

to.

General Manager
Mid-Western Regional Council
Att: Hannah Draper
PO Box 156
Mudgee, New South Wales 2850

date.

26.03.2024

reference.

39082-PL02_A

Dear Hannah,

Re: DA0205/2023 – Detached Dual Occupancy

Site: 11 McLachlan Street, Rylstone, NSW 2849

Subject: Changes to accommodate onsite effluent

We refer to your correspondence dated 9th of November 2023 to consider Planning requirements related to the subject Development Application and note to ensure the proposed onsite effluent was considered suitable (in terms of Section 68 support (S68-2023-12698), the dual occupancy design was required to be amended to ensure appropriate setbacks from the absorption beds to each dwelling, boundary, and Private Open Space. Please refer below to an assessment of the amended design against the Mid-Western Regional Development Control Plan 2013, and the Mid-Western Regional Local Environmental Plan 2012.

1. Mid-Western Regional Local Environmental Plan 2012
a. Land Use Table

The subject site is zoned RU5 Village pursuant to the Mid-Western Regional Local Environmental Plan 2012 (the LEP). The objectives of the RU5 Zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote development that is sustainable in terms of the capacity of infrastructure within villages.

Comment: The proposed detached dual occupancy is considered to meet the zone objectives in that it provides an appropriate residential land-use capable of sustainably utilising existing infrastructure.

2. Clause 4.2 Height of Buildings

The objective of this Clause is to establish a maximum height limit to which buildings can be designed in particular locations. The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. The subject site permits a maximum building height of 8.5m. The proposed dwellings shall have a maximum height of 7.25 and 6.65m respectively, thus both complying with the required height.

3. Clause 6.3 Earthworks

Clause 6.3 'Earthworks' applies to the subject application as earthworks are included as part of the development works. The site is relatively flat throughout. The proposed dwelling shall be constructed on a concrete slab with a small amount of cut/fill is required to support the buildings. Any introduced fill should be classified as virgin material. There shall be no disruption on existing drainage patterns or soil stability in the area. Appropriate erosion and sediment controls will be undertaken on the site during development works to prevent and reduce and soil erosion that would occur on the site.

4. Clause 6.4 Groundwater Vulnerability

The subject site is mapped as being groundwater vulnerable. Clause 6.4 of the LEP requires Council to consider the following matters prior to determining a DA that is located on groundwater vulnerable land.

- (a) *The likelihood of groundwater contamination from the development (including from any on-site storage or disposal of solid or liquid waste and chemicals),*
- (b) *Any adverse impacts the development may have on groundwater dependent ecosystems,*
- (c) *The cumulative impact the development may have on groundwater (including impacts on nearby groundwater extraction for a potable water supply or stock water supply), and*
- (d) *Any appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development.*

Comment: The proposed development does not involve any storage of disposal of liquid waste and chemicals and therefore should not affect the function of any groundwater dependent ecosystems, nor would it create any depletion or contamination of vulnerable groundwater resources. Furthermore, there will be no extraction of vulnerable groundwater to service the proposed development.

The subject land is capable of supporting onsite effluent disposal. Refer to Effluent Report in **Attachment B**.

5. Clause 6.9 Essential Services

Clause 6.9 of the LEP states:

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- (a) *The supply of water,*
- (b) *The supply of electricity,*
- (c) *The disposal and management of sewerage,*
- (d) *Stormwater drainage or on-site conservation, and*
- (e) *Suitable road access.*

Comment: The subject site is supported by reticulated water, electricity, suitable road access, and telecommunication. It is proposed to harvest roof-water through a 3,000L water with any overflow to Council's roadside stormwater system.

The subject land is capable of managing anticipated onsite effluent from the proposed development. Refer to Effluent Report in **Attachment B**.

6. Mid-Western Regional Council Development Control Plan 2013

The *Mid-Western Regional Council Development Control Plan 2013* (DCP) outlines the standard requirements for development in the LGA. Each of the sections of the DCP relevant to the proposed dual occupancy are addressed in **Table 1** below.

Table 1 – DCP Requirements

Provision	Requirements	Comment
<i>Section 3.1 RESIDENTIAL DEVELOPMENT IN URBAN AREAS (SINGLE DWELLINGS AND DUAL-OCCUPANCIES)</i>		
<p>Note. Where a development does not comply with the “Fast-track” criteria, a normal development application may be lodged. In lodging the development application justification must be given to the variation from the fast track criteria by addressing the objectives outlined in the discretionary standards relevant to the particular type of development.</p> <p>Comment: Certain provisions of the fast-tracked DCP cannot be met. For the areas of the DCP that cannot be met, justification will be given to the variation from the fast-track criteria by addressing the objectives outlined in the discretionary standards relevant to the particular type of development. It is understood that the application will therefore not be considered as a fast-track application.</p>		
Building Setbacks Part 3.1 – Discretionary Development Standards addressed.	(a) Setbacks must be compatible with the existing and/or future desired streetscape. (b) Side or rear building setbacks are to demonstrate no unreasonable adverse impact on the privacy or solar access of adjoining properties. (c) Garages are to be setback a minimum of 5.5 metres from the front boundary.	Unit 1 fronts McLachlan Street and the main building form is setback 7.177m from the street boundary. Unit 2 fronts Calderwood Road and is setback 3.0m from the street boundary. The proposed setbacks are not dissimilar to existing setbacks in the Rylstone area and shall not place undue pressure on the McLachlan Street/ Calderwood Road area. Both garages are setback in excess of 6.0m from their respective street fronts to allow ample space

	<p>(d) Side and rear walls within 900mm and eaves within 450mm of boundaries are to comply with the BCA requirements for fire rating.</p>	<p>for a vehicle to access the garage and allow another to park behind wholly within the boundaries.</p> <p>Side & rear setbacks are compliant with the BCA requirements. It is ensured at least a 1.0m setback is available for side and rear setbacks.</p>
<p>Building Height Part 3.1 – Discretionary Development Standards addressed.</p>	<p>(a) Elevated housing developments must minimise the impact on areas of predominantly single storey housing. (b) Building height must ensure that adjacent properties are not overlooked or overshadowed.</p>	<p>The dwellings are considered suitable for the site and it's surrounds, given the fact the height (7.25m) is well below the maximum height required by the Mid-Western Regional LEP (8.5m), and shall not dominate neighbouring lots. Although several dwellings in the area are single storey, they have been raised above ground level, thus the two-storey proposal is not out of context.</p> <p>Furthermore, the amended development plans in Attachment A provide shadow diagrams which provides further support for the development as there is minimal impact on neighbouring properties between 9am and 3pm on the 21/06 and the 21/12.</p>
<p>Site Coverage Part 3.1 – Discretionary Development Standards addressed.</p>	<p>(a) Stormwater runoff must not exceed infrastructure capacity. (b) Development must be an appropriate bulk and scale for the existing residential surrounds. (c) Dual occupancy development is not to exceed 50% site coverage. Note: Site Coverage means: The proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:</p> <ul style="list-style-type: none"> Any basement, 	<p>Site coverage can be considered as the following:</p> <p><i>Unit 1: 165m²</i> <i>Unit 2: 203m²</i> <i>Site coverage: 951.3m²</i></p> <p>Site coverage = $165+203/951.3m^2 \times 100$ Site Coverage = 38.68%</p> <p>As per the above, the proposed development is well below, the maximum 50% required for dual</p>

	<ul style="list-style-type: none"> • Any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary • Any eaves, • Unenclosed balconies, decks, pergolas and the like. 	<p>occupancies, and the proposal allows for suitable stormwater infrastructure to minimise potential runoff.</p>
<p>Solar Access Part 3.1 – Discretionary Development Standards addressed.</p>	<p>(a) Development must have reasonable access to sunlight and must not unduly impede solar access of neighbouring dwellings.</p> <p>(b) Dwellings are to be positioned to maximise solar access to living areas.</p> <p>(c) Shadow diagram must include:</p> <ul style="list-style-type: none"> • Location, size, height and windows openings of buildings on adjoining properties; • Existing shadow-casting structures such as fences, carports, hedges, trees etc.; and • Topographical details, including sectional elevations where land has any significant slope. <p>(d) Living areas and gardens should be orientated to the north to maximise solar access to these areas.</p> <p>(e) North-facing pitched roofs should be incorporated where possible to provide opportunity for solar energy collectors.</p> <p>(f) Solar access should be controlled within buildings to allow warm winter sun to penetrate rooms while excluding hot summer sun by:</p> <ul style="list-style-type: none"> • Using horizontal projecting screens such as balconies, awnings, verandah roofs, pergolas and wide eaves; and • Use of ceiling insulation. 	<p>The proposed development meets the discretionary development standards in that:</p> <ul style="list-style-type: none"> • Both units have suitable access to sunlight while not impeding neighbouring properties. Unit 1 has several windows located along the eastern and western walls providing. Unit 2 is orientated north, and similarly has several widows allowing solar access. • Shadow diagrams have been provided in Attachment A. They depict on the 21/06 and 21/12 between 9-3, shadows will not impede on the dual occupancies, or neighbouring properties solar access. • Both units roof's provide opportunity for solar energy collectors. • The P.O.S has a westerly aspect for Unit 1, while Unit 2 boasts P.O.S entirely in the northern portion of the subject site.
<p>Privacy Part 3.1 – Discretionary</p>	<p>(a) Development must ensure that reasonable privacy is achieved for new dwellings and existing adjoining residences and private open space.</p>	<p>The development ensures that suitable privacy is achievable for both new units through the use of fencing, and placement of windows. Additionally, the neighbouring dwelling to the north of the</p>

<p>Development Standards addressed.</p>		<p>property's privacy has been considered by ensuring, windows/openings on the upper floor are situated whereas they do not directly overlook the properties windows, or private open space.</p>
<p>Parking Deemed to Satisfy</p>	<p>Two (2) spaces per dwelling.</p>	<p>Each unit is proposed to utilise a single car garage. However, the driveway has been designed to allow for an additional car space in a stacked form.</p>
<p>Landscaping</p>	<p>(a) Landscaping must enhance the quality of the built environment. (b) Species selection and location should improve energy efficiency through reducing heat gain through windows and deflecting winter winds. (c) Plants with low maintenance and water requirements should be selected.</p>	<p>According to the plans, sufficient landscaping has been proposed which is in context for the area. In particular, a landscaped retaining wall on the northern boundary of both dwellings, and the western boundary of Unit 2. The remainder of the site will utilise landscaping that is in context with a residential development.</p>
<p>Open Space Part 3.1 – Discretionary Development Standards addressed.</p>	<p>(a) Sufficient open space must be provided for the use and enjoyment of the residents. (b) A plan shall be submitted which demonstrates that the dimension of the open space provides for functional space, including placement of outdoor furniture. (c) Open space areas provided must be suitably located and landscaped to obtain adequate sunlight and protection from prevailing winds. (d) Private open space for dual occupancy development is to be a minimum area of 80m² and have a minimum dimension of 5 metres (depth and width).</p>	<p>As per the proposed development plans, adequate open space has been provided for both units. Each area is suitably located to ensure that fencing and/or landscaping will be able to provide required protection from wind and other weather events and also obtain adequate sunlight. The Open Space for each unit's location and size is as follows:</p> <ul style="list-style-type: none"> • Unit 1: 107m² (dimensions more than 5m) and is located on the western side of the unit. • Unit 2: 80m² (dimensions more than 5m) and is located on the northern façade of the unit.


	(e) Private open space for dual occupancy development is to be located behind the front building line and on the northern, eastern or western side of the dwelling.	
Corner Lots	<p>(a) Development must address both street frontages.</p> <p>(b) Utility windows are not permitted on either elevation with frontage to the street unless they are integrated into architectural features of the development.</p>	<p>The development has addressed both street frontages. The units are to be of different design and colours of materials which benefits both the McLachlan Street and Calderwood Road Street localities.</p> <p>Both facades that front the two streets have adequate windows and architectural features that benefit the amenity of the units.</p>
Fencing Part 3.1 – Discretionary Development Standards addressed.	<p>(a) Fencing facing the street or forward of the building line must avoid extensive lengths of 'Colorbond' as it presents a barrier to the street.</p> <p>(b) Solid fencing of a length greater than 30% may be permitted where landscaping is provided to soften the visual impact on the streetscape.</p>	<p>It is proposed that 1.8m colorbond fencing is to be provided between the two (2) proposed units. Fencing is proposed in front of the building line on Calderwood Road, however considered to be 1800mm high square top Aluminium pool fencing in select powdercoat finish.</p> <p>It should be considered compliant given the fact the fencing is not considered solid fencing, and it going to add to the amenity of the area. The heights of all proposed fencing is 1.8m which is compliant with the DCP requirements.</p>
Infrastructure	<p>(a) Surface infrastructure (e.g. tanks, clotheslines) must not be located within front setback.</p> <p>(b) Surface infrastructure must not be visible from the street.</p> <p>(c) Garbage storage locations must be included in landscape plan and show how they will be screened.</p>	<p>Both unit's water tanks, AWTS System, and clotheslines are not located within the front setback.</p> <p>Further, all infrastructure is not visible from either McLachlan Street or Calderwood Road.</p>

Garages, Out buildings	N/A	N/A – No Garages or outbuildings proposed.
Development Near Ridgelines	<ul style="list-style-type: none"> (a) A ridgeline is considered an elevated section of land, visible from beyond the individual property boundary. (b) Development shall protect key landscape features, being the dominant ridgelines and slopes and the intermediate ridges forming a visual backdrop to existing and future urban localities and places of special landscape amenity. (c) Development should not be visually intrusive or degrade the environmental value, landscape integrity or visual amenity of land. (d) The dwelling-house and associated buildings must not be visible above the existing skyline or any prominent ridgeline or local hilltop. (e) The dwelling-house and associated buildings will be constructed from low reflectivity building materials and incorporate colours which are visually unobtrusive in relation to the surrounding environment. 	N/A – The proposal is not located near any identified ridgelines.
Slopes Deemed to Satisfy	<ul style="list-style-type: none"> (a) Cut is to be limited to 1,000 mm (b) Fill is restricted to 600 mm. It must be clean fill and a geotechnical assessment issued for the fill to demonstrate compaction to the Australian Standard. (c) Any cut and/or fill must be provided with retaining walls, drainage and must be setback a minimum of 300 mm from any boundary. (d) Fill must not direct stormwater onto adjoining properties and drainage pits for overland flow paths are to be provided. 	<p>There is limited cut and fill proposed, however, please refer to Appendix C for the location of the proposed fill.</p> <p>It shall not impact stormwater and will not cause it to go onto neighbouring sites.</p> <p>No easements located onsite.</p>

	(e) Cut and fill is not permitted within water or sewer easements.	
Access	All weather vehicle access is required to ensure that emergency services (fire, ambulance, police) are able to access the dwelling at all times.	All weather access is provided to both units via a concrete driveway from McLachlan Street and Calderwood Road.
Relocated Dwellings	N/A	Proposed development does not involve relocated or transportable dwellings.
Design Principles	<ul style="list-style-type: none"> (a) Design should maximise surveillance with clear sightlines between public and private places, effective lighting of public places and landscaping that makes places. (b) Physical and symbolic barriers should be used to attract, channel or restrict the movement of people to minimise opportunities for crime and increase the effort required to commit crime (c) Must be sympathetic with existing adjoining and surrounding developments in relation to bulk and height. (d) Well-proportioned building form that contributes to the streetscape and amenity (e) Density appropriate to the regional context, availability of infrastructure, public transport, community facilities and environmental quality (f) Design must demonstrate efficient use of natural resources, energy and water throughout its full life cycle, including construction. (g) Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long-term management. 	<p>Design of the development will allow for maximum passive surveillance with clear sightlines between the public areas of the street, and private areas including the rear and front areas of the subject site.</p> <p>The design also limits areas that create opportunities of crime, which will help detract potential criminal activities.</p> <p>The development has taken into consideration the surrounding locality in relation to bulk and height, and so, the proposed is not out of character. The proposed units are two storey in height and well within the LEPs requirement for Height of Buildings, and not out of context with heights of existing dwellings in the area.</p> <p>The landscape proposed is suitable which helps soften the impact of the built environment on the locality.</p> <p>The layout of both proposed units optimises suitable layouts which ensure that living and dining areas, and open space have adequate sunlight and ventilation. Further, the overall layout and access</p>

	<ul style="list-style-type: none"> (h) Optimise amenity (e.g. appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility). (i) Optimise safety and security, both internal to the development and for the public domain. (j) Design must demonstrate response to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. (k) Council will not support dual occupancy development where both dwellings are premanufactured or relocatable homes in urban zones. 	<p>areas do not discriminate and provide easy access for people of all conditions and ages.</p> <p>The units are not premanufactured or relocated homes.</p>
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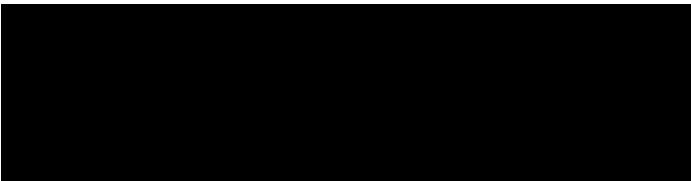
 Unit 1 / 36 Darling Street
Dubbo NSW 2830

 1300 BARNSON (1300 227 676)

 generalenquiry@barnson.com.au

Feel free to contact me with any further enquiries.

Yours faithfully,
BARNSON PTY LTD



Jim Sarantzouklis, MAIBS (Assoc.) MEHA MAICD RPIA
Director

Attachment A – Amended Plans



DRAWING SCHEDULE.

A 00	COVER SHEET	REV C	DATED 26.03.2024
A 01	SITE PLAN	REV C	DATED 26.03.2024
A 02	SHADOW DIAGRAMS	REV C	DATED 26.03.2024
A 03	UNIT 1 LOWER FLOOR PLAN	REV C	DATED 26.03.2024
A 04	UNIT 1 UPPER FLOOR PLAN	REV C	DATED 26.03.2024
A 05	ELEVATIONS - UNIT 1	REV C	DATED 26.03.2024
A 06	UNIT 2 LOWER FLOOR PLAN	REV C	DATED 26.03.2024
A 07	UNIT 2 UPPER FLOOR PLAN	REV C	DATED 26.03.2024
A 08	ELEVATIONS - UNIT 2	REV C	DATED 26.03.2024
A 09	SECTIONS	REV A	DATED 26.03.2024

GENERAL NOTES.

In addition to the National Construction Code series, Building Code of Australia Vol. 2, 2022, the Plumbing Code of Australia, 2022 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works;

AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules)

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

LOCALITY PLAN.



