

DISCRETIONARY APPLICATION

For Public Display

Applicant:

Vietnam Veterans Association of Australia - Tasmania Inc

Location:

2 Galaxia Avenue, Interlaken

Proposal:

Training Facility

DA Number:

DA 2022 / 00035

Date Advertised:

27 April 2022

Date Representation Period Closes:

11 May 2022

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

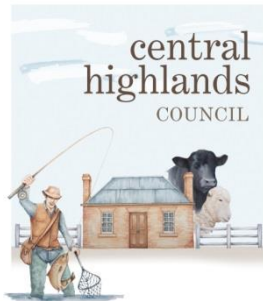
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



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

VIETNAM VETERANS ASSOCIATION OF AUSTRALIA - TASMANIA BRANCH INC

Postal Address

5 BISDEE STREET

Phone No:

0400 140 870

SOUTH ARM, TASMANIA 7022

Fax No:

-

Email address

troey1@bigpond.com

Owner/s Name

As Above

(if not Applicant)

Postal Address

Phone No:

Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development:

2 GALAXIA AVENUE, DAGO POINT, LAKE SORELL, INTERLAKEN, TASMANIA

Certificate of Title No:

Volume No

166727

Lot No:

1

Description of proposed use or development:

NEW PURPOSE BUILT BUILDING,
BATHROOM, AMBULANT TOILET;
LARGE OPEN ROOM FOR TRAINING FACILITIES;

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

Current use of land and buildings:

A RECENTLY COMPLETED VETERANS RETREAT IS LOCATED ON THE SAME LAND

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

Proposed Material

What are the proposed external wall colours

COLOUR BOND STEEL
CLADDING - PALE EUCALYPT

What is the proposed roof colour

MONUMENT

What is the proposed new floor area m².

104.63M2

What is the estimated value of all the new work proposed:

\$ 250,000.00

<i>Is proposed development to be staged:</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

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
(if not the Owner)

Applicant Name (Please print)

TERRY ROE

Date

27 MARCH 2022

Land Owner(s) Signature

(Delegated Officer on Behalf of the Crown)

Land Owners Name (please print)

Jesse Walker

Date

30/03/2022

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	

Enquiries: Gerry Murrell
Phone: (03) 6165 3065
Email: propertyservices@parks.tas.gov.au
Our ref: 21/4816

30 March 2022

Vietnam Veterans Association of Australia
Tasmanian Branch Incorporated (VVAA-TAS)
C/- Terry Roe – State President
5 Bisdee Street
SOUTH ARM TAS 7022

E: troey1@bigpond.com

Dear Mr Roe,

**LODGEMENT OF PLANNING APPLICATION
VIETNAM VETERANS ASSOCIATION OF AUSTRALIA TASMANIAN BRANCH
INCORPORATED (VVAA-TAS)
NEW PURPOSE BUILT BUILDING, BATHROOM, AMBULANT TOILET,
LARGE OPEN ROOM FOR TRAINING FACILITIES**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please note, it is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not the Parks & Wildlife Service's practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

This letter does not constitute, nor imply any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,



Jesse Walker
Team Leader (Assessments)

CROWN LANDS ACT 1976

WORKS AND/OR DEVELOPMENT APPLICATION REQUEST



IMPORTANT INFORMATION

- Lodge this form to apply to Property Services to:
 - undertake works on Crown land, and/or
 - obtain Crown consent to lodge a Development Application.
- If adequate information is not provided this application may be delayed or declined.
- If insufficient space is provided please attach a separate page.
- Where the works result in a change to your lease/licence area, you may need to also complete a new application form and pay the relevant fees, you will be advised.

***Mandatory fields**

1. APPLICANT DETAILS

(circle)	APPLICANT (Full Name, Company or Business Name)*:
MR	Terry Roe, State President, Vietnam Veterans Association of Australia – Tasmania Branch Incorporated (VVAA-TAS)
Daytime contact number: 0400 140 870	
Email Address: troey1@bigpond.com	
Residential Address: 5 Bisdee Street, South Arm, Tasmania	
Post Code 7022	
Postal Address: 5 Bisdee Street, South Arm, Tasmania	
Post Code 7022	

Who should be contacted about this request? (If different to above).

Name*:
Organisation*: As above
Position Title:
Daytime contact number:
Email Address: (This is the preferred method of contact)
Postal Address*:
Post Code:

2. LOCATION OF THE CROWN LAND

Property Identification Number (PID) 3328191
Address*: 2 Galaxia Avenue, Interlaken, Tasmania
Post Code:7120.....
Describe where the works will be undertaken. Include the location of the works in relation to surrounding structures and land features such jetties, fences, rivers, and foreshore. Mark the location on maps, diagrams, photos or other forms of illustration to add detail and clarification.
Refer to the attached plan of the property that highlights the site on the property where the new facility will be built.
The new facility will be approximately 1.5m in from the neighbouring fence boundary.

3. DETAILS ABOUT THE WORKS

Describe what work is proposed. Include the design, size, orientation and layout of structures or vegetation and the materials to be used. Attach plans, diagrams, photos and other illustrations that add detail and clarification*.
The final design of the building has not yet been completed. However, it will be approximately 17m in length and 7m in width and of single story height, with colour bond steel cladding on all external building walls, and double glazing windows. It is planned to have 3 x bedrooms; bathroom; toilet; kitchenette; a store room and a large open area for approximately 8-10 fold up tables with chairs and power point facilities.

