

# **DISCRETIONARY APPLICATION**

## ***For Public Display***

**Applicant:**

Formation Design & Drafting

**Location:**

10 Meredith Springs Road, Miena

**Proposal:**

Dwelling & Outbuilding

**DA Number:**

DA 2020 / 00066

**Date Advertised:**

17 September 2020

**Date Representation Period Closes:**

1 October 2020

**Responsible Officer:**

Jacqui Tyson (Senior Planning Officer)

**Viewing Documents:**

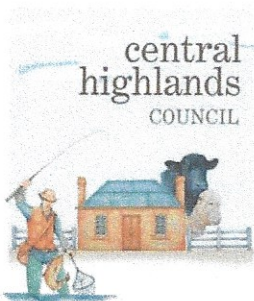
The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

[development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)



central  
highlands  
COUNCIL

Development & Environmental Services  
19 Alexander Street  
BOTHWELL TAS 7030

Phone: (03) 6259 5503  
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: \_\_\_\_\_

Property ID No.: \_\_\_\_\_

Date Received: \_\_\_\_\_

## Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

### Applicant / Owner Details:

Applicant Name	FORMATION DESIGN + DRAFTING		
Postal Address	Lvl 1, 11A MURRAY ST HOBART TAS 7000	Phone No:	0492 597 960
Email address	jane@formationdrafting.com.au		
Owner/s Name (if not Applicant)	ANDREN + JO-ANNE ROBERTSON		
Postal Address	34 WINSTEAD RD BAGDAD TAS 7030	Phone No:	0448 725 482 ANDREN
Email address:	robb6072@gmail.com		

### Description of proposed use and/or development:

Address of new use and development:	10 MEREDITH SPRINGS RD MIENA TAS 7030		
Certificate of Title No:	Volume No: 171148	Lot No:	810
Description of proposed use or development:	RESIDENTIAL DWELLING + CONTAINER WITH AWNING		
Current use of land and buildings:	VACANT LAND		
Proposed Material	What are the proposed external wall colours: WINDSPRAY	What is the proposed roof colour:	DEEP OCEAN
	What is the proposed new floor area m <sup>2</sup> : 84 m <sup>2</sup> HOUSE 57.6 m <sup>2</sup> DECKS	What is the estimated value of all the new work proposed:	\$70,000

ie: New Dwelling / Additions / Demolition  
// Shed / Farm Building / Carport /  
Swimming Pool or detail other etc.

Eg. Are there any existing buildings  
on this title?  
If yes, what is the main building  
used as?

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☒

Have you sought advice from Heritage Tasmania?

Yes ☐

No ☒

Has a Certificate of Exemption been sought for these works?

Yes ☐

No ☒

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");  
***Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.***

Applicant Signature

J Hadley  
(if not the Owner)

Applicant Name (Please print)

JANE HADLEY for  
FORMATION DESIGN + DRAFTING

Date

08.09.20

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date



## SEARCH OF TORRENS TITLE

VOLUME 171148	FOLIO 810
EDITION 3	DATE OF ISSUE 26-Feb-2020

SEARCH DATE : 08-Sep-2020

SEARCH TIME : 10.26 AM

DESCRIPTION OF LAND

Parish of FENWICK Land District of CUMBERLAND

Lot 810 on Sealed Plan 171148

Derivation : Part of Lot 3156, 640 Acres Gtd to F &amp; W Synnot

Prior CT 170654/800

SCHEDULE 1

M805292 TRANSFER to ANDREW JOSEPH ROBERTSON and JO-ANNE MAREE  
ROBERTSON Registered 26-Feb-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP171148 COVENANTS in Schedule of Easements

SP171148 FENCING COVENANT in Schedule of Easements

SP164721, SP169046 & SP170654 COVENANTS in Schedule of  
EasementsSP164721, SP169046 & SP170654 FENCING COVENANT in Schedule of  
EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: PETER HENRIC THIESSEN</p> <p>FOLIO REFERENCE: 170654-800</p> <p>GRANTEE PART OF LOT 3156, 640 ACRES GRANTED TO FREDERICK &amp; WALTER SYNNOT</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR J.B. MEDBURY J.B. MEDBURY P/L SURVEYORS OF 224 CAMPBELL STREET, HOBART</p> <p>LOCATION <b>LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK</b></p> <p>SCALE 1: 1500      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP171148</b></p> <p>APPROVED EFFECTIVE FROM - 7 APR 2016</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No. 105 (4635)	LAST UPI No.	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

*[Signature]*      24/2/16

COUNCIL DELEGATE      DATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number  <b>SP 171148</b>
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 2 PAGE/S

**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.

**RESTRICTIVE COVENANTS**

Lots 800 and 810 on the Plan are burdened by Restrictive Covenants created by and more fully set forth in Sealed Plan 164721.

The owner of Lot 810 on the Plan covenants with the Vendor, Peter Henric Thiessen and the owner or 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 that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulation:

- (1) Not to further subdivide Lot 810.

**FENCING COVENANT**

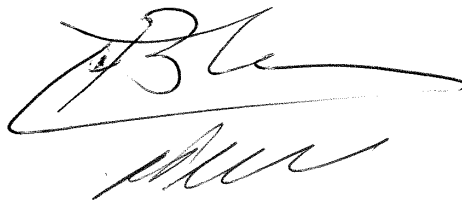
The owner of each lot on the Plan covenants with the Vendor (Peter Henric Thiessen) that the Vendor shall not be required to fence.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Peter Henric Thiessen FOLIO REF: 170654/800 SOLICITOR & REFERENCE: Mr William C Justo:LAM:055607	PLAN SEALED BY: Central Highlands Council DATE: 26 February 2016 SA 2010/32... REF NO.
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 171148</b>
SUBDIVIDER: Peter Henric Thiesen FOLIO REFERENCE: 170654/800	

Signed for and on behalf of **PETER  
HENRIC THIESSEN** by his attorneys )  
**DAVID RUSSELL WALLACE and** )  
**JEREMY BENJAMIN THIESSEN** by )  
virtue of Power of Attorney Number )  
PA82329, who hereby declares that )  
he has received no notice of revocation )  
of the said Power, in the presence of: )



Witness.....  
Name:..... WILLIAM JUSTO  
Address:..... 4 WATERLOO ST HOBART  
Occupation:..... SOLICITOR

**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.

PROPOSAL:

NEW RESIDENTIAL DWELLING  
& STORAGE CONTAINER/AWNING

PROJECT ADDRESS:

10 MEREDITH SPRINGS RD, MIENA TAS 7030

SITE INFORMATION

LOT:	810
TITLE:	171148
LAND AREA:	1996m <sup>2</sup>
HOUSE SIZE:	84m <sup>2</sup>
FRONT & REAR DECKS:	57.6m <sup>2</sup>
COUNCIL:	CENTRAL HIGHLANDS COUNCIL
ZONING:	12.0 LOW DENSITY RESIDENTIAL
SCHEME OVERLAYS:	ATTENUATION AREA 126.ATT
BAL RATING:	29
SOIL CLASSIFICATION:	TBA
WIND RATING:	TBA
ENERGY RATING:	TBA
CLIMATE ZONE:	ZONE 8 - ALPINE
DEVELOPMENT CLASS	1A

SCHEDULE OF PAGES

A00	COVER PAGE
A01	SITE PLAN
A02	FLOOR PLAN
A03	ELEVATIONS - HOUSE
A04	ELEVATIONS - CONTAINER
A05	3D IMAGES

DOCUMENTS BY OTHERS:TO BE READ IN CONJUNCTION WITH BUILDING PLANS

FORM 55 & BUSHFIRE HAZARD PLANS	SEAM ENVIRONMENTAL- JAMES WOOD	12/08/20
FORM 35 - WASTEWATER SYSTEM DESIGN	SEAM ENVIRONMENTAL- JAMES WOOD	10/08/20
FORM 55 - SOIL TEST	TBC	
FORM 35 - CERTIFICATE OF RESPONSIBLE DESIGNER	FORMATION DESIGN & DRAFTING - JANE HADLEY	TBC
LETTER - ATTENUATION STUDY	SEAM ENVIRONMENTAL - JAMES WOOD	28/08/20

GENERAL NOTES:

BUILDERS, TRADESMEN, SUB-CONTRACTORS AND PREFABRICATORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY BUILDING WORKS. USE WRITTEN DIMENSION ONLY. DO NOT SCALE FROM DRAWINGS.

SURVEYOR TO VERIFY ALL DIMENSIONS, SET-OUTS, LEVELS, LOCATION OF SERVICES, EASEMENTS AND ANY OTHER INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.

ENGINEER TO PROVIDE ALL STRUCTURAL CERTIFICATES AS REQUIRED BY LOCAL COUNCIL AND RELEVANT AUTHORITIES. ENGINEERING DETAILS TO OVERRIDE ARCHITECTURAL DRAWING AND SPECIFICATION.

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLANNING AND BUILDING PERMITS. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT CURRENT EDITIONS OF BCA CODES, AUSTRALIAN STANDARDS, PLANS, SPECIFICATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

BUILDER AND SURVEYOR TO REPORT TO THE DESIGNER ALL RELEVANT DISCREPANCIES, VARIATIONS AND CHANGES PRIOR TO ANY WORKS COMMENCING. 24 HOURS MINIMUM REQUIRED FOR DRAWINGS TO BE AMENDED.

CONFIRMATION OF ANY CHANGES BY THE BUILDER, CLIENT, OR BUILDING SURVEYOR MUST BE IN WRITING AND CONFIRMED BY THE DESIGNER

ALL WORKS ARE TO FOLLOW THE 'DIAL-BEFORE-YOU-DIG' PROCESS IN ORDER TO OBTAIN INFORMATION ON EXISTING INFRASTRUCTURE AND UNDERGROUND SERVICES.



IMAGE IS AN INTERPRETATION ONLY



FORMATION  
DESIGN & DRAFTING

**JANE HADLEY**  
BUILDING DESIGNER (DOMESTIC)  
LICENSE NUMBER 924704307

LEVEL 1, 11A MURRAY STREET  
HOBART TAS 7000  
M: 0492 597 960  
E: JANE@FORMATIONDRAFTING.COM.AU



DO NOT SCALE DRAWINGS,  
USE WRITTEN DIMENSIONS ONLY.  
BUILDERS & CONTRACTORS TO CHECK  
AND VERIFY ALL DIMENSION AND LEVELS  
PRIOR TO STARTING ANY WORK ON SITE.  
ANY DISCREPANCIES NEED TO BE REPORTED  
TO FORMATION DESIGN & DRAFTING.

**PROPOSAL:**  
NEW RESIDENTIAL DWELLING &  
CONTAINER/AWNING

**Client:**  
ANDREW ROBERTSON

**PROJECT ADDRESS:**  
10 MEREDITH SPRINGS RD  
MIENA TAS 7030

REVISION #	DESCRIPTION	DATE
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**Phase:** DEVELOPMENT APPLICATION  
**Sheet:** COVER PAGE  
**Drawn:** JANE HADLEY  
**Scale:** 1 : 1      **Size:** A3    **Date:** 08.09.20

**Project:** 20005      **Sheet:** A00    **Rev:**



SITE INFORMATION

LOT: 810  
TITLE: 171148

LAND AREA: 1996m<sup>2</sup>  
HOUSE SIZE: 84m<sup>2</sup>  
FRONT & REAR DECKS: 57.6m<sup>2</sup>

COUNCIL: CENTRAL HIGHLANDS COUNCIL  
ZONING: 12.0 LOW DENSITY RESIDENTIAL  
SCHEME OVERLAYS: ATTENUATION AREA 126.ATT

BAL RATING: 29  
SOIL CLASSIFICATION: TBA  
WIND RATING: TBA  
ENERGY RATING: TBA

DEVELOPMENT CLASS 1A

GENERAL SITE DRAINAGE NOTES:

SITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE NCC AND AS 2870 REQUIREMENTS.

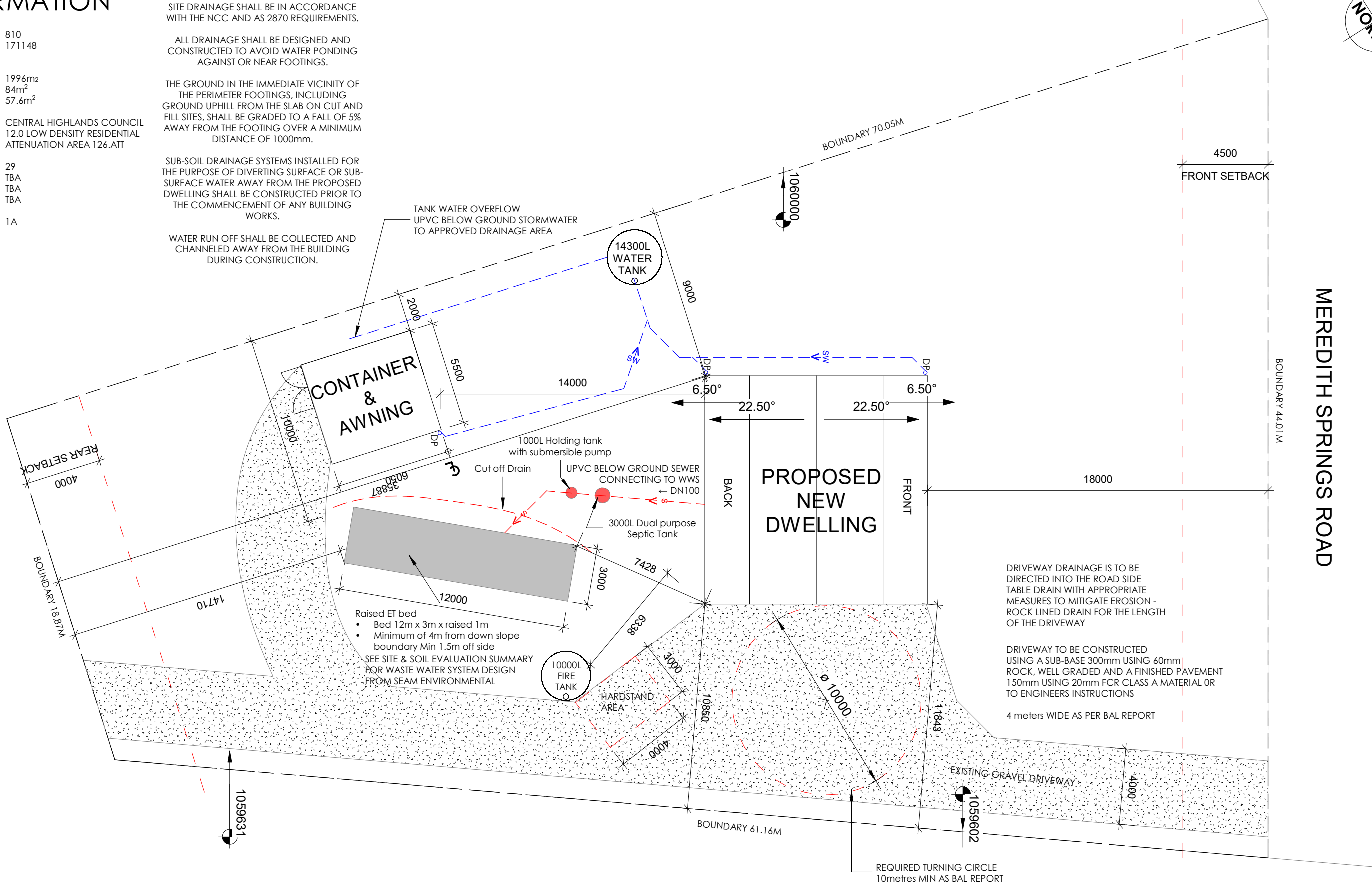
ALL DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR FOOTINGS.