11 mclachlan st, rylstone 2849

lot 121, dp755426

PROPOSED DUAL OCCUPANCY

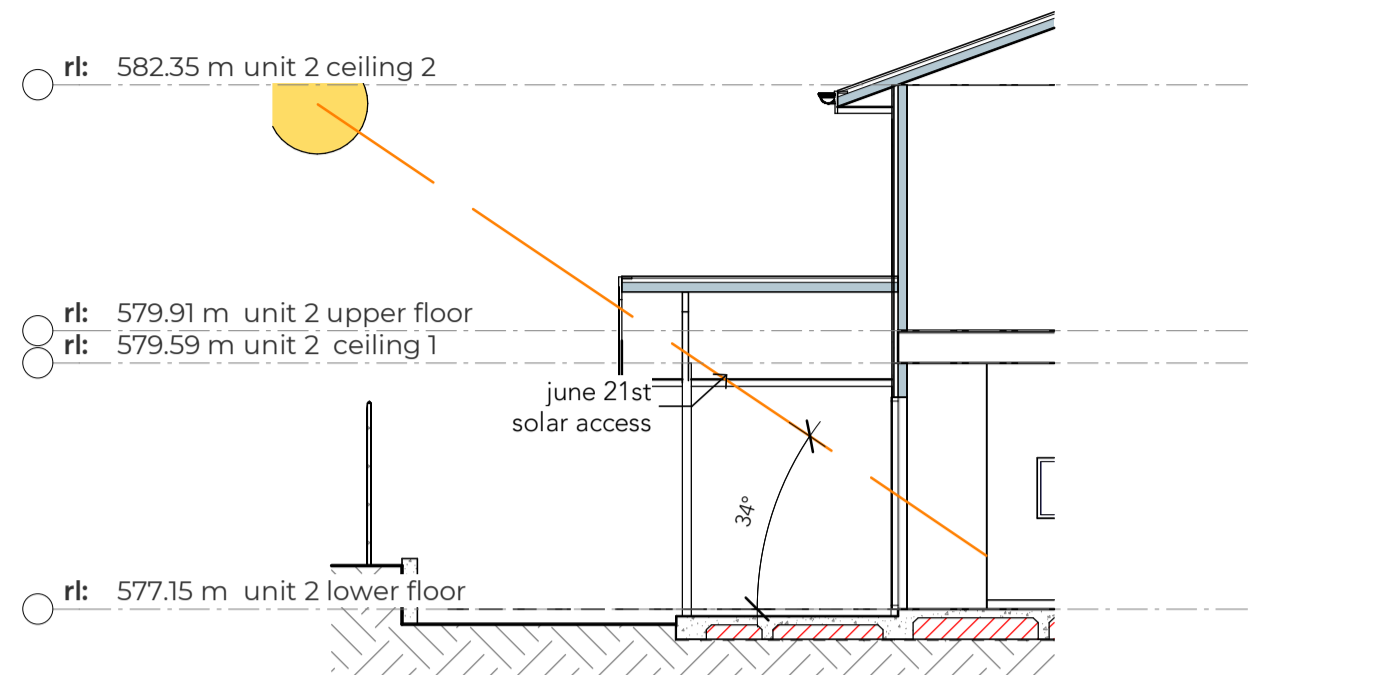
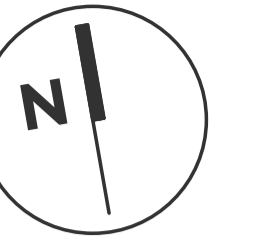
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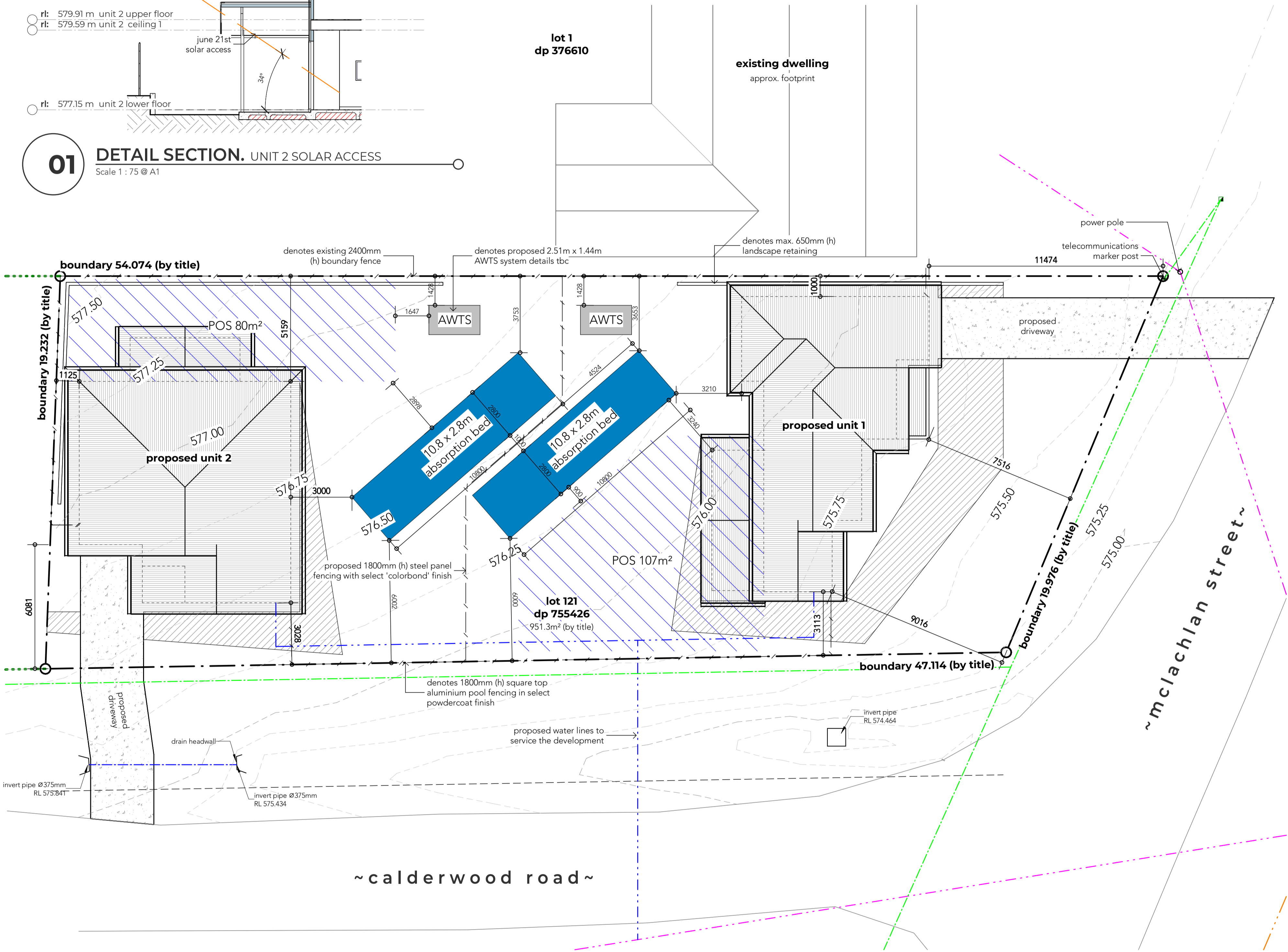
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PROPOSED DUAL OCCUPANCY
 Site Address:
 11 McLACHLAN STREET RYLSTONE NSW 2849
 Client:
 ADAM WORSLEY

Drawing Title:
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 Scale: **As indicated @ A1**
 Sheet: **01 of 10**
 Project No. **39082**
 Drawn: **CM**
 Checked:
 Revision: **C**

Drawing No.
**39082-
 A00**



01 **DETAIL SECTION. UNIT 2 SOLAR ACCESS**
Scale 1 : 75 @ A1



02 **SITE LAYOUT**
Scale 1 : 120 @ A1

- EXISTING SITE LEGEND**
- proposed boundary
 - existing boundary
 - existing major contours
 - existing minor contours
 - existing driveways
 - underground telecommunications line
 - overhead electrical lines

SITE NOTES.

GENERAL

This plan is prepared from a combination of field survey & existing records for the purpose of designing new constructions on the land & should not be used for any other purpose. The title boundaries as shown hereon were not marked at the time of survey & have been determined by plan dimensions only & not by field survey.

Services shown hereon have been located where possible by field survey. If not able to be so located services have been plotted from the records of relevant authorities where available & have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

Contractors must verify all dimensions & existing levels on site prior to commencement of work.

- Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services & detailed locations of all services, including:
- notify a G.L.
 - obtain telstra's "duty of care" document regarding working in the vicinity of telstra plant.
 - verify co-axial/optic fibre cable location

Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Barnson Pty Ltd who can accept no responsibility for such differences.

All work to be undertaken in accordance with the details shown on the drawings, the specifications & the directions of the superintendent. Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Where new works abut existing the contractor shall ensure that a smooth even profile free from abrupt changes is obtained.

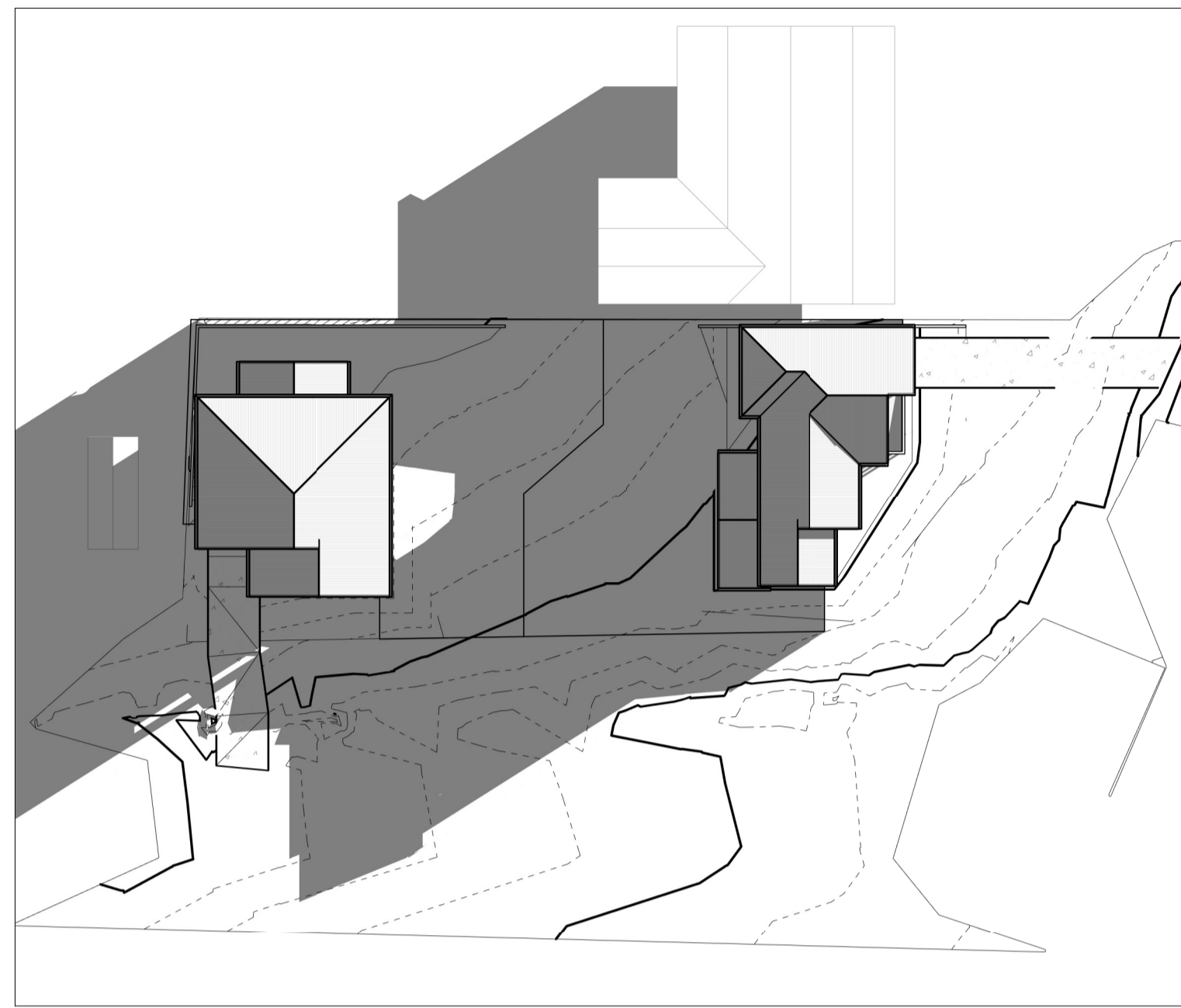
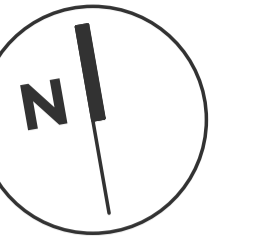
The contractor shall arrange all survey setout to be carried out by a registered surveyor.

DRAINAGE

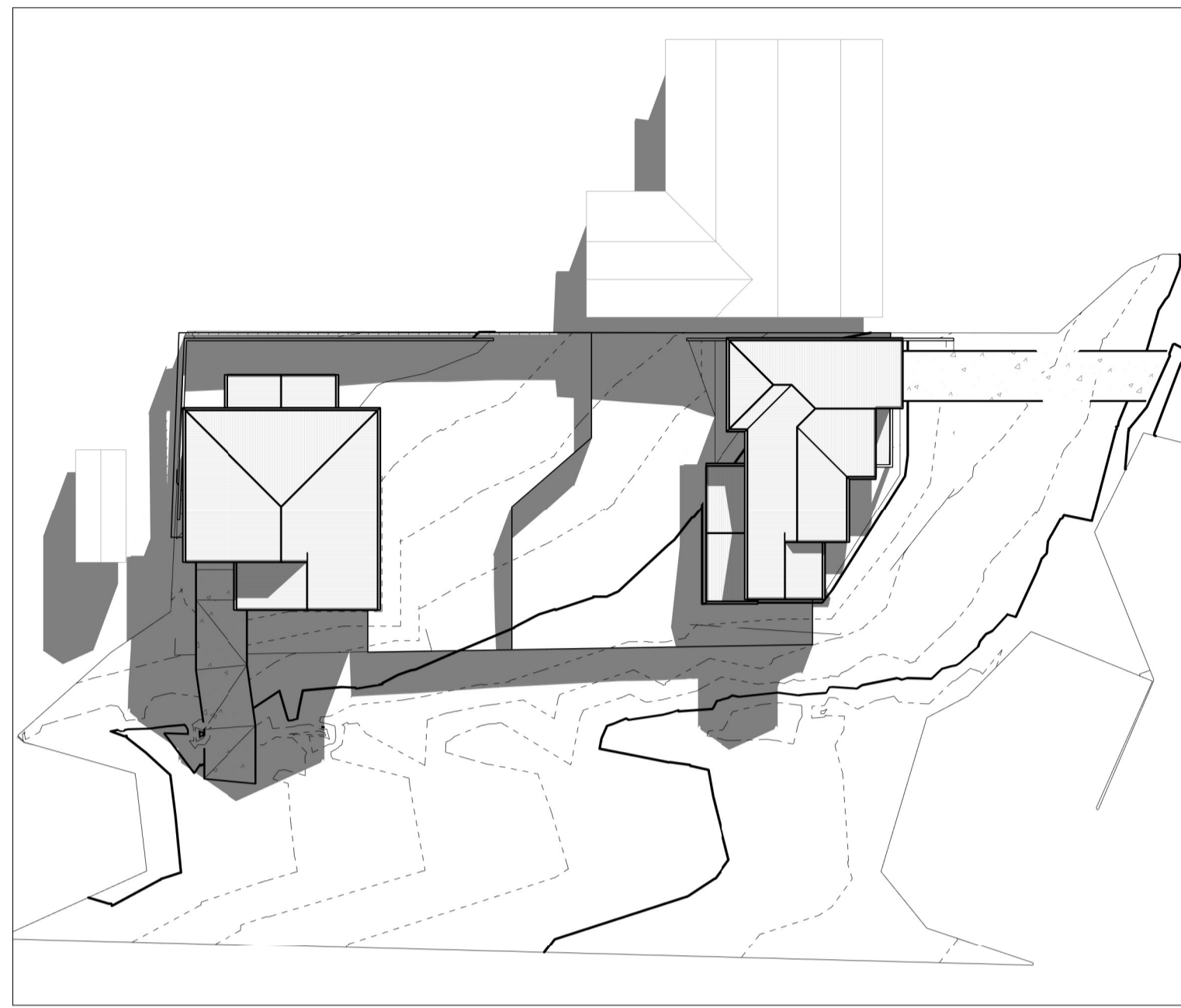
Stormwater shall be prevented from entering doorways & other openings in buildings. Where these are lower than adjacent ground surfaces, grated drains shall be designed & placed across ramps or entrances to intercept any flow, which would otherwise drain into the building in accordance with AS/NZS 3500.3, PS.3.1.4 - Stormwater drainage

Site drainage is to be constructed according to AS/NZS 3500.3 - Stormwater drainage.

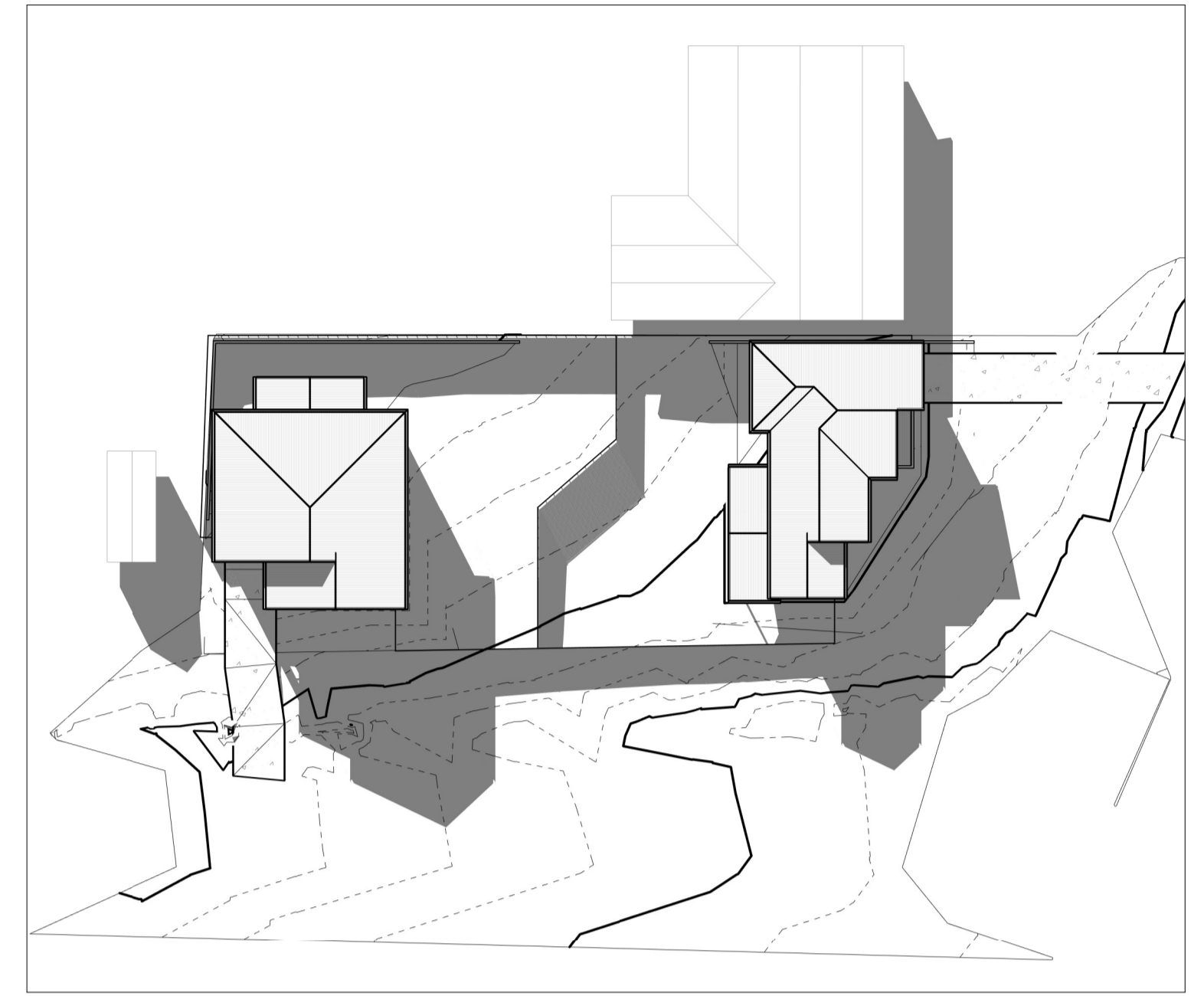
The contractor shall provide all temporary diversion drains & mounds to ensure that at all time exposed surfaces are free draining & where necessary excavate sumps & provide pumping equipment to drain exposed areas.