Describe **how** the works will be undertaken. Detail the processes, techniques and equipment. Arrangements such as site settings, engineering and/or work management, maps, diagrams, photos and other illustrations would add detail and clarification*.

It is planned to use Lyden Builders Pty Ltd to build the facility on site, using materials that will mitigate any risk from bush fires. Once notification has been received that a variation to the lease has been approved allowing for additional building to be erected on the property, more detailed negotiations with the Tasmanian Government & Lyden Builders will commence.

Will heavy machinery and equipment be required to cross public spaces? Yes ☒ No ☐
If yes, identify the route from the public road to the site on Crown land. Mark the route on maps, diagrams, photos or other forms of illustration. Small excavator will be required to move from the nearby carpark to the property – a distance of approximately 10 meters.

4. LEASE/LICENCE DETAILS (where known)

Lease/Licence Number: LM-LM-RL-LL-255201-002

File Number: 24867-21

Date on which the current lease/licence will expire*: 31 December 2052

5. COUNCIL REQUIREMENTS*

Before lodging this Application seek advice from Council Planning regarding Council requirements. *This application cannot proceed without this advice.*

Are there any Council requirements? Yes ☒ No ☐ If Yes, answer a) and b) below.

a) Is Crown consent to a Development Application required? Yes ☒ No ☐

If yes, supply a copy of the complete and final Development Application package. The complete package includes the Council Development Application form and any documents, reports and plans that will be lodged for Council's consideration. Attached.

b) Is Crown consent to a Building or Plumbing Application required? Yes ☒ No ☐

If yes, supply a copy of the complete and final Building or Plumbing Application package. The complete package includes the Council Application form and any documents, reports and plans that will be lodged for Council's consideration. Attached

6. TIMEFRAMES

What dates do you intend to undertake the work:

Start Date: October/November 2022

End Date: 30 November 2024

If there is an important deadline state the date

Explain why the deadline is important:

7. SIGNATURE OF APPLICANT

Name: Terry Roe



Date: 21st March 2022

PS Office Use Only

Received Doc ONE ID:

Folder ID:

CLAIMS:

8. CHECKLIST

- ☐ Documents that describe **what** work is proposed e.g. plans, diagrams.
- ☐ Documents that illustrate **how** the work will be undertaken e.g. management plans, diagrams.
- ☐ Illustrations, maps that identify **where** the work will be undertaken.
- ☐ Illustrations, maps that **identify the route** from the public road to the works site on Crown land.
- ☐ The complete Development, Building and/or Plumbing Application package if required by council.
- ☐ A copy of Public Liability insurance covering the proposed works.

Where there is an agreement holder for the leased/licensed Crown land, attach:

- ☐ A copy of their Public Liability insurance
 - ☐ A letter from the agreement holder supporting this Works Application
 - ☐ The agreement holders contact details
- If you are acting on behalf of a client please submit a copy of authorisation to do so.
- ☐

Privacy Statement

Personal information is collected for the purpose of processing, assessing and determining this application and may be disclosed to local government, Forestry Tasmania, Mineral Resources Tasmania, adjoining landowners, agents of the Property Services, law enforcement agencies, courts and other organisations authorised to collect it. It may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information. It is managed in accordance with the Right to Information and may be accessed by the individual to whom it relates on request to the Department of Primary Industries, Parks, Water & Environment. A fee may be charged for this service.

Applications can be lodged at

PropertyServices@parks.tas.gov.au OR
Property Services
GPO Box 44, Hobart TAS 7001

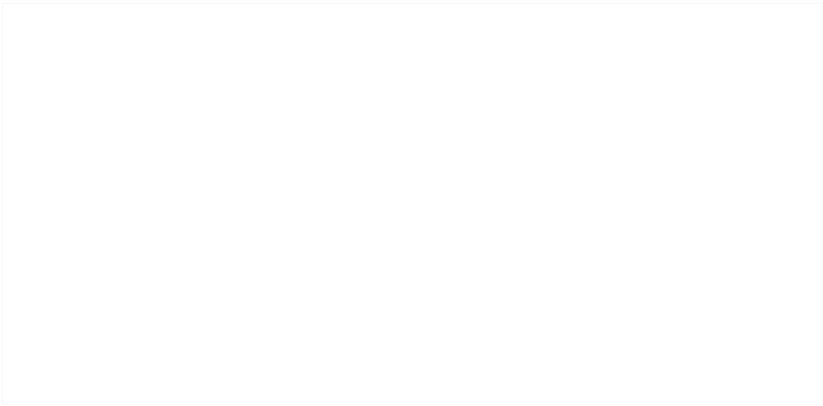
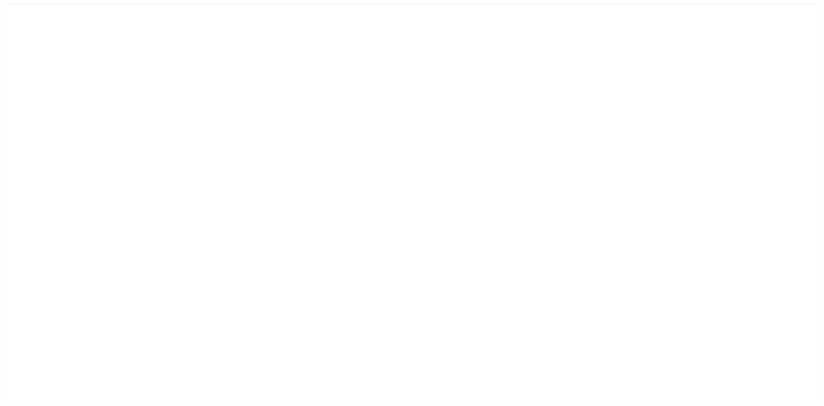
Contact

