

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/56

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: - DA 2025/56
Development Site: - 6 Prior Crescent HEYBRIDGE
CT: 174075/34
Proposal: - Dwelling - Single

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **13 October 2025**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy

PRINCIPAL PLANNER

Date of Notice: - **27 September 2025**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au



Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address: 6 Prior Crescent, Heybridge

Certificate of Title Reference: 174075/34

Applicant

First Name: Samuel Second Name: _____

Surname: Walters

Postal Address: Po box 2090 Spreyton, TAS, 7310

Phone No: 03 6427 2676

Mobile: _____

Email Address: info@platinumproconstruction.com.au

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address? YES NO

Applicants Signature: 

Owner (note – if more than one owner, all names must be indicated)

First Name: Jesse & Rachel Second Name: _____

Surname: Chatwin

Postal Address: _____

Phone No: _____

Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class

Documents included with the permit application to describe the Use

New Dwelling

Proposed Development

Use class to which the development applies

Documents included with the permit application to describe the Development

Design Plans
Site Survey
Soil Classification Report
Title Documentation

Provisions and Standards relied upon for grant of a Permit

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership

I, Samuel Walters, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant



Date 25/08/2025

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature)

Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature)

Date

Applicant Declaration

I, Samuel Walters declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant



Date 25/08/2025

Office use only



SEARCH OF TORRENS TITLE

VOLUME 174075	FOLIO 34
EDITION 4	DATE OF ISSUE 22-Aug-2023

SEARCH DATE : 03-Apr-2025

SEARCH TIME : 01.28 PM

DESCRIPTION OF LAND

City of BURNIE

Lot 34 on Sealed Plan 174075

Derivation : Part of Lot 22544, 496A-2R-12P Gtd.to L.J. Bryant

Prior CT 160924/97

SCHEDULE 1

N145578 TRANSFER to JESSE TERRENCE CHATWIN and RACHEL AMABELLE CHATWIN Registered 22-Aug-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP174075 EASEMENTS in Schedule of Easements

SP174075 COVENANTS in Schedule of Easements

SP174075 FENCING PROVISION in Schedule of Easements

SP160924 COVENANTS in Schedule of Easements

SP160924 FENCING PROVISION in Schedule of Easements

SP135405 FENCING COVENANT in Schedule of Easements

C811122 FENCING PROVISION in Transfer

C924601 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 14-Jan-2011 at 12.03 PM

E221229 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 07-Jul-2020 at noon

E358843 MORTGAGE to MyState Bank Limited Registered 22-Aug-2023 at 12.02 PM

C924602 APPLICATION for registration of a community development scheme including first by-laws of the body corporate Registered 14-Jan-2011 at 12.04 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER : EAGLE SEA PTY LTD

FOLIO REFERENCE : 160924/97

GRANTEE: ²²⁵⁴⁴
 Part of Lot ~~2254~~, 496A-2R-12P
 GTD to ~~L. J. BRYANT~~ L. J. BRYANT.
 Part of 100A-2R-0P GTD to L. G. Burrows.
 Lot 2254, 496A-2R-12P

PLAN OF SURVEY

BY SURVEYOR VICTOR WILLIAM COCHRANE
 REGISTERED SURVEYOR
 LAND SURVEYING SOLUTIONS PTY LTD
 47 ROSTELLA ROAD, DILSTON
 survey@landsurveyor.com.au

LOCATION CITY OF BURNIE

SCALE 1:1500 @ A3 LENGTHS IN METRES

REGISTERED NUMBER
SP174075

EFFECTIVE FROM 19 OCT 2017

Alice Kawa
 Recorder of Titles

MAPSHEET MUNICIPAL CODE No 103 (4045) LAST UPI No LAST PLAN No SP160924 ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

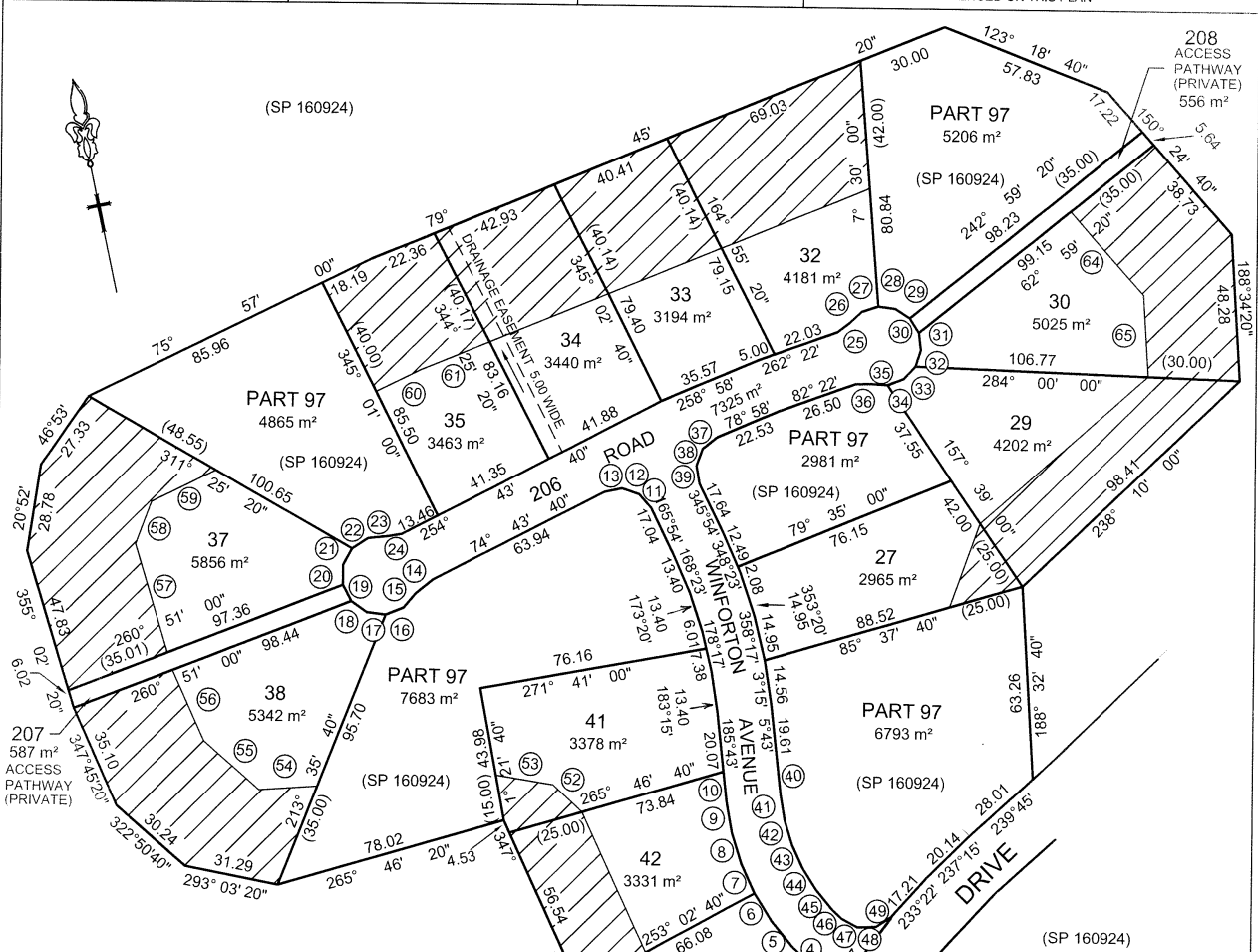


TABLE OF SHORT LINES

No	BEARING	DIST.
1	210° 05'	6.02
2	184° 15'	6.00
3	158° 17'	6.00
4	145° 18'	8.64
5	152° 38'	10.78
6	159° 59'	10.78
7	167° 20'	10.78
8	174° 41'	10.78
9	182° 03'	10.20
10	185° 43'	9.92
11	150° 43'	6.00
12	120° 19'	6.00
13	89° 56'	6.00
14	62° 36'	7.25
15	52° 47'	6.29
16	80° 46'	6.29
17	108° 45'	6.29
18	136° 44'	6.29
19	164° 44'	6.03

▨ DENOTES ZONE A

20	191° 40'	6.51
21	220° 42'	6.29
22	248° 42'	6.29
23	276° 41'	6.29
24	272° 42'	4.94
25	244° 24'	4.94
26	239° 01'	5.67
27	264° 12'	5.67
28	289° 23'	5.67
29	314° 35'	5.67
30	339° 46'	5.67
31	4° 58'	5.67
32	30° 09'	5.67
33	55° 21'	5.67
34	80° 32'	5.67
35	105° 43'	5.67
36	100° 21'	4.94

37	63° 28'	6.00
38	32° 26'	6.00
39	1° 25'	6.00
40	5° 43'	10.19
41	2° 03'	8.47
42	354° 41'	8.47
43	347° 20'	8.47
44	339° 59'	8.47
45	332° 38'	8.47
46	325° 16'	4.36
47	309° 58'	6.00
48	279° 21'	6.00
49	248° 57'	5.98

50	298° 40'	24.56
51	347° 17' 00"	43.56
52	324° 26'	13.15
53	291° 00'	19.20
54	278° 08'	19.32
55	322° 51'	24.40
56	347° 38'	25.48
57	355° 09' 40"	37.25
58	32° 26'	15.00
59	75° 57'	23.72
60	75° 57'	16.22
61	79° 45'	24.77
64	150° 24' 40"	36.46
65	188° 34'	26.86

[Signature] 29/9/17
 COUNCIL DELEGATE DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 174075

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 27, 29, 30, 32 to 35, 37, 38, 41 to 43 and 97 on the plan are together with a right of carriageway over the Right of Way (Private) and Service Easement Variable Width shown on Sealed Plan 160924

Lots 27, 29, 30, 32 to 35, 37, 38, 41 to 43 and 97 on the Plan are together with a pipeline easement as hereinafter defined over the Pipeline & Service Easement Variable Width shown on Sealed Plan 160924 and more particularly described on SP 153919

Lots 27, 29, 30, 32 to 35, 37, 38, 41 to 43 and 97 on the Plan are together with service easements as hereinafter defined over the Right of Way (Private) & Service Easement Variable Width and ^{PIPELINE &} Service Easement Variable Width shown on Sealed Plan 160924 and more particularly described on SP 153919

Lots 27, 29, 30, 32 to 35, 37, 38, 41 to 43 and 97 on the Plan are together with a service easement as hereinafter defined over the Emergency Evacuation Way (Private) & Service Easement 8.00 wide shown on Sealed Plan 160924.

Lots 27, 29, 30, 32 to 35, 37, 38, 41 to 43 and 97 on the Plan are together with a right of drainage over the Drainage Easement over the whole of Lot 1 on Sealed Plan 160924

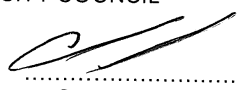
Lots 27, 29, 30, 32 to 35, 37, 38, 41 to 43 and 97 are together with a right of evacuation as hereinafter defined over the Fire Escape Way (Private) 8.00 wide shown on Sealed Plan 160924 and more particularly described on SP 153919.

Lot 34 on the plan is subject to a right of drainage in favour of Burnie City Council over the Drainage Easement 5.00 wide shown on the Plan

Lot 207 and Lot 208 on the Plan are subject to a right of footway (appurtenant to Lots 27, 29, 30, 32 to 35, 37, 38, 41 to 43 and 97 on the Plan) over the Access Pathways (Private) shown on the Plan

Lots 27, 29, 30, 32 to 35, 37, 38, 41 to 43 and 97 on the Plan are together with a right of footway over the Access Pathways (Private) shown on the Plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: EAGLE SEA PTY LTD FOLIO REF: 160924/27 SOLICITOR & REFERENCE: McGRATH & CO (27924)	PLAN SEALED BY: BURNIE CITY COUNCIL DATE: 30/08/11 REF NO.
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGE/S</p>	<p>Registered Number</p> <p>SP 174075</p>
<p>SUBDIVIDER: EAGLE SEA PTY LTD FOLIO REFERENCE: 160924/97</p>	

DEFINITIONS

“**Pipeline Easement**” means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked “Pipeline Easement” on Sealed Plan 160924

- (a) To lay and maintain water pipes, valves and fittings along through and under the said land for the purpose of providing a supply of water to the dominant tenement; and
- (b) To inspect cleanse repair and maintain such pipes provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land;

“**Right of Evacuation**” means the full and free right:-

- (a) For the proprietor of the dominant tenement to enter upon the land marked “Fire Escape Way (Private) 8.00 wide on Sealed Plan 160924 to establish and maintain a trafficable 2WD access to George Street;
- (b) For the owners occupiers and invitees of the dominant tenement to use the way only in the event of a bush fire, or other emergency that requires evacuation to George Street

“**Service Easement**” means the full and free right and liberty for the proprietor of the dominant tenement, the Burnie City Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its agents and contractors to enter upon the land marked “Service Easement” on Sealed Plan 160924 to lay, inspect, maintain, repair, and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible as to do as little damage as practicable to the said land

COVENANTS

The owner of each lot on the Plan covenants with Eagle Sea Pty Ltd (“the Subdivider”) and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor’s lot and every part thereof, and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations.

- 1. Not to erect, construct or permit to remain on the lot any dwelling other than a single private dwelling;
- 2. Not to erect, construct or permit to remain on the lot any building for the purposes of a residential dwelling inside the areas denoted as Zone A on the plan;

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGE/S</p>	<p>Registered Number</p> <p>SP 174075</p>
<p>SUBDIVIDER: EAGLE SEA PTY LTD FOLIO REFERENCE: 160924/97</p>	

3. Not to erect, construct or permit to remain on the lot's a residential building without submitting to the Burnie City Council with a development application a waste water treatment scheme designed by an appropriately qualified person; and (without making arrangements satisfactory to the Burnie City Council for on-site disposal of sewerage within the boundaries of the lot; and)
4. Not to use or permit or suffer the use of the land marked Emergency Evacuation Way (Private) 8.00 wide on Sealed Plan160924 unless it is in the event of a bush fire, or other emergency, that requires evacuation to George Street.

BUT nothing above contained or implied will prevent the Subdivider from:-

- (a) Selling any lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above covenants;
- (b) Modifying, waiving or releasing or allowing any departure from any of the above covenants in relation to any lot or portion of any lot

FENCING PROVISION

In respect of the Lots on the Plan the Vendor Eagle Sea Pty Ltd shall not be required to fence

EXECUTED by **EAGLE SEA PTY LTD**)
(CAN 129 309 815) the registered proprietor)
of the land comprised in Folio of the Register)
Volume 160924 Folio 97 in accordance with)
Section 127 (1) of the Corporations Act 2001)


.....
ALFONSO MESSIEH
(Sole Director/Sole Secretary)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



PLATINUM PRO

Construction

PROPOSED NEW DWELLING & SHED - 6 PRIOR CRESCENT, HEYBRIDGE

Jesse & Rachel Chatwin
PROJECT N°: PPC - 2335

DEVELOPMENT APPLICATION

SITE INFORMATION

SITE AREA: 3440.0 m²

WIND SPEED: N3
CLIMATE ZONE: 7
SOIL CLASSIFICATION: CLASS M
BUSHFIRE ATTACK LEVEL: BAL 19
ALPINE AREA: N/A
CORROSION ENVIRONMENT: N/A

FLOOR AREAS

PROPOSED FLOOR AREA: 164.7 m² (17.7 SQUARES)
ALFRESCO AREA: 17.9 m²
CARPORT AREA: 32.7 m²

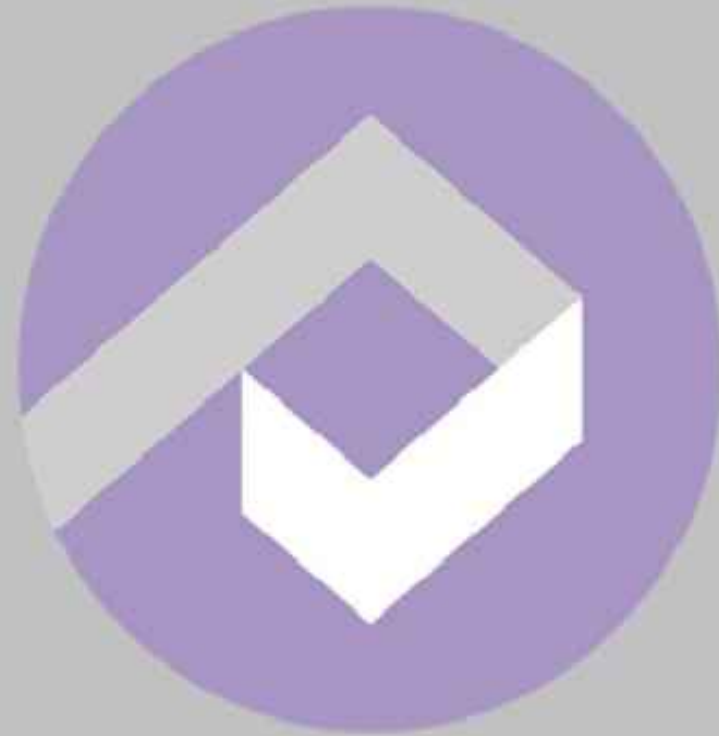
GENERAL INFORMATION

ACCREDITED DESIGNER: RAQUEL INNIS
ACCREDITATION NUMBER: 539021287

TITLE REFERENCE: 174075/34
LAND TITLE REFERENCE: PID - 3543166

COUNCIL: BURNIE COUNCIL
COUNCIL ZONE: LANDSCAPE CONSERVATION

ENERGY ASSESSMENT: TBC



DRAWING SCHEDULE

A00 Cover Page
A01 Site Plan
A02 Floor Plan
A03 Elevations 1 of 2
A04 Elevations 2 of 2

PLATINUM PRO

Construction

PROPOSED NEW DWELLING & SHED - 6 PRIOR CRESCENT, HEYBRIDGE

Jesse & Rachel Chatwin
PROJECT N°: PPC - 2335



PLATINUM PRO
Construction

135a Sheffield Road, Spreyton, 7310

PH: (03) 6427 2676

www.platinumproconstruction.com.au

info@platinumproconstruction.com.au

10 September 2025

RE: DA 2025/56 SINGLE DWELLING – 6 PRIOR CRESCENT, HEYBRIDGE

Clause BUR 1.7.2 - Building Height & Siting

A1 – Please see amended drawing set.