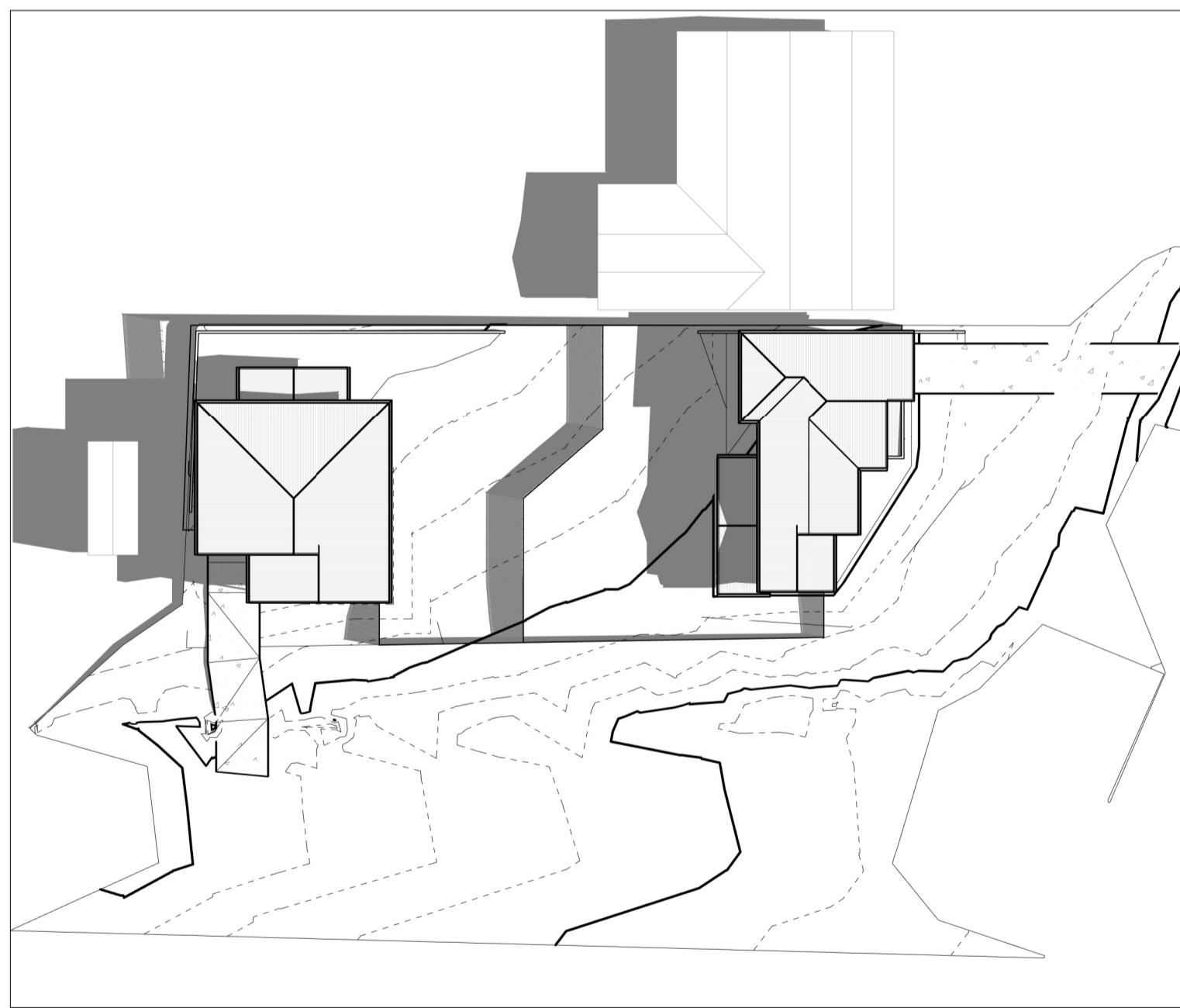
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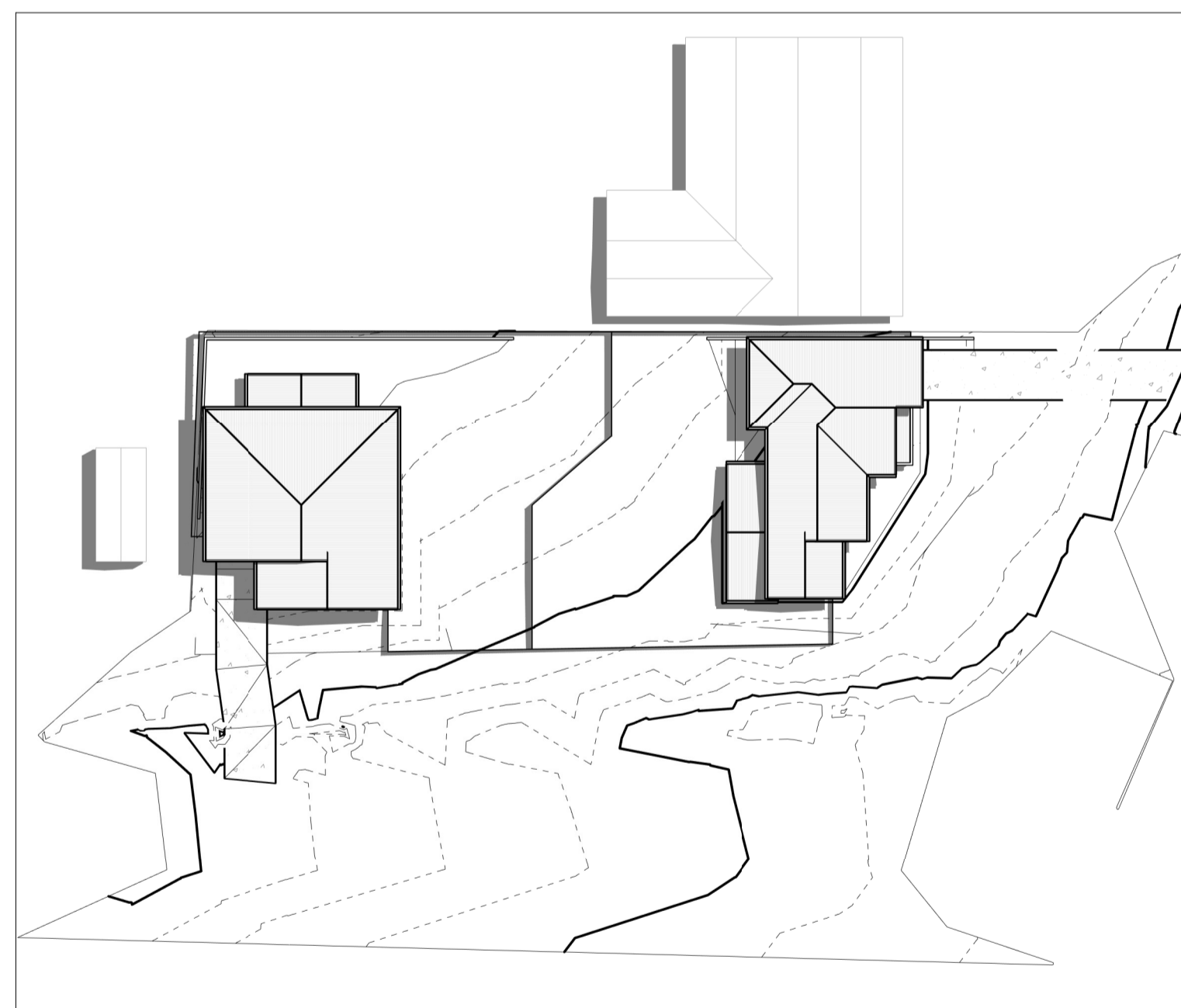
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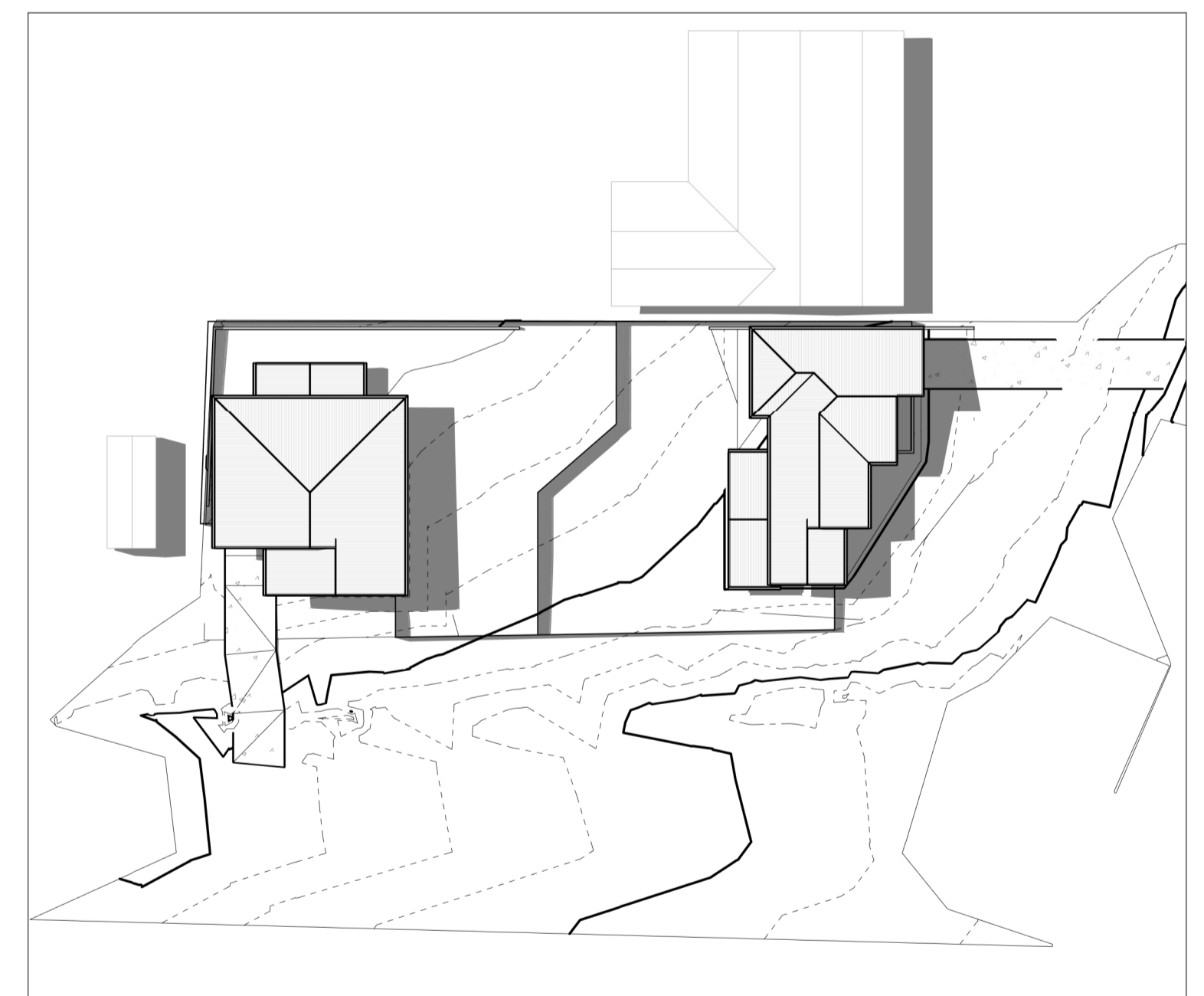
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06 21/12 9am
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07 21/12 12pm
Scale @ A1



08 21/12 3pm
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ISSUED FOR DA

BARNSON PTY LTD

address: Unit 1, 36 Darling Street
Dubbo NSW 2830
phone: 1300 BARNSON (1300 227 676)
email: generalenquiry@barnson.com.au
web: barnson.com.au

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. ALL DIMENSIONS IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

Rev.	Date	Amendment
A	21.03.2024	PRELIMINARY
B	22.03.2024	REVISED AS PER CLIENT REQUEST
C	26.03.2024	ISSUED FOR DA

Project:
PROPOSED DUAL OCCUPANCY

Site Address:
11 MCLACHLAN STREET RYLSTONE NSW 2849

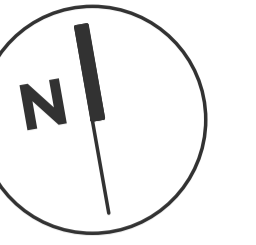
Client:
ADAM WORSLEY

Drawing Title:
SHADOW DIAGRAMS

Scale:	1 : 200 @ A1	Drawn:	CM
Sheet:	03 of 10	Checked:	
Project No.	39082	Revision:	C

Drawing No.

**39082-
A02**



09 UNIT 1 - LOWER FLOOR PLAN

Scale 1 : 50 @ A1



floor area - unit 1

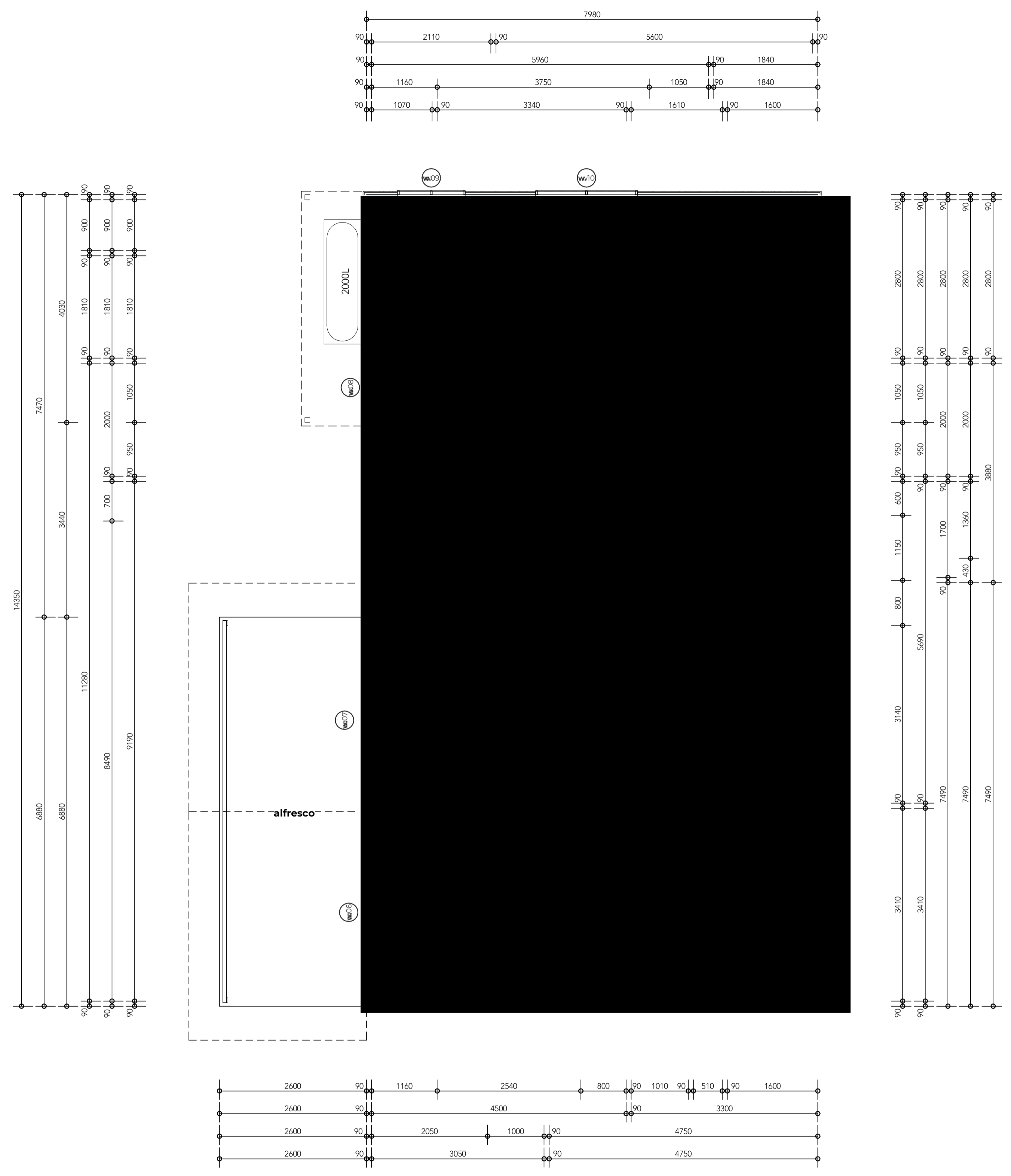
porch	7 m ²
garage	17 m ²
alfresco	18 m ²
lower living	62 m ²
upper living	86 m ²
OVERALL TOTAL	190 m²

door schedule - unit 1

mark	height	width	type	description
d01	2040	970	970	timber door frame - 1 / external solid core hinged door
d02	2200	2500	2.2 (H) x 2.5 (W)	1 / automatic panel lift door
d03	2040	720	720	timber door frame - 1 / internal hollow core hinged door
d04	2040	820	820	timber door frame - 1 / internal hollow core hinged door
d05	2040	720	720	timber door frame - 1 / internal hollow core hinged door
d06	2090	720	720	timber door frame - 1 / internal hollow core cavity sliding door
d07	2040	820	820	timber door frame - 1 / internal hollow core hinged door
d08	2090	720	720	timber door frame - 1 / internal hollow core cavity sliding door
d09	2040	820	820	timber door frame - 1 / internal hollow core hinged door
d10	2040	820	820	timber door frame - 1 / internal hollow core hinged door
d11	2040	820	820	timber door frame - 1 / internal hollow core hinged door

window schedule - unit 1

mark	height	width	head	type	description
w01	2100	800	2100	F2108	aluminium framed - one fixed section
w02	1800	600	2143	A/F1806	aluminium framed - one awning section, one fixed section below
w03	1800	900	2143	A/F1809	aluminium framed - one awning section, one fixed section below
w04	1800	900	2143	A/F1809	aluminium framed - one awning section, one fixed section below
w05	1200	1800	2100	A1218	clear anodised aluminium framed - one fixed section, one awning section
w06	600	2700	2100	AFA0627	aluminium framed - one fixed section, two awning sections
w07	2100	3200	2100	FXX2132 STACKER	aluminium framed - two stacking door sections, one fixed section
w08	1800	600	2143	A/F1806	aluminium framed - one awning section, one fixed section below
w09	600	1200	2143	A0612	aluminium framed - one awning section, one fixed section beside
w10	1200	1800	2100	A1218	clear anodised aluminium framed - one fixed section, one awning section
w11	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below
w12	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below
w13	1200	1800	2100	A1218	clear anodised aluminium framed - one fixed section, one awning section
w14	1200	1800	2100	A1218	clear anodised aluminium framed - one fixed section, one awning section
w15	900	2400	2100	AFA0924	aluminium framed - one fixed section, two awning sections
w16	900	2400	2100	AFA0924	aluminium framed - one fixed section, two awning sections
w17	900	1500	2143	A0915	aluminium framed - one fixed section, one awning section
w18	900	1500	2143	A0915	aluminium framed - one fixed section, one awning section
w19	1800	600	2143	A/F1806	aluminium framed - one awning section, one fixed section below
w20	1800	600	2143	A/F1806	aluminium framed - one awning section, one fixed section below
w21	600	1200	2100	A0612	aluminium framed - one awning section, one fixed section beside