Property Services Message Service 6169 9015
(leave message and calls are returned within two business days)
www.parks.tas.gov.au/ps

Updated February 2019

P I N N Δ C L E

PINNACLE











2 Galaxia Avenue, Interlaken

Owner(s) or Clients	VVAA Tasmania Branch	Title Reference	166727/1
Building Classification	TBC	Zoning	Rural Resource
Designer	Jason Nickerson CC6073Y	Land Size	2101m ²
Total Floor Area	104.63m ²	Design Wind Speed	TBA
Alpine Area	N/A	Soil Classification	TBA
Other Hazards <small>(e.g., High wind, earthquake, flooding, landslide, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)</small>	TBA	Climate Zone	7
		Corrosion Environment	Moderate
		Bushfire Attack Level (BAL)	TBA

ID	Sheet Name	Issue
A.01	Site Plan	Prelim - 02
A.02	Floor Plan	Prelim - 02
A.03	Elevations	Prelim - 02
A.04	Elevations	Prelim - 02

Legend

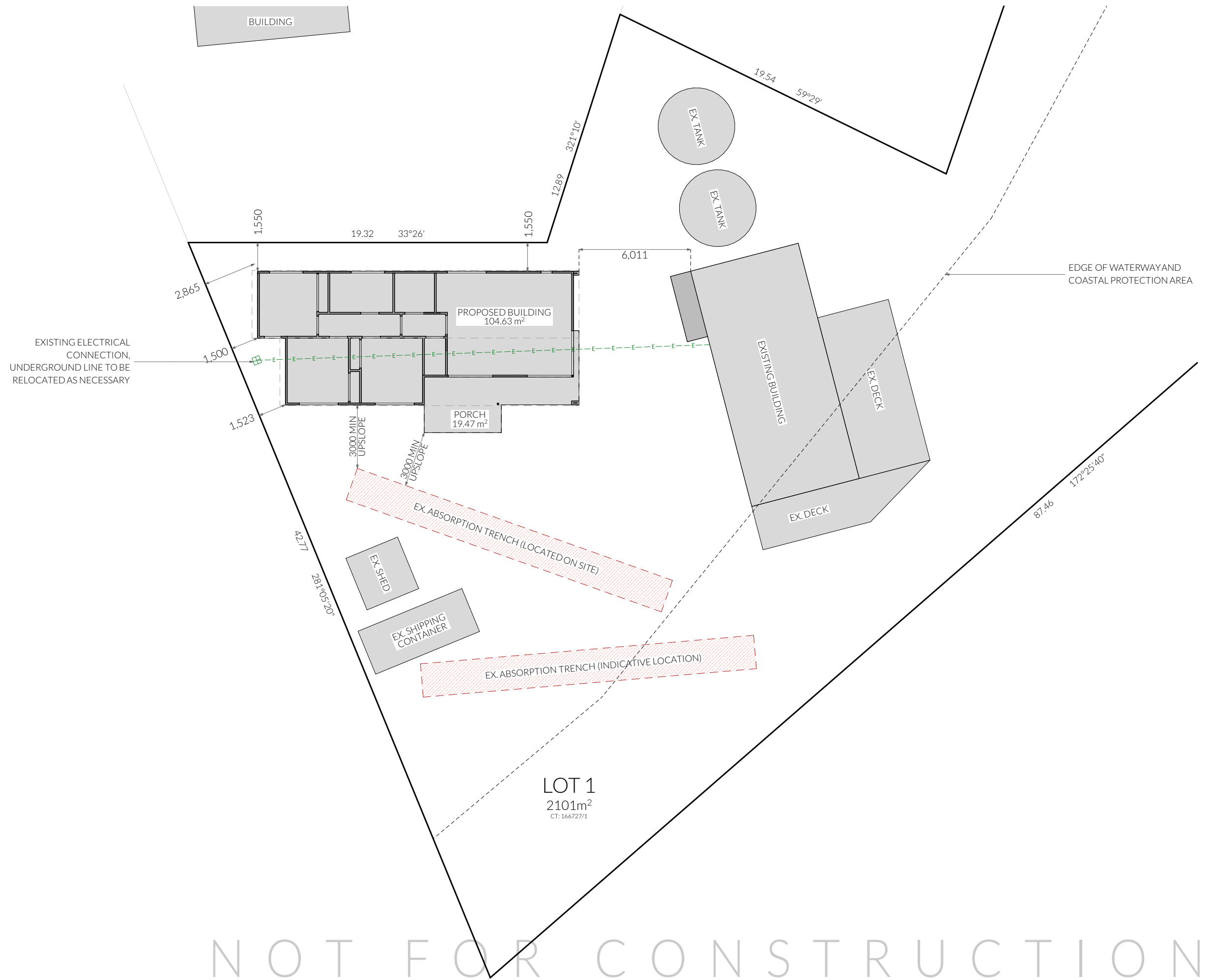
-  - Electrical Connection
-  - Electrical Turret
-  - Sewer Connection
-  - Stormwater Connection
-  - Telstra Connection
-  - Telstra Pit
-  - Water Meter
-  - Water Stop Valve

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

Ground to fall away from building in all directions
in compliance with AS2870 & N.C.C 3.1.3.3



