

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2024 / 00054
Applicant	Apogee (TAS) Pty Ltd
Proposal	Residential - Change of Use Shed to Dwelling & Construction of a New Deck
Location	39 Stieglitz Street, Falmouth (CT 158814/7)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 20 April 2024 **until 5pm Monday 6 May 2024**.

John Brown
GENERAL MANAGER

Proposed Class Change - Class 10a to Class 1a

39 Stieglitz St Falmouth Tas 7215

Client: Owen Nye

RevID	ChID	Change Name
03	03	Issue for DA



APOGEE Pty Ltd

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 | Launceston | Tas 7250
 P | PO Box 7668
 | Launceston | Tas 7250
 E | info@apogeedesign.com.au
 ABN | 40 624 215 041

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General Notes:

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Project details

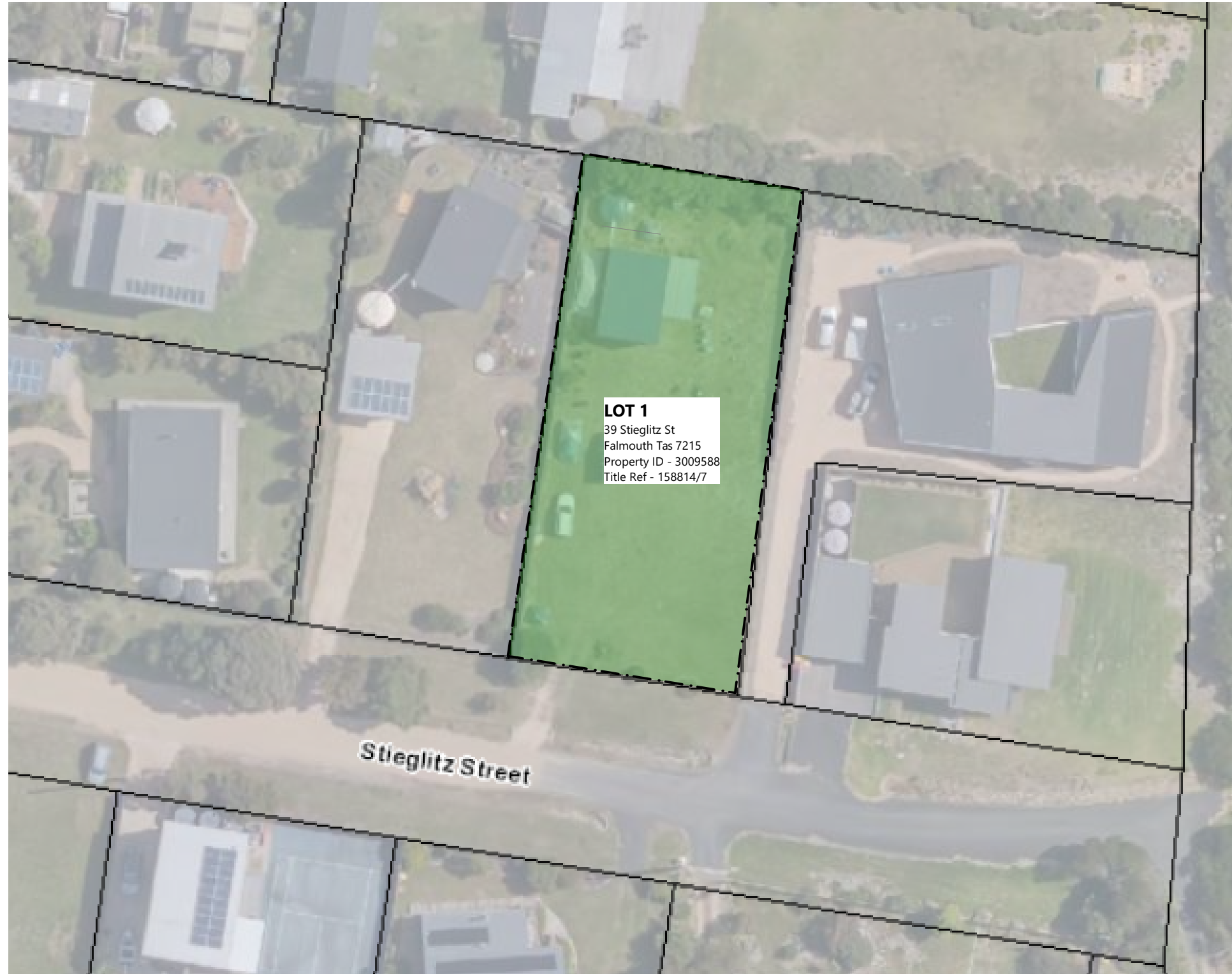
Council	Break O'Day Council	
Zone	10.0 Low Density Residential	
Planning Overlay	N/A	
PID	3009588	
Title Filo	158814	
Title Volume	7	
Building Classification	1a	
Climate Zone	7	
Design Wind Speed	TBA	Site classification to AS 4055-2012. Reference report author.
Soil Class	TBA	Site classification to AS 2870-2011. Reference report author.
BAL Rating	TBA	Site classification to AS 3959-2009. Reference report author.
Energy Rating	6 Stars min	Reference report author.
Corrosive Environment	High	Steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to NCC section 3.4.2.2 & NCC Table 3.4.4.2 <300m AHD (NCC Figure 3.7.5.2)
Alpine	-	
Other	-	

Area Schedule

Name	Area m ²
Site Area	1231m ²
Existing Building Area	51.0m ²
Proposed Deck Area	55.60m ²

Architectural

A01	Location Plan
A02	Ex. Site Plan
A03	Site Plan
A04	Existing Plans
A05	Ground Floor Demolition Plan
A06	Proposed Plans
A07	Elevations: Existing
A08	Elevations: Existing
A09	Elevation: Proposed
A10	Elevation: Proposed



LOT 1
 39 Stieglitz St
 Falmouth Tas 7215
 Property ID - 3009588
 Title Ref - 158814/7

Sk	01	Sk Issue	01-Mar-24
DD	02	DD Issue	14-Mar-24
DA	03	DA Issue	20-Mar-24

Stage	Rev	Description	Date
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Project Name

Proposed Class Change - Class 10a to Class 1a

Project No.	39 Stieglitz St
	Falmouth, Tas 7215
Project Address	2403
Client	Owen Nye
Property ID	3009588
Title Reference	158814/7

Designer	Simon Chappell
License No.	CC6417
Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder\01_projects\2403_39 Stieglitz\02_Sk_DA\2403_Stieglitz St, Falmouth.pln

Location Plan

1	Plan: Location
-	1:500

Status	DA
Print date	Wednesday, March 20, 2024
Original size	A3
Drawing N ^o /Stage/Revision	



A01-DA03

These drawings do not constitute all of the instruction required to complete the project and must be read in conjunction with the consultants drawings, specifications and written instructions, which may at any time supplement, amend or supersede these drawings. It is the responsibility of the contractor to coordinate drawings and ensure that the subcontractors are provided with relevant documents. These drawings do not in any way relieve the contractor from the responsibility for correctness of dimensions, quantities, calculations, construction, fabrication techniques, coordination of work of other trades or advice. These drawings are issued on the understanding that all dimensions are verified on site, figured dimensions and variation requirements are determined in accordance with advice from the relevant consultant. Tenderers are instructed to ensure that a complete set of tender documents is made available to all subcontractors and suppliers during the tender process. Claims for variations during the contract period submitted on the basis that such subcontractors and suppliers were unaware of certain works will be rejected.



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 Building Contractor to check drawings for co-ordination between structure, fabric, fixtures and fittings.
 The designer is to be notified of any discrepancies with the drawings.

Legend Notes

- ±0.000 Existing levels
- ±0.000 New levels. RL Reduced Level

Boundary & Building Location

The Boundary is Approx only.
 A Land Surveyor is to be engaged prior to construction to accurately locate Site boundary and Fencing.

Sk	01	Sk Issue	01-Mar-24
DD	02	DD Issue	14-Mar-24
DA	03	DA Issue	20-Mar-24
DA-N	04	DA Issue	09-Apr-24

Stage	Rev	Description	Date
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Project Name

Proposed Class Change - Class 10a to Class 1a

Project No.	39 Stieglitz St Falmouth, Tas 7215
Project Address	2403
Client	Owen Nye
Property ID	3009588
Title Reference	158814/7
Designer	Simon Chappell
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Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder\01_projects\2403_39 Stieglitz\02_Sk_DAV01_Arch\CAD\2403_Stieglitz St, Falmouth.pln

Ex. Site Plan

Status | BA
 Print date | Tuesday, April 9, 2024
 Original size | A3
 Drawing N^o/Stage/Revision

A02-DA-N04





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Adjoining Property
37 Stieglitz St,
Falmouth Tas 7250
PID 3009561
Title Ref 158814/6

LOT 1 - 1231m2
39 Stieglitz St,
Falmouth Tas 7215
Property ID - 3009588
Title Ref - 158814/7

Adjoining Property
41 Stieglitz St,
Falmouth Tas 7250
PID 3009596
Title Ref 158814/8

Proposed Parking Area, 20mm gravel surface

On-site wastewater treatment system and absorption areas designed by Wastewater Engineer. Refer to drawings and specification

STIEGLITZ ST

Plan: Site
1:250

1
-

Sk	01	Sk Issue	01-Mar-24
DD	02	DD Issue	14-Mar-24
DA	03	DA Issue	20-Mar-24
DA-N	04	DA Issue	09-Apr-24

Stage	Rev	Description	Date
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Project Name

Proposed Class Change - Class 10a to Class 1a

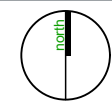
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Site Plan

Status | BA
Print date | Tuesday, April 9, 2024
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A03-DA-N04





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Floor Plan Legend

The descriptions below shall be read in conjunction with the internal elevations and finishes schedules.

- ±0.000 Existing levels
- ±0.000 New levels. RL Reduced Level

G.01 Zone: Building Level.Room number & Room Name
Room Name

- (B) Grid Line
- DG.01 Door tag: Door Building Level.Door Number. Refer to door schedule for details.
- W1.01 Window tag. Window Building Level.Window number.Refer to door schedule for details.
- WT.01 Wall Type Tag. Refer to details.
- DP Downpipe
- Existing walls, thickness and composition varies. Confirm on site.