THE GROUND IN THE IMMEDIATE VICINITY OF THE PERIMETER FOOTINGS, INCLUDING GROUND UPHILL FROM THE SLAB ON CUT AND FILL SITES, SHALL BE GRADED TO A FALL OF 5% AWAY FROM THE FOOTING OVER A MINIMUM DISTANCE OF 1000mm.

SUB-SOIL DRAINAGE SYSTEMS INSTALLED FOR THE PURPOSE OF DIVERTING SURFACE OR SUB-SURFACE WATER AWAY FROM THE PROPOSED DWELLING SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.

WATER RUN OFF SHALL BE COLLECTED AND CHanneled AWAY FROM THE BUILDING DURING CONSTRUCTION.

TANK WATER OVERFLOW  
UPVC BELOW GROUND STORMWATER  
TO APPROVED DRAINAGE AREA



IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL MEASUREMENTS, HEIGHTS, AND LOCATIONS ON SITE BEFORE STARTING



**FORMATION**  
DESIGN & DRAFTING  
**JANE HADLEY**  
BUILDING DESIGNER (DOMESTIC)  
LICENSE NUMBER 924704307  
LEVEL 1, 11A MURRAY STREET  
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M: 0492 597 960  
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BUILDERS & CONTRACTORS TO CHECK  
AND VERIFY ALL DIMENSION AND LEVELS  
PRIOR TO STARTING ANY WORK ON SITE.  
ANY DISCREPANCIES NEED TO BE REPORTED  
TO FORMATION DESIGN & DRAFTING.

**PROPOSAL:**  
NEW RESIDENTIAL DWELLING &  
CONTAINER/AWNING  
**Client:**  
ANDREW ROBERTSON  
**PROJECT ADDRESS:**  
10 MEREDITH SPRINGS RD  
MIENA TAS 7030

REVISION #	DESCRIPTION	DATE
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**Phase:** DEVELOPMENT APPLICATION  
**Sheet:** SITE PLAN  
**Drawn:** JANE HADLEY  
**Scale:** 1 : 200 **Size:** A3 **Date:** 08.09.20  
**Project:** 20005 **Sheet:** A01 **Rev:**



DOORS			
Mark	Height	Width	Comments
D01	2040	820	
D02	2040	820	
D03	2040	720	
D04	2040	720	
D05	2040	820	
SD01	2100	1800	SLIDING XF

WINDOWS			
Mark	Height	Width	Comments
W01	1200	1800	SIDING
W02	1200	1200	SIDING
W03	1200	1800	SIDING
W04	1200	1800	SIDING
W05	1200	900	SIDING
W06	600	600	SIDING
W07	1200	1800	SIDING

#### WINDOW & DOOR NOTES

DOORS & WINDOWS TO CONFORM WITH  
AS3959-2018 FOR BAL-19

ALL WINDOW & DOOR SIZES TO BE CONFIRMED BY  
THE BUILDER PRIOR TO ORDERING AND INSTALLATION.

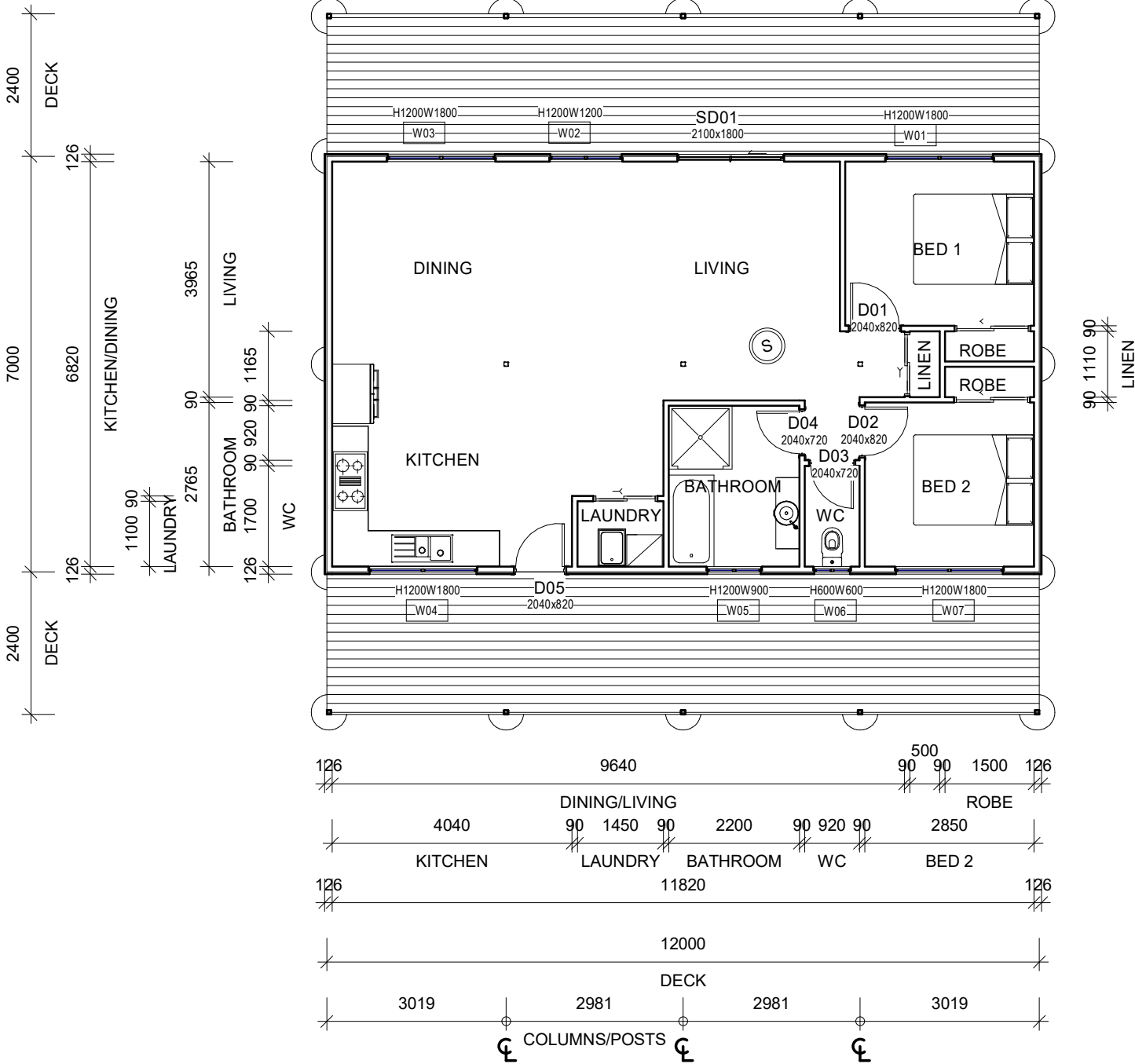
THE ABOVE WINDOW SCHEDULES ARE FOR WALL  
FRAME OPENINGS ONLY. REVEALS AND PACKING TO  
BE DETERMINED BY BUILDER & WINDOW SUPPLIERS.

WINDOWS TO BE DOUBLE GLAZED (unless otherwise  
noted) WITH ALUMINUM FRAMES - COLOR TO BE  
DECIDED BY CLIENT.

ALL NEW WINDOW HEAD HEIGHTS ARE TO BE 2100mm  
ABOVE FFL UNLESS SPECIFIED ON THE ELEVATIONS



SMOKE ALARMS - HARED WIRED &  
INTERCONNECTED IF MORE THAN ONE  
INSTALLED. SMOKE ALARMS ARE TO BE  
INSTALLED IN ACCORDANCE WITH  
NCC BCA VOL 2 PART 3.7.5 SMOKE ALARMS



ALL DIMENSION ARE MEASURED BETWEEN STEEL STUD  
FRAMES OR LIGHT WEIGHT CLADDING WALL FACES -  
**NO PLASTERBOARD LININGS** INCLUDED IN FLOOR PLANS

#### CONSTRUCTION IN A BUSH-FIRE PRONE AREA -- BAL 29

THE BUSH FIRE ATTACK LEVEL HAS BEEN DETERMINED BY SEAM ENVIRONMENTAL - JAMES  
WOOD. THEIR REPORT FORMS PART OF THIS DOCUMENTATION AND IS TO BE ADHERED TO  
FOR CONSTRUCTION REQUIREMENTS AS WELL AS AS3959:2018.

#### CONSTRUCTION TO BE BASED ON A BUSH FIRE ATTACH LEVEL (BAL) OF BAL-29, SECTION 3 & 7 OF AS 3959-2018.

ALL FLOOR, WALL AND ROOF CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE  
WITH AS 3959 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

ALL VENTS, WEEPHOLES AND GAPS >2mm SHALL BE SCREENED IN ACCORDANCE WITH  
SECTION 3 OF AS 3959-2018 (except for weepholes from the frames of windows &  
glazed doors). ALL JOINTS SHALL BE SUITABLY BACKED WITH A BREATHABLE SARKING OR  
MESH, EXCEPT AS PERMITTED BY CLAUSE 3.3 - EXTERNAL MOLDINGS: EXTERNAL MOLDINGS,  
JOINTING STRIPS, TRIMS AND SEALANTS MAY BE USED FOR DECORATIVE PURPOSES OR TO  
COVER JOINTS BETWEEN SHEETING MATERIALS.

GAPS TO DOOR & WINDOW OPENINGS FOR EMBER PROTECTION, THEY SHALL HAVE A  
MAXIMUM APERTURE OF 2.0mm AND BE TIGHT FITTING TO THE FRAME IN THE CLOSED  
POSITION. GAPS BETWEEN DOORS INCLUDING JAMBS, HEADS OR SILLS (THRESHOLDS)  
SHALL BE PROTECTED USING DRAUGHT SEALS AND EXCLUDERS OR THE LIKE.

ALL DOOR AND WINDOW FRAMES SHALL BE CONSTRUCTED OF ALUMINUM. ALL OPENABLE  
SECTIONS OF WINDOWS SHALL BE PROTECTED WITH METAL FRAMED ALUMINUM MESH  
SCREENS IN ACCORDANCE WITH CLAUSE 7.5.2 & 7.5.3 OF AS 3959-2018. SLIDING DOORS  
ARE NOT REQUIRED TO BE SCREENED BUT MUST COMPLY WITH 7.5.5 (C).

ANY ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, SHALL BE FITTED  
WITH EMBER GUARDS WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-  
RESISTANT STEEL, BRONZE OR ALUMINUM.

METAL SHEET ROOFS SHALL BE FULLY SARKED IN ACCORDANCE WITH CLAUSE 7.6.2, EXCEPT  
THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS, OR HAVE  
GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES IN ACCORDANCE WITH  
7.6.3 (i), (ii), (iii) OR (iv) OF AS 3959-2018. APPENDIX H - GENERIC ROOF SYSTEMS FOR  
FURTHER REQUIREMENTS AND DETAILS.

TIMBER DECKING BOARDS, TREADS & LANDINGS SHALL BE CONSTRUCTED USING BUSH  
FIRE-RESISTING TIMBER AS SPECIFIED IN APPENDIX F OF AS 3959-2018.

ABOVE GROUND, EXPOSED WATER AND GAS SUPPLY PIPES SHALL BE METAL.

**THESE NOTES PROVIDE AN OVERVIEW OF BAL-29 REQUIREMENTS AND THE COMPLETE  
AS3959-2018 IS TO BE USED TO COMPLETE ALL REQUIRED CONSTRUCTION.**

#### CONSTRUCTION IN AN ALPINE AREA - NCC BCA 2019 PART 3.10.4

EXTERNAL DOORS - THAT MAY BE SUBJECT TO BUILD-UP OF SNOW MUST OPEN INWARDS OR  
SLIDE; AND BE CONSTRUCTED SO THAT THE THRESHOLD IS NOT LESS THAN 900mm ABOVE  
THE ADJOINING SURFACE

EXTERNAL STAIRS SERVING THE BUILDING MUST HAVE A FLOOR SURFACE THAT CONSISTS OF  
EXPANDED MESH IF IT IS USED AS A MEANS OF EGRESS; AND FOR A STAIR, GOINGS AND  
RISERS MUST BE BUILT IN ACCORDANCE  
TO TABLE 3.9.1.1 OR 3.10.4.1 OF THE BCA.