Site Areas

Site Area	2101 m ²
Building Footprint	TBC
Total Site Coverage	TBC

PINNACLE DRAFTING & DESIGN
7/3 Abernant Way, Cambridge 7170
03 6248 4218
admin@pinnacledrafting.com.au
www.pinnacledrafting.com.au

Site Plan

Revision:
Approved by:

Prelim - 02
#Approved by

Scale:
1:200 @ A3
Pg. No:
A.01

Proposal: Building (class TBC)
Client: VVAA Tasmania Branch
Address: 2 Galaxia Avenue, Interlaken

Date: 08/02/22
 Drawn by: MM
 Job No: TBC
 Engineer: TBA
 Building Surveyor: TBA

Issue	Date	Description
Prelim 02	16.02.2022	Relocate building



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NOT FOR CONSTRUCTION



 Access Panel



—(AJ) Articulation Joint



Ⓢ Smoke Alarm

Construction of sanitary compartments 3.8.3.3 of current NCC

The door to a sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 3.8.3.3 of NCC Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above ground level are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m.

Note: Paved Areas

All paths and patios to fall away from dwelling.

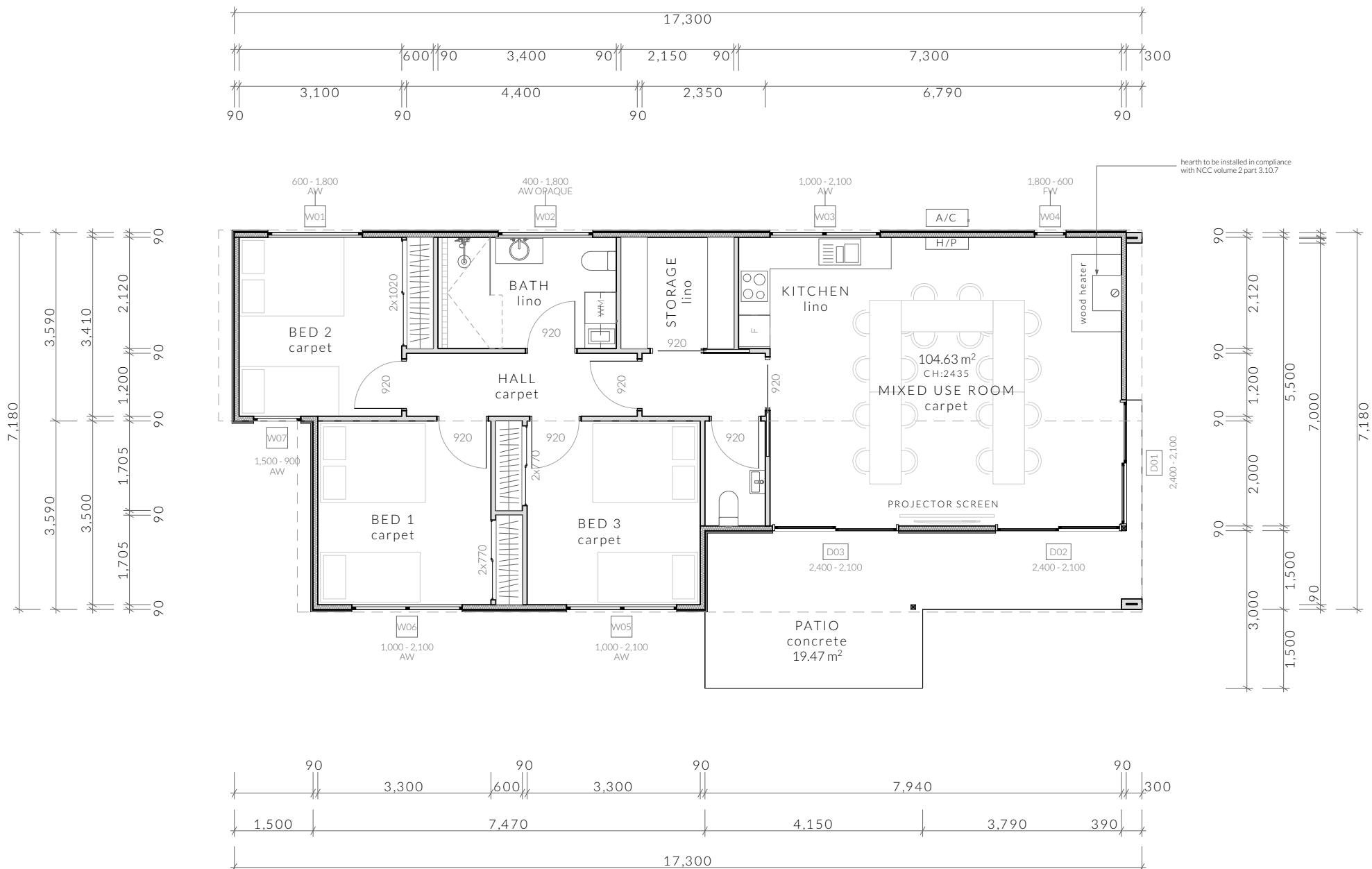
Note: Stair Construction

All stairs to be constructed in accordance with N.C.C Part 3.9.1:

Riser: Min 115mm - Max 190mm

Going: Min 240mm - Max 355mm




Slope (2R+G): Max 550 - Min 700



Floor Areas

Lower Floor	104.63m ²
Upper Floor	N/A m ²
<u>Total Floor Area</u>	<u>104.63m²</u>
Deck	19.47m ²

NOT FOR CONSTRUCTION



	PINNACLE DRAFTING & DESIGN 7/3 Abernart Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	Floor Plan Revision: Prelim - 02 Approved by: #Approved by	Scale: 1:100 @ A3 Pg. No: A.02	Proposal: Building (class TBC) Client: VVAA Tasmania Branch Address: 2 Galaxia Avenue, Interlaken	Date: 08/02/22 Drawn by: MM Job No: TBC Engineer: TBA Building Surveyor: TBA	Issue Date Description Prelim 02 16.02.2022 Relocate building		These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2022. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	
	This drawing is a preliminary design and is not to be used for construction purposes. It is subject to change without notice.								