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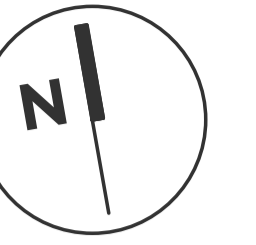
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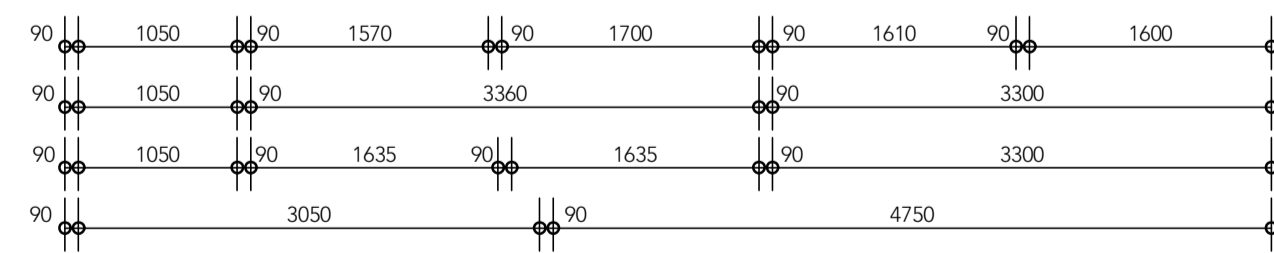
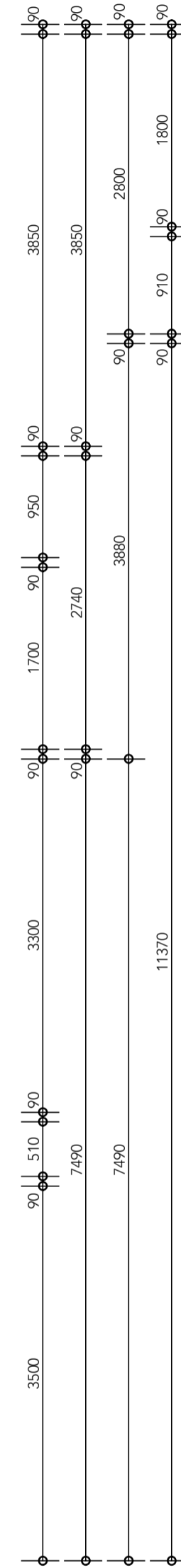
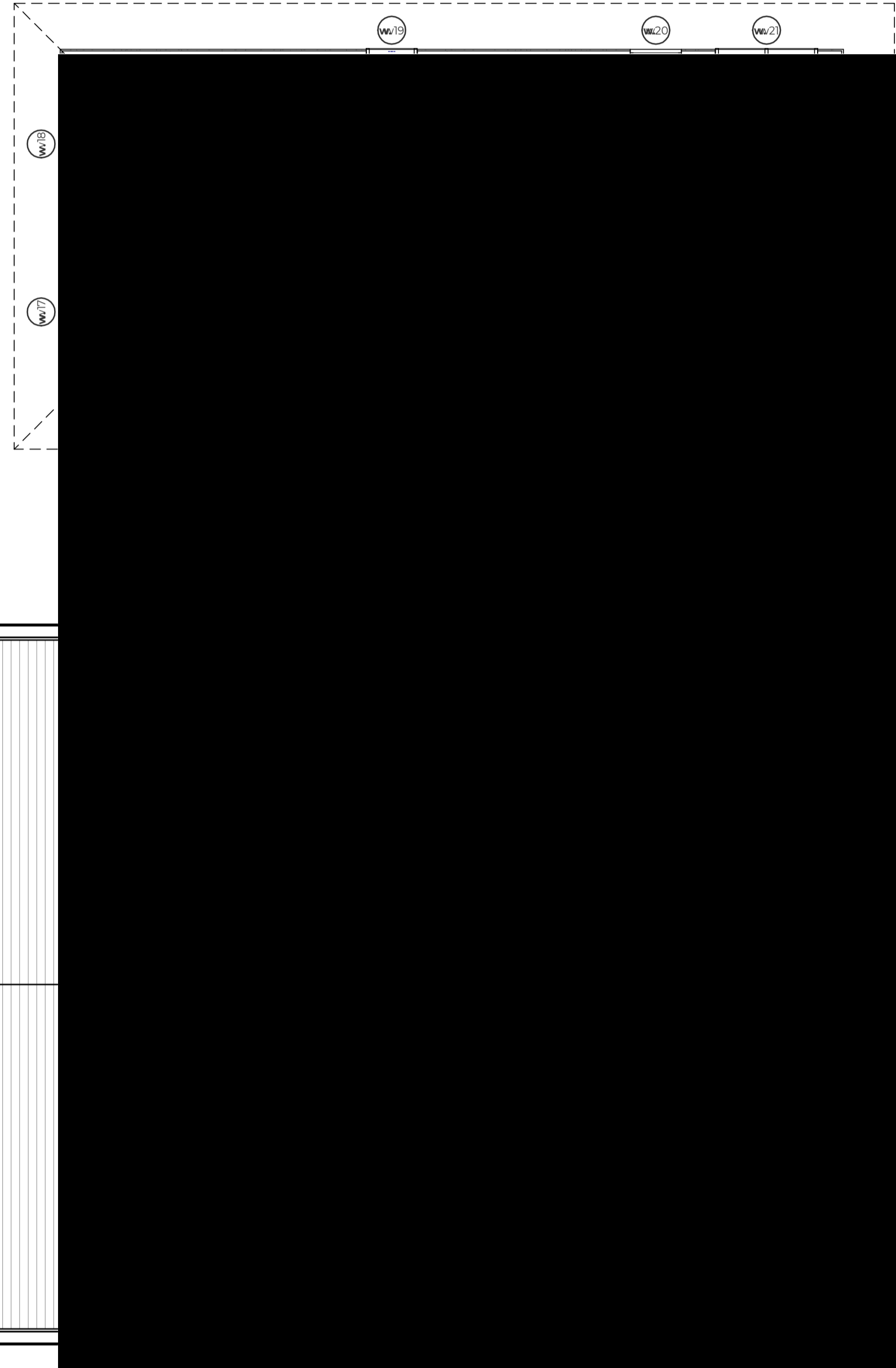
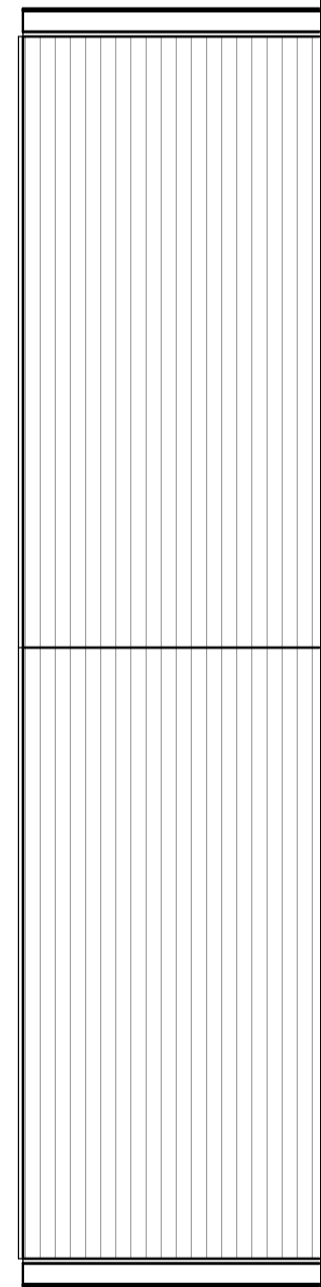
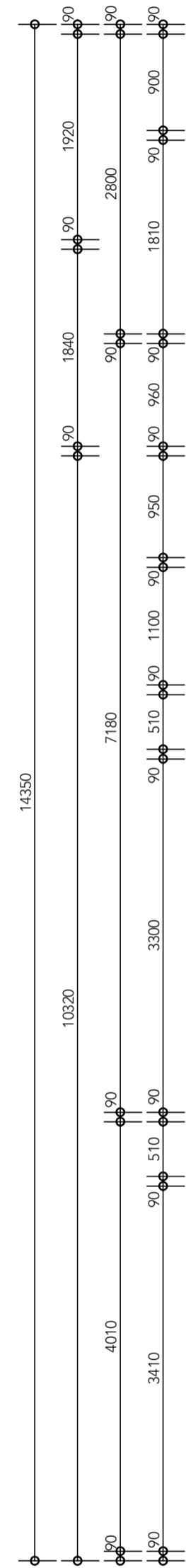
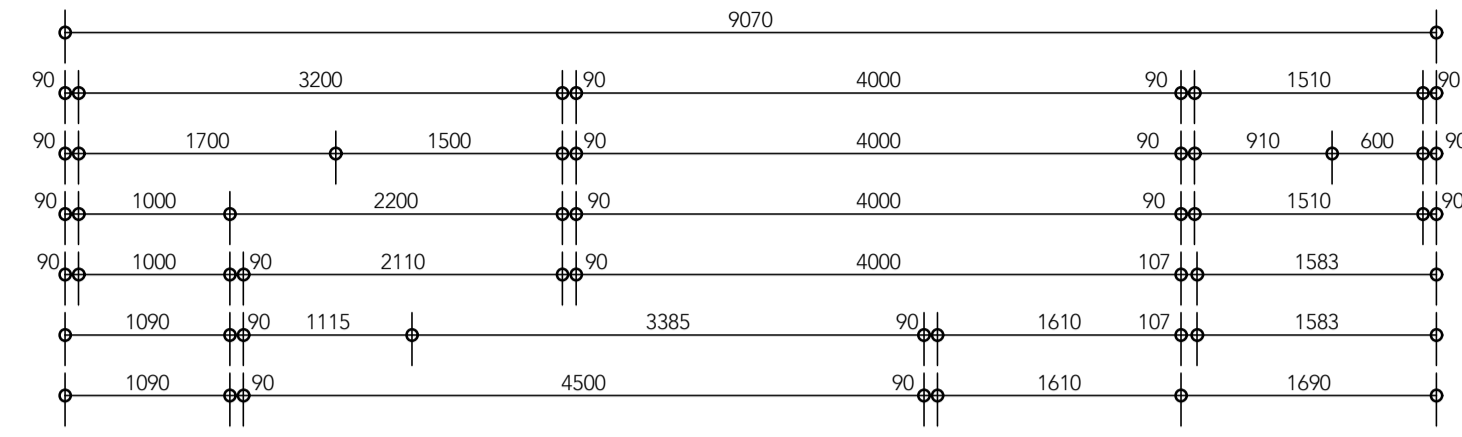
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UNIT 1 - UPPER FLOOR PLAN

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Drawing Title. **UNIT 1 UPPER FLOOR PLAN**

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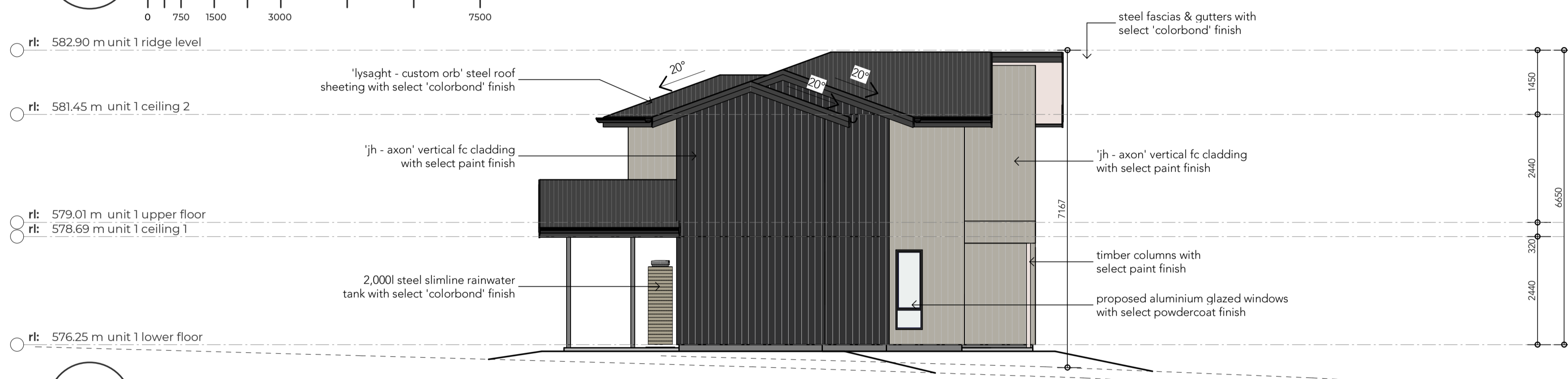
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11 ELEVATION. unit 1 - east

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12 ELEVATION. unit 1 - south

Scale 1 : 75 @ A1



14 ELEVATION. unit 1 - west

Scale 1 : 75 @ A1



13 ELEVATION. unit 1 - north

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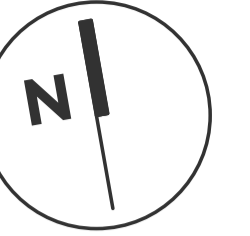
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UNIT 2 - LOWER FLOOR PLAN

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floor area - unit 2

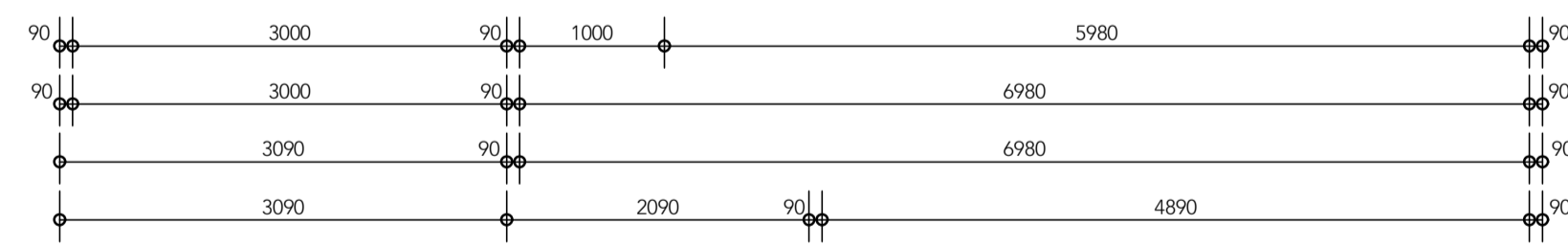
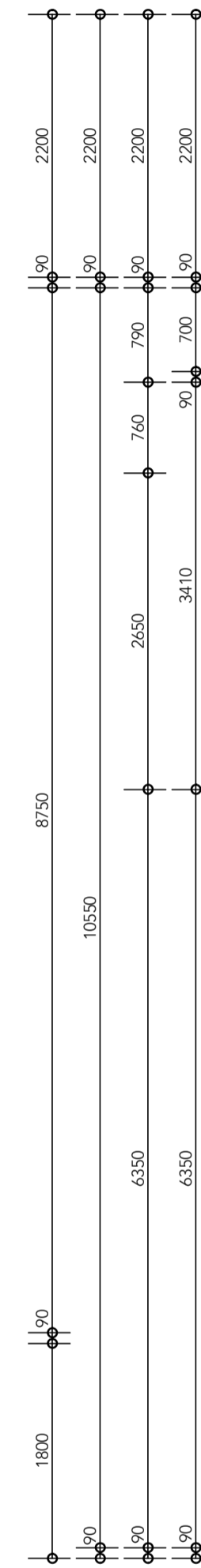
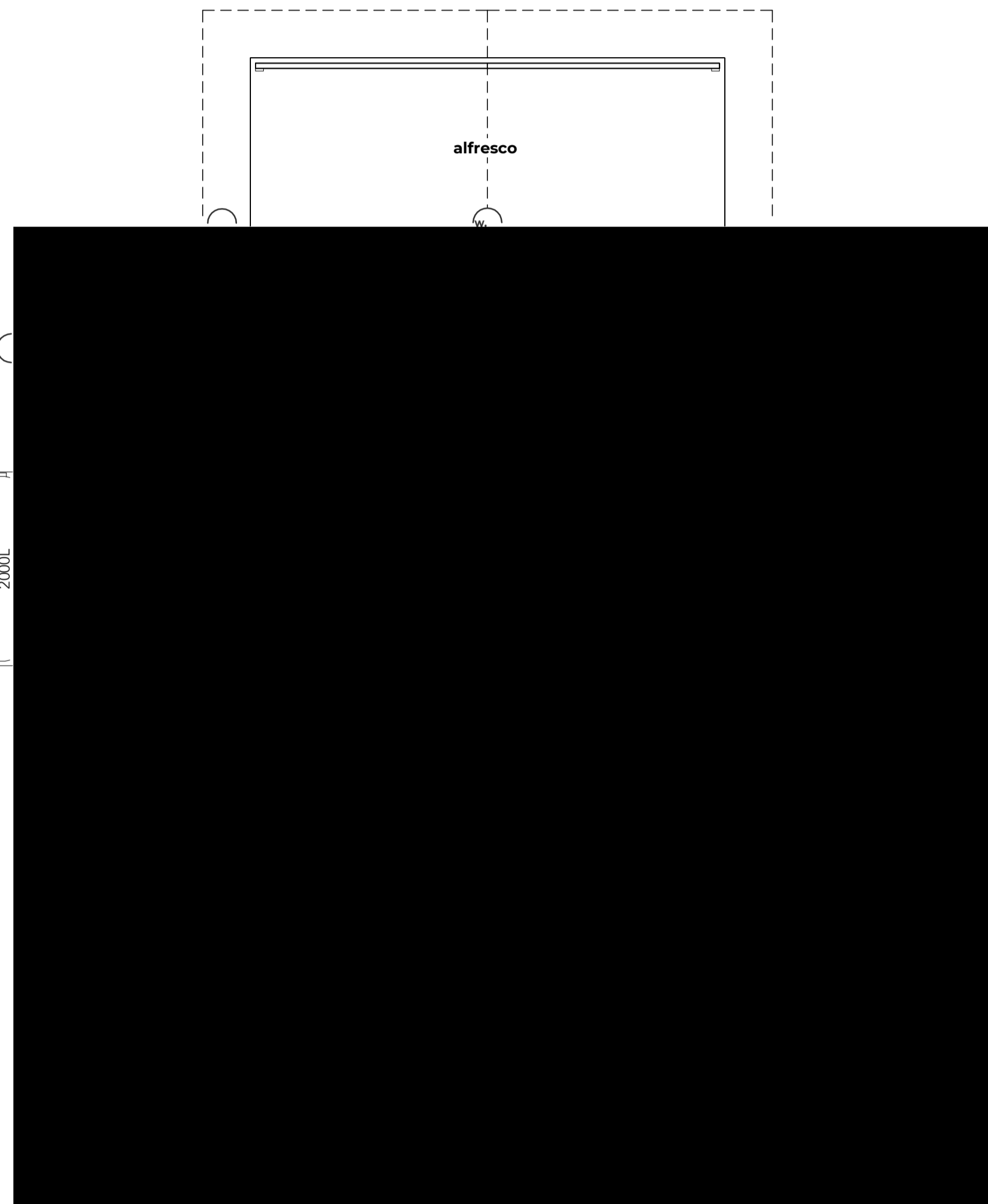
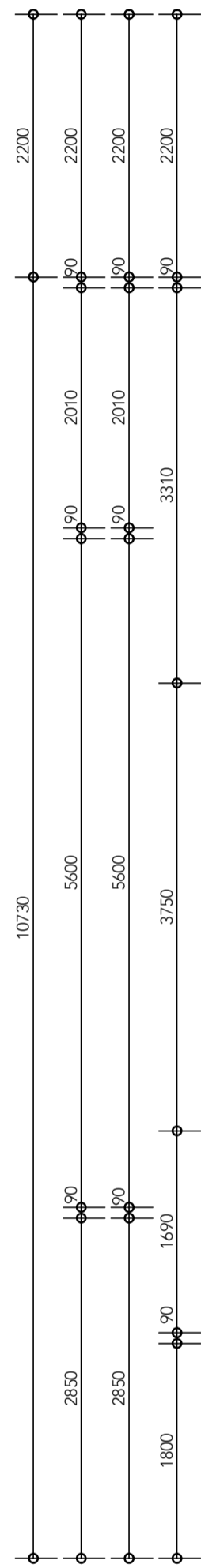
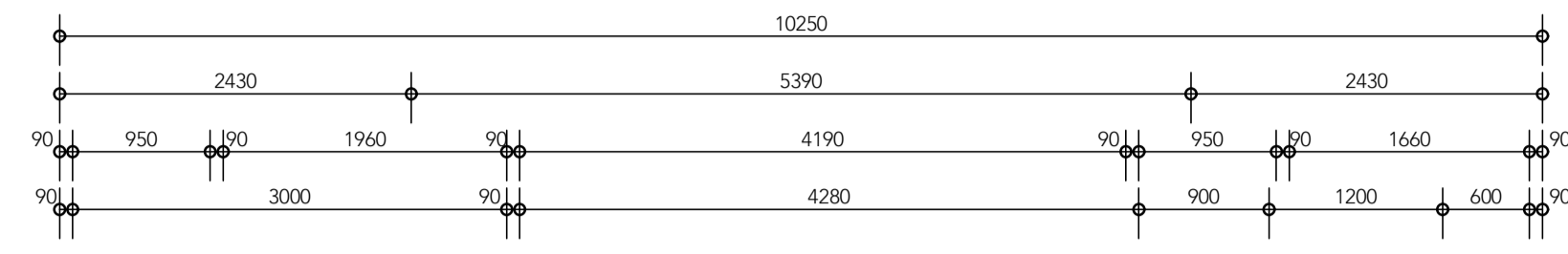
porch	4 m ²
alfresco	12 m ²
garage	19 m ²
lower living	81 m ²
upper living	104 m ²
OVERALL TOTAL	219 m²

door schedule - unit 2

mark	height	width	type	description
d01	2040	970	970	timber door frame - 1 / external solid core hinged door
d02	2200	2500	2.2 (H) x 2.5 (W)	1 / automatic panel lift door
d03	2040	820	820	timber door frame - 1 / internal hollow core hinged door
d04	2040	820	820	timber door frame - 1 / internal hollow core hinged door
d05	2040	720	720	timber door frame - 1 / internal hollow core hinged door
d06	2040	820	820	timber door frame - 1 / internal hollow core cavity sliding door
d07	2040	820	820	timber door frame - 1 / internal hollow core hinged door
d08	2040	820	820	timber door frame - 1 / internal hollow core hinged door
d09	2040	820	820	timber door frame - 1 / internal hollow core cavity sliding door
d10	2040	820	820	timber door frame - 1 / internal hollow core hinged door
d11	2040	820	820	timber door frame - 1 / internal hollow core hinged door

window schedule - unit 2

mark	height	width	head	type	description
w01	2100	800	2100	F2108	aluminium framed - one fixed section
w02	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below
w03	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below
w04	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below
w05	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below
w06	600	2400	1500	F0624	ALUMINIUM FRAMED - ONE FIXED SECTION
w07	2100	3200	2100	FX2132 STACKER	aluminium framed - two stacking door sections, one fixed section
w08	900	1500	2100	A0915	aluminium framed - one fixed section, one awning section
w09	900	1500	2100	A0915	aluminium framed - one fixed section, one awning section
w10	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below
w11	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below
w12	1800	1800	2100	AF/F1818	aluminium framed - one fixed section, one awning section & two fixed sections below
w13	1800	1800	2100	AF/F1818	aluminium framed - one fixed section, one awning section & two fixed sections below
w14	600	1200	2100	A0612	aluminium framed - one awning section, one fixed section beside
w15	600	2700	2100	AFA0627	aluminium framed - one fixed section, two awning sections
w16	1800	1800	2100	AF/F1818	aluminium framed - one fixed section, one awning section & two fixed sections below
w17	900	2400	2100	AFA0924	aluminium framed - one fixed section, two awning sections
w18	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below
w19	1800	900	2100	A/F1809	aluminium framed - one awning section, one fixed section below