CLEAR SPACES AROUND BUILDINGS TO COMPLY WITH BCA 3.10.4.4

FULL DESIGN, DRAWINGS & ENGINEERING  
SUPPLIED BY SHEDS'n'HOMES TASMANIA &  
TNC ENGINEERING PTY LTD  
DRAWINGS: SHBT20095-2 TO 13



FORMATION  
DESIGN & DRAFTING

JANE HADLEY  
BUILDING DESIGNER (DOMESTIC)  
LICENSE NUMBER 924704307

LEVEL 1, 11A MURRAY STREET  
HOBART TAS 7000  
M: 0492 597 960  
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**Client:**

ANDREW ROBERTSON

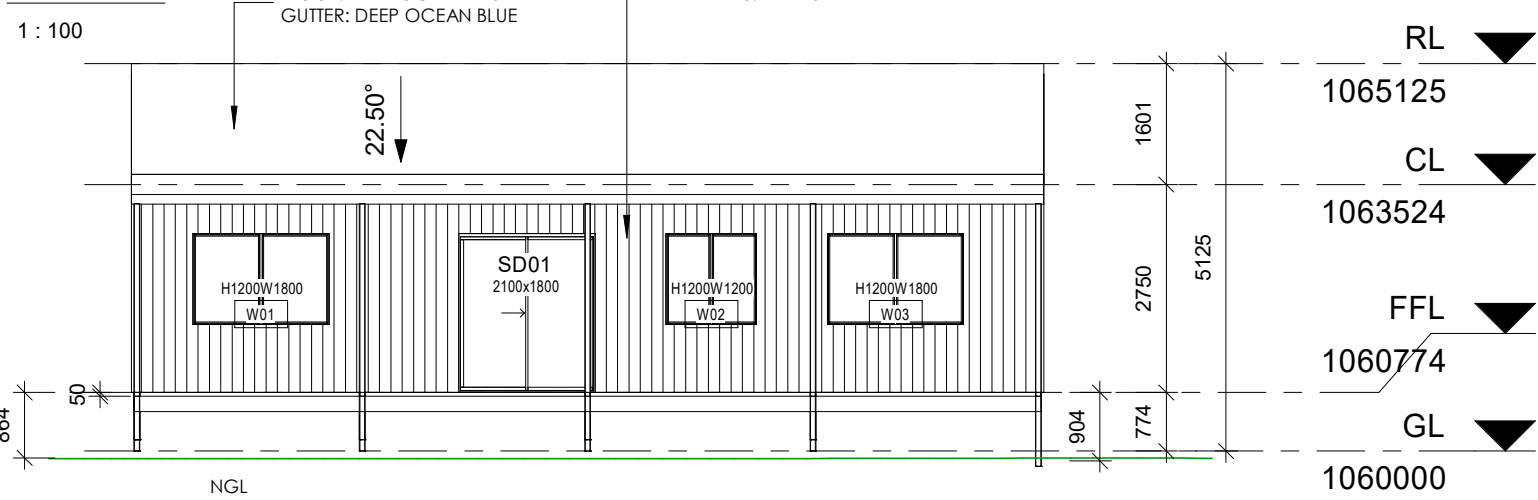
#### PROJECT ADDRESS:

10 MEREDITH SPRINGS RD  
MIENA TAS 7030

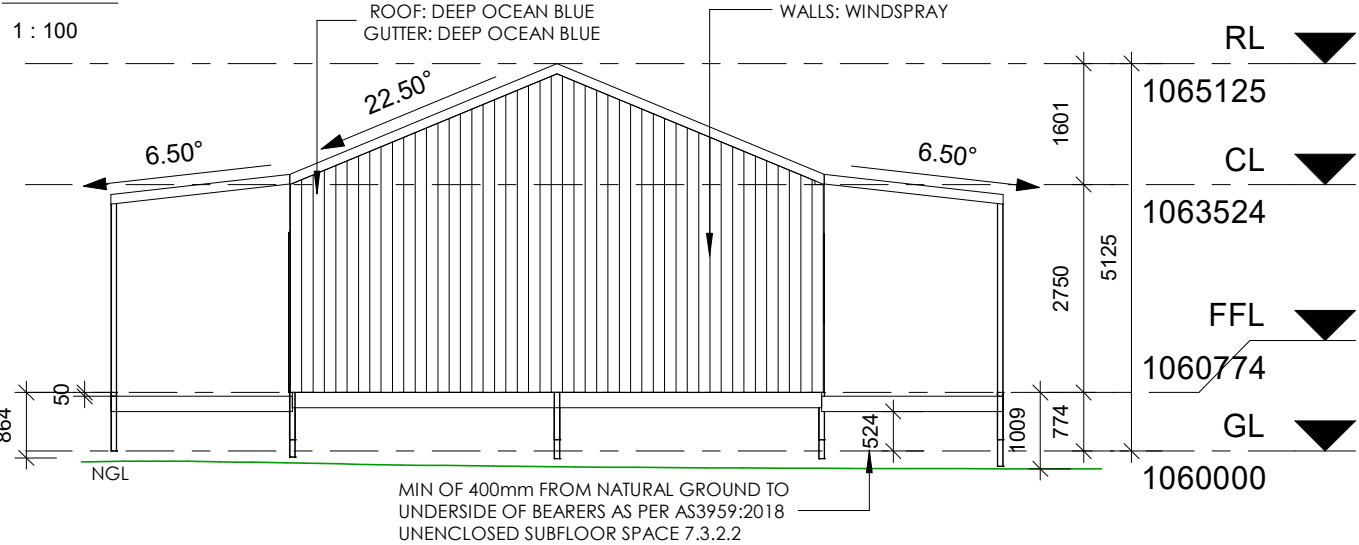
REVISION #	DESCRIPTION	DATE
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Phase: DEVELOPMENT APPLICATION  
Sheet: FLOOR PLAN  
Drawn: JANE HADLEY  
Scale: 1 : 100 Size: A3 Date: 08.09.20  
0 500 1000 2500  
SCALE: 1:100  
Project: 20005 Sheet: A02 Rev:

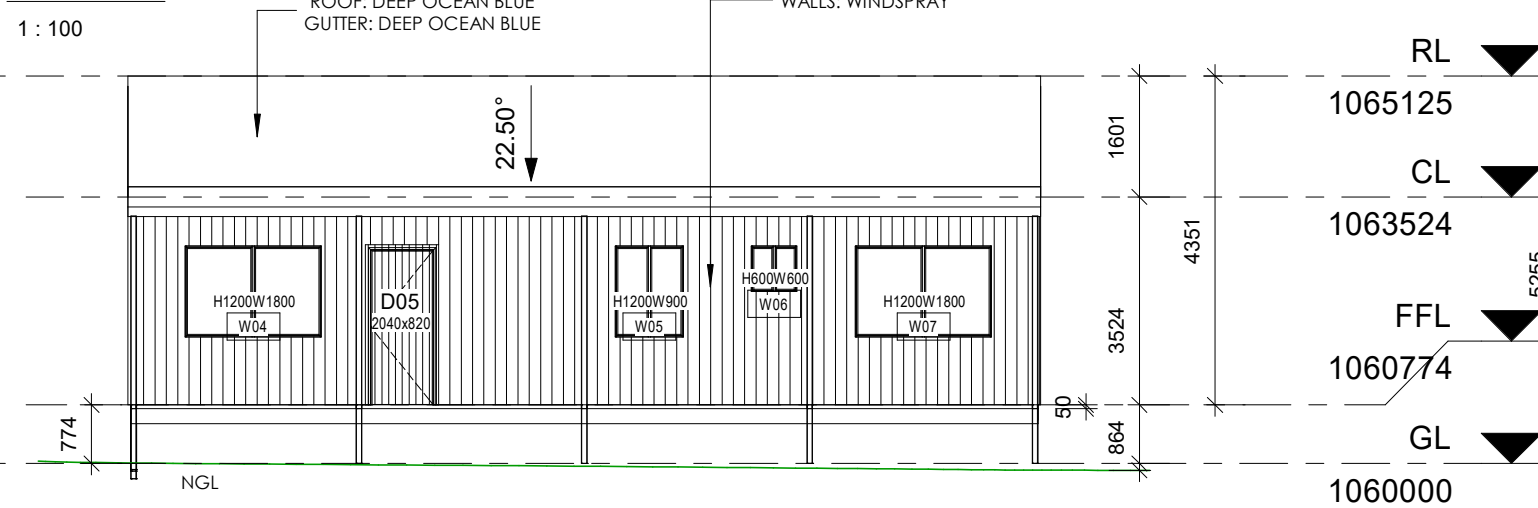
NORTH



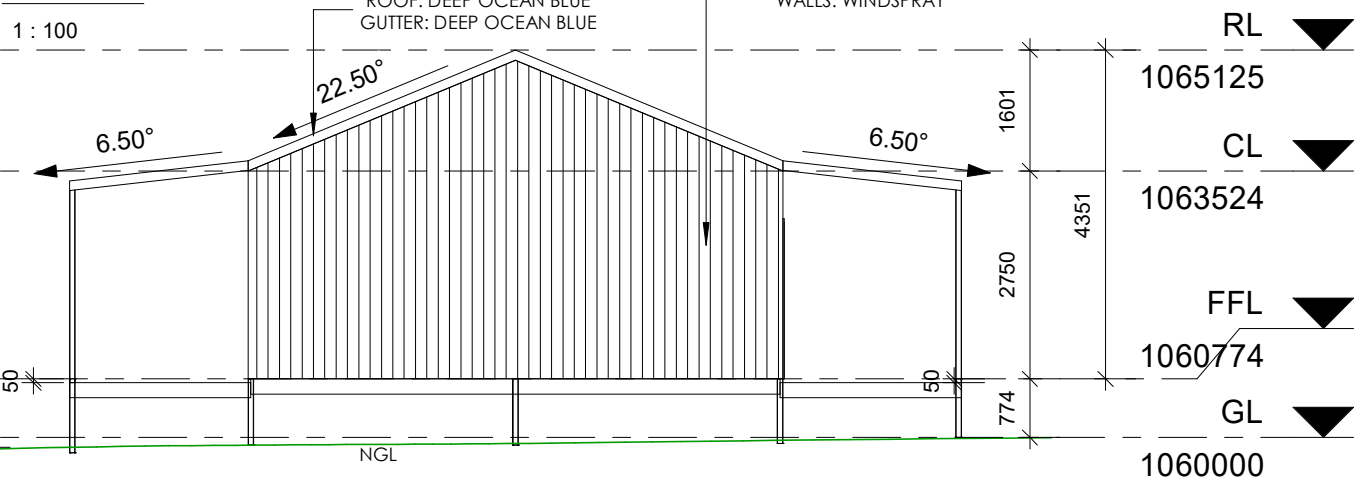
EAST



SOUTH



WEST



WINDOWS			
Mark	Height	Width	Comments
W01	1200	1800	SIDING
W02	1200	1200	SIDING
W03	1200	1800	SIDING
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WINDOW & DOOR NOTES

DOORS & WINDOWS TO CONFORM WITH  
AS3959-2018 FOR BAL-19

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noted) WITH ALUMINUM FRAMES - COLOR TO BE  
DECIDED BY CLIENT.

ALL NEW WINDOW HEAD HEIGHTS ARE TO BE 2100mm  
ABOVE FFL UNLESS SPECIFIED ON THE ELEVATIONS

IF THE DECK IS CONSTRUCTED OVER 1000mm ABOVE NATURAL GROUND LEVEL  
A HANDRAIL MUST BE PROVIDED AND TO COMPLY WITH CONSTRUCTION IN  
A BUSH-FIRE PRONE AREA - BAL 29: AS3959:2018 & NCC BCA PART 3.10.4 -  
ALPINE REGION.

PROTECTIVE COATINGS FOR STEELWORK (BCA 3.4.4.4)

ENVIRONMENT: MODERATE (more than 1km from breaking surf or more than 100m  
from salt water not subject to breaking surf or non-heavy industrial ares)

INTERNAL - NO PROTECTION REQUIRED IN A PERMANENTLY DRY LOCATION

EXTERNAL STEELWORK PROTECTIVE COATINGS:  
OPTION 1: 2 COATS ALKYD PRIMER  
OPTION 2: 2 COATS ALKYD GLOSS  
OPTION 3: HOT DIP GALVANISED 300 g/m2 MIN PLUS -  
a. 1 COAT SOLVENT BASED VINYL PRINMER: OR  
b. 1 COAT VINYL GLOSS OR ALKYD



FORMATION  
DESIGN & DRAFTING

JANE HADLEY  
BUILDING DESIGNER (DOMESTIC)  
LICENSE NUMBER 924704307

LEVEL 1, 11A MURRAY STREET  
HOBART TAS 7000  
M: 0492 597 960  
E: JANE@FORMATIONDRAFTING.COM.AU



DO NOT SCALE DRAWINGS,  
USE WRITTEN DIMENSIONS ONLY.  
BUILDERS & CONTRACTORS TO CHECK  
AND VERIFY ALL DIMENSION AND LEVELS  
PRIOR TO STARTING ANY WORK ON SITE.  
ANY DISCREPANCIES NEED TO BE REPORTED  
TO FORMATION DESIGN & DRAFTING.

PROPOSAL:  
NEW RESIDENTIAL DWELLING &  
CONTAINER/AWNING  
Client:

ANDREW ROBERTSON  
PROJECT ADDRESS:  
10 MEREDITH SPRINGS RD  
MIENA TAS 7030

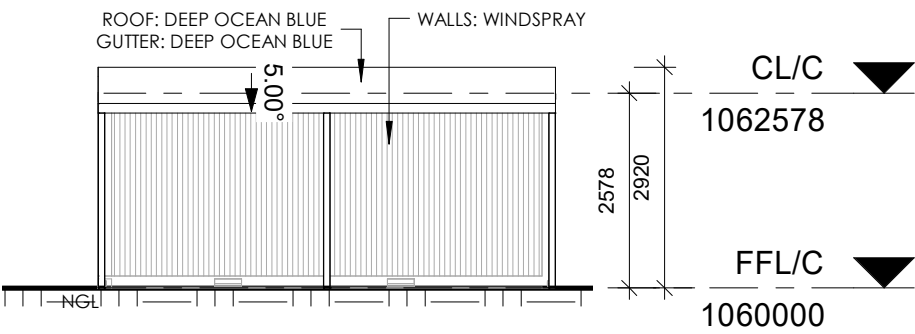
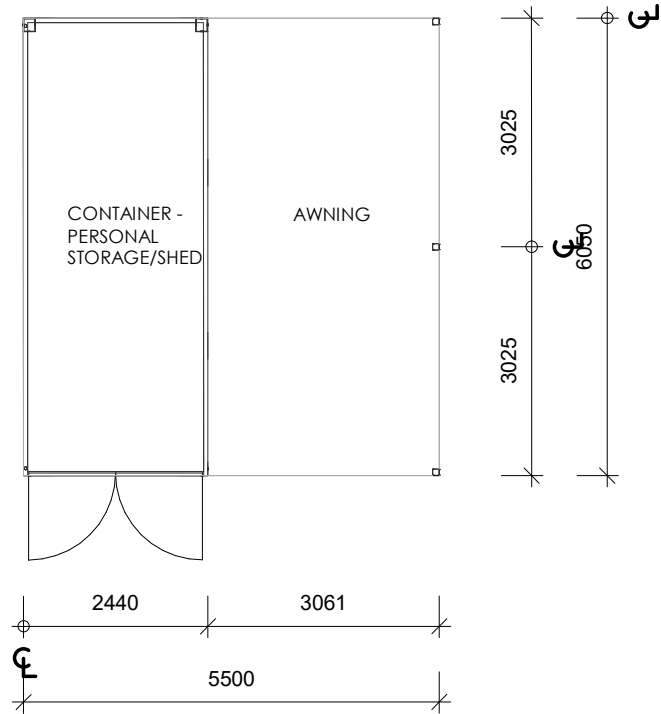
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Phase: DEVELOPMENT APPLICATION  
Sheet: ELEVATIONS - HOUSE  
Drawn: JANE HADLEY  
Scale: 1 : 100 Size: A3 Date: 08.09.20  
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Project: 20005 Sheet: A03 Rev:



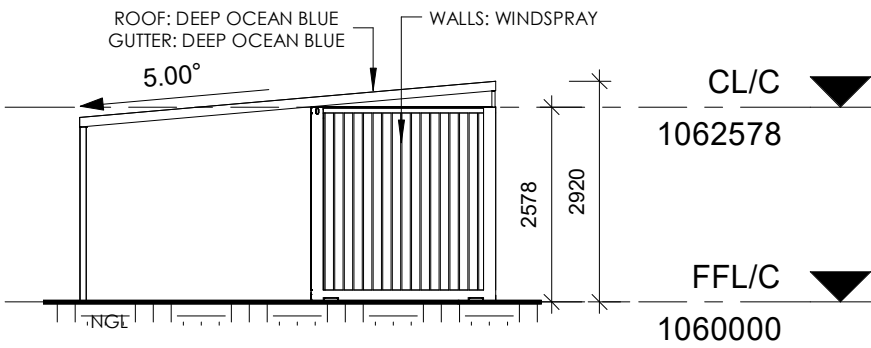
CONTAINER - FLOOR PLAN

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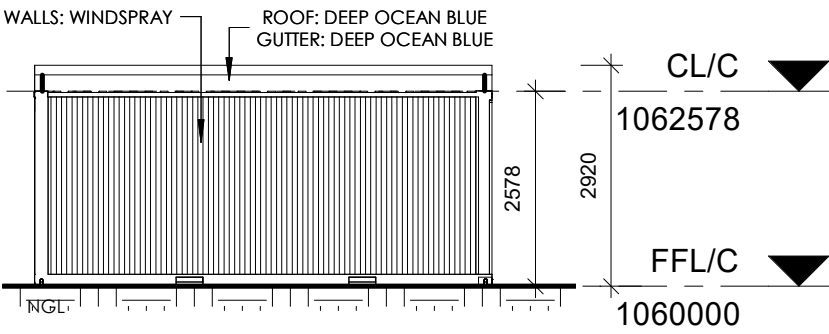
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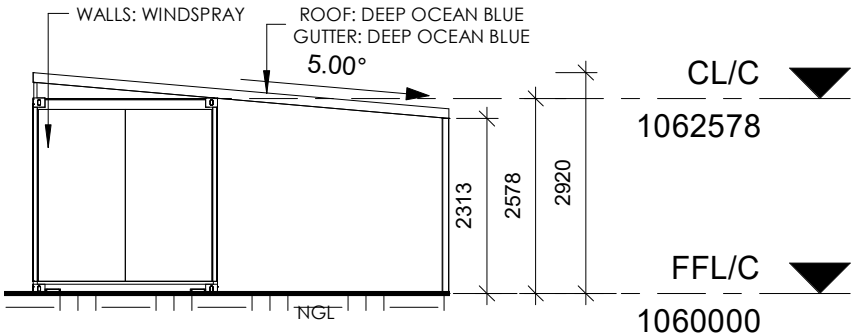
CONTAINER - NORTH

1 : 100



CONTAINER - WEST

1 : 100



CONTAINER - SOUTH

1 : 100

CONSTRUCTION TO COMPLY WITH AS3959:2018, NCC BCA 2019  
AND RELEVANT AUSTRALIAN STANDARDS



FORMATION  
DESIGN & DRAFTING

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BUILDING DESIGNER (DOMESTIC)  
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NEW RESIDENTIAL DWELLING &  
CONTAINER/AWNING  
**Client:**

ANDREW ROBERTSON  
**PROJECT ADDRESS:**  
10 MEREDITH SPRINGS RD  
MIENA TAS 7030

REVISION #	DESCRIPTION	DATE
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**Phase:** DEVELOPMENT APPLICATION  
**Sheet:** ELEVATIONS - CONTAINER  
**Drawn:** Author  
**Scale:** 1 : 100  
**Size:** A3 **Date:** 08.09.20  
**Project:** 20005  
**Sheet:** A04 **Rev:**

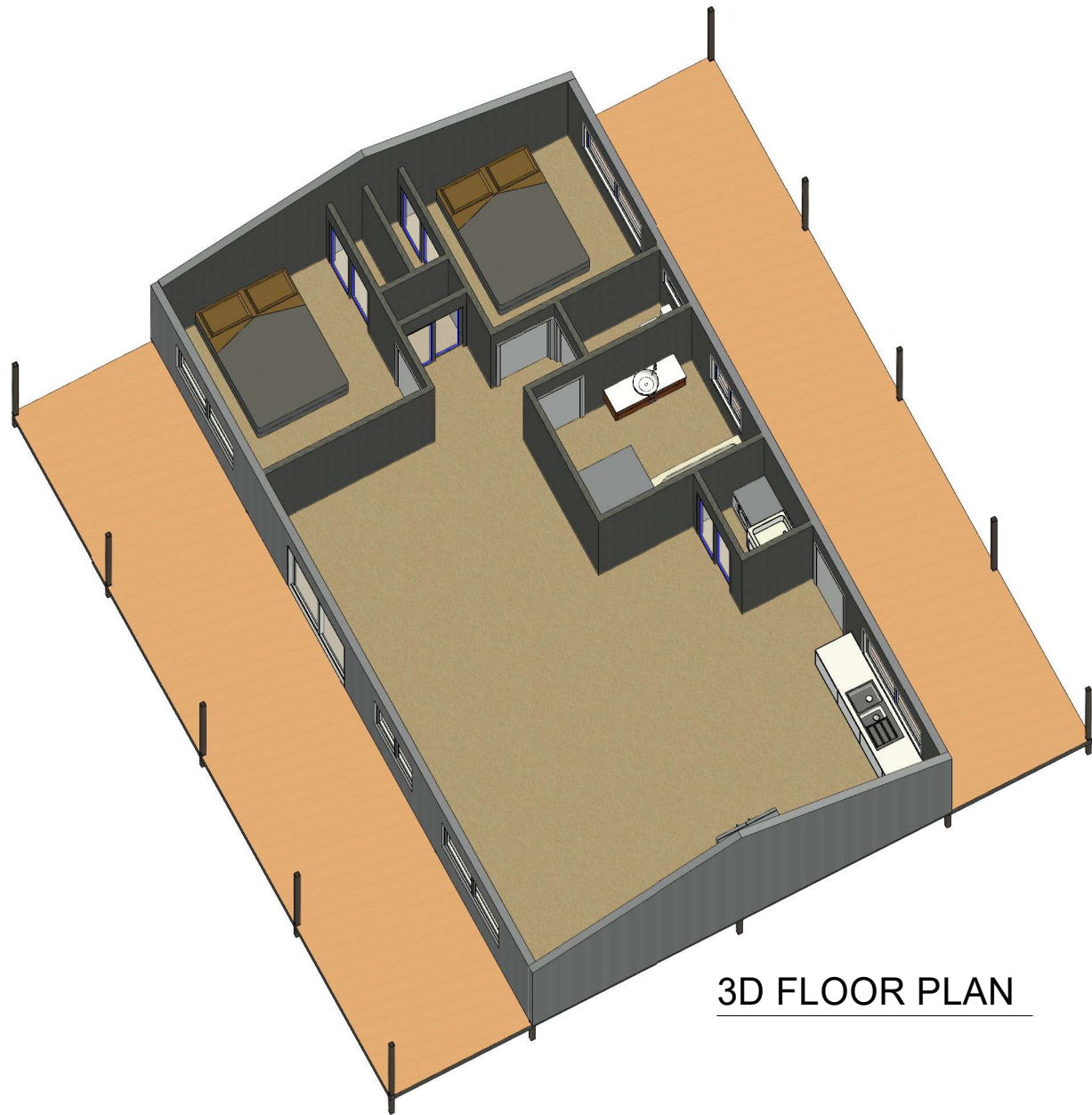




NORTH



SOUTH



3D FLOOR PLAN



**FORMATION**  
DESIGN & DRAFTING  
**JANE HADLEY**  
BUILDING DESIGNER (DOMESTIC)  
LICENSE NUMBER 924704307  
LEVEL 1, 11A MURRAY STREET  
HOBART TAS 7000  
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ANDREW ROBERTSON  
**PROJECT ADDRESS:**  
10 MEREDITH SPRINGS RD  
MIENA TAS 7030

REVISION #	DESCRIPTION	DATE
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**Phase:** DEVELOPMENT APPLICATION  
**Sheet:** 3D IMAGES  
**Drawn:** JANE HADLEY  
**Scale:** **Size:** A3 **Date:** 08.09.20  
**Project:** 20005  
**Sheet:** A05 **Rev:**

# Bushfire Hazard Report



**Client:** Andrew & Jo-Anne Robertson  
**Site Address:** 10 Meredith Springs Road, Miena 7030  
**Postal Address:** [robbo72@y7mail.com](mailto:robbo72@y7mail.com)  
**Proposal:** Proposed 2 bedroom dwelling

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Refer to this report as:

SEAM; 2020.

Bushfire Assessment Report – 10 Meredith Springs Road, Miena 7030

**Sustainable Environmental Assessment and Management [SEAM] <sup>1</sup>**

**49c Stewart Street, Devonport 7310**

**160 New Town Rd, NEW TOWN 7008**

**Mobile 0419 330 686**

**Phone (03) 6228 1600**

**Email james.wood@seam.com.au**

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<sup>1</sup> SEAM is an environmental consultancy service specialising in a range of environmental management services including environmental assessments and environmental management plans for new and existing developments. An aspect of the work is to strive for sustainable management of our resources.



## 1. Report Scope

### 1.1 Introduction

This Bushfire Hazard Report follows the approved form of a Bushfire Hazard Management Plan as issued by the Chief Officer of the Tasmanian Fire Service on 7 February 2014 and as called into the Central Highlands Interim Council Planning Scheme. It is in 3 parts

1. Report Scope
2. Bushfire Report including a Bushfire Attack Level (BAL) Assessment for a proposed dwelling at 10 Meredith Springs Road, Miena 7030. The report is based on and in accordance with the AS 3959-2009 – Construction of Buildings in Bush Fire prone areas and the Guidelines for Development in Bushfire Prone Areas of Tasmania (Tasmania Fire Service 2005), and a
3. Bushfire Hazard Management Plan (BHMP) for a proposed dwelling that is based on the Director of Building Control Determination – Requirements for building in Bushfire Prone Areas version 2.1 dated 29 August 2017 pursuant to the Building Act 2016 and relevant Bushfire Hazard Advisory Notes

The Bushfire Assessment Report should be submitted to your Building Surveyor and to the Central Highlands Council for approval, along with other relevant documents for a building permit. Where performance solutions are contemplated for BAL 40 or BAL FZ, the Tasmanian Fire Service should be consulted

### 1.2 Limitations

Field conditions observed may vary from those observed at the site therefore SEAM should be advised prior to construction if site conditions change. SEAM can modify this plan if necessary to meet such changed field conditions. **It should also be noted that the vegetation can grow back over time and for effective fire management, the site management should be maintained while the dwelling is habitable.**

This report has been prepared in accordance with any terms and Scope of Works described in an exchange of correspondence between SEAM and the client. This report has been prepared solely for the Client and SEAM accepts no responsibility for its use by other parties.

The conclusions and recommendations are those of SEAM, made professionally and subject to any qualifications made.

### 1.3 Background

The broad objectives for designing bushfire protection measures include:

- Minimize perimeters exposed to bush fire hazard
- Minimize bushland corridors
- Siting away from ridge tops, steep slopes, saddles and narrow ridge crests
- Defendable space that permits suitable building solutions
- Open space as refuges where possible
- Ensure maintenance of defendable space
- Access and egress from properties to public road system
- Provision of water for fire fighting
- Design of house and landscaping minimize attack from embers



#### **1.4 Assessment Methodology**

The site was visited on 28<sup>th</sup> July 2020 by Jamie Wood. Slope angles were measured with an inclinometer. The vegetation was assessed against the various vegetation types.

The BAL assessment was recorded using a 5 step approach as detailed in training notes; water supply information is derived from tank water.