A2 – The proposed dwelling has been positioned on the block with a frontage setback of 14.68m rather than the nominal 20m setback required for 'Landscape Conservation' planning zones. This is due to the restriction of land deemed buildable by 'Zone A' and the topography of the site. The proposed dwelling has been designed to minimise visual impact when viewed from the street and maximise landscaping potential to screen the bulk of the building. It should also be noted that the dwelling built at 8 Prior Crescent has a significantly reduced frontage setback likely to be less than 10m and, therefore, has set a precedence for our proposal.

A3 – The reduced side setback of 6m rather than the nominal 10m is consistent with a number of other dwellings within this subdivision. Number 7 and 8 Prior Crescent are both situated within the 10m side setbacks. The proposed dwelling at 6 Prior Crescent will not cause any unreasonable loss of amenity to the neighbouring property given that it is situated on the southern side of this dwelling. The potential for overlooking, into the proposed dwelling or onto the neighbouring dwelling, is also highly unlikely given the design of both dwellings and the neighbouring property having their garage situated on the southern aspect of their block rather than any habitable rooms. In addition to this, the dwelling has been primarily designed to integrate with the topography and keep any required site cut to a minimum.

Clause BUR 1.7.3 - Landscape Protection

A1 & A3 - Please see elevation details with site cut dimensions to satisfy this clause.

Part 5 Agreement

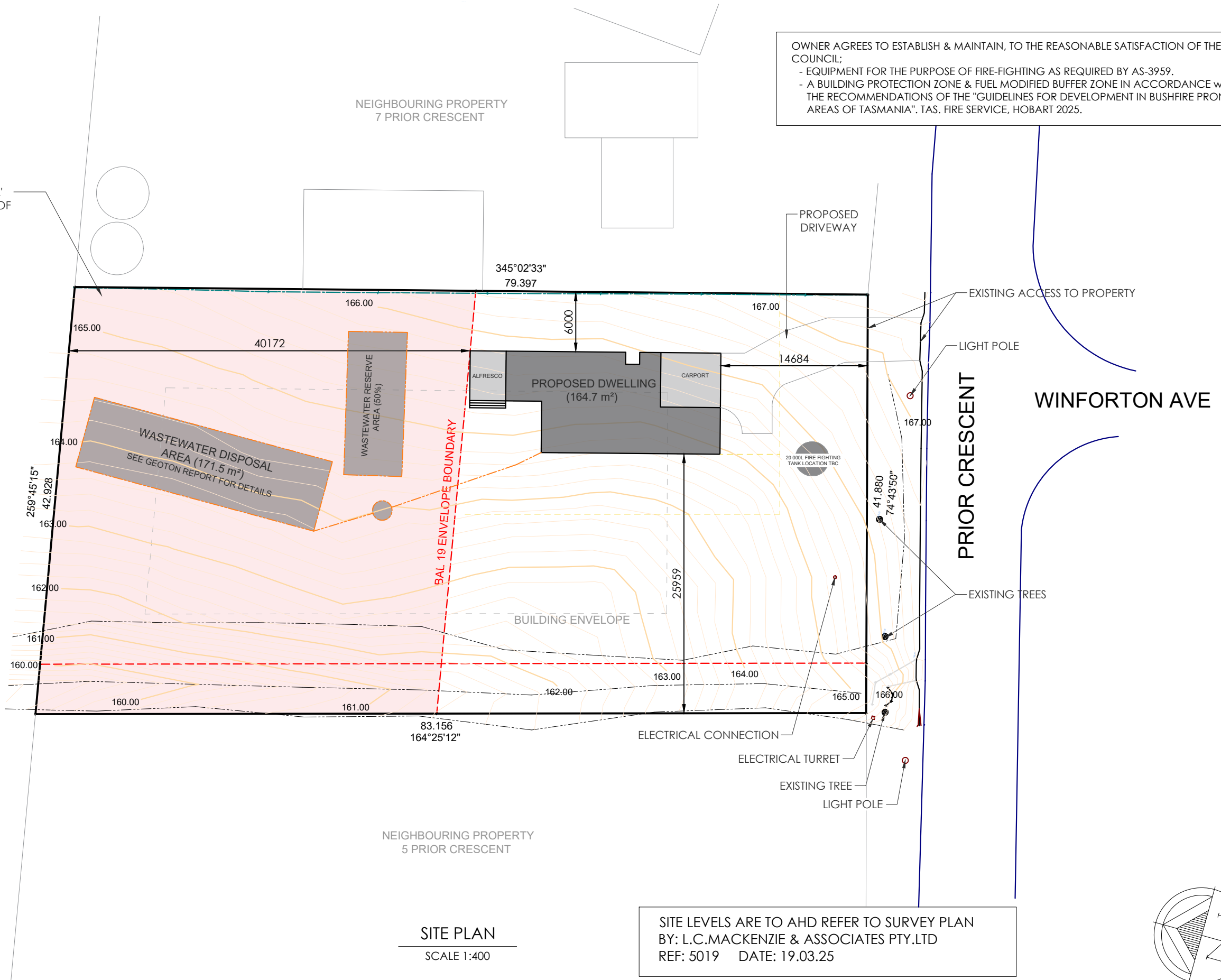
a, b & c) Please see amended site plan to satisfy this requirement.

Many thanks,

Raquel Innis
Building Designer

SHADED AREA DENOTES 'ZONE A'
REFER TO TITLE PLAN & SCHEDULE OF
EASEMENTS FOR MORE DETAILS

OWNER AGREES TO ESTABLISH & MAINTAIN, TO THE REASONABLE SATISFACTION OF THE COUNCIL;
- EQUIPMENT FOR THE PURPOSE OF FIRE-FIGHTING AS REQUIRED BY AS-3959.
- A BUILDING PROTECTION ZONE & FUEL MODIFIED BUFFER ZONE IN ACCORDANCE W THE RECOMMENDATIONS OF THE "GUIDELINES FOR DEVELOPMENT IN BUSHFIRE PRONE AREAS OF TASMANIA". TAS. FIRE SERVICE, HOBART 2025.



SITE AREA:

DWELLING:	164.7 m ²	(17.7 Sq.)
ALFRESCO:	17.9 m ²	
CARPORT:	32.7 m ²	
SITE COVERAGE:	215.3 m ²	(6.3%)
SITE AREA:	3440.0 m ²	

SITE PLAN

SCALE 1:400

SITE LEVELS ARE TO AHD REFER TO SURVEY PLAN
BY: L.C.MACKENZIE & ASSOCIATES PTY.LTD
REF: 5019 DATE: 19.03.25



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Construction

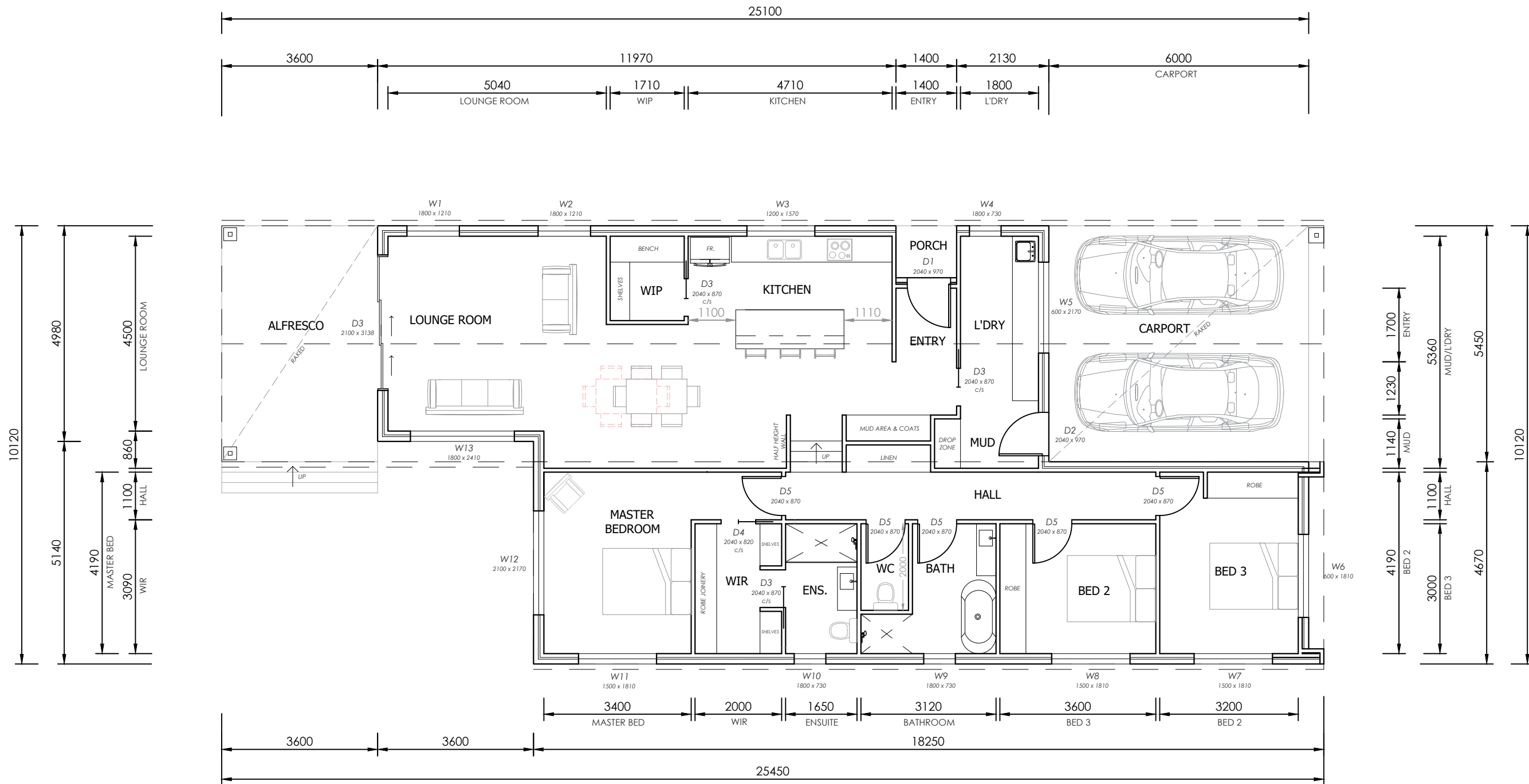
135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

PROPOSED NEW DWELLING & SHED

CLIENT(S): JESSE & RACHEL CHATWIN
PROJECT ADDRESS: 6 PRIOR CRESCENT, HEYBRIDGE
PROJECT N^o: PPC - 2335

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	18.08.25
A	RFI - Reduced Setbacks	22.09.25

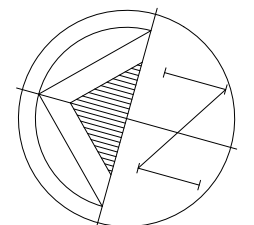
SITE PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:400	18.08.25	RI	RI	A01
DEVELOPMENT APPLICATION ISSUE				
These drawings remain the property of Platinum Pro Construction and must not be reproduced or used in any form without written permission © 2024. All contractors are to verify dimensions on site before commencing work. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.				



FLOOR AREA:

DWELLING:	164.7 m ²	(17.7 Sq.)
ALFRESCO:	17.9 m ²	
CARPORT:	32.7 m ²	

FLOOR PLAN
SCALE 1:100



PLATINUM PRO
Construction

135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

PROPOSED NEW DWELLING & SHED

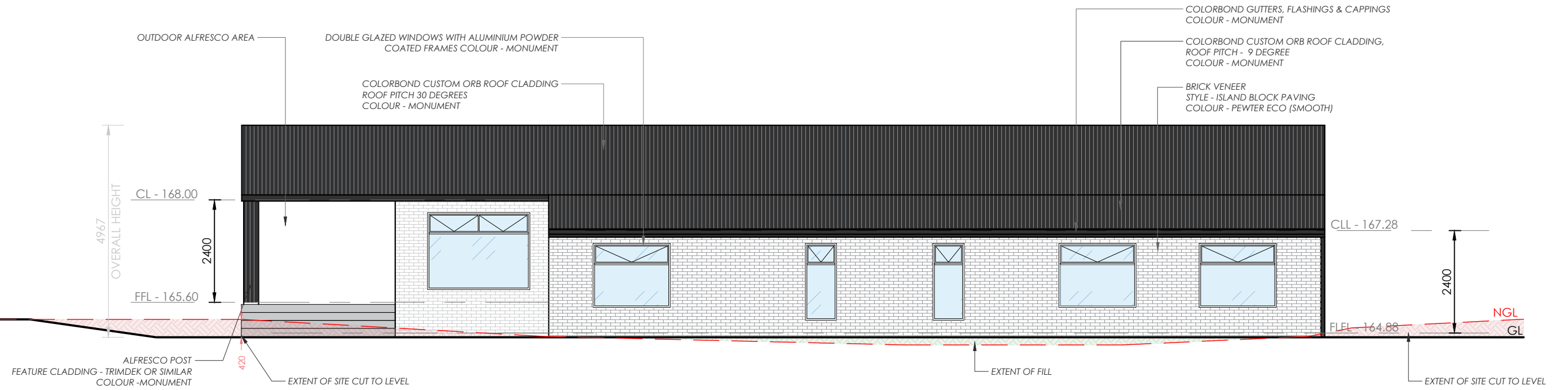
CLIENT(s): JESSE & RACHEL CHATWIN
PROJECT ADDRESS: 6 PRIOR CRESCENT, HEYBRIDGE
PROJECT N^o: PPC - 2335

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	18.08.25
A	RFI - Reduced Setbacks	22.09.25

FLOOR PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:100	18.08.25	RI	RI	A02
DEVELOPMENT APPLICATION ISSUE				
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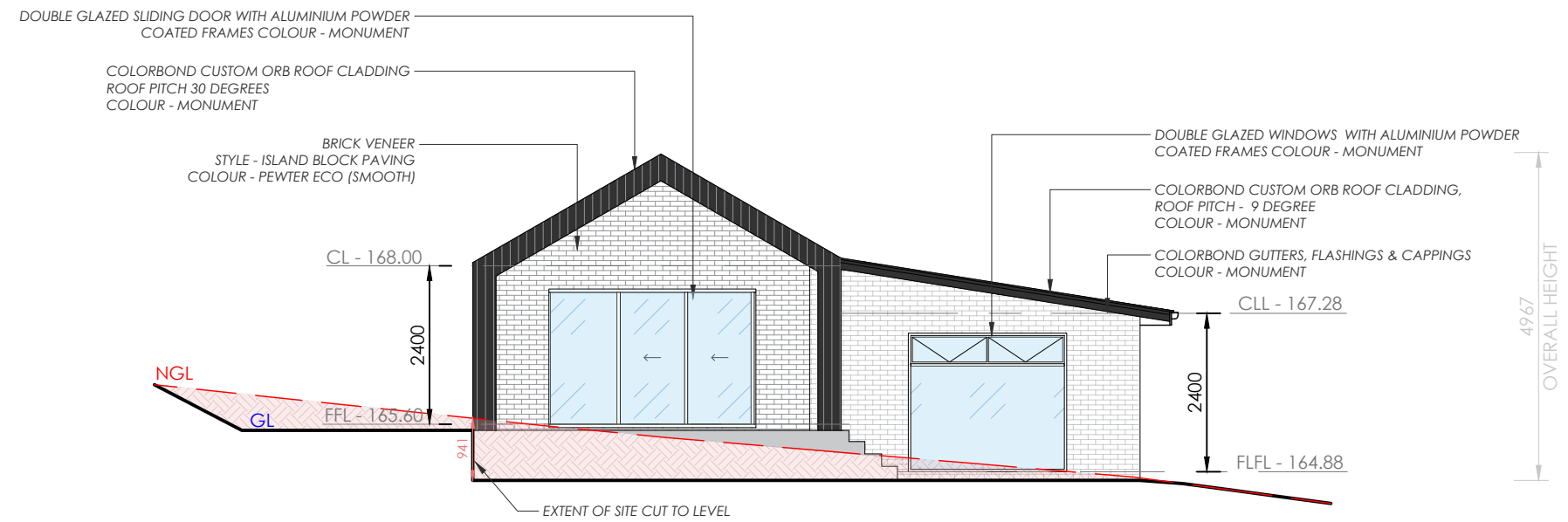
WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