Sk	01	Sk Issue	01-Mar-24
DD	02	DD Issue	14-Mar-24
DA	03	DA Issue	20-Mar-24

Stage	Rev	Description	Date
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Project Name

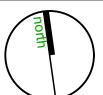
Proposed Class Change - Class 10a to Class 1a

Project No. | 39 Stieglitz St
 | Falmouth, Tas 7215
Project Address | 2403
Client | Owen Nye
 Property ID | 3009588
 Title Reference | 158814/7

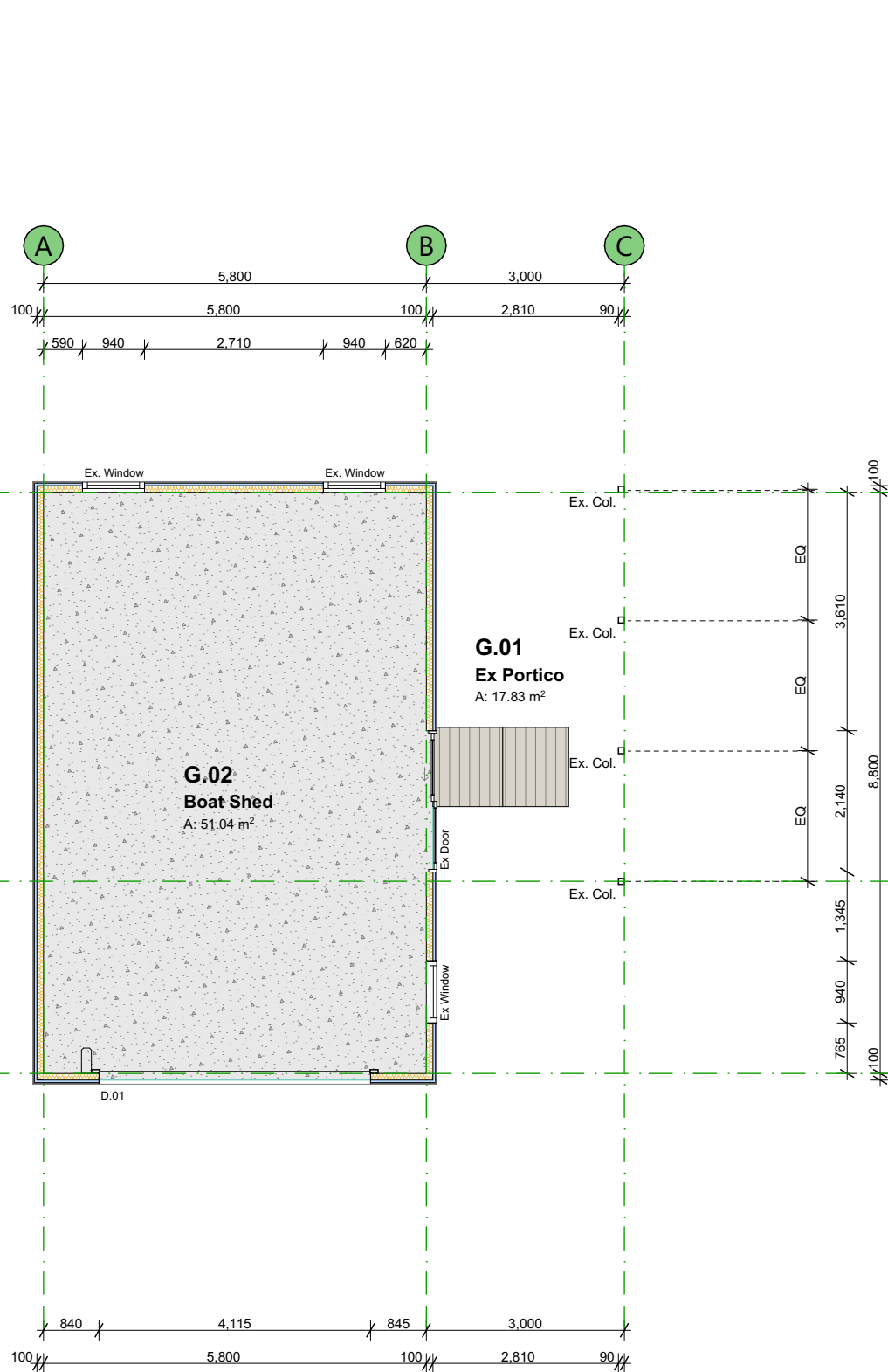
Designer | Simon Chappell
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 Drawn | SC
 e-file | C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder\01_projects\2403_39 Stieglitz\02_Sk_DA\2403_Stieglitz St_Falmouth.pln

Existing Plans

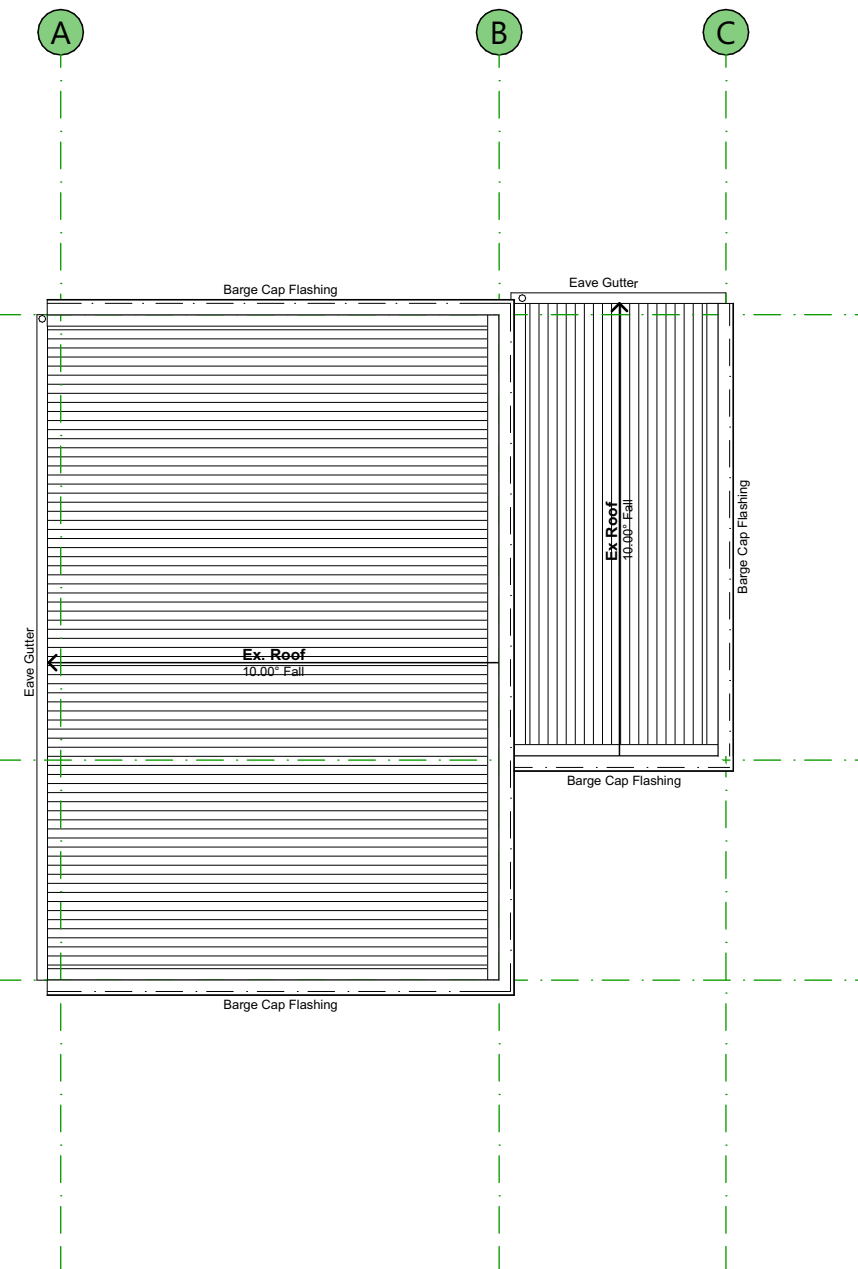
Status | DA
 Print date | Wednesday, March 20, 2024
 Original size | A3
 Drawing N°/Stage/Revision



A04-DA03



1 Existing Plan: Ground Floor
 1:100



3 Existing Plan: Roof
 1:100



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Demolition Legend

Site Demolition Notes

General note:
Drawing shall be read in conjunction with specifications, mechanical & electrical drawings.

Electrical:
Refer to engineer's documents for all electrical works details including connection and disconnection of power to existing remaining buildings & demolished buildings.

Plumbing:
All pipe capping shall be documented on as constructed documentation at conclusion of construction.

Misc. Services:
All remaining services to be removed and capped off at Site connection point where required. Services shall be documented for records.

Misc. Allowances:
Contractor to allow to remove all demolished items from site therefore allowing for cartage, travel and disposal fees. Contractor should recycle all demolished items where possible & provide further evidence of recycling within their tender submission of what items will be recycled, where they will be recycled and how they will be reused. Tenders may be weighted on the contractor's ability to cover this criteria.

Schedule of Demolition Categories:

- 1 D** Walls - Demolish & remove existing wall including framing, linings, skirtings, trims & the like to the extent shown dashed. Allow to make good to all adjacent surfaces as required to suit new works. Allow to disconnect all redundant mechanical, electrical, hydraulic etc. connections, cap & seal below/ behind finished surface level. Make good as required.
- 2 D** Part Walls - Demolish & remove part existing wall including framing, linings, skirtings, trims & the like to the extent shown dotted to form new opening. Allow to make good to all adjacent surfaces as required to suit new works. Allow to disconnect all redundant mechanical, electrical, hydraulic etc connections, cap & seal below/ behind finished surface level. Make good as required.
- 3 D** Doors - Demolish & remove or relocate existing door including frames, reveals, hardware, locks, hinges & the like. Allow to make good to all adjacent affected surfaces as required in preparation for new works.
- 4 D** Windows - Demolish & remove existing window including frames, reveals, furnishings, glazing & the like. Allow to make good to all adjacent affected surfaces as required in preparation for new works.
- 5 D** Fixtures & Fitting - Demolish & remove existing fixture & fittings shown dotted. Allow to cap & seal all service connections below/ behind finished surface level. Allow to patch, repair & ensure smooth & level finish in preparation for new works
- 6 D** Joinery - Demolish & remove existing joinery unit including drawers, cupboards, carcasses, benchtop, splashback & the like shown dotted. Allow to cap & seal all associated service connections below/ behind finished surface level. Allow to patch, repair & ensure smooth & level finish in preparation for new works.
- 7 D** Floor Finishes - Demolish & remove existing floor finish throughout back to existing structure below. Contractor shall ensure smooth & level finish as required for installation of new floor finishes.
- 8 D** Stairs & Landings - Demolish & remove existing stair structure including stringers, goings & risers. Allow to patch, repair & ensure smooth & level finish in preparation for new works.
- 9 D** Site Works - Demolish & remove existing Site works including Retaining walls, fences, landscaping & the like shown dotted. Allow to cap & seal all associated service connections below/ behind. Allow to patch, repair & ensure smooth & level finish in preparation for new works. Make good as required.