As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.



As per N.C.C part 3.9.2,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N.
Except for bedrooms, where the requirement is for heights above 2m.

<div>PINNACLE</div>	PINNACLE DRAFTING & DESIGN 7/3 Abernart Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au	<div>Elevations</div> <div>Revision: Prelim - 02 Approved by: #Approved by</div>	<div>Scale: 1:100 @ A3 Pg. No: A.04</div>	<div>Proposal: Building (class TBC) Client: VVAA Tasmania Branch Address: 2 Galaxia Avenue, Interlaken</div>	<div>Date: 08/02/22 Drawn by: MM Job No: TBC Engineer: TBA Building Surveyor: TBA</div>	<table><tr><th>Issue</th><th>Date</th><th>Description</th></tr><tr><td>Prelim 02</td><td>16.02.2022</td><td>Relocate building</td></tr></table>	Issue	Date	Description	Prelim 02	16.02.2022	Relocate building	<div></div>	<div>These drawings are the property of Pinnacle Drafting & Design Pty Ltd, reproduction in whole or part is strictly forbidden without written consent. © 2022. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS; All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.</div>	<div></div>
	Issue	Date	Description												
Prelim 02	16.02.2022	Relocate building													

SITE AND SOIL EVALUATION SUMMARY

Client

Name Vietnams Veterans Association Tasmania Inc. C/- Terry Roe
Site Address (PID: 3328191) Interlaken Road, Lake Sorell 7030
Postal Address C/- troey1@bigpond.com

Site and Soil Assessment

Soil Category Category 4 (Rocky) Clay Loam
Soil Permeability 0.3m/day
DLR 15mm/day
Slope/Aspect The proposed disposal area has gentle slopes of 4-5 degrees with an easterly aspect.
Site Factors Any surface water within the area is of high environmental value. The potential wastewater loading (at full capacity) is also high.

Wastewater System Design

This design is for an existing dwelling that is being upgraded for use as an RSL retreat. Once complete the building will have accommodation for up to 10 persons (maximum). Therefore the loadings will be based on up to 10 persons with each person generating up to 100L* of wastewater per day. This creates a total wastewater loading of: **10 x 100L = 1000L per day.**

The disposal area has been calculated using the following:

$$L = Q/DLR \times W$$

$$L = 1000/15 \times 1.8$$

$$L = 37m \text{ (due to rock amount 36m has been installed – this will be adequate)}$$

Therefore a total of 36m x 1.8m x 0.4m absorption will be required.

Proposed Disposal Method:

The property will be re-plumbed so that ALL of the wastewater is collected in a new 3000L dual purpose septic tank. The wastewater will then gravity feed into a 2 way distribution box and into two absorption beds. The total absorption bed required is 37m x 1.8m x 0.4m. Therefore it is proposed to dispose of the wastewater via:

- **2 x New absorption beds 18m x 1.8m x 0.4m**

See site plan for the absorption trench location.

There is an existing absorption trench to the north of the dwelling, it is slightly exposed and undersized. It is recommended that this trench be abandoned.

*Wastewater Loadings based on Table 4 of *Directors Guidelines for On-site Wastewater Management Systems* (Motel – resident guest and staff (out sourced laundry)).

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	(PID: 3328191) Interlaken Road, Lake Sorell 7030
Lot Area	2,101m ²
Owner/Agent	Vietnams Veterans Association Tasmania Inc.
Site Plan	See attached
Date of inspection	12 th October 2018
Date of this Site & Soil Evaluation Report	19 th March 2021
Water Supply	Tank Water (1,000L per day)

SITE INFORMATION

Key Features

The rocky soils and potentially heavy wastewater loading are the two predominant factors. However with the well-drained soils and space available, no problems are expected.

Topography and Drainage

The site has an open and easterly aspect with well drained soils.

Vegetation

The vegetation on the property consists predominantly of shrubland.

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 Ross (Rose Villa) 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 – 1100mm+ Orange Rocky Dolerite Clay Loam (Category 4)

- AS 1547 Soil Category: Cat.4
- Modified Emerson Test: Class 8
- Soil permeability (estimated) 0.3m/day
- Design Loading Rate (DLR): 15mm/day

Groundwater

Not encountered to a depth of 1100mm+ and not expected to be in the area.

Site Stability

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

Existing System

Outdoor toilet, old grease trap and one absorption trench (approx. 8m x 0.6m). This will be decommissioned.