PLATINUM PRO
Construction

135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

PROPOSED NEW DWELLING & SHED

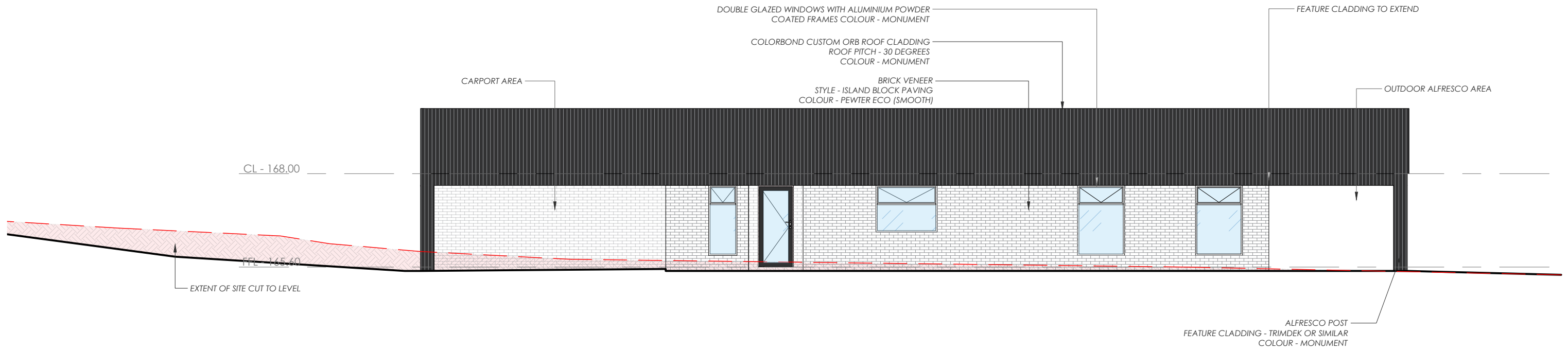
CLIENT(S): JESSE & RACHEL CHATWIN
PROJECT ADDRESS: 6 PRIOR CRESCENT, HEYBRIDGE
PROJECT N^o: PPC - 2335

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	18.08.25
A	RFI - Reduced Setbacks	22.09.25

ELEVATIONS 1 OF 2				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
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DEVELOPMENT APPLICATION ISSUE				
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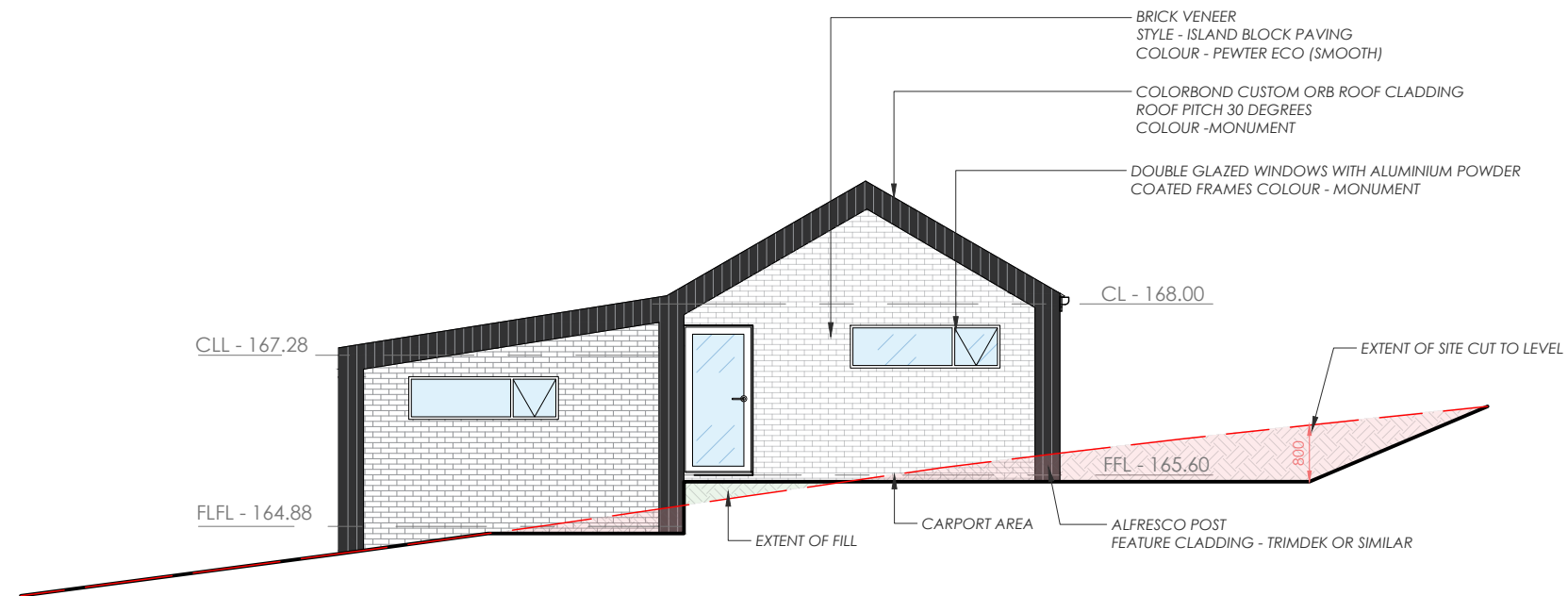
EAST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100




PLATINUM PRO
Construction

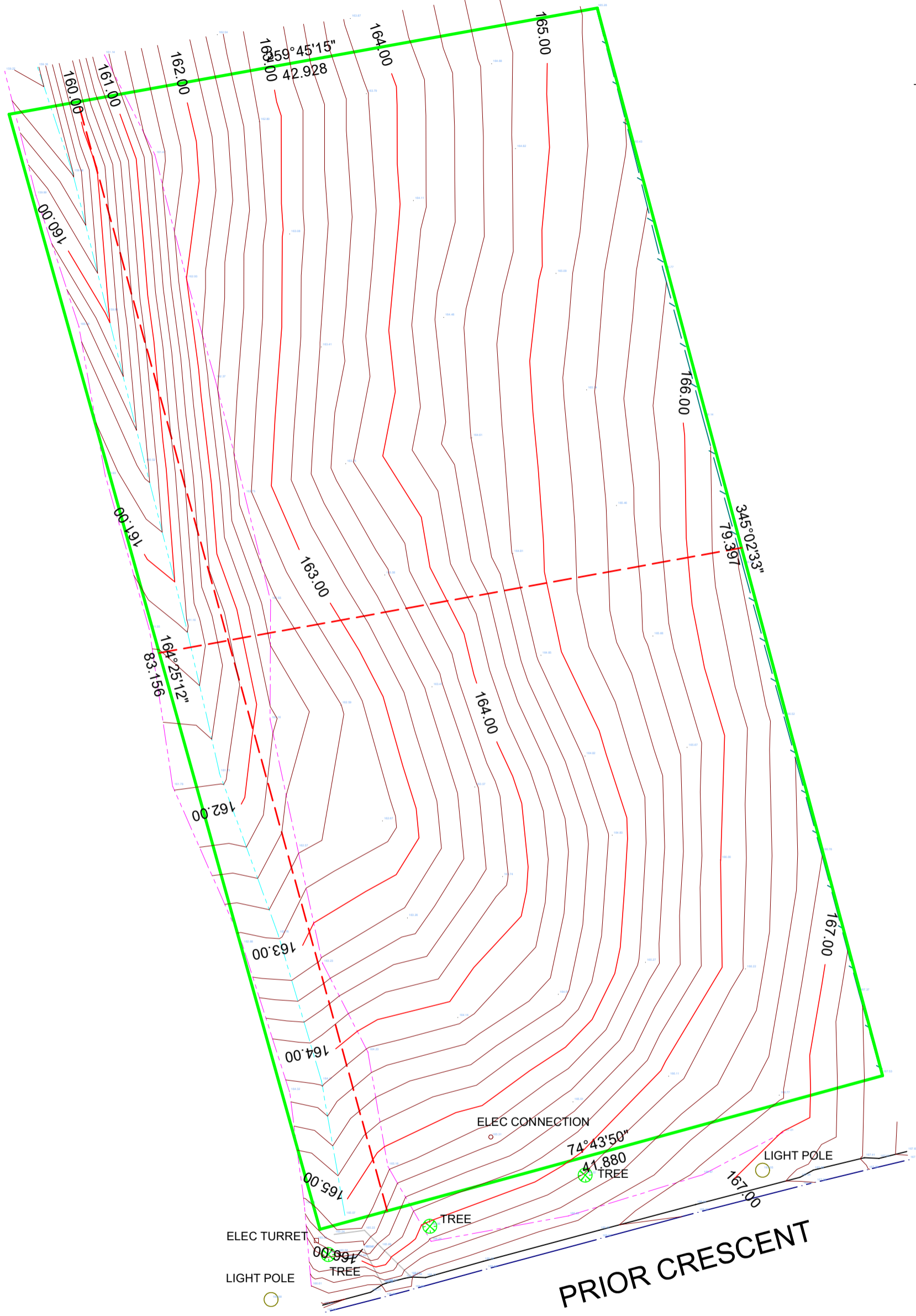
135a Sheffield Road, Spreyton 7310
ph: 03 6427 2676
ABN: 78 440 511 272
Licence No. 539021287
info@platinumproconstruction.com.au

PROPOSED NEW DWELLING & SHED

CLIENT(s): JESSE & RACHEL CHATWIN
PROJECT ADDRESS: 6 PRIOR CRESCENT, HEYBRIDGE
PROJECT N^o: PPC - 2335

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	18.08.25
A	RFI - Reduced Setbacks	22.09.25

ELEVATIONS 2 OF 2				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:100	18.08.25	RI	RI	A04
DEVELOPMENT APPLICATION ISSUE				
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L.C. Mackenzie & Associates Pty. Ltd.
CONSULTING SURVEYORS

0400749451
0408533157

P.O.Box 225 Wynyard TAS 7325
mack1111@bigpond.net.au

Detail Survey

6 PRIOR CR
HEYBRIDGE TAS 7316
F/R174075/34

0.20m contours

Drawn: LCM

Scale: 1:300 (A3)

Date: 19/3/2025

Drawing No.
5019-14-3-25
Drawing001

L.C. Mackenzie

28 May 2025

Reference No. GL25105Ab

Platinum Pro Construction
PO Box 2090
SPREYTON TAS 7310

Attention: Ms Charley Davies

Dear Madam

**RE: Site Classification & On-site Wastewater Disposal Assessment and Design
6 Prior Crescent, Heybridge**

We have pleasure in submitting herein our report detailing the results of the geotechnical investigation conducted at the above site.

Should you require clarification of any aspect of this report, please contact Michael Goss on 03 6326 5001.

For and on behalf of

Geoton Pty Ltd



Tony Barriera

Director – Principal Geotechnical Engineer

Rev No.	Date	Written By	Reviewed By	Description
Ab	28/05/2025	M Goss	M Street	Original

1 INTRODUCTION

A limited scope investigation has been conducted for Platinum Pro Construction at the site of a proposed residential development at 6 Prior Crescent, Heybridge.

The investigation has been conducted to assess the following:

- The general subsurface conditions at the site and consequently assign a Site Classification in accordance with AS 2870 – 2011 “Residential Slabs and Footings”;
- The surrounding topography and provide a Wind Classification in accordance with AS 4055 – 2021 “Wind Loads for Housing”; and
- The suitability of the site for disposal of domestic wastewater and the design of an on-site wastewater disposal system in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management”.

Plans of the proposed development were provided, prepared by Platinum Pro Construction. It is understood that the proposed development is to comprise a dwelling and a shed.

2 FIELD INVESTIGATION

The field investigation was conducted on 27 February 2025 and involved the drilling of 4 boreholes by 4WD mounted auger rig to the auger refusal or investigated depths of 1.2m to 2.0m.

In-situ vane shear strength tests were conducted in the clay layers encountered in the investigation, with samples of these soils being obtained for subsequent laboratory testing. In addition, the permeability of the site was tested using a constant head permeameter.

The results of the field and laboratory tests are shown on the borehole logs.

The logs of the boreholes are included in Appendix A and their locations are shown on Drawing 1 attached.

3 SITE CONDITIONS

The site falls generally towards the northwest at approximately 5° to 6° becoming steeper in the northwestern portion at approximately 13° to 18°. The site is currently vacant with a low patchy cover of grass and scattered shrubs (Plate 1). A watercourse/drainage depression is located along within the western portion of the site.

The MRT Digital Geological Atlas, 1: 25,000 Series, indicates that the site is mapped as Oonah Formation Quartzwacke, with this being generally confirmed by our field investigation.

Examination of the LIST Landslide Planning Map – Hazard Bands Overlay indicates that the site is not within a mapped landslide hazard area.

The investigation indicated that the soil profile is relatively uniform over the site. The boreholes encountered topsoil/fill comprising silty clay or clayey sand to the depths of 0.2m to 0.4m, underlain by natural clayey silt to the investigated or refusal depths of 1.2m to 2.0m.

Auger refusal in borehole BH3 was inferred to be on a hard cemented layer.

No groundwater seepages were encountered during the field investigation.



Plate 1: View of the site looking to the north 27/02/2025.

Full details of soil conditions encountered are presented on the borehole logs.

An assessment of the plasticity characteristics of the materials encountered indicates that the clay soils at this site possess a moderate shrink/swell potential.

4 SITE CLASSIFICATION

After allowing due consideration of the site geology, drainage and soil conditions, the site has been classified as follows:

CLASS M (AS 2870)

Foundation designs in accordance with this classification are to be subject to the overriding conditions of the Foundations section below.

This classification is applicable only for ground conditions encountered at the time of this investigation. If cut or fill earthworks are carried out, then the site classification will need to be re-assessed, and possibly changed.

5 FOUNDATIONS

Particular attention should be paid to the design of footings as required by AS 2870 – 2011.

In addition to normal founding requirements arising from the above classification, particular conditions at this site dictate that the founding medium for all footings would be as follows:

**Clayey SILT (MH) – high plasticity, grey/pale brown
encountered 0.2m to 0.4m below the existing ground surface**

An allowable bearing pressure of **100 kPa** is available for edge beams, strips, pads and bored piers founded as above.

If groundwater is encountered in site or footing excavations, it is recommended that subsoil drains are installed discharging to the stormwater system.

The site classification presented assumes that the current natural drainage and infiltration conditions at the site will not be markedly affected by the proposed site development work. Care should therefore be taken to ensure that surface water is not permitted to collect adjacent to the structure and that significant changes to seasonal soil moisture equilibria do not develop as a result of service trench construction or tree root action.

Attention is drawn to Appendix B of AS 2870 and CSIRO Building Technical File BTF18 “Foundation Maintenance and Footing Performance: A Homeowner’s Guide” as a guide to maintenance requirements for the proposed structure.

Although the borehole data provides an indication of subsurface conditions at the site, variations in soil conditions may occur in areas of the site not specifically covered by the field investigation. The base of all footing or beam excavations should therefore be inspected to ensure that the founding medium meets the requirements referenced herein with respect to type and strength of founding material.

The boreholes were backfilled shortly after being drilled, not allowing time for groundwater seepage flows to develop. Groundwater seepages or higher groundwater levels can occur during and/or after a prolonged period of wet weather or a heavy rainfall event.