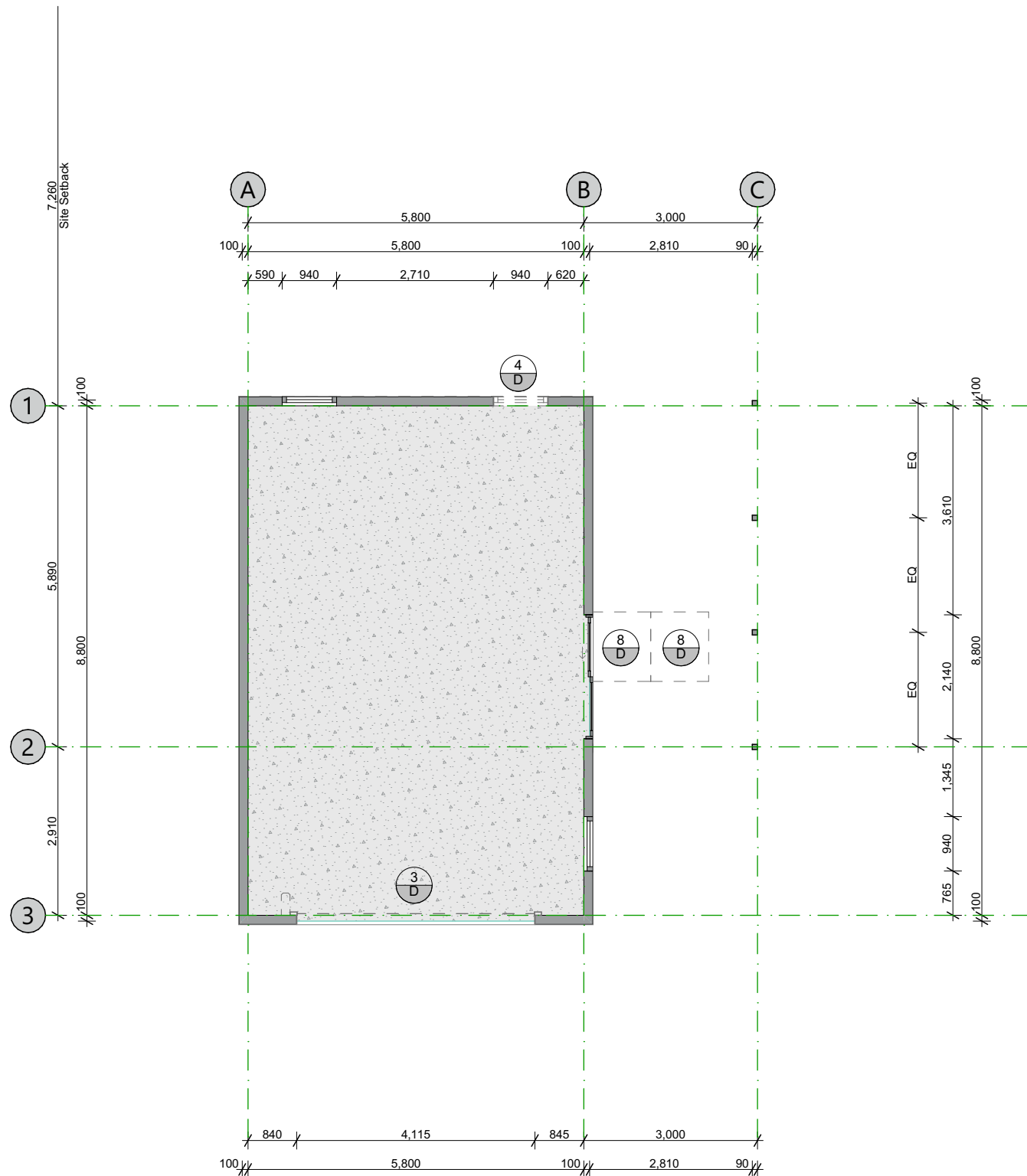
Demolition Legend

The contractor shall carry out the required demolition of the existing building nominated on this plan in strict accordance with the documentation & AS2601 - the demolition of structures. Demolition works shall be undertaken in a safe & environmentally acceptable manner. Contractor shall make all allowances as required for demolition, removals & relocations to suit the new works. All items to be demolished shown dashed typically. Contractor shall allow to chase all new mechanical, electrical & hydraulic services under floors & into walls as required.

Remove & disconnect all redundant mechanical, electrical, hydraulic services & the like as required within the new works. Allow to cap & seal existing connections below/ behind finished surface levels. Allow to relocate & make good where required. Make good to all penetrations where items removed. Infill shall match existing surface. Existing floor coverings to be removed in locations nominated. Contractor to ensure all layers removed back to original structure. Ensure existing structure is cleaned & made good in preparation for new coverings & insulation where concrete/ structure to be exposed. Allow to make good to existing slab/ structure to ensure smooth, flat & level surface in preparation for new works.

Any equipment to be demolished or removed during works shall be disposed or salvaged for re-use in accordance with the fittings & fixtures schedule. All demolition works to be read & undertaken in conjunction with all consultant documentation. All salvaged items are to be stored ready for re-use or for client's future instruction.

- Part of Wall to be Demolished & Removed - Demolish & remove existing wall (or section of) to extent shown dotted. Allow to remove all fittings within demolished wall. Make good to all floors, ceilings & adjacent remaining walls where affected by demolitions & removal. Chase, remove & cap all redundant services within the demolished wall (or allow to relocate as required for new design)
- Existing Wall Retained - Retain existing wall. Allow to make good to all existing linings as required for new works. Allow to re-configure services within as required.
- Doors to be Demolished or Relocated
Demolish & remove or relocate existing door, frame & all other associated hardware including locks, hinges, stops & catches. Make good to opening in preparation for new works.
- Doors to be Retained
Retain, protect & make good to existing door. Ensure all hardware is in good working order as required to suit new works.
- Window to be Demolished
Demolish & remove existing window, frame furnishings &



1 Ground Floor Demolition Plan
- 1:100

Sk	01	Sk Issue	01-Mar-24
DD	02	DD Issue	14-Mar-24
DA	03	DA Issue	20-Mar-24

Stage	Rev	Description	Date
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Project Name

Proposed Class Change - Class 10a to Class 1a

Project No.	39 Stieglitz St
Project Address	Falmouth, Tas 7215
Client	Owen Nye
Property ID	3009588
Title Reference	158814/7

Designer	Simon Chappell
License No.	CC6417
Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder\01_projects\2403_39 Stieglitz\02_Sk_DA\2403_Stieglitz St, Falmouth.pln

Ground Floor Demolition Plan

Status	DA
Print date	Wednesday, March 20, 2024
Original size	A3
Drawing N°/Stage/Revision	

A05-DA03





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Floor Plan Legend

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- ±0.00 Existing levels
- ±0.00 New levels. RL Reduced Level
- G.01** Zone: Building Level.Room number & Room Name
- Room Name**
- B** Grid Line
- DG.01 Door tag: Door Building Level.Door Number. Refer to door schedule for details.
- W1.01 Window tag: Window Building Level.Window number.Refer to door schedule for details.
- WT.01 Wall Type Tag. Refer to details.
- DP Downpipe
- Existing walls, thickness and composition varies. Confirm on site.

Sk	01	Sk Issue	01-Mar-24
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Stage	Rev	Description	Date
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Project Name

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Project No.	39 Stieglitz St
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Title Reference	158814/7

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Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder\01_projects\2403_39 Stieglitz02_Sk_DA\2403_Stieglitz St, Falmouth.pjn

Proposed Plans

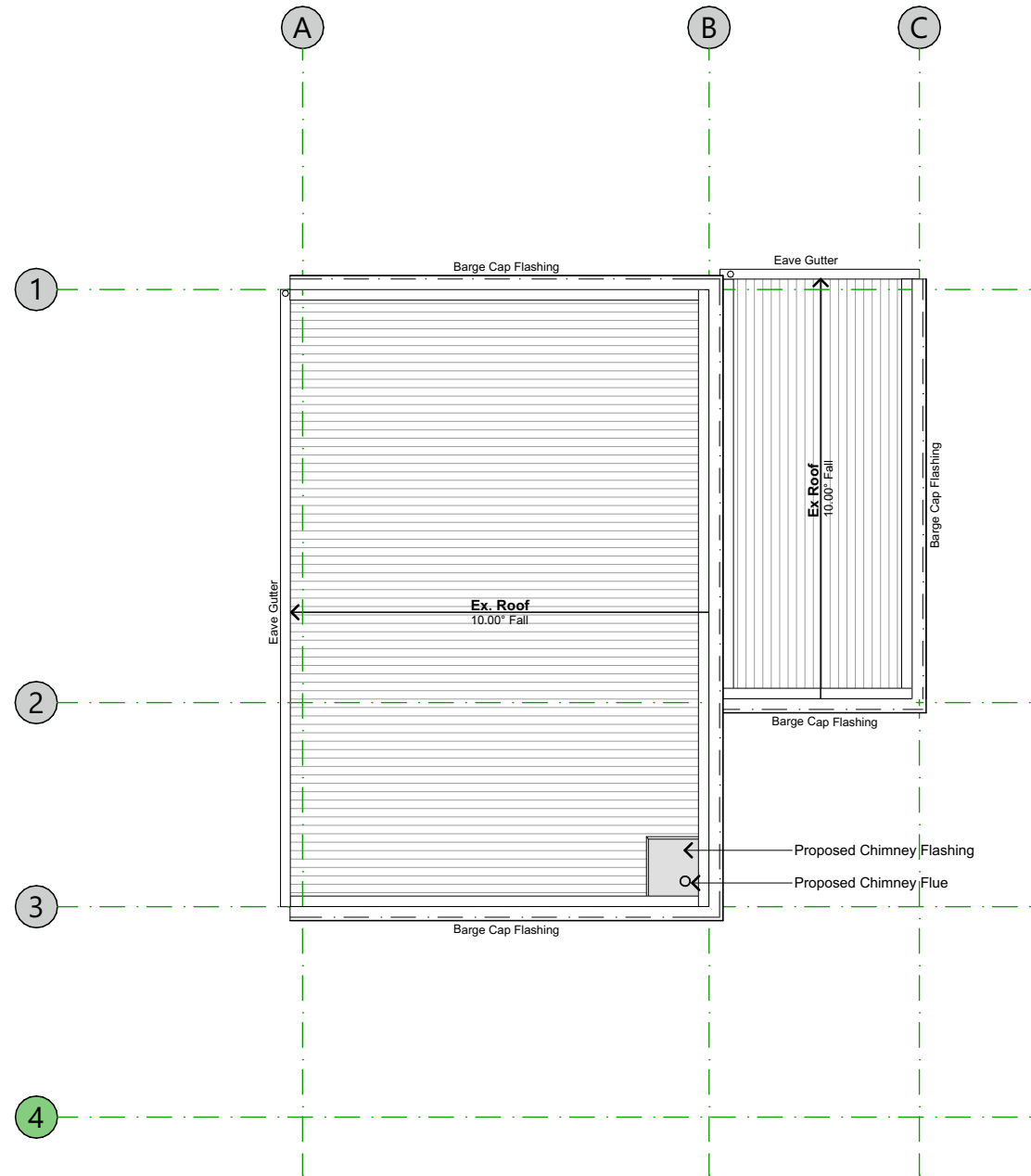
Status | DA
Print date | Wednesday, March 20, 2024
Original size | A3
Drawing N°/Stage/Revision