**NOTE: This bushfire report and its contents cannot guarantee that a building will survive a bushfire event on every occasion. This is due to the highly variable and unpredictable behavior of bushfires and weather conditions.**

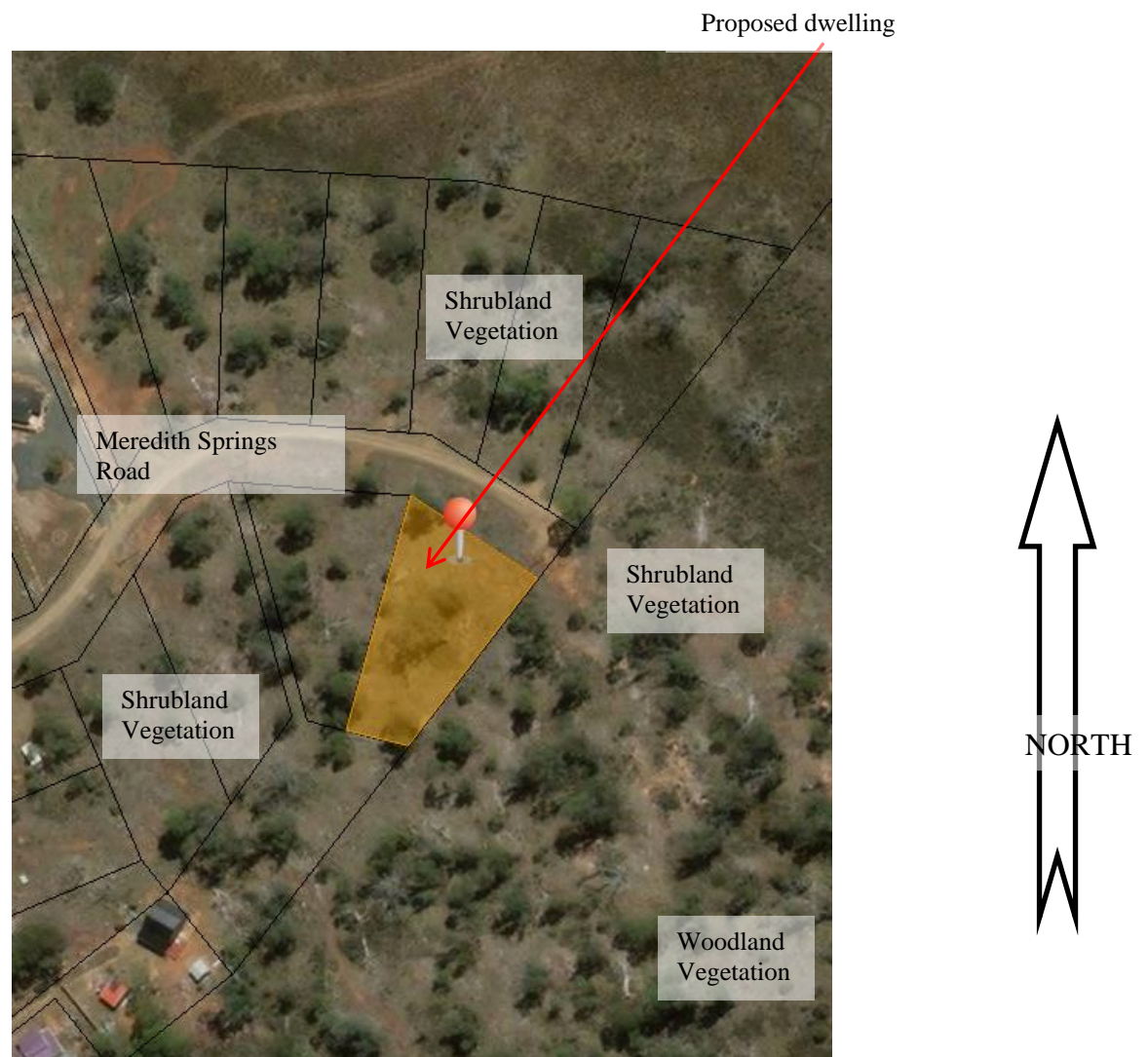
## **2. Bushfire Report**

### **2.1 Site Description**

The property is situated in the small Central Highlands Town of Miena. It is a medium sized lot consisting of approximately 2,020m<sup>2</sup>, with gentle slopes surrounding the proposed dwelling. The property is covered with a mixture of shrubland and grassland, as are the surrounding properties.

The slopes area gentle and the property has a slight south easterly aspect.

**NOTE:** The aerial image below is out of date, with several houses being constructed since the photo was taken. There are now dwellings located to the north east, south, south west, west and north west.



*Figure 1 – Site Location*

### **2.2 Description of Use or Development**

It is proposed to construct a 2 bedroom dwelling at the property 10 Meredith Springs Road, Miena 7030.

## 2.3 Bush Fire Attack Level (BAL) Assessment

Vegetation classification (see Table 2.3)	North	North East	East	South East	South	South West	West	North West
Group A Forest								
Group B Woodland	✓		✓	✓				
Group C Shrub-Land								
Group D Scrub								
Group E Mallee/Mulga								
Group F Rainforest								
Group G (FDI 50) Grassland								
Exclusions (where applicable)* See clause 2.2.3.2	N/A	(e) shack	N/A	N/A	(e) shack	(e) shack	(e) shack	(e) shack
Distance to classified vegetation (in meters)	20m		16m to boundary	20m to boundary				
Effective Slope  Slope under the classified vegetation	Upslope	Upslope	Upslope	0-5 degrees	0-5 degrees	0-5 degrees	0-5 degrees	Upslope
Current BAL rating for each aspect	19	Low	29	19	Low	Low	Low	Low
Required distances to maintain <b>BAL 29</b>	Maintain veg min 16m		Maintain veg min 16m	Maintain veg min 12m	N/A	N/A	N/A	N/A
Notes								

(e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.

*Table 1 – Bushfire Attack Level Assessment table*





Looking North



Looking North East



Looking East



Looking South East



Looking South



Looking South West



Looking West



Looking North West



Table 1 indicates that the BAL ratings range from BAL Low to BAL 29. This is due to the varying distances and varying vegetation on each different aspect of the site.

Maintenance will be required to continue to achieve the BAL rating of 29.

### **Schedule of Bushfire Management and Mitigation Measures**

Hazard Management Areas around proposed storage area

#### **Vegetation management for BAL 29**

- **North** – Grassland vegetation to be **maintained** to a minimum distance of 16m to maintain the BAL rating of 29
- **North East** – Existing shack - Low threat vegetation – maintain grassland to the boundary
- **East** – Scrub vegetation to be **maintained** to a minimum distance of 16m (boundary) to maintain the BAL rating of 29
- **South East** – Scrub vegetation to be **maintained** to a minimum distance of 12m (boundary) to maintain the BAL rating of 29
- **South** – Existing shack - Low threat vegetation - maintain grassland to the boundary
- **South West** - Existing shack - Low threat vegetation - maintain grassland to the boundary
- **West** - Existing shack - Low threat vegetation - maintain grassland to the boundary
- **North West** - Existing shack - Low threat vegetation - maintain grassland to the boundary

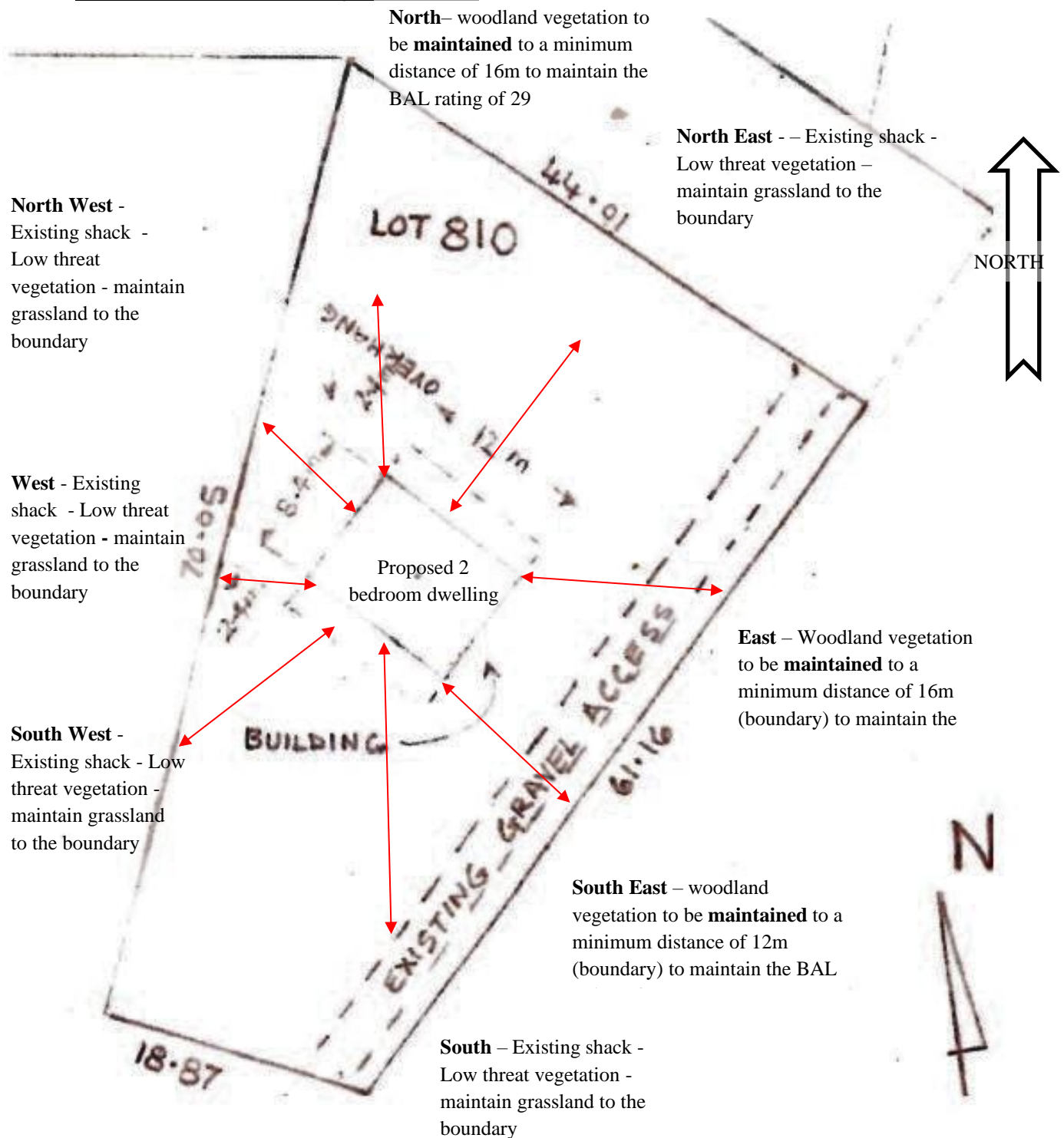
### **STANDARDS FOR PROPERTY ACCESS**

The maximum distance from the roadside to the proposed dwelling is approximately 20m. With the driveway length being under 30m there are no specific construction requirements. Full specifications are provided in **Appendix A**

### **PROVISION OF WATER SUPPLY FOR FIRE FIGHTING PURPOSES**

The dwelling will need to have a static supply of water solely for fire fighting purposes of a minimum of 10,000L per building area. The tanks shall be a fire proof material, be on a hard stand area and accessible by an all-weather road to the hard stand area. Full specifications are provided in **Appendix A**

# **Bushfire Hazard Management Plan**



*Fig 3 – Bushfire Management Plan*

This plan refers to PID: 3439035 and Title Reference: 171148/810 for the property 10 Meredith Springs Road, Miena 7030. **Site to have a dedicated fire resistant 10,000L water tank; Dwelling to be constructed to BAL29. Fire resistant water tank be fitted with an approved TFS fitting and be at least 6m from the building**

Bushfire Assessor: James Wood - Accreditation Number BFP-119

## RECOMMENDATIONS FOR MANAGING THE FIRE RISK

- Ensure the dwelling is built to a minimum BAL29
- All grass and vegetation within the site to be suitably controlled (mown/slashed/).
- Any potential fire source (wood piles, wood stacks (firewood), green-waste, logs or other combustible material) are not to be retained or stored within 10m of the dwelling.
- Maintain gutters and debris around the dwelling
- Maintain vegetation in accord with the following:
  - **North– Woodland vegetation to be maintained to a minimum distance of 16m to maintain the BAL rating of 29**
  - **North East - – Existing shack - Low threat vegetation – maintain grassland to the boundary**
  - **East – Woodland vegetation to be maintained to a minimum distance of 16m (boundary) to maintain the BAL rating of 29**
  - **South East – Woodland vegetation to be maintained to a minimum distance of 12m (boundary) to maintain the BAL rating of 29**
  - **South – Existing shack - Low threat vegetation - maintain grassland to the boundary**
  - **South West - Existing shack - Low threat vegetation - maintain grassland to the boundary**
  - **West - Existing shack - Low threat vegetation - maintain grassland to the boundary**
  - **North West - Existing shack - Low threat vegetation - maintain grassland to the boundary**
- A dedicated 10,000L fire resistant water tank to be installed on site for fire fighting purposes and have all weather access, be fitted with an approved TFS fitting and be at least 6m from the building (details in Appendix A)

Full specifications are provided in **Appendix A**

### **The current BAL for the site is: BAL 29**

The proposed dwelling should be constructed to BAL 29. The Building Designer needs to consider the material to be used for the dwelling and any decks comply with the above mentioned BAL ratings.

Assessors Name: James Wood (Accredited Bush Fire Assessor)

Accreditation Number BFP-119 (accredited for scopes 1, 2, 3A, and 3B as per Part 4A of the Fire Service Act 1979.)

Assessors Contact Number: (W):03 6228 1600 (Mob):0419 330 686

Statement I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.



**Signed:** \_\_\_\_\_ **Date: 12<sup>th</sup> August 2020** \_\_\_\_\_



## **References**

1. **AS 3959, 2009**; Australian Standard for Construction of Buildings in Bushfire prone areas
2. **Tasmania Fire Service 2005**; Guidelines For Development In Bushfire Prone Areas Of Tasmania, Tasmania Fire Service
3. **Director of Building Control, 2017**; Directors Determination – Requirements for Building in Bushfire-Prone Areas, Department of Justice
4. **Tasmania Fire Service 2018**; Bushfire Hazard Advisory Note No. 6, Tasmania Fire Service

## Appendix A – Access and Water Supply Standards

### **4.2. Property Access**

- (1) A new building constructed in a bushfire-prone area must be provided with property access to the building and the fire fighting water point, accessible by a carriageway, designed and constructed as specified in subsection (2) below.
- (2) Vehicular access from a public road to a building must: (a) Meet the property access requirements described in Table 4.2;
- (b) Include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay; and
- (c) Include access to the hardstand area for the fire fighting water point.

### **4.3. Water Supply for Fire fighting**

- (1) A new building constructed in a bushfire-prone area, must be provided with a water supply dedicated for fire fighting purposes as specified in subsections (2) and (3) below.
- (2) Water supplies for fire fighting must meet the requirements described in Tables 4.3A or 4.3B.
- (3) The water supply must be: (a) Provided from a fire hydrant or static water supply;
- (b) Located within the specified distance from the building to be protected; and
- (c) Provided with a hardstand and suitable connections.

**Table 4.2 Requirements for Property Access**

Column 1		Column 2
Element		Requirement
<b>A.</b>	Property access length is less than 30 metres; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
<b>B.</b>	Property access length is 30 metres or greater; or access is for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> <li>(a) All-weather construction;</li> <li>(b) Load capacity of at least 20 tonnes, including for bridges and culverts;</li> <li>(c) Minimum carriageway width of 4 metres;</li> <li>(d) Minimum vertical clearance of 4 metres;</li> <li>(e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;</li> <li>(f) Cross falls of less than 3° (1:20 or 5%);</li> <li>(g) Dips less than 7° (1:8 or 12.5%) entry and exit angle;</li> <li>(h) Curves with a minimum inner radius of 10 metres;</li> <li>(i) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and</li> <li>(j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> <li>(i) A turning circle with a minimum outer radius of 10 metres;</li> </ul> </li> </ul>

Column 1		Column 2
Element		Requirement
		(ii) A property access encircling the building; or (iii) A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
<b>C.</b>	Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: (a) The Requirements for <b>B</b> above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
<b>D.</b>	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) Complies with Requirements for <b>B</b> above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.