6 WIND CLASSIFICATION

After allowing due consideration of the region, terrain, shielding and topography, the site has been classified as follows:

WIND CLASSIFICATION N3 (AS 4055)

REGION	TERRAIN CATEGORY	SHIELDING	TOPOGRAPHY
A	TC2	PS	T2

7 EFFLUENT DISPOSAL

The AS/NZS 1547:2012 and *Building Act 2016: Director's Guidelines for On-site Wastewater Management Systems* provide guidelines for typical wastewater flow allowances under a range of circumstances. The documents recommend a typical wastewater flow of 120L/person/day for households on tank water. As the proposed development is to be a three-bedroom dwelling, a population equivalent of 5 persons with a wastewater design flow rate of **600L/day** has been adopted.

7.1 Permeability of Soil and Soil Category

The permeability (K_{sat}) at the site was measured at 0.10m/day. For massive Category 4 soils the indicative K_{sat} from AS/NZS1547 Table 5.1 is 0.06-0.12m/day. Therefore, the measured permeability is consistent with massive Category 4 soils.

- Adopted Permeability – 0.10m/day.

Based on the findings of the borehole investigation and the results of the permeability test, the soil has been classified as follows:

- Texture – Clay Loams (Table E1 from AS/NZS 1547);
- Structure – Massive (Table E4 from AS/NZS 1547); and
- Category – 4 (Table E1 from AS/NZS 1547).

7.2 Disposal and Treatment Method

The soils within the proposed effluent disposal area are assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.

As the site has limited available area for disposal due to the setbacks required, the site is not suitable for traditional primary treated systems.

As such, the site is considered suitable for the disposal of domestic wastewater by way of an Aerated Wastewater Treatment System/ Secondary Treated System (AWTS/STS) and sub-surface (near surface) irrigation.

7.3 Tank Installation

As the site may be subject to high groundwater levels, care must be taken when installing the AWTS/STS unit. "AS/NZS 1546.1:2008 Section 3.2.2 – Anchorage," provides guidance on the installation of in-ground tanks, and the specific AWTS/STS unit manufacturer's installation instructions should be adhered to.

7.4 Design Irrigation Rate

According to AS/NZS 1547 Tables M1 and M2, the recommended design irrigation rate (DIR) for sub-surface irrigation (drip irrigation) on Category 4 soils on a slope of less than 10% is 3.5mm/day.

7.5 AWTS/STS and Sub-Surface Irrigation

The disposal area is calculated using the following equation:

$$A = Q/DIR,$$

where A is area in m²;

Q is design daily flow in L/day; and

DIR is design irrigation rate in mm/day.

As the DIR has been set at 3.5mm/day and the Q at 600L/day, the area required for the effluent disposal field is **171.5m²** as per the equation above.

There is adequate area for effluent disposal on site.

Due to size restrictions a 50% reserve (back-up) area of 85.75m² is available if required.

The sub-surface irrigation is to be constructed as per the cross sections detailed in Drawing WW-05 attached. The design details for the irrigation area are as follows:

- The irrigation lines are generally installed at a depth of 100mm into a minimum depth of 150mm of good quality topsoil. We consider the topsoil encountered as suitable for sub-surface irrigation;
- The irrigation lines are to have a typical line spacing of 1m; and
- The irrigation area is not to be located through any poorly drained depressions. As such, minor filling/mounding of the irrigation area may be required to ensure there is no localised saturated area.

Guidelines for the design of sub-surface irrigation are outlined in AS/NZS 1547 Appendix M.

The area of the disposal field shall be vegetated with grasses or other suitable vegetation. A list of Tasmanian plants suitable for treated wastewater from AWTS/STS units is attached as Appendix B. Grass planted within the disposal field shall be maintained, and a mat of dead grass from mowing shall not be allowed to accumulate on the ground surface.

The risk management process is an inherent part of the on-site wastewater disposal design. The on-site wastewater disposal system has been designed by considering the site characteristics and with risk identification in accordance with AS1547:2012. The risk reduction measures are detailed in the report and form the basis of the system selection and design.

The client indicated that they will be using a Ozzi Kleen RP10 (10EP) model manufactured by Neatport Pty Ltd, with “Suncoast Wastewater Management” brand (trade) name.

A Certificate of Accreditation for this specific AWTS model is presented in Appendix C.

This certificate includes installation and commissioning (Section - 3.0), maintenance and monitoring (Section - 4.0), performance (Section – 5.0) and on-going management guide (Sections 6.0) for the mentioned AWTS model.

7.6 Setbacks

The minimum separation distances between the disposal area and downslope features are based on Appendix R from AS/NZS 1547 “Recommended Setback Distances for Land Application Systems” and Section 3.1 from the *Building Act 2016: Director’s Guidelines for On-site Wastewater Management Systems*. The following minimum setbacks are required:

- 27m from downslope sensitive features such as watercourses (including the drainage depression);
- 1.5m from upslope and cross slope property boundaries;
- 7.5m from downslope property boundaries;
- 3.0m from upslope and cross slope buildings;
- 4.5m from downslope buildings; and
- 3.0m from downhill cut batters;

7.7 Wastewater Recommendations

It is recommended that the following actions are undertaken in looking after your system:

- Minimise domestic water use;
- Minimise the use of non-biodegradable detergents;
- Minimise the use of detergents containing phosphorous (e.g. Calgon or similar);
- Avoid discharging polluting chemicals into wastewater systems; and
- Monitor quality of groundwater.

8 REFERENCES

Department of Justice. (2017). *Building Act 2016 Director’s Guidelines for On-site Wastewater Management Systems v2.0*. Consumer, Building and Occupational Services.

Standards Australia Limited. (2011). *AS 2870: Residential Slabs and Footings Construction*. Sydney: SAI Global Limited.

Site Classification & On-site Wastewater Disposal Assessment and Design

Standards Australia Limited. (2012). *AS/NZS 1547 On-site Domestic Wastewater Management*. Sydney: SAI Global Limited.

Standards Australia Limited. (2017). *AS 1726: Geotechnical Site Investigation*. Sydney: SAI Global Limited.

Standards Australia Limited. (2021). *AS 4055: Wind Loads for Housing*. Sydney: SAI Global Limited.

Attachments:

Limitations of report

Drawing 1: Locality Plan

Drawing 2: Site Plan

Drawing WW-01: Typical Cut-off Drain Section

Drawing WW-05: Typical Subsurface Irrigation Section

Appendix A: Borehole Logs & Explanation Sheets

Appendix B: List of AWTS Example Plants

Appendix C: Certificate Forms

Geotechnical Consultants - Limitations of report

These notes have been prepared to assist in the interpretation and understanding of the limitations of this report.

Project specific criteria

The report has been developed on the basis of unique project specific requirements as understood by Geoton and applies only to the site investigated. Project criteria are typically identified in the Client brief and the associated proposal prepared by Geoton and may include risk factors arising from limitations on scope imposed by the Client. The report should not be used without further consultation if significant changes to the project occur. No responsibility for problems that might occur due to changed factors will be accepted without consultation.

Subsurface variations with time

Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. In the event of significant delays in the commencement of a project, further advice should be sought.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and at the time they are taken. All available data is interpreted by professionals to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, as it is virtually impossible to provide a definitive subsurface profile which includes all the possible variabilities inherent in soil and rock masses.

Report Recommendations

The report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete and therefore the report recommendations can only be regarded as preliminary. Where variations in conditions are encountered, further advice should be sought.

Specific purposes

This report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by others

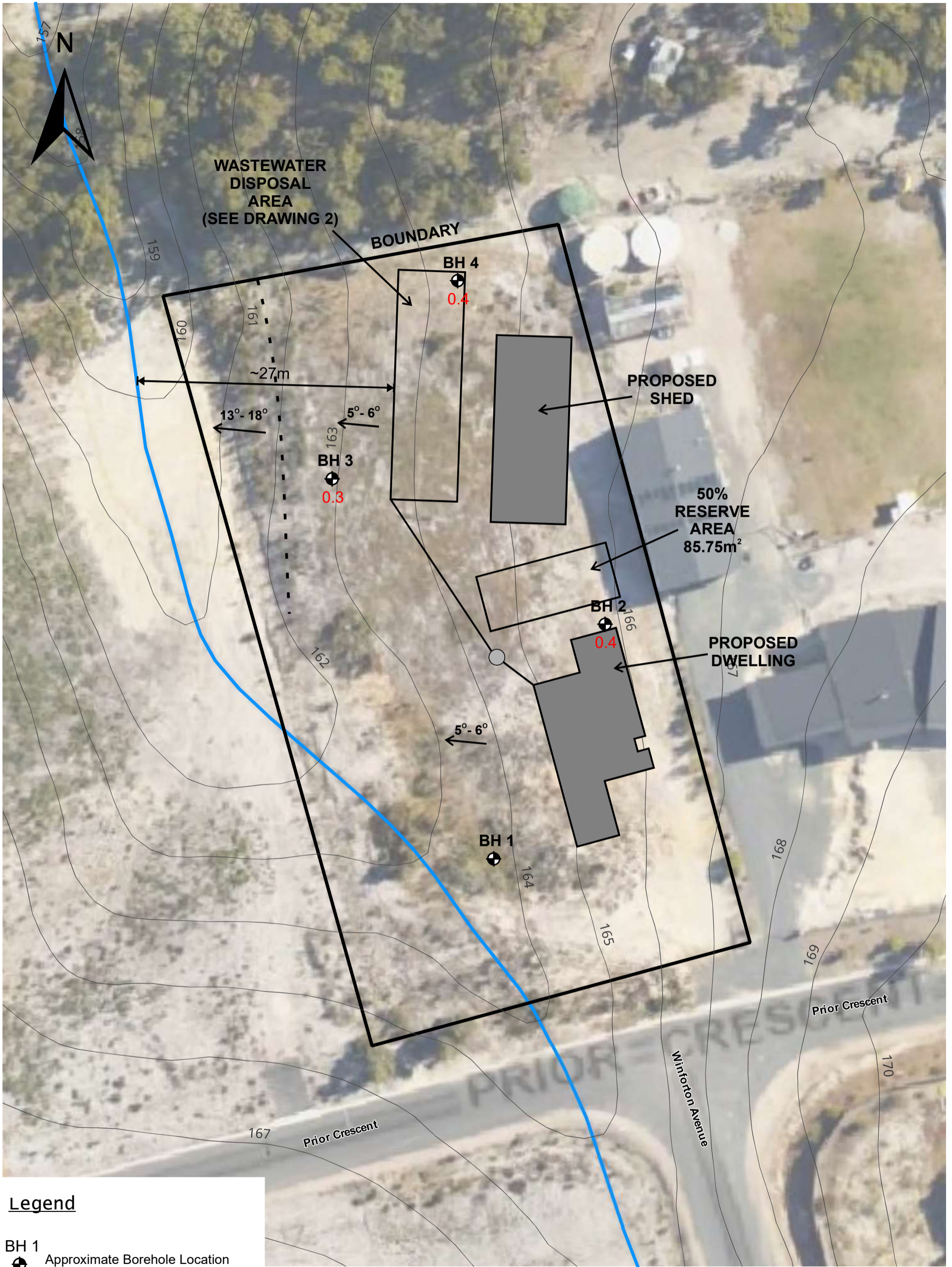
Geoton will not be responsible for interpretations of site data or the report findings by others involved in the design and construction process. Where any confusion exists, clarification should be sought from Geoton.

Report integrity

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Geoenvironmental issues

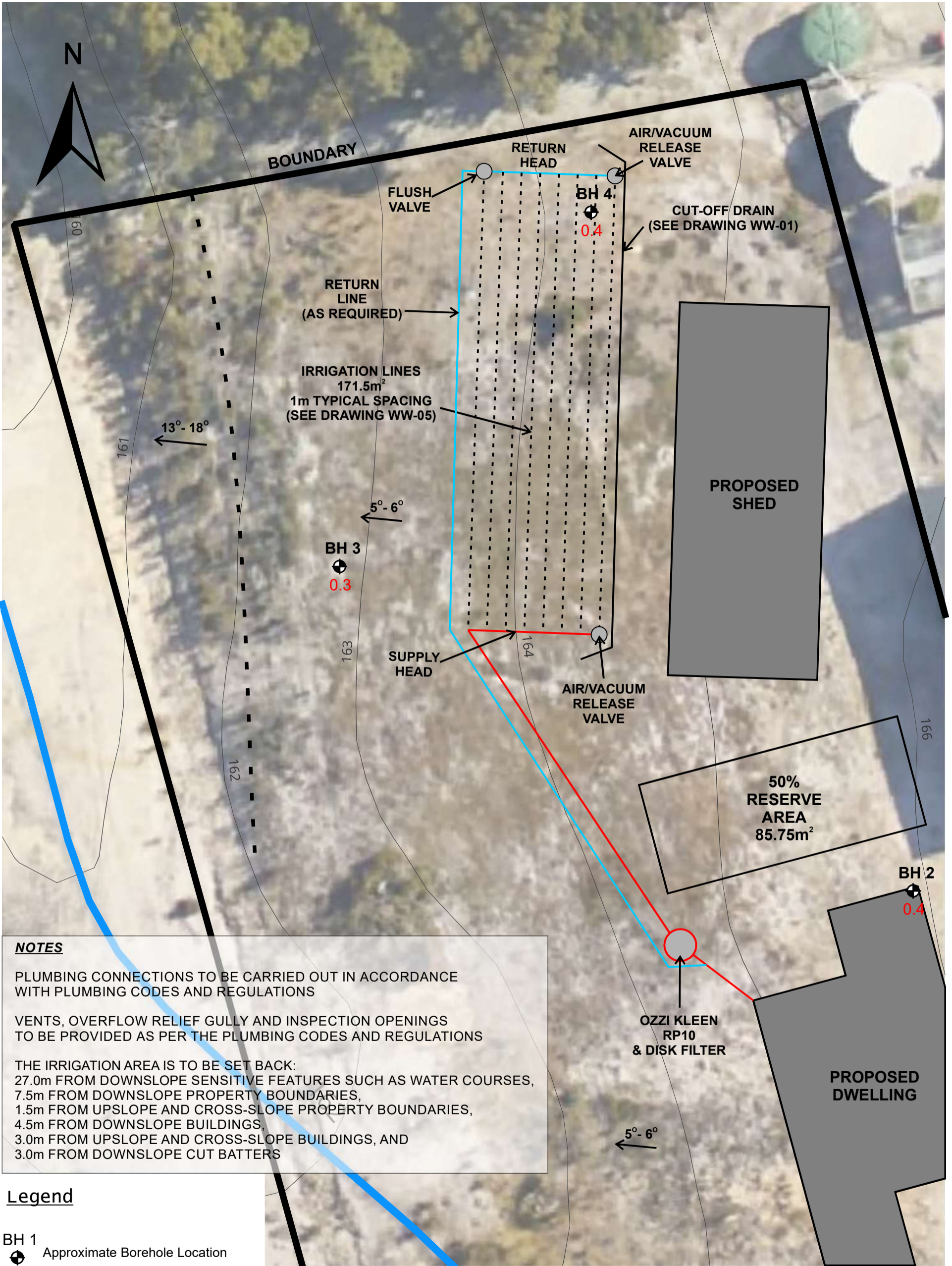
This report does not cover issues of site contamination unless specifically required to do so by the client. In the absence of such a request, Geoton take no responsibility for such issues.



