per NCC 2022 Vol 3 TAS C2D6 as depicted in Tas Figure C2D6.
26. Activated charcoal odour filter, rated at 3L/s to be fitted to alternate vent; this will mitigate foul odour emissions until a scum blanket has formed in the septic tank.

Commissioning of pump system

27. Pumpwell to be filled with clean water to depth exceeding trigger level for pump float switch and high-level alarm float switch.
28. Turn on power.
29. Check that high-level alarm panel is functioning.
30. Check that pump starts.

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 absorption area.

Actions that may damage soil structure include:

- **Compaction, which reduces soil porosity;**
- **Smearing, where soil surfaces are smoothed, filling pores and cracks; and,**

Project Manager Responsibilities.

The Project Manager must ensure that:

1. Before project construction work commences, the Effluent Absorption 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 must not park or manoeuvre on the Effluent Absorption Area.
3. The Effluent Absorption Area is not used for the stockpiling of construction materials, excavated fill or other materials.
4. All water runoff resulting from driveways, cut & fill and other excavations is directed to discharge well away from and downslope of the Effluent Absorption Area.

Attention is drawn to AS/NZS1547.2012 On-site domestic wastewater management, Part L7 Construction techniques which states the following:

L7 CONSTRUCTION TECHNIQUES

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.

CL7.1

Damage can be done by:

(a) Smearing, where the soil surface is smoothed, filling cracks and pores;

(b) Compacting, where the soil porosity is reduced; and

(c) Puddling, where washed clay settles on the base of the trench to form a relatively impermeable layer.

In particular, cohesive soils, or soils containing a significant quantity of clay, are susceptible to damage by excavation equipment during construction.

Appendix 7 – Loading Certificate and Operation & Maintenance requirements

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

Loading Certificate for on-site wastewater management system at 61 Everest Road, Exeter.

- i. **System capacity** (medium-long term) – 2 persons / 300 litres/day.
- ii. **Design criteria summary:**
 - Effluent quality – septic tank, primary treated
 - Soil category - Category 1 (sand)
 - Land application system - Absorption trenches (see Appendix L of AS/NZS1547.2012)
- iii. **Reserve area.**

Approximately 50m² of land located in the vicinity of the proposed primary land application area should be reserved from further development (such as buildings, driveway, paths, paved areas, decks, importation of fill or excavations etc), for use as an alternate land application area in the event of a system failure which cannot be addressed without constructing a duplicate land application area. There is sufficient suitably located land available on the site for this purpose.
- 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 WELSS 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 10 persons in an 8-hour period (eg social gatherings) or more than two temporarily resident visitors (ie up to 4 persons total) for a period not exceeding 14 days and return period of not less than 6 weeks. Visitors should be advised of the requirement to minimise time spent in showers, to avoid running taps whilst cleaning teeth and other common-sense water conservation measures.
- vi. **Consequences of changing wastewater characteristics.**

The building owner should avoid disposing of wastes which would be additional to those normally disposed in a household sewerage system; in particular, 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, antibiotics or antimicrobial pharmaceuticals and other chemicals which

may kill bacteria and other microorganisms required for effective wastewater treatment.

vii. Consequences of overloading the system.

Long term use by more than two residents or equivalent may cause overloading of the system, surfacing 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 home-based businesses etc.

viii. Avoid overloading the system by observing the following:

- Installation of water conserving fittings (eg dual flush 4.5:3 litre toilets; shower flow restrictors; aerator taps and water conserving automatic washing machine).
- Taking showers instead of baths.
- Avoid excessive time in the shower.
- Only washing clothes when there is a full load.
- Only using the dishwasher when there is a full load.
- Avoid overloading the system by spacing out water use as evenly as possible (eg Do not do all the clothes washing on one day; do not run the dishwasher and washing machine at the same time).

ix. Consequences of underloading the system.

Nil.

x. Consequences of lack of operation, maintenance and monitoring attention.

The septic tank system requires minimal intervention by the home-owner; however, it is not a zero-maintenance system; it will require regular cleaning of the septic tank outlet filter, desludging of the septic tank system and periodic monitoring of wastewater depth in the absorption bed area.

Consequences of failure to observe these requirements may include any or all of the following:

- Spread of infectious diseases to your family and neighbours.
- Breeding of mosquitos and attraction of flies and rodents.
- Nuisance and unpleasant odours.
- Pollution of waterways.
- Contamination of bores, wells and groundwater.
- Excessive and unsightly weed growth.
- Alteration of local ecology

Operation & Maintenance Requirements

- Make sure that you have the septic tanks 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 absorption bed, 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 absorption bed; 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 effluent absorption area.
- Problems can 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 absorption area is wet or soggy with wastewater ponding on the surface of the ground.
- "Sewage" smells near the absorption bed area.

Appendix 8 – Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
 Address: Phone No:
 Fax No:
 Licence No: Email address:

Qualifications and Insurance details:
 Arch Insurance Policy No. P0021114PI2022AU0
(description from Column 3 of the Director of Building Control's Determination)

Speciality area of expertise:
(description from Column 4 of the Director of Building Control's Determination)

Details of work:

Address:
 Certificate of title No:
 The assessable item related to this certificate:
(description of the assessable item being certified)

Certificate details:

Certificate type:
(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)

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:

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 & soil evaluation and design report – additions to on-site wastewater management system at 61 Everest Road, Exeter TAS 7275, by Richard Mason, Onsite Assessments Tas, dated 11/08/2026.

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:

Signed:



Certificate No:

n/a

Date:

11/08/2026

Appendix 9 – Form 35

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: C/T No:

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

Description of work:

On site wastewater management system

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

Certificate Type:	Certificate	Responsible Practitioner
	☒ Hydraulic design	Building Services Designer
Deemed-to-Satisfy: ☒	Performance Solution: ☐	(X the appropriate box)
Other details: Septic tank system		

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers: Appendix 4	Prepared by: Richard Mason	Date: 11/08/2026
Schedules:	Prepared by: Richard Mason	Date:
Specifications: Appendix 5	Prepared by: Richard Mason	Date: 11/08/2026
Computations: Page 7	Prepared by: Richard Mason	Date: 11/08/2026
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

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 – additions to on-site wastewater management system at 61 Everest Road, Exeter TAS 7275, by Richard Mason, Onsite Assessments Tas, dated 11/08/2026.

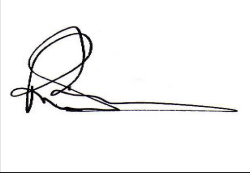
Form 55, dated 11/08/2026, for Site & Soil Evaluation etc Report.

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		11/08/2026
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.

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

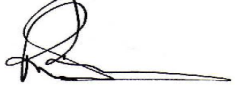
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ 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 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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Richard Mason		11/08/2026