A06-DA03



1 Plan: Ground Floor
1:100



2 Plan: Roof
1:100

1
-

2
-



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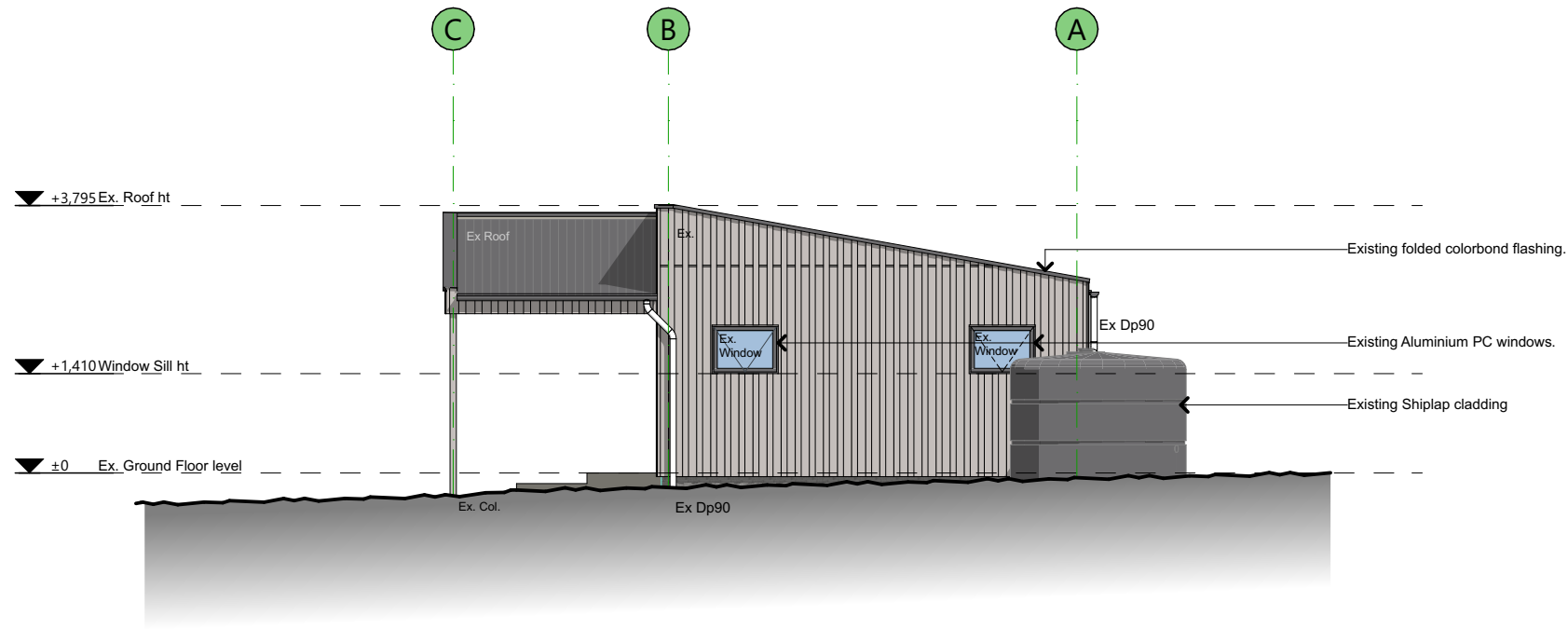
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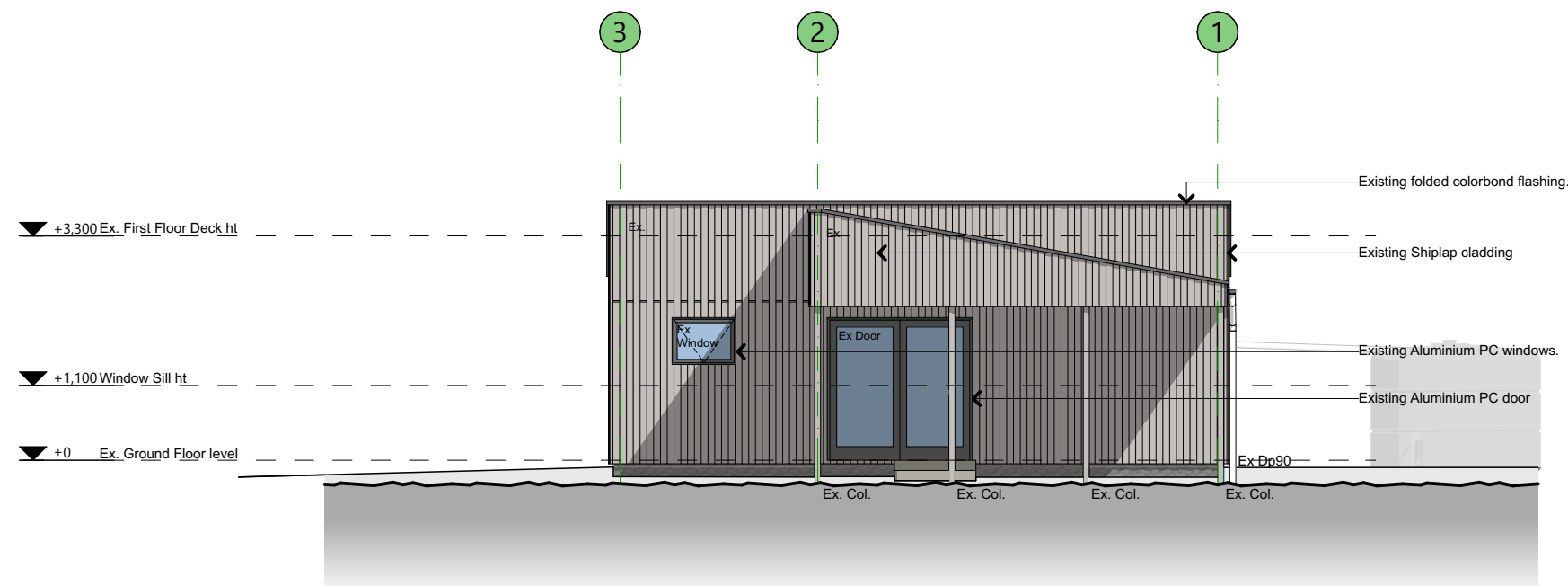
The designer is to be notified of any discrepancies with the drawings.

Elevation Legend

- A. Awning window
- CJ. Control joint
- CL. Ceiling level
- DP. Downpipe
- F. Fixed window
- FL. Floor level
- Pb. Plasterboard
- S. Sliding window
- SD. Sliding door



1	E01 Elevation: North
-	1:100



2	E02 Elevation: East
-	1:100

Sk	01	Sk Issue	01-Mar-24
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Project Name

Proposed Class Change - Class 10a to Class 1a

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Elevations: Existing

Status | DA
 Print date | Wednesday, March 20, 2024
 Original size | A3
 Drawing N°/Stage/Revision

A07-DA03



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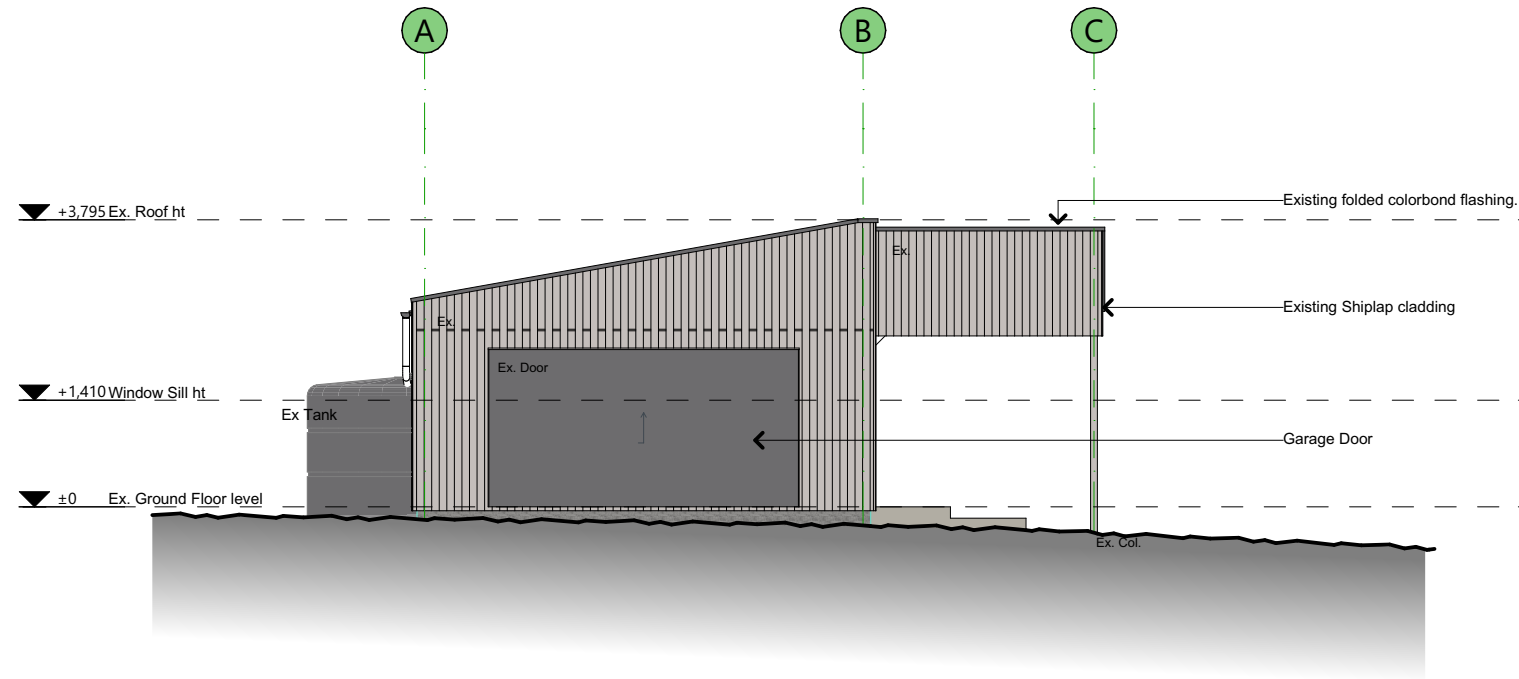
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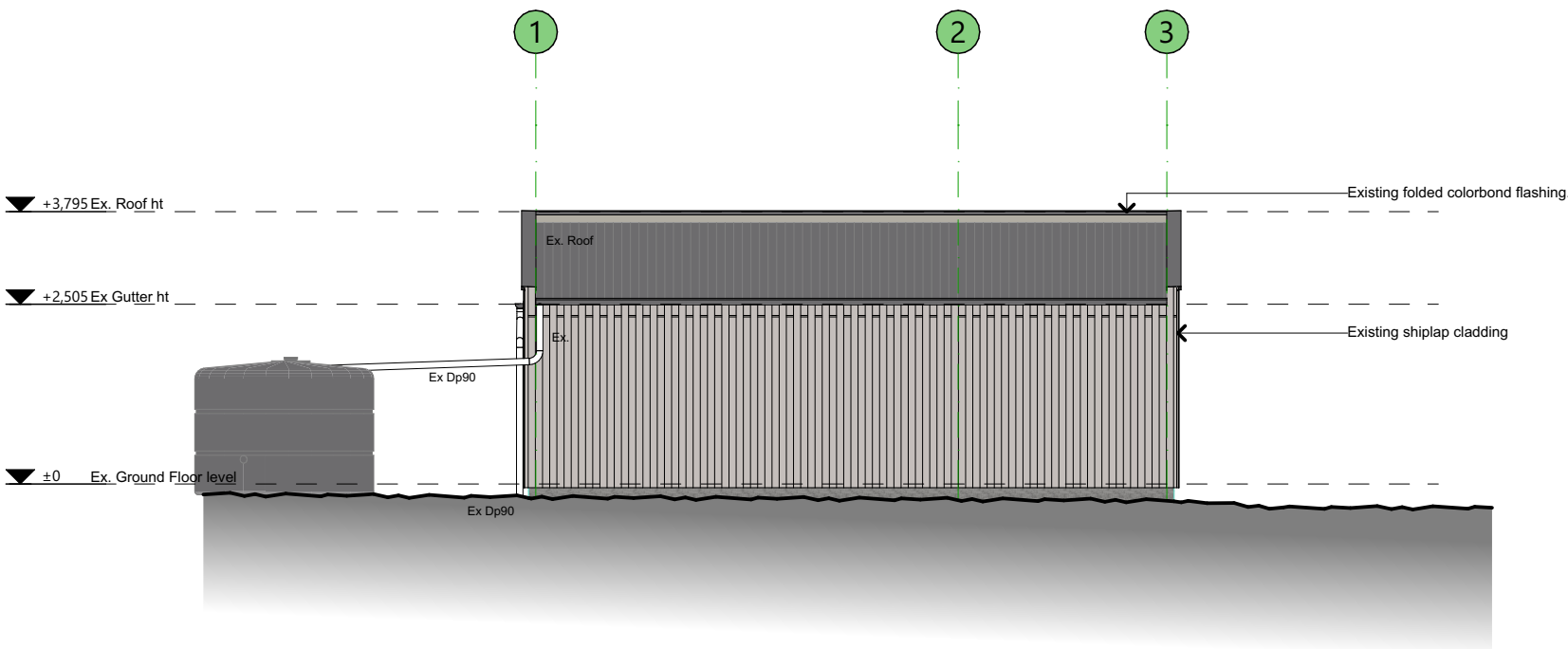
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Elevation Legend