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Client: **ADAM WORSLEY**

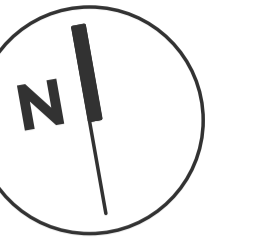
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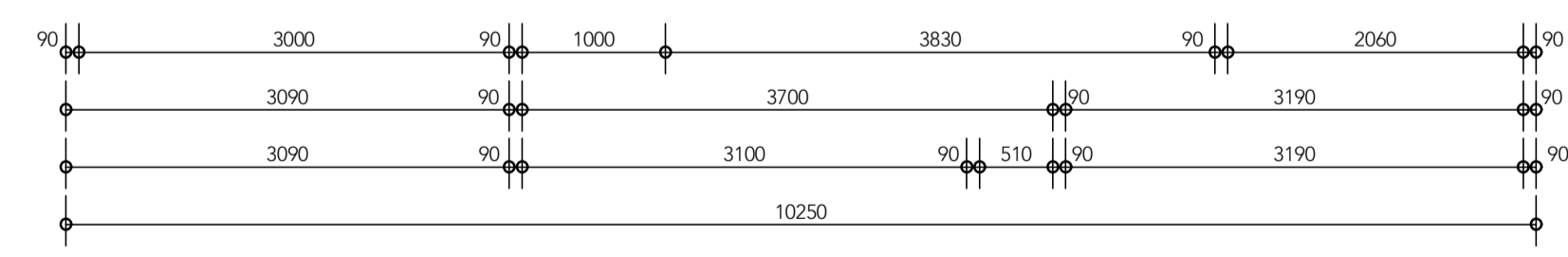
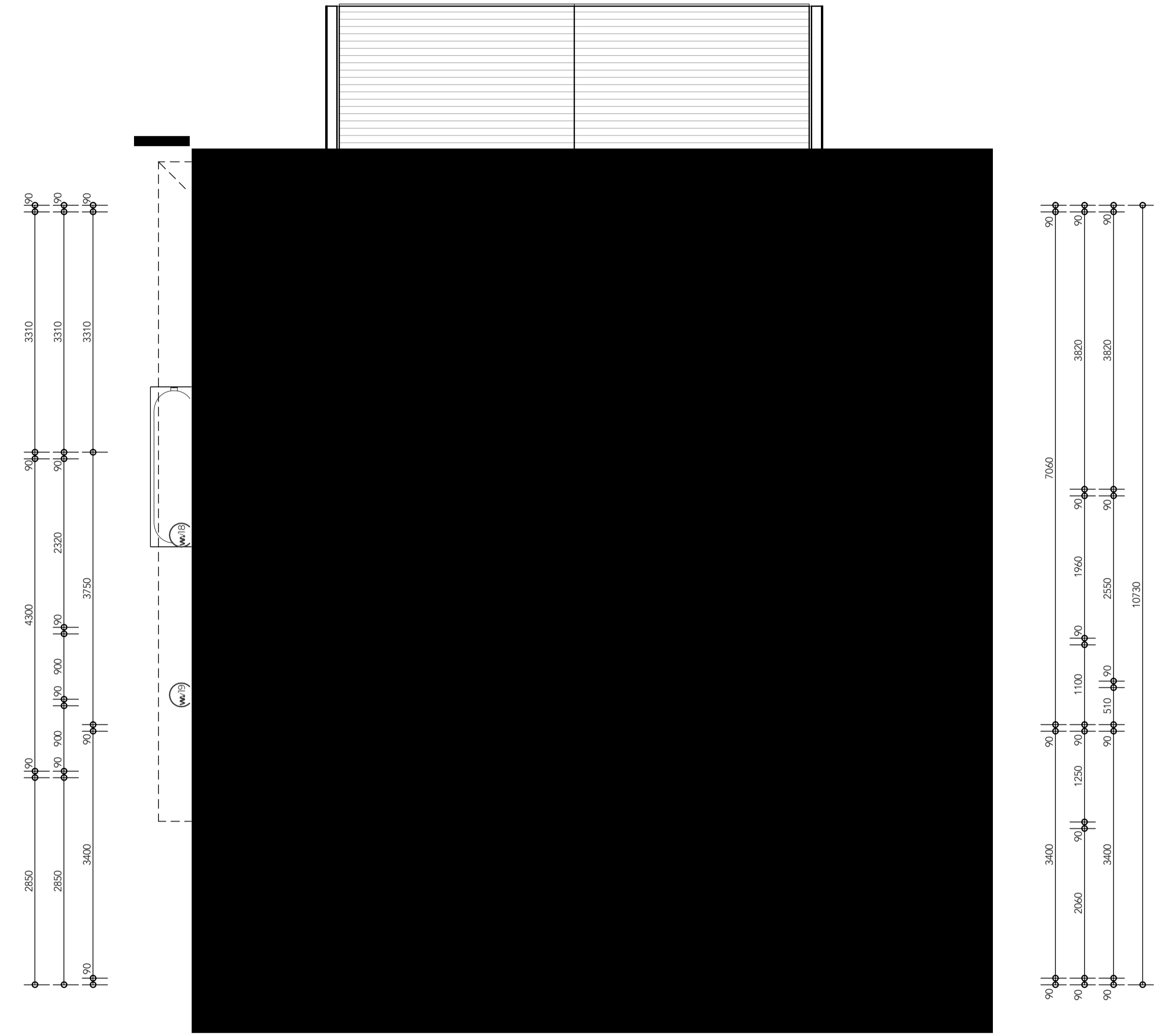
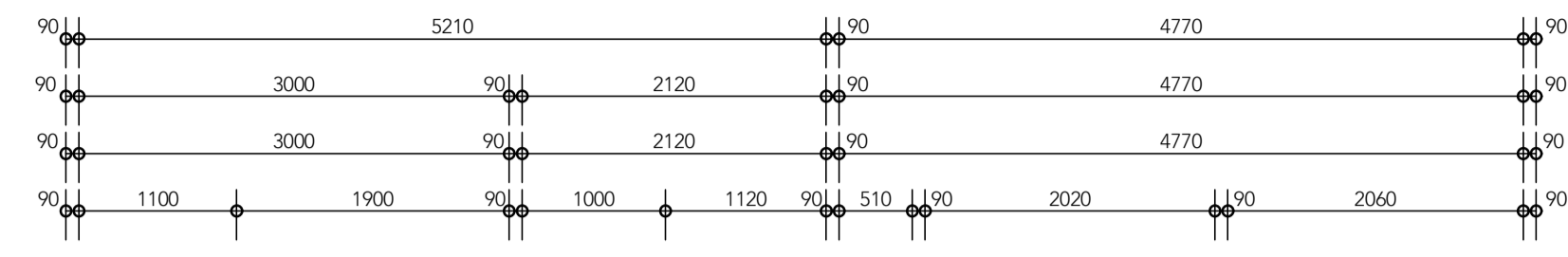
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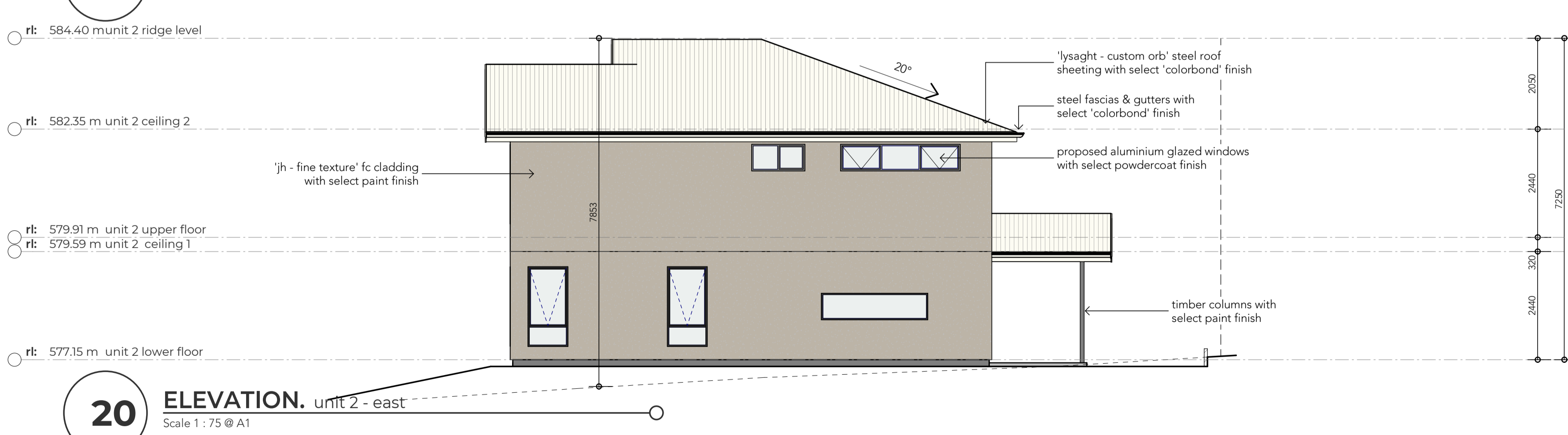
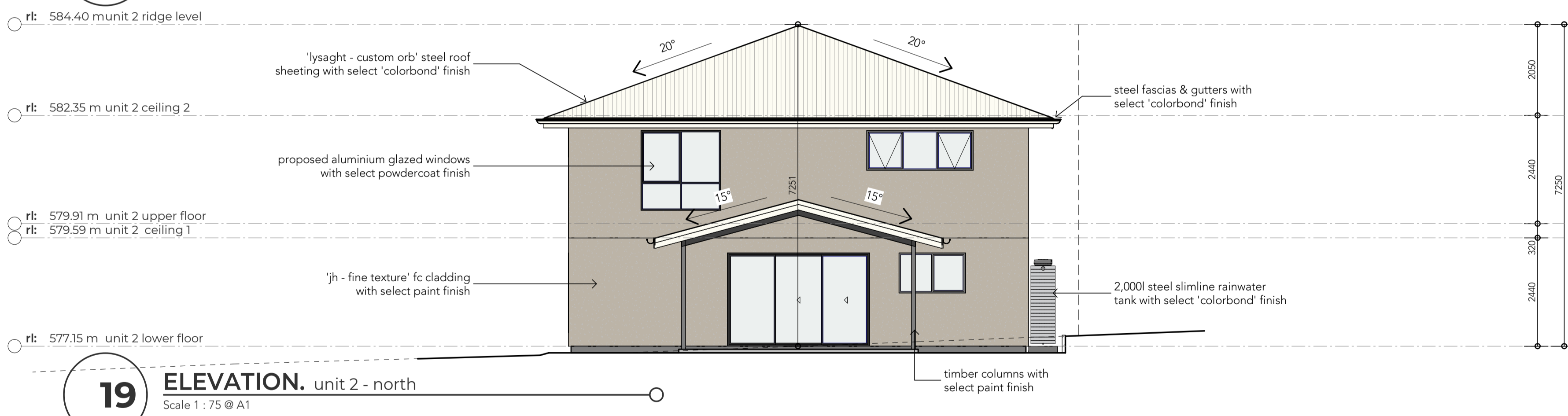
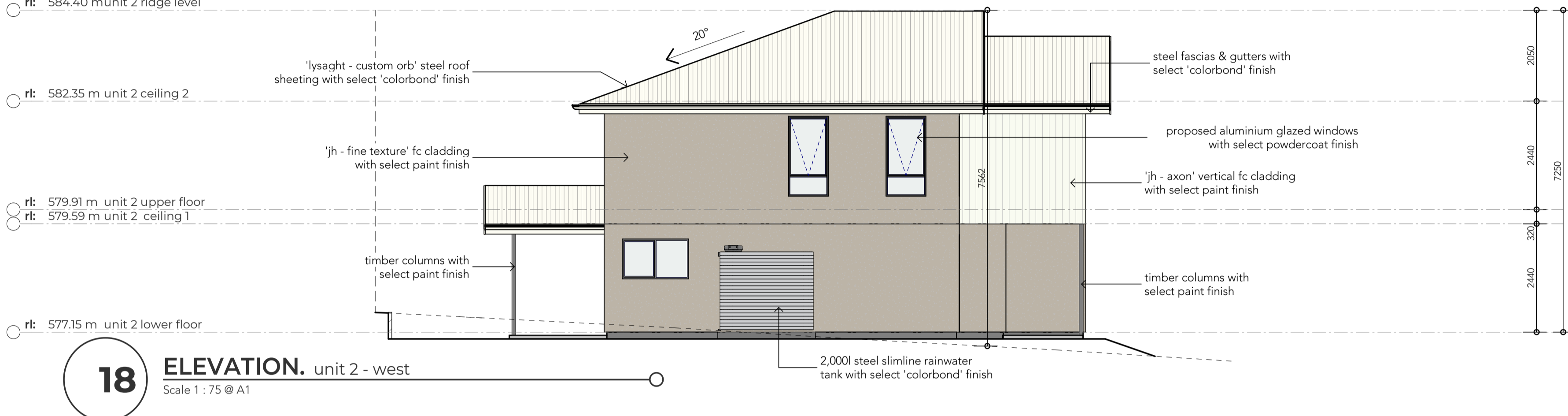
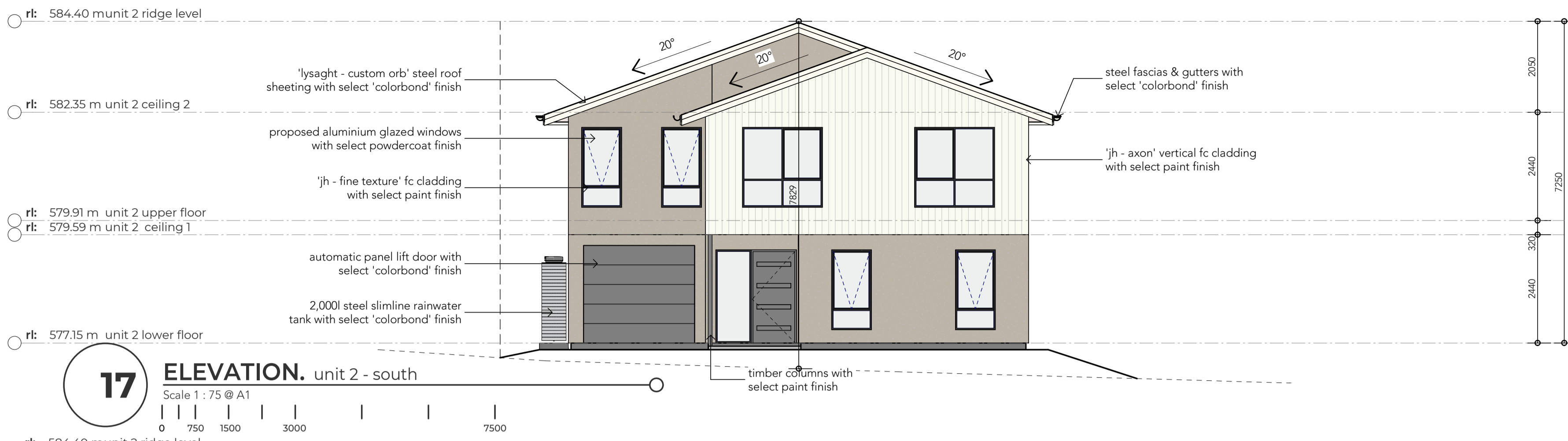
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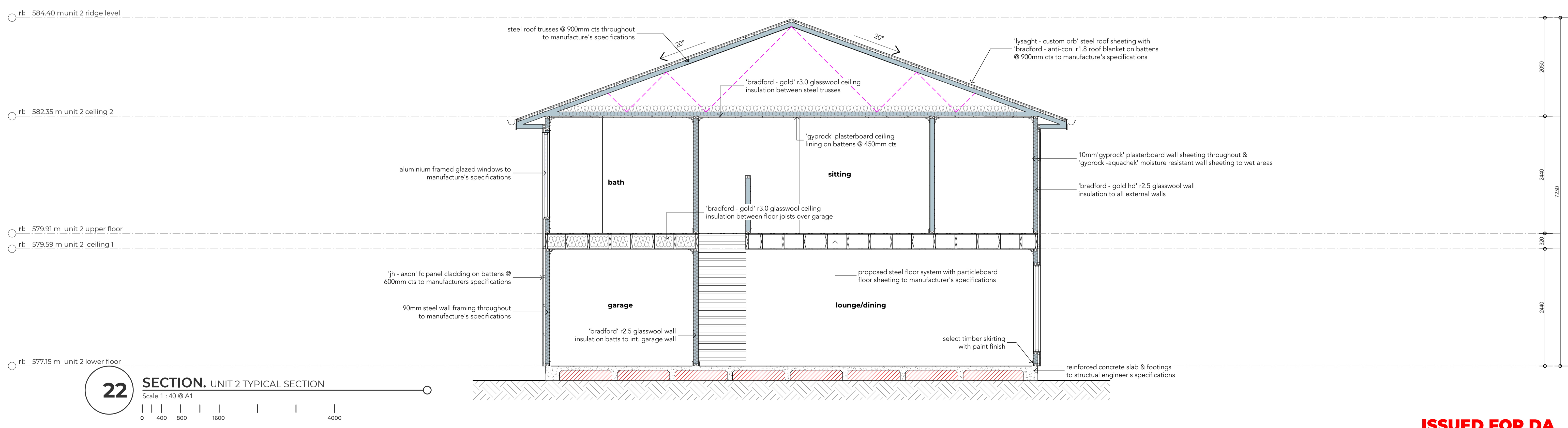
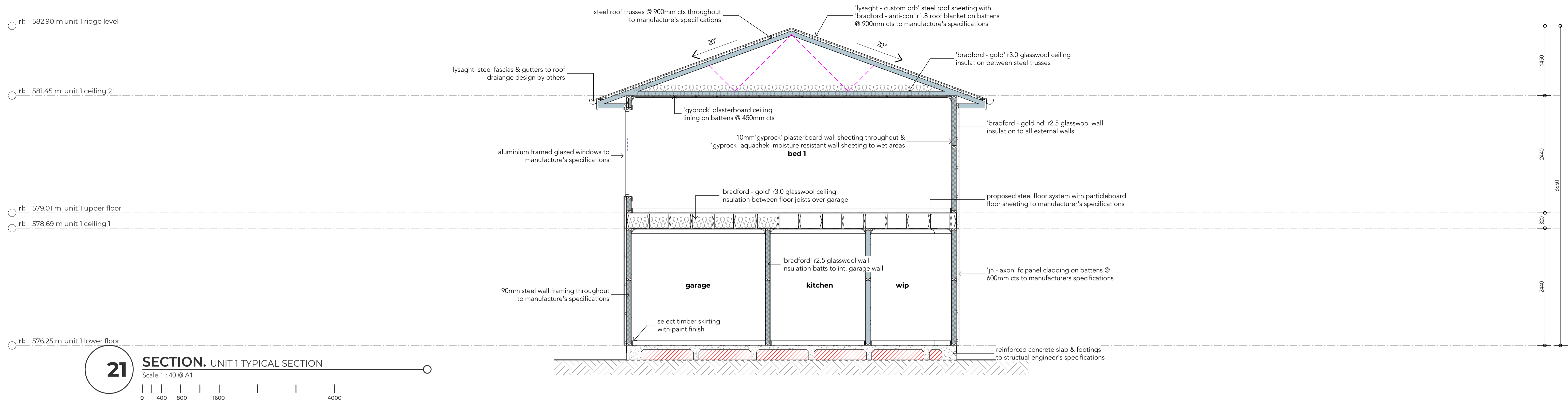
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A09**

Attachment B – Amended Onsite Effluent



Site and Soil Assessment for On-Site Effluent Management System

Assessment Site: 11 Mclachlan Street, Rylstone NSW 2849

Client: Adam Worsely, 21 Windsor Street, Richmond NSW 2830



(Our Reference: 39082-ER01_A)

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APPENDICES

- Appendix A – Water Balance Calculation
- Appendix B – Borehole Logs & Laboratory Testing Results
- Appendix C – Site Setback Requirements
- Appendix D –Absorption Bed Concept Plans

Disclaimer

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Project Name:	Lot 121 DP755426, 11 Mclachlan Street, Rylstone NSW 2849
Client:	Adam Worsely
Project No.	39082
Report Reference	39082-ER01_A
Date:	11/03/2024
Revision:	Revision A

Prepared by:	Reviewed by:
Jeremy Wiatkowski Geotechnical Technician	Luke Morris B.E. MIEAust CPEng (NPER) Director

1.0 SYSTEM OVERVIEW

The following table provides a summary of the information for a sustainable onsite effluent management systems proposed at Lot 121 DP755426, 11 Mclachlan Street, Rylstone NSW 2849. The following sections of this report provide site specific details justifying the recommended system parameters.

