Clarence... a brighter place

DEVELOPMENT APPLICATION

PDPLANPMTD-2022/032069

PROPOSAL: New Building for Existing Catering Business (Equipment Storage and Food Preparation)

LOCATION: 75 Richmond Road, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 21 December 2022

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 21 December 2022. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 21 December 2022.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council

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APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

*The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.*

Proposal: EXISTING CATERING BUISNESS WITH 6 CONTRACTOR STAFF
RELOCATION OF EXISTING USE TO NEW BUILDING ON SITE FOR EQUIPMENT STORAGE & FOOD PREPERATION (FOR OFFSITE CONSUMPTION)

Location:
Address 75 RICHMOND ROAD
Suburb/Town CAMBRIDGE Postcode 7170

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development $ 450,000

Is the property on the Tasmanian Heritage Register? Yes ☐ No ☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name: KATE GUINANE

Current Use of Site: CARVAN TOURIST PARK, GOLF, RESTAURANT & FUNCTION CENTRE

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☑

Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature ..... Date 21/10/22 21/10/22

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
125365	1
EDITION	DATE OF ISSUE
6	09-Aug-2017

SEARCH DATE : 02-Nov-2022
SEARCH TIME : 04.17 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Sealed Plan 125365
Derivation : Part of 30 Acres Located to J. Howard and Part of 50 Acres Located to John Petchey, Part of 30 Acres Located to G. Richardson and Part of 30 acres Located to R. Cooper
Prior CT 40971/4

SCHEDULE 1

M607673 TRANSFER to JOHN ERNEST MCCONNON and JANICE PAULINE MCCONNON (jointly as between themselves) of sixty undivided 1/100 shares and MARTIN JOHN MCCONNON and SHERYL JAYE BAILLIE-MCCONNON (jointly as between themselves) of forty undivided 1/100 shares as tenants in common Registered 09-Aug-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 125365 EASEMENTS in Schedule of Easements
SP 30227, SP 40971, SP 125365 COVENANTS in Schedule of Easements
SP 125365 FENCING COVENANT in Schedule of Easements
SP 40971 FENCING PROVISION in Schedule of Easements
SP 30227 & SP 40971 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962
SP 40971 FENCING PROVISION in Schedule of Easements
E92069 MORTGAGE to National Australia Bank Limited Registered 09-Aug-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Department of Natural Resources and Environment Tasmania

www.thelist.tas.gov.au

OWNER ROBERT GEORGE BARR
PRUDENCE LOUISE BARR

FOLIO REFERENCE C.T. 40971-3
C.T. 40971-4

GRANTEE PART OF 30A. LOC. TO JOHN HOWARD
PART OF ~~30A~~ 48A. LOC. TO G. RICHARDSON
PART OF 30A. LOC. TO ROBERT COOPER
PART OF 50A. LOC. TO JOHN PETCHEY

PLAN OF SURVEY

BY SURVEYOR T. N. WOOLFORD
72 GRAHAMS ROAD, MT. RUMNEY
Phone 002 485 224

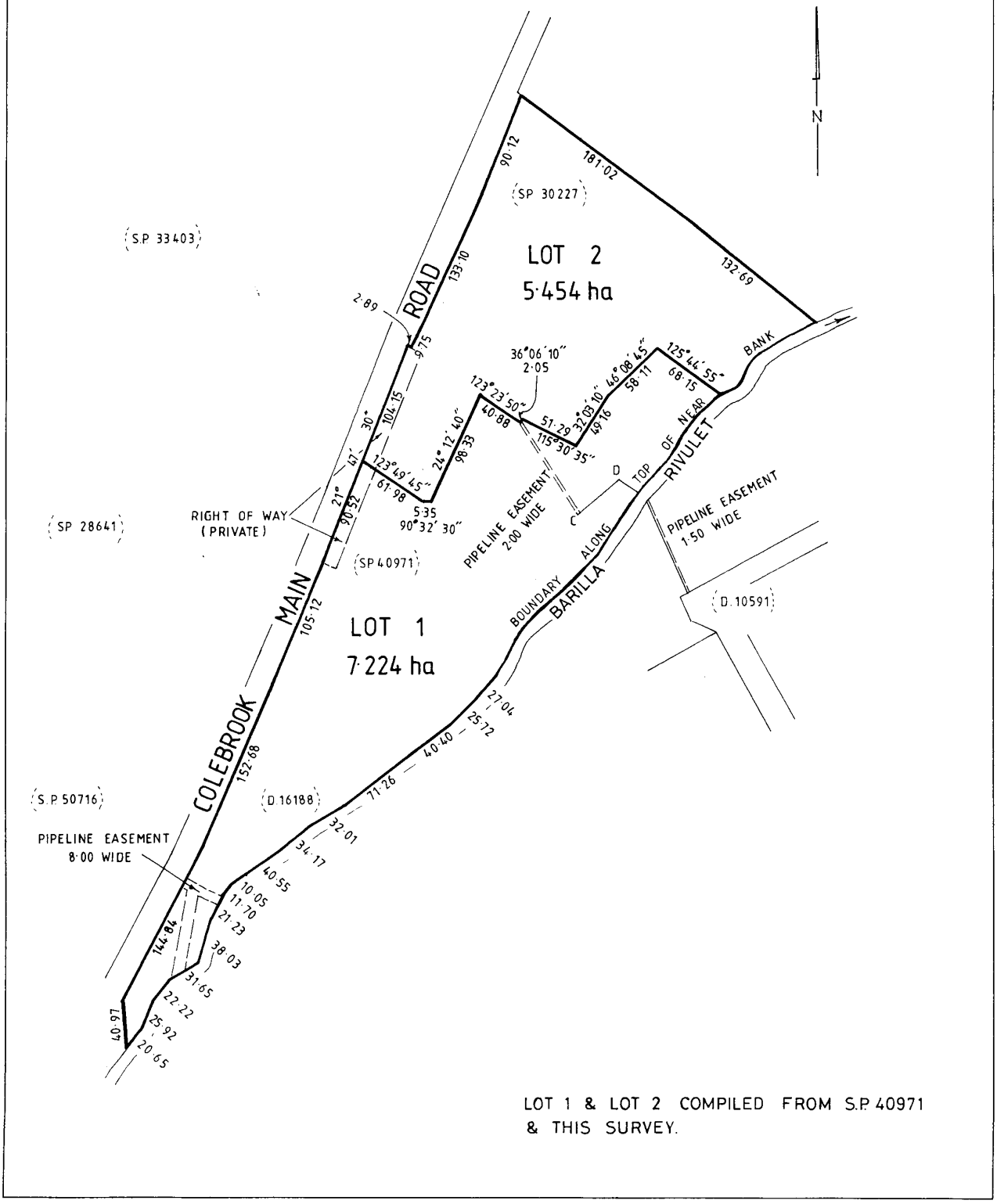
LOCATION CITY OF CLARENCE

SCALE 1: 3,000 LENGTHS IN METRES

REGISTERED NUMBER
SP125365

APPROVED
EFFECTIVE FROM 6 APR 1998
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 14 (107)	LAST UPI No. 1419875 1419876	LAST PLAN No. S.P. 40971	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



LOT 1 & LOT 2 COMPILED FROM S.P 40971
& THIS SURVEY.

A-148

SCHEDULE OF EASEMENTS

NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.

REGISTERED NUMBER

SP 125365

EASEMENTS AND PROFITS

PAGE 1 OF 3 4 PAGES

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

1. RIGHTS OF CARRIAGEWAY

A. Lot 2 on the Plan is together with a Right of Carriageway over that portion of the Right of Way (private) shown on the Plan passing through Lot 1 on the plan.

B. Lot 1 on the Plan is subject to a Right of Carriageway over that portion of the Right of Way (private) shown on the Plan appurtenant to Lot 2.

passing through such lot

RIGHTS OF CARRIAGEWAY Continued on Page 4

2. PIPELINE EASEMENT

in the terms more fully set forth in Sealed Plan No.50716

A. Lot 1 on the Plan is subject to a Pipeline Easement (for the Hobart Regional Water Board and appurtenant to Lot 1 on Sealed Plan No 50716) over the Pipeline Easement 8.00 metres wide shown on the Plan.

Pipeline Easement over the

B. Lot 1 on the Plan is subject to a Pipeline Easement 2.00 metres wide appurtenant to Lot 2 on the Plan.

Pipeline Easement over

C. Lot 2 on the Plan is together with a Pipeline Easement 2.00 metres wide shown passing through Lot 1 on the Plan provided that any pipe maintained or layed laid within the Pipeline Easement shall not have a diameter greater than 50mm.

SUBDIVIDER : R.G. BARR & P.L. BARR

FOLIO REF : CT 40971-3 & CT 40971-4

SOLICITOR & REFERENCE : G E. KENCH

PLAN SEALED BY : CLARENCE CITY COUNCIL

DATE : SD 3624

REF No.

CORPORATE SECRETARY / General Manager

NOTE: THE COUNCIL GENERAL MANAGER MUST SIGN THE CERTIFICATE FOR THE PURPOSE OF IDENTIFICATION.

SCHEDULE OF EASEMENTS 4 PAGE 2 OF 3 PAGES	Registered Number SP 125365

D. Lot 1 on the Plan is together with a Pipeline Easement over the Pipeline Easement 1.5 metres wide shown on the Plan provided however that the pipe maintained or layed laid therein shall not have a diameter greater than 200mm.

DEFINITION

"Pipeline Easement" shall mean the right to construct, lay and maintain water pipes under the surface of the strip of land marked "Pipeline Easement" together with the full and free right and liberty at all times to use the pipes and reticulation system lying under the surface of that strip of land and run and to pass water through and along the pipes and from time to time and at all times hereafter to enter upon the strip of land to inspect, cleanse , repair and maintain the pipes and drainage system and when and where necessary to lay new pipes in substitution therefore and for the purpose of full enjoyment of the aforesaid rights the owner of the dominant tenement shall have full free and uninterrupted right and liberty at all times and from time to time to enter upon and to go pass and repass over and along the strip of land and shall have the right to enter upon and under the strip of land with or without inspectors workmen or other persons and to open and break up soil and to bring, place and remove upon the strip of land any materials machinery, tools or other equipment as may be necessary for the proper construction, laying, erecting, connection and maintenance of the pipes provided that the rights and privileges hereby granted shall be exercised in a proper and workmanlike manner so as to cause as little inconvenience as possible and to do as little damage as practicable on the strip of land.

FENCING COVENANT

The owner of each Lot on the Plan covenants with the Vendor, Robert George Barr and Prudence Louise Barr, that the Vendor shall not be required to fence.

COVENANTS

1. Those parts of Lots 1 and 2 on the Plan which formerly comprised Lot 1 on SP 30227 are affected by the restrictive covenants as set out in SP 30227.

2. ~~That part~~ Those parts of Lot 1 and 2 on the Plan formerly being Lot 2 on SP 40971 ~~is~~ are affected by the restrictive covenant as set out in SP 40971.

3. The owner of each Lot on the Plan covenants with the Vendors, Robert George Barr and Prudence Louise Barr, and the owners for the time being of every other Lot shown on the said Plan to the intent that the burden of this covenant may run with and bind the covenantor's Lot and every part thereof and that the benefit thereof

SCHEDULE OF EASEMENTS 4 PAGE 3 OF 3 PAGES	Registered Number SP 125365

shall be annexed to and devolve with each and every other Lot shown on the said Plan to the observe the following stipulations:

a) That ingress and egress to and from each of the Lots respectively with Colebrook Main Road shall not be affected other than to and from that portion of Lot 1 shown on the Plan as "Right of Way (private)".

b) Not to erect any residential dwelling on the Lot closer than 250m~~x~~ of the settling ponds situate on Lot 1.

SIGNED by the said Robert George and Prudence Louise Barr being the registered proprietor of the land comprised in Folio of the Register volume 40971 folio 4 in the presence of: 3 &

WITNESS:
ADDRESS:
OCCUPATION

SIGNED by the said **JOHN ERNEST McCONNON** and **JANICE PAULINE McCONNON** being the registered proprietor of the land comprised in the Folio of the Register Volume Folio in the presence of:

SCHEDULE OF EASEMENTS PAGE OF PAGES	Registered Number

RIGHTS OF CARRIAGEWAY Continued:

Lot 2 on the plan is subject to a Right of Carriageway (appurtenant to the land formerly comprised in Lot 3 on Sealed Plan No. 40971) over that portion of the Right of Way (Private) shown on the plan passing through such lot.

PROJECT SPECIFIC Food facility

Luke and Danielle McConnon
75 Richmond Raod

Cambridge

Clarence City Council Planning Scheme 2015
Title Reference : Vol 125365 / Folio 01
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

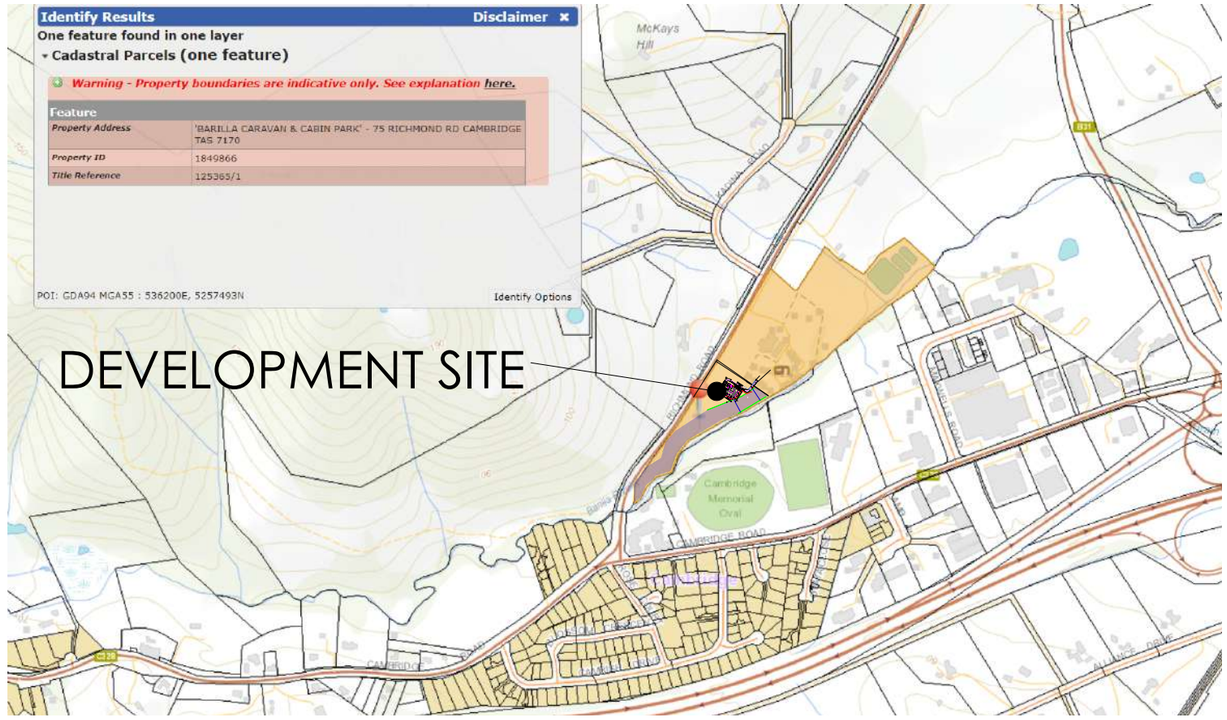
SITE INFORMATION

Lot: **01**
Title: **125365 folio 01**
Land Size: **7.20 Ha**

Council: **Clarence City Council**
Zoning: 29.00 OPEN SPACE

Overlays: 13 Bushfire Prone Zone.16 Safe Guarding Airport Code
D.A APPROVAL:
BAL:
WIND CLASSISIFCATION :
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: tba

Layout	Drawing ID	Drawing Name	Last Updated	Scale
913-01 Project information				
	1	Drawing List	24/11/2022 9:32 ..	1:1.25
	2	Story (45)	24/11/2022 9:32 ..	1:11986...
913-02 Overall Plan				
	1	Story (52)	24/11/2022 9:26 ..	1:1000
913-03 Part Site Plan				
	1	Story (49)	24/11/2022 9:26 ..	1:500
913-04 Plan				
	1	Story (42)	24/11/2022 9:26 ..	1:100
913-05 Plan 1:200				
	1	Story (38)	24/11/2022 9:26 ..	1:200
913-06 Elevations				
	1		24/11/2022 9:28 ..	1:100
	2	Generic Pers...	24/11/2022 9:28 ..	1:426.71
	3	(1)	24/11/2022 9:28 ..	1:100
	4	(1)	24/11/2022 9:28 ..	1:200
913-07 Elevations				
	1		24/11/2022 9:29 ..	1:100
	2	Generic Pers...	24/11/2022 9:29 ..	1:467.26
	3	(1)	24/11/2022 9:29 ..	1:100
	4	(1)	24/11/2022 9:29 ..	1:200
913-08 Perspective				
	1	Generic Pers...	24/11/2022 9:30 ..	1:207.48
	2	Generic Pers...	24/11/2022 9:30 ..	1:207.48
913-09 Elevations 1:200				
	1	(1)	24/11/2022 9:31 ..	1:200
	2	(2)	24/11/2022 9:31 ..	1:200
	3	(1)	24/11/2022 9:31 ..	1:200
	4	(2)	24/11/2022 9:30 ..	1:200



LOCATION PLAN

MARCUSRALPH
architectural animation design
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
e: marcusralph@bigpond.com
Copyright

Food facility
Luke and Danielle McConnon
75 Richmond Raod
Cambridge

Project information

date: 22/02/2022
drawing scale: 1:1.25, 1:11986.
designed and drawn: M.Ralph
revision-date: ISSUE DRAWING A01
job no: 2022-913
drawing no: 913-01

Location site plan

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Overall Plan

date	drawing scale
22/02/2022	1:1000
designed and drawn	revision-date
M.Ralph	ISSUE DRAWING A01
job no:	drawing no:
2022-913	913-02

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Part Site Plan

date	drawing scale
22/02/2022	1:500
designed and drawn	revision-date
M.Ralph	ISSUE DRAWING A01
job no:	drawing no:
2022-913	913-03

floor plan

Site Area 5.10 Ha
Site Coverage 520.00 sqm
floor area 360.00 sqm

scale 1:100

Staff Kitchen
M.
F
w.c
w.c
vb
Diss
vb
lunch room
Cool Room
KITCHEN FOOD PREP
Verandah
Operating Facility
admin
Packing Inwards Goods
Washing Room Storage Room
Loading bay
lunch room
outdoor staff area
oudoor plant
exit
exit
exit
exit
920
820
20-20FG
20-20FG
20-20FG
20-20FG
24-24FG
Park 02 2500X5500mm
Park 01 2500X5500mm
elevation 1.
elevation 2.
elevation 3.
elevation 4.
20,000
4000
90
6,180
90
3,510
90
90
9,690
130
130
11,870
18,000
5,780
4,000
4,870
5,000
5,000
4,870

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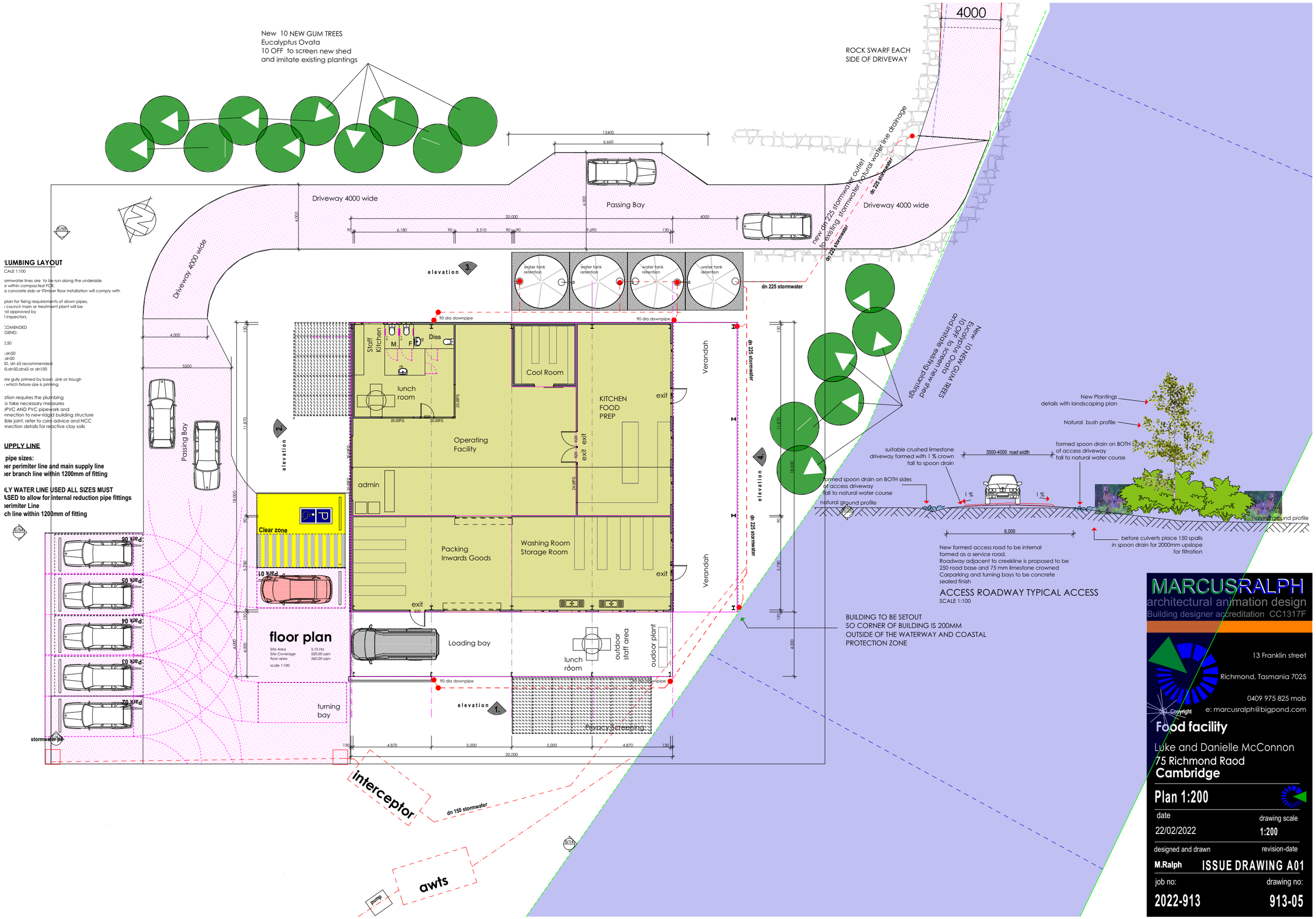
Plan

date 22/02/2022
drawing scale 1:100
designed and drawn M.Ralph
revision-date ISSUE DRAWING A01
job no: 2022-913
drawing no: 913-04



PLUMBING LAYOUT

SCALE 1:100

ormwater lines are to be run along the underside
r within compacted FCR.
a concrete slab or tTimber floor installation will comply with

plan for fixing requirements of down pipes.
council main or treatment plant will be
nd approved by
l inspectors.

COMENDED
GEND:

0,50

,dn50
dn50
50, dn 65 recommended
0,dn50,dn65 or dn100

ste gully primed by basin ,sink or trough
which fixture size is priming.

ation requires the plumbing
o take necessary measures
JPVC AND PVC pipework and
nnection to new ridgid building structure
ible joint, refer to csiro advice and NCC
nnection details for reactive clay soils

UPPLY LINE

pipe sizes:
per perimiter line and main supply line
per branch line within 1200mm of fitting

LY WATER LINE USED ALL SIZES MUST
ASED to allow for internal reduction pipe fittings
perimiter Line
ch line within 1200mm of fitting

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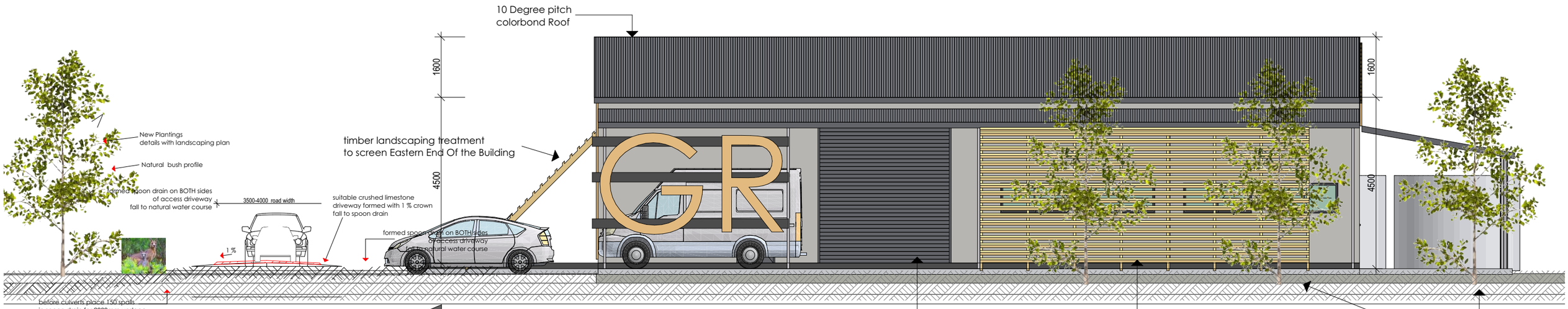
Plan 1:200

date	drawing scale
22/02/2022	1:200
designed and drawn	revision-date
M.Ralph	ISSUE DRAWING A01
job no:	drawing no:
2022-913	913-05



ACCESS ROADWAY TYPICAL ACCESS
SCALE 1:100

01

ELEVATION 01

SCALE 1:100

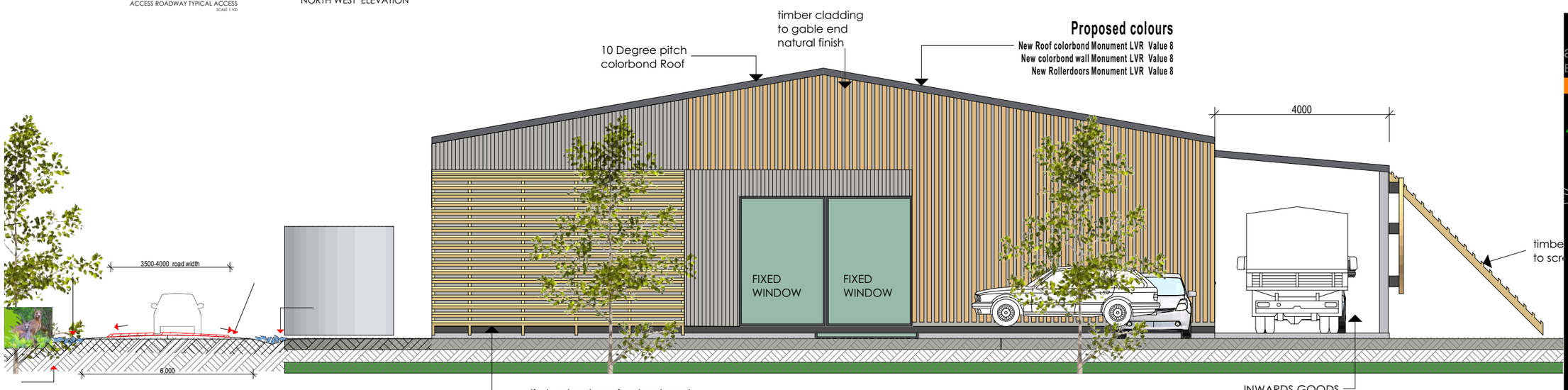
NORTH WEST ELEVATION

01

ELEVATION 01

SCALE 1:100

NORTH WEST ELEVATION



02

ELEVATION 02

SCALE 1:100

NORTH EAST ELEVATION

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75 Richmond Raod
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Elevations

date	drawing scale
22/02/2022	1:100, 1:426.71,
designed and drawn	revision-date
M.Ralph	ISSUE DRAWING A01
job no:	drawing no:
2022-913	913-06

Proposed colours
New Roof colorbond Monument LVR Value 8
New colorbond wall Monument LVR Value 8
New Rollerdoors Monument LVR Value 8

10 Degree pitch colorbond Roof

1600

colorbond wall cladding colour "monument"

water tank

timber landscaping treatment to screen Eastern End Of the Building

New Plantings details with landscaping plan

Natural bush profile

suitable crushed limestone driveway formed with 1 % crown fall to spoon drain

3500-4000 road width

formed spoon drain on BOTH sides of access driveway fall to natural water course

formed spoon drain on BOTH sides of access driveway fall to natural water course

1 %

1 %

3600

6,000

before culver in spoon drain fo

ELEVATION 03

03

SCALE 1:100

SOUTH WEST ELEVATION

New formed access road to be internal formed as a service road.
Roadway adjacent to creekline is proposed to be 250 road base and 75 mm limestone crowned.
Carparking and turning bays to be concrete

Proposed colours
New Roof colorbond Monument LVR Value 8
New colorbond wall Monument LVR Value 8
New Rollerdoors Monument LVR Value 8

10 Degree pitch colorbond Roof

1600

colorbond wall cladding colour "monument"

water tank

timber landscaping treatment to screen Eastern End Of the Building

New Plantings details with landscaping plan

Natural bush profile

suitable crushed limestone driveway formed with 1 % crown fall to spoon drain

3500-4000 road width

formed spoon drain on BO of access driveway fall to natural water course

1 %

1 %

3600

6,000

New formed access road to be internal formed as a service road.
Roadway adjacent to creekline is proposed to be 250 road base and 75 mm limestone crowned
Carparking and turning bays to be concrete

ELEVATION 03

03

SCALE 1:100

SOUTH WEST ELEVATION

Proposed colours
New Roof colorbond Monument LVR Value 8
New colorbond wall Monument LVR Value 8
New Rollerdoors Monument LVR Value 8

10 degrees

timber cladding to gable end natural finish

highlight windows in western end of wall

timber landscaping treatment to screen Northern End Of the Building

4500

timber landscaping treatment to screen water tanke for stormwater retention

4500

3500-4000 road width

6,000

ELEVATION 04

04

SCALE 1:100

SOUTH WEST ELEVATION

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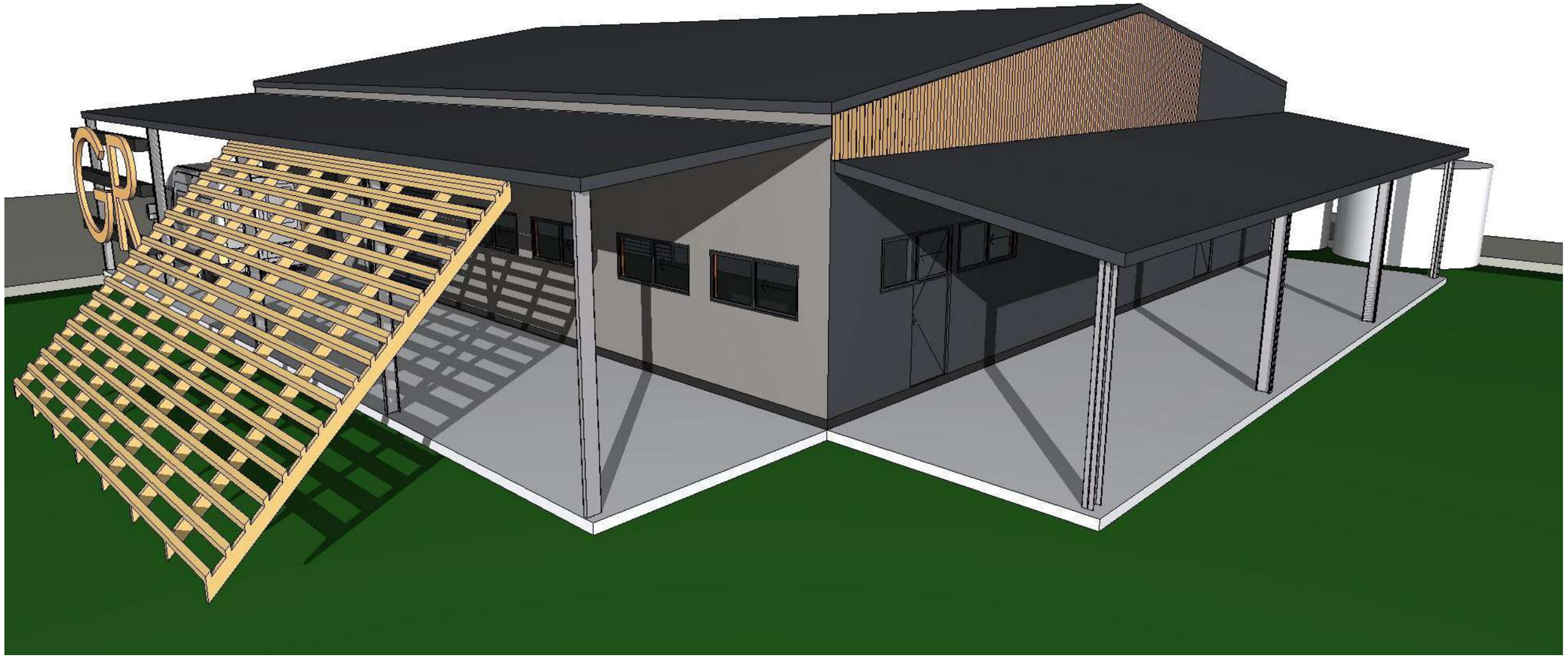
Elevations

date	drawing scale
22/02/2022	1:100, 1:467.26,
designed and drawn	revision-date
M.Ralph	ISSUE DRAWING A01
job no:	drawing no:
2022-913	913-07

ARTISTS IMPRESSION PERSPECTIVE



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e: marcusralph@bigpond.com

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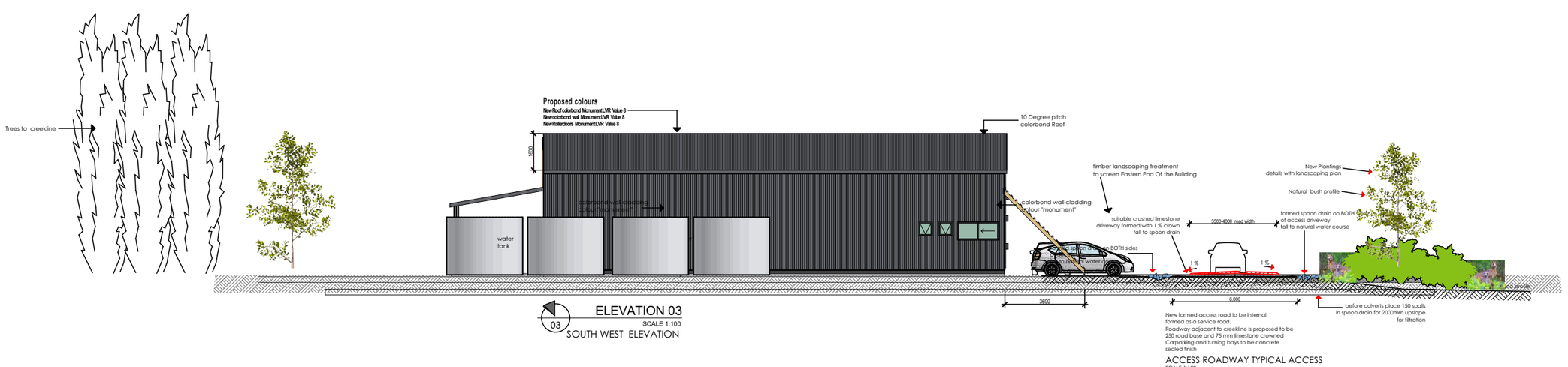
Cambridge

Perspective

date	drawing scale
22/02/2022	1:207.48
designed and drawn	revision-date
M.Ralph	ISSUE DRAWING A01
job no:	drawing no:
2022-913	913-08

04 ELEVATION 04
SCALE 1:100
SOUTH WEST ELEVATION

ACCESS ROADWAY TYPICAL ACCESS
SCALE 1:100

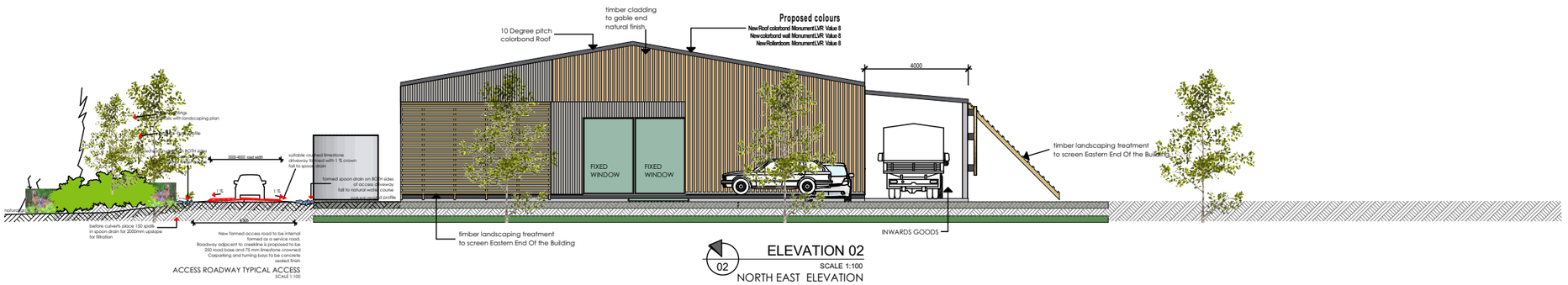


03 ELEVATION 03
SCALE 1:100
SOUTH WEST ELEVATION

ACCESS ROADWAY TYPICAL ACCESS
SCALE 1:100

01 ELEVATION 01
SCALE 1:100
NORTH WEST ELEVATION

ACCESS ROADWAY TYPICAL ACCESS
SCALE 1:100



02 ELEVATION 02
SCALE 1:100
NORTH EAST ELEVATION

ACCESS ROADWAY TYPICAL ACCESS
SCALE 1:100

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Food facility

Luke and Danielle McConnon
75 Richmond Raod
Cambridge

Elevations 1:200

date	drawing scale
22/02/2022	1:200
designed and drawn	revision-date
M.Ralph	ISSUE DRAWING A01
job no:	drawing no:
2022-913	913-09

75 RICHMOND ROAD CAMBRIDGE

o

75 Richmond Road,
CAMBRIDGE, TASMANIA
DESIGN RESPONSE REPORT

Prepared for **Luke and Danielle McConnon**
02 November 2022

MARCUSRALPH-DESIGN
ARCHITECTURAL ANIMATION
DESIGN

24 November 2022
Planning Department
Clarence city Council

MARCUSRALPH
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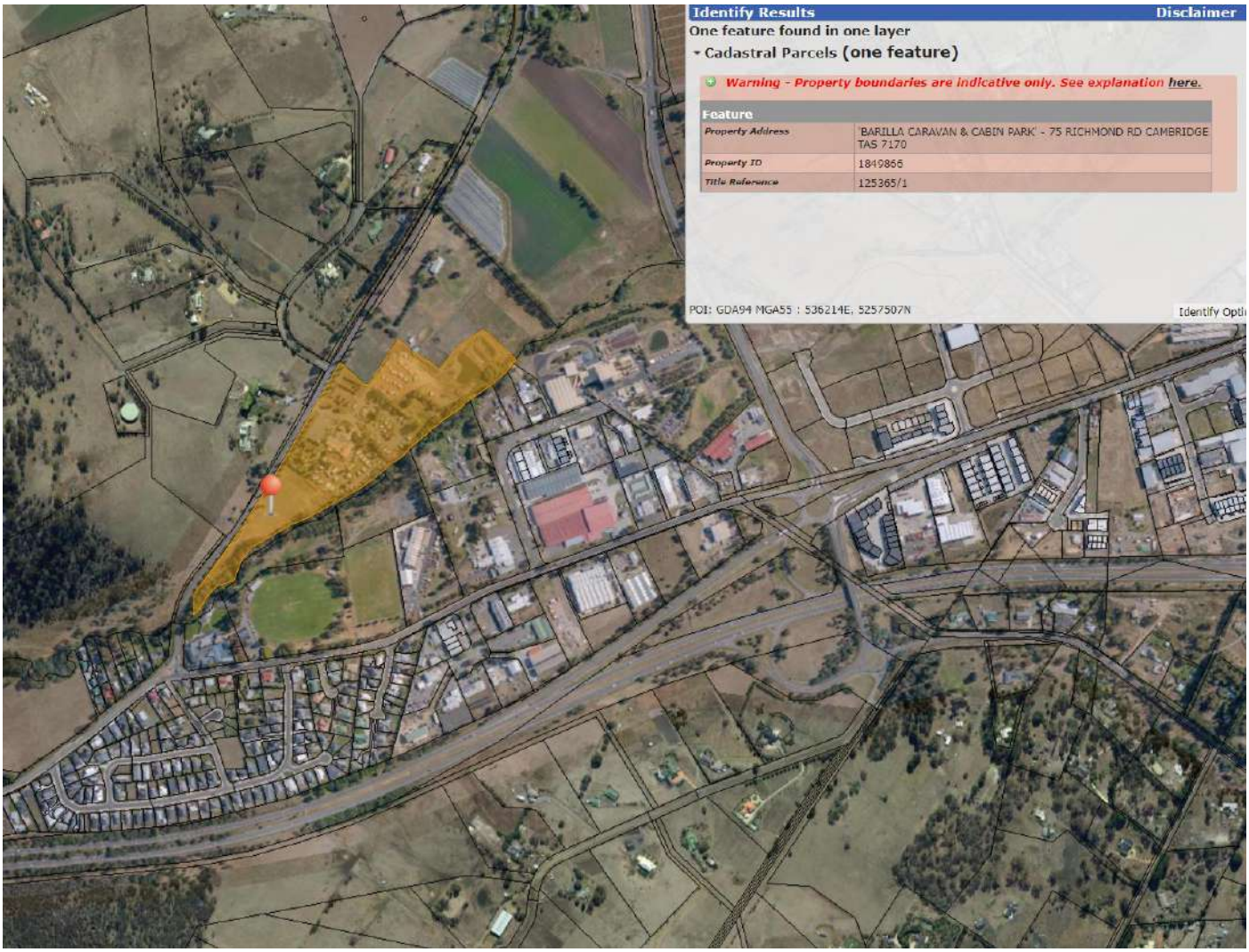
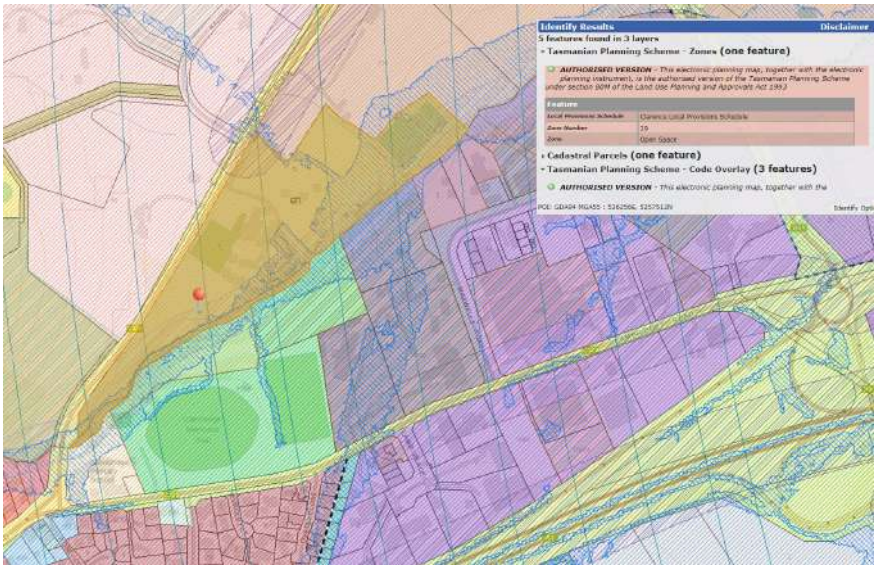
Applicant: **Luke and Danielle McConnon**
Property address: **75 Richmond Road, Cambridge**

Proposed application: **Relocation of existing catering Business, NEW BUILDING, EXTENSION OF EXISTING INTERNAL ACCESS AND NEW CARPARKING FOR EMPLOYEES**



LOCATION PLAN
Aerial Siting



Current site

29.1 Zone Purpose

The purpose of the Open Space Zone is:

29.1.1
To provide land for open space purposes including for passive recreation and natural or landscape amenity.

29.1.2
To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.

29.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities and underground utilities.
Permitted	
No Permitted uses.	
Discretionary	
Community Meeting and Entertainment	
Crematoria and Cemeteries	If for a cemetery.
Emergency Services	
Food Services	
General Retail and Hire	
Pleasure Boat Facility	
Resource Development	If for: (a) marine farming shore facility or other facility that relies upon a coastal location to fulfil its purpose; or (b) grazing.
Sports and Recreation	
Tourist Operation	
Transport Depot and Distribution	If associated with wharves, water taxis, or commuter or passenger ferry terminals.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Visitor Accommodation	If for camping and caravan park or overnight camping areas.
Prohibited	
All other uses	

Existing development

The property is located at 75 Richmond Road, Cambridge. Road frontage is tree lined poplar trees planted by the owner and substantial landscaping in front of the Existing use Caravan Park and Restaurant. The Caravan Park has been in use, on the site for more than 20 years with multiple uses and a diverse family business being operated from the site. Catering and their restaurant/wood fired pizza service compliment the Caravan Park and both sides of the business have grown to the point where the onsite Catering Business "Golden Roast" being located in the middle of the public use park has facilitated a need for change.
It is proposed to re-locate this part of the business -service industry to the open field to the west of the existing Restaurant and build a facility in which the family can separate the site into 2 separate entities.
The Caravan Park, set to expand will cater for the public onsite cabins and powered/non powered sites and the catering side of the Business will expand into new a new building, purpose built for food preparation, and operate remotely by staff members, who go to site to the client or function centre/event. The new facility will still operate with 6 mobile vans and contractors and the two business owners.

Response: The application proposes to in simple terms build a new colorbond structure in the vacant grassland and move this part of the operation to the less restrictive area and isolate the public from this business .The access to the grassland is through the existing sealed driveway through the onsite cabin park area, where the driveway width maintains a minimum 3600mm wide. It will be required to extend the access onto the site crossing the natural formed stormwater drain (from culvert off Richmond Road) The extended access road is proposed to be constructed from limestone with kerbing and carparking and turning areas to be sealed concrete or asphalt

The new Building will be constructed from steel and then clad with a sustainable timber in selected elevations with timber screening to visually attach the building to ground level and articulate the vertical walls. Timber offers a soft natural finish while offering durable recycled potential initially or for second use.
The development needs dedicated parking under the scheme based on floor area, this may be distributed throughout the park, while enough are provided for employees and contractors near the new building, reducing the visual amount of hardstand.

Existing development

Site association-Location:

1.- Entrance off Richmond Road
2.-Existing Carpark
3.- Existing Restaurant
4.-Golden Roast facility Building
5.- Cabin and caravan powered sites
6.- Unpowered sites
7.- Proposed site location for new building
8.- Internal site access driveway

Aerial Siting

29.3.1 Discretionary uses

Objective:

That a use listed as Discretionary, does not cause an unreasonable loss of amenity to adjacent sensitive uses.

Acceptable Solutions

A1

Hours of operation for a use listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must be within the hours of:

(a) 8.00am to 10.00pm if within 50m of a General Residential Zone, Inner Residential Zone or Low-Density Residential Zone; or
(b) 6.00am to midnight, otherwise.

29.4.1 Building height, setback and siting

Objective:

That building bulk, height, form and siting:

(a) is compatible with the streetscape;

(b) does not cause unreasonable loss of amenity to adjacent properties;

(c) respects the natural and landscape values of the site; and

(d) minimises opportunities for crime and anti-social behaviour through setback of buildings.

Acceptable Solutions

A1:
Building height must be not more than 10m.
A2:
Buildings must have a setback from a frontage of:

(a) not less than 5m; or

(b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties,

whichever is the lesser.
The building is aligned with the adjacent main building on the site.

A4

Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low-Density Residential Zone.
The building is more than 100m from any adjacent residential building

29.4.2 Outdoor storage areas

Objective:

That outdoor storage areas do not detract from the appearance of the site or surrounding area.

Acceptable Solutions

A1

Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.

Proposed Air-conditioning units are places at the rear of the building away from sight lines / road/road access and public viewing

Stormwater Runoff from road access and Parking Areas

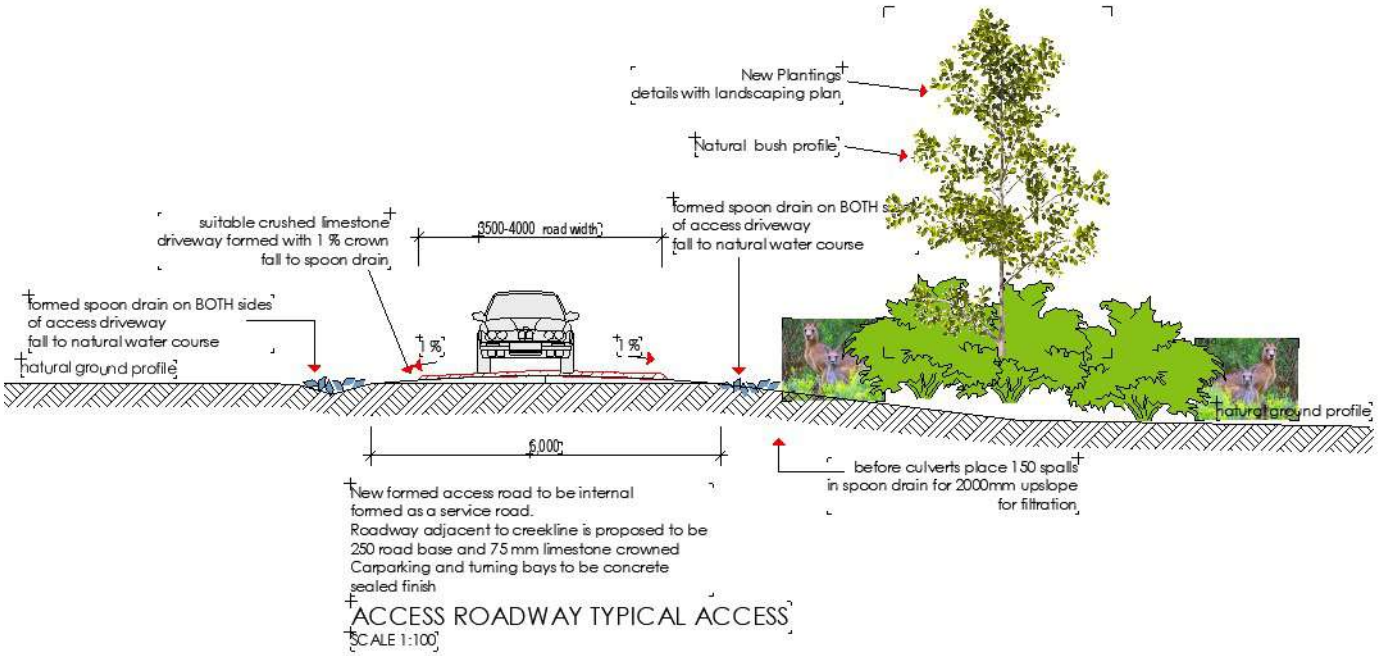
Refer to music modelling by Spell
The hardstand areas are proposed to discharge through the natural water course off Richmond Road which directs stormwater onto the site from both sides of Richmond Road
Water Tanks and proposed SPELLCEPTOR will offer on-site retention and filtration before entering the existing water course.
As part of stormwater mitigation, we have lifted the floor level of the building 600mm above natural ground lines.

Culvert on Richmond Road directing stormwater onto site.

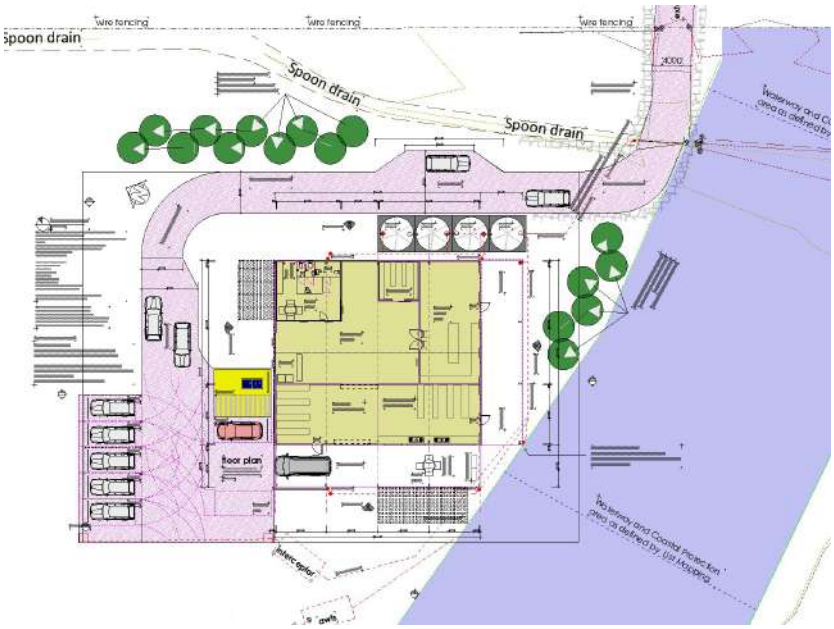
Spoon drain. maintained on site

New internal driveways

New internal driveways are to be proposed limestone gravel with kerbing
While parking and turning areas are to be hardstand

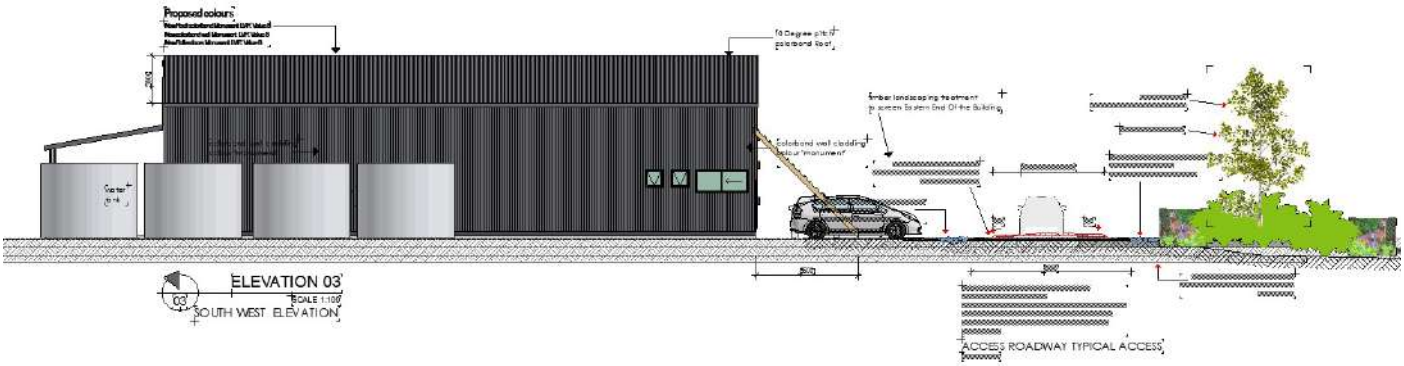


Proposed typical access road



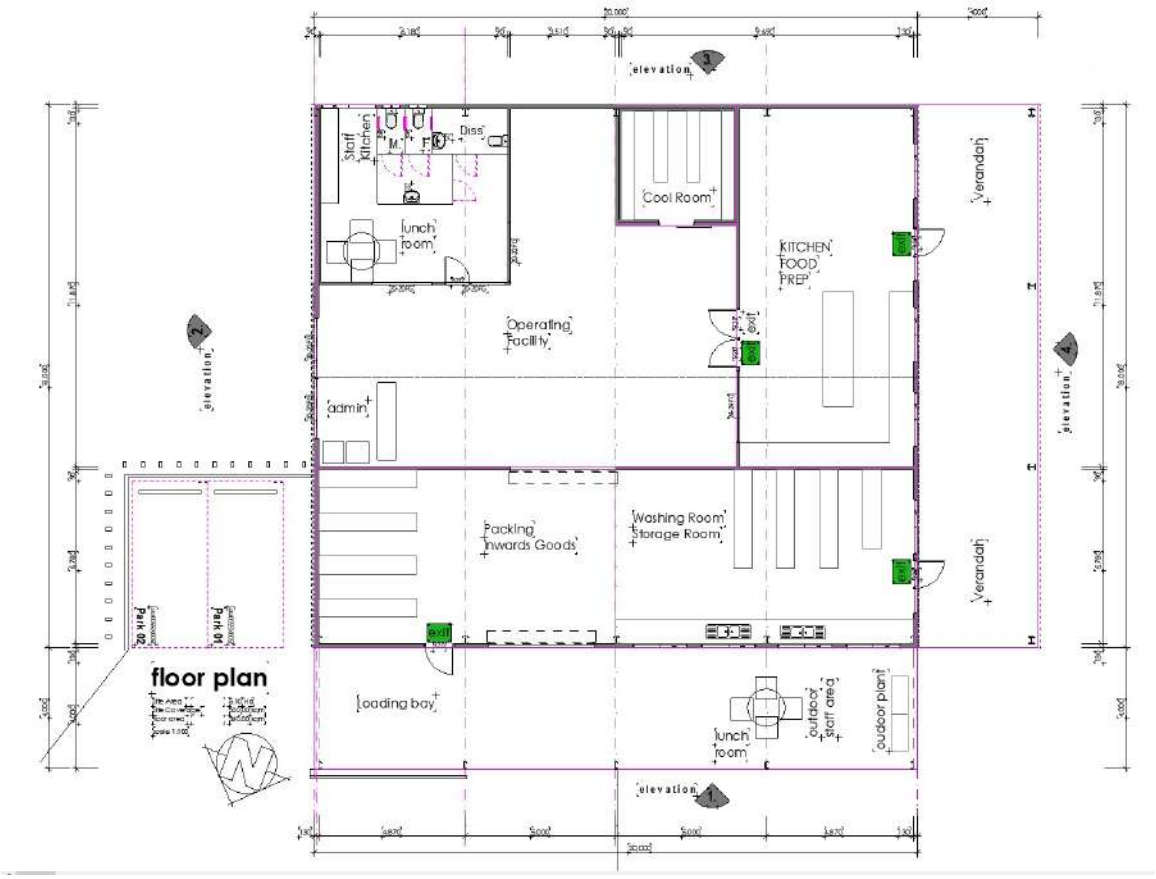
Landscaping buffer PLAN
Proposed plantings

Water tank location and façade treatment



Water tank location and façade treatment

Alignment of proposed and existing structure



floor plan concept

MARCUS-RALPH -DESIGN
design - Architectural animation
***-AssocDip- Applied Science 7300**
(Building and Architecture Practice- Architectural Stream)
***Certificate in Architectural Practice 7722**
***-DIP - Building Design and Drafting 3474**
***-DIP Project Management BSB51415**
***-Building Thermal Performance Assessment(Residential)- 91318NSW**
(Professional practice,Software Operation (FR5) Design and Construction Theory)

ONSITE-WASTEWATER ASSESSMENT

75 Richmond Rd

Cambridge

September 2022

GES

GEO-ENVIRONMENTAL

SOLUTIONS

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Luke and Danielle McConnon
Site Address:	75 Richmond Rd, Cambridge
Date of Inspection:	08/09/2022
Proposed Works:	Commercial
Investigation Method:	Hand Auger
Inspected by:	M. Campbell

Site Details

Certificate of Title (CT):	125365/1
Title Area:	Approx. 7.534ha ha
Applicable Planning Overlays:	Airport obstacle limitation area, Bushfire-prone Areas
Slope & Aspect:	Flat NW facing slope
Vegetation:	Grass & Weeds Undisturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Quaternary
Climate:	Annual rainfall 500mm
Water Connection:	Mains
Sewer Connection:	Serviced-Mains
Testing and Classification:	*AS2870:2011, AS1726:2017 & AS1547:2012*

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	HRZ	Description
0.00-0.20	A1	**Clayey SILT (ML)**: High plasticity, dark brown, moist, loose.
0.20-1.20	B21	**CLAY (CH)**: High plasticity, dark brown, slightly moist, firm to stiff, no refusal.

Site Notes

Soils on site are developing from Quaternary Sediments. The soils consist of deep clay profiles. The clay fraction is highly plastic and is likely to exhibit significant ground surface movement with moisture fluctuations.

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Light Clay (category 5)**. The site is unsuited to the installation of a traditional septic tank and trenches due to soils with poor drainage. A grease trap (min 1000L) and secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen etc) with treated effluent disposed by subsurface irrigation. A Design Irrigation Rate (DIR) of 3L/m^2/day has been assigned for this site.

The proposed building has a calculated maximum wastewater output of 1000L/day. With secondary treatment this will require an absorption area of at least 350m^2. This can be accommodated by subsurface irrigation.

Soils on site were found to be dispersive therefore it is strongly recommended that gypsum be applied to the bottom of the absorption area at a rate of 1Kg/5m2. For all calculations please refer to the Trench summary reports.

A cut-off drain will be required upslope of the absorption area and the area excluded from traffic or any future building works. A 100% reserve area should be set aside for future wastewater requirements.

The following setback distances are required to comply with the Building Act

2016: Upslope or level buildings:	3m
Downslope buildings:	2.25m
Upslope or level boundaries:	1.5m
Downslope boundaries:	2.5m
Downslope surface water:	17m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Luke and Danielle McConnon	Assess. Date	27-Sep-22
		Ref. No.	
Assessed site(s)	75 Richmond Road	Site(s) inspected	8-Sep-22
Local authority	Clarence City	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem 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 a method independent of the no. of bedrooms)
Septic tank wastewater volume (L/day) = 333
Sullage volume (L/day) = 667
Total nitrogen (kg/year) generated by wastewater = 3.7
Total phosphorus (kg/year) generated by wastewater = 1.8

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	60	37	47	32	57	68	28	49	46	62	62	48
Adopted rainfall (R, mm)	60	37	47	32	57	68	28	49	46	62	62	48
Retained rain (Rr, mm)	54	33	42	29	52	61	25	44	41	56	56	43
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**76**	**77**	**49**	**34**	**-10**	**-32**	**7**	**-2**	**22**	**28**	**49**	**83**

Annual evapotranspiration less retained rain (mm) = 382

Soil characterisitics

Texture = Sandy Loam Category = 5 Thick. (m) = 2
Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 5

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 a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
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) =	35
Width (m) =	10
Depth (m) =	0.2
Total disposal area (sq m) required =	350
comprising a Primary Area (sq m) of:	350
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Using the DIR of 3mm/day, an irrigation area of 350m2 will be required to accommodate the expected wastewater flows.

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Luke and Danielle McConnon	Assess. Date	27-Sep-22
		Ref. No.	
Assessed site(s)	75 Richmond Road	Site(s) inspected	8-Sep-22
Local authority	Clarence City	Assessed by	John Paul Cumming

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	1,000	V. high	Moderate		
A	Density of disposal systems	/sq km	25	Mod.	High		
	Slope angle	degrees	1	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces NE or NW		V. high	Low		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	1,000	High	High	Moderate	Other factors lessen impact
	SAR of septic tank effluent		1.0	High	Low		
	SAR of sullage		1.6	High	Low		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m	2.0	V. high	Low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.12	Mod.	Very low		
	Long Term Accept. Rate	L/day/sq m	3	High	High	Moderate	Other factors lessen impact

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Luke and Danielle McConnon	Assess. Date	27-Sep-22
		Ref. No.	
Assessed site(s)	75 Richmond Road	Site(s) inspected	8-Sep-22
Local authority	Clarence City	Assessed by	John Paul Cumming

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 Trench	Limitation Amended	Remarks
	Cation exchange capacity	mmol/100g	100	High	Low	Moderate	
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-382	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	5.5	High	Low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
A	Dist. to nearest surface water	m	60	V. high	High		
	Dist. to nearest other feature	m	30	V. high	Moderate		
	Risk of slope instability	Low		V. high	Low		
	Distance to landslip	m	1000	V. high	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (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	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Complies with A1 (b) (iii) Land application area will be located with a minimum separation distance of 2.25m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (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.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all 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.	Complies with A2 (b) (ii) Land application area located 17m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of 2.5m of downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A5 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

AS1547:2012 – Loading Certificate – AWTS Design

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

Site Address: 75 Richmond Road

System Capacity: 8 persons @ 150L/person/day

Summary of Design Criteria

DIR: 3mm/day.

Irrigation area: 350m^2

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Luke and Danielle McConnon *Owner name*
P.O. Box 1302 *Address*
Rosny park 7018 *Suburb/postcode*

Designer details:

Name: John-Paul Cumming
Category: Bld. Srvcs. Dsgnr. - Hydraulic
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: CC774A
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Luke and Danielle McConnon
Designer's project reference No. J7680
Address: 75 Richmond Rd
Lot No: 125365/1
Cambridge 7170

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

Description of work:
On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

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

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

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

Other details:

AWTS with subsurface irrigation

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-22
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-22
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-22

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

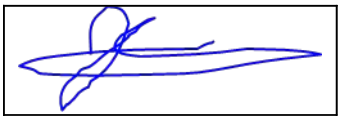
Onsite Wastewater Assessment - 'BARILLA CARAVAN & CABIN PARK' 75 RICHMOND RD CAMBRIDGE TAS 7170 - Sep-22
Onsite Wastewater Assessment - 'BARILLA CARAVAN & CABIN PARK' 75 RICHMOND RD CAMBRIDGE TAS 7170 - Sep-22

Attribution as designer:

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		27/09/2022
Licence No:	CC774A		

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:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] 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
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] 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 ..... John-Paul Cumming..... 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

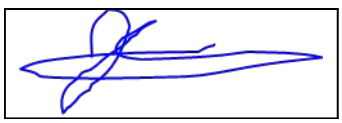
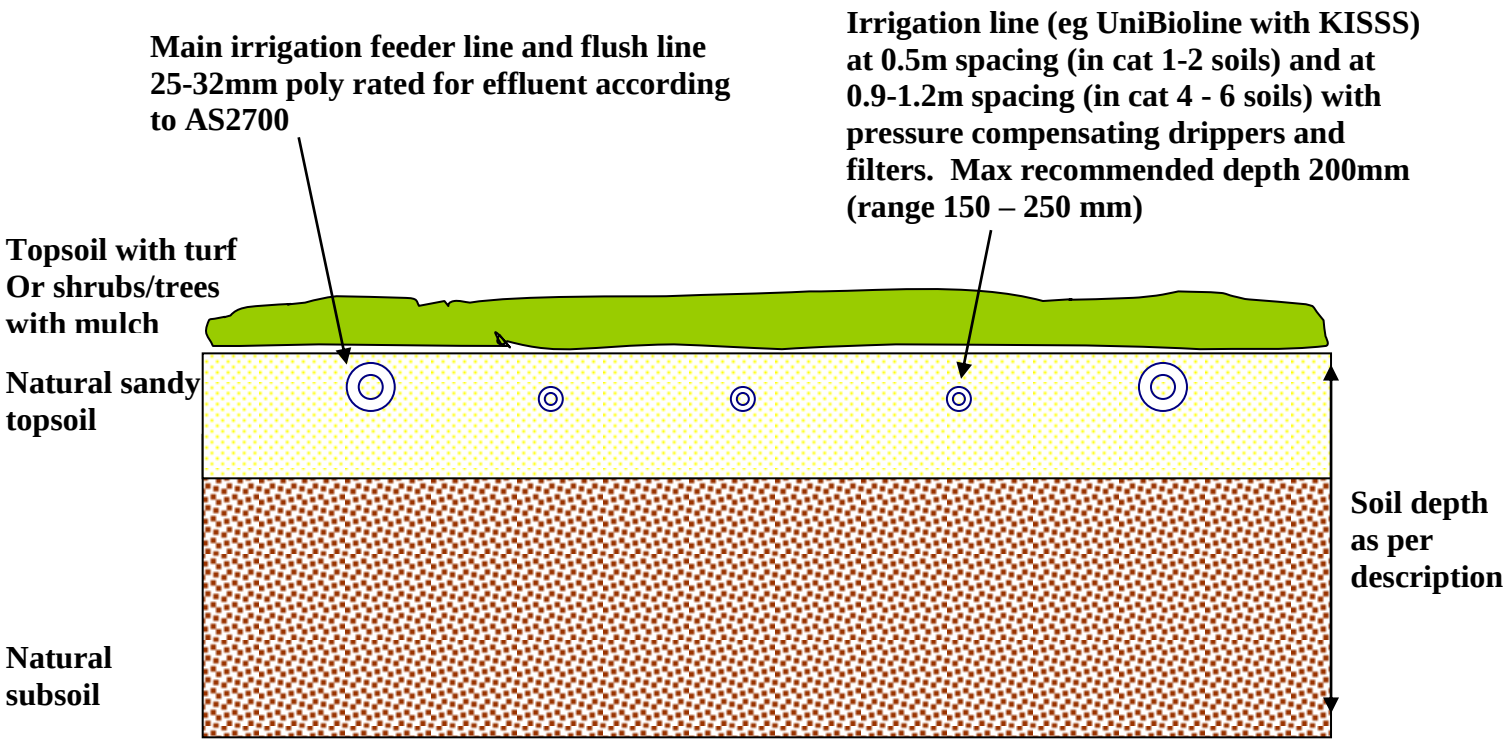
	Name: (print)	*Signed*	*Date*
Designer:	John-Paul Cumming		27/09/2022

Figure 1 – AWTS

Subsurface irrigation design

To be used in conjunction with site evaluation report for construction of subsurface irrigation areas for use with aerated wastewater treatment systems (AWTS). **On dispersive soils gypsum should be added to tilled natural soil at 1Kg/5m^2**. The irrigation outlet line from the system or holding tank should utilize a 25-32mm main line out stepped down to a 11-16mm lateral drip irrigation lines in each irrigation row. If the final design is for shrubs/trees then a mounded row design is best employed with a nominal mound height of approximately 200mm.

Irrigation Area Cross Section



Note – the topsoil/turf depths are minimum, with a maximum recommended depth of irrigation line below surface of 200mm (range 150-250mm).

- The existing surface of the site should be tilled to a depth of 200mm with a conventional plough, discs or spring tines to break down the turf matt and any large soil clods
- Turf, or grass seed or plants/mulch should be applied to the area as soon as practical after the laying of dripper line and commissioning of the system

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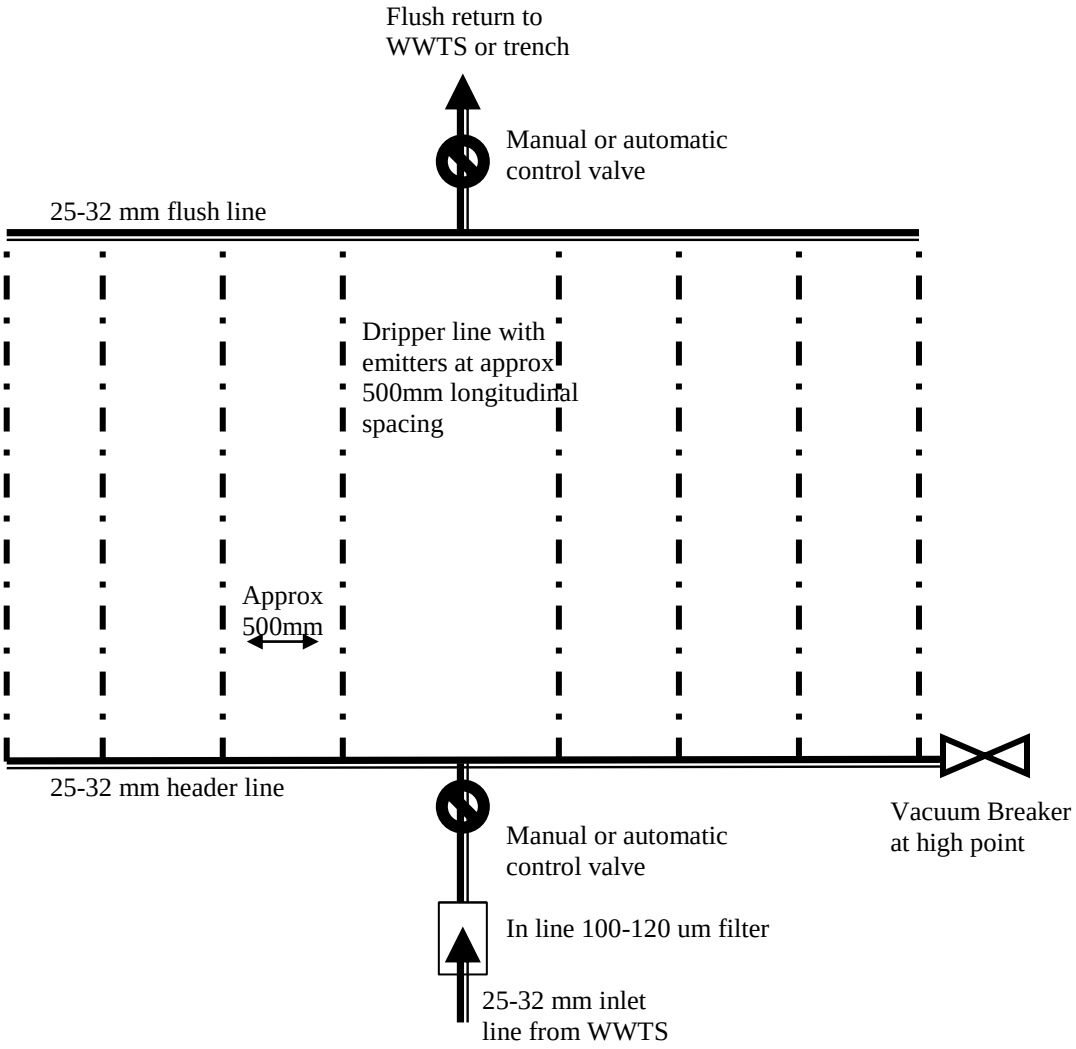
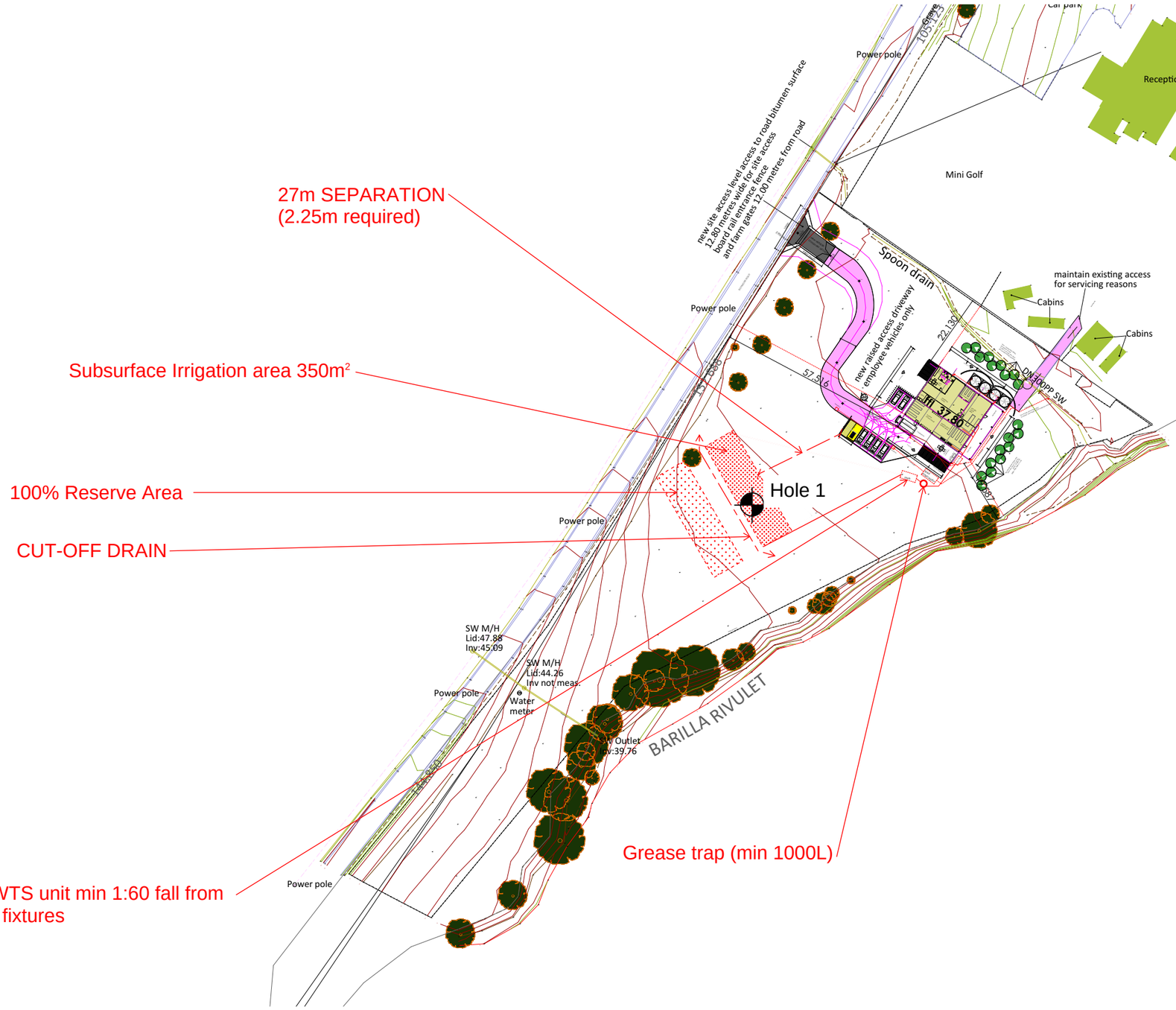
Irrigation Area Plan View



Design specifications:

1. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed (either Techline brand, Geoflow or KISSS) with commonly used with spacing of 0.3m (0.5m KISSS) in highly permeable soils and 0.6m (1.0-1.2m KISSS) in less permeably loams and clays.
2. Dependant upon treatment system a 200µm filter may be installed at the pumping chamber outlet, but a 100-120 µm inline disc filter should be installed prior to discharge into the irrigation area.
3. A vacuum breaker valve must be installed at the highest point of each irrigation zone in a marked and protected valve control box.
4. A flush line must be installed at the lowest point/bottom of the irrigation area with a return valve for flushing back into the treatment chamber of the system (not into the primary chamber as it may affect the performance of the microbial community) or to a dedicated absorption trench.
5. The minimum irrigation pumping capacity should be equivalent to 120kpa (i.e. 12m of head) at the highest point of the irrigation area (a gauge should be placed at the vacuum breaker) – therefore pump size can be matched on site to the irrigation pipe size and design.



Wastewater system:

AWTS unit vented according to
NCC vol 3 Tas H101.2
min 1:60 fall from all fixtures
Grease trap (min 1000L)

Cut-off drain

Subsurface irrigation - 350m²
eg. 35m x 10m

Min 3m from upslope buildings
Min 2.25m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 2.5m from downslope boundary
Min 17m from downslope surface water

Refer to GES report

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Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

27/09/2022

Do not scale from these drawings. Dimensions to take precedence over scale.	Luke and Danielle McConnon 75 Richmond Road Cambridge, 7170	C.T.: 125365/1 PID:	Date: 27/09/2022	On-Site Wastewater Management Plan	Drawing Number:	Sheet 1 of 1 Drawn by:

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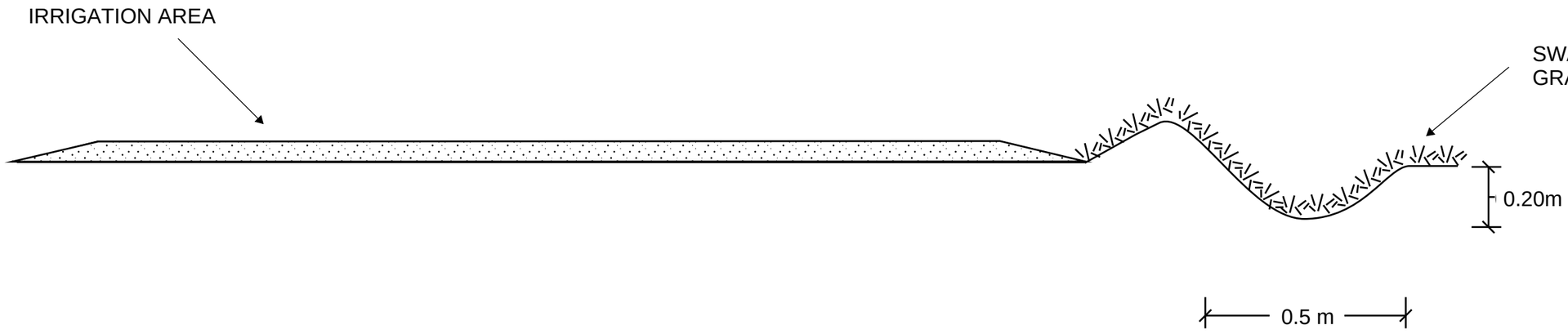
TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.20M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: Nov 2021	Grassed swale drain typical cross-section	Sheet 1 of 1 Drawn by SR

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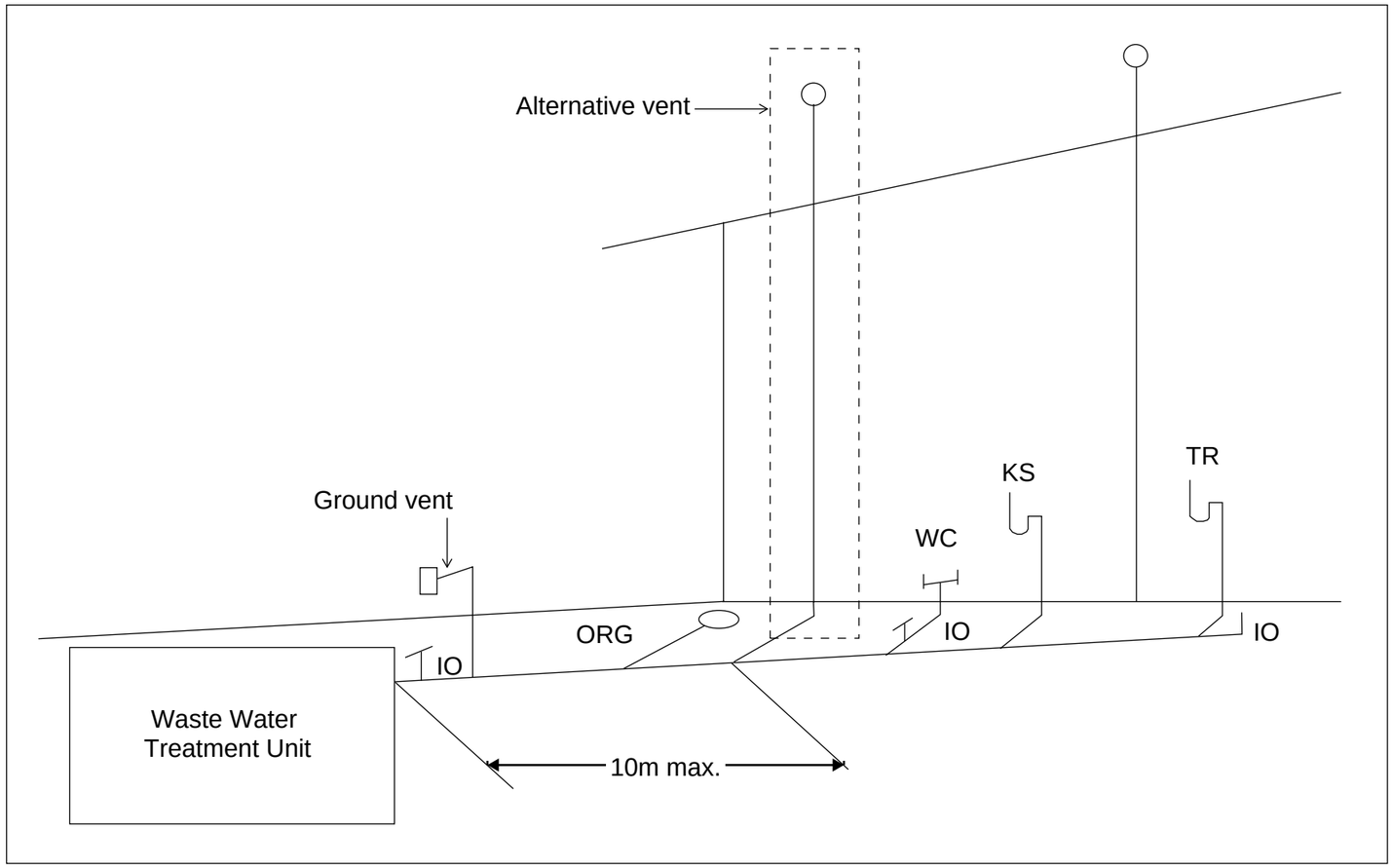

Tas Figure H101.2 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Alternative vent is the preferred arrangement where possible.

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure H101.2 Alternative Venting Arrangements		Sheet 1 of 1