- A. Awning window
- CJ. Control joint
- CL. Ceiling level
- DP. Downpipe
- F. Fixed window
- FL. Floor level
- Pb. Plasterboard
- S. Sliding window
- SD. Sliding door



1	E03 Elevation: South
-	1:100



2	E04 Elevation: West
-	1:100

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Elevations: Existing

Status | DA
 Print date | Wednesday, March 20, 2024
 Original size | A3
 Drawing N^o/Stage/Revision

A08-DA03



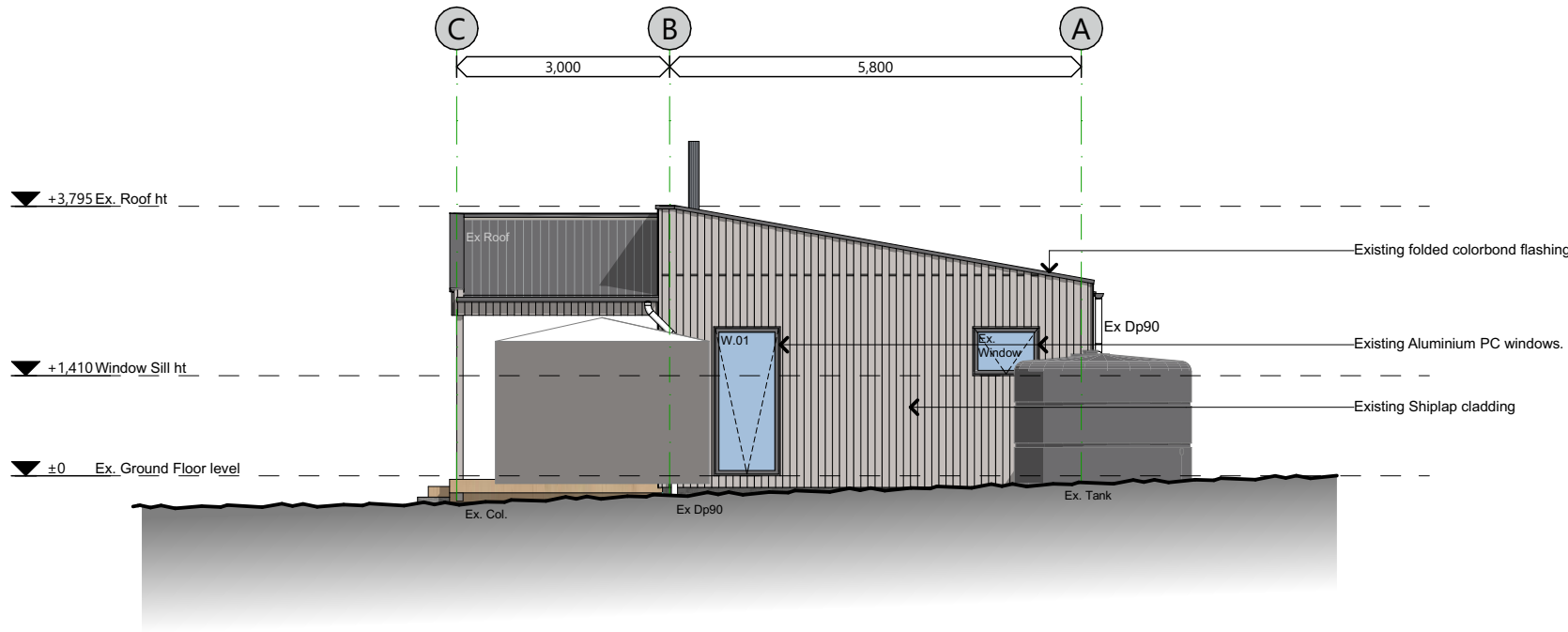
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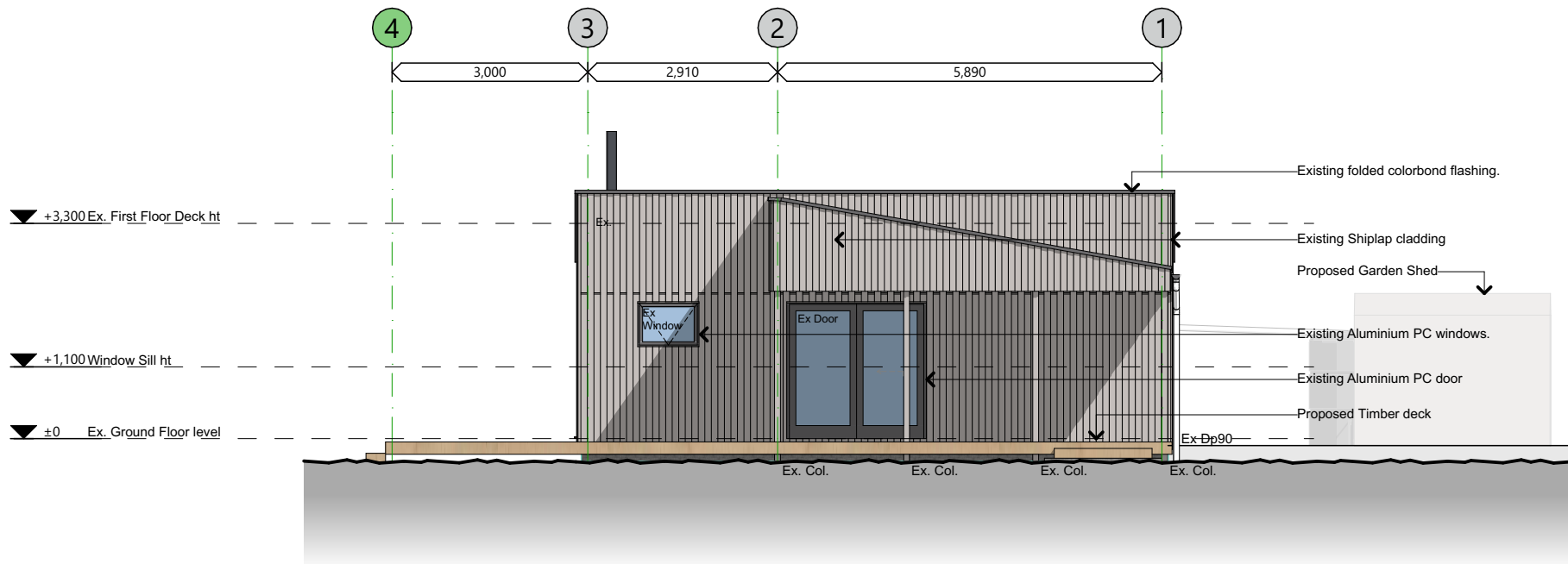
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Elevation Legend

- A. Awning window
- CJ. Control joint
- CL. Ceiling level
- DP. Downpipe
- F. Fixed window
- FL. Floor level
- Pb. Plasterboard
- S. Sliding window
- SD. Sliding door



1
- E01 Elevation: North
1:100



2
- E02 Elevation: East
1:100

Sk	01	Sk Issue	01-Mar-24
DD	02	DD Issue	14-Mar-24
DA	03	DA Issue	20-Mar-24

Stage	Rev	Description	Date
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Project Name
Proposed Class Change - Class 10a to Class 1a

Project No. | 39 Stieglitz St
Falmouth, Tas 7215
Project Address | 2403
Client | Owen Nye
Property ID | 3009588
Title Reference | 158814/7

Designer | Simon Chappell
License No. | CC6417
Drawn | SC
e-file | C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder\01_projects\2403_39 Stieglitz\02_Sk_DA\2403_Stieglitz St, Falmouth.pjn

Elevation: Proposed

Status | DA
Print date | Wednesday, March 20, 2024
Original size | A3
Drawing N°/Stage/Revision