Table 1 : System Overview

Site Assessor	Jeremy Wiatkowski
Client	Adam Worsely
Site Location	"Lot 121 DP755426", 11 Mclachlan Street, Rylstone NSW
No. of Bedrooms	2 x 3 Bedrooms dwellings
Water Source	Townwater Supply
Estimated Daily Flow (L/day)	600L/Day per dwelling based on 4 persons per dwelling at 150L/person/day
Treatment System Recommendation	<u>Aerated Wastewater Treatment System (AWTS). One per dwelling.</u>
Capacity	As per section 6.3 the minimum capacity required per dwelling is 3000L.
Sub Soil Assessment Class	Field assessment and subsequent laboratory tests have classed the subsoil as category 4, as shown in section 3.5.
Sub Soil Recommended Hydraulic Loading mm/day (DIR/DLR)	Bed/trench systems in category 4 soils have a design-loading rate of 20mm/day for secondary treated effluent. (Refer to Table 7)
Recommended Effluent Application Type	Due to the category 4 soil (Clay Loams) it is recommended that an absorption bed be utilised to disperse onsite wastewater.
Effluent Design Criteria	<i>As per section 7.0 the minimum application area was determined by calculating the requirements of hydraulic loading. As shown 1 absorption bed of 10.8m long x 2.8m wide is required per dwelling to dispose of the proposed secondary treated hydraulic load.</i> *Client to confirm system will fit in site setback constraints*
Additional Notes	<ul style="list-style-type: none"> • During construction gypsum to be applied at 1 kg/m² to the base of the excavated bed/trench to prevent the clay dispersing. The bed/trench shall be closed in, as soon as possible to protect the gypsum from raindrop impact. • Access openings to tanks or electrical parts of the proposed system should be sealed/protected to prevent ingress of water during flooding events.

2.0 INTRODUCTION

2.1 Overview

Barnson Pty Ltd on behalf of Adam Worsely has prepared this report for submission to Mid-Western Regional Council. This report provides direction for sustainable on-site effluent management for two, 3-bedroom residences, on Lot 121 DP755426, at 11 Mclachlan Street, Rylstone NSW (refer **Figure 1**).

2.2 Key References

The following key references were utilised as part of this assessment:

- AS/NZS 1547:2012. *On-site Domestic Wastewater Management*;
- NSW Government 1998. *On site Sewerage Management for Single Households* (The Silver Book/OSMSH);
- NSW Government 2000. *The Easy Septic Tank Guide*. Developed by Social Change Media for the NSW Department of Local Government;
- NSW Health, 2001. ‘Septic Tank and Collection Well Accreditation Guidelines’;
- Mid-Western Regional Council Local Environment Plan, 2012;
- Mid-Western Local Environment Plan, 2011;
- Murphy B.W. & Lawrie J.W. 1998. Soil Landscapes of the Dubbo 1:250 000 Sheet Report, DLWC.
- Sydney Catchment Management Authority, 2019. *Designing and Installing On-Site Wastewater Systems*;

2.3 Disposal System

Figure 1 illustrates the site location. **Figure 2** illustrates the proposed buffer, setback areas and approved application area.

The wastewater disposal system proposed for each of the dwellings to be constructed at this site is an AWTs, from which the secondary treated effluent is disposed into an absorption bed.

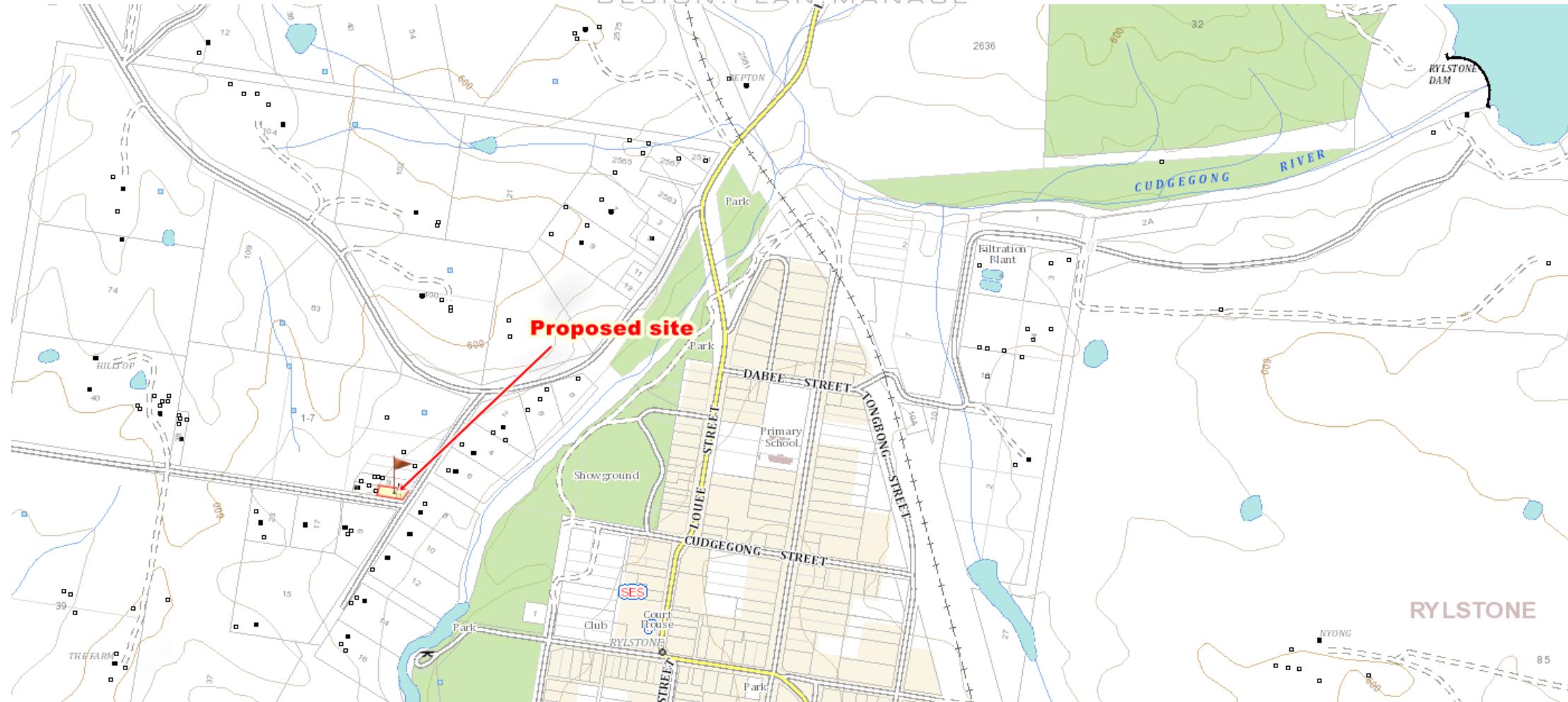
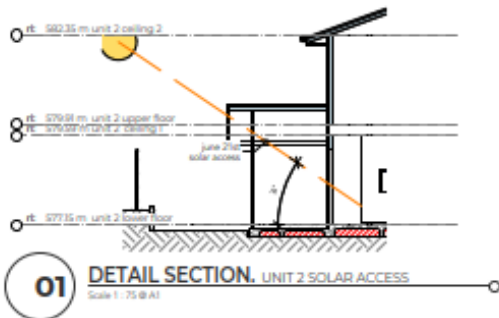


Figure 1 – Site Location Plan



EXISTING SITE LEGEND

- proposed boundary
- existing boundary
- existing major contours
- existing minor contours
- existing driveways
- underground telecommunications line
- overhead electrical line

SITE NOTES.

GENERAL

This plan is prepared from a combination of field survey & existing records for the purpose of designing new constructions on the land & should not be used for any other purpose. The title boundaries as shown herein were not marked at the time of survey & have been determined by plan dimensions only & not by field survey.

Services shown herein have been located where possible by field survey. If not able to be so located services have been plotted from the records of relevant authorities where available & have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made herein.

Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services & detailed locations of all services, including:

- notify a G.L.
- obtain telstra's "duty of care" document regarding working in the vicinity of telstra plant
- verify co-axiatic fibre cable location

Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Barnson Pty Ltd who can accept no responsibility for such differences.

All work to be undertaken in accordance with the details shown on the drawings, the specifications & the directions of the superintendent. Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Where new works about existing the contractor shall ensure that a smooth even profile free from abrupt changes is obtained.

The contractor shall arrange all survey setup to be carried out by a registered surveyor.

DRAINAGE

Stormwater shall be prevented from entering doorways & other openings in buildings. Where these are lower than adjacent ground surfaces, graded drains shall be designed & placed across ramps or entrances to intercept any flow, which would otherwise drain into the building in accordance with AS/NZS 2500.2, PS 114 - Stormwater drainage.

Site drainage is to be constructed according to AS/NZS 2500.3 - Stormwater drainage.

The contractor shall provide all temporary diversion drains & mounds to ensure that at all time exposed surfaces are free draining & where necessary excavate sumps & provide pumping equipment to drain exposed areas.

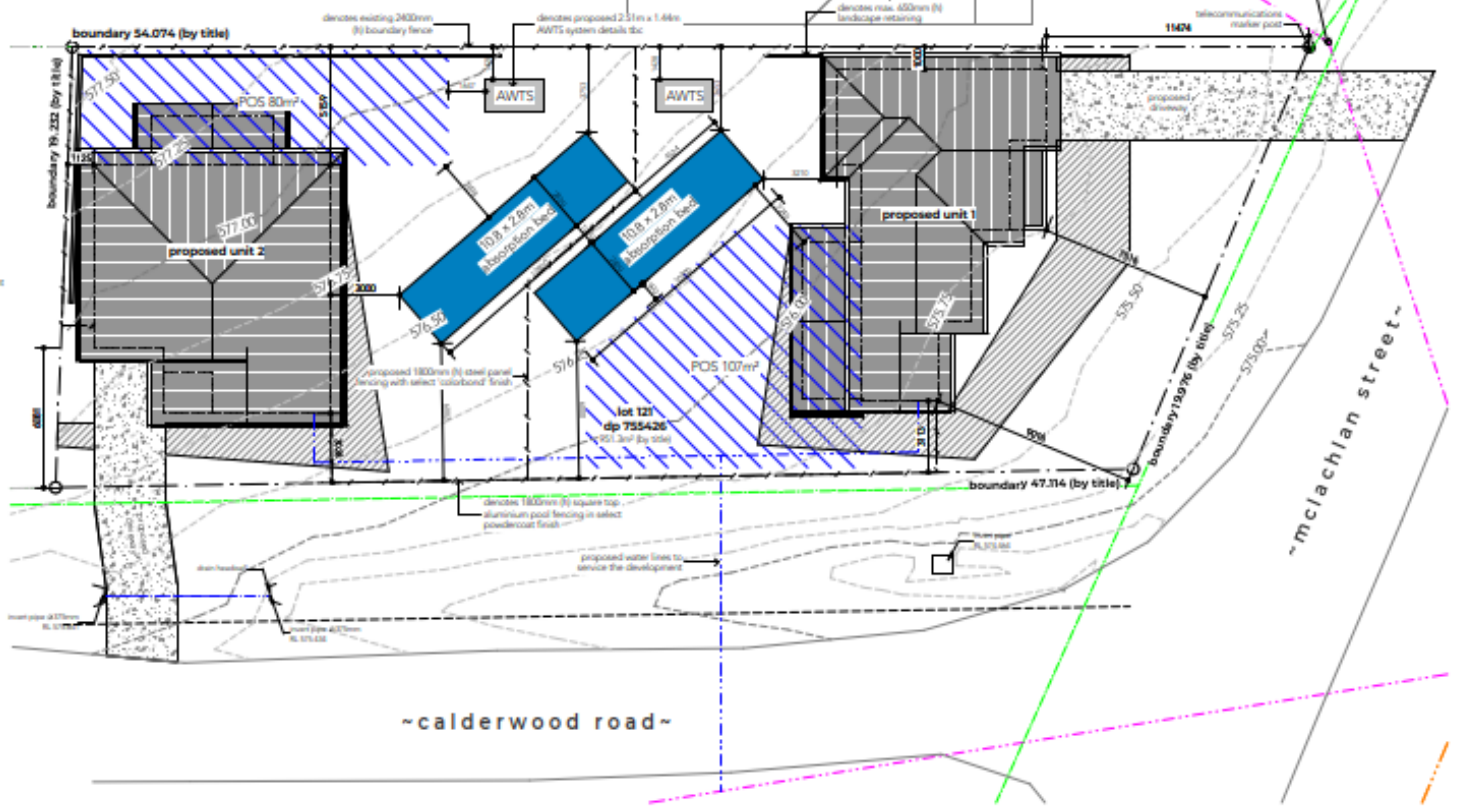


Figure 2 – Buffer and Setback Plan

3.0 SITE AND SOIL EVALUATION

3.1 Site Evaluators Details

The following table provides an overview of the evaluator's particulars.

Table 2: Details

Name / Role	Jeremy Wiatkowski
Role/ Qualifications	Geotechnical Technician
Company	Barnson Pty Ltd
Company Address	1/36 Darling Street Dubbo NSW 2830
Contact Details	1300 BARNSON
Date of Assessment	01/12/2021

3.2 Site Information

The following table provides an overview of the site information.

Table 3: Site Particulars

Address/Locality	11 Mclachlan Street, Rylstone NSW Lot 121 DP755426
Local Government Area	Mid-Western Regional Council
Owner	Adam Worsely
Developer/Builder	Owner/Builder
Block Configuration	Approximately 0.12ha
Intended Water Supply	Townwater Supply
Intended Power Supply	Supplied
Local Experience	Care needs to be taken to minimise runoff and erosion. Systems commonly malfunction due to lack of ongoing maintenance. The system is to be inspected and maintained regularly in accordance with manufacturer details, Council requirements, and prescriptions identified in this report.

3.3 Desktop Assessment

The following information was obtained via desktop review of the site.

Table 4: Desktop Assessment Details

Climate Overview¹	Annual Average Rainfall for Rylstone is 669.5mm. Warm summers with large evaporative deficit, cool winters with small evaporative deficit. The mean summer monthly rainfall (January) is 67.7mm. The mean winter rainfall (July) is 52.8mm.	
Soil Landscape Reference²	Area has been mapped within the 'Rylstone' Landscape Group. Siliceous sands are dominant in the area.	
	Surface Conditions	Hard setting
	Drainage	Rapidly drained
	Available water holding capability	Low
	Water table depth	>100
	Depth to bedrock	>50cm
	Flood hazard	Nil
	Expected Nutrient deficiencies	Nitrogen, Phosphorus, Sulfur
	Soil Salinity	Low
	Erosion Hazard	High
Underlying Geology³	<i>"Sandstone, limestone, conglomerate, dolerite, rhyolite, dacite."</i>	
Groundwater Review	No water bores were found within 500m of the proposed site, as illustrated in Figure 3 . The area is mapped as being groundwater vulnerable as per the Mid-Western Regional Council LEP map GRV_005 Figure 4 .	

¹ Bureau of Meteorology online Climate Data website

² NSW Soil and Land Information System

³ New South Wales 1:1000000

3.4 Groundwater Review

Although no groundwater information was available, no water bores were identified as occurring within the general area of the allotment. Information relating to historic groundwater report details on water bearing zones and standing water levels is provided in the table below.

Table 5: Groundwater Review

Groundwater Bore Reference	Total Depth (m)	Water Bearing Zones (m)	Standing Water Level (m)	Yield (L/s)	Salinity Yield
N/a	N/a	N/a	N/a	N/a	N/a

Although no groundwater information was available, no water was encountered during the investigation and is not expected to pose a risk.

3.5 Surface Water Review

The site drains to Cudgegong River is located approximately 150m to east.



Figure 3 – Groundwater Bore Locations

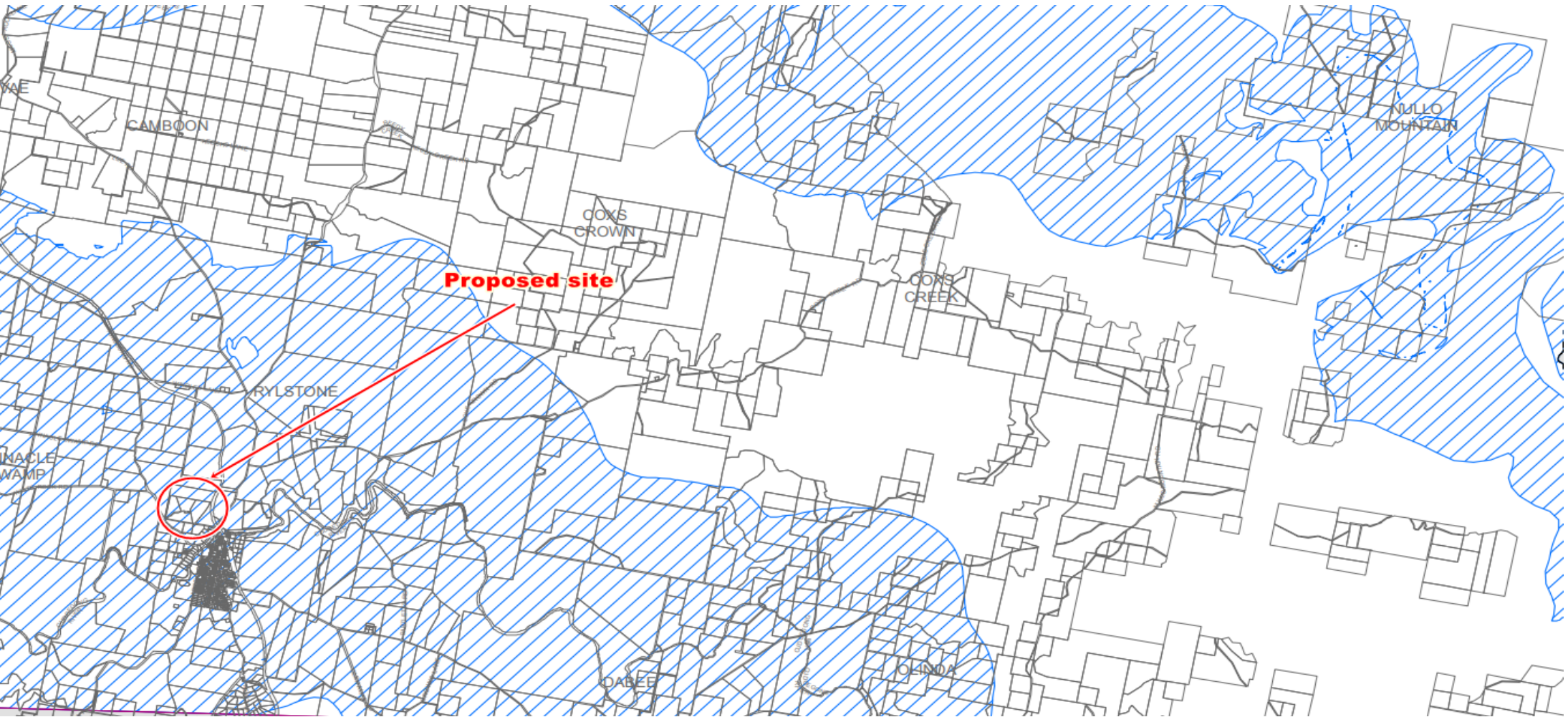


Figure 4 – Groundwater Vulnerability Map GRV_005

3.6 Field Assessment Information

A field inspection was conducted on 01/12/2021. The following table provides detail on the site assessment as well as the field and laboratory results.