Legend

- BH 1 Approximate Borehole Location
- 0.8 Approximate Depth of FILL (m)
- Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)
- Change in Slope
- Cadastral Parcels
- Hydrographic Lines

GEOTON Pty Ltd				Client: PLATINUM PRO CONSTRUCTION	
				Project: 6 PRIOR CRESCENT HEYBRIDGE	
Date	28/05/2025	Drawn	MG	Title: LOCALITY PLAN	
Scale	1:400	Approved	TB	Project no: GL25105A	Drawing no. 1
Original size	A3	Rev			



NOTES

PLUMBING CONNECTIONS TO BE CARRIED OUT IN ACCORDANCE WITH PLUMBING CODES AND REGULATIONS

VENTS, OVERFLOW RELIEF GULLY AND INSPECTION OPENINGS TO BE PROVIDED AS PER THE PLUMBING CODES AND REGULATIONS

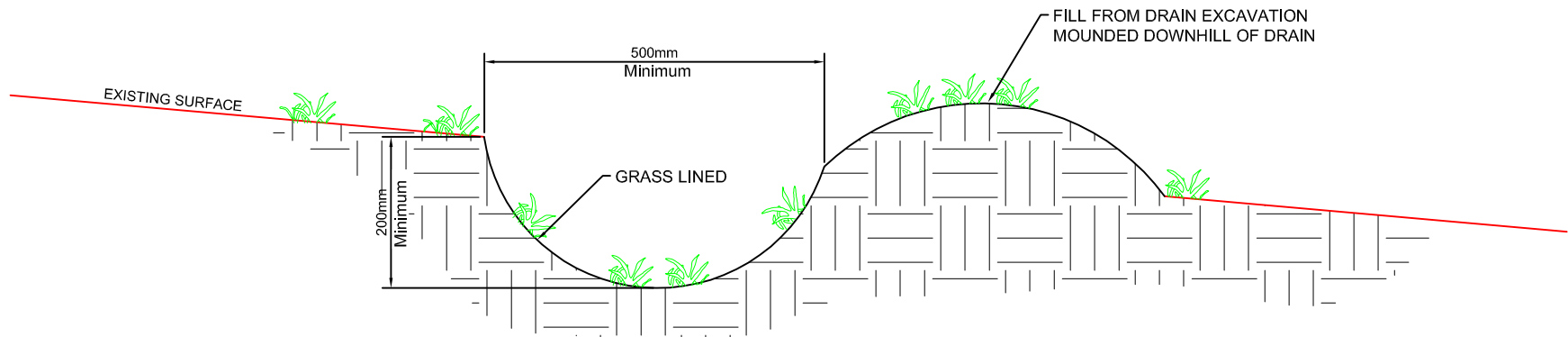
THE IRRIGATION AREA IS TO BE SET BACK:
 27.0m FROM DOWNSLOPE SENSITIVE FEATURES SUCH AS WATER COURSES,
 7.5m FROM DOWNSLOPE PROPERTY BOUNDARIES,
 1.5m FROM UPSLOPE AND CROSS-SLOPE PROPERTY BOUNDARIES,
 4.5m FROM DOWNSLOPE BUILDINGS,
 3.0m FROM UPSLOPE AND CROSS-SLOPE BUILDINGS, AND
 3.0m FROM DOWNSLOPE CUT BATTERS

Legend

- BH 1**
 Approximate Borehole Location
0.8 Approximate Depth of FILL (m)
- 5°**
 Approximate Slope angle in Degrees
- Contour in Metres (LiDAR Derived)
- Change in Slope
- Cadastral Parcels
- Hydrographic Lines

GEOTON Pty Ltd				Client: PLATINUM PRO CONSTRUCTION	
				Project: 6 PRIOR CRESCENT HEYBRIDGE	
Date	28/05/2025	Drawn	MG	Title: SITE PLAN	
Scale	1:200	Approved	TB	Project no:	GL25105A
Original size	A3	Rev		Drawing no.	2

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TYPICAL CUT-OFF DRAIN SECTION

SCALE 1:10

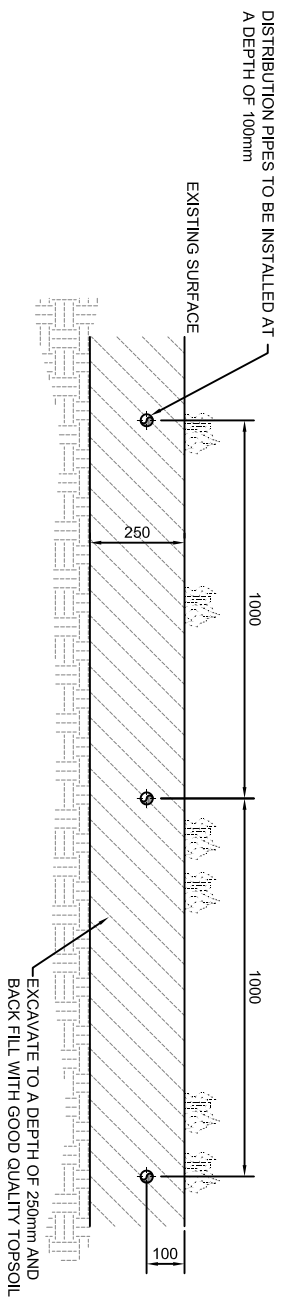


				title:	
				TYPICAL CUT-OFF DRAIN SECTION	
date	20/09/2021	drawn	BS	figure no. WW-01	
scale	As Shown	approved	TB		
original size	A4	rev			

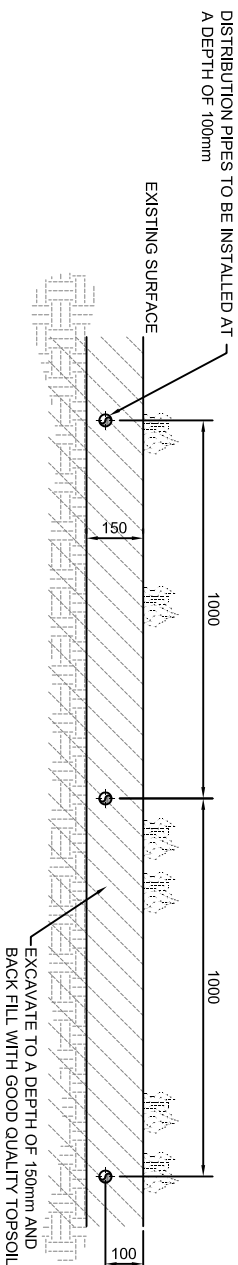
- GEOTECHNICAL INVESTIGATIONS
- SITE CLASSIFICATION
- WASTEWATER ASSESSMENT
- ROADWORKS
- LANDSLIDE RISK ASSESSMENT
- DAMS
- ENVIRONMENTAL ASSESSMENT
- FOUNDATION INVESTIGATION

PO Box 522 Prospect Vale TAS 7250
 Unit 24, 16-18 Goodman Court
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 T - (03) 6326 5001
 www.geoton.com.au

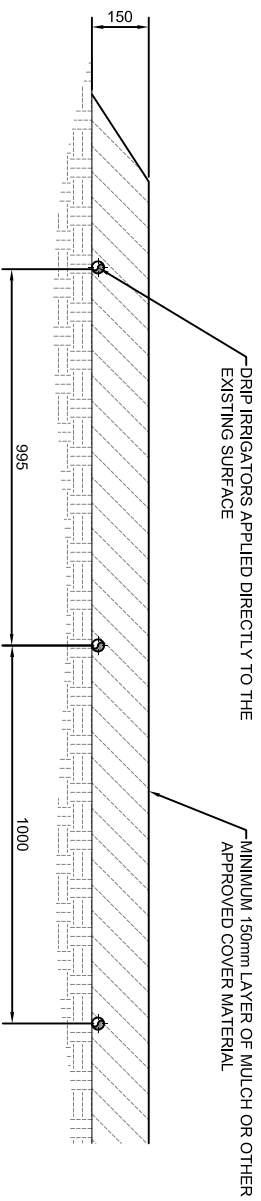
FIGURE:	WW-05
DATE:	18/10/17
REVISION:	A
SCALE:	@ A4
DRAWN:	B.STREET
DESIGNED:	T.BARRIERA
APPROVED:	T.BARRIERA



SHALLOW SUB-SURFACE DRIP IRRIGATION
CATEGORY 1, 2 & 6 SOILS
 SCALE 1:20



SHALLOW SUB-SURFACE DRIP IRRIGATION
CATEGORY 3, 4 & 5 SOILS



COVERED SURFACE DRIP IRRIGATION
 SCALE 1:20

0mm
 250mm
 500mm
 750mm
 1000mm

SCALE

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Appendix A

Borehole Logs

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH1

Sheet no. 1 of 1

Job no. GL25105A

Client :		Platinum Pro Construction					Date :		27/02/2025	
Project :		Site Classification and On-site Wastewater Disposal Assessment					Logged By :		MG	
Location :		6 Prior Crescent, Heybridge								
Drill model :		Honeybadger		Easting:		Slope: 90°		RL Surface :		
Hole diameter :		95mm		Northing:		Bearing: -		Datum :		
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N						TOPSOIL - Silty CLAY, low plasticity, grey/pale grey, roots, root fibres	D/M	F	
					0.25	MH	Clayey SILT - high plasticity, grey	D	VSt	
					0.50		Becoming brown	M	W < PL	
					0.75					
					1.00				V > 140 kPa	
					1.25					
					1.50		Becoming white			
					1.75					
					2.00					
					2.25				Borehole BH1 terminated @2.0m	

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH2

Sheet no. 1 of 1

Job no. GL25105A

Client :		Platinum Pro Construction					Date :		27/02/2025					
Project :		Site Classification and On-site Wastewater Disposal Assessment					Logged By :		MG					
Location :		6 Prior Crescent, Heybridge												
Drill model :		Honeybadger		Easting:		Slope: 90°		RL Surface :						
Hole diameter :		95mm		Northing:		Bearing: -		Datum :						
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations			
ADV	N			D	0.25			FILL - Clayey SAND, fine to medium, grey	D	L	FILL/DISTURBED			
					0.50		MH	Clayey SILT - high plasticity, pale brown/pale pink	M	VSt	NATURAL			
					0.75						W < PL			
					1.00			Becoming white			V > 140 kPa			
					1.25									
					1.50									
					1.75									
					2.00									
					2.25							Borehole BH2 terminated @2.0m		

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH3

Sheet no. 1 of 1

Job no. GL25105

Client :		Platinum Pro Construction					Date :		27/02/2025		
Project :		Site Classification and On-site Wastewater Disposal Assessment					Logged By :		MG		
Location :		6 Prior Crescent, Heybridge									
Drill model :		Honeybadger		Easting:		Slope: 90°		RL Surface :			
Hole diameter :		95mm		Northing:		Bearing: -		Datum :			
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations
ADV	N				0.25			FILL - Clayey SAND, fine to medium, grey	D	L	FILL/DISTURBED
					0.50		MH	Clayey SILT - high plasticity, grey	D	VSt	NATURAL
					0.75						
					1.00						
					1.25			Borehole BH3 refusal @1.2m on inferred cemented layer			
					1.50						
					1.75						
					2.00						
					2.25						

Geotechnical Consultants

PO Box 522 Prospect TAS 7250

Unit 24, 16-18 Goodman Court, Invermay TAS

Tel (03) 6326 5001

Borehole no. BH4

Sheet no. 1 of 1

Job no. GL25

Client :		Platinum Pro Construction					Date :		27/02/2025						
Project :		Site Classification and On-site Wastewater Disposal Assessment					Logged By :		MG						
Location :		6 Prior Crescent, Heybridge													
Drill model :		Honeybadger		Easting:		Slope: 90°		RL Surface :							
Hole diameter :		95mm		Northing:		Bearing: -		Datum :							
Method	Support	Penetration	Water	Notes Samples Tests	Depth (m)	Graphic log	Classification Symbol	Material Description	Moisture condition	Consistency density, index	Structure, additional observations				
ADV	N				0.25			FILL - Clayey SAND, fine to medium, grey	D	L	FILL/DISTURBED				
					0.50		MH	Clayey SILT - high plasticity, pale brown/pale pink	M	VSt	W < PL NATURAL				
					0.75										
					1.00										
					1.25			Becoming brown							
					1.50										
					1.75										
					2.00										
												Borehole BH4 terminated @2.0m			
										2.25					

Investigation Log Explanation Sheet

METHOD – BOREHOLE

TERM	Description
AS	Auger Screwing*
AD	Auger Drilling*
RR	Roller / Tricone
W	Washbore
CT	Cable Tool
HA	Hand Auger
DT	Diatube
B	Blank Bit
V	V Bit
T	TC Bit

* Bit shown by suffix e.g. ADT

METHOD – EXCAVATION

TERM	Description
N	Natural exposure
X	Existing excavation
H	Backhoe bucket
B	Bulldozer blade
R	Ripper
E	Excavator




SUPPORT

TERM	Description
M	Mud
N	Nil
C	Casing
S	Shoring

PENETRATION

1	2	3	4	
				No resistance ranging to Refusal

WATER

Symbol	Description
	Water inflow
	Water outflow
	17/3/08 water on date shown

NOTES, SAMPLES, TESTS

TERM	Description
U ₅₀	Undisturbed sample 50 mm diameter
U ₆₃	Undisturbed sample 63 mm diameter
D	Disturbed sample
N	Standard Penetration Test (SPT)
N*	SPT – sample recovered
N _c	SPT with solid cone
V	Vane Shear
PP	Pocket Penetrometer
P	Pressurimeter
B _s	Bulk sample
E	Environmental Sample
R	Refusal
DCP	Dynamic Cone Penetrometer (blows/100mm)
PL	Plastic Limit
LL	Liquid Limit
LS	Linear Shrinkage

CLASSIFICATION SYMBOLS AND SOIL DESCRIPTION

Based on AS 1726:2017

MOISTURE

TERM	Description
D	Dry
M	Moist
W	Wet

CONSISTENCY/DENSITY INDEX

TERM	Description
VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fr	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	Very dense

Soil Description Explanation Sheet (1 of 2)

DEFINITION

In engineering terms, soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL AND SOIL NAME

Soils are described in accordance with the AS 1726: 2017 as shown in the table on Sheet 2.

PARTICLE SIZE DEFINITIONS

NAME	SUBDIVISION	SIZE (mm)
BOULDERS		>200
COBBLES		63 to 200
GRAVEL	Coarse	19 to 63
	Medium	6.7 to 19
	Fine	2.36 to 6.7
SAND	Coarse	0.6 to 2.36
	Medium	0.21 to 0.6
	Fine	0.075 to 0.21
SILT		0.002 to 0.075
CLAY		<0.002

MOISTURE CONDITION

Coarse Grained Soils

Dry Non-cohesive and free running.

Moist Soil feels cool, darkened in colour. Soil tends to stick together.

Wet As for moist but with free water forming when handling.

Fine Grained Soils

Moist, dry of Plastic Limited – $w < PL$

Hard and friable or powdery.

Moist, near Plastic Limit – $w \approx PL$

Soils can be moulded at a moisture content approximately equal to the plastic limit.

Moist, wet of Plastic Limit – $w > PL$

Soils usually weakened and free water forms on hands when handling.

Wet, near Liquid Limit - $w \approx LL$

Wet, wet of Liquid Limit - $w > LL$

CONSISTENCY TERMS FOR COHESIVE SOILS

TERM	UNDRAINED STRENGTH s_u (kPa)	FIELD GUIDE
Very Soft	≤ 12	Exudes between the fingers when squeezed in hand
Soft	12 to 25	Can be moulded by light finger pressure
Firm	25 to 50	Can be moulded by strong finger pressure
Stiff	50 to 100	Cannot be moulded by fingers
Very Stiff	100 to 200	Can be indented by thumb nail
Hard	>200	Can be indented with difficulty by thumb nail
Friable	–	Can be easily crumbled or broken into small pieces by hand

RELATIVE DENSITY OF NON-COHESIVE SOILS

TERM	DENSITY INDEX (%)
Very Loose	≤ 15
Loose	15 to 35
Medium Dense	35 to 65
Dense	65 to 85
Very Dense	> 85

DESCRIPTIVE TERMS FOR ACCESSORY SOIL COMPONENTS

DESIGNATION OF COMPONENT	IN COARSE GRAINED SOILS		IN FINE GRAINED SOILS	TERM
	% Fines	% Accessory coarse fraction	% Sand/gravel	
Minor	≤ 5	≤ 15	≤ 15	Trace
	$>5, \leq 12$	$>15, \leq 30$	$>15, \leq 30$	With
Secondary	>12	>30	>30	Prefix

SOIL STRUCTURE

ZONING		CEMENTING	
Layer	Continuous across the exposure or sample.	Weakly cemented	Easily disaggregated by hand in air or water.
Lens	Discontinuous layer of different material, with lenticular shape.		
Pocket	An irregular inclusion of different material.	Moderately cemented	Effort is required to disaggregate the soil by hand in air or water.

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely weathered material	Structure and/or fabric of parent rock material retained and visible.
Residual soil	Structure and/or fabric of parent rock material not retained and visible.

TRANSPORTED SOILS

Aeolian soil	Carried and deposited by wind.
Alluvial soil	Deposited by streams and rivers.
Colluvial soil	Soil and rock debris transported downslope by gravity.
Estuarine soil	Deposited in coastal estuaries, and including sediments carried by inflowing rivers and streams, and tidal currents.
Fill	Man-made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.
Lacustrine soil	Deposited in freshwater lakes.
Marine soil	Deposited in a marine environment.









Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 63 mm and basing fractions on estimated mass)				GROUP SYMBOL	PRIMARY NAME	
COARSE GRAINED SOIL More than 65% of soil excluding oversize fraction is larger than 0.075 mm	GRAVEL More than half of coarse fraction is larger than 2.36 mm	CLEAN GRAVEL (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes	GW	GRAVEL	
			Predominantly one size or a range of sizes with some intermediate sizes missing	GP	GRAVEL	
		GRAVEL WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	GM	Silty GRAVEL	
			Plastic fines (for identification procedures see CL, CI and CH below)	GC	Clayey GRAVEL	
	SAND More than half of coarse fraction is smaller than 2.36 mm	CLEAN SAND (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate sizes	SW	SAND	
			Predominantly one size or a range of sizes with some intermediate sizes missing	SP	SAND	
		SAND WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML and MH below)	SM	Silty SAND	
			Plastic fines (for identification procedures see CL, CI and CH below)	SC	Clayey SAND	
FINE GRAINED SOIL More than 35% of soil excluding oversize fraction is smaller than 0.075 mm	IDENTIFICATION PROCEDURES ON FRACTIONS <0.075 mm					
		DRY STRENGTH	DILATANCY	TOUGHNESS		
	SILT & CLAY (low to medium plasticity, LL ≤ 50)	None to Low	Slow to Rapid	Low	ML	SILT
		Medium to High	None to Slow	Medium	CL, CI	CLAY
		Low to Medium	Slow	Low	OL	ORGANIC SILT
	SILT & CLAY (high plasticity, LL > 50)	Low to Medium	None to Slow	Low to Medium	MH	SILT
		High to Very High	None	High	CH	CLAY
		Medium to High	None to Very Slow	Low to Medium	OH	ORGANIC CLAY
	Highly Organic Soil	Readily identified by colour, odour, spongy feel and frequently by fibrous texture.			Pt	PEAT

• LL – Liquid Limit.