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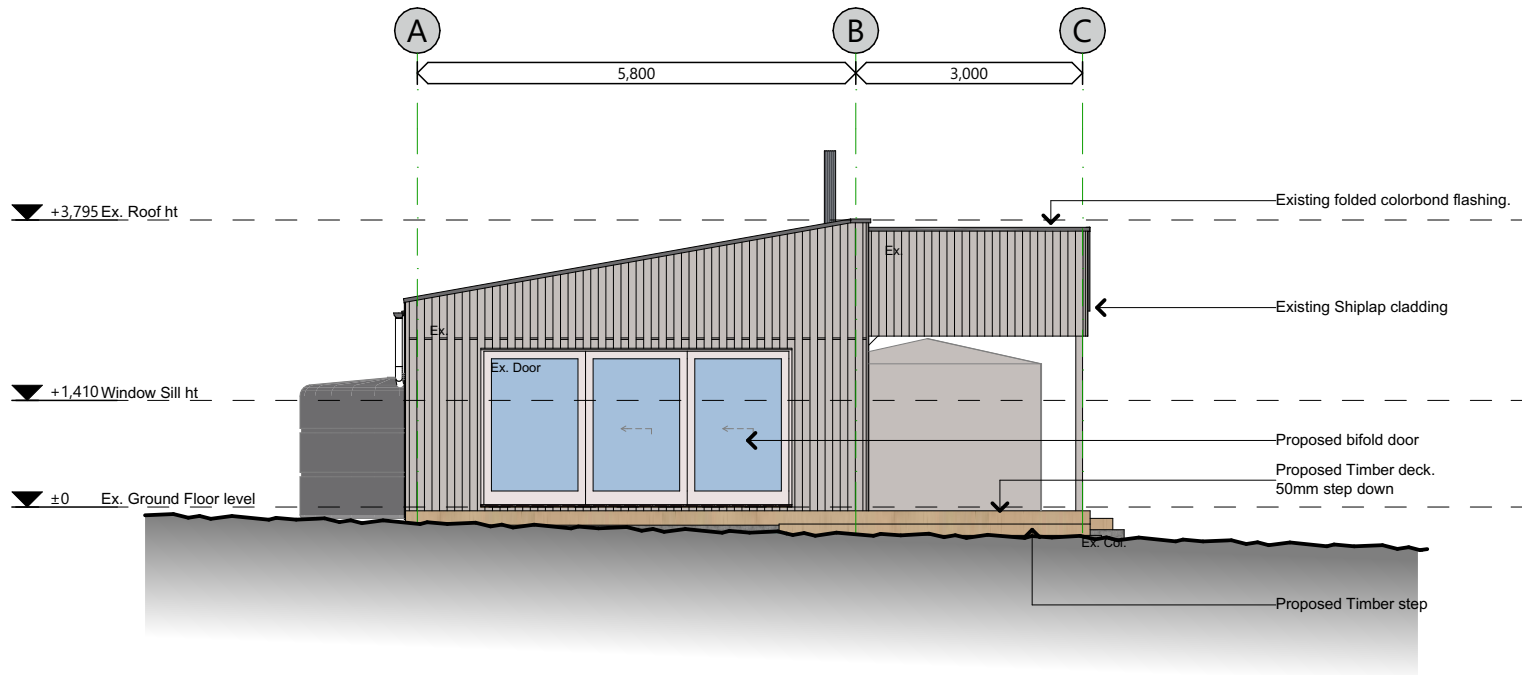
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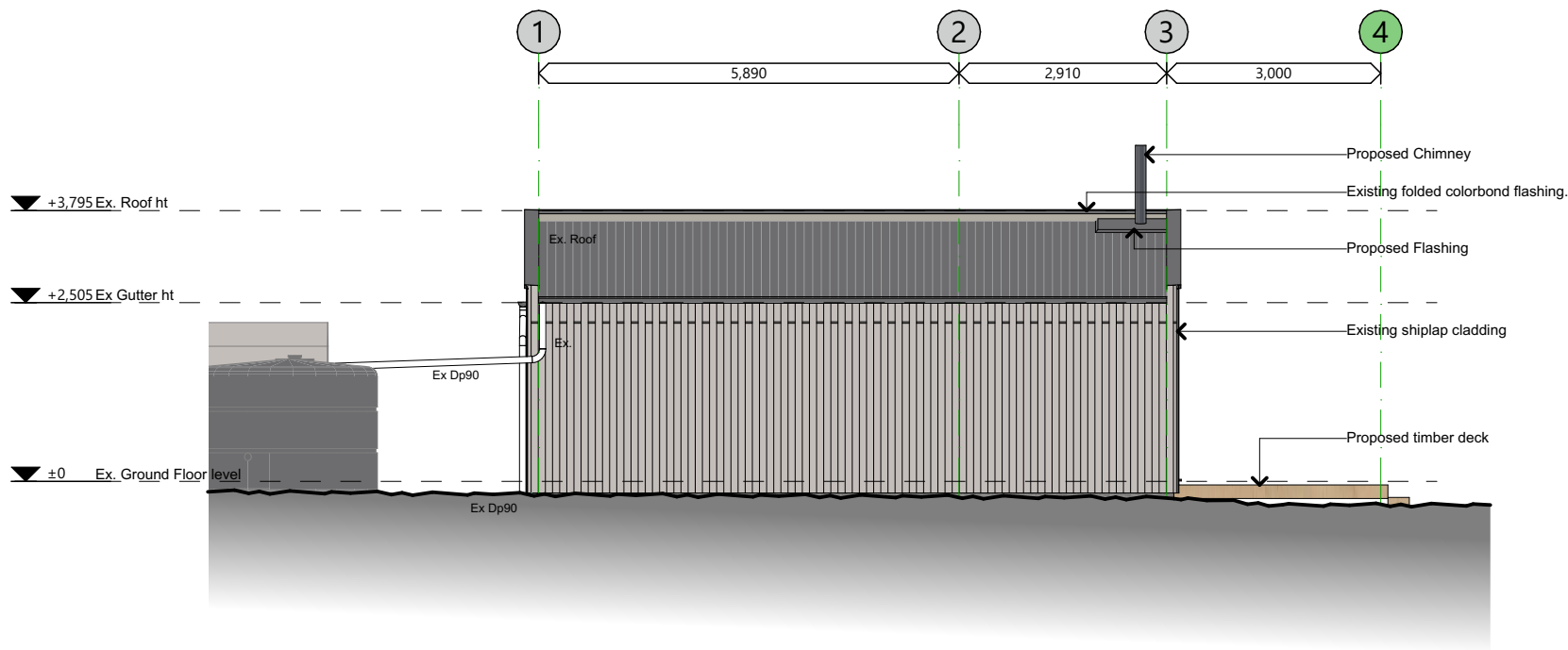
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Elevation Legend

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- CJ. Control joint
- CL. Ceiling level
- DP. Downpipe
- F. Fixed window
- FL. Floor level
- Pb. Plasterboard
- S. Sliding window
- SD. Sliding door



1	E03 Elevation: South
-	1:100



2	E04 Elevation: West
-	1:100

Sk	01	Sk Issue	01-Mar-24
DD	02	DD Issue	14-Mar-24
DA	03	DA Issue	20-Mar-24

Stage	Rev	Description	Date
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Project Name

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Project Address | 2403
Client | Owen Nye
 Property ID | 3009588
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Designer | Simon Chappell
 License No. | CC6417
 Drawn | SC
 e-file | C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder\01_projects\2403_39 Stieglitz\02_Sk_DA\2403_Stieglitz St, Falmouth.pjn

Elevation: Proposed

Status | DA
 Print date | Wednesday, March 20, 2024
 Original size | A3
 Drawing N^o/Stage/Revision

A10-DA03

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

39 Stieglitz Street, Falmouth TAS 7215



Richard Mason, Onsite Assessments Tas

20 Adelong Drive, Kingston

richardmason@iprimus.com.au

Mobile 0418 589309

SITE AND SOIL EVALUATION REPORT

BACKGROUND

This report and design information has been provided to assist the client in considering suitable options to for a new on-site wastewater management servicing an existing Class 10 building.

The information provided in this Report provides Design Information, Plans and Specifications suitable for inclusion in supporting documentation to enable the client to apply for a Plumbing Permit for an on-site wastewater management system, pursuant to the Building Regulations 2016.

Please note:

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

SITE INFORMATION

Location: 39 Stieglitz Street, Falmouth TAS 7215

PID: 3009588

CT: 158814/7

Owner: Owen Nye

Project Summary: New on-site wastewater management system to service an existing outbuilding; land application area is sized to meet the requirements of a possible future 3-bedroom house on the site.

The soils on this site are dominated by duplex profile comprising a quaternary sand A-horizon of marine/aeolian origin, over sandy clay derived from in-situ weathering of underlying igneous rock.

The system will comprise a septic tank, discharging to an absorption bed sized for the application of primary treated wastewater.

Approximate site area: 1230m².

Soil Category:

(as per in AS/NZS 1547-2012)

A & B Horizon 1,.....2,....3,....4,....5,....6

Modified Emerson Test Required? N

C Horizon 1,.....2,....3,....4,....5,....6

Soil Profile:

A Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50mm OD x 2.0m) and a Seca Mighty Probe (1200mm) were used to obtain undisturbed soil cores or soil depth information at 2 different

locations in the vicinity to the proposed land application area; this being considered sufficient to provide a representative picture of soil conditions.

Soils on the site comprise a uniform profile of grey to light brown, beach sands to a depth of at least 900mm.

1. A Horizon: 0-300mm: Loamy sand, reddish black 2.5YR 2.5/1 damp, massive, Category 1.
2. B Horizon 300 – 900mm: sand, pale red, 2.5YR 7/3, dry, massive, Category 1.
3. C Horizon 900 – 1400mm: sandy clay, very pale brown, 10YR 7/3, damp, massive, Category 5.

Water table was not intercepted.

Measured or Estimated Soil Permeability (m/d)

Estimated from textural classification.

A & B Horizon 3.00-5.00m/day

Effluent Application Rates

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

A Horizon

Absorption trench/bed – 20mm/day

Mound-type system – 32mm/day

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

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

Topography

Slopes: The site slopes of 1° to the East.

Drainage lines / water courses: Nearest downslope surface water is the rocky coastline of the Tasman Sea, 100m+ downslope to the East.

Given the site location, the soils and the intervening topography is little risk that overland flows resulting from failure of absorption beds would reach the nearby coastal waters by overland flow.

Vegetation: Introduced pasture grasses and associated broad-leaf weeds.

Site History (land use)

The area has been developed for residential use with the Falmouth township subdivided and development commencing more than 100 years ago; the subject land was subdivided approximately 12-15 years ago.

A 9m x 6m shed has recently been constructed, on the NW corner of the site.

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

Site Exposure and Climate.

Aspect: Northerly aspect, the site is exposed to full sun throughout most of the day.

Pre-dominant wind direction:

North-west to south-westerly with onshore sea breezes during summer.

Climate: Annual rainfall averages 689mm/year (Scamander), with mean maximum daily average temperatures of 22°C to 14°C, giving an annual point potential evapotranspiration (ET) of more than 1000mm. Annual average ET on this site is predicted to exceed average annual RR by 300mm+.

Dry conditions predominate during the summer months, when conditions are strongly evaporative; occasional easterly weather systems occur at varying times of year and are usually associated with significant rainfall events.

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

There is little nutrient sensitive vegetation on or close to the site; it is considered unlikely that a permanent water table is present in the land application area. There are no creek-lines or other surface water bodies in the locality which could be impacted by over-ground flows.

The high-water mark at the nearby coastline lies approximately 100m+m away, risk of overland flow reaching these surface waters directly is considered to be remote, given the site's characteristics and the favourable operational history of other nearby on-site wastewater management systems on similar soil profiles.

Site Stability

Given its moderate slope and soil profiles/geology, land stability on this site is unlikely to be affected by on-site wastewater disposal.

Drainage/Groundwater

Water table was not intercepted in soil core test pits on site to 1.4m, nor was there evidence of seasonal or perched water table close to the surface on the site. Given prior experience in this part of Falmouth, it is anticipated that groundwater as discrete water table is unlikely to be present on this site.

Reference to the DPIPWE Groundwater Information Access Panel indicates that there is an inactive (likely non-productive) water supply borehole located approximately 50m cross-slope to the South of the proposed land application area; siting of the land application area with regard to this borehole is consistent with Appendix R of AS/NZS 1547:2012 Domestic on-site waste-water management.

Primary and Reserve Land Application Area

The primary land application area will be located in the southern half of the lot, 3m upslope of the Eastern boundary; there is ample area available for the installation of additional absorption beds should this be required in the future.

Water Supply

Rainwater tanks.

On Site Wastewater Management System Options.

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

Loadings.

Whilst the on-site wastewater management system will initially support the existing shed, which is proposed to be fitted out with toilet and handbasin, future development will likely include a 3-bedroom house.

The on-site wastewater management system and land application area are therefore sized for a 3-bedroom equivalent loading, with design occupancy of up to 5 persons with per capita wastewater hydraulic loading of 120L/day; total design loading is therefore estimated at 600L/day. This assumes rainwater tank supply. See Loading Certificate in Appendices.

Australian/New Zealand Standard 1547.2012 - On-site domestic wastewater management (Appendix L), allows for a design loading rate of 20mm/day for secondary treated wastewater.

This system will require an absorption bed basal area of 30m².

Wastewater Land Application Area.

Absorption Trench required basal area (minimum)

= daily wastewater loading / Design loading rate for primary treated wastewater on Cat 1 soil

= 600 litres per day / 20mm day

= **30m²** (20m long x 1.5m wide absorption bed).

Linear loading rate

The overall bed length of 20m provides a linear loading rate of 30L/m/day, which is consistent with "Designing and Installing On-Site Wastewater Systems (WaterNSW 2019), Table 2.4 Linear loading rates", which indicates a maximum LLR for this site of 56L/m/day, assuming structureless fine grained sandy Category 1 soil, with an unsaturated soil depth 310-600mm (below the basal area) and >10% slope.

Cut-off drainage

Cut-off drainage is not required.

Regulatory Compliance.

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

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	Performance Criteria	Compliance achieved by
5.1 To ensure sufficient land is available for sustainable onsite wastewater management for buildings.		
A1 A new dwelling must be provided with a land application area that complies with Table 3.	P1 A new dwelling must be provided with a land application area that meets all of the following: a) The land application area is sized in accordance with the requirements of AS/NZS 1547; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	n/a
5.2 To ensure sustainable onsite wastewater management for commercial and non-residential buildings (Class 3-9).		
A1 An onsite wastewater management system including the land application area for non-residential buildings must satisfy all of the following: (a) be sized based on the hydraulic and organic loadings contained in Table 4 and design loading or irrigation rates contained in AS/NZS 1547; (b) be located in accordance with clause 7.1	P1 An onsite wastewater management system including the land application area for non-residential building must satisfy all of the following: a) A site and soil evaluation and design report prepared by a suitably person determined by the Director demonstrating that the land application area is of sufficient size to treat and manage the wastewater generated from the proposed building within the property boundaries. b) The SSE report and system design demonstrates the design is consistent with AS/NZS 1547 and uses appropriate hydraulic and organic loading rates for the proposed activity. c) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable. d) The land application area is to be located in accordance with the acceptable solution or performance criteria specified in clause 7.1.	n/a

6 Area required for on-site wastewater management – building extensions, alterations or outbuildings (Building Class 1-10)		
<p>A2 An outbuilding, addition or alteration to an existing building, or change of use of that building, must not encroach onto or be within 2m (if upslope) or 6m (if downslope) of an existing land application area (including land reserved for a future land application area) or a wastewater treatment unit and comply with at least one of the following:</p> <p>a) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite; and</p> <p>b) not increase the number of bedrooms (or rooms reasonably capable of being used as a bedroom) or otherwise increase the potential volume of wastewater generated onsite to greater than that allowed for in the design of the existing OWMS.</p>	<p>P2 An outbuilding addition or alteration to an existing building or change of use of that building, must be provided with a land application area (including land reserved for a future land application area) that meets all of the following:</p> <p>a) The land application area is of sufficient size to comply with the either Appendix L, M or N and setback distances are consistent with Appendix R of AS/NZS 1547; and</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>	n/a
7. Standards for Wastewater Land Application Areas		
<p>A1 Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <p>a) be no less than 6m;</p> <p>b) be no less than:</p> <p>(i) 3m from an upslope boundary 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 The land application area is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.</p>	<p>A1(a) Land application area is 10m+ from nearest building.</p>
<p>A2 Horizontal separation distance from downslope surface water to a land application area must comply with</p>	<p>P2 Horizontal separation distance from downslope surface water to a land application area must comply with all</p>	<p>A2(a) Land application area is 100m+ from</p>

<p>(a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.</p>	<p>of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>downslope surface water.</p>
<p>A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>A3(a) Land application area is 3m from downslope boundary. Slope to boundary is 1°; minimum separation is 2m.</p>
<p>A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.</p>	<p>P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.</p>	<p>A4 No known operating water supply boreholes within 200m of site.</p>
<p>A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent</p>	<p>P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p>	<p>A5(a) Groundwater not present on this site.</p>

<p>A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent</p>	<p>P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>A6 Limiting layer (Cat 6) not encountered; depth considered to exceed 1.4m.</p>
<p>A7 Nil</p>	<p>P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties Note: Part 6 of the Building Act 2016 specifies</p>	<p>P7 Septic tank systems do not usually cause odour/noise/aerosol nuisance</p>

Risk assessment.

Given that this proposal meets all Acceptable Solutions under the Director's Guidelines, a separate risk assessment is not required.

Date of Site Visits: 27/10/2023.

Weather Conditions:

Fine and dry on day site visit, 44mm of rain fell at St Helens since 01/04/2023.

Statement.

I certify that this Site and Soil Evaluation and Design for an on-site wastewater management system for the proposed residential development at 39 Stieglitz Street, Falmouth has been undertaken in accordance with the relevant provisions of AS/NZS 1547:2012. Onsite Domestic Wastewater Management.

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

This report is copyrighted to me as the author. I authorise Owen Nye, Break O'Day Council and their respective agents and/or employees to make copies of this report for personal and internal office use only. It is not to be published or reproduced for the benefit of third parties without my explicit permission as author.

Please Note:

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

CONDITIONS OF INVESTIGATION

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

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

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

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

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

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

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

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

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

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

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SITE ASSESSOR AND SYSTEM DESIGNER

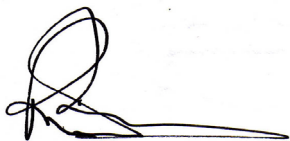
NAME: Richard Mason, Environmental Health Professional and Building Services Designer Hydraulic Restricted CC6157T

NAME OF ORGANISATION: Onsite Assessments Tas

ADDRESS: 20 Adelong Drive, Kingston, Tasmania, 7050

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

SIGNED:



DATED: 02/11/2023

APPENDICES

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5 – Design specifications.	18
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Appendix 1 - Site Location

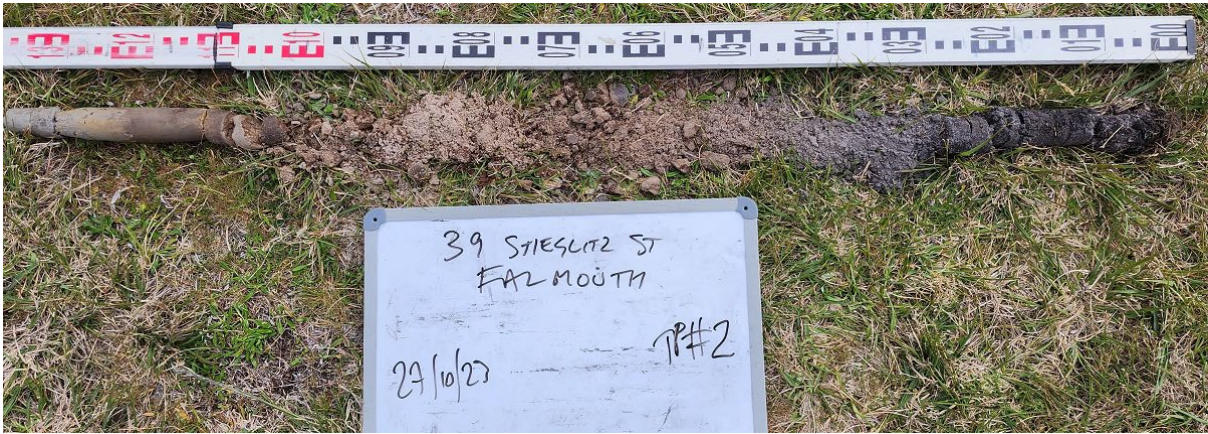


Appendix 2 – Site Photos



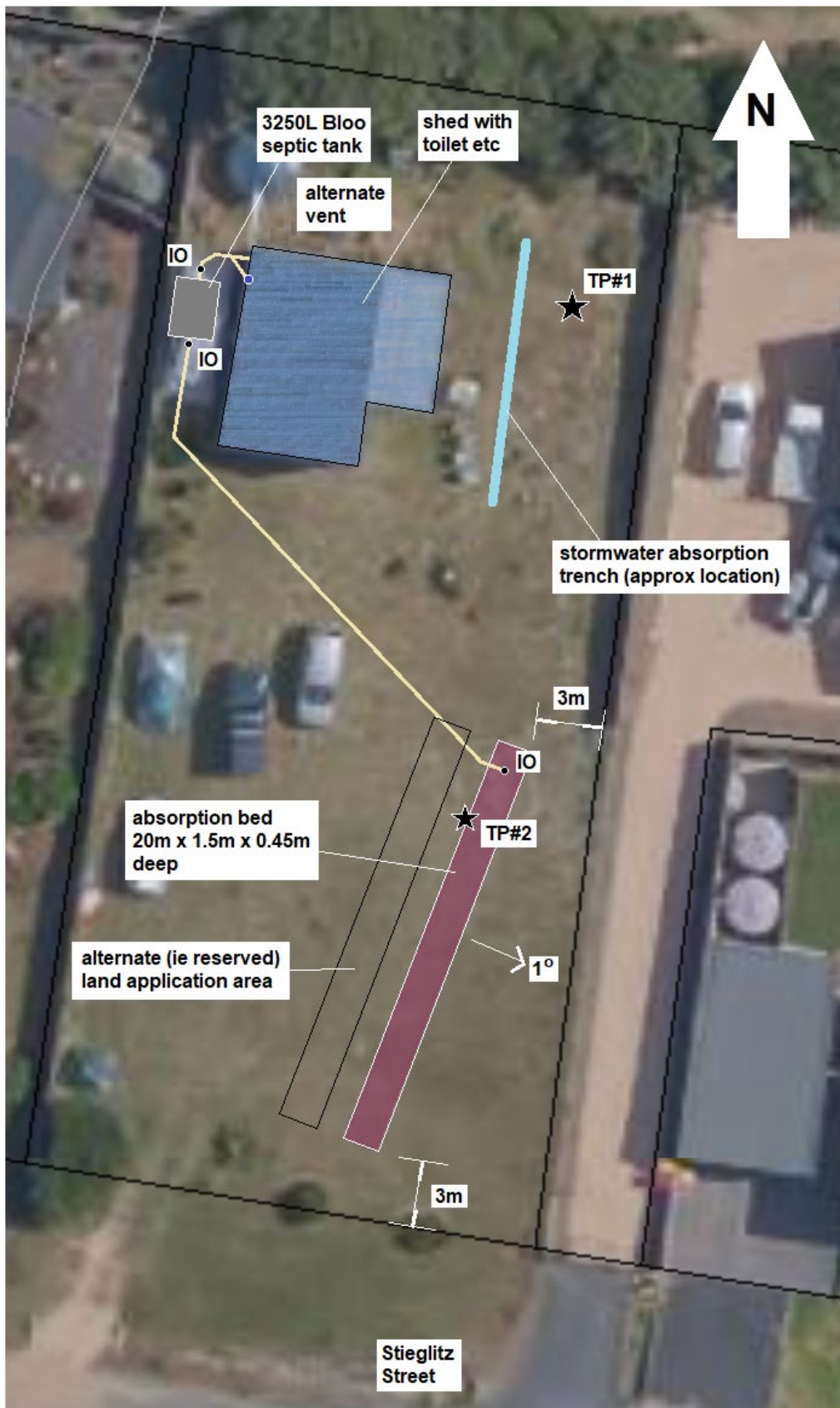
(above) views of proposed land application area.