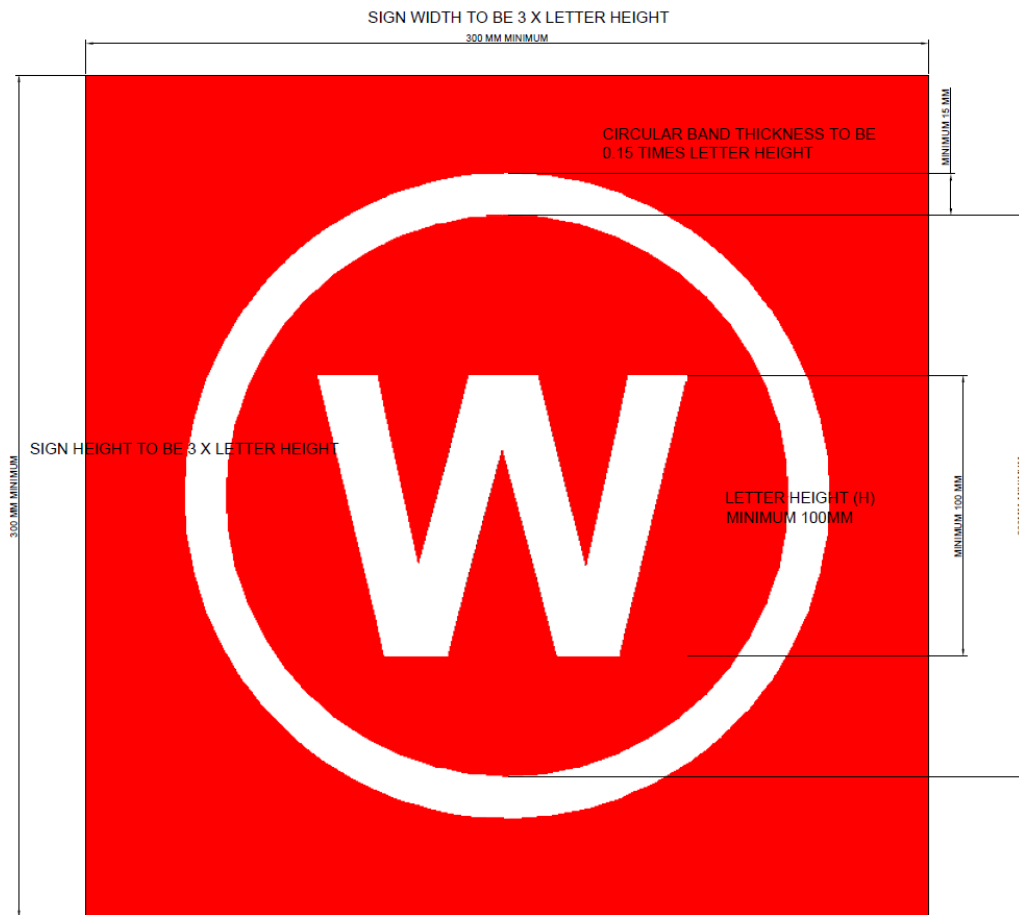
**Table 4.3B Requirements for Static Water Supply for Fire Fighting**

Column 1		Column 2
Element		Requirement
<b>A.</b>	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> <li>(a) The building area to be protected must be located within 90 metres of the fire fighting water point of a static water supply; and</li> <li>(b) The distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.</li> </ul>
<b>B.</b>	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> <li>(a) May have a remotely located offtake connected to the static water supply;</li> <li>(b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;</li> <li>(c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</li> <li>(d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</li> <li>(e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> <li>(i) metal;</li> <li>(ii) non-combustible material; or</li> <li>(iii) fibre-cement a minimum of 6 mm thickness.</li> </ul> </li> </ul>
<b>C.</b>	Fittings, pipework and accessories (including stands and tank	<p>Fittings and pipework associated with a fire fighting water point for a static water supply must:</p> <ul style="list-style-type: none"> <li>(a) Have a minimum nominal internal diameter of 50mm;</li> </ul>

Column 1		Column 2
Element		Requirement
	supports)	<p>(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</p> <p>(c) Be metal or lagged by non-combustible materials if above ground;</p> <p>(d) Where buried, have a minimum depth of 300mm;</p> <p>(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</p> <p>(f) Ensure the coupling is accessible and available for connection at all times;</p> <p>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</p> <p>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</p> <p>(i) Where a remote offtake is installed, ensure the offtake is in a position that is:</p> <ul style="list-style-type: none"> <li>(i) Visible;</li> <li>(ii) Accessible to allow connection by fire fighting equipment;</li> <li>(iii) At a working height of 450 – 600mm above ground level; and</li> <li>(iv) Protected from possible damage, including damage by vehicles.</li> </ul>
D.	Signage for static water connections	<p>The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> <li>(a) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or</li> <li>(b) comply with the <i>Tasmania Fire Service Water Supply Signage Guideline</i> published by the Tasmania Fire</li> </ul>

Column 1		Column 2
Element		Requirement
		Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> <li>(a) No more than three metres from the fire fighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</li> <li>(b) No closer than six metres from the building area to be protected;</li> <li>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</li> <li>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</li> </ul>

# 10,000 LITRE DOMESTIC FIREFIGHTING STATIC WATER INDICATOR SIGN



LETTERING TO BE UPPERCASE AND NOT LESS THAN 100MM IN HEIGHT

INSIDE DIAMETER OF CIRCULAR BAND TO BE 2 TIMES LETTER HEIGHT

SIGN SIZE DIMENSIONS  
3 X LETTER HEIGHT HIGH AND 3 X LETTER HEIGHT WIDE.

THICKNESS OF CIRCULAR BAND TO BE 0.15 TIMES LETTER HEIGHT

TEXT STYLE TO BE IN ACCORDANCE WITH AS1744.2015, SERIES F

SIGN TO BE IN FADE RESISTING MATERIAL WITH WHITE REFLECTIVE LETTERING AND CIRCLE ON A RED BACKGROUND

RED TO BE R-13 SIGNAL RED COLOUR CODE 1795U

WHITE SUBSTRATE COLOUR TO BE PMS 186C

SIGN TO BE CONSTRUCTED FROM UV STABILIZED, NON FLAMMABLE AND NON HEAT DEFORMING MATERIAL

SIGN TO BE PERMANENTLY FIXED



Tasmania Fire Service



# 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:

MEnvSt, DipAppSc(EH)  
GradDipTechMan  
PI – CGU Prof. Risks Insur. Policy #  
08C0N0492840  
PL – CGU Insurance Ltd. Policy #  
10M1140465

(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:	SEAM Report #20052
Relevant calculations:	See report for all relevant details
References:	AS 3959 Development and Building in Bushfire Prone Areas Short Course Notes

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

Bushfire Attack Level Assessment and Bushfire Hazard Management Plan


*Scope and/or Limitations*

Field conditions observed may vary from those observed at the site therefore SEAM should be advised prior to construction if site conditions change. SEAM can modify this plan if necessary to meet such changed field conditions. It should also be noted that the vegetation can grow back over time and for effective fire management, the site management should be maintained while the dwelling is habitable.

This report has been prepared in accordance with any terms and Scope of Works described in an exchange of correspondence between SEAM and the client. This report has been prepared solely for the Client and SEAM accepts no responsibility for its use by other parties

The conclusions and recommendations are those of SEAM, made professionally and subject to any qualifications made

**I certify the matters described in this certificate.**

	<i>Signed:</i>	<i>Certificate No:</i>	<i>Date:</i>
Qualified person:		#20052	12/08/20

## **SITE AND SOIL EVALUATION SUMMARY**

### **Client**

**Name** Andrew & Jo-Anne Robertson  
**Site Address** 10 Meredith Springs Road, Miena 7030  
**Postal Address** [robbo72@y7mail.com](mailto:robbo72@y7mail.com)

### **Site and Soil Assessment**

**Soil Category** Category 4 Rocky Clay Loam  
**Soil Permeability** 0.25m/day  
**LTAR** 17L/m<sup>2</sup>/day  
**Slope/Aspect** The disposal area has very gentle slopes of 2-3 degrees. The site has a south easterly aspect.  
**Site Factors** The soils contain very high amounts of rock, to alleviate this factor raised evapo-transpiration (ET) beds are proposed.

### **Wastewater System Design**

This design is for a proposed two bedroom dwelling on tank water. The loadings have been based on two persons per bedroom with each person generating up to 120L of wastewater per day. This creates a total wastewater loading of: **4 x 120L = 480L per day.**

### **Proposed Disposal Method:**

It is proposed to collect all of the wastewater in a new 3000L (minimum) dual purpose septic tank, the wastewater will then gravity feed into a 1000L holding tank with submersible pump and the wastewater will be pumped into a raised evapo-transpiration (ET) bed.

### **Evapo-transpiration (ET) bed is to be: 12m x 3m x 1m (raised)**

See site plan for the evapo-transpiration bed location is shown on page 15.

\*Wastewater loadings based on Appendix table H1 of AS/NZS 1547:2012

SEE FULL REPORT FOR FURTHER DETAILS

## **SITE AND SOIL EVALUATION REPORT**

### **BACKGROUND**

Site and Soil Evaluation Reports must be submitted with all applications for on-site wastewater management systems. Suitably qualified persons such as – soil scientists, engineering geologists, engineers, environmental health officers or other persons must complete evaluation reports. Designers of the on-site wastewater systems are to use their professional judgement to determine if issues outlined in the Report are relevant or if additional information is required. Also designers are to consider applicable legislation, Codes and Standards in relation to the design of the system.

For further information on site evaluation please consult AS/NZS 1547 – 2012 on-site domestic wastewater management.

### **REPORT**

Municipality	Central Highlands Council
Location	10 Meredith Springs Road, Miena 7030
Lot Area	2,020m <sup>2</sup>
Owner/Agent	Andrew & Jo-Anne Robertson
Site Plan	See attached
Date of inspection	28 <sup>th</sup> June 2020
Date of this Site & Soil Evaluation Report	10 <sup>th</sup> August 2020
Water Supply	Tank Water (480L per day)

### **SITE INFORMATION**

#### **Key Features**

The house site is located on a very gently sloping block of no more than 2-3 degrees. The soils are rocky and have been factored into the design.

#### **Topography and Drainage**

The soils consist of rocky clay loams (Category 4) throughout the site. Drainage appears to be average to poor. The aspect is south easterly.

#### **Vegetation**

The vegetation on the property consists of subalpine shrubs with pockets of grassland.

#### **Land Use**

Holiday “shack” area

## Climate

Climate data for the site has been taken from the Australian Bureau of Meteorology web site. Mean monthly rainfall, and mean daily maximum temperature for each month has been taken directly from the Steppes (Christian Marsh) Station weather station. To allow for wetter than average weather, the adopted rainfall for each month has an additional 10% added to the mean. A summary of this climate information, as well as monthly retained rain, evapo-transpiration, and evapotranspiration less the retained rain is in the Trench 3™ assessment report. Trench 3™ uses this data when calculating the monthly water balance for the site, which helps determine the system sizing.

## Soils

### Test hole 1

0 – 120mm	Dark Red Clayey Loam (Category 3-4)
120 - 580mm	Red Basalt, Clay Loam (Category 4) with rocks
Refusal on rocks	

### Test hole 2

0 – 110mm	Dark Red Clayey Loam (Category 3-4)
110 - 550mm	Red Basalt, Clay Loam (Category 4) with rocks
Refusal on rocks	

- AS 1547 Soil Category: Cat. 4
- Modified Emerson Test: Class 8
- Soil permeability (estimated) 0.25m/day
- Long Term acceptance Rate (LTAR): 17mm/day

## Groundwater

Not encountered to a depth of 560mm

## Site Stability

Due to the flat nature of the site no site stability issues are expected, however this has not been assessed in detail

## Existing System

Nil – Vacant lot.



## Site Capability Issues for On-site Wastewater Management

### Trench 3<sup>TM</sup> Summary report of Environmental Sensitivity

#### Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

### Site Capability Report Wastewater Assessment and Design

Assessment for Andrew & Jo-Anne Robertson  
robbo72@y7mail.com  
Assessed site(s) 10 Meredith Springs Road, Miena 7030  
Local authority Central Highlands Council

Assess. Date 10-Aug-20  
Ref. No. 20052  
Site(s) inspected 28-Jun-20  
Assessed by J. Wood

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	2,020	V. high	Very low		
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	2	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		Mod.	Very low		
	Heavy rain events	Infrequent		Mod.	Moderate		
	Aspect (Southern hemi.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Infrequent		High	Moderate		
	Wastewater volume	L/day	480	Mod.	Low		
	SAR of septic tank effluent		2.3	Mod.	Moderate		
	SAR of sullage		2.5	Mod.	Moderate		
	Soil thickness	m	1.0	High	Low		
	Depth to bedrock	m	1.8	Mod.	Low		
AA	Surface rock outcrop	%	10	V. high	Very high		
	Cobbles in soil	%	10	V. high	Low		
	Soil pH		6.0	Guess	Low		Other factors lessen impact
	Soil bulk density	gm/cub. cm	1.5	Guess	Low		
	Soil dispersion	Emerson No.	8	High	Very low		
	Adopted permeability	m/day	0.25	High	Very low		
	Long Term Accept. Rate	L/day/sq m	17	Mod.	Very low	Moderate	Other factors increase impact

There is alot of surface and subsurface rock throughout the site. It is proposed to dispose of the wastewater into raised evapo-transpiration (ET) beds to reduce the "rock" alert.

## Environmental Sensitivity Issues for On-site Wastewater Management

### Trench 3™ Summary report of Environmental Sensitivity

#### Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

#### Environmental Sensitivity Report

##### Wastewater Assessment and Design

Assessment for Andrew & Jo-Anne Robertson  
 robbo72@y7mail.com  
 Assessed site(s) 10 Meredith Springs Road, Miena 7030  
 Local authority Central Highlands Council

Assess. Date 10-Aug-20  
 Ref. No. 20052  
 Site(s) inspected 28-Jun-20  
 Assessed by .....

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

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	35	Mod.	High		Factor not assessed
	Phos. adsorp. capacity	kg/cub m	0.7	Mod.	Moderate		
	Annual rainfall excess	mm	73	High	Low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	5.3	Guess	Low		
	G'water environ. value	Agric sensit/dom irrig		High	Moderate		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores						
A	Surf. water env. value	Recreational		High	High		
	Dist. to nearest surface water	m	200	High	Moderate		
A	Dist. to nearest other feature	m	20	High	High		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslide	m	300	High	Very low		

#### Comments

Although the surface water is of high environmental value, the nearest surface water is over 200m away. The nearest other feature is the boundary and being 20m away it is not expected to be an issue.