COMMON DEFECTS IN SOILS

TERM	DEFINITION	DIAGRAM	TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (e.g. bedding). May be open or closed.		SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
FISSURE	A surface or crack across which the soil has little or no tensile strength, but which is not parallel or sub parallel to layering. May be open or closed. May include desiccation cracks.		TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter.	
SHEARED SEAM	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting fissures which divide the mass into lenticular or wedge-shaped blocks.		TUBE CAST	An infilled tube. The infill may be uncemented or weakly cemented soil or have rock properties.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.		INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open defects.	

Appendix B

Example Plants

Taz Wild Plants

Phone: (03) 6384 2165
Fax: (03) 6384 2165
Web site: www.tazwild.com

Wastewater Treatment Units

Tasmanian Plants suitable for Water from Wastewater Treatment Units

Water from septic tanks and aerated wastewater treatment units such as Biocycle, Envirocycle or other may contain salts, boron and disease bearing microbes. The major ingredients of most cleaning fluids are various salts, of which common kitchen salt (sodium chloride) is the least common. These salts may have large concentrations in wastewater, which can have a detrimental effect on plants. The survival of plants will depend on the concentrations of salts. Long-term build up of chemicals and salts in the soil will adversely affect any plantings.

We can't guarantee these plants will survive but they are tolerant to reasonable amounts of the main offenders and will tolerate wet conditions.

Below is a list of plants to help make an attractive garden bed for your wastewater treatment area.

PLANTS 1 – 6m

Acacia mucronata

Variable sallow wattle, Narrow leaf wattle

An upright or spreading, medium to tall shrub 3-4m X 2-3m. Quick growing. Profuse cream to yellow flowers in spring, showy. Attracts seed eating birds. Drought tolerant.

Acacia verticillata

Prickly Moses

Prickly shrub to 2m. Useful habitat plant and very attractive in flower.

Banksia marginata

Honeysuckle, Silver banksia

Evergreen shrub or small tree with attractive narrow, smooth edged leaves which are square or notched at the end and silvery beneath. Greenish yellow cones of flowers that last as cut flowers. Grows well in sandy soil. Strong upright growth.

Bauera rubioides

Dog Rose

Hardy small to medium dense shrub. 1-2m X 1-2m wide with masses of dainty pink flowers, flowering most of year, attracting butterflies. Grows well in wet or moist soils, prefers acid soils. Likes full or filtered sun. Good coastal plant. Frost tolerant. Prune regularly. Good erosion control.

Callistemon pallidus

Lemon Bottlebrush

Evergreen medium shrub, very upright with silky leaves that become smooth with age. Lovely lemon yellow bottlebrushes in spring and summer. Likes a dry or moist position. Tolerates full or filtered sunlight. Attracts nectar eating birds.

Callitris oblonga

Cypress pine, South esk pine

This is one of Australia's native conifers. It has an attractive shrubby shape and is suitable for use in the garden as a fast growing hedge, since it can be pruned to shape. It is also useful for gardens where the soil is rocky and sandy but will tolerate a range of soils, providing the drainage is good.

Correa backhousiana

Velvet correa

A dense, bushy, spreading shrub to 1.5m high by 2m wide. Leaves are glossy green on top, rusty coloured underneath. Greenish cream bell flowers in winter. Spring bird attracting. Tolerates lime and coastal plantings. Usually frost resistant.

Leptospermum lanigerum

Woolley tea-tree

Hardy medium to large shrub 2.5 to 5m high x 1.2-3m wide, massed with white flowers during spring. Soft grey foliage. Prefers moist to wet soils with good drainage and will grow well in full or filtered sun. Attracts butterflies and seed eating birds. Tolerates light snow, smog and frost.

Melaleuca ericifolia

A very hard, fast growing small evergreen tree suited to most soils and aspects. Suitable for poorly drained or saline soils and withstands coastal exposure. Needle-like leaves and 2-3cm long cream flower spikes, in spring and early summer. Ideal for planting as a screen.

Melaleuca gibbosa

Fine leafed paperbark, Slender honey-myrtle

Evergreen small shrub with mauve/purple ball shaped flowers in late spring and summer. Suitable for most soils, tolerating lime and salt soil. Frost resistant.

Melaleuca squarrosa

Tall, bushy shrub, good foliage. Scented, yellow brush flowers, in spring-summer. Suitable for most soils, tolerating very wet conditions, lime, saline and frost.

Micrantheum hexandrum

River box

Attractive foliage plant with new growth showing red stems. Cream flowers in spring. Grows up to 2m high. Prune to form a dense screen plant.

Notelaea ligustrina

Native Olive, Mock olive, Privet mock olive

Tall shrub with smooth, dark green leaves. Small yellow flowers and purple fruit. Prefers a moist, semi-shaded position but grows well in a wide range of conditions.

Pomaderris apetala

Dogwood

Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

SHRUBS TO 1m

Amperea xiphioclada

Upright or arching stems. Attractive foliage sculpturesque in appearance to 60cm. Useful for basket weaving. Dry to moist sites.

Blechnum penna-marina

Alpine Water Fern

Attractive, low growing, matted ground cover. Leathery dark green fronds to 15cm long, tinged pink when young. Ideal hanging baskets. Rockeries and moist positions in the open ground.

Blechnum wattsi

Hard Water Fern

Hardy and vigorous fern with dark green leathery fronds to 1m tall. Very easily grown in large pot or a moist, shady position in the ground.

Callistemon viridiflorus

Green Bottlebrush

Erect shrub with pale green bottlebrushes. Good in damp conditions. 1-2m X 1m. Frost resistant.

Carex appressa

Tall sedge, Tussock sedge

A tall perennial to 1.8m high. Stems acutely 3 angled and leaves 3-6mm broad. Occurs in winter wet depressions that can dry out completely in summer. Flowers in spring.

Carex inyx

Tassell Sedge

Evergreen clump forming sedge with green foliage and gorgeous golden brown pendulous tassels 1m x 1m.

Carex tasmanica

Curley Sedge

An upright sedge to 30cm. Attractive tight curls on tips of leaves. Wet sites but will tolerate long dry spells.

Dianella tasmanica

Flax Lily

An evergreen perennial plant with arching, strap-like leaves which can be up to 1.2m long. During spring and summer this plant bears clusters of nodding, star shaped, bright blue to purple flowers which are followed by glossy deep blue berries. Thrives in a sunny to partly shaded position in humus rich, well drained soil. Ideal for rockeries, poolside planting and containers.

Ficinea nodosa (syn isolepis nodosa)

Knobby club rush

Dense tufted native rush with stiff stems. Rounded brown flower knobs in summer. Suit damp or moist sandy soil. 60cm X 1m wide.

Ficinea nodosa (syn isolepis nodosa)

Knobby club rush (syn. Isolepis nodosa)

Ideal for planting around pond margins, this fast growing perennial plant forms clumps of upright, often arching, dark green stems. Brownish, globular flower heads are produced throughout the year. A tough hardy plant which thrives in full sun in a range of soils. Tolerates salt spray, waterlogged and saline soils. Adds texture and colour to seaside gardens and water features, useful for general garden planting.

Goodenia elongata

Lanky Goodenia

Suckering ground cover 10cm tall X 50cm. Glossy green leaves, rich yellow flowers on tall stems spring-summer, prefers moist soils in full sun or part shade.

Isolepis inundata

Knobby club rush, Swamp club rush

Handy aquatic for waters edge or general planting (eg. shrub beds, dry creek beds).

Lomandra longifolia

Long leaf mat bush, Sagg

A popular plant for use as accent in gardens, where the rush like foliage contrasts well with broad leaved plants. Use it next to ponds or as a boarder plant. Flowers in spring, bearing clusters of cream, strongly perfumed flowers - great for use in flora arrangements. A very adaptable plant that will grow well in a range of soils but does best in a moist position.

Mazus pumilio

Mauve carpet

Low growing creeping plant. Ideal ground cover, with mauve flowers, spring and summer. Semi shade or sun.

Melaleuca squamea

A bushy shrub to 1m with stunning mauve flowers in spring-summer. Grows well in a damp spot. Frost hardy.

Poa labillardieri

A popular native grass grown for its soft blue foliage. In the warmer months this clumping plant produces an attractive flower head with a purple tint. Thrives in a sunny to partly shaded position and grows in a range of soils. Suitable for planting under trees, embankments and mass plantings. Cut to just above ground level in late winter for fresh new spring growth.

Polystichum proliferum

Mother Shield Fern

An easy to grow fern with attractive green fronds. New fronds are covered with eye catching brownish scales. An ideal plant for ferneries and shaded garden positions but will perform equally well when planted in a container. Plant in humus rich, moist, well drained soil in part shade. Fertilise with a good organic fertilizer. When planting in containers use a premium potting mix.

Polystichum proliferum

Mother Shield Fern

Attractive native fern with arching fronds to 1m long forming plantlets near the tip. Very easily grown in a moist position in morning or filtered sun. Suitable for tubs.

Pratia pedunculata

Blue pratia, Common pratia, White pratia

This dainty, spreading plant forms a carpet of tiny green leaves which from spring to early summer is smothered in a mass of tiny, white flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers and makes an attractive groundcover. Thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Pratia pedunculata

Blue pratia, Common pratia, White pratia

This dainty, spreading plant forms a carpet of tiny, green leaves, which from spring to early summer is smothered in a mass of tiny blue flowers. This carpeting plant is ideal for filling in spaces near rocks and sleepers, and makes an attractive groundcover, thrives in a sunny to semi-shaded position in moist soil. Keep moist at all times.

Scaevola hookeri

Creeping fan flower, Mat fan flower

A very densely matting, evergreen groundcover with glossy, dark green leaves and small, white fan-shaped flowers in flushes, during spring, summer and autumn. An excellent soil binding plant for average to moist positions. Frost hardy.

Velleia paradoxa

Spur velleia

Wild flower 20cm X 20cm with large yellow flowers spring and summer. Prefers moist soils which are well drained and part shade to full sun.

Viola fuscoviolacea

A spreading, matting violet with attractive dense foliage and tiny deep purple-blue flowers in spring and summer. Prefers a moist position. Withstands frosts and snow.

Viola hederacea

Native violet

An attractive creeping evergreen perennial with fan shaped leaves. This plant produces beautiful mauve flowers over a long flowering period. An ideal ground cover for full sun to part shade in well drained soils.

TREES

Acacia dealbata

Silver Wattle

A tall tree with a smooth trunk, often decorated with silvery, mottled patches contrasting with the greyish-green leaves. In spring, clusters of golden-yellow, fluffy ball like flowers almost cover the whole tree.

Acacia melanoxylon

Blackwood

A beautiful formal tree that produces one of Australia's most sought after woods for cabinet making. Light yellow flowers occur in winter and early spring. A useful tree for a windbreak or screen as it grows densely. It is also tolerant of a wide range of positions, however its height and width will be greatest if the soil is moist and fertile.

Eucalyptus ovata

Black gum, Swamp gum

Evergreen medium to tall moisture loving tree, good for poorly drained soils. Smooth white trunk. Masses of white flowers in autumn which attract birds. Frost hardy. Good tree for cool districts. Water absorber. Drought tolerant. Excellent shade and windbreak tree.

Eucalyptus rodwayi

Swamp Peppermint

This tree is suitable for a wide range of conditions, from very dry sandy soils to river banks. Grows 15 to 20m.

Eucalyptus viminalis

White Gum

A magnificent tree with a lovely white trunk. This tree is suitable for very dry to very wet sites. Its height is 20 to 40m depending on availability of moisture.

Pomaderris apetala

Dogwood

Medium to tall shrub 3 to 15 m. This shrub grows in a wide variety of sites from very dry to very wet but will grow larger with moisture. Looks good planted in copses.

Prostanthera lasianthos

Christmas bush, Tasmanian Christmas bush

The Tasmanian Christmas bush comes into flower around Christmas with masses of mint scented foliage. A rapid growth in a range of soils but for best results grow in a well drained soil and mulch to retain moisture in the drier months. An attractive plant that will grow in a range of positions in the garden.

Tasmania lanceolata

Mountain pepper, Native pepper

Small leafed mountain form. Handsome foliage shrub with bright green leaves and red stems. Creamy-yellow flowers in spring. Slow growing to 1.5m, hardy in a cool moist well drained position in sun or shade.

Appendix C

Certificate Forms

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent
 Address
 Suburb/postcode

Form **55**

Qualified person details:

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

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (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: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

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

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Geoton Pty Ltd, Report Reference No. GL25105Ab,
dated 28/05/2025

Relevant
calculations:

Refer to report

References:

AS 2870 – 2011 Residential Slabs and Footings Construction
AS 4055 – 2021 Wind Loads for Housing
CSIRO Building Technical File 18

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

Site Classification in accordance with AS2870 - 2011
Wind Loading in accordance with AS 4055 - 2021
Findings and recommendations of report

Scope and/or Limitations

The classification applies to the site as investigated at the time and does not account for any future alteration to foundation conditions resulting from earthworks, drainage condition changes or site maintenance variations.

I certify the matters described in this certificate.

Signed:

Qualified person:



Certificate No:

GL25105Ab

Date:

28/05/2025

LOADING CERTIFICATE

To:	Platinum Pro Construction	Owner /Agent	Certificate Ref: AS/NZS 1547:2012 Section 7.4.2
	PO Box 2090	Address	
	Spreyton Tas	7310	

Details of work:

Address:	6 Prior Crescent	Lot No:	34
	Heybridge Tas	7316	Certificate of title No: 174075/34
The work related to this certificate:	On-site domestic-wastewater management	<i>(description of the work or part work being certified)</i>	

Certificate details:

In issuing this certificate the following matters are relevant –

Documents:	Report GL25105 dated 28/05/2025 Drawing 1– Locality Plan Drawing 2– Site Plan Drawing WW-01 – Typical Cut-off Drain Section Drawing WW-05 – Typical AWTS Section
Relevant calculations:	Contained in the above
References:	AS/NZS1547:2012 On-site domestic-wastewater management

Substance of Certificate:

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

Wastewater Characteristics

Population equivalent used for this assessment = 5 (3 bedroom dwelling)
Wastewater volume (L/day) used for this assessment = 600 (120 Litres per person)
Approximate blackwater volume (L/day) = 250
Approximate greywater volume (L/day) = 350

Soil Characteristics/Design Criteria

Texture (Table E1 from AS/NZS 1547) = Clay Loams
Soil category (Table E1 from AS/NZS 1547) = 4
Soil structure (Table E4 from AS/NZS 1547) = Massive
Indicative permeability (Table 5.1 from AS/NZS 1547) = 0.10m/day
Adopted permeability = 0.10m/day
Adopted Design Irrigation Rate = 3.5mm/day
Soil thickness for disposal = >1.2m
Minimum depth (m) to water = >2.0m

Dimensions for On-Site Treatment System

Disposal and treatment methods = Aerated Wastewater Treatment System (AWTS) and sub-surface irrigation

Site modification and specific design = None

Primary disposal area required = 171.5m²

Reserve disposal area required = 87.75m²

Location and use of 50% Reserve area = Reserve area located to the south of the proposed irrigation field. Currently vacant with a patchy low cover of grass.

Is there sufficient area available on site for disposal (including 50% reserve) = Yes

Notes

The purpose of the reserve area is to allow for future extension of the land application system to allow a factor of safety against unforeseen malfunction or failure, perhaps following increased household occupancy or inadvertent misuse of the system.

The land application area may be reduced to account for flow reductions by water-saving devices, provided the organic loading rate is not higher than it would have been without the flow reduction.

Allowable Variation from Design Flow

Based on an approved AWTS 10EP system (10 equivalent persons) rated at 1500 litres per day and a wastewater design volume of 600L/day the allowable variation from design flow (peak loading events) would be an additional 900L/day.