Site Capability 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)

Site Capability Report Wastewater Assessment and Design

Assessment for VVA Tasmania

Assess. Date 19-Mar-21

Assessed site(s) Interlaken Road, Interlaken 7030

Ref. No. 18076

Local authority Central Highlands Council

Site(s) inspected 12-Oct-18

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	2,101	V. high	Very low		
	Density of disposal systems	/sq km	6	Mod.	Very low		
	Slope angle	degrees	3	V. high	Very low		
	Slope form	Straight simple		V. high	Low		
	Surface drainage	Mod. good		High	Low		
	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		
A	Wastewater volume	L/day	1,000	Mod.	High		
	SAR of septic tank effluent		2.3	Mod.	Moderate		
	SAR of sullage		2.5	Mod.	Moderate		
	Soil thickness	m	1.2	High	Very low		
	Depth to bedrock	m	1.2	Mod.	Moderate		
A	Surface rock outcrop	%	6	V. high	High		
	Cobbles in soil	%	4	V. high	Very 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	0.3	High	Low		
	Long Term Accept. Rate	L/day/sq m	15	Mod.	Very low	Moderate	Other factors increase impact

The wastewater volume has been flagged, however, this has been based on the MAXIMUM possible loading. The number will be much lower for the vast majority of the time. Thus reducing this alert.

There is some surface and subsurface rock throughout the site. It is however, expected to be loose (not bedrock) and can therefore be removed during construction of the wastewater disposal area.

AS1547:2012 – Loading Certificate
(PID: 3328191) Interlaken Road, Interlaken 7030

- System capacity (number of persons and daily flow)

The system has been based on up to 10 persons per day with each person generating up to 100L of wastewater per day. This creates a total daily wastewater loading of 1000L 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 10 persons at a RSL retreat at (PID: 3328191) Interlaken Road, Interlaken 7030.

- The location of and use of the 'reserve area'

There is adequate space for a 100% reserve area within the site (the reserve area would require a holding tank and pump).

- Use of water efficient fittings, fixtures, or appliances

The report has been based on figures using tank water without any water saving devices. Figures used have been obtained from Table 4 of *Directors Guidelines for On-site Wastewater Management Systems* (Motel – resident guest and staff (out sourced laundry)).

- Allowable variation from design flows (peak loading events)

The wastewater figures used for this report have been based on the absolute **maximum** number of persons to be using the retreat at any one time (10 persons). The usual number will be much lower than the maximum.

- 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 1000L per day for many days) then there is a chance that the absorption bed could fail. If this is the case the disposal area could be enlarged by 50% (i.e. one more bed)

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 VVA Tasmania

Assess. Date 19-Mar-21

Ref. No. 18076

Assessed site(s) Interlaken Road, Interlaken 7030

Site(s) inspected 12-Oct-18

Local authority Central Highlands Council

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	40	Mod.	High		Factor not assessed
	Phos. adsorp. capacity	kg/cub m	0.7	Mod.	Moderate		
	Annual rainfall excess	mm	-116	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	10.9	Guess	Moderate		
	G/water environ. value	Agric sensit/dom irrig		High	Moderate		
	Min. separation dist. required	m	6	High	Very low		
	Risk to adjacent bores						
A	Surf. water env. value	Recreational		High	High		
A	Dist. to nearest surface water	m	55	High	High		
A	Dist. to nearest other feature	m	20	High	High		
	Risk of slope instability	Very low		High	Very low		
	Distance to landslip	m	300	High	Very low		

Comments

The nearest surface water is only 55m away and is considered to be of high environmental value. Despite this, the viral dieback distance is only 6m and therefore is not expected to cause any problems.

Photo 1 – Proposed disposal area (not to scale)



Assessment Report 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

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Assessment Report Wastewater Assessment and Design

Assessment for	VVA Tasmania	Assess. Date	19-Mar-21
		Ref. No.	18076
Assessed site(s)	Interlaken Road, Interlaken 7030	Site(s) inspected	12-Oct-18
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 = 1,000 (using the 'No. of bedrooms in a dwelling' method)
 Septic tank wastewater volume (L/day) = 330
 Sullage volume (L/day) = 670
 Total nitrogen (kg/year) generated by wastewater = 6.5
 Total phosphorus (kg/year) generated by wastewater = 4.4

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)	47	34	42	46	53	55	63	63	61	54	57	55
Adopted rainfall (R, mm)	52	37	46	50	58	60	63	63	67	59	63	61
Retained rain (Rr, mm)	47	33	41	45	52	54	62	62	60	53	57	55
Max. daily temp. (deg. C)	25	24	22	18	14	12	11	13	15	17	20	23
Evapotrans (ET, mm)	33	76	63	53	40	43	41	48	54	63	72	86
Evapotr. less rain (mm)	46	43	28	8	-13	-11	-21	-14	-6	10	15	31
Annual evapotranspiration less retained rain (mm) =												116

Soil characteristics

Texture = Clay Loam Category = 4 Thick. (m) = 1.2
 Adopted permeability (m/day) = 0.3 Adopted LTAR (L/sq m/day) = 15 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:	In-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) = 37
 Width (m) = 1.8
 Depth (m) = 0.5
 Total disposal area (sq m) required = 330
 comprising a Primary Area (sq m) of: 165
 and a Secondary (backup) Area (sq m) of: 165

Sufficient area is available on site

Comments
 See report for full details

- Consequences of under loading the system

The design has used a conventional septic tank and absorption bed 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.

RECOMMENDED SYSTEM DESIGN(S)

This design is for an existing dwelling that is being upgraded for use as an RSL retreat. Once complete the building will have accommodation for up to 10 persons (maximum). Therefore the loadings will be based on up to 10 persons with each person generating up to 100L* of wastewater per day. This creates a total wastewater loading of: **10 x 100L = 1000L per day.**

The disposal area has been calculated using the following:

$$L = Q/DLR \times W$$

$$L = 1000/15 \times 1.8$$

$$L = 37m \text{ (due to rock amount 36m has been installed – this will be adequate)}$$

Therefore a total of 36m x 1.8m x 0.4m absorption will be required.