**Photo 1 – Illustrating the rocky nature of the site**



## Assessment Report for On-site Wastewater Management

### Trench 3<sup>TM</sup> Summary report of Environmental Sensitivity

#### Sustainable Environmental Assessment and Management

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

### Assessment Report

#### Wastewater Assessment and Design

Assessment for	Andrew & Jo-Anne Robertson	Assess. Date	10-Aug-20
	robbo72@y7mail.com	Ref. No.	20052
Assessed site(s)	10 Meredith Springs Road, Miena 7030	Site(s) inspected	28-Jun-20
Local authority	Central Highlands Council	Assessed by	

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

#### Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 480 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 160

Sullage volume (L/day) = 320

Total nitrogen (kg/year) generated by wastewater = 3.2

Total phosphorus (kg/year) generated by wastewater = 2.1

#### Climatic assumptions for site (Evapotranspiration estimated using mean max. daily temperatures)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	48	40	45	55	46	46	58	65	65	60	58	61
Adopted rainfall (R, mm)	53	44	50	60	51	51	64	72	72	66	64	67
Retained rain (Rr, mm)	48	40	45	54	46	46	58	65	65	59	58	60
Max. daily temp. (deg. C)	20	20	18	14	11	9	8	9	11	14	16	18
Evapotrans (ET, mm)	14	62	55	38	29	32	30	33	40	52	58	61
Evapotrans less rain (mm)	21	22	10	-16	-17	-14	-28	-31	-25	-7	0	7
Annual evapotranspiration less retained rain (mm) =												-73

#### Soil characteristics

Texture = Rocky Clay Loam Category = 4 Thick. (m) = 1

Adopted permeability (m/day) = 0.25 Adopted LTAR (L/sq m/day) = 17 Min depth (m) to water = 3

#### Proposed disposal and treatment methods

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

The preferred method of on-site primary treatment: In dual purpose septic tank(s)

The preferred method of on-site secondary treatment: Above-ground

The preferred type of in-ground secondary treatment: Evapotranspiration bed(s)

The preferred type of above-ground secondary treatment: None

Site modifications or specific designs: Not needed

#### Suggested dimensions for on-site secondary treatment system

Total length (m) = 11

Width (m) = 3

Depth (m) = 0.5

Total disposal area (sq m) required = 140

comprising a Primary Area (sq m) of: 70

and a Secondary (backup) Area (sq m) of: 70

Sufficient area is available on site

Comments  
See report for full details

**AS1547:2012 – Loading Certificate**  
**10 Meredith Springs Road, Miena 7030**

- System capacity (number of persons and daily flow)

The system has been based on tank water, with up to 4 persons per day, with each person generating up to 120L of wastewater per day. This creates a total daily wastewater loading of 480L per day.

- Summary of design criteria

This report is to calculate and design a wastewater disposal system that can dispose of all the effluent generated by up to 4 persons at a proposed dwelling at **10 Meredith Springs Road, Miena 7030**.

- The location of and use of the ‘reserve area’

There is adequate space for a 100% reserve area within the site.

- Use of water efficient fittings, fixtures, or appliances

The report has been based on figures using town water without any water saving devices. Figures used have been obtained from Table H1 – Typical Domestic Wastewater Design Flow Allowances (Australia). This figure is 120L per person per day (tank water supply).

- Allowable variation from design flows (peak loading events)

The wastewater figures used for this report have been based on the maximum number of persons to be using the dwelling at any one time (4 persons).

- Consequences of changes in loading (due to varying wastewater characteristics)

With the system designed for the maximum wastewater loading, there is expected to be no issues with wastewater disposal for the site.

- Consequences of overloading the system

If the system is continuously overloaded (e.g. higher than 480L per day for many days) then there is a chance that the disposal area could fail. If this is the case the disposal area could be enlarged by 50%.

- Consequences of underloading the system

The design has used a conventional septic tank and absorption trench based system. The benefit of this is, that if the system is only used infrequently there are no detrimental effects to either the septic tank or the disposal area. There are no consequences expected for the under loading of the system.

- Consequences of lack of operation, maintenance, and monitoring attention

The septic tank should be pumped out as per the standard. Inspection Openings will be fitted to the system at the time of installation so that the system can be checked for blockages as required. The owners should familiarise themselves with the maintenance schedule attached to the site & soil report.

In such instances, compliance can be regulated by the Local Authority Environmental Health Officer through a range of regulatory tools to ensure compliance.

- Other considerations

Owners/occupiers should be made aware of the importance of maintaining their onsite waste water management system including the irrigation area the maintenance contract for the system.



Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> <li>- be no less than 6m; or</li> <li>- be no less than: <ul style="list-style-type: none"> <li>(i) 3m from an upslope building or level building;</li> <li>(ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building;</li> <li>(iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.</li> </ul> </li> </ul>	<p>P1</p> <p>a) The land application area is located so that:</p> <ul style="list-style-type: none"> <li>(i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low; and</li> <li>(ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation.</li> </ul>	<p><b>Complies with A1</b></p> <p><b>Disposal area is &lt;6m from building. (LAA is downslope from building)</b></p>
<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <ul style="list-style-type: none"> <li>(a) be no less than 100m; or</li> <li>(b) be no less than the following: <ul style="list-style-type: none"> <li>(i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or</li> <li>(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.</li> </ul> </li> </ul>	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Setbacks must be consistent with AS/NZS 1547 Appendix R;</li> <li>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that</li> </ul>	<p><b>Complies with A2(a)</b></p> <p><b>Disposal Area is greater than 100m upslope from the nearest surface water</b></p>
<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <ul style="list-style-type: none"> <li>(a) be no less than 40m from a property boundary; or</li> <li>(b) be no less than: <ul style="list-style-type: none"> <li>(i) 1.5m from an upslope or level property boundary; and</li> <li>(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</li> <li>(iii) If secondary treated effluent and subsurface</li> </ul> </li> </ul>	<p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> <li>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</li> <li>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</li> </ul>	<p><b>Complies with A3 (a)</b></p> <p><b>Disposal area is located &lt;4m from downslope boundary (2m x 2 degrees &amp;</b></p> <p><b>&lt;1.5m from cross slope boundary.</b></p>

application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.		
<p>A4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p>	<p><b>Complies with A4</b></p> <p><b>There is no bore within 50m of the proposed disposal area.</b></p>
<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.6m if secondary treated effluent</p>	<p>P5</p> <p>Vertical separation distance between groundwater and a land application area must comply with the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p>	<p><b>Complies with A5(a)</b></p> <p><b>There is no groundwater within 1.5m (vertical) of the proposed disposal area.</b></p>
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.5m if secondary treated effluent.</p>	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p><b>Complies with A6</b></p> <p><b>Bed rock (limiting layer) was encountered at a depth of 570mm.</b></p> <p><b>Therefore the disposal area has been elevated 1000mm to ensure the gap of 1.5m (vertical) is met.</b></p>
<p>A7</p> <p>nil</p>	<p>P7</p> <p>A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties</p> <p><i>Note: Part 6 of the Building Act 2016 specifies requirements for protection work which apply to plumbing work including a wastewater treatment unit.</i></p>	<p><b>Complies with A7</b></p>

## RECOMMENDED SYSTEM DESIGN(S)

This design is for a proposed two bedroom dwelling on tank water. The loadings have been based on two persons per bedroom with each person generating up to 120L of wastewater per day. This creates a total wastewater loading of: **4 x 120L = 480L per day.**

### **Proposed Disposal Method:**

It is proposed to collect all of the wastewater in a new 3000L (minimum) dual purpose septic tank, the wastewater will then gravity feed into a 1000L holding tank with submersible pump and the wastewater will be pumped into a raised evapo-transpiration (ET) bed.

### **Evapo-transpiration (ET) bed is to be: 12m x 3m x 1m (raised)**

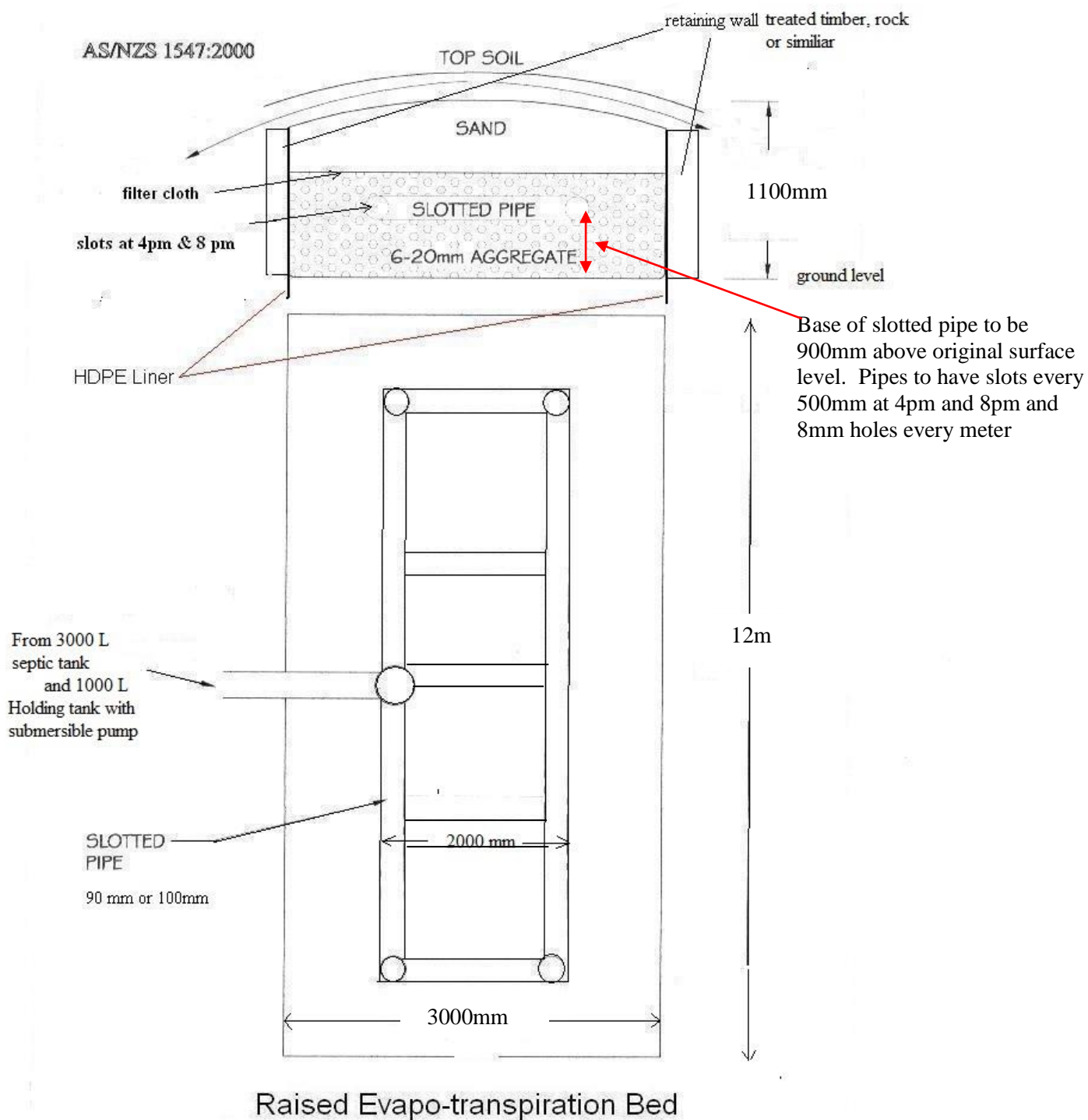
#### **Specifications:**

- An outlet filter is to be fitted to the septic tank
- A 1000L holding tank & submersible pump will be required to pressure dose the bed
- The 1000L holding tank with submersible pump to be fitted with an alarm that is hard wired back to the house
- Submersible pump to have a head of 25m
- Cut off drain to be installed above the disposal area
- Old sleepers, treated pine, rock or similar to be used for the retaining wall
- Plastic (retaining wall) liner to continue 200mm into the soil
- 100mm PVC pipe with slots at 4pm and 8pm space 500mm apart to be used and 8mm holes every meter in bottom of pipe
- Disposal area to be 900mm above surface level
- The base of the bed is to be level
- The bed is to be constructed parallel to the contours of the land
- Disposal Area to be kept free of vehicular traffic
- Disposal area to be kept free of hard hefted animals
- Raised bed to be backfilled with sand and top-dressed with sandy loam & planted out with either grass or shallow rooted approved shrubs

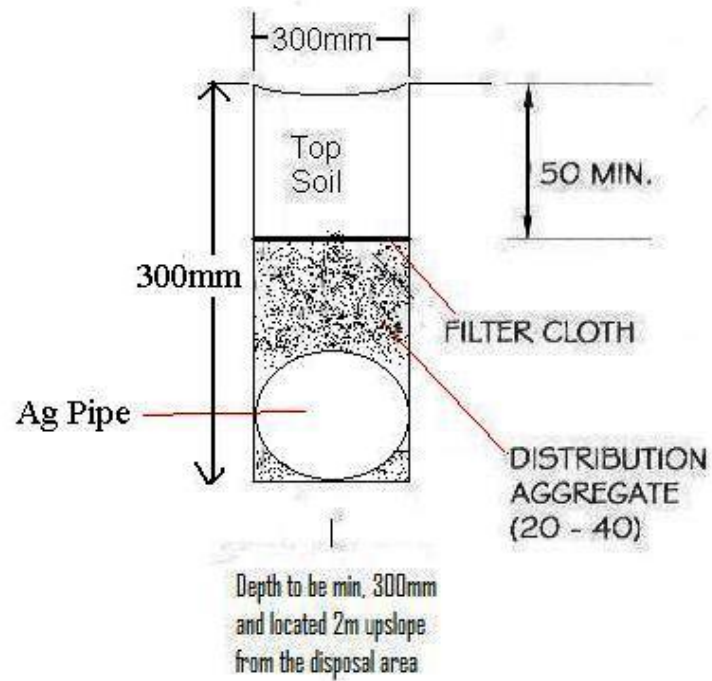
#### **Notes:**

- If the soil varies significantly than that illustrated in this report please contact the designer immediately
- If bedrock is encountered during the excavation of the beds the designer is to be contacted immediately
- If ground water is encountered during the excavation of the beds the designer is to be contacted immediately