System Limitations

Consequences of overloading the system:

- (A) Adverse effects on soil properties and plant growth through excess salt accumulation in the root zone during extended dry periods
- (B) Harmful long-term environmental effects to the soil of land application system or the adjacent surface water and groundwater; or
- (C) Increased risk to public health from surface ponding in the land application area or channelling or seepage beyond the land application area.

Consequences of underloading the system:

The treatment system can be switched to the power saving mode, when no sewage flows are generated for an extended period of time (e.g. holidays). In this mode, aeration is reduced to the minimum required to supply the microbes with oxygen to ensure they remain viable.

Consequences of changes in loading of the system: The system has been designed for domestic onsite wastewater disposal, and as such effluent will be domestic and is not expected to change significantly. Significant changes in loading of the system can result in system failure.

Operation Requirements

Refer to operation manual of preferred aerated wastewater treatment system.

The use of water saving fixtures is required.

Adverse effects of not operating the system correctly may include:

- (A) Odour; and
- (B) Disease.


Maintenance Requirements

Refer to operation manual of preferred aerated waterwater treatment system.

Adverse effects of not maintaining and monitoring the system correctly may include:

- (A) Odour;
- (B) Pump failure;
- (C) Air blower failure or filter blockage;
- (D) Alarm failure;
- (E) Irrigation field failure; and
- (F) Poor water quality, lack of disinfection.

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Date:</i>	<i>Certificate No.</i>
Certifier:		28/05/2025	GL25105Ab

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: Lot No:

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

Description of work:

(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
<input type="checkbox"/>	Building design	Architect or Building Designer
<input type="checkbox"/>	Structural design	Engineer or Civil Designer
<input type="checkbox"/>	Fire Safety design	Fire Engineer
<input type="checkbox"/>	Civil design	Civil Engineer or Civil Designer
<input checked="" type="checkbox"/>	Hydraulic design	Building Services Designer
<input type="checkbox"/>	Fire service design	Building Services Designer
<input type="checkbox"/>	Electrical design	Building Services Designer
<input type="checkbox"/>	Mechanical design	Building Service Designer
<input type="checkbox"/>	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
<input type="checkbox"/>	Other (specify)	

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

Other details:
All design documents provided in Report GL25105Ab, dated 28/05/2025

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

All design documents are contained within report
AS/NZS1547:2012 On-site domestic-wastewater management

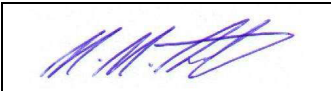
Any other relevant documentation:

Attribution as designer:

I Matthew Street of Geoton Pty Ltd am responsible for the design of that part of the work as described in this certificate;

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

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Matthew Street		28/05/2025
Licence No:	CC6221N		

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 Matthew Street of Geoton Pty Ltd 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:	Matthew Street		28/05/2025



Certificate of Accreditation

On-Site Waste Water Management System

This Certificate of Accreditation is hereby issued by the Director of Building Control and acting pursuant to Section 18 of the Building Act 2016 and the Plumbing Code of Australia, as applicable.

System: **Ozzi Kleen Model RP10**

Manufacturer/Supplier **Neatport Pty Ltd.**
trading as Suncoast Waste Water
Management, ACN 063 770 534

Of **59 Industrial Avenue, Kunda Park, QLD 4556**

This is to certify that the **Ozzi Kleen Model RP10** Aerated Wastewater Treatment System (the system) as described in Schedule 1, is accredited as an on-site waste water management system in single dwellings (within plumbing installations in Tasmania). This accreditation is subject to the conditions and permitted uses specified in Schedule 2, and in accordance with the Plumbing Code of Australia as applicable.

Peter John Graham
Director of Building Control
Consumer, Building and Occupational Services
Department of Justice

Date of Issue: **1 July 2020**

Certificate No: **DOC/20/52816**

This Certificate of Accreditation is valid until 1 July 2025, subject to conditions or unless withdrawn earlier by the Director of Building Control

Document development history

Version Dated	Certificate Number	Amendment Notes
13 November 2015	BSR0389//2015	Certificate Expired 14/08/2020
1 July 2020	DOC/20/52816	Certificate renewal

SCHEDULE I: Specification

(Informative)

Ozzi Kleen Model RPI0 Aerated Waste Water Treatment System

General Description

The Ozzi Kleen Model RPI0 (*the system*) collects and treats domestic wastewater from a single household.

The *system* comprises:

A single roto-moulded vertical axis polyethylene tank with a design capacity of 4150 litres and 1070 litres of emergency buffer capacity. Contained in this tank is:

- 350 L effluent chamber with attached chlorine disinfection unit, irrigation pump, high and low level float switch;
- 350 L sludge wasting chamber
- A floating effluent decanter
- Air diffuser

The motor box contains:

- 80 L/minute Air Blower;
- Electrical control equipment for the pump, blower and alarm monitor

The remote alarm panel monitors power, high water level and air pressure faults. This is connected to an audio and visual alarm to alert the householder.

The *system* requires a 240 volt AC power supply.

The *system* has been issued with a certificate of conformity by SAI Global to AS/NZS 1546.3:2008 SMK02608 issued 11/05/2016 Expires 14/08/2021. The *system* is designed to treat a maximum hydraulic load of 2000 litres of domestic wastewater per day from a single household. It is reported that the raw influent used in the testing of the *system* met the requirements AS/NZS 1546.3:2008 Appendix A4.1.

The *system* is designed for domestic waste water flows in accordance with AS/NZS 1546.3 and is capable of achieving a BOD₅ less than or equal to 20 g/m³ and a TSS less than or equal to 30 g/m³.

For *system* drawings, flow path schematic, sectional diagram and components diagram refer to Appendix A. For treatment *system* components list refer to Appendix B.

Energy consumption

Estimated electricity usage is for a 4 person household with average wastewater flows and loads.

* Note that the irrigation pump hours of operation may vary depending on influent flow volume, and that a pump with different specifications to the one below may have to be substituted if the head and flow performance is not adequate for the site conditions. This will result in changes to the estimated cost.

Electrical Equipment	Watts	Daily operation (hours) specified by manufacturer	kWh/year	Estimated Annual Cost @ \$0.2696/kWh As at July 2019, Aurora Energy tariff 31
Irrigation Pump – Ozzi Kleen submersible	750	0.5	137	\$36.95
Blower – Reitchle Thomas	100	12	438	\$118.10
Controller & remote alarm – OKI	15	24	131	\$35.30

Description of Treatment Processes

The system uses a cycled aeration process within a single tank designed to accept and treat domestic waste water.

The cycled aeration process consists of three main cycles:

(1) Aeration cycle

The incoming waste water is aerated with oxygenated air supplied by the air blower, thus creating an aerobic environment for micro-organisms in the waste water. These organisms establish an “activated sludge” which will oxidise the organic waste during this cycle.

(2) Settling cycle

After the aeration cycle, aeration ceases for approximately 30 minutes, allowing the activated sludge to settle to the bottom of the aeration tank. A layer of clarified water is then formed at the top of the aeration tank.

(3) Decanting Cycle

After the settling period, a decanting operation takes place. The decanter device draws off clarified effluent from the top of the aeration tank into the effluent (holding) tank passing through a basket filter installed to catch any remaining floating matter. The decanting cycle continues until either the liquid level in the aeration tank reaches the minimum level, or the process timer puts the system back into the aeration cycle, which in turn stops the decanting cycle. While decanting, the effluent is chlorinated by being passed over chlorine tablets and stored in the effluent (holding) tank for a short period to ensure disinfection of pathogenic organisms prior to discharge. When a pre-determined level is reached in the effluent (holding) tank the effluent pump will pump out the disinfected effluent to the land application (irrigation) area. The pump in this chamber is controlled by a high and low water level float switch.

Sludge wasting, storage and disposal

The sludge wasting programme is activated when there is sufficient biomass as determined at the time of each service. Sludge wasting is carried out simply by operation of the sludge wasting time clock system which operates a sludge air lift unit. This air lift unit is connected by pipework from the aeration tank to the sludge (wasting) tank.

The waste sludge timer will only operate for its set period at the beginning of each aeration cycle and is set to only operate for a few seconds. The waste sludge timer setting can be adjusted to regulate the wasting period so as to maintain the desired level of sludge or suspended matter in the mixed liquor in the aeration tank.

In the sludge (storage) tank there is an overflow drain pipe which allows supernatant to discharge back to the stilling well where raw sewage enters the system. As sludge is settling and thickening in the sludge tank, a separation of water and sludge occurs. With continual use the sludge storage tank will fill with concentrated solids and will have to be emptied and the contents disposed of. The need for emptying is determined at the time of servicing.

Alarm panel

A high water level sensor and alarm is fitted to alert the user in the event that the water level in the aeration tank rises above a predetermined maximum level.

A blower failure alarm is fitted to alert the user in the event that the air blower fails.

The alarm panel will also indicate a power failure. In the event of power failure, no effluent is pumped out and the system will overflow if the emergency storage volume of approximately 1000 litres is exceeded.

De-sludging

The tank should be de-sludged every five years or as deemed necessary by the service agent.

Hydraulic and organic loading and effluent quality

The system is designed to treat all household wastewater from the kitchen, bathroom, toilet and laundry.

Influent

Maximum Design flow, as specified by the manufacturer:

- Daily flow (maximum hydraulic load) 200 litres per person, 10EP = 2000 litres

Organic loading, as specified by the manufacturer:

- Daily BODs 70 grams per person, 10EP = 700 grams per day
- Daily TSS 70 grams per person, 10EP = 700 grams per day
- Daily Nitrogen 15 grams per person 10EP = 150 grams per day
- Daily Phosphorus 2.5 grams per person, 10EP = 25 grams per day

Effluent

The system when tested gave the following results for 90% of samples:

- BODs less than or equal to 20.0 mg/L
- TSS less than or equal to 30.0 mg/L.
- E. coli less than or equal to 10 cfu/100mL

Schedule 2: Conditions of Accreditation (Normative)

1.0 Definitions

Where included in this Certificate of Accreditation and Schedules:

AS/NZS 1547 means 'AS/NZS 1547:2012 On-site domestic-wastewater management';

AS/NZS 1546.3 means 'AS/NZS 1546.3:2008 On-site domestic wastewater treatment units, Part 3: Aerated wastewater treatment systems';

AS/NZS 3000 means 'AS/NZS 3000: Electrical installations'

AS/NZS 5667 means 'AS/NZS 5667.1:1998 Water quality – Sampling, Part 1: Guidance on the design of sampling programs, sampling techniques and preservation and handling of samples';

BOD₅ means '5-day Biochemical Oxygen Demand';

Council means 'the Municipal Council having jurisdiction';

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

Designer means 'a person who holds an appropriate class of licence under the *Occupational Licensing Act 2005* as a contractor or a *Plumber* who has a specialty in the area of designing on-site waste water management system installations';

Director means 'the Director of Building Control';

EC means electrical conductivity;

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

EP means 'Equivalent Population or Equivalent Persons' Note: The minimum EP is based on the number of bedrooms;

g/m³ means 'grams per cubic metre, which is equivalent to milligrams per litre (mg/L)';

Informative defines the application of Schedule 1, which is for information and guidance only;

Manufacturer means '**Neatport Pty Ltd**';

NATA means 'National Association of Testing Authorities';

Normative defines the application of Schedule 2, which is an integral part of the Certificate of Accreditation;

PCA means 'Vol. 3 of the National Construction Code series (Plumbing Code of Australia)';

Permit work means 'a Permit issued by the council permit authority pursuant to the *Building Act 2016*';

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

Plumber means 'a person who holds an appropriate class of licence under the *Occupational Licensing Act 2005* as a contractor and Plumber Practitioner (Certifier)';

Supplier means 'the party that is responsible for ensuring that products meet and, if applicable, continue to meet, the requirements on which the certification is based.' (The supplier for the **Ozzi Kleen Model RPI0** is **Neatport Pty Ltd**);

System means '**Ozzi Kleen Model RPI0**';

TN means 'Total Nitrogen';

TP means 'Total Phosphorus';

TSS means 'Total Suspended Solids'.

2.0 General

- 2.1 This Certificate of Accreditation is valid up until the date nominated on the front page of this accreditation. Any application for variation or renewal must be accompanied by Product Certification to AS/NZS 1546.3 that has been issued by a JAS-ANZ accredited Conformity Assessment Body (CAB) and other required documentation in accordance with the latest Application for Accreditation Form. The Certificate of Accreditation may be withdrawn by the *Director* at any time and is not transferable.
- 2.2 This certificate supersedes all previously issued certificates.
- 2.3 The *system* must be supplied, constructed and installed in accordance with the design submitted and accredited by the *Director*.
- 2.4 The *system* must not be installed or used in a plumbing installation other than in accordance with the conditions of the permit issued by the *Permit Authority*.
- 2.5 Each system must be permanently and legibly marked on a non-corrosive metal plaque or equivalent, attached to the lid with the following information:
- (a) The brand and model name or designation of the system;
 - (b) The manufacturer's name or registered trademark;
 - (c) Top load limitations; and
 - (d) The month and year of manufacture.
- 2.6 The *supplier* must supply the owner and occupier of each installation with a user manual setting out the following:
- (a) the treatment process;
 - (b) procedures to be followed in the event of a *system* failure;
 - (c) emergency contact number;
 - (d) care, operation, monitoring and maintenance requirements; and
 - (e) inspection and sampling procedures to be followed as part of the on-going monitoring and program required by the *permit* authority.
- 2.7 Any proposed modifications to the *system's* specified processes, equipment, materials, fittings or manuals must have prior authorisation in writing from the *Director* and may be subject to additional verification or testing.
- 2.8 Each application to a *permit authority* to install a *system* must be accompanied by a site-and-soil evaluation report and design report in accordance with AS/NZS 1547 as appropriate.
- 2.9 The *supplier* must provide the following information to each *permit authority* where it is intended to install a *system* in their jurisdiction:
- Manufacturers statement of warranty
 - Statement of service life
 - Quality Assurance Certification
 - Installation Manual
 - Service Manual
 - Owner's Manual
 - Service Report Form
 - Engineering Drawings on A3 format
 - Detailed system Specifications
 - Copy of Certificate of Accreditation and Schedules

2.10 At each anniversary of the accreditation date the *supplier* must submit to the *Director* a list of all systems installed in Tasmania during the previous 12 months. The *Director* may randomly select up to 10% of the installed systems from each year of installation. The *Director* will notify the supplier's nominated NATA accredited laboratory which systems are to be sampled and tested for BOD₅ and TSS and Chlorine residual. The sampling and testing of the selected systems is to be done at the supplier's expense. The following results must be reported to the *Director*:

- Address of premises;
- Date inspected and sampled;
- Sample identification number;
- Chlorine Residual;
- BOD₅;
- TSS;
- E. coli and
- Service history

2.11 Where, due to a design fault, the *system* has been found not to operate satisfactorily during its service life and as a result requires modification to achieve the required water quality limits, all installed systems are to be modified accordingly.

2.12 When granting a *permit* the *permit authority* is to satisfy itself that the designer's choice of the *system* configuration is suitable for the proposed use and site conditions.

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

2.14 Prior to the granting of a permit to install the following reports (see AS/NZS 1547 Clause 7.4) must be submitted with an application to the *permit authority*:

- *Site-and-soil evaluation report*

The site and soil evaluation report is to detail results of an assessment of the individual lot(s) for the public health, environmental, legal and economic factors which are likely to impinge on the location and design of a land-application system. (Refer to AS/NZS 1547 Clause 5.2.4 and Appendices B, C, D, E & G).

- *Design report*

The Design Report is to include the following:

- (a) Relevant aspects of the Site-and-soil Evaluation Report.
- (b) A report on the selection of the land-application system. (Refer to AS/NZS 1547, Clause 5.5.7).
- (c) A report on the selection of the wastewater-treatment unit. (Refer to AS/NZS 1547, Clause 5.5.4 Appendix H and J).
- (d) Sufficient information to show that the relevant performance requirements set out in the PCA have been met.
- (e) A loading certificate which sets out the design criteria and the limitations associated with use of the system and incorporates such matters as:
 - (i) *System capacity* (number of persons (EP) and daily flow);
 - (ii) Summary of design criteria;
 - (iii) The location of and use of reserve areas;
 - (iv) Use of water efficient fittings, fixtures, or appliances;

- (v) Allowable variation from design flows (peak loading events);
- (vi) Consequences of changes in loading (due to varying wastewater characteristics);
- (vii) Consequences of overloading the system;
- (viii) Consequences of underloading the system;
- (ix) Consequences of lack of operation, maintenance and monitoring attention; and
- (x) Any other relevant considerations related to the use of the system.

2.15 The following reports must be submitted to the permit authority and owner and be made available to the Director upon request after commissioning of the system:

- *Installation and commissioning report*

The Installation and Commissioning Report is to cover the 'as-constructed' records of the system installation together with the results of commissioning tests to demonstrate correct construction and installation and is to be provided to the owner and permit authority on completion of the work. (Refer to and AS/NZS 1547 Clause 6.2.5.4.