Table 6: Site Assessment Details

Water Balance Attached	See <i>Appendix A</i>
Exposure	Good exposure.
Slope	The site is sloping slightly to south
Elevation	Approximately 577m.
Run-On	None
Seepage	None
Erosion Potential	Low due to vegetation cover.
Site Drainage	The site drains to Cudgegong River located approximately 170m to east
Fill	None encountered
Surface rock/Outcrops	None encountered

3.7 Soil Assessment

A soil sample was taken and returned to Barnson Pty Ltd for analysis on 01/12/2021. The sample was collected to a depth of 800mm during the site investigation as per AS1289.1.2.1.6.5.3. Laboratory and results are provided at Appendix B. Field assessment parameters were also obtained. The following table provides detail on both field and laboratory assessment results.

Table 7: Soil Assessment Details

Depth to bedrock or hardpan via field assessment		>1.5m
Depth to high soil water table via field assessment		>1.5m
Soil Analysis	pH – subsoil CaCl ₂ (lab), subsoil	8.5
	Emerson Test Result –subsoils (Lab)	6
	Liquid Limit, Plastic Limit, Plasticity Index, Linear Shrinkage. (%)	LL = 24 PL = 13 PI = 11 LS = 5 See Borelog in Appendix B
	Estimated Soil Category–topsoil, subsoil A, subsoil B,	2,3,4
	Structure massive, weak, high, moderate, strong (Field)	High/Moderate Structured
	Soil Profile description	See Borelog in Appendix B
	Sub soil Permeability (from table 5.2 of AS 1547:2012)	0.5-1.5(k _{sat}) (m/d) 20.8-62.5 (mm/hr) (Infiltration is Moderate)
	Recommended Hydraulic Loading for disposal system (from Table 5.2 of AS 1547:2012)	20mm per day (For secondary treated effluent disposal beds/trenches)

4.0 SITE AND SOIL LIMITATION ASSESSMENT

The following two limitation tables are a standardised guide to the site and soil characteristics which may limit the suitability of the site for effluent disposal and which require attention through specific management practises. The tables have been reproduced from the NSW Government endorsed 'On-Site Sewerage Management for Single Households' (1998), Tables 8 and 9. The highlighted categories represent site and soil conditions of the land covered in this report.

Table 8: Site Limitation Assessment

Site Feature	Relevant System	Minor Limitation	Moderate Limitation	Major Limitation	Restrictive Feature
Flood Potential	All land application systems	> 1 in 20 years		Frequent below 1 in 20 years	Transport in wastewater off site
	All treatment application systems	Components above 1 in 100 years		Components below 1 in 100 years	Transport in wastewater off site system failure
Exposure	All land application systems	High sun and wind exposure		Low sun and wind exposure	Poor evaporation transpiration
Slope %	Surface Irrigation	0-6	6-12	>12	Runoff, erosion potential
	Sub-surface irrigation	0-10	10-20	>20	Runoff, erosion potential
	Absorption	0-10	10-20	>20	Runoff, erosion potential
Landform	All systems	Hillcrests, convex side slopes and plains	Concave side slopes and foot slopes	Drainage plains and incised channels	Groundwater pollution hazard, resurfacing hazard
Run-on and upslope seepage	All land Application Areas	None-low	Moderate	High, diversion not practical	Transport of wastewater off site
Erosion potential	All land application systems	No sign of erosion potential		Indications of erosion e.g. rills, mass failure	Soil degradation and off-site impact
Site drainage	All land application systems	No visible signs of surface dampness		Visible signs of surface dampness, such as moisture-tolerant veg	Groundwater pollution hazard, resurfacing hazard
Fill	All systems	No fill	Fill present		Subsidence
Land area	All systems	Area available	Area not available		Health and pollution risk
Rock and rock outcrop	All land application systems	<10%	10-20%	>20%	Limits system performance
Geology	All land application systems	None		Major geological discontinuities, fractured or highly porous regolith	Groundwater pollution hazard

Table 9: Soil Limitation Assessment

Soil feature	Relevant system	Minor limitation	Moderate limitation	Major limitation	Restrictive feature
Depth to bedrock or hardpan (m)	Surface and sub-surface irrigation	> 1.0	0.5-1.0	< 0.5	Restricts plant growth
	Absorption	> 1.5	1.0-1.5	< 1.0	Groundwater pollution hazard
Depth to seasonal water table (m)	Surface and sub-surface irrigation	> 1.0	0.5-1.0	< 0.5	Groundwater pollution hazard
	Absorption	> 1.5	1.0-1.5	< 1.0	Groundwater pollution hazard
Permeability Category	Surface and sub-surface irrigation	2b, 3 and 4	2a, 5	1 and 6	Excessive runoff and waterlogging
	Absorption	3, 4		1, 2, 5, 6	Percolation
Coarse fragments %	All systems	0-20	20-45	>40	Restricts plant growth, affects trench installation
Bulk density (g/cc) SL L, CL C	All application land systems	< 1.8 < 1.6 < 1.4	> 1.8 > 1.6 >1.4		restricts plant growth, indicator of permeability
pH	All application land systems	> 6.0	4.5-6.0	-	Reduces plant growth
Electrical conductivity (dS/m)	All application land systems	<4	4-8	>8	Restricts plant growth
Sodicity (ESP)	Irrigation 0-40cm; absorption 0-1.2mtr	0-5	5-10	> 10	Potential for structural degradation
CEC mequiv/100g	Irrigation systems	> 15	5-15	< 5	Nutrient leaching
P sorption kg/ha	All application land systems	> 6000	2000-6000	< 2000	Capacity to immobilise P
Modified Emerson Aggregate Test – depressiveness	All application land systems	Classes 3-4	Class 2	class1	Potential for Structural degradation.

5.0 SYSTEM REQUIREMENTS

5.1 Mid-Western Regional Council Setback Requirements

The Mid-Western Regional Council 'On-Site Sewage Management Plan' (2008), provides recommended buffer distances. For this design, the following must be taken into consideration.

All Land Application Systems

- 80m to permanent surface waters (e.g. river, streams, lakes, etc.);
- 50m to domestic groundwater well on applicant's property and 200m to any groundwater well located on a neighbouring property;
- 40m to other waters (e.g. farm dams, intermittent waterways and drainage channels, etc.)

Absorption Systems

- 12m if area up-grade and 6m if area down gradient of property boundary;
- 6m if area is up-gradient and 3m if area is down gradient of swimming pools, driveways and building.

Other site setback requirement as per AS/NZS 1547:2012 are provided in **Appendix C**.

Actual siting of the effluent application area is the responsibility of the licenced plumber. The prescribed buffer areas/setbacks are to be adhered to.

5.2 Design Allowances - AS/NZS1547:2012 Table H1

In accordance with AS/NZS1547:2012 Table H1, the recommended design flow allowance for use in Australia, using town water supply is 150L/person/day. Given each of the two proposed residences have 3 bedrooms in total, the number of persons is calculated at 4 per dwelling.

5.3 Departures from Recommended Buffer Distances

The proposal is that the secondary treated effluent from each dwelling will be disposed to sub-surface absorption beds. A preliminary evaluation of the daily effluent volume and properties of the site and soil indicated that for each dwelling, an absorption bed with total absorptive area just under 30m² is required. Although there is sufficient area available to site the two absorption beds, the buffer distance requirements is difficult to meet.

Given the proposed treatment and quality of the secondary treated effluent that will be produced from the proposed AWTs systems, Barnson would like to recommend that relaxation of the following buffer distances be considered.

- the 3m buffer from the Private Open Space (POS) be removed entirely or reduced to 0.
- the requirement of 12m if area up-grade and 6m if area down gradient of property boundary reduced to 1.5m.

The recommendations on buffer distances presented in the Australian Standard (AS/NZS1547:2012) Appendix R, specify that for recreational areas (the POS in this case) buffer distances of 3m to 15m be considered. However, the recreational area buffers are recommended to manage risks associated with the sub-surface disposal of primary effluent or surface irrigation of secondary treated effluent. The proposal is for the sub-surface (absorptive) disposal of secondary treated effluent.

Property boundary buffers as low as 1.5m is allowed for in the Australian standard (AS/NZS1547:2012, Appendix R) which indicate a range of buffers from which a suitable distance is selected based on treatment type, method of disposal, and the site and soil characteristics.

The factors considered in the Standard (Table R2), for which buffers from property boundaries as well as recreational areas are applied as mitigative measure, include:

- the microbial quality of the effluent (A, Table R2),
- the position of the disposal area in landscape (E, Table R2), and
- the selected method of effluent application (J, Table R2).

With regard to the **microbial quality** of the effluent, the proposed AWTs will produce an effluent of very low microbial content, while the sub-surface pressure dosed effluent disposal will ensure absorption and immobilisation of the treated effluent, eliminating the risk of exposure to the effluent.

The **slope** of the subject site is estimated at 4.5% based on the contours as well as on-site measurements collected during the site inspection. According to Table R2 of AS/NZS1547:2012, the lower value in the range of setbacks may be used for slopes up to 10%, provided that the method of effluent application is sub-surface.

The selected **method of effluent application**, sub-surface pressure dosed effluent disposal, will ensure absorption and immobilisation of the treated effluent preventing overland flow of effluent, off-site export and the risk of soil erosion.

Barnson is of the opinion that the recommended wastewater treatment and effluent disposal system effectively addresses all the sensitive features relating to the potential risks posed to recreational areas and property boundaries, requiring the application of buffers. The proposed system effectively eliminates the potential risks posed allowing for relaxation of the requirements.

6.0 SEPTIC TANK SELECTION AND CALCULATION

6.1 Silver Book/ NSW Health Guidelines

The 'On-Site Sewerage Management for Single Households' (1998) guideline is based on the NSW Health guideline for septic tank capacity. Therefore, the calculation is the same.

Secondary effluent treated will be provided by a NSW Health accredited septic tank. The NSW Health 'Septic Tank and Collection Well Accreditation Guidelines' (2001), set a sludge allowance of 1550L irrespective of the number of persons or which the septic tank is to be designed. It should be noted that in accordance with this guideline, a septic tank designed for a minimum of 5 persons needs to be de-sludge approximately every 4 years.

The general formula to calculate the minimum septic tank capacity in litres is:

$$S + (DF \times N) = C$$

Sludge + (Daily Flow X No. of Persons) = Capacity of the tank

Residence - When DF = 150L/per person/per day and N =4, therefore DF x N =**600L**

$$1550L + 600L = 2150L$$

Table 2 in the NSW Health Guidelines provides a minimum of 2300L tank capacity.

6.2 AS/NZS 1547:2012 Requirements

A more conservative approach is outlined in AS/NZS1547:2012, Appendix J. A more conservative figure of 200L per person for all waste tanks is provided, giving a daily flow volume of 800L for the residence. Therefore, a minimum capacity tank of 3000L is required for a residence with a design flow of up to 1000L. This conservative rate is to ensure that the unit has capacity to cope with peak discharge rates or for temporary or unusual overloads and includes no allowance for food waste disposal units. This tank design capacity also allows for the storage of sludge and scum at a rate of 80L/person/year. It should be noted that the higher cost of installing a larger septic tank may be offset by a reduced pump out frequency. Too frequent pump out removes microorganisms needed for degradation of wastewater solids. The longer pump out interval has beneficial implications for conservation of resources in that the volume of seepage requiring treatment and disposal can be reduced significantly.

6.3 System Recommendations

The following table provides details on the system selection.

Table 10: System Selection Details

Consideration of connection to centralised sewerage system	Distance to sewer	>10km
	Potential for future connection?	None planned
	Potential for reticulated water?	Town water is accessible to site
Expected Wastewater volume (litres/day)	Residence – two 3-bedroom dwellings, potential occupancy of 4 people per dwelling. Typical wastewater design flow is 150L/person per day in accordance with Table H3 of AS/NZS1547:2012 for households with full water reduction facilities, town water supply. Therefore, 4 people at 150L per person per day gives a total load of 600L/day per dwelling	
Type of Treatment system best suited	Accredited AWTS, one per dwelling, with a capacity of 3000L – as per NSW Health accredited system https://www.health.nsw.gov.au/environment/domesticwastewater/Pages/awts.aspx	

Water conservation measures should be adapted to the greatest extent possible in the proposed residence, particularly in relation to the high water use activities of showering, clothes washing and toilet flushing. AAA rated plumbing appliances and fittings should be used. Measures including use of front loading washing machines, low volume shower roses and dual flush toilets can reduce water usage by 30-40%. Detergents low in phosphorous and sodium should be used as much as possible. Following these measures will ensure the greatest lifespan for this effluent treatment and disposal system.

7.0 EFFLUENT MANAGEMENT

Barnson Pty Ltd has analysed the proposed on site waste management system in accordance with the NSW Government endorsed 'Silver Book' (1998) and the ANZ Standard 1547:2012 On-site Domestic Wastewater Management', with additional advice sought from the Sydney Catchment Management Authority 'Designing and installing On-site Wastewater Systems' 2019 guideline. For this site, given the climate and soil constraints, absorption is considered the most appropriate effluent management device.

7.1 Hydraulic Loading Calculation

Given that each of the two proposed residences will be connected by town water supply, the daily flow (Q) for the system is calculated as 600L/per day per dwelling.

The required bed/trench area shall be determined from the following relationship:

$$\text{Length of Absorption Bed} = (Q) / (DLR \times W)$$

Proposed Residence

Where Q = 600L, DLR =20 mm/day (Table L1 AS 1577:2012 –Secondary Treated Rate),

W (Width) = 2.8m

$$\begin{aligned} \text{Length of Bed} &= \left(\frac{600}{20 \times 2.8\text{m}} \right) \\ &= 10.71\text{m} \end{aligned}$$

Therefore, from the above calculation, a 10.8m long, 2.8m wide bed will be required for the proposed disposal of treated effluent from each of the 3 bedroom residences.

7.2 Design Recommendations

Common failures of bed/trenches are often caused by poor installation practices. In addition to specifications outlined in AS/NZS 1547:2012, the following points should also be considered in the trench design/construction which to meet the *minimum* dimensions of **10.8m long and 2.8m wide**. One bed of these dimensions is recommended for each of the proposed dwellings and a minimum 1.0m spacing should be observed between the beds.

- Reduced buffer distances from POS and site boundary to be considered in accordance with evaluation presented in Section 5.3. Absorption beds to be installed to provide maximum available distances.
- Beds/trenches are to be built along the contour to ensure even distribution and avoid any section being over loaded;
- Avoid cutting beds into weakened ground;
- Construction is to take place during fine weather. If it rains beds are to be completely covered to protect them from rain damage;
- Where the beds/trenches are dug by an excavator in clay soils, the bed walls are to be scarified to remove any smearing caused by the excavator bucket;
- All distribution pipes and arches should be laid in accordance with the manufactures instructions;
- If two beds or more are utilised, ensure effluent is distributed evenly via a splitter box or sequencing valve or other appropriate method;
- All distribution pipes and arches should be laid in accordance with the manufactures instructions;
- Consideration can be given to using a pressure dosed system, which would allow for a better, more even distribution of effluent along the trench, and prolong trench life;
- Inspection ports shall be provided for the beds/trenches system. The inspection port shall be installed so as to facilitate monitoring of the effluent level in each trench;
- Trenches/Beds may be gravity fed or pressure dosed using pumps or dosing siphons;
- Vegetation cover must be well maintained to ensure strong growth for maximum uptake of transpiration. The surrounding landscape and vegetation must also be maintained to minimise shading and maximise exposure.
- The beds/trenches should be in an enclosed area, with and no exposed to vehicle movement or stock that can cause compaction and premature trench failure;
- The beds/trenches are to be constructed along the contour via laser levelling to ensure the base is exactly level;
- Apply gypsum (min. 1 kg/m²) to all disturbed soil surface areas.
- A diversion berm/bank/drain should be built upslope of the trench. This will reduce run on. A design sketch is provided at **Appendix D**.

8.0 RECOMMENDATIONS & CONCLUSIONS

As per the 'On-Site Sewerage Management for Single Households' (1998) publication, stakeholders should be aware that all on site systems and components have a finite life and at some point will require replacement. Septic tanks and AWTS' generally require replacement every 25 years, whereas effluent disposal systems can have an expected life between 5-15 years. The owner is encouraged to obtain a copy of the NSW Government "The Easy Septic Guide" (2000) available from - <https://www.olg.nsw.gov.au/wp-content/uploads/Easy-septic-guide.pdf>.

The option provided in this report is a AWTS secondary treatment septic fed into an absorption bed. This is to be designed to accept the discharge from the wastewater treatment unit and it convey it securely and evenly to the land application area. The aim is to ensure uniform distribution of the effluent over the design area to help achieve effective aerobic/anaerobic decomposition within the soil. Typical design sketches for an absorption bed system as per AS 1547:2012 and *Design and Installation of On-Site Wastewater Treatment* (2019) are provided at **Appendix D**.

Installation instructions shall be provided by the manufacturer or designer. Barnson will not be liable for the incorrect installation and/or construction of the system unless when inspected by Barnson the installation and construction of the system holds true to the design featured in this report. Installation should be in accordance with the prescriptions within AS 1547:2012.

Barnson has not verified the accuracy or completeness of this data, except otherwise stated in this report. The recommendations for the proposed system as suggested in this report are based on historical data obtained for the area. Barnson will not be liable in relation to incorrect recommendations should any information provided by the client be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed.

The accuracy of geotechnical engineering advice provided in this report may be limited by unobserved variations in ground conditions across the site in areas between and beyond test locations and by any restrictions in the sampling and testing which was able to be carried out, as well as by the amount of data that could be collected given the project and site constraints.

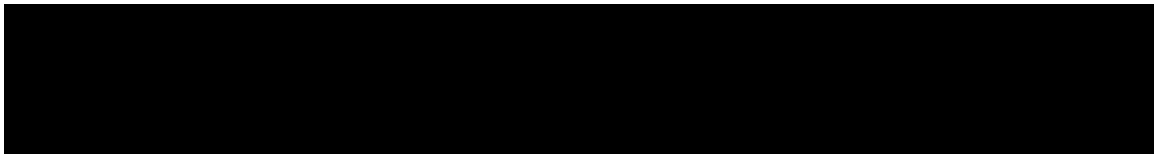
These factors may lead to the possibility that actual ground conditions and materials behaviour observed at the test locations may differ from those which may be encountered elsewhere on the site.

If the sub-surface conditions are found to differ from those described in this report, we should be informed immediately to evaluate whether recommendations should be reviewed and amended if necessary.

Please do not hesitate to contact the undersigned if you have enquires regarding this report.