Proposed Disposal Method:

The property will be re-plumbed so that ALL of the wastewater is collected in a new 3000L dual purpose septic tank. The wastewater will then gravity feed into a 2 way distribution box and into two absorption beds. The total absorption bed required is 36m x 1.8m x 0.4m. Therefore it is proposed to dispose of the wastewater via:

- **2 x New absorption beds 18m x 1.8m x 0.4m**

Specifications:

- A new 3000L dual purpose septic tank to be installed
- An outlet filter is to be fitted to the septic tank
- Distribution box to be used to separate the Beds
- 350mm arch trench to be used
- 20mm blue metal to cover arches and be then covered with geo fabric
- Trenches to be back fill with top soil only (no clay)
- The base of the beds are to be level
- The beds are to be parallel to the contours of the land
- Cut off drain to be installed above the beds
- Disposal area to be kept free of vehicular access
- Disposal area to be kept free of cloven hefted animals
- All rock encountered when constructing the beds is to be removed

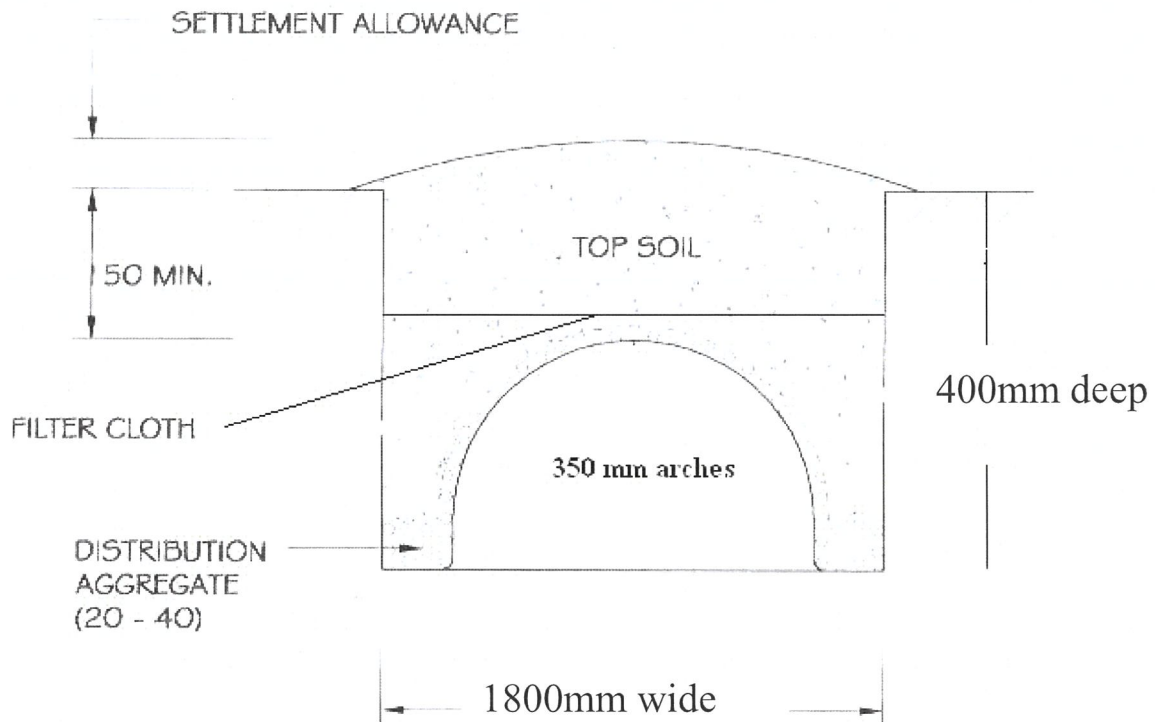
Notes:

- 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

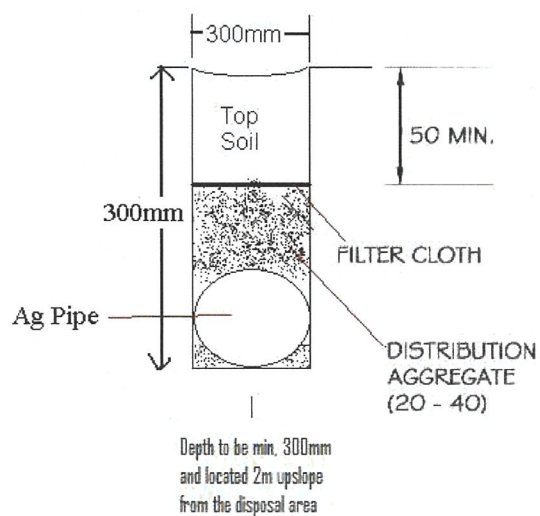
Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> - be no less than 6m; or - be no less than: <p>(i) 3m from an upslope building or level building;</p> <p>(ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building;</p> <p>(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.</p>	<p>P1</p> <p>a) The land application area is located so that:</p> <p>(i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low; and</p> <p>(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.</p>	<p>Complies with A1 (i)</p> <p>Disposal area is >3m from building. (LAA is downslope from building)</p>
<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <p>(a) be no less than 100m; or</p> <p>(b) be no less than the following:</p> <p>(i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or</p> <p>(ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.</p>	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <p>a) Setbacks must be consistent with AS/NZS 1547 Appendix R;</p> <p>b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that</p>	<p>Complies with A2 (bi)</p> <p>15m + 7m x 4 degrees = 43m</p> <p>The nearest surface water is >55m away.</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> <p>(a) be no less than 40m from a property boundary; or</p> <p>(b) be no less than:</p> <p>(i) 1.5m from an upslope or level property boundary; and</p> <p>(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p>(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average</p>	<p>P3</p> <p>Horizontal separation distance from a property boundary 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 in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Complies with A3 (bii)</p> <p>2m x 4 degrees = 8m.</p> <p>Disposal area is >8m from property boundary</p>