- *Inspection and Maintenance Report*

Maintenance reports cover ongoing inspection and maintenance operations in order to monitor the operation of the installation. (Refer to AS/NZS 1547 Clause 6.3.5, Appendix T & U).

2.16 Where the supplied pump is not suitably rated for the proposed land application area it must be replaced with a pump which has a rated capacity that matches the hydraulic characteristics of the irrigation system and be capable of discharging at least 50% more than the 30 minute flow rate. For drip irrigation systems, ensure that drip emitter flow rates do not vary more than 10% from the design rate over the whole of the system when installed on a sloping site.

Note: The pump selection is to be based on flow, head loss and pressure requirements.

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

- (a) effluent can be retained within the authorised land application area;
- (b) where applicable the land application system has been designed and is capable of being installed and maintained in accordance with *AS/NZS 1547*;
- (c) the location of the land application system satisfies the relevant requirements of the *State Policy on Water Quality Management 1997*; and
- (d) the discharge is capable of satisfying the relevant water quality limits (see 5.2).

3.0 Installation and Commissioning

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

3.2 All plumbing work carried out in connection with the *system* installation must satisfy the requirements of the *Building Act 2016*, Building regulations 2016, The National Construction Code, Plumbing Permit (issued by the Permit Authority through the Council) and be carried out by a licensed *plumber* with appropriate training and competencies in onsite wastewater management systems.

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

- 3.4 The system requires a 240V AC power supply. A weather-proof isolating switch must be provided at the power outlet. The power supply must have its own clearly marked designated circuit breaker in the electricity supply fuse box.
- 3.5 Each system installation must be inspected and checked by the *designer* or the designer's agent. The *designer* on completion is to certify that the system has been constructed, installed and *commissioned* in accordance with its design, the conditions of accreditation and any additional requirements set out in the *permit*.

Note: Where the *designer* is not available to supervise the installation the *designer* should obtain signed certification from the installing *plumber* stating that the installation has been constructed/installed and *commissioned* in accordance with its design, the conditions of accreditation and any additional requirements of the *council* and/or *permit authority*.

- 3.6 Where discharging wastewater to a land application system by irrigation, the sampling procedure for auditing or random sampling purposes must be in accordance with sampling procedure for OzziKleen sewerage systems document in Appendix C of this Accreditation.
- 3.7 A report is to be prepared by the installing *plumber* detailing the inspection of the installation and the results of the *commissioning* tests and be accompanied by a certificate certifying that the system is operating and performing adequately (see 2.15).
- 3.8 Copies of the following reports/certificates must be submitted to the *Permit Authority* and the owner as soon as practicable after the commissioning of the system and after each scheduled or unscheduled service or inspection for the period specified in the *permit*:
- (a) The initial plant installation and commissioning report;
 - (b) All required laboratory analytical test reports; and
 - (c) All inspection and maintenance reports
- 3.9 Copies of any report or certificate required by the conditions of accreditation must be made available to the Director on request.
- 3.10 The *designer* is to provide a statement warning the user of which items and products that must not be placed in the system.
- 3.11 To verify that the plant is commissioned, sampling must be carried out, by the installing plumber, for BOD5, TSS and Free Residual Chlorine. The samples are to be tested and reported on by a NATA certified laboratory.

4.0 Maintenance and monitoring

- 4.1 Each installation must be serviced and monitored at not less than 3 monthly intervals in accordance with the conditions of accreditation, the conditions of *permit / maintenance specified in a Schedule of Maintenance* and *manufacturer's* requirements.
- Notes:**
- (1) Only a licensed plumber and or his or her qualified technician can carry out the maintenance and required monitoring of the system other than electrical work unless licensed to do so.
 - (2) The licensed plumber and his or her technician may need to complete training by the supplier before carrying out any maintenance on the system. The licensed plumber and their technician must comply with the applicable Directors Determination with regard to the training and qualifications required to carry out servicing on the AWTS.
 - (3) The maintenance and monitoring intervals may be combined provided the monitoring frequency remains at 3 month intervals.
- 4.2 The owner of the system must enter into and maintain a maintenance contract with a suitably licensed plumbing contractor.
- 4.3 The owner must notify the council that a maintenance contract is in place for the maintenance of the AWTS.
- 4.4 The system must be operated and maintained to ensure it performs continuously and without any intervention between inspections carried out by the *plumber*.

- 4.5 A service report is to be prepared by the plumbing contractor who carried out the work detailing the inspection of the installation and the results of all servicing tests and conditions at the completion of all scheduled and unscheduled services or inspections.
- 4.6 The service report is to be accompanied by a signed document certifying that the system is operating and performing adequately.
- 4.7 A copy of the service report and certifying document is to be provided to the occupant and council. Each service report is to contain a statement reminding the user about items and products that must not be placed in the system.
- 4.8 Each service must include monitoring the operation of the system and associated land application system.
- 4.9 Maintenance must be carried out on all mechanical, electrical and functioning components of the system including the associated land application system as appropriate.
- 4.10 The monitoring, servicing and reporting of the installation must include but not be restricted to the following matters, as appropriate:
 - (a) Reporting on weather conditions, ambient temperature, effluent temperature;
 - (b) Odour;
 - (c) Check and test pump;
 - (d) Check and test air blower, fan or air venturi and clean/replace air filters;
 - (e) Check and test alarm system;
 - (f) Check and report operation of sludge return, sludge level and de-sludging;
 - (g) Check and record water meter reading (if fitted);
 - (h) Check and record operation of irrigation area, irrigation fittings;
 - (i) Check and clean/replace irrigation filters;
 - (j) Check and report on water quality (testing for pH, Turbidity, EC and dissolved Oxygen);
 - (k) Check, and replenish chlorine disinfection system;
 - (l) Cleaning of the following items at or above the waterline–
 - (i) clarifier,
 - (ii) pipework,
 - (iii) valves
 - (iv) walls of chambers

5.0 Performance

5.1 Hydraulic and Organic Loading:

The system is accredited for treatment of domestic wastewater from a single dwelling with the following MAXIMUM hydraulic and organic loads:

Maximum Hydraulic and Organic Loading		
Model	Max Hydraulic load (L/day)	Organic Loading (g/day)
RP10	2000	BOD (700 g) TSS (700 g) Nitrogen (150 g) Phosphorus (25 g)

5.2 Water Quality Limits:

Treated effluent from the system must not exceed the following limits for the uses specified in section 7.0.

Water Quality Limits	
For sub-surface irrigation:	
5-day Biochemical Oxygen Demand (BOD ₅)	Ninety per cent of the samples must have a BOD ₅ of less than or equal to 20 g/m ³ with no sample greater than 30 g/m ³
Total Suspended Solids (TSS)	Ninety per cent of the samples must have a TSS of less than or equal to 30 g/m ³ with no sample greater than 45 g/m ³
For surface irrigation:	
5-day Biochemical Oxygen Demand (BOD ₅)	Ninety per cent of the samples must have a BOD ₅ of less than or equal to 20 g/m ³ with no sample greater than 30 g/m ³
Total Suspended Solids (TSS)	Ninety per cent of the samples must have a TSS of less than or equal to 30 g/m ³ with no sample greater than 45 g/m ³
<i>E. coli</i>	The average <i>E. coli</i> concentration must be 10 cfu per 100 mL with no more than 20% of samples exceeding 20 cfu per 100 mL
Free Available Chlorine concentration(FAC)	The FAC concentration must be between 0.5 – 2 g/m ³ at the maximum flow rate for the wastewater treatment unit

6.0 On-going management

- 6.1 The mandatory servicing and monitoring is to commence 3 months after the system is commissioned. The servicing and monitoring is to coincide with the supplier’s required on-going routine scheduled maintenance program.
- 6.2 Where a system installed at a site has been found not to operate satisfactorily during its service life, and as a result requires modification to achieve the required performance requirements, in particular, water quality limits, the installed system is to be modified accordingly. Any modifications must be recorded on the service report.
- 6.3 In the event of failure to comply with the water quality limits set out in these conditions, fortnightly sampling and testing for BOD₅, TSS and Free Available Chlorine must be carried out until the plant is re-commissioned.
- 6.4 The method of preserving and the handling of samples taken from the plant must satisfy the relevant requirements of AS/NZS 5667.

- 6.5 Copies of the following reports and certificates must be submitted to the *permit authority* and the owner as soon as practicable after the *commissioning* of the *system* and after each scheduled or unscheduled service for the period specified in the *permit*:
- (a) the initial plant installation and *commissioning* report
 - (b) all laboratory analytical test reports; and
 - (c) all inspection and maintenance/service reports
- 6.6 The *system* is to be de-sludged every five years OR in accordance with the *manufacturer's* recommendations and the sludge is to be disposed of in accordance with the Tasmanian Biosolids Reuse Guidelines and the conditions of *permit*.
- 6.7 Only persons with a waste transport business Environment Protection Notice are to be engaged for the removal, transporting and disposal of accumulated sludge removed from the *system*.
- 6.8 Any waste material removed from the *system* must be collected and disposed of or utilised by an approved facility or agency.
- 6.9 Measures are to be put in place so that during servicing activities all persons and the environment will be protected from the results of the servicing activities.

7.0 Permitted uses

7.1 The effluent is suitable for land application by any of the following methods:

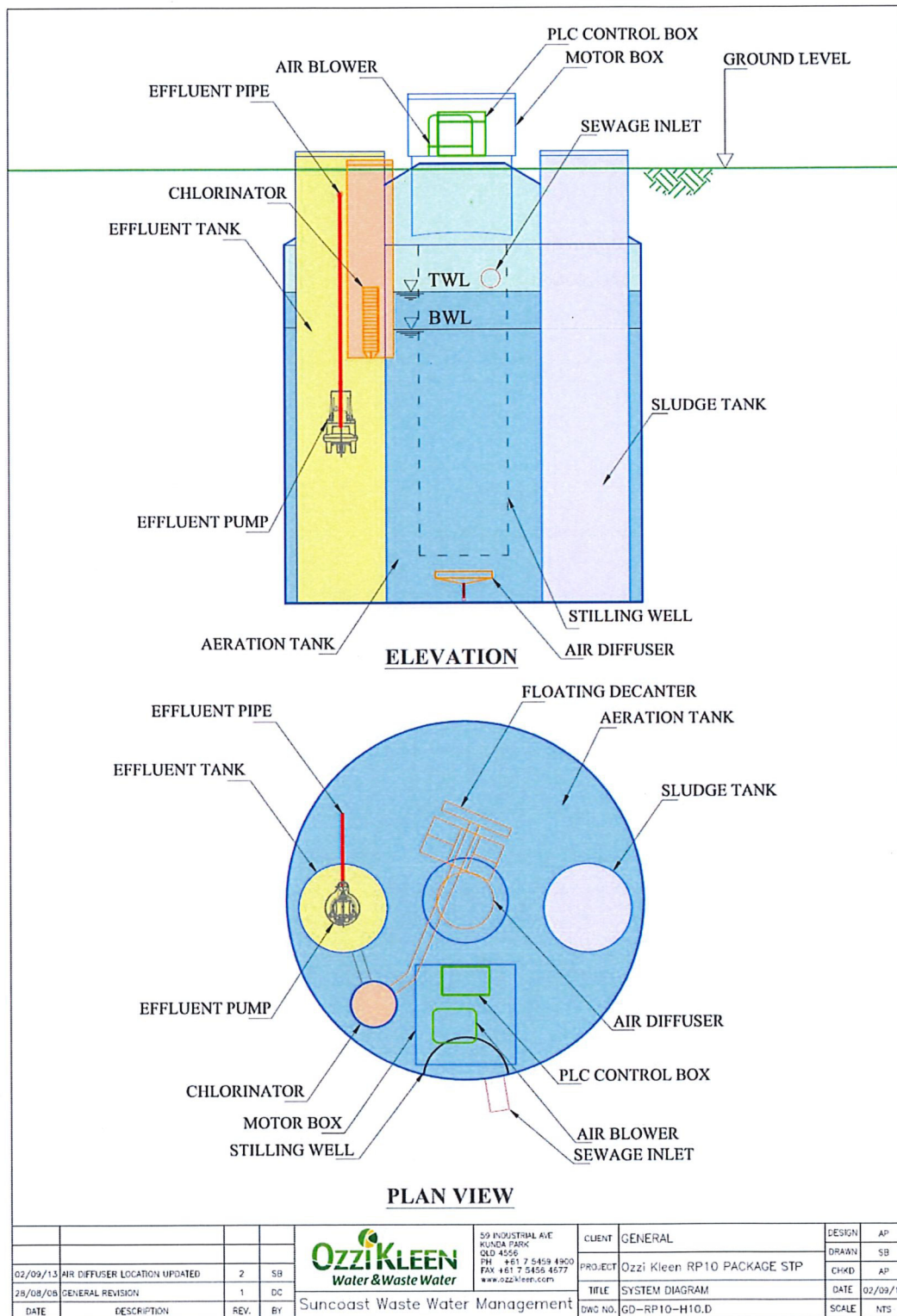
- (a) sub-surface by:
 - (i) shallow subsurface drip irrigation;
 - (ii) trenches, beds, mounds, evapo-transpiration, LPED systems
- (b) above ground by:
 - (i) spray irrigation; or
 - (ii) covered surface drip irrigation

Note: Each of the above forms of Land Application is subject to consent from the *permit authority* and must be in accordance with the relevant provisions of AS/NZS 1547.

7.2 Where it is not practicable for effluent from the *system* to be applied in accordance with AS/NZS 1547, the method of discharge must satisfy contemporary relevant regulatory requirements to the satisfaction of the *permit authority*.

Appendix A

Ozzi Kleen RP10 Drawings



Appendix B

System component list and specifications

1) Aeration tank

Material:	Polyethylene
Height:	1900mm
Diameter:	1900mm
Length:	2510mm
Volume:	5000L
Min Working volume	3460L
Buffer capacity	1070L

2) Effluent tank

Material:	Polyethylene)
Height:	2300mm
Diameter:	470mm
Volume:	350L

3) Sludge wasting tank

Material:	Polyethylene)
Volume:	350L

4) Floating decanter

Material:	Polyethylene
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5) Disinfection equipment

Chlorinator	Trichlor tablet dispenser
Contact volume	226L
Contact time	30 minutes

6) Air blower – Reichle Thomas LP-80HN

Type:	diaphragm compressor
Weight:	8.3kg
Air flow volume:	80L/min
Pressure:	16kPa
Power consumption:	80W
Power Source:	240V/50Hz

7) Effluent pump – Ozzi Kleen

Type:	centrifugal submersible
Flow rate:	40L/min at 8m Head
Motor Power:	750W
Power Source:	240V/50Hz

8) Motor and blower control box

Material:	Polyethylene
Location:	Mounted on aeration tank
Equipment contained	Air blower, control panel decanter solenoid.

Appendix C

Sampling Procedure For Models RPI0 and RPI0A

Equipment Needed

Ozzi Kleen service technician is required to provide equipment as required to facilitate sampling including:

1. Sub surface sampler. Approx. 1.8m long with a sample taking or bottle holding device on the end. Commercial examples – Tank Sampler (Thermo Fischer), Series 6000 Jar Sampler (Ben Meadows), Grab Sampler Li (Rickly Hydrogeologic),
2. Hex drive bit and battery drill, or socket set and driver.

Sampler / Auditor is to provide:

1. Sterilised esky to transport the samples to the laboratory within 24hrs at a temp of less than 4 Degrees Celsius.
2. Approved Sampling bottles

Procedure

Please note that steps 1-6 below will be performed by an Ozzi Kleen service technician upon request by the relevant Authority conducting the sampling / auditing. The service technician is also responsible for securing all plant and equipment upon completion of the sampling / auditing.

1. Ozzi Kleen accredited service technician unscrews and opens the motor box and effluent chamber, ensuring that there is nothing mechanically wrong with the system.
2. Turn the power to the system off at the GPO.
3. Prepare the sampler or sample bottle on the sampling stick.
4. Mark the sample pole at 1450mm from the sample inlet. Lower the sampler until the mark is level with the lip of the effluent chamber. This will ensure the sample is taken at the same level as the inlet to the irrigation pump.
5. Allow sampler or sample bottle to fill completely before raising from the sampling height.
6. Promptly fill, and or, seal the sample. Making sure not to contaminate the sample

The Sampler / Auditor is responsible for the following steps:

7. Label accordingly and place sample in sterilised esky at 4 degrees Celsius or lower.
8. Deliver to laboratory, complete with relevant Chain of Custody forms.
9. If further samples are required or you are sampling another plant, please sterilise equipment and repeat procedure.

NOTE:- If the influent or effluent looks to be outside of manufacturer's specifications, take a sample from the stilling well also.