**Evapo-transpiration Bed cross section detail – NOT TO SCALE**



## Cut off drain

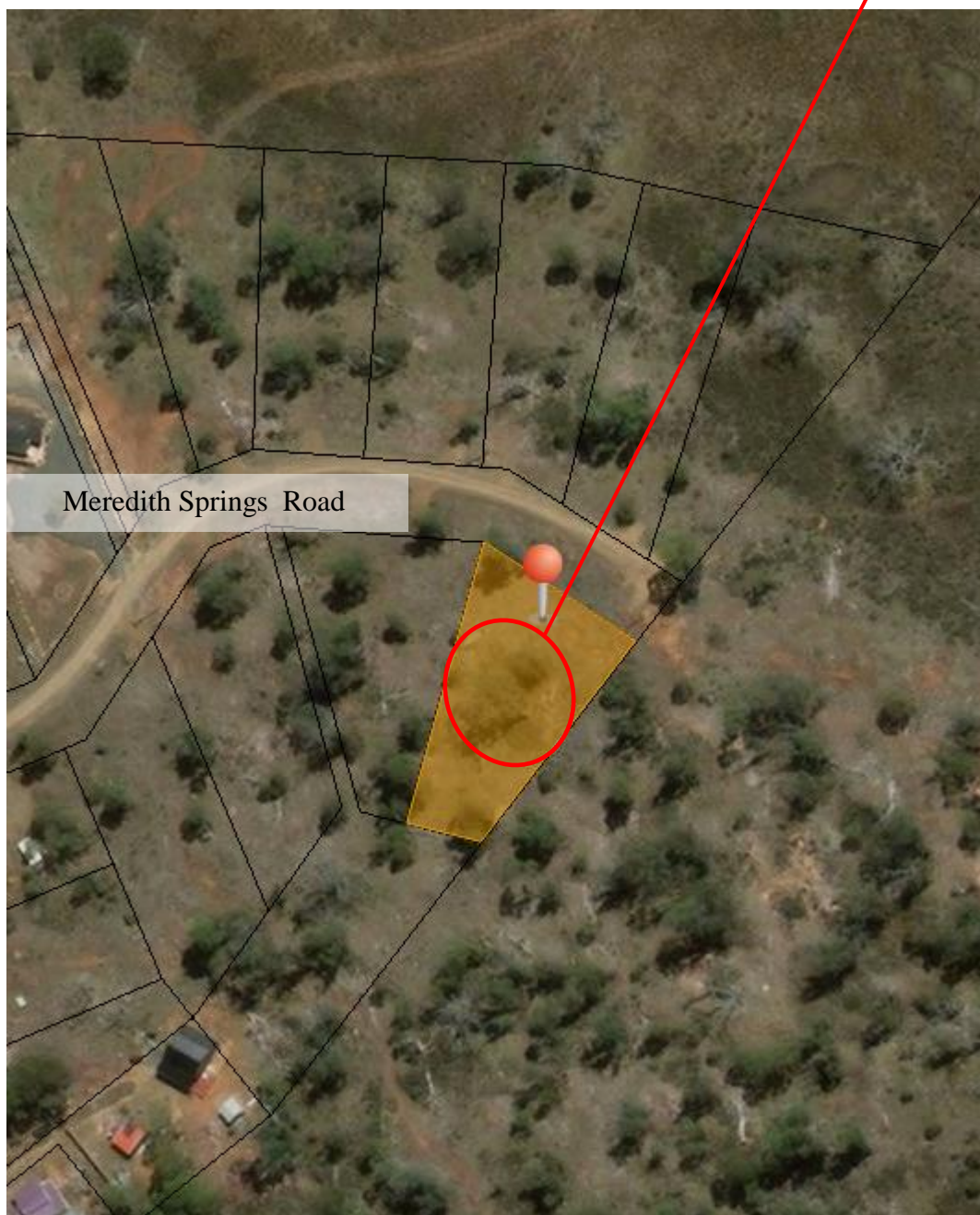


## CUT-OFF DRAIN DETAIL



**Location Plan**

See detail over page



## NOTES

All plumbing work to be carried out by a licensed plumber

### Absorption trenches / beds to follow contours of land

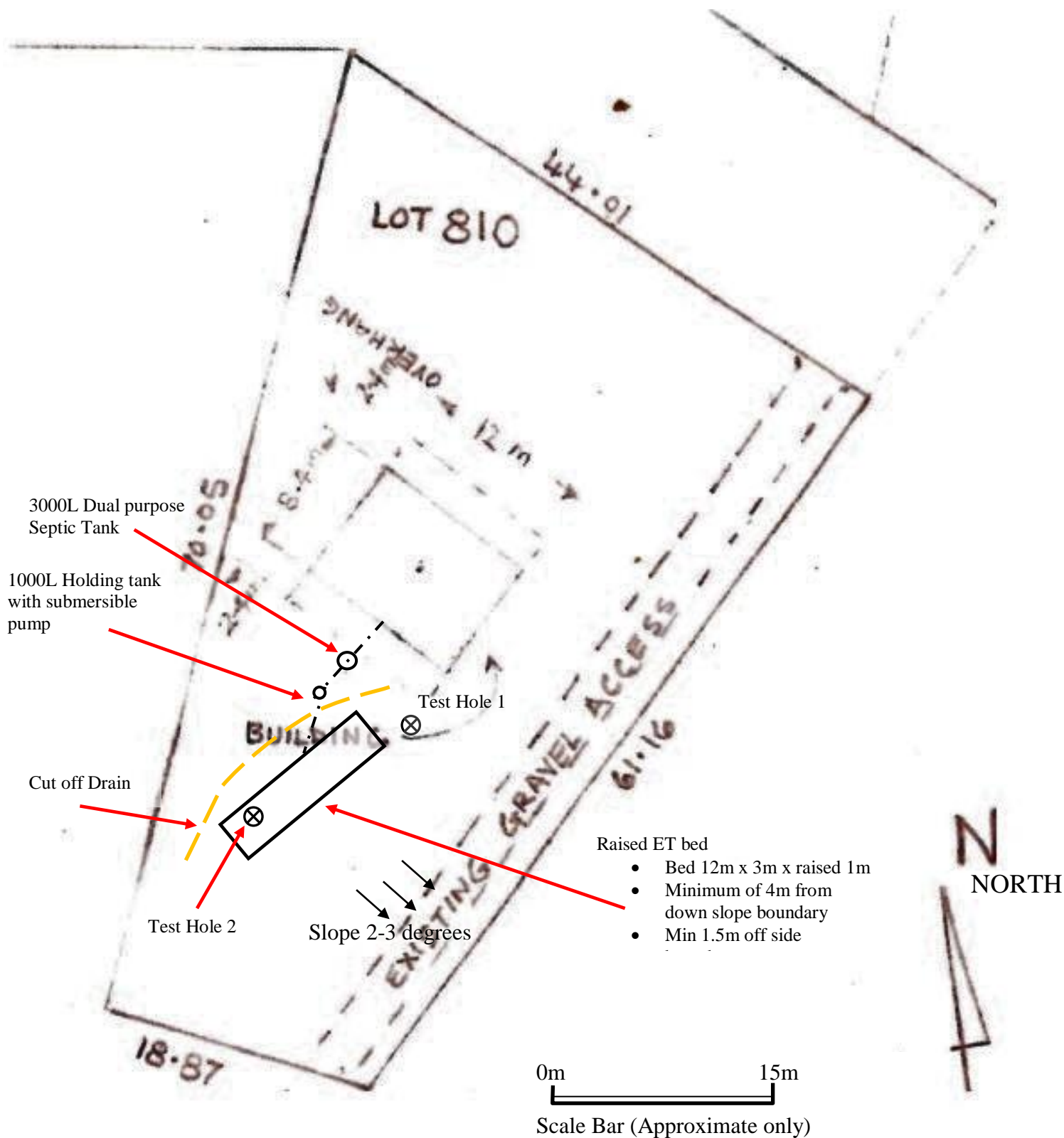
All work to be in accordance with the Plumbing Code 2018, Plumbing Regs. 2019 & AS 3500

The responsibility for the installation rests with the owner and their agent

An as constructed drawing of system to be provided on completion.

There are many factors affecting the successful operation of an on-site wastewater system and it is likely that at some time in the future additional work may be required to maintain the system operational and nuisance free.

## Site Plan



**Attachments: Form 35, Water Saving Measures & Maintenance Requirements**

I/We authorise the Central Highlands Council to make copies of the report for internal office use.  
Attached with the report or included with the application are original copies of all required  
certifications from suitably qualified persons.

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

**DESIGNER**

**DESIGNED BY:** James Wood

**NAME OF ORGANISATION:**

Sustainable Environmental Assessment and Management  
(SEAM)

**ADDRESSES**

**Postal:** PO Box 2064, Lower Sandy Bay, TAS 7005

**Main Office:** 160 New Town Road, New Town, TAS 7008.

**Devonport Office:** 49c Stewart Street, Devonport, TAS 7310

**CONTACT DETAILS:**

**Ph:** (03) 6228 1600

**Mob:** 0419 330 686

A handwritten signature in dark ink, appearing to be "J Wood", is written over a light blue rectangular background.

**SIGNED:** \_\_\_\_\_ **DATE:** 10<sup>th</sup> August 2020 \_\_\_\_\_

## Attachment A - Maintenance of your On Site Wastewater System

Your On Site Wastewater System has been designed to meet the performance requirements of the Australian Standards, AS1547:2012. Correctly operated and maintained, it should give you years of reliable service.

This maintenance guide has been prepared to outline the maintenance required to ensure the maximum operating life of your system. Please keep it in an easily accessible place, ideally attached to a wall, to enable easy reference.

### Operating tips for a healthy on-site wastewater system:

- Ⓢ Use a sink strainer, and do not use in sink garbage grinders
- Ⓢ Do not dispose of oils and fats down the sink
- Ⓢ Avoid harsh chemical cleaners such as bleach, which kills bacteria in the septic tank.
- Ⓢ Use cleaners designed for use with on-site wastewater systems. There are some "Probiotic" cleaners available, which provide beneficial bacteria for your septic.
- Ⓢ Use low sodium, low phosphorous detergents.
- Ⓢ Do not dispose of items such as hazardous chemicals and paints, condoms, nappies, tampons or cigarette butts into the sink / toilet
- Ⓢ Reduce water usage where possible, Install water saving devices, and have leakages repaired. Less water means a reduced loading on your septic tank.
- Ⓢ Do not disturb, drive on or build on top of wastewater infrastructure such as septic tanks, grease traps, lint filters, absorption areas and irrigation areas.

### Recommended Maintenance

- Ⓢ Septic tanks should be pumped out every 3 – 5 years. This is to prevent the build-up of solids from your tank being carried through to the beds, which could lead to bed blockages.
- Ⓢ Inspection and cleaning of lint filters and grease traps, if you have them, at least every 3 months. Clean them out, and dispose of waste appropriately.

Date of system Design: 10/08/20

Devonport / Hobart, Tasmania    03 62281600  
[admin@seam.com.au](mailto:admin@seam.com.au)    [www.seam.com.au](http://www.seam.com.au)

Date of installation:

Date of last pump-out of septic tank:



28 August 2020

Planning Officer  
Central Highlands Council  
Council Offices  
Bothwell  
TAS 7030

Dear Madam / Sir

I refer to a recent site assessment conducted by SEAM Environmental of a property at 10 Meredith Springs Rd, Miena. The client, Mr Andrew Robertson, mentioned that he may require an Environmental Impact and Attenuation Study to ascertain any impacts from the existing Sewage lagoons in place for the Central Highlands lodge.

I have since been advised that a statement will suffice to cover off on this potential issue. At the time of the visit, I did locate the ponds and on inspection did not note any foul odours to within 20m of them. I also understand that the lagoons appear to operate satisfactory and meet inland emission guidelines for sewage treatment plants. As can be seen from the aerial image below, the ponds are screened from existing and proposed dwellings by scrub vegetation.




[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



I am of the opinion that the sewage ponds are unlikely to pose a significant risk to shack owners, and provided they are maintained and not overloaded, should continue to do so.

Thank you for engaging SEAM and please do not hesitate to contact us with any queries you may have.

Yours sincerely 

Jamie Wood  
**Principal Consultant**  
**0419 330 686**

**Accredited Building Practitioner – Designer Hydraulic # CC1984K**  
**Accredited Bushfire Practitioner # BFP – 119**  
**Certified Environmental Practitioner (Impact Assessment Specialisation)**



Cc Andrew Robertson

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

To: Andrew & Jo\_anne Robertson

Owner name

Robbo72y7@y7mail.com

Address

Suburb/postcode

Form **35**

## Designer details:

Name:

James Wood

Category:

Hydraulic

Business name:

SEAM Environmental

Phone No:

62281600

Business address:

PO Box 2064,

Lower Sandy Bay

7005

Fax No:

-

Licence No:

CC1984K

Email address:

admin@seam.com.au

## Details of the proposed work:

Owner/Applicant

Andrew & Jo\_anne Robertson

Designer's project reference No.

20052

Address:

10 Meredith Springs Road

Lot No:

Miena

7030

Type of work:

Building work ☐

Plumbing work ☒ (X all applicable)

Description of work:

Wastewater system design for a proposed 2 bedroom dwelling.

(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 checked="" type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy: ☐

Performance Solution: X (X the appropriate box)

Other details: This form is for report number 19104 - dated 04/12/19

**Design documents provided:**

The following documents are provided with this Certificate –

*Document description:*

Drawing numbers: N/A	Prepared by: Owner	Date: Unknown
Schedules:	Prepared by: SEAM	Date: 10/08/20
Specifications:	Prepared by: SEAM	Date: 10/08/20
Computations:	Prepared by: SEAM	Date: 10/08/20
Performance solution proposals:	Prepared by: SEAM	Date: 10/08/20
Test reports:	Prepared by: SEAM	Date: 10/08/20

**Standards, codes or guidelines relied on in design process:**

- AS1547:2012
- Trench 3 <sup>TM</sup>
- Directors Guidelines for on-site wastewater management systems – Building Act 2016

**Any other relevant documentation:**

All plumbing work to be carried out by a licensed plumber  
All work to be in accordance with the Plumbing Code 2019, Plumbing Regs. 2018 & AS 3500  
The responsibility for the installation rests with the owner and their agent  
An as constructed drawing of system to be provided on completion.  
There are many factors affecting the successful operation of a stormwater treatment system and it is likely that at some time in the future additional work may be required to maintain the system operational and nuisance free.

**Attribution as designer:**

I James Wood am responsible for the design of that part of the work as described in this certificate;

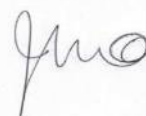
The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

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

*Name: (print)**Signed**Date*

Designer:

James Wood



10/08/20

Licence No:

CC1984K

## 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 James Wood 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](http://www.taswater.com.au)

	Name: (print)	Signed	Date
Designer:	<div>James Wood</div>	<div></div>	<div>10/08/20</div>