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>Complies with P4</p> <p>There are no bores within 50m of the disposal area.</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>Complies with A5(a)</p> <p>There is no ground water within 1.5m (vertical) of the LAA</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>Complies with A6 (a)</p> <p>There is no limiting layer within 1.5m (vertical) of the proposed disposal area.</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>Complies with P7</p>

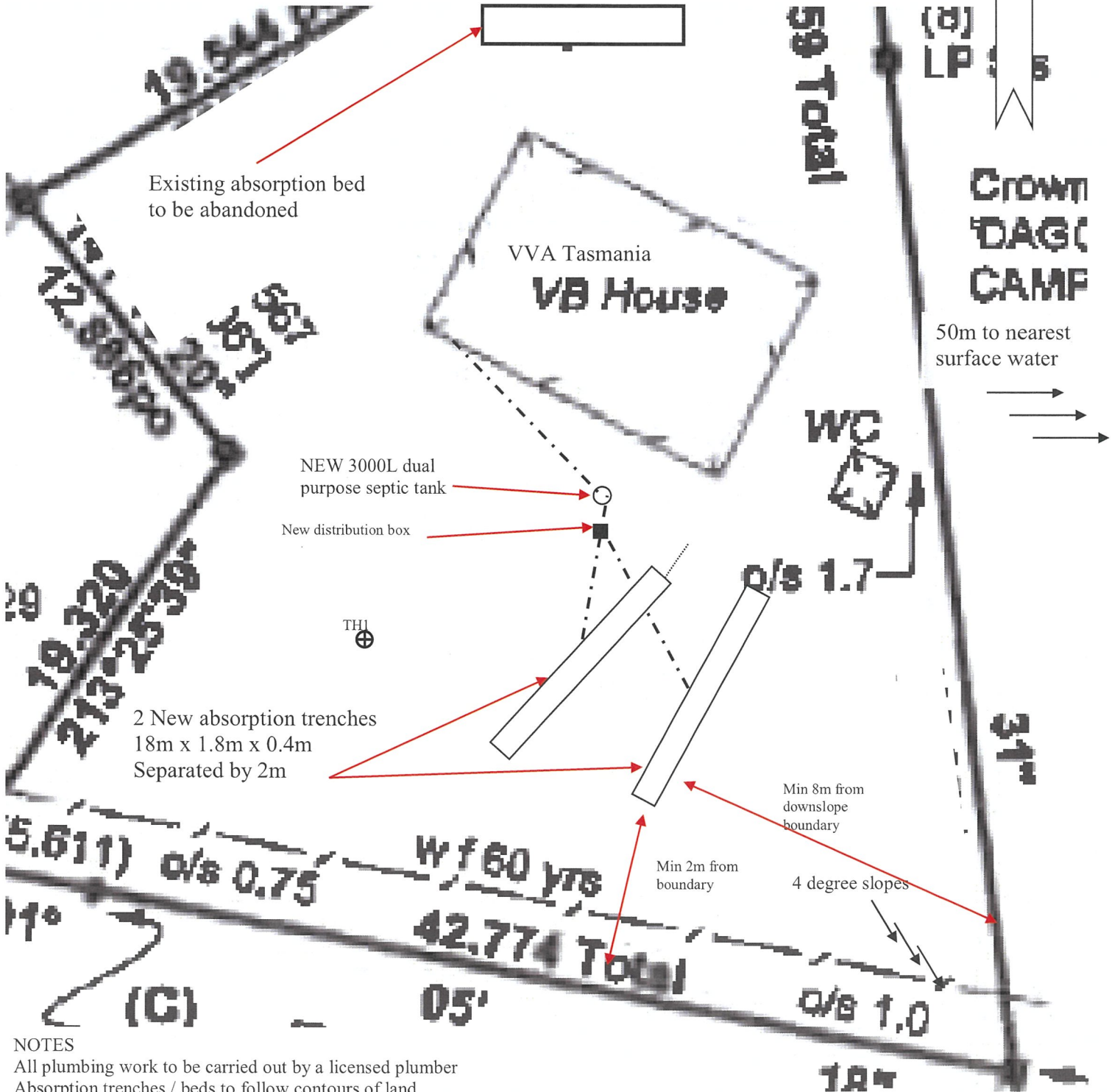
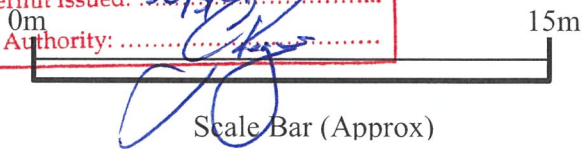
Absorption Bed cross section detail



Cut off drain cross section



CUT-OFF DRAIN DETAIL



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 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 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.

Attachment A - Maintenance of your On Site Wastewater System
Vietnams Veterans Association Tasmania Inc.
Interlaken Road, Lake Sorell 7030

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: 19/03/21

Devonport / Hobart, Tasmania
admin@seam.com.au

03 62281600
www.seam.com.au

Date of installation:

Date of last pump-out of septic tank:







