GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: **Gala Kirk Cranbrook**
CT/247068 & CT/176453

PROPOSAL: **Proposed Wine Sales Centre**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the General Manager. Representations must be received before midnight on 18 January 2024

APPLICANT:	**Adam Geoffrey Greenhill**
DATE:	**02/01/2024**
APPLICATION NO:	**DA 2024 / 03**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Adam Greenhill		
Contact person: (if different from applicant)			
Address:	56 Glen Gala Rd		
Suburb:	Cranbrook	Post Code:	7190
Email:	adam@galaestate.com.au	Phone: / Mobile:	[redacted]

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	14876 Tasman Highway		
Suburb:	Cranbrook	Post Code:	7190
Size of site: (m^2 or Ha)	2.125 Ha		
Certificate of Title(s):	247068/1 and 176543/1		
Current use of site:	Unused Church / Grazing of livestock		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	Wine sales centre
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	$ [redacted]
Is the property on the State Heritage Register? (Circle one)	☑ Yes / No ☐
For all Non-Residential Applications	
Hours of Operation	10 am - 5 pm
Number of Employees	2
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	Wine to be delivered in flat tray utility once a week
Describe any hazardous materials to be used or stored on site	N/A
Type & location of any large plant or machinery used (refrigeration, generators)	N/A
Describe any retail and/or storage of goods or equipment in outdoor areas	Locked storage shed on site
Personal Information Protection Statement	

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

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Applicant Declaration

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

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of *the Land Use Planning and Approvals Act 1993.*

Applicant Signature:		Date:	2/1/24

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

Glamorgan Spring Bay Council

Planning Department

9 Melbourne Street

Triabunna

TAS 7190

RE: Proposed Wine Tasting Development at 14876 Tasman Highway, Cranbrook,

To whom it may concern,

Please find our planning application for the construction of an outbuilding and change of use of the Gala Kirk, from a closed church to Class 6 (for the purpose of wine sales)

The proposal consists of

- change of use from Closed Church to Class 6
- new building for Disabled toilet and storage
- Installation of septic system
- Connection of plumbing
- Connection of electricity

PROJECT OUTLINE

We would like the Gala Kirk to become a destination wine experience, beyond the existing Gala Estate cellar door and over and above the transient tourist.

The offering will be a bookable experience to educate and entertain customers over a one hour booked timeslot.

Staffing levels will generally be one staff to two customers with 2 separate tasting hubs.

There will be a small offering of tapas style food to complement the wines.

CHANGE OF USE

The Gala Kirk was an active church until 2018. In 2022 the kirk was purchased by the applicant and now is being converted for wine tasting and sales.

Building Surveying Services Tasmania have advised a change of use to Class 6 for the sales of wine and other farm produce.

HERITAGE

We have been working with Heritage Tasmania to achieve the best possible heritage outcomes while still allowing the building to be used for commercial purposes. A heritage exemption is attached.

OUTBUILDING

We intend to build an outbuilding to house an ambient toilet and for storage on an adjoining title.

The building is in this location to preserve the heritage values of the Kirk and will be accessible to visitors of the Kirk by way of an easement.

Plans are attached

SEPTIC AND PLUMBING

A hand sink, general purpose sink, glass washer and dishwasher will be installed in one of the back rooms of the Kirk.

A bathroom will be installed in the new building located to the north of the Gala Kirk

See attached “On Site Wast Water assessment” Geo-Enviromental Solutions

PARKING

The existing parking area for 8 cars will continue to be used going forward. This is a gravel surface located to the west of the Kirk.

See attached plan “Gala Kirk DA”

DISABLED ACCESS

Michael Small of Equality building has completed a Performance Solutions Report which is attached


1845

01. The Role of Gala Kirk

Define and create an ‘Experience Centre’ as a heartland for the Gala Estate umbrella brand.

Build on the provenance of the Gala wine brand.

Extend product offers not otherwise available at the cellar door or elsewhere.

Generate increased revenue and higher basket value transactions (club/ premium high margin wines)

Utilise the experience to extend customer advocacy.

Become a destination wine experience beyond the cellar door over and above the transient tourist.

Use the venue to build loyalty and sign up high value patrons

We are an Experience Centre not a cellar door.

We compliment and add value to the GALA brand.

We do not canibilise sales from our existing cellar door.

Provenance - history of the GALA brand

Offers - exclusive wines

Revenue - increase basket value

Membership - loyalty and commitment

Destination - become a place of intrique - build desire to visit

02. Experiencial factors

What makes for a unique, exceptional experience, relevant to our objectives

Personal - Hand written or printed name cards. Personal engagement one on one. Sit down private table/ tastings.

Exclusive - Access to the centre. Access to a back catalogue of wine not otherwise available.

Signature range - Kirk

Memorable - Grand scale, impactful statements and installations.

History - how do we successfully convey the historical story of Gala - artefacts, furniture, story telling, communication.

Digital - what is the digital overlay? QR Code instant booking. AV screen of ambient images.

Personal - a tailored experience

Exclusive - exclusive wines/ access & opportunities

Memorable - lasting take out

History - provenance & legacy

Digital - elevate the experience, personalise and delight

03. Customer scenarios

I want to experience something ‘different’:

I want to feel exclusive with personal touches and tailored experiences

I want to learn more about GALA as an estate brand

I want to try wine not available in the cellar door

I want to buy wine I cannot otherwise source

I want to feel fulfilled and empowered by my experience and purchase

I want to share my story

Different - I’ve never experienced wine in this way

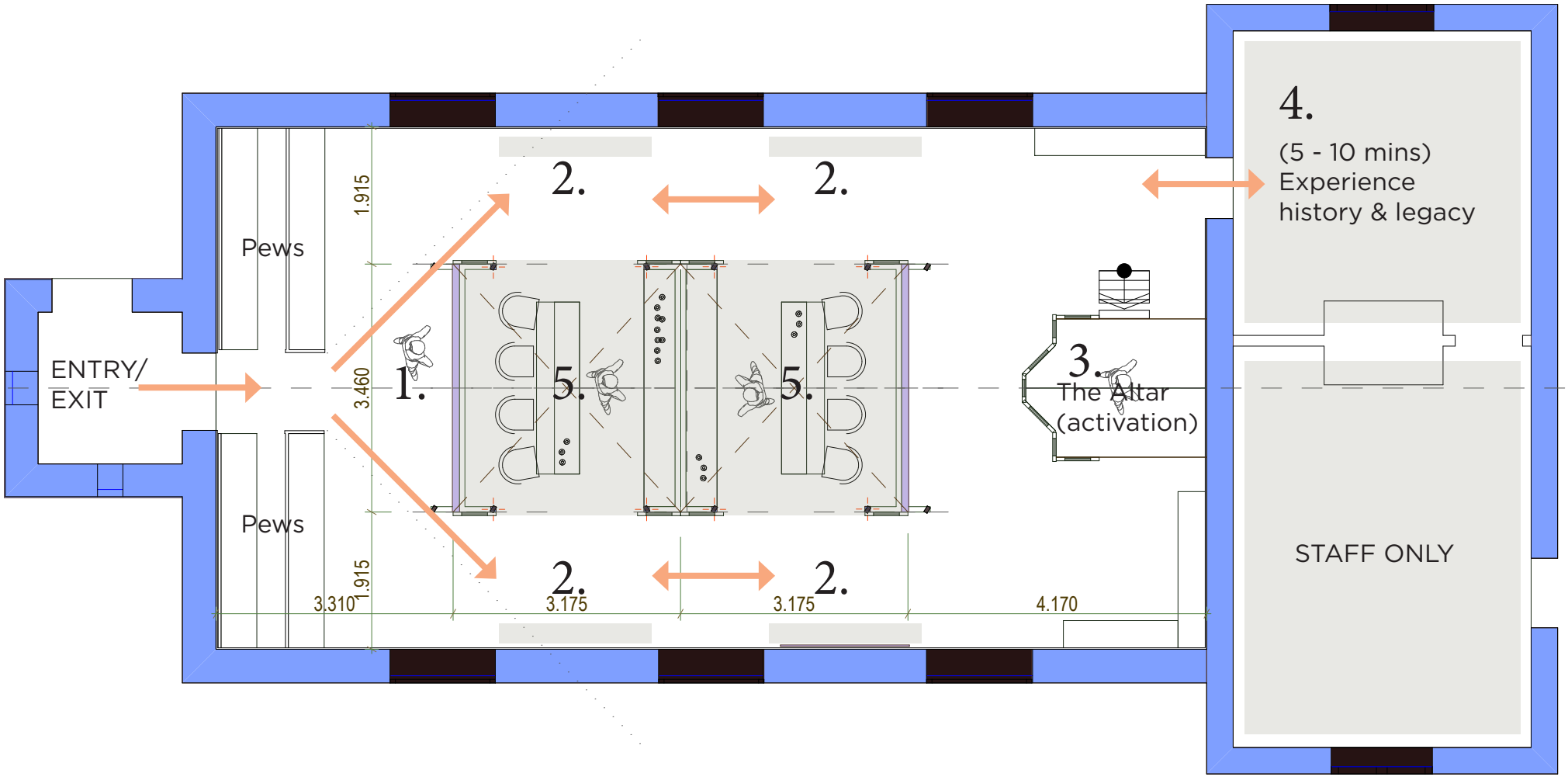
Tailored - It was personal. I felt special and cared for.

Educate - I learned a great deal about the GALA brand, it’s history and provenance.

Desire - The wines were amazing. I spent much more than I thought I would.

Sharing - I shared my experience with others and boasted of my new membership (over an exclusive bottle)

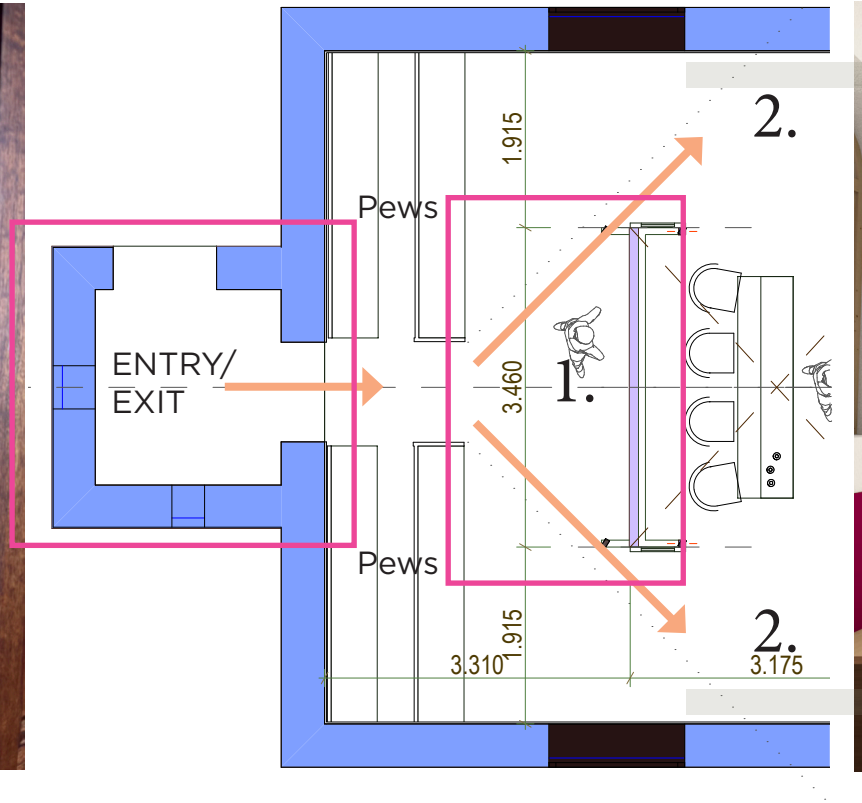
The customer journey



1. (5 mins) Welcome reception Moment of delight
2. (5 mins) Brand accolades & our wine Journey
3. The Altar (activation)
4. (5 - 10 mins) Experience history & legacy
5. (45-60 mins) Tasting zone

1. (5 mins)
Welcome reception - Moment of delight

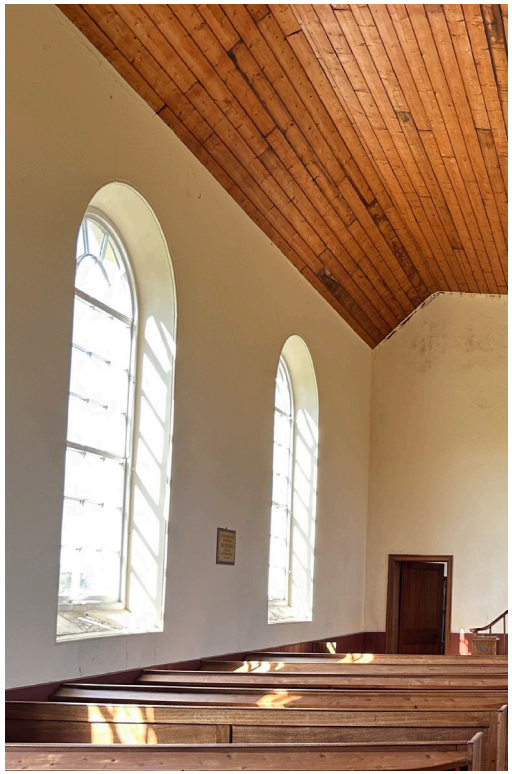
Building entry point
Internal treatment and repair required.
Dark small room?
Ceremony of opening door into the main space - unexpected light and delight!



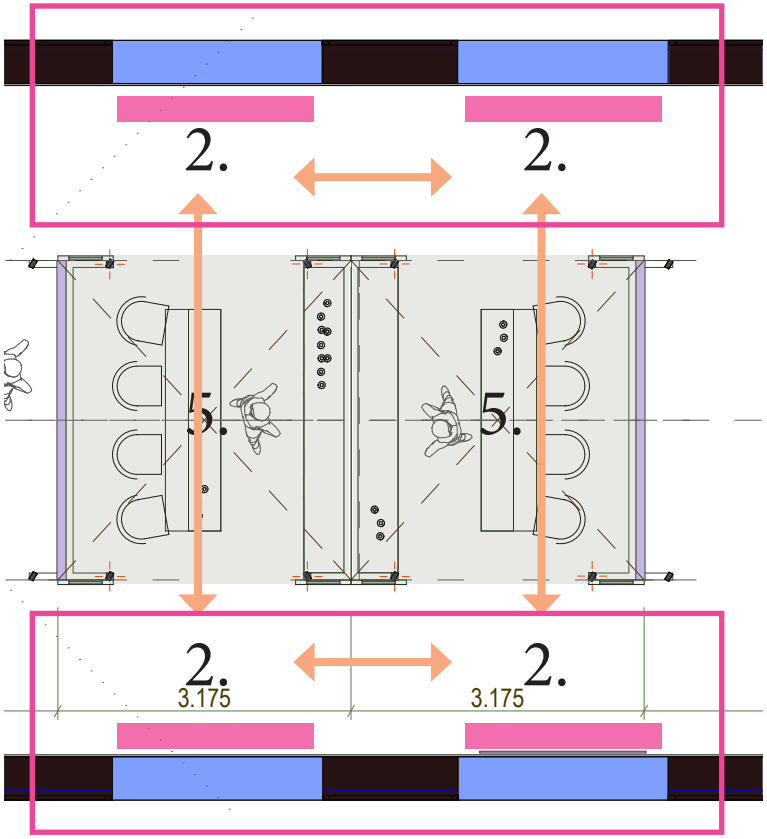
Moment of delight - high impact image or projection/ light box.
How does this image encapsulate Gala Estate?
Retain 2x rows of pews.
A welcome reception with a glass of sparkling wine and 5 minute explanation of what you are about to experience.
Drinks presented on tray.

Ensure clear visibility to Wall displays left and right.
What is the relationship of the central image and the corresponding panels to walls?

2. (5 mins)
Brand accolades & our wine Journey



Utilise the wall spaces between windows - 2 per side

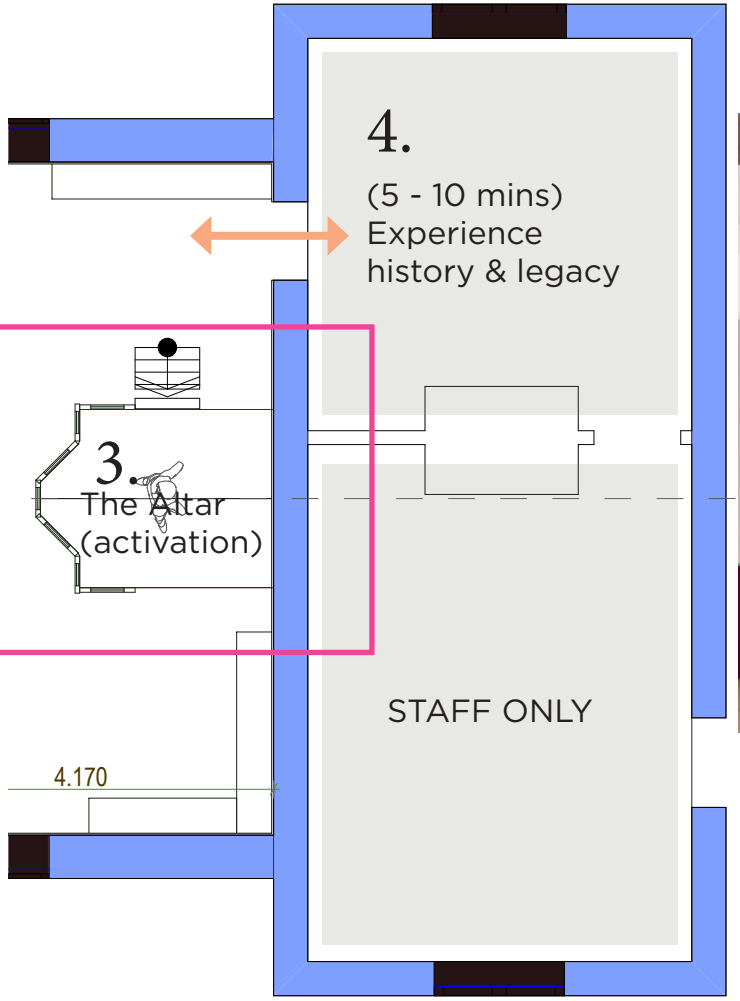


From humble beginnings to award winning 5 star wines.
Tell the story of our past, where we are today and what makes us special and unique in Tasmanian viticulture.
Give our customers a reason to buy into the estate brand and our family of wines.

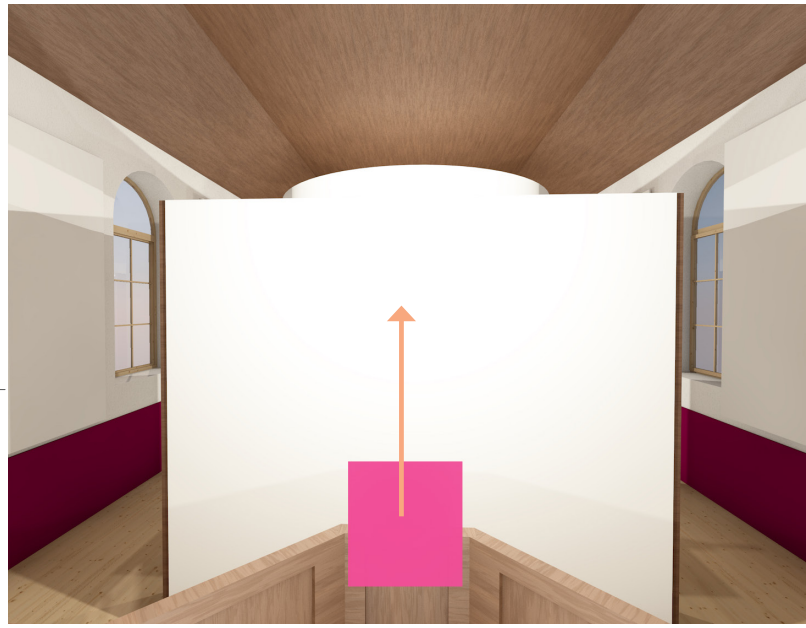
Large format wall panels hung between windows.
Suggested size 1800mmw x 3000mmh.
Combine large format photographs of the estate, pack shots and specific awards/ medals.

3. (Activation only) The Altar

The Altar
Clean and refurbish



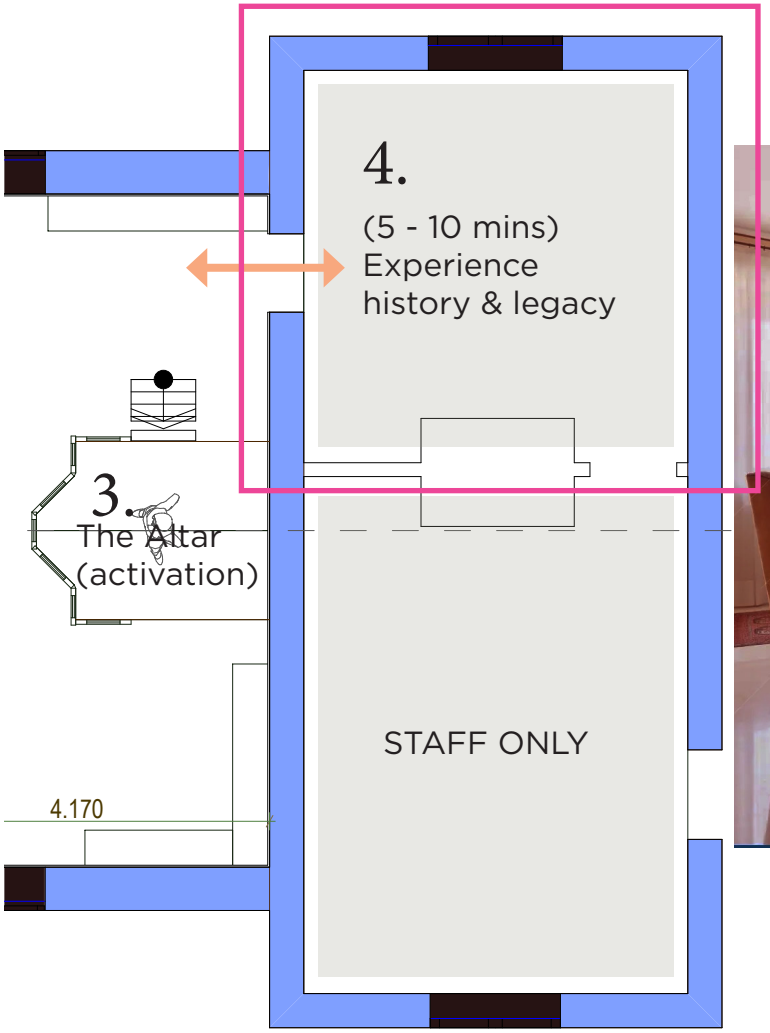
An integral component of the experience.
What is discovered at the Altar?
A book or transcript?



How does the content on the Altar relate to the large format panel infront of it?
A series of quotes or statements - the Gala commandments?

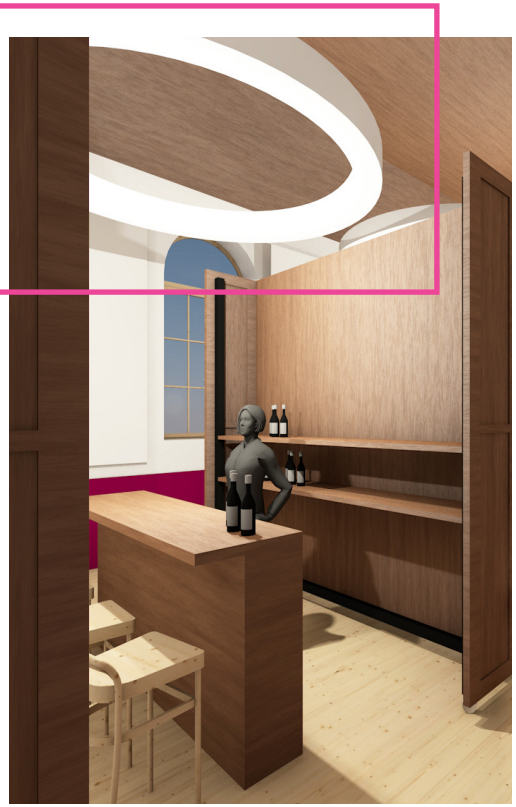
4. (5 - 10 mins) Experience history & legacy

An intimate room that conveys the deep and rich history of Gala Estate.
Artifacts and memorabilia

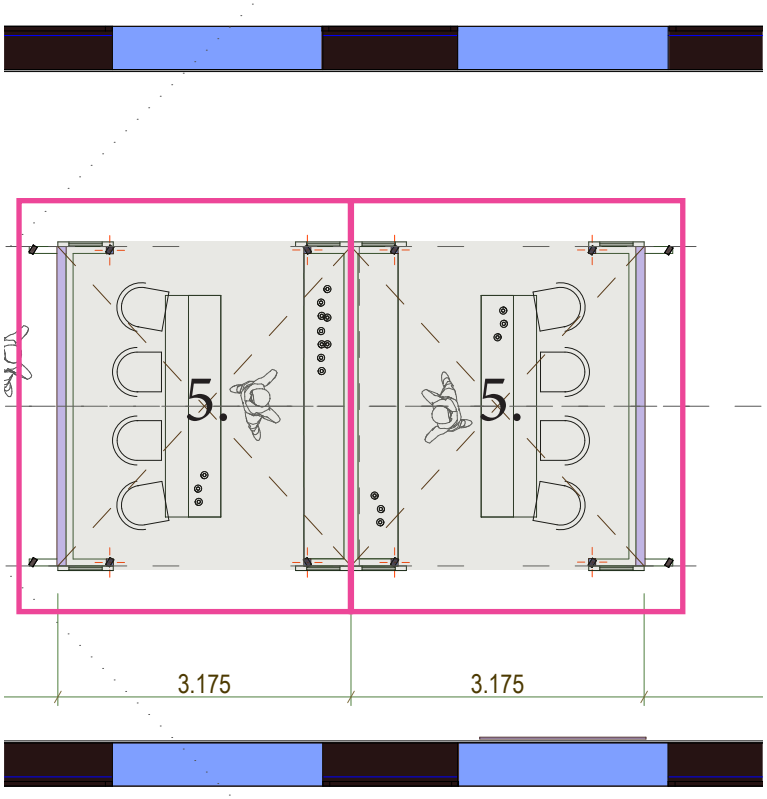


A fire is burning.
The room is dim.
The scene is set for a story to be told..

5. (45-60 mins)
The tasting ‘heart’ zone



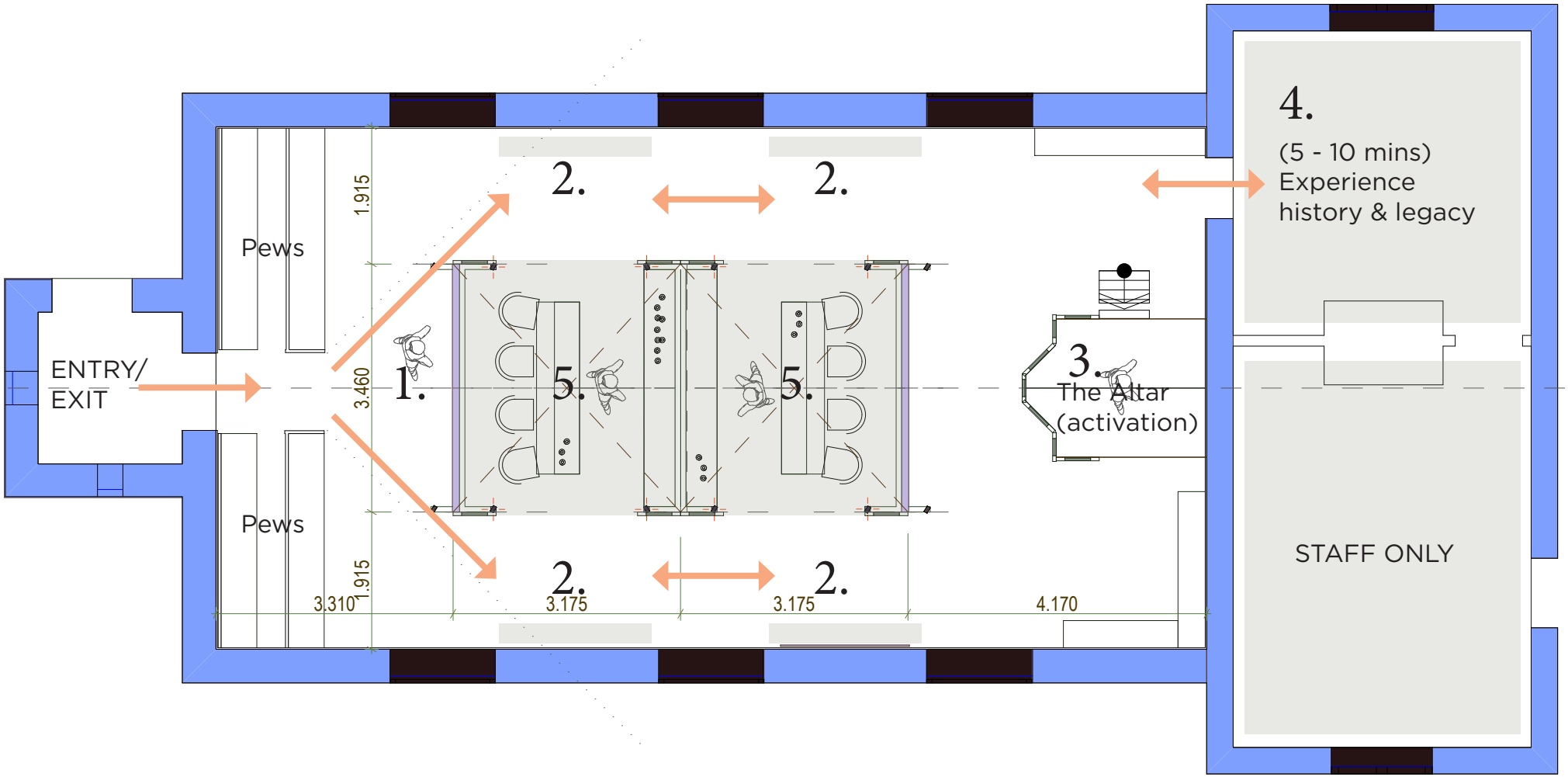
High level suspended ceiling feature. Incorporate lighting, natural fibres/ fabrics with acoustic dampening qualities.



2x back to back tasting zones.
Modular dividing panels than can be relocated to create 1x larger zone or moved completely to free up total floor space.

New manufactured, free standing divider panels with lockable castors.
Repurposed church pew back panels.
Integrated shelf displays with low level fridge.
High level (mobile) island bench with comfortable seating for attentive customers.
Printed A4 order form per customer.
Integrated POS system per zone.

Customer experience and zones



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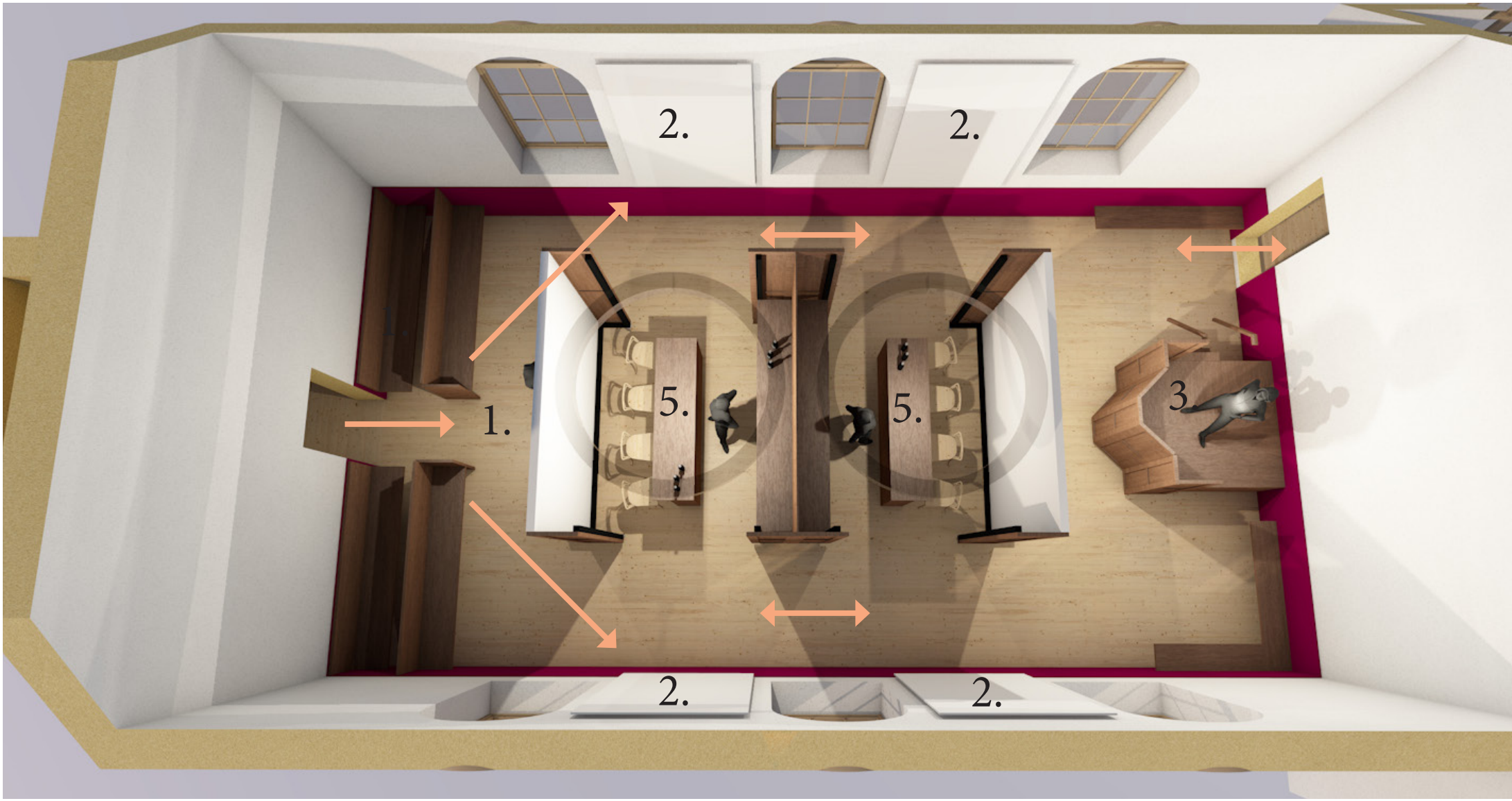
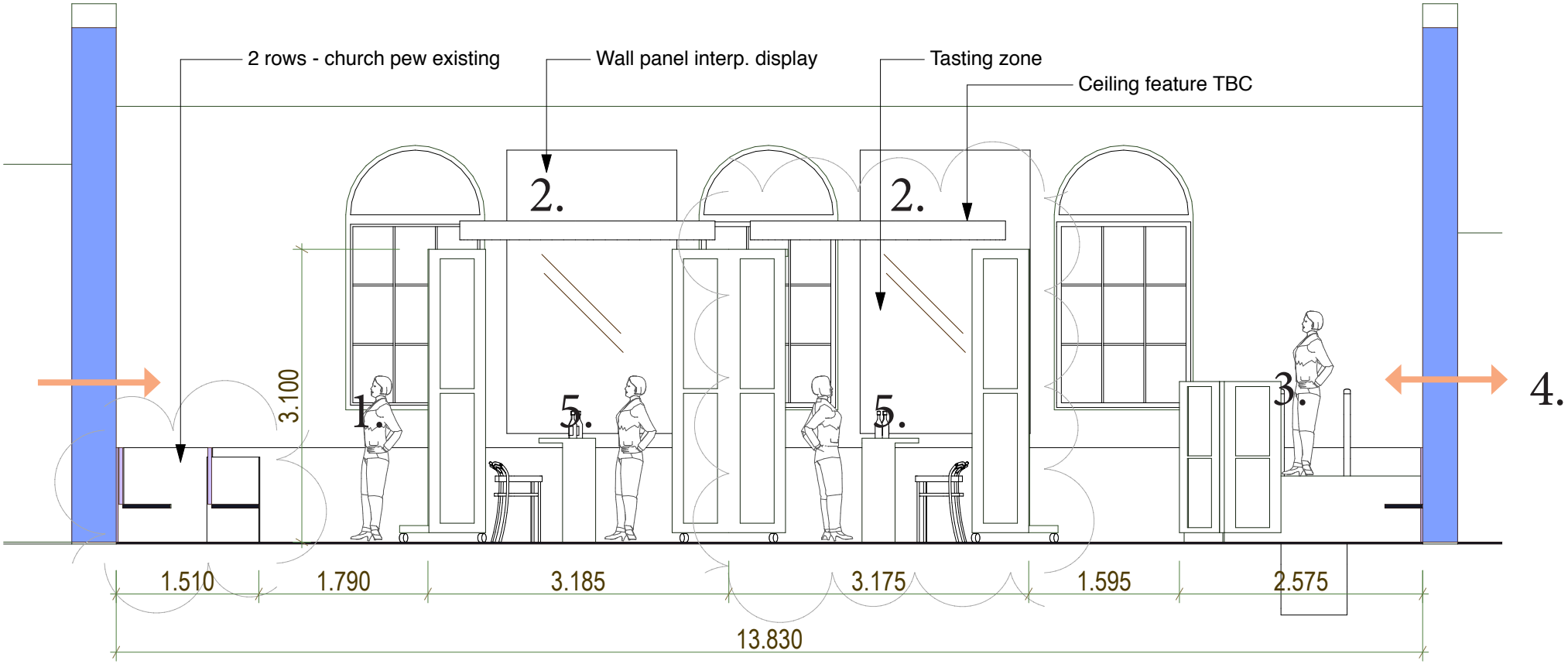
The customer journey



Elevation



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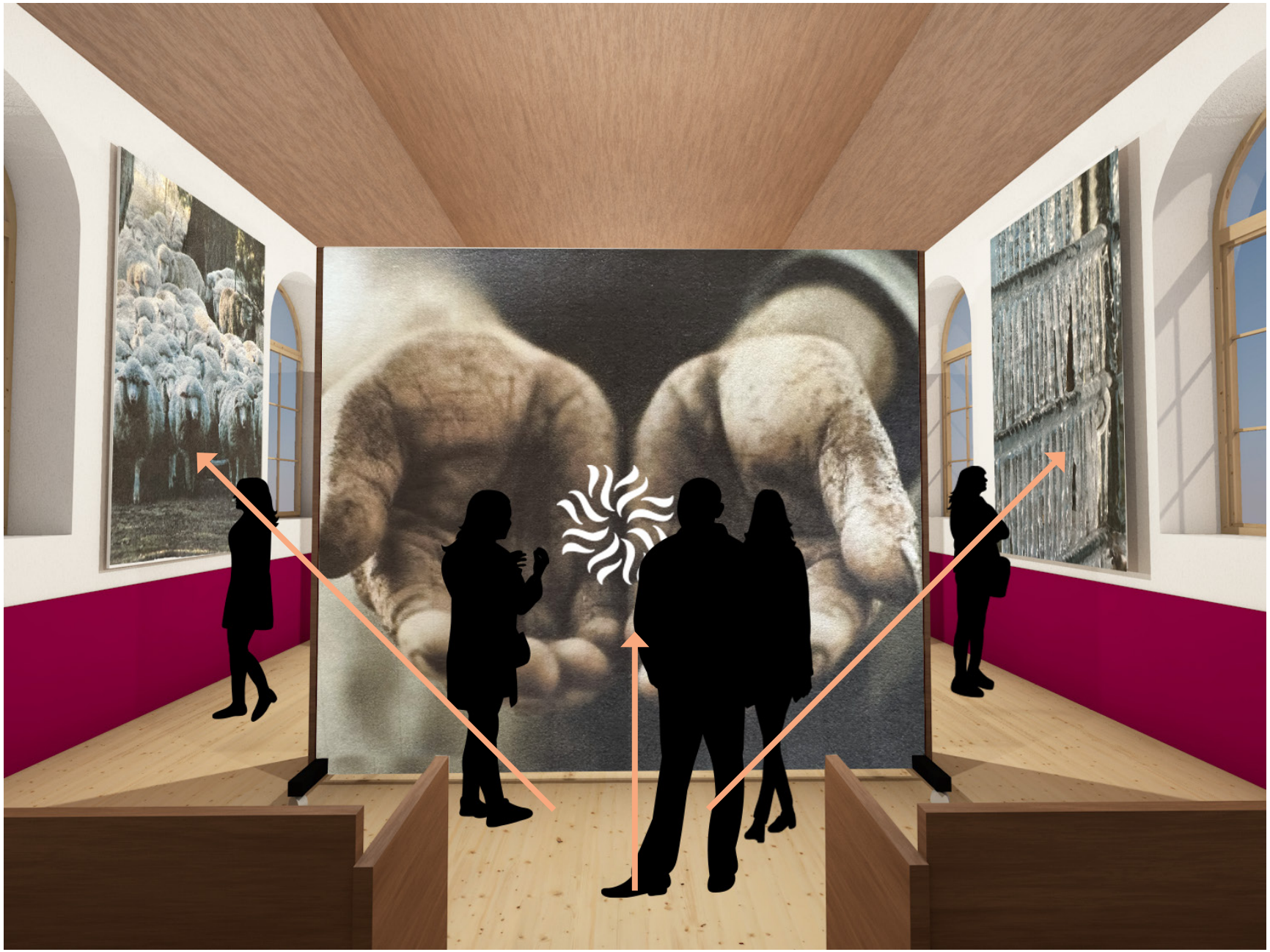
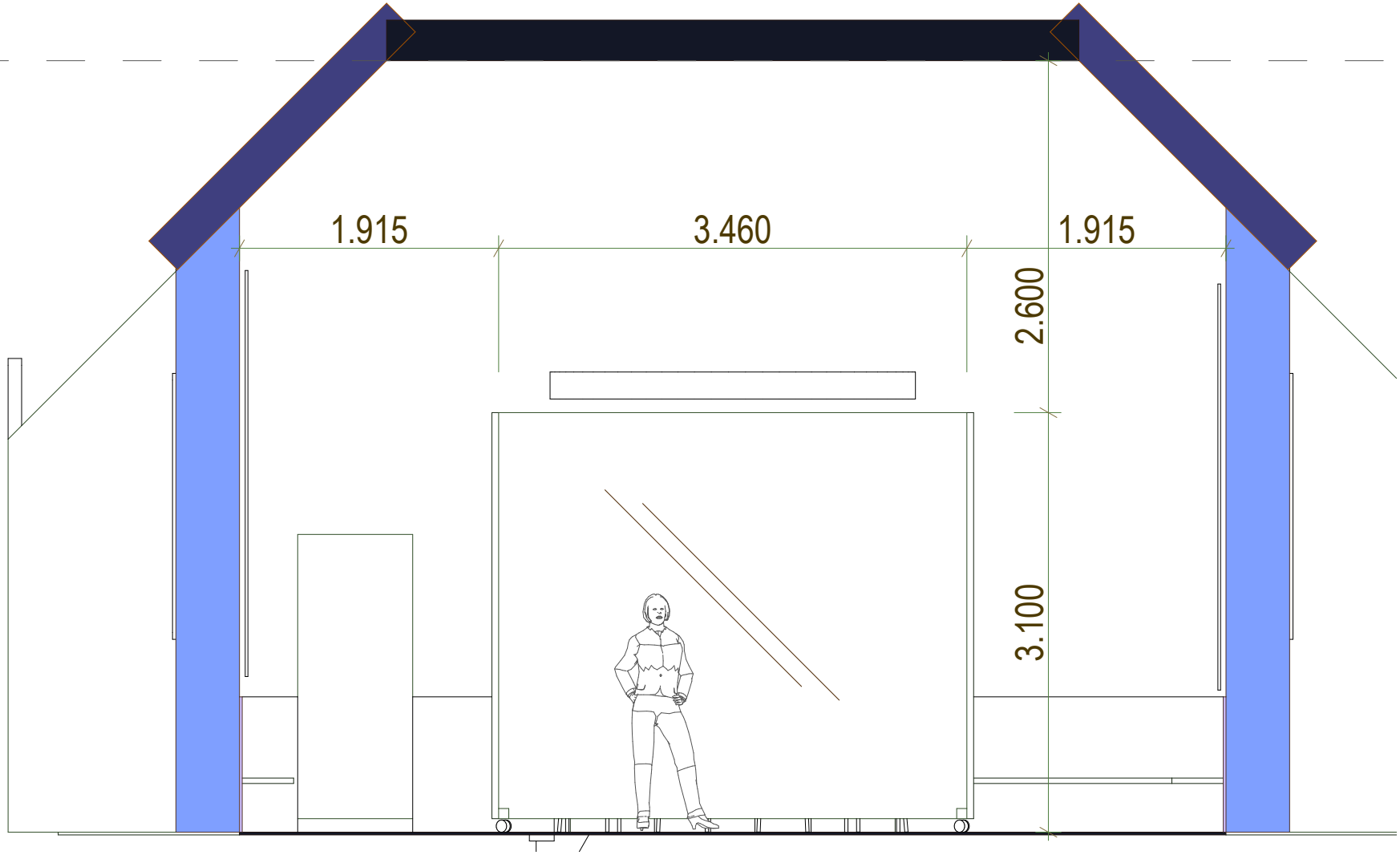
1. Welcome reception - moment of delight



Section



Overview

5. Tasting zone

5. Tasting zone

574 Nelson Road, Mount Nelson 7007
T: 0400 577 991
E: michael@equalitybuilding.com.au
ABN: 70 150 241 213

PERFORMANCE SOLUTION REPORT

Building (name/ address) **Gala Kirk, Cranbrook Church**

Key stakeholders consulted

Owner:	Adam Greenhill adam@galaestate.com.au
Architect:	Michael Travalia mtravalia@mac.com
Building surveyor:	Wayne Wilson building@buildingsurveyingservices.com.au
Access consultant:	Michael Small
Other: Heritage Tas	Russel Dobie Russell.Dobie@heritage.tas.gov.au

Description of the building work and scope of Performance Solution approach

The project involves the re-development and change of use of an existing heritage listed (1517) Church to be used as a venue for wine tasting. The re-development will also include the provision of a separate accessible unisex toilet.

The Deemed-to-Satisfy requirements for a new building of this type would require a continuous accessible path of travel from the allotment boundary to the entrance to the building, circulation around and through the principle pedestrian entrance and a compliant step ramp before the doorway.

In this case the Deemed-to-Satisfy requirements in relation to the following would not be achieved:

- The approach to the entrance from the allotment boundary
- The clear door opening width of at least one of the door leaves
- The requirement for a landing at the top of the proposed step ramp
- Designated accessible carparking space.

These are the subject of this Performance Solution report.

Assessment method

NCC A2G2 2(c) Expert Judgement – see statement of capability and experience attached.

Performance Requirements applicable to assessment	Deemed-to-Satisfy provisions applicable to assessment
D1P1 states that: Access must be provided, to the degree necessary, to enable:	D4D2(8) of the NCC states that a building such as this must be accessible to and within all areas normally used by the occupants.

(a) people to: (i) approach the building from the road boundary and from any accessible car parking space associated with the building, and (ii) approach the building from any accessible associated building, and (iii) access work and public spaces, accommodation and facilities for personal hygiene, and (b) identification of accessways at appropriate locations which are easy to find. D1P8 states that: Carparking spaces for use by people with a disability must be: (a) provided, to the degree necessary, to give equitable access for carparking; and (b) designated and easy to find.	Accessible means having features to enable use by people with disability consistent with the technical specifications found in AS 1428.1 and in particular provisions relating to continuous accessible paths of travel, circulation around and through doorways and step ramps. Clause 6 *Continuous accessible path of travel* and Clause 7 *Ground surfaces* specify the features of a path accessible for people with disability including width, circulation space and surfaces. Clause 13.2 states: Clear opening of doorways The minimum clear opening of a doorway on a continuous accessible path of travel shall be 850 mm when measured from the face of the opened door to the doorstop, as shown in Figure 30. Where double doors are used, the 850 mm minimum clear opening shall apply to the active leaf. Clause 13.3 provides details on the circulation space required at doorways and turning into doorways including latch-side clearances as set out in Figures 31 and 32. Clause D4D6 of the NCC states: *Accessible* carparking spaces: a. subject to (b), must be provided in accordance with (2) in— i. a Class 7a building required to be accessible; and ii. a carparking area on the same allotment as a building required to be accessible; and b. need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and c. subject to (d), must comply with AS/NZS 2890.6; and d. need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability AS 2890.6 provides details of the layout for an accessible carparking space.

Acceptance criteria

The acceptance criteria is that the proposed approaches will not result in barriers to access to and use of the building for people with mobility disability.

Performance Solution

The proposed Performance Solution is to adopt the attached plans as meeting the Performance Requirements to the degree necessary considering the use and likely occupants of the building.

Analysis and considerations

General comment on application of NCC and heritage considerations

Section 13(2) of the *Building Act 2016* (Tas) empowers a building surveyor to exercise discretion in relation to requiring compliance with the provisions of the NCC for an historic building in certain circumstances:

> (2) A building surveyor may determine that a provision of the National Construction Code in relation to farm buildings or historic buildings be altered in certain circumstances.
>
> (3) A determination under subsection (1) or (2) –
>
> (a) must not impose a higher standard than the standard imposed by the provision of the National Construction Code being altered by the determination; and
>
> (b) is to be in accordance with any prescribed requirements; and
>
> (c) is taken to modify the National Construction Code as it applies in the circumstances to which the determination relates.

This provision allows for some flexibility in relation to Deemed-to-Satisfy compliance and the construction of Performance Solutions.

General comment on use of building

The former church is to be used to provide a personal tourism experience telling the story around the settlement of the area in 1821, the operation of the family farm and the tasting of an exclusive range of Gala wines. Those participating in the experience will have made a booking and will be able to identify and access related issues including the need to be able to drive up to the building and to be dropped off at the building entrance.

Approach to the entrance from the allotment boundary

The Deemed-to-Satisfy requirements for a continuous accessible path of travel from the allotment boundary to the building entrance ensures that people with mobility disability can independently approach the building.

In this case the owner/operator wishes to retain the original features associated with the approach to the church located within a paddock. This means that there would be no formal pedestrian pathway other than the surrounding paddock grass.

Guests will be asked to park outside the paddock and approach the building across the paddock and while some people with mobility disability would be able to do this many would not.

Due to the location and nature of the tourism experience it is anticipated guests would have booked and arrangements could be made to allow them to drive up to the building entrance.

Information on the booking website will alert guests to the need to make arrangements to drive up to the building.

Clear door opening width

The Deemed-to-Satisfy requirements require at least one door leaf at an entrance to have a minimum clearance of 850 mm to allow for ease of access for wheelchair and scooter users.

In this case the entrance to the building consists of 2 leaves neither of which provides minimum 850 mm clear opening.

Combined the 2 leaves opening is greater than 850 mm and if both leaves were open there would be sufficient opening.

As guests would have booked arrangements would be made to ensure both door leaves are open to allow for ease of access.

Step ramp landing

The Deemed-to-Satisfy requirements in relation to step ramps are that in addition to maximum gradients and edgings a step ramp should have a landing immediately before a door to allow occupants to open the door while on a level surface.

In this case the owner/occupant has proposed a removable step ramp be installed immediately before the door with no landing.

As guests would have booked arrangements would be made to ensure the doorway is open for guests and as a result the landing would not be necessary when entering the building.

Designated accessible parking space

Parking for staff and guests will be within the allotment and the plan shows 7 places and as a result specific designated accessible carparking spaces should be provided along with an accessible path of travel from the space to the building. If guests require access up to the building because they cannot traverse the paddock arrangements will be made to permit guests to drive up to the building where the parking area is level and will be sufficient to ensure ease of parking. As a result there would be no advantage to having a specific designated accessible parking space.

Supporting evidence (attachments)

The Building Owner's consent is attached in accordance with section 140 of the *Building Act 2016* (Tas). Also attached are the final plans for work.

Limitations

N/A

Conclusion

Having considered the above issues and the requirements of the Premises Standards and NCC I am of the view that the proposed Performance Solution will provide substantially equal access, to the degree necessary, to satisfy the Performance Requirement D1P1.

In my view the proposed approach will:

- meet the Performance Requirements to the degree necessary
- provide substantially equal access, and
- is not likely to have a significant adverse effect on the safety, health and amenity of the building for people with mobility disability.

Completed by: Michael Small Signed:  Date: 19/12/23

Appendix 1 - use of Performance Solutions to meet Performance Requirements 'to the degree necessary'

The NCC allows for some flexibility for achieving compliance with the mandatory Performance Requirements by allowing for a range of building solutions.

Compliance with the relevant Performance Requirements of the NCC can be achieved by complying with the relevant Deemed-to-Satisfy Provisions of the NCC, or by formulating a Performance Solution.

Section A2.2 of the NCC states that:

(1) A *Performance Solution* is achieved by demonstrating—

(a) compliance with all relevant *Performance Requirements*; or

(b) the solution is at least *equivalent* to the *Deemed-to-Satisfy Provisions*,

This flexibility of approach to meeting the Performance Requirements aims to:

- Improve cost-effectiveness
- Improve constructability
- Incorporate innovation, and
- Allow for addressing issues in a way that is different to the deemed-to-satisfy approach

The use of Performance Solutions in relation to access is particularly relevant to the upgrade of existing buildings where existing structural, heritage or other conditions may limit the capacity to adopt a Deemed-to-Satisfy approach. However, they also have relevance in relation to new buildings where innovation, the particular use of a building or other factor supports their use.

A Performance Solution in relation to matters under consideration in this project must meet the Performance Requirement DP1 'to the degree necessary' to enable people to access work, and public spaces, accommodation and facilities for personal hygiene.

The use of the term 'to the degree necessary' indicates that when assessing whether or not a Performance Solution meets the Performance Requirement all relevant information must be considered.

It is my view that when assessing whether or not a Performance Solution meets the Performance Requirement 'to the degree necessary' the particular circumstances of the building can be considered including the use of a building, the characteristics or other particular needs of the occupants, alternative arrangements for providing substantially equal access, the amenity of any alternatives and in some circumstances the broader objectives of the NCC and DDA.

Appendix 2 - Expertise

Having spent ten years working on the development of the *Disability (Access to Premises – buildings) Standards 2010* (Premises Standards) through membership of the Building Access Policy Committee, its technical committee and a number of Standards Australia committees, I offer a unique expertise in the area of building accessibility and understanding of the intent of the Premises Standards and corresponding provisions in the National Construction Code (NCC).

In my previous role at the Australian Human Rights Commission, I developed a number of valuable resources to assist industry and the community better understand the requirements for equitable access and how to achieve compliance with legal obligations. This included:

- *Advisory Notes on Access to Premises*
- *Guideline on access to buildings and services*
- *The good the bad and the ugly* - CD
- *Developing an effective action plan*

In 2013 I prepared the *Guideline on the application of the Premises Standards* that is the most authoritative reference material on the Premises Standards currently available to industry in Australia.

In 2011, I drafted *Module Five - Understanding the Disability Access Provisions* of the Australian Building Codes Board's Awareness Resource Kit on the BCA.

I am an Associate member of the Association of Consultants in Access Australia (ACAA) and in 2012 received the national Minister's Award for Excellence in Disability Reform. In 2016, I was awarded a Churchill Fellowship to study building access in north America and Europe.

I established my access consultancy business in July 2011 and current and past clients include:

- Australian Building Codes Board
- Australian Institute of Building Surveyors
- Building Commission of Victoria
- Standards Australia
- PhilpLighton Architects
- Master Builders Tasmania
- Stockland
- Lend Lease
- Department of Health and Human Services, Tas
- Department of Justice, Tas
- Galloway Building Surveyors
- Lee Tyers Building Surveyors
- Milestone Building Code Certifiers
- Green Building Surveyors
- 1 Plus 2 Architects
- CIRCA Architects
- MSJ Architecture
- ARTAS
- X squared architects
- Inspiring Places
- Marrickville Council
- Devonport City Council
- Hobart City Council
- Glenorchy City Council
- Launceston City Council
- University of Tasmania

My work has included the development of Access Appraisal reports, staff training, compliance advice, Performance Solution proposals and the development of guidelines on the application of building and discrimination law.

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

TORRENS TITLE

VOLUME	FOLIO
247068	1
EDITION	**DATE OF ISSUE**
2	12-Apr-2023
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

Parish of RIVERSDALE, Land District of GLAMORGAN
Lot 1 on Plan 247068
Derivation : Part of 986 Acres Gtd. to J. Amos.
Prior CT 2572/99

SCHEDULE 1

N123837 TRANSFER to ADAM GEOFFREY GREENHILL and GRAINNE MARY MARGARET GREENHILL Registered 12-Apr-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
176543	1
EDITION	DATE OF ISSUE
4	15-Nov-2022

SEARCH DATE : 02-Jan-2024
SEARCH TIME : 10.03 AM

DESCRIPTION OF LAND

Parish of RIVERSDALE Land District of GLAMORGAN
Lot 1 on Plan 176543
Derivation : Part of 986 Acres Gtd. to James Amos & Part of 1140 Acres Gtd. to Joseph Allport & Charles Butler
Prior CTs 171586/1 and 176515/1

SCHEDULE 1

C775674 & M721108 TRANSFER to PATRICIA ANN GREENHILL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT a Right of Way for Alfred John Amos, Lewis Amos and Andrew James Amos over the land marked `Roadway' on Plan No. 176543
E61243 BURDENING WAYLEAVE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Wayleave Easement on Plan 176543 Registered 06-Jul-2017 at noon
SP176515 FENCING PROVISION in Schedule of Easements
C229017 Instrument Creating Restrictive Covenants in Gross burdening part of the said land within described Registered 27-Sep-2000 at noon
E166270 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 30-Apr-2019 at noon
E193300 MORTGAGE to Commonwealth Bank of Australia Registered 20-Sep-2019 at noon
E306168 MORTGAGE to Regional Investment Corporation Registered 15-Nov-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: PETRICIA ANN GREENHILL
SPRING VALE (TAS) PTY. LTD.
(Ao E166270)
FOLIO REFERENCE: F.R.171586-1
F.R.176515-1

GRANTEE: PART OF 986 ACRES GRANTED TO JAMES AMOS. PART OF 1140 ACRES GRANTED TO JOSEPH ALLPORT AND CHARLES BUTLER.

PLAN OF TITLE

LOCATION:
LAND DISTRICT OF GLAMORGAN
PARISH OF RIVERSDALE
FIRST SURVEY PLAN No:

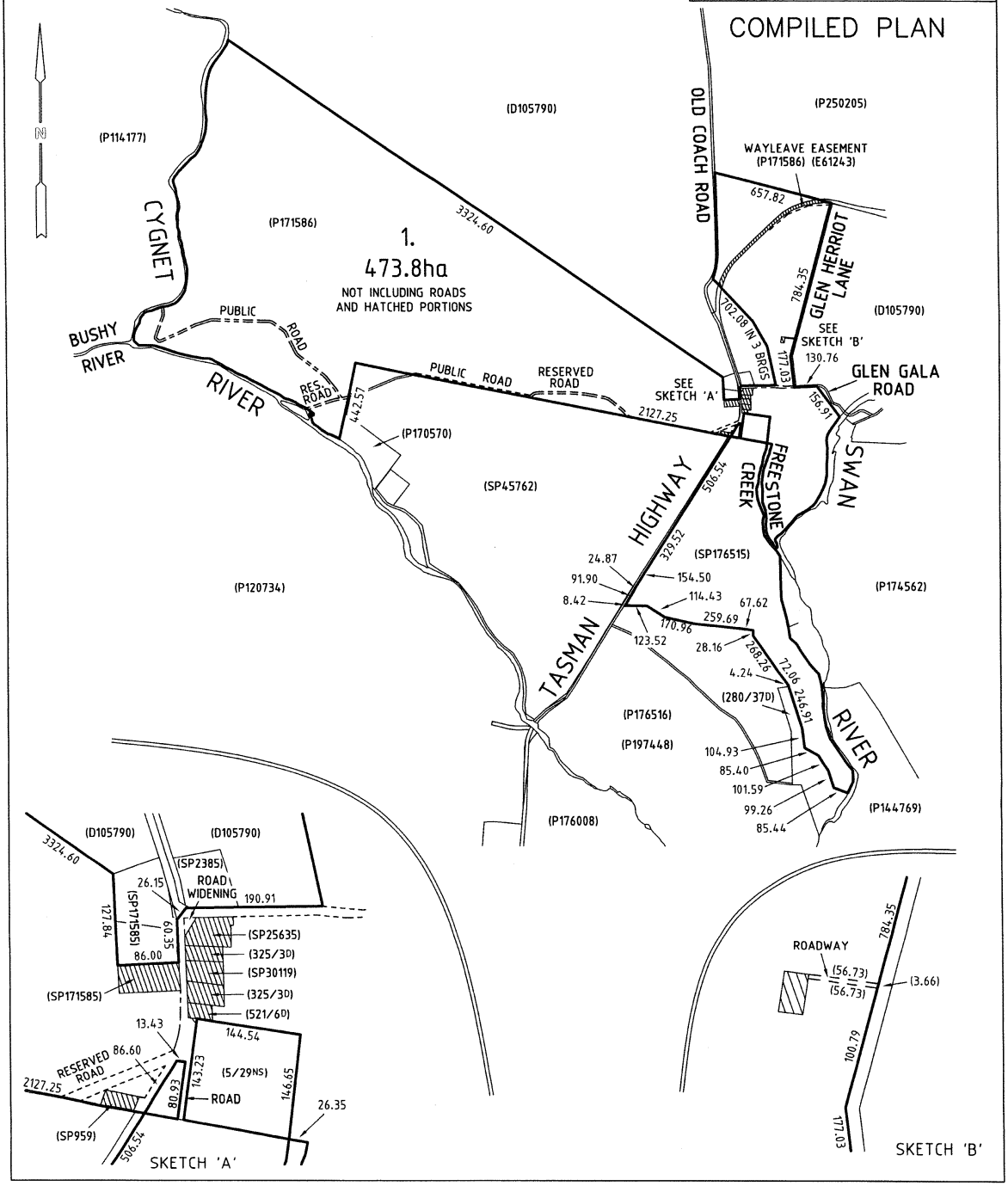
COMPILED BY: LAND TITLES OFFICE

SCALE 1: 20000 LENGTHS IN METRES

REGISTERED NUMBER
P176543

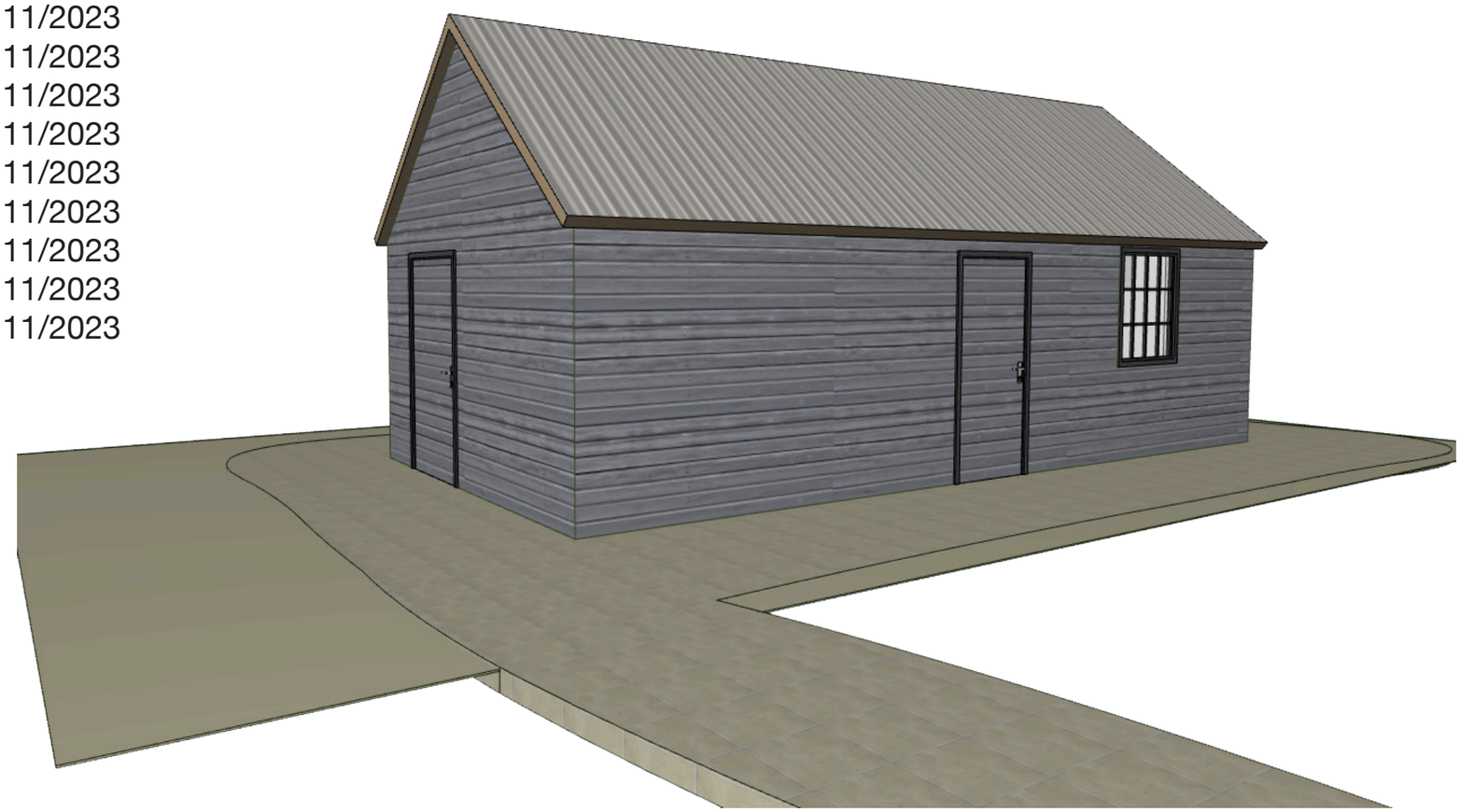
APPROVED 30 APR 2019
DEPUTY Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



DEVELOPMENT APPLICATION DRAWINGS

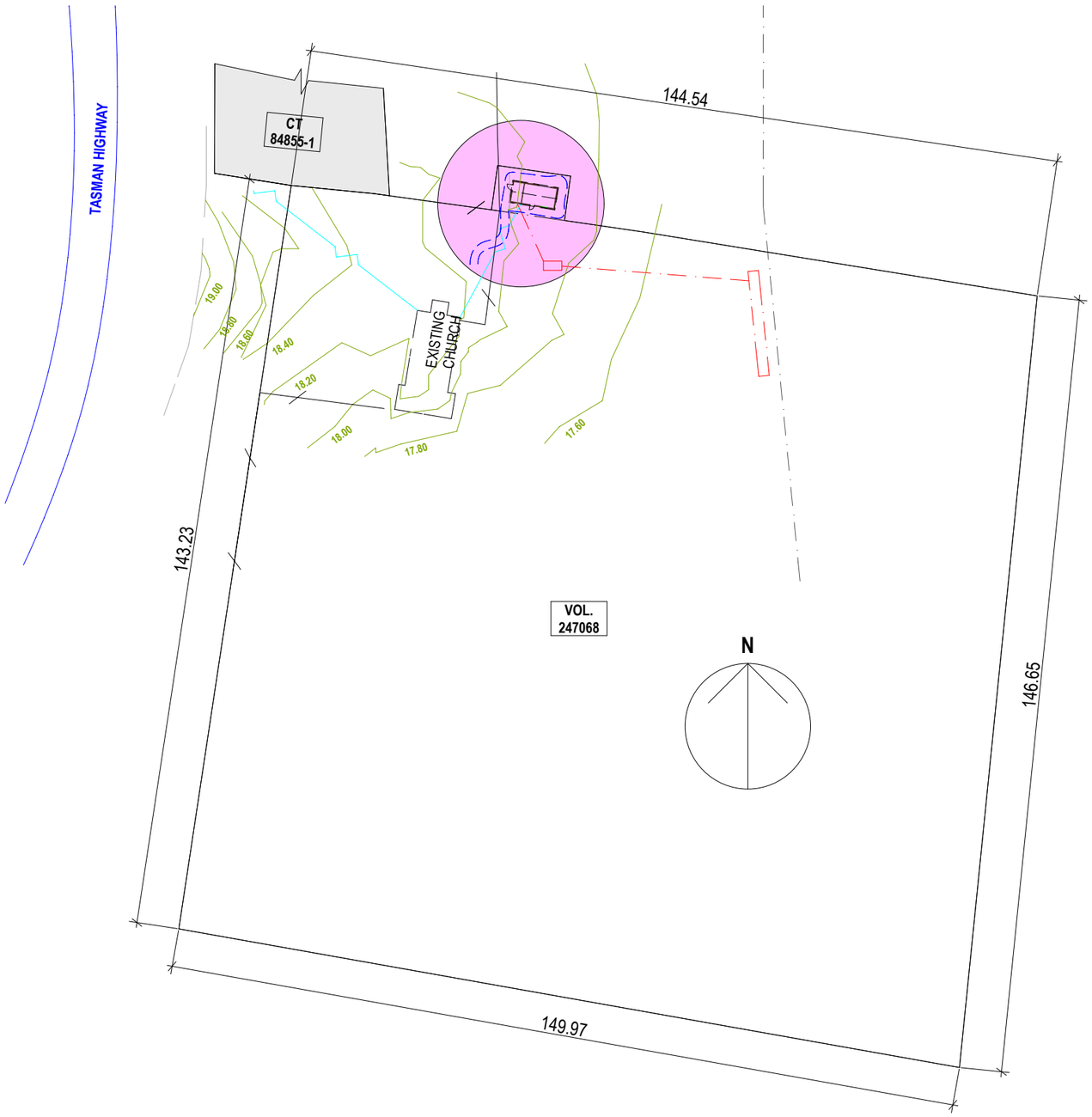
Adam & Grainne Greenhill
14876 TASMAN HIGHWAY
CRANBROOK TASMANIA 7190
VOLUME 247068 FOLIO 1



REV:	DESCRIPTION	DATE

Travalia Architect CC1051 0

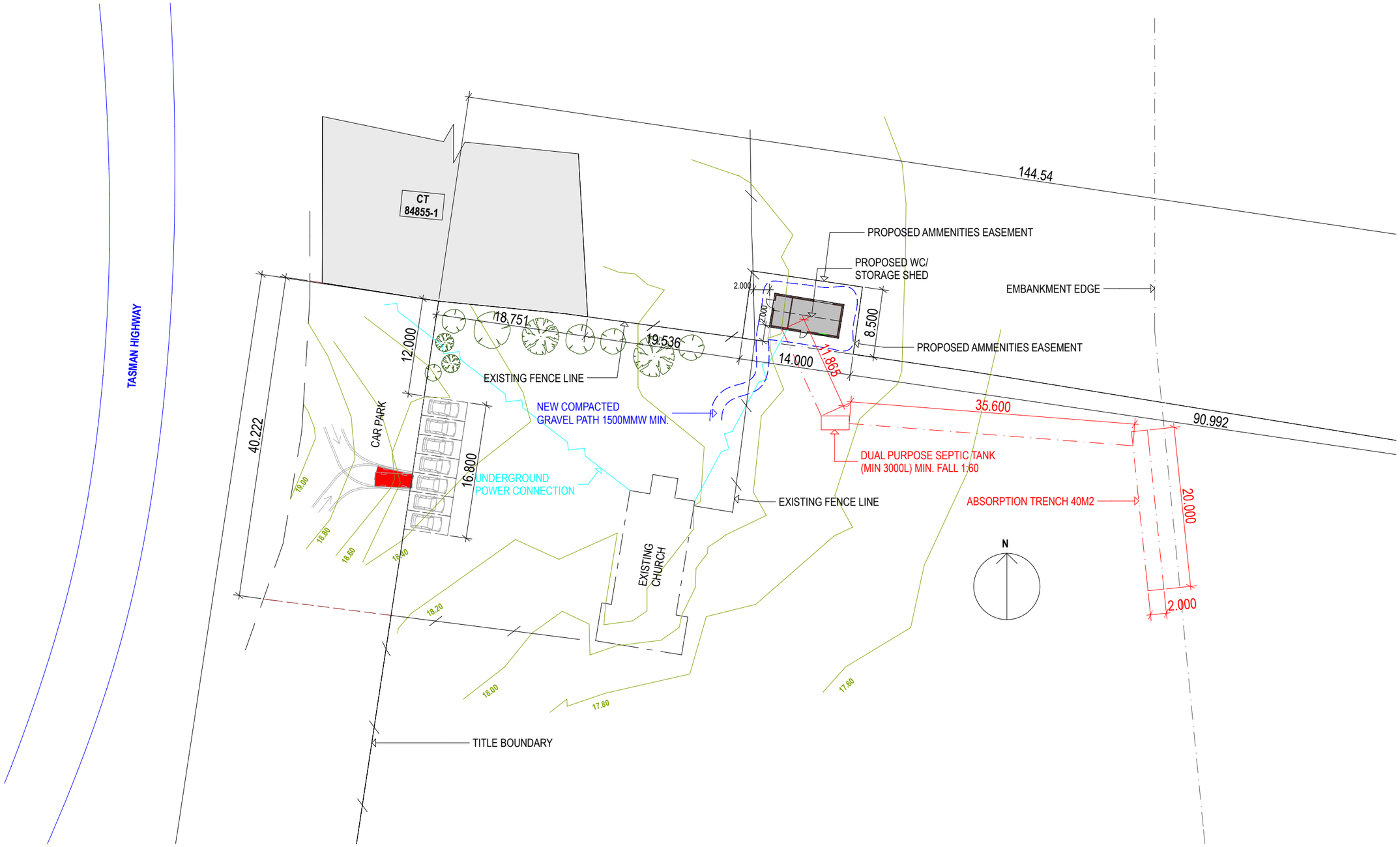
CLIENT: A&G GREENHILL
ADDRESS: 14876 TASMAN HIGHWAY CRANBROOK TASMANIA 7190
SHEET: INDEX
PROJECT: PROPOSED WC & STORAGE
ISSUE: DEVELOPMENT APPLICATION
DRAWN: MT
APPROVED: MT
SCALE: NA
SIZE: A3
DATE: 07.11.2023
PROJECT No: 23003
SHEET No: D01
REV No: A



REV:	DESCRIPTION	DATE

Travalia Architect CC1051 0

CLIENT: A&G GREENHILL	SHEET: LOCATION PLAN	DRAWN: MT	APPROVED: MT		
ADDRESS: 14876 TASMAN HIGHWAY CRANBROOK TASMANIA 7190	PROJECT: PROPOSED WC & STORAGE	SCALE: 1:1000	SIZE: A3	DATE: 07.11.2023	
	ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 23003		SHEET No: D02	REV No: A



REV:	DESCRIPTION	DATE

Travalia Architect CC1051 0

CLIENT: A&G GREENHILL	SHEET: SITE PLAN	DRAWN: MT	APPROVED: MT		
ADDRESS: 14876 TASMAN HIGHWAY CRANBROOK TASMANIA 7190	PROJECT: PROPOSED WC & STORAGE	SCALE: 1:500	SIZE: A3	DATE: 07.11.2023	
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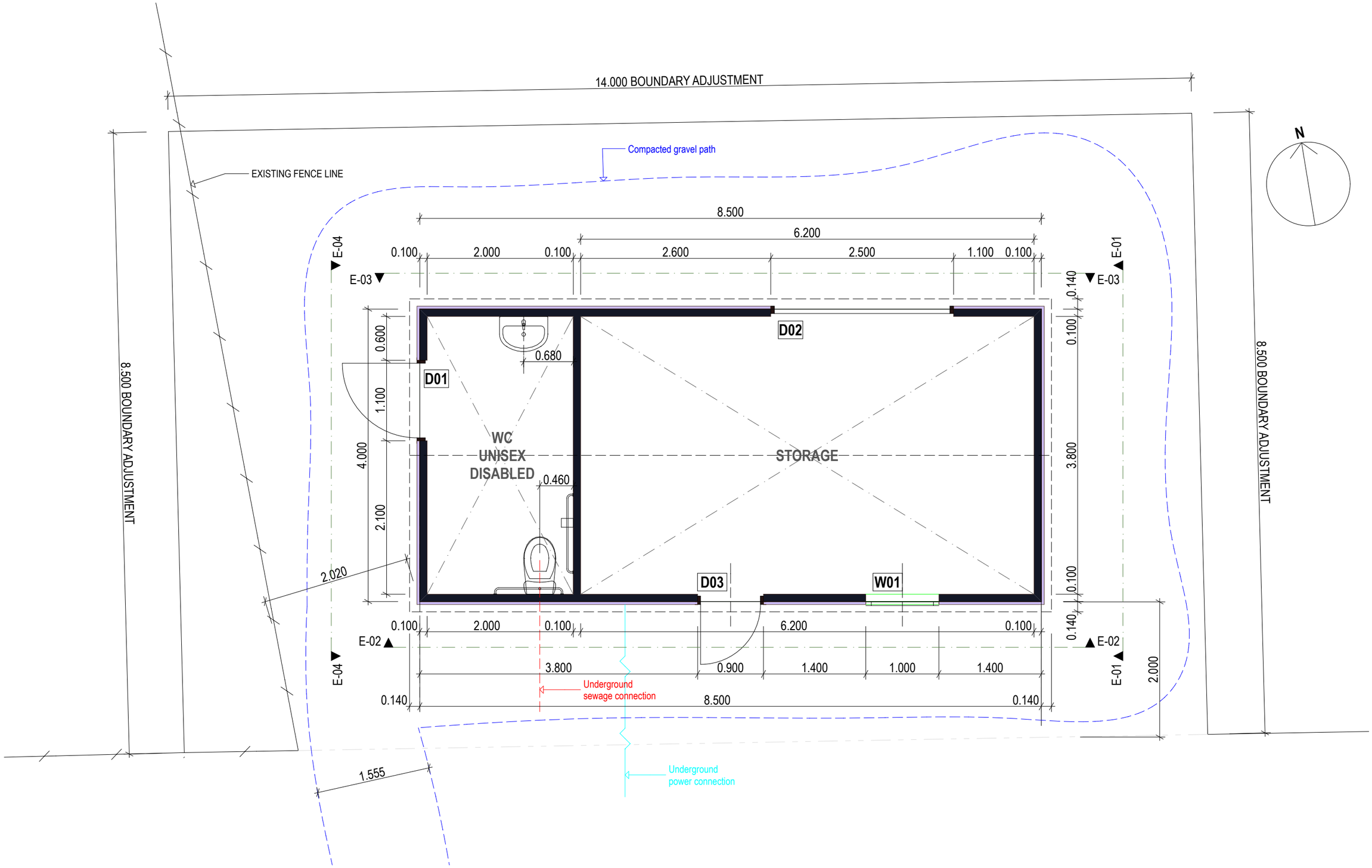
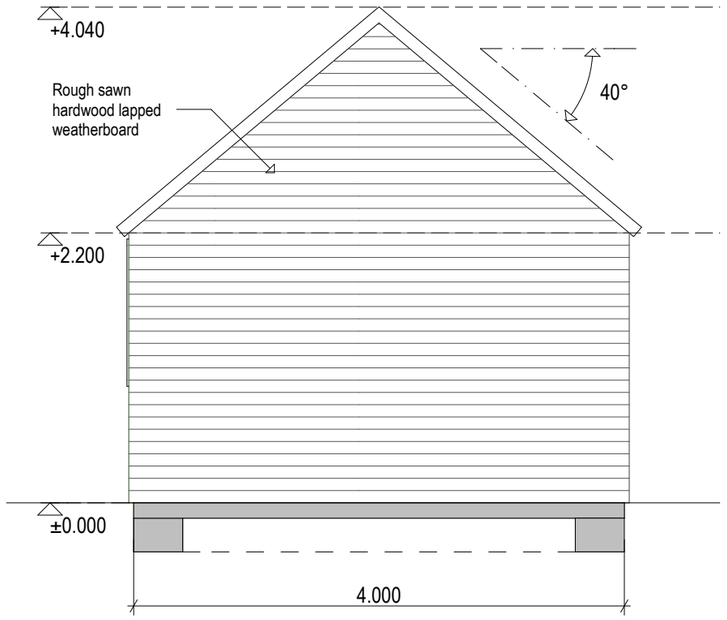


REV:	DESCRIPTION	DATE

Travalia Architect CC1051 0

CLIENT: A&G GREENHILL	SHEET: FLOOR PLAN	DRAWN: MT	APPROVED: MT
ADDRESS: 14876 TASMAN HIGHWAY CRANBROOK TASMANIA 7190	PROJECT: PROPOSED WC & STORAGE	SCALE: 1:50 / SIZE: A3	DATE: 07.11.2023
	ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 23003	SHEET No: D04 / REV No: A



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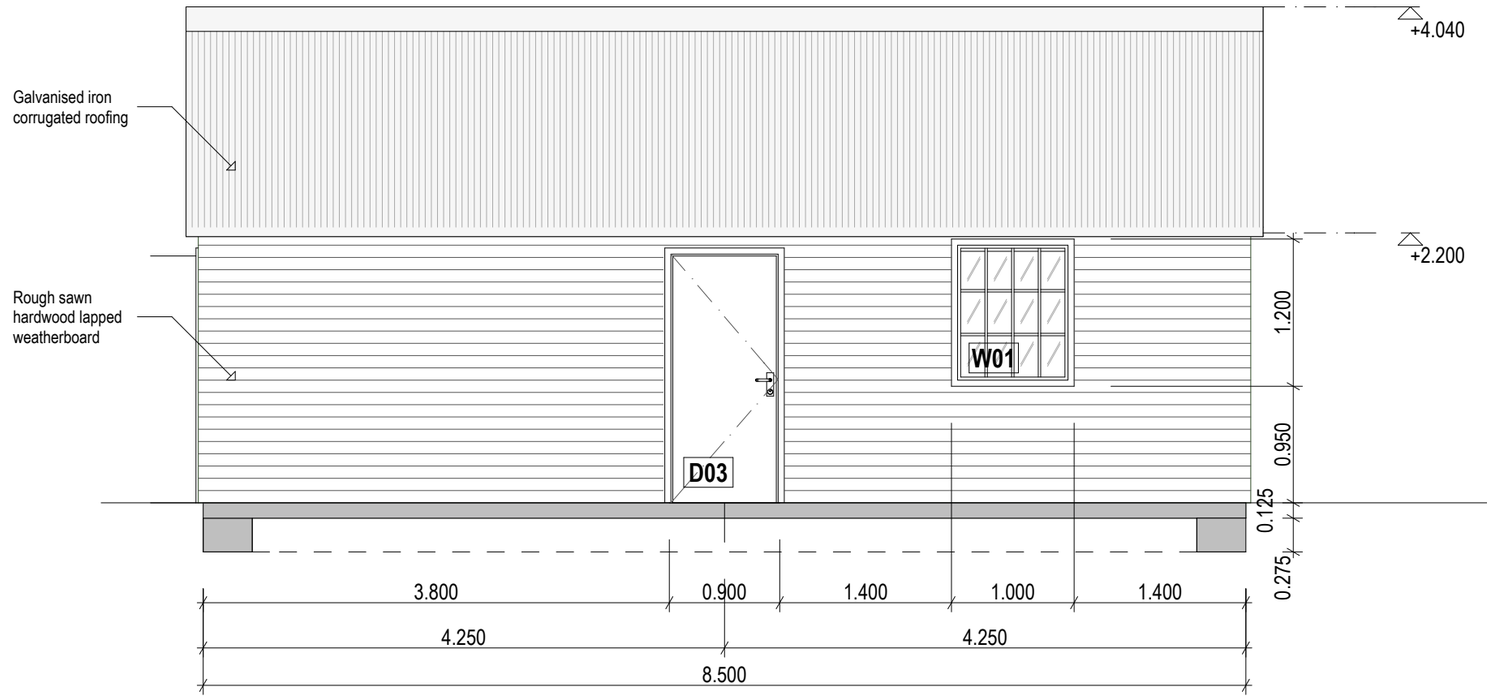


ELEVATION E-02 1:50

REV:	DESCRIPTION	DATE

Travalia
Architect
CC1051 0

CLIENT: A&G GREENHILL

ADDRESS: 14876 TASMAN HIGHWAY
CRANBROOK TASMANIA 7190

SHEET: E-01/ E-02 ELEVATIONS

PROJECT: PROPOSED WC & STORAGE

ISSUE: DEVELOPMENT APPLICATION

DRAWN: MT

APPROVED: MT

SCALE: 1:50

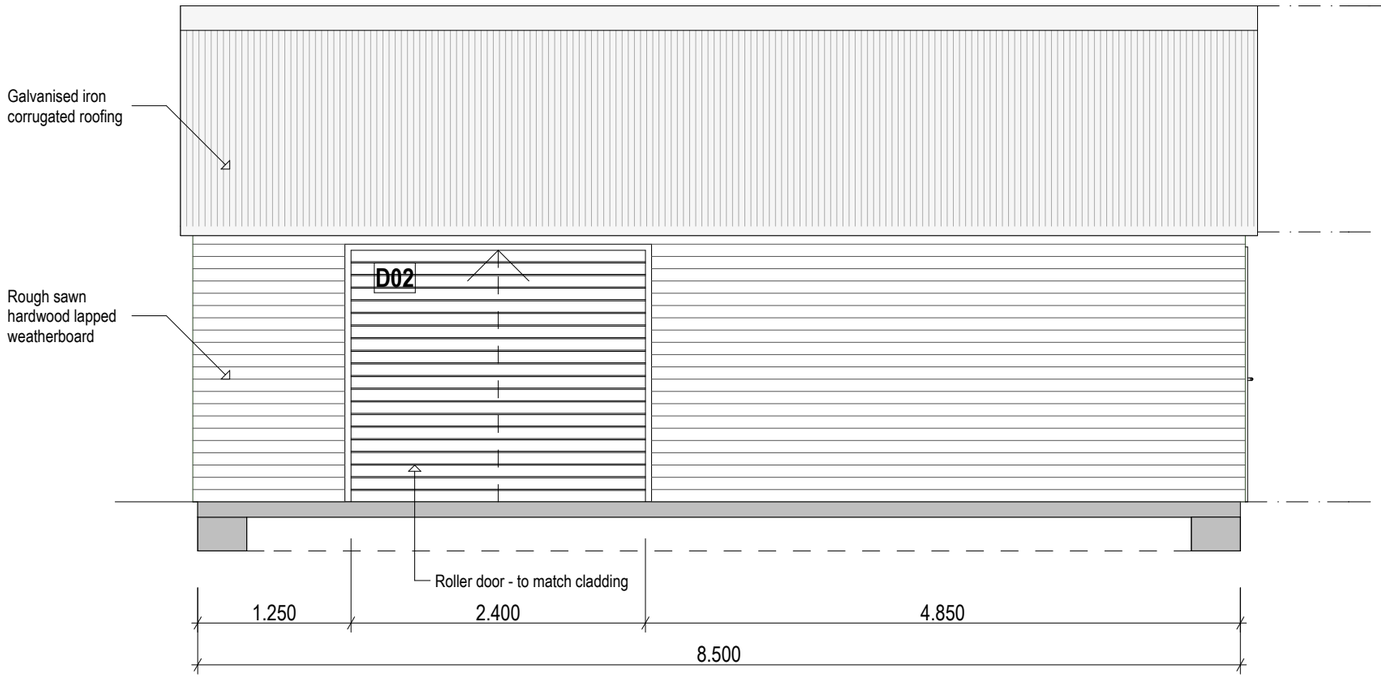
SIZE: A3

DATE: 07.11.2023

PROJECT No: 23003

SHEET No: D05

REV No: A



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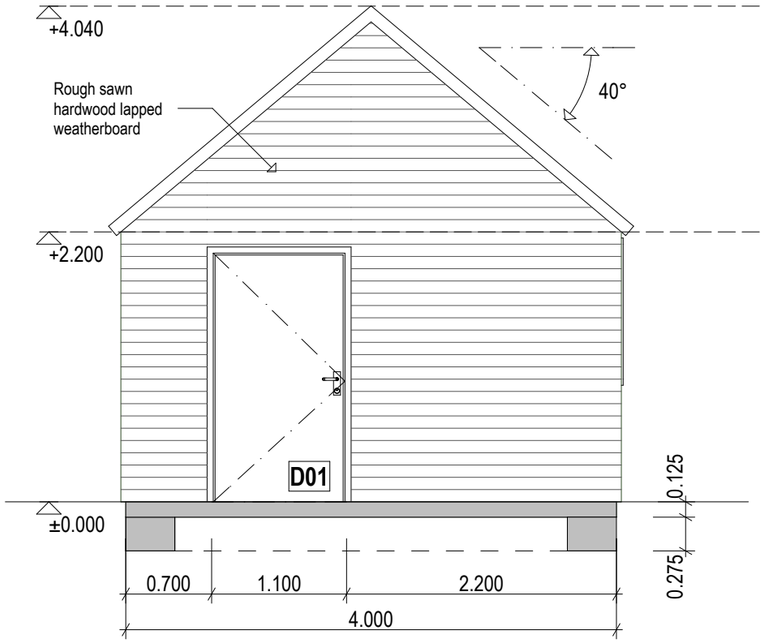

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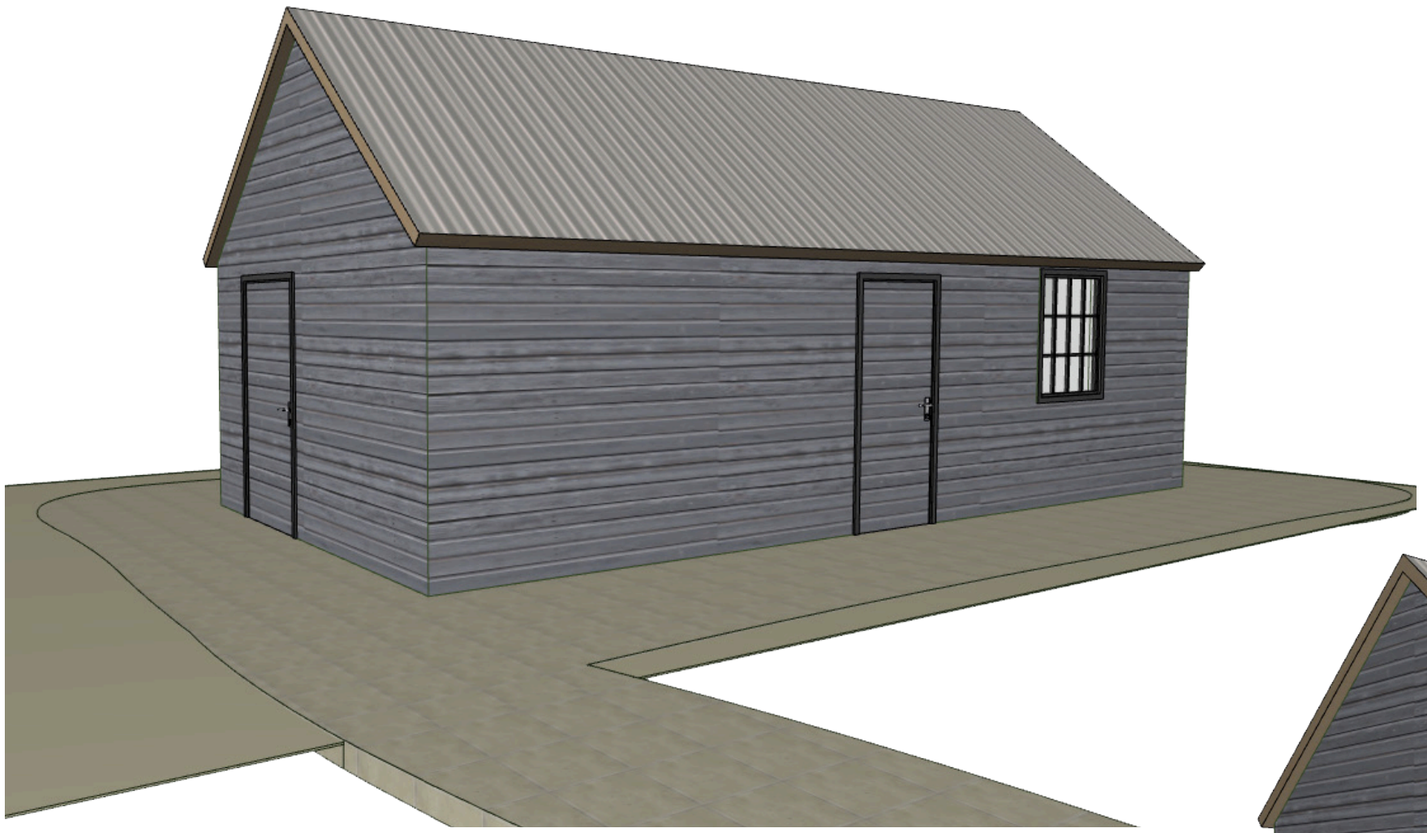
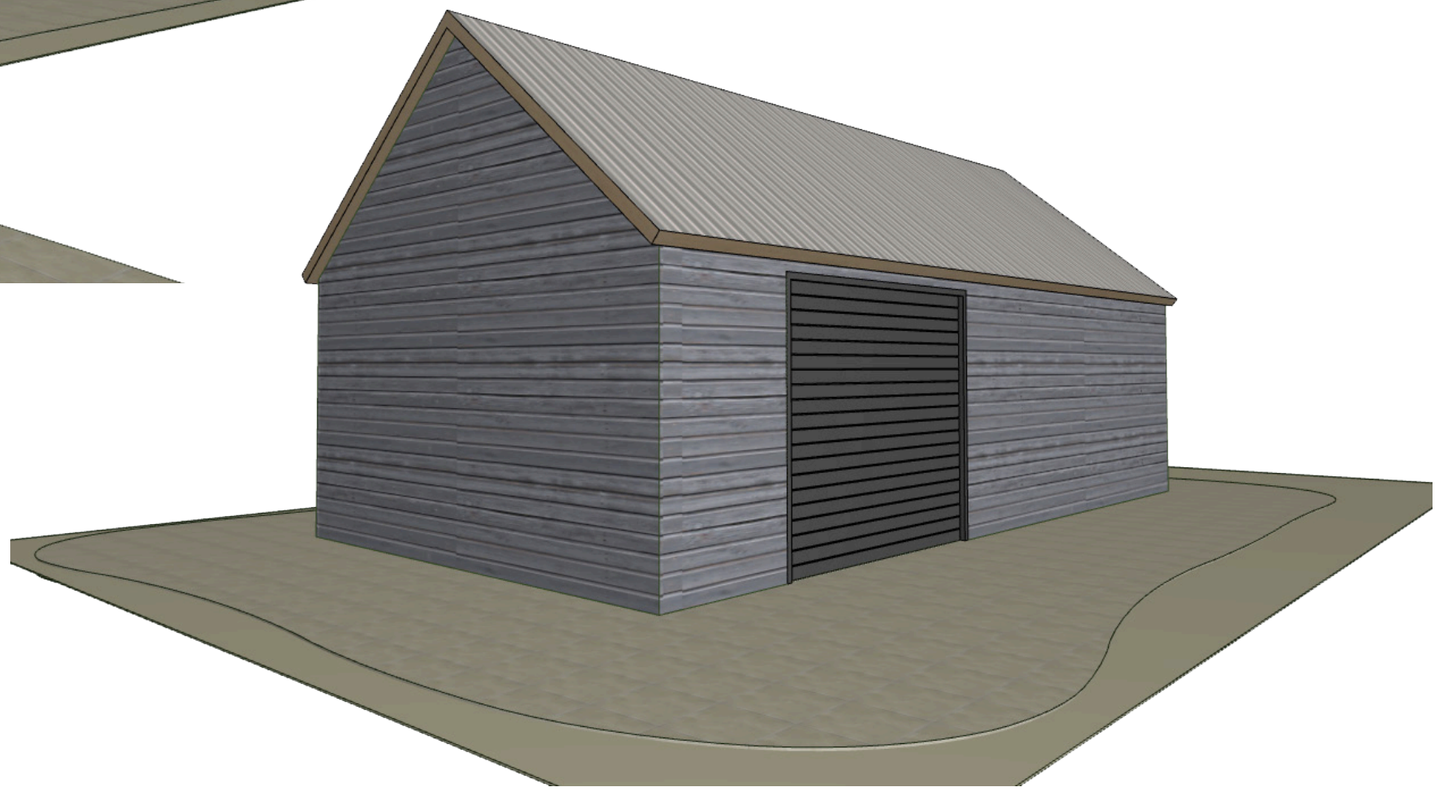
REV:	DESCRIPTION	DATE

Travalia
Architect
CC1051 0

CLIENT: A&G GREENHILL	SHEET: E-03/ E-04 ELEVATIONS	DRAWN: MT	APPROVED: MT
ADDRESS: 14876 TASMAN HIGHWAY CRANBROOK TASMANIA 7190	PROJECT: PROPOSED WC & STORAGE	SCALE: 1:50 / SIZE: A3	DATE: 07.11.2023
	ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 23003	SHEET No: D06 / REV No: A





REV:	DESCRIPTION	DATE

Travalia
Architect
CC1051 0

CLIENT: A&G GREENHILL

ADDRESS: 14876 TASMAN HIGHWAY
CRANBROOK TASMANIA 7190

SHEET: 3D VIEWS

PROJECT: PROPOSED WC & STORAGE

ISSUE: DEVELOPMENT APPLICATION

DRAWN: MT

APPROVED: MT

SCALE: NTS

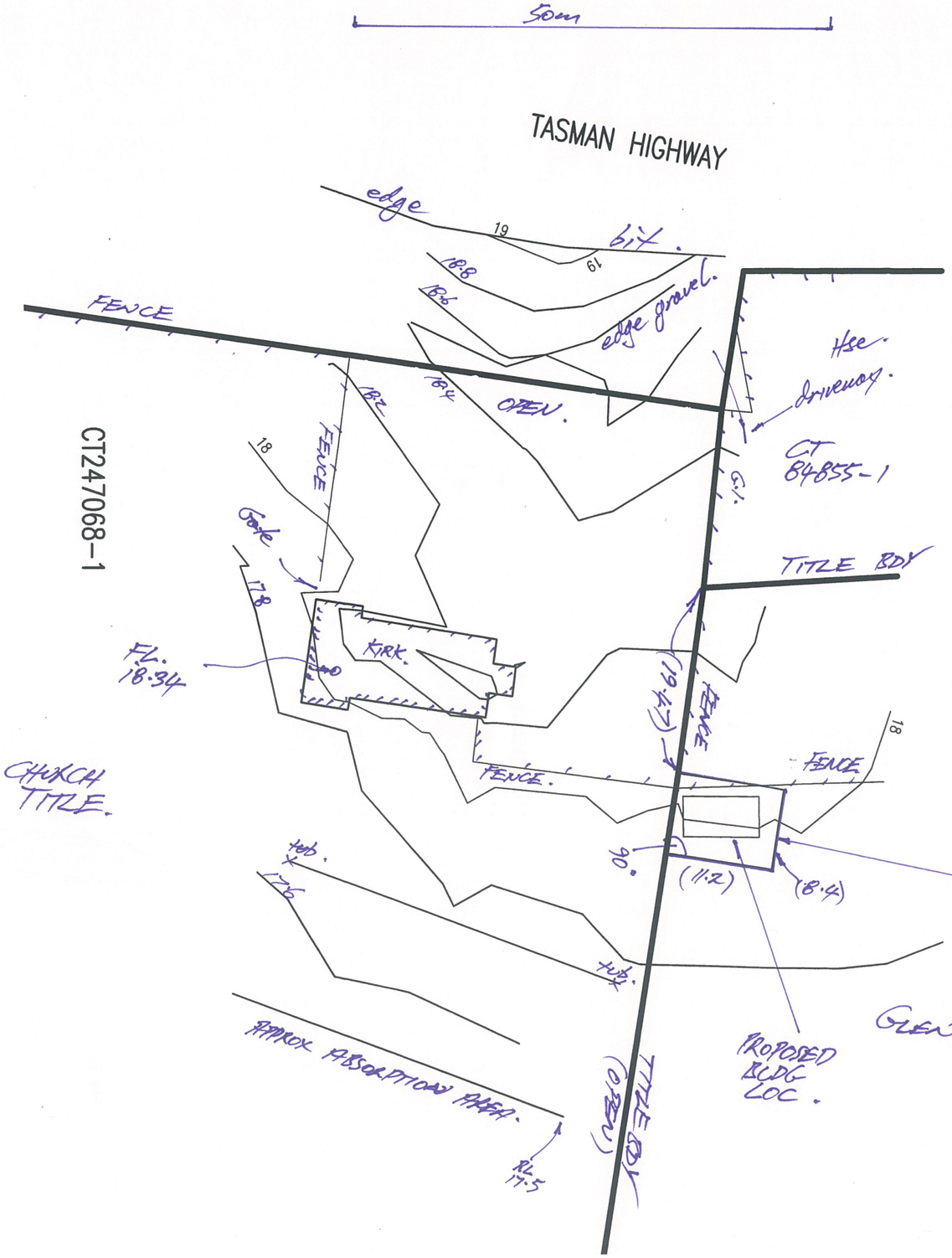
SIZE: A3

DATE: 07.11.2023

PROJECT No: 23003

SHEET No: D07

REV No: A



DATA TO MGA 2020 + AHD.

Detail Survey 13.10.23
Gala Kirk + .
1:500 @ A3

AS Hamilton
Reg. Land Surveyor
#271.
14.10.23

SURVEY VIA LEICA GS18T GNSS.
FILE 9438.

REV:	DESCRIPTION	DATE

Travalia Architect CC1051 0

CLIENT: A&G GREENHILL	SHEET: SURVEYOR NOTES	DRAWN: MT	APPROVED: MT	
ADDRESS: 14876 TASMAN HIGHWAY CRANBROOK TASMANIA 7190	PROJECT: PROPOSED WC & STORAGE	SCALE: NTS	SIZE: A3	DATE: 07.11.2023
	ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 23003	SHEET No: D08	REV No: A

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OS-D 435

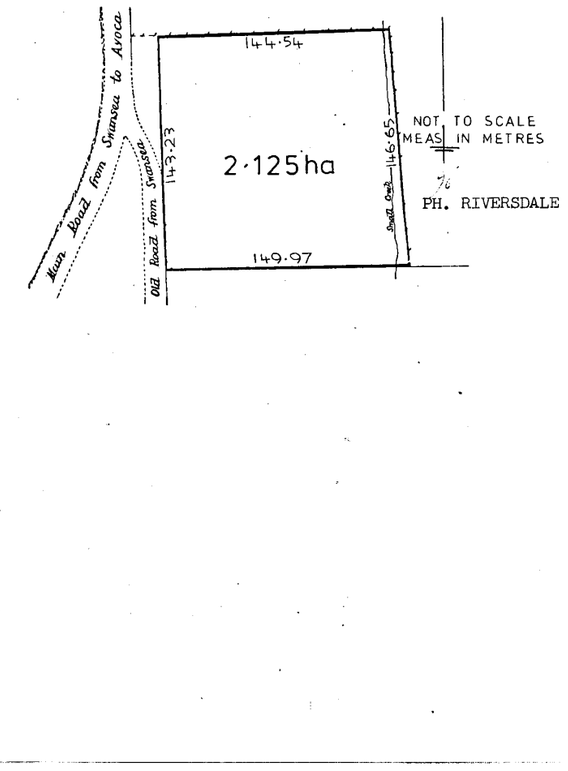
ANNEXURE TO CERTIFICATE OF TITLE VOL. 2572 FOL. 99

ACTING Recorder of Titles

REGISTERED NUMBER

247068

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
247068	1
EDITION	DATE OF ISSUE
2	12-Apr-2023

SEARCH DATE : 07-Nov-2023
SEARCH TIME : 05.23 PM

DESCRIPTION OF LAND

Parish of RIVERSDALE, Land District of GLAMORGAN
Lot 1 on Plan 247068
Derivation : Part of 986 Acres Gtd. to J. Amos.
Prior CT 2572/99

SCHEDULE 1

N123837 TRANSFER to ADAM GEOFFREY GREENHILL and GRAINNE MARY MARGARET GREENHILL Registered 12-Apr-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A669133 AGREEMENT pursuant to Section 27D of the Real Property Act 1886 Registered 17-Apr-1980 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

REV:	DESCRIPTION	DATE

Travalia Architect CC1051 0

CLIENT: A&G GREENHILL	SHEET: LAND TITLE	DRAWN: MT	APPROVED: MT		
ADDRESS: 14876 TASMAN HIGHWAY CRANBROOK TASMANIA 7190	PROJECT: PROPOSED WC & STORAGE	SCALE: NTS	SIZE: A3	DATE: 07.11.2023	
	ISSUE: DEVELOPMENT APPLICATION	PROJECT No: 23003		SHEET No: D09	REV No: A

ON-SITE WASTEWATER ASSESSMENT

14876 Tasman Highway

Cranbrook

September 2023

GEO-ENVIRONMENTAL

SOLUTIONS

Geo-Environmental Solutions P/L 29 Kirksway Place, Battery Point 7004. Ph 6223 1839

Introduction

Client: Adam Greenhill

Date of inspection: 17/08/2023

Location: 14876 Tasman Highway, Cranbrook (CT: 247068/1)

Land description: Approx. 2ha lot

Building type: Proposed toilet block plus additions & alterations

Investigation: 70mm hand auger

Inspected by: JP Cumming

Background Information

Map: Mineral Resources Tasmania 1:25 000 SE Sheet

Rock type: Quaternary deposits

Soil depth: 1.20m+

Planning overlays: Bushfire Prone Areas

Waterway and Coastal Protection Areas

Local meteorology: Annual rainfall approx. 650 mm

Local services: Tank water and wastewater disposal required

Site Conditions

Slope and aspect: Approx. 2% East facing slope

Site drainage: Imperfect subsoil drainage

Vegetation: Grass

Weather conditions: Fine, <1mm rainfall received in preceding 7 days

Ground surface: Slightly moist sandy surface conditions

Investigation

A representative of bore hole was completed to identify the distribution and variation of the soil materials at the site, the bore hole location is indicated on the site plan. See soil profile conditions presented below. Tests were conducted to assess the capacity of the materials for onsite wastewater disposal according to AS1547:2012.

Soil Profile Summary

Test hole Depth (m)	Horizon	Description
0.00 – 0.30	A1	Light Brown **SAND trace CLAY (SW)**: dry, loose consistency, few stones, gradual boundary to
0.30 – 0.90	B2	Light Reddish Brown **CLAY (CI)**: slightly moist, stiff consistency, well structured, few stones, clear boundary to
0.90 – 1.20+	BC	Yellow Brown **Clayey SAND (SC)**: slightly moist, firm consistency, common gravels and stones, lower boundary undefined.

Soil Profile Notes

The soils on site are duplex soils developing over Quaternary deposits. The clay subsoils have moderate permeability but have good nutrient retention capacity for onsite wastewater disposal.

Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil on the property is classified as **Clay LOAM (Category 4)**. **I**t is proposed to install a primary treatment system with onsite absorption to service the proposed development. A Design Loading Rate (DLR) of 8L/m^2/day has been assigned for primary treated effluent.

The proposed development is for the addition of a cellar door to the existing church building and a new toilet block on site. Flows from the church building will consist of greywater from a handbasin, kitchen sink and glass washer. The cellar door is not expected to operate every day and will only open occasionally throughout winter. The church may have the occasional service, during which patrons will have access to the toilet facilities. As such, the proposed system includes a significant allowance for additional loading to account for increased volume at peak periods in addition to standard visitor and staff use.

The cellar door will provide tastings for visitors, and limited food service (self-assembled cold food platters of cheese etc). Experience at similar facilities around Tasmania has shown that only a small percentage (approx. 25%) of visitors stop for a food platter with a beverage. The majority of visitors (approx. 75%) stop for tastings and take away purchases or orders only. Unfortunately, the Tasmanian on site wastewater guidelines (note guidelines only not a regulation) do not have an entry for such tasting facilities. In the absence of a guideline, alternative publications should be referenced where suitable. The South Australian Guidelines have a setting of 8L/person/day for wine tasting facilities, and this setting has been utilised for design purposes at many other approved cellar door facilities in Tasmania. For cellar door visitors only using the tasting facilities, a setting of 8L/person/day has been assigned. A setting of 15L/person/day has been assigned for visitors eating on site, which is considered conservative given the type of food service provided and the typical length of visitation when compared to say an all-day conference venue.

Typical usage is expected to see up to 8 patrons (8L/person/day) and 2 staff members (20L/person/day) per day. Due to the intermittent usage of the building, a conservative approach will be required for the design of the onsite absorption area to account for potential fluctuations in hydraulic loading. It is proposed to design for a peak loading of up to 40 visitors in a day, with a peak wastewater loading of 320L/day.

Using the DLR of 8L/m^2/day, an absorption area of at least 40m^2 will be required to accommodate a peak loading of 320L/day. An absorption bed with dimensions 20m x 2m x 0.6m can be installed connected to a dual-purpose septic tank (min 3000L). This absorption bed will have a storage volume of approximately 7,200L (based on gravels with a 30% void space), and therefore will be sufficient to accommodate the peak loading. All flows from the church building and toilet block will connect into the septic tank, with a minimum fall of 1:60 required from each building.

It should also be noted that the actual average daily wastewater loading is likely to be far less as visitor numbers will be closer to peak on weekends and much lower on weekdays, especially in the winter season. For example, data from other cellar doors in Tasmania suggest that weekday visitor numbers are generally 40-60% of weekends during summer months and overall weekly seasonal loadings in winter are 30-40% of summer loads.

A diversion drain will not be required due to the near flat relief of the site. A 100% reserve area should be set aside for future wastewater requirements and the area kept free from development. There is sufficient space available onsite to accommodate the required reserve due to the large property size. Therefore, no formal reserve area has been assigned. For further details see attached plan and Trench summary reports.

The following setback distances are required to comply with Building Act 2016:

Upslope and level buildings:	3m
Downslope buildings:	5m
Upslope and level boundaries:	1.5m
Downslope boundary:	2m
Downslope surface water:	100m

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

I also would recommend that the operation and performance of the wastewater system be monitored on a regular basis and a maintenance agreement with a suitable plumbing contractor with reporting to the permit authority will be required. This design is based upon estimated wastewater loading rates provided by the site managers and does not include allowance for additional waste into the system other than that specified in this report.

During construction GES will need to be notified of any major 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

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third a party.

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	Adam Greenhill	Assess. Date	29-Aug-23
		Ref. No.	
Assessed site(s)	14876 Tasman Highway, Cranbrook	Site(s) inspected	17-Aug-23
Local authority	Glamorgan Spring Bay Council	Assessed by	JP 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 = 320 (using a method independent of the no. of bedrooms)
Septic tank wastewater volume (L/day) = 106
Sullage volume (L/day) = 214
Total nitrogen (kg/year) generated by wastewater = 1.0
Total phosphorus (kg/year) generated by wastewater = 0.8

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)	49	45	56	55	51	59	47	47	46	56	54	65
Adopted rainfall (R, mm)	49	45	56	55	51	59	47	47	46	56	54	65
Retained rain (Rr, mm)	44	40	51	49	46	53	42	42	41	50	49	59
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**86**	**70**	**40**	**14**	**-4**	**-24**	**-11**	**0**	**22**	**34**	**56**	**67**

Annual evapotranspiration less retained rain (mm) = 349

Soil characterisitics

Texture = Clay LOAM Category = 4 Thick. (m) = 1.8
Adopted permeability (m/day) = 1.5 Adopted LTAR (L/sq m/day) = 8 Min depth (m) to water = 10

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
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) =	20
Width (m) =	2
Depth (m) =	0.6
Total disposal area (sq m) required =	40
comprising a Primary Area (sq m) of:	40
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

Comments

The calculated DLR for the Category 4 soil present is 8L/m^2/day with a required absorption area of 40m^2 for the proposed development. Therefore the system will have the capacity to cope with predicted climatic and loading events.

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	Adam Greenhill	Assess. Date	29-Aug-23
		Ref. No.	
Assessed site(s)	14876 Tasman Highway, Cranbrook	Site(s) inspected	17-Aug-23
Local authority	Glamorgan Spring Bay Council	Assessed by	JP 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 Trench	Limitation Amended	Remarks
	Expected design area	sq m	5,000	V. high	Very low		
	Density of disposal systems	/sq km	3	Mod.	Very low		
	Slope angle	degrees	1	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods 1 in 75-100 yrs		High	Low		
	Heavy rain events	Rare		High	Low		
	Aspect (Southern hemi.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	320	High	Low		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	1.8	V. high	Very low		
	Depth to bedrock	m	1.8	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		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	0.78	Mod.	Moderate		
	Long Term Accept. Rate	L/day/sq m	8	High	Moderate		

Comments

The site has good capability to accept onsite wastewater.

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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	Adam Greenhill	Assess. Date	29-Aug-23
		Ref. No.	
Assessed site(s)	14876 Tasman Highway, Cranbrook	Site(s) inspected	17-Aug-23
Local authority	Glamorgan Spring Bay Council	Assessed by	JP 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	70	High	Moderate		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-349	High	Very low		
	Min. depth to water table	m	10	High	Very low		
	Annual nutrient load	kg	1.7	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	5	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric sensit/dom drink		V. high	Moderate		
	Dist. to nearest surface water	m	50	V. high	Very high	Moderate	Other factors lessen impact
	Dist. to nearest other feature	m	60	V. high	Low		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	1000	V. high	Very low		

Comments

The soil system has a good capacity to cope with the applied nutrient load from the wastewater system. The wastewater system complies with the required setbacks to downslope surface water. Therefore there is a low environmental risk associated with onsite wastewater disposal.

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) (ii) Land application area will be located with a minimum separation distance of 5m 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) (i) Land application area will be located with a minimum separation distance of 22m of 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) (ii) Land application area will be located with a minimum separation distance of 2m 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	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	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.	No limiting layer identified.
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

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AS1547:2012 – Loading Certificate – Septic System Design

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

Site Address: 14876 Tasman Highway, Cranbrook

System Capacity: 320L/day

Summary of Design Criteria

DLR: 8L/m^2/day

Absorption area: 40m^2

Reserve area location /use: Not assigned – more than 100% available.

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 capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

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. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Adam Greenhill *Owner name*
56 Glen Gala Road *Address*
Cranbrook 7190 *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 Adam Greenhill
Designer's project reference No. J9311
Address: 14876 Tasman Highway
Lot No: 247068/1
Cranbrook 7190

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:

Dual-purpose septic tank with onsite absorption

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Sep-23
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-23
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-23

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 - 14876 Tasman Highway Cranbrook - Sep-23

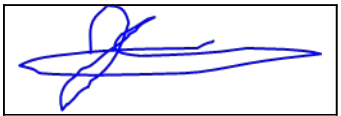
Onsite Wastewater Assessment - 14876 Tasman Highway Cranbrook - Sep-23

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		04/09/2023
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.

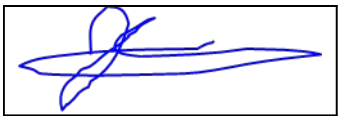
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [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		04/09/2023

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Wastewater system:

Dual-purpose septic tank (min 3000L)
with outlet filter and venting according to NCC Vol 3 Tas H101.2 - min 1:60 fall from plumbing fixtures

Absorption bed (40m²)
1 x 20m x 2m x 0.6m

Min 3m from upslope or level buildings
Min 5m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 2m from downslope boundary
Min 22m from downslope surface water

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-Hydraulic
CCC774A

04/09/2023

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Approximate Test Hole Location

Do not scale from these drawings. Dimensions to take precedence over scale.	Client Name and Address: Adam Greenhill 14876 Tasman Highway, CRANBROOK 7190	C.T.: 247068/1 PID: 5281091	Date: 04/09/2023	On-Site Wastewater Management Plan	1:500 @ A3	Sheet 1 of 1 Drawn by: EF

Design notes:

1.Absorption trench dimensions of up to 20m long by 0.60m deep by 2m wide
– total storage volume calculated at average 35% porosity.
2.Base of trenches to be excavated level and smearing and compaction avoided.
3.350-410mm Arch should be placed in the centre of trench
4.Geotextile or filter cloth to be placed over the distribution arch to prevent clogging
5.Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450mm on down slope edge
6.Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m^2
7.All works on site to comply with AS3500 and Tasmanian Plumbing code.

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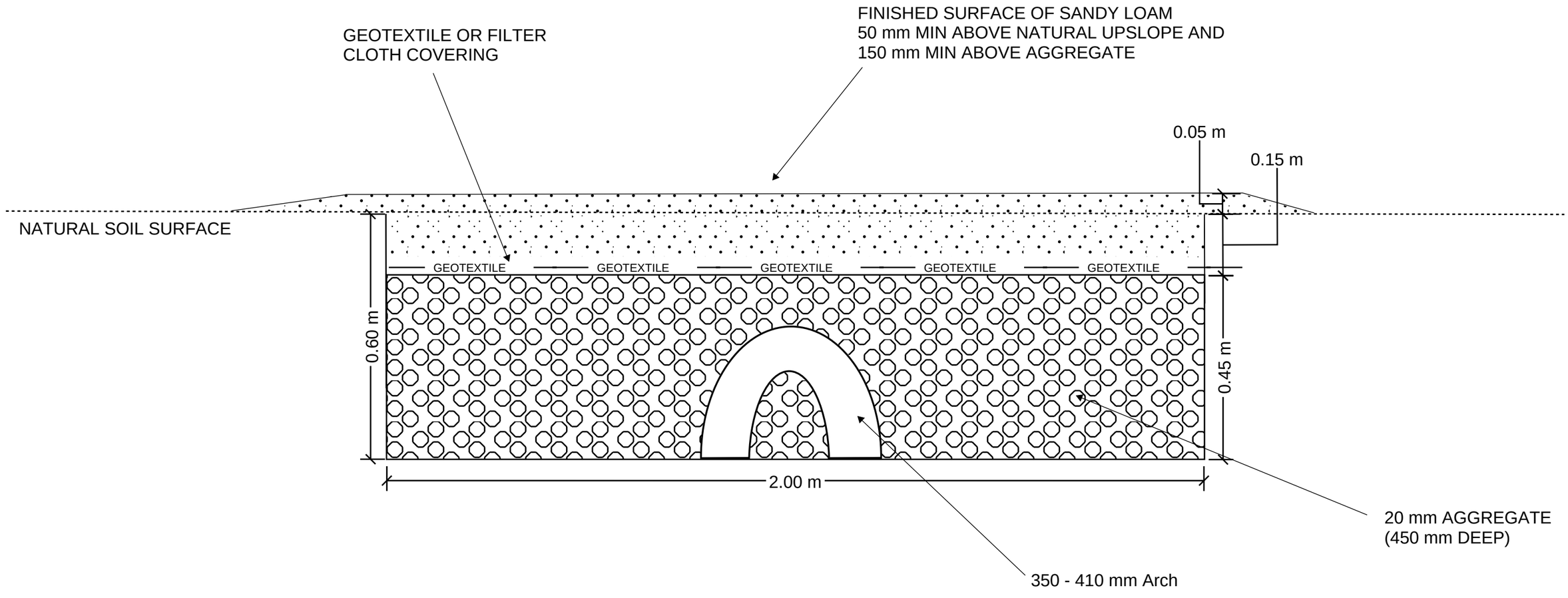

Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions		Date: Jul 2020	Terraced Absorption Trench Detail	Sheet 1 of 1

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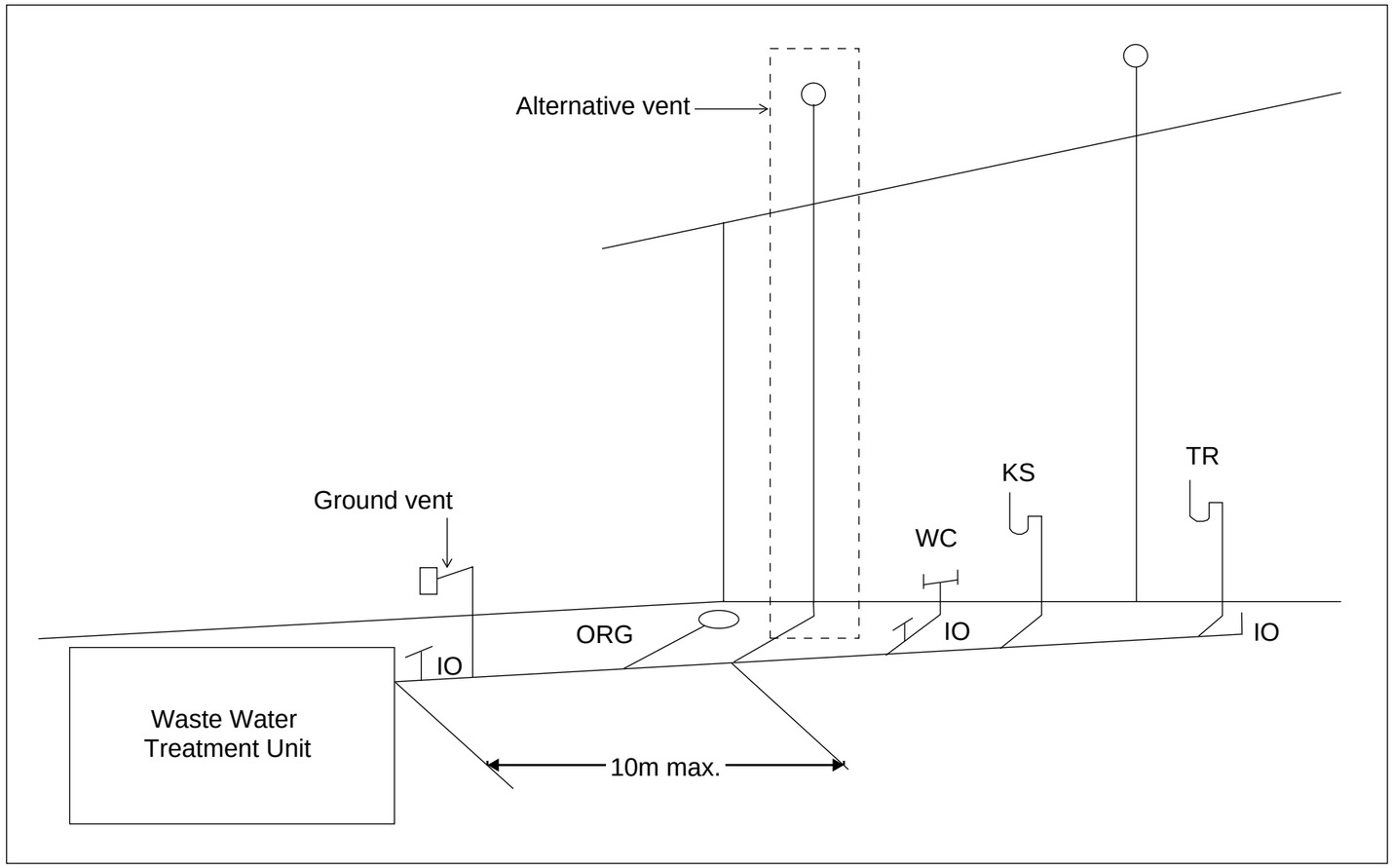


Tas Figure H101.2 Alternative Venting Arrangements

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

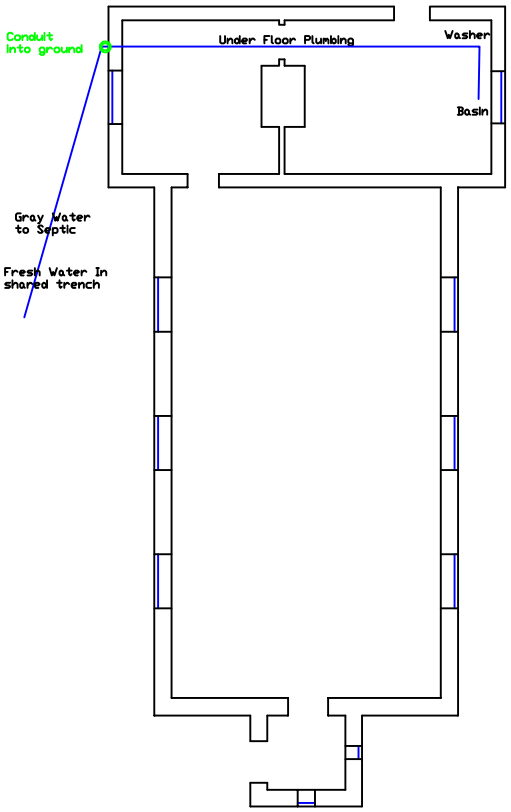
Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

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

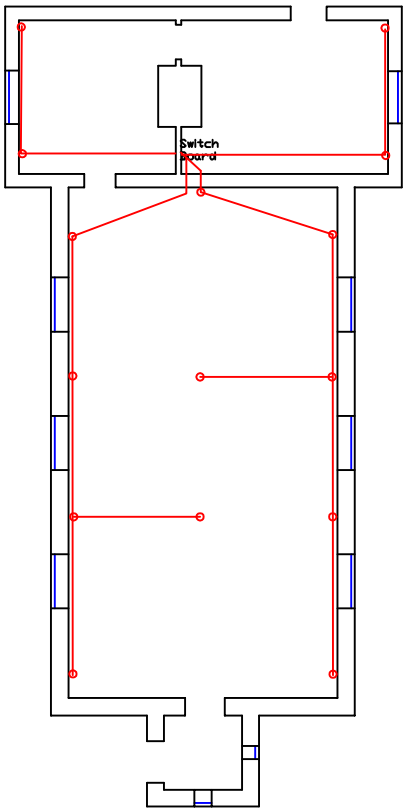
Alternative vent is the preferred arrangement where possible.

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

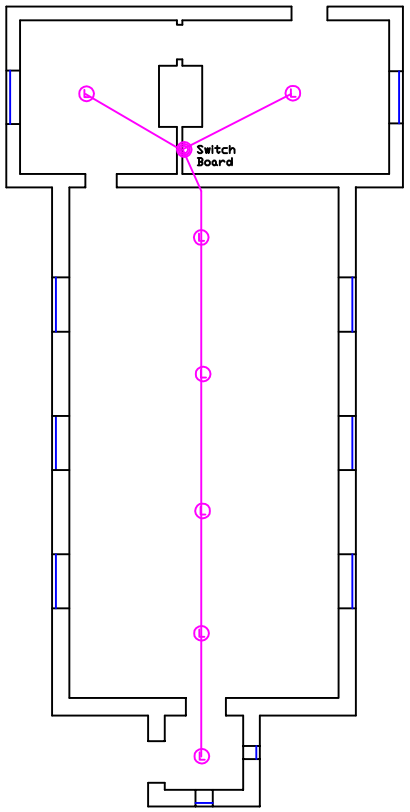
INTERNAL PLUMBING



UNDER FLOOR POWER SUPPLY AND SOCKETS



IN CEILING LIGHT CIRCUITS



UNDERGROUND POWER SUPPLY