Yours Faithfully

Reviewed By



Jeremy Wiatkowski
Laboratory Technician

Luke Morris
B.E. MIEAust CPEng (NPER)
Director

Appendix A - Water Balance Calculation

Barnson Job No	39082	
Location :	Rylstone	

Design Wastewater Flow	Q	l/day	600
Design Loading Rate	R	mm/day	20

Climate Zone	3 C
--------------	-----

As per Soil Landscapes of Dubbo 1:250 000
Dropbox

1	2	3	4	5	6	7	8	9	Days In Month
Month	Pan evap E (mm)	Evapo Transpiration Et (ET=0.75E)mm	Rainfall R (mm)	Retained Rainfall Rr (Rr=0.75R) mm	DLR per Month (mm)	Disposal Rate (3-5+6) mm	Effluent applied per month (L)	Size of Area (8/7) m ²	
Jan	229	171.75	94	70.5	620	721.25	18600	25.78856153	31
Feb	178	133.5	86	64.5	580	649	17400	26.81047766	29
Mar	155	116.25	76	57	620	679.25	18600	27.38314317	31
Apr	104	78	64	48	600	630	18000	28.57142857	30
May	51	38.25	70	52.5	620	605.75	18600	30.70573669	31
Jun	46	34.5	75	56.25	600	578.25	18000	31.12840467	30
Jul	41	30.75	60	45	620	605.75	18600	30.70573669	31
Aug	58	43.5	66	49.5	620	614	18600	30.29315961	31
Sep	89	66.75	60	45	600	621.75	18000	28.95054282	30
Oct	130	97.5	81	60.75	620	656.75	18600	28.32127903	31
Nov	165	123.75	78	58.5	600	665.25	18000	27.05749718	30
Dec	229	171.75	96	72	620	719.75	18600	25.84230636	31
Mean area								28.5m ²	

Month	First trial area	Application rate	Disposal rate	mm	Increase in Depth of Stored Effluent	Depth of Effluent for Month	Increase in Depth of Effluent	Computed	Reset if Et<0	Equiv Storage
Dec	28.5m ²	652.6315789	719.75	-67.11842105	-223.7280702	0	-223.7280702	-223.7280702	0	0
Jan		652.6315789	721.25	-68.61842105	-228.7280702	0	-228.7280702	-228.7280702	0	0
Feb		610.5263158	649	-38.47368421	-128.245614	0	-128.245614	-128.245614	0	0
Mar		652.6315789	679.25	-26.61842105	-88.72807018	0	-88.72807018	-88.72807018	0	0
Apr		631.5789474	630	1.578947368	5.263157895	0	5.263157895	5.263157895	5.263157895	150
May		652.6315789	605.75	46.88157895	156.2719298	5.263157895	161.5350877	161.5350877	161.5350877	4603.75
Jun		631.5789474	578.25	53.32894737	177.7631579	161.5350877	339.2982456	339.2982456	339.2982456	9670
Jul		652.6315789	605.75	46.88157895	156.2719298	339.2982456	495.5701754	495.5701754	495.5701754	14123.75
Aug		652.6315789	614	38.63157895	128.7719298	495.5701754	624.3421053	624.3421053	624.3421053	17793.75
Sep		631.5789474	621.75	9.828947368	32.76315789	624.3421053	657.1052632	657.1052632	657.1052632	18727.5
Oct		652.6315789	656.75	-4.118421053	-13.72807018	657.1052632	643.377193	643.377193	643.377193	18336.25
Nov		631.5789474	665.25	-33.67105263	-112.2368421	643.377193	531.1403509	531.1403509	531.1403509	15137.5
Dec		652.6315789	719.75	-67.11842105	-223.7280702	531.1403509	307.4122807	307.4122807	307.4122807	8761.25
Jan		652.6315789	721.25	-68.61842105	-228.7280702	307.4122807	78.68421053	78.68421053	78.68421053	2242.5
Feb		610.5263158	649	-38.47368421	-128.245614	78.68421053	-49.56140351	-49.56140351	0	0
Mar		652.6315789	679.25	-26.61842105	-88.72807018	0	-88.72807018	-88.72807018	0	0
Apr		631.5789474	630	1.578947368	5.263157895	0	5.263157895	5.263157895	5.263157895	150
May		652.6315789	605.75	46.88157895	156.2719298	5.263157895	161.5350877	161.5350877	161.5350877	4603.75

Estimated area of effluent drainfield	28.5m ²
Maximum depth of stored effluent (must not exceed 350mm)	657.11mm
Trench dimensions	2800mm
Length of trench required	10.17857143m
<20m lengths of trench	0.508928571


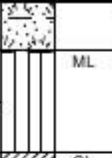

Trench Depth 450 mm

Appendix B - Borehole Logs & Laboratory Testing Results

CLIENT Adam Worsley PROJECT NAME Septic Design
PROJECT NUMBER 38145 PROJECT LOCATION 11 McLachlan Street, Rylstone

DATE STARTED 30/11/21 COMPLETED 30/11/21 R.L. SURFACE _____ DATUM _____
DRILLING CONTRACTOR Barnson SLOPE 90° BEARING ---
EQUIPMENT Scout 1750 Drill Rig HOLE LOCATION Borehole 3
HOLE SIZE 90mm LOGGED BY GW CHECKED BY NR

NOTES

Method	Samples	Depth (m)	Graphic Log	Classification Symbol	Material Description	Dynamic Cone Penetrometer Blows / 100mm								Additional Observations	
						0	4	8	12	16	20	24	2832		
Flight Auger & Tungsten Carbide (T.C) Bit		0.1			LOAM: dark brown										TOPSOIL
		0.3		ML	Sandy SILT: pale brown: slightly moist: stiff: low plasticity										ALLUVIAL
	Disturbed Sample LS = 5.0% P.I = 11.0%	0.5		CL	Sandy Silty CLAY: trace gravel: yellow-orange: slightly moist: very stiff to hard: medium plasticity										ALLUVIAL
		1.0													
		1.5			Borehole 3 terminated at 1.5m										
		2.0													
		2.5													
		3.0													

Material Test Report

Report Number: 38145-1
Issue Number: 1
Date Issued: 21/12/2021
Client: Adam Worsley
 21 Windsor Street, Richmond NSW 2753
Contact: Adam Worsley
Project Number: 38145
Project Name: Site Classification & Septic Design
Project Location: 11 McLachlan Street, Rylstone NSW
Work Request: 5757
Sample Number: D21-5757C
Date Sampled: 01/12/2021
Dates Tested: 01/12/2021 - 07/12/2021
Sampling Method: AS 1289.1.2.1 6.5.3 - Power auger drilling
Sample Location: Borehole 3, Depth: 800mm
Material: Orange Sandy CLAY Trace Gravel



Barnson Pty Ltd
 Dubbo Laboratory
 16 L Yarrandale Road Dubbo NSW 2830
 Phone: 1300 BARNSON
 Email: jeremy@barnson.com.au

Accredited for compliance with ISO/IEC 17025 - Testing



Approved Signatory: Jeremy Wiatkowski
 Geotechnical Technician
 NATA Accredited Laboratory Number: 9605

Atterberg Limit (AS1289 3.1.2 & 3.2.1 & 3.3.1)		Min	Max
Sample History	Oven Dried		
Preparation Method	Dry Sieve		
Liquid Limit (%)	24		
Plastic Limit (%)	13		
Plasticity Index (%)	11		

Linear Shrinkage (AS1289 3.4.1)		Min	Max
Moisture Condition Determined By	AS 1289.3.1.2		
Linear Shrinkage (%)	5.0		
Cracking Crumbling Curling	None		

Emerson Class Number of a Soil (AS 1289 3.8.1)		Min	Max
Emerson Class	6		
Soil Description	Orange Sandy CLAY Trace Gravel		
Nature of Water	Distilled		
Temperature of Water (°C)	20		

Appendix C - Site Setback Requirements

TABLE R1
GUIDELINES FOR HORIZONTAL AND VERTICAL SETBACK DISTANCES
(to be used in conjunction with Table R2)

Site feature	Setback distance range (m) (See Note 1)	Site constraint items of specific concern (from Table R2) (see Note 1)
	<i>Horizontal setback distance (m)</i>	
Property boundary	1.5 – 50 (see Note 2)	A, D, J
Buildings/houses	2.0 – > 6 (see Note 3)	A, D, J
Surface water (see Note 4)	15 – 100	A, B, D, E, F, G, J
Bore, well (see Notes 5 and 6)	15 – 50	A, C, H, J
Recreational areas (Children’s play areas, swimming pools and so on) (see Note 7)	3 – 15 (see Notes 8 and 9)	A, E, J
In-ground water tank	4 – 15 (see Note 10)	A, E, J
Retaining wall and Embankments, escarpments, cuttings (see Note 11)	3.0 m or 45° angle from toe of wall (whichever is greatest)	D, G, H
	<i>Vertical setback distance (m)</i>	
Groundwater (see Notes 5, 6, and 12)	0.6 – > 1.5	A, C, F, H, I, J
Hardpan or bedrock	0.5 – ≥ 1.5	A, C, J
NOTES:		
<p>1 The overall setback distance should be commensurate with the level of risk to public health and the environment. For example, the maximum setback distance should be adopted where site/system features are on the high end of the constraint scale. The setback distance should be based on an evaluation of the constraint items and corresponding sensitive features in Table R2 and how these interact to provide a pathway or barrier for wastewater movement.</p> <p>2 Subject to local regulatory rules and design by a suitably qualified and experienced person, the separation of a drip line system from an upslope boundary, for slopes greater than 5%, may be reduced to 0.5 m.</p>		

TABLE R1
GUIDELINES FOR HORIZONTAL AND VERTICAL SETBACK DISTANCES
(to be used in conjunction with Table R2) (continued)

3	Setback distances of less than 3 m from houses are appropriate only where a drip irrigation land application system is being used with low design irrigation rates, where shallow subsurface systems are being used with equivalent low areal loading rates, where the risk of reducing the bearing capacity of the foundation or damaging the structure is low, or where an effective barrier (designed by a suitably qualified and experienced person) can be installed. This may require consent from the regulatory authority.
4	Setback distance from surface water is defined as the areal edge of the land application system to the edge of the water. Where land application areas are planned in a water supply catchment, advice on adequate buffer distances should be sought from the relevant water authority and a hydrogeologist. Surface water, in this case, refers to any fresh water or geothermal water in a river, lake, stream, or wetland that may be permanently or intermittently flowing. Surface water also includes water in the coastal marine area and water in man-made drains, channels, and dams unless these are to specifically divert surface water away from the land application area. Surface water excludes any water in a pipe or tank.
5	Highly permeable stony soils and gravel aquifers potentially allow microorganisms to be readily transported up to hundreds of metres down the gradient of an on-site system (see R3, Table 1 in Pang et al. 2005). Maximum setback distances are recommended where site constraints are identified at the high scale for items A, C, and H. For reading and guidance on setback distances in highly permeable soils and coarse-grained aquifers see R3. As microbial removal is not linear with distance, data extrapolation of experiments should not be relied upon unless the data has been verified in the field. Advice on adequate buffer distances should be sought from the relevant water authority and a hydrogeologist.
6	Setback distances from water supply bores should be reviewed on a case-by-case basis. Distances can depend on many factors including soil type, rainfall, depth and casing of bore, direction of groundwater flow, type of microorganisms, existing quality of receiving waters, and resource value of waters.
7	Where effluent is applied to the surface by covered drip or spray irrigation, the maximum value is recommended.
8	In the case of subsurface application of primary treated effluent by LPED irrigation, the upper value is recommended.
9	In the case of surface spray, the setback distances are based on a spray plume with a diameter not exceeding 2 m or a plume height not exceeding 0.5 m above finished surface level. The potential for aerosols being carried by the wind also needs to be taken into account.
10	It is recommended that land application of primary treated effluent be down gradient of in-ground water tanks.
11	When determining minimum distances from retaining walls, embankments, or cut slopes, the type of land application system, soil types, and soil layering should also be taken into account to avoid wastewater collecting in the subsoil drains or seepage through cuts and embankments. Where these situations occur setback clearances may need to be increased. In areas where slope stability is of concern, advice from a suitably qualified and experienced person may be required.
12	Groundwater setback distance (depth) assumes unsaturated flow and is defined as the vertical distance from the base of the land application systems to the highest seasonal water table level. To minimise potential for adverse impacts on groundwater quality, minimum setback distances should ensure unsaturated, aerobic conditions in the soil. These minimum depths will vary depending on the scale of site constraints identified in Table R2. Where groundwater setback is insufficient, the ground level can be raised by importing suitable topsoil and improving effluent treatment. The regulatory authority should make the final decision in this instance. (See also the guidance on soil depth and groundwater clearance in Tables K1 and K2.)

TABLE R2

SITE CONSTRAINT SCALE FOR DEVELOPMENT OF SETBACK DISTANCES

(used as a guide in determining appropriate setback distances from ranges given in Table R1)

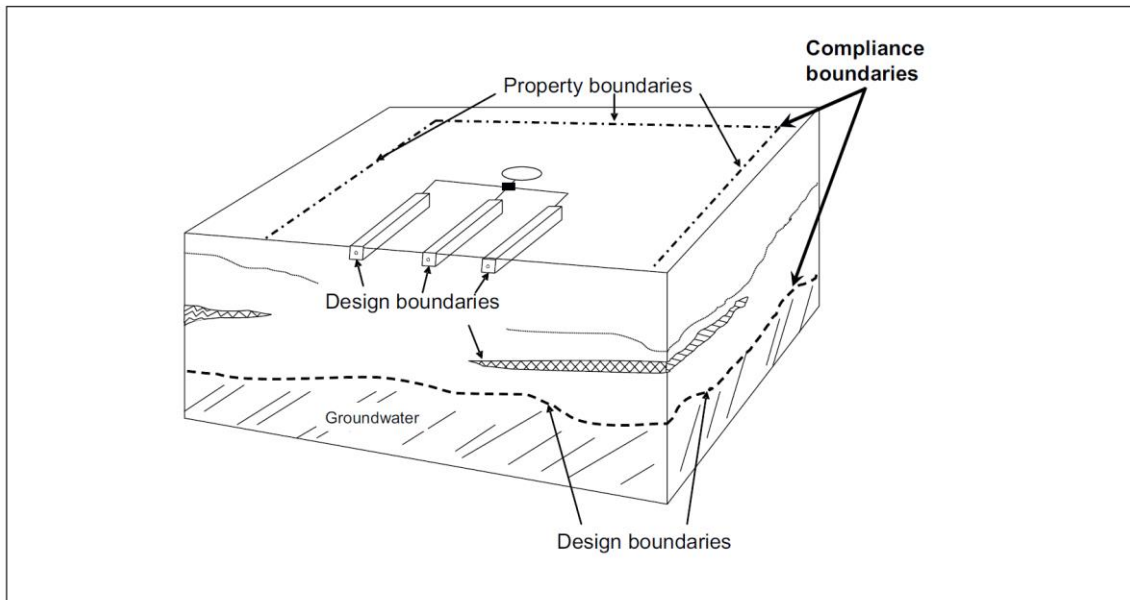
Item	Site/system feature	Constraint scale (see Note 1)		Sensitive features
		LOWER	HIGHER	
		← Examples of constraint factors (see Note 2) →		
A	Microbial quality of effluent (see Note 3)	Effluent quality consistently producing ≤ 10 cfu/100 mL <i>E. coli</i> (secondary treated effluent with disinfection)	Effluent quality consistently producing $\geq 10^6$ cfu/100 mL <i>E. coli</i> (for example, primary treated effluent)	Groundwater and surface pollution hazard, public health hazard
B	Surface water (see Note 4)	Category 1 to 3 soils (see Note 5) no surface water down gradient within > 100 m, low rainfall area	Category 4 to 6 soils, permanent surface water <50 m down gradient, high rainfall area, high resource/environmental value (see Note 6)	Surface water pollution hazard for low permeable soils, low lying or poorly draining areas
C	Groundwater	Category 5 and 6 soils, low resource/environmental value	Category 1 and 2 soils, gravel aquifers, high resource/environmental value	Groundwater pollution hazard
D	Slope	0 – 6% (surface effluent application) 0 – 10% (subsurface effluent application)	> 10% (surface effluent application), > 30% subsurface effluent application	Off-site export of effluent, erosion
E	Position of land application area in landscape (see Note 6).	Downgradient of surface water, property boundary, recreational area	Upgradient of surface water, property boundary, recreational area	Surface water pollution hazard, off-site export of effluent
F	Drainage	Category 1 and 2 soils, gently sloping area	Category 6 soils, sites with visible seepage, moisture tolerant vegetation, low lying area	Groundwater pollution hazard
G	Flood potential	Above 1 in 20 year flood contour	Below 1 in 20 year flood contour	Off-site export of effluent, system failure, mechanical faults
H	Geology and soils	Category 3 and 4 soils, low porous regolith, deep, uniform soils	Category 1 and 6 soils, fractured rock, gravel aquifers, highly porous regolith	Groundwater pollution hazard for porous regolith and permeable soils
I	Landform	Hill crests, convex side slopes, and plains	Drainage plains and incise channels	Groundwater pollution hazard, resurfacing hazard
J	Application method	Drip irrigation or subsurface application of effluent	Surface/above ground application of effluent	Off-site export of effluent, surface water pollution

NOTES:

- Scale shows the level of constraint to siting an on-site system due to the constraints identified by SSE evaluator or regulatory authority. See Figures R1 and R2 for examples of on-site system design boundaries and possible site constraints.
- Examples of typical siting constraint factors that may be identified either by SSE evaluator or regulatory authority. Site constraints are not limited to this table. Other site constraints may be identified and taken into consideration when determining setback distances.

TABLE R2
SITE CONSTRAINT SCALE FOR DEVELOPMENT OF SETBACK DISTANCES
(used as a guide in determining appropriate setback distances from ranges given in Table R1) (continued)

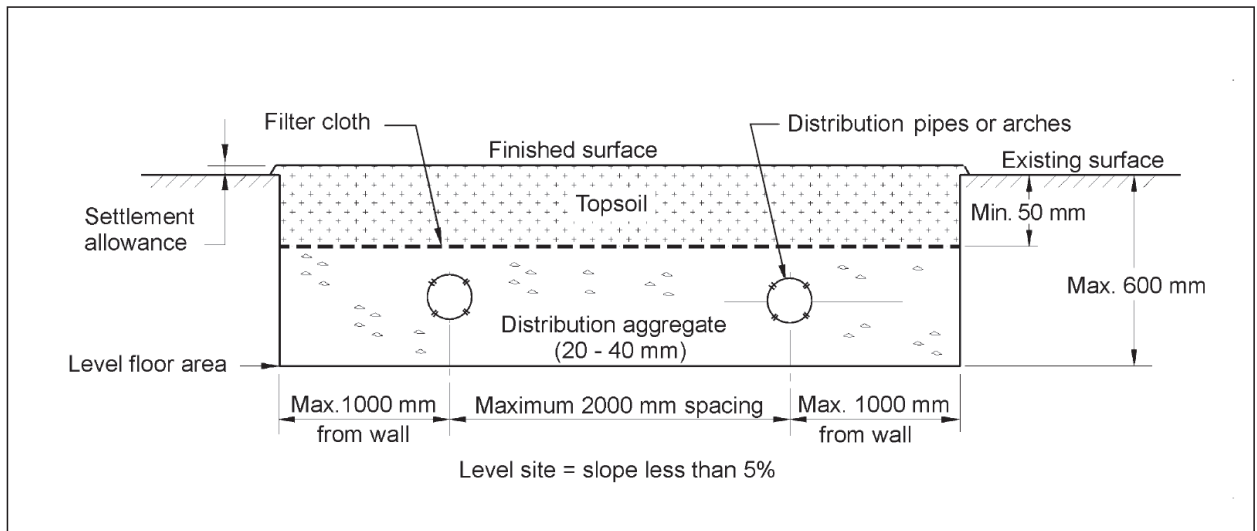
3	The level of microbial removal for any on-site treatment system needs to be determined and it should be assumed that unless disinfection is reliably used then the microbial concentrations will be similar to primary treatment. Low risk microbial quality value is based on the values given in ARC (2004), ANZECC and ARMCANZ (2000), and EPA Victoria (<i