Appendix 3 – Soil testing

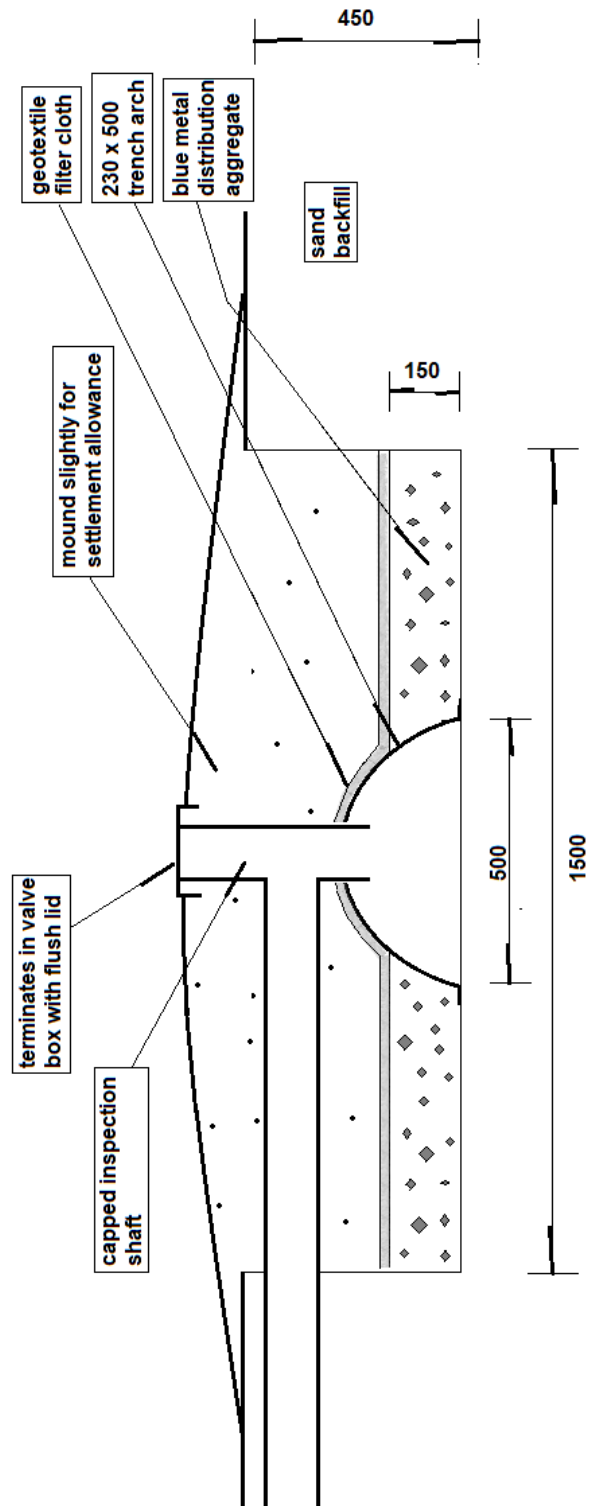


(above) Soil cores to 1400mm from land application area.

Appendix 4 – Design plans



(above) – Site & drainage plan.



(above) cross-section through absorption bed

Appendix 5 – Design specifications.

Septic Tank.

- Install 3250L septic tank.

Land application area.

- Single absorption bed, 20m long x 1.5m wide x 450mm deep with 500mm x 230mm self-supporting trench arch; with northern end located 3m from eastern property boundary and southern end 3m from Stieglitz Street boundary and with long axis parallel with the contour.

- **Distribution aggregate**

12-25mm diameter blue metal or similar, 300mm deep.

- **Cover.**

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

Stormwater cut-off diversion

Cut-off drainage is not required.

Appendix 6 – Advice to Project manager and installer

Important notes for Project Manager.

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

Actions that may damage soil structure include:

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

Project Manager Responsibilities.

The Project Manager must ensure that:

1. Before project construction work commences, the Effluent Absorption Area is properly identified on site and barricaded, fenced, roped or taped to prevent unauthorised access. This action should be documented both on the site plan and with the local Council.
2. Vehicles, earth-moving plant etc must not park or manoeuvre on the Effluent Absorption Area.
3. The Effluent Absorption Area is not used for the stockpiling of construction materials, excavated fill or other materials.
4. All water runoff resulting from driveways, cut & fill and other excavations is directed to discharge well away from and downslope of the Effluent Absorption Area.

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

L7 CONSTRUCTION TECHNIQUES

L7.1 Good construction technique

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

- (a) Plan to excavate only when the weather is fine;
- (b) Avoid excavation when the soil has a moisture content above the plastic limit. This can be tested by seeing if the soil forms a 'wire' when rolled between the palms;
- (c) During wet seasons or when construction cannot be delayed until the weather becomes fine,

smearred soil surfaces may be raked to reinstate a more natural soil surface, taking care to use fine tines and only at the surface;

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

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

In particular for trenches and beds:

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

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

(h) Ensure that the inverts are horizontal.

CL7.1

Damage can be done by:

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

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

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

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

Appendix 7 – Loading Certificate and Operation & Maintenance requirements

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

Loading Certificate for on-site wastewater management system at 39 Stieglitz Street, Falmouth.

- i. **System capacity** (medium-long term) – 4 persons / 480 litres/day.
- ii. **Design criteria summary:**
 - Effluent quality – septic tank, primary treated
 - Soil category - Category 1 (sand)
 - Land application system - Absorption bed (see Appendix L of AS/NZS1547.2012)
- iii. **Reserve area.**

Approximately 100m² of land in the vicinity of the proposed primary land application area should be reserved from further development (such as buildings, driveway, paths, paved areas, decks, importation of fill or excavations etc), for use as an alternate land application area in the event of a system failure which cannot be addressed without constructing a duplicate absorption bed. There is sufficient suitably located land available on the site for this purpose.
- iv. **Water efficient fittings etc**

Design assumes use of water efficient fixtures and fittings, eg 3L/6L flush toilets, 9L/min (max) showerheads, aerator fittings on taps and clothes washing machines/dishwashers with WELSS star ratings of 4.5 stars or above. (See <http://www.waterrating.gov.au/>)
- v. **Variation from design flows etc.**

The system should successfully manage additional peak loadings which may result from occasional social gatherings provided that this does not exceed use by more 30 persons in an 8-hour period (eg social gatherings) or more than two temporarily resident visitors (ie up to 7 persons total) for a period not exceeding 14 days and return period of not less than 6 weeks. Visitors should be advised of the requirement to minimise time spent in showers, to avoid running taps whilst cleaning teeth and other common-sense water conservation measures.
- vi. **Consequences of changing wastewater characteristics.**

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

Use of household disinfectants or bactericides in anything more than small amounts and at recommended rates of dilution should also be avoided, as should the disposal of solvents, antibiotics or antimicrobial pharmaceuticals and other chemicals which

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

vii. Consequences of overloading the system.

Long term use by more than four residents or equivalent may cause overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface waters etc. Overloading may also result from such uses as residential childcare, home-catering and other home-based businesses etc.

viii. Avoid overloading the system by observing the following:

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

ix. Consequences of underloading the system.

Nil.

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

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

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

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

Operation & Maintenance Requirements

- Make sure that you have the septic tank deslugged by an authorised contractor at five-yearly intervals. Failure to do this at the required frequency may result in carry-over of solids into the absorption bed, causing failure of the land application area, which may then require expensive reconstruction works.
- Discourage access by visitors or pets to the land application area.

- Livestock should not be allowed on or near the absorption bed; if such animals are kept, the land application area should be fenced off to prevent system damage and/or soil compaction.
- Do not allow vehicles on or near the land application area.

Problems can occur with systems which have not been properly maintained and where absorption areas have become blocked or clogged. The warning signs are obvious and include:

- Effluent absorption area is wet or soggy with wastewater ponding on the surface of the ground.
- “Sewage” smells near the absorption bed area.

Appendix 8 – Form 55

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

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

Qualifications and Insurance details: (description from Column 3 of the Director of Building Control's Determination)

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

Details of work:

Address: Certificate of title No:

The assessable item related to this certificate: (description of the assessable item being certified)
 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 of Building Control's Determination)

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

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

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents: AS/NZS 1547. 2012: On-site domestic-wastewater management.

Relevant calculations:

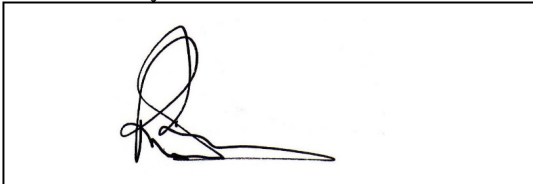
References: AS/NZS 1547.2012: Onsite Domestic Wastewater Management.
Directors Guidelines for on-site wastewater management systems - CBOS - 2017

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

Site & soil evaluation and design report - new onsite wastewater management system at 39 Stieglitz Street, Falmouth TAS 7215 by Richard Mason Onsite Assessments Tas dated 02/11/2023.

Scope and/or Limitations

I certify the matters described in this certificate.

	<i>Signed:</i>	<i>Certificate No.:</i>	<i>Date:</i>
Qualified person:		N/A	02/11/2023

Appendix 9 – Form 35

CERTIFICATE OF THE RESPONSIBLE DESIGNER	Section 94 Section 106 Section 129 Section 155
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To:	Owen Nye	Owner name	<div style="border: 1px solid black; padding: 10px; display: inline-block;"> Form 35 </div>
	25 Crystal Downs Drive	Address	
	Blackmans Bay	7152	

Designer details:	
Name: Richard Mason	Category: Building Services Designer Hydraulic - Restricted
Business name: Onsite Assessments Tas	Phone No: 0418 589 309
Business address: 20 Adelong Drive	Fax No:
Kingston	7050
Licence No: CC6157T	Email address: richardmason@iprimus.com.au

Details of the proposed work:	
Owner/Applicant Owen Nye	Designer's project reference No.
Address: 39 Stieglitz Street	Lot No: 158814/7
Falmouth	7215
Type of work: Building work <input type="checkbox"/>	Plumbing work <input checked="" type="checkbox"/> <small>(X all applicable)</small>

Description of work: Onsite wastewater management system	(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)
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Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy: <input checked="" type="checkbox"/>	Performance Solution: <input type="checkbox"/> <small>(X the appropriate box)</small>
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Other details:

 Septic tank system servicing existing garage and(possible) future 3 bedroom house.

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers: Appendix 4	Prepared by: Richard Mason	Date: 02/11/2023
Schedules:	Prepared by: Richard Mason	Date:
Specifications: Appendix 5	Prepared by: Richard Mason	Date: 02/11/2023
Computations: page 5	Prepared by: Richard Mason	Date: 02/11/2023
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS/NZS1547.2012 On site domestic waste water management

NCC Part 3

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

Any other relevant documentation:

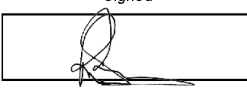
Site & soil evaluation and design report - new onsite wastewater management system at 39 Stieglitz Street, Falmouth TAS 7215 by Richard Mason Onsite Assessments Tas dated 02/11/2023.

Attribution as designer:

I ... **Richard Mason** am responsible for the design of that part of the work as described in this certificate;

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

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Richard Mason		02/11/2023
Licence No:	CC6157T		

Assessment of Certifiable Works: (TasWater)


Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.
If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.
TasWater must then be contacted to determine if the proposed works are Certifiable Works.

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

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I, Richard Mason being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.
Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Richard Mason		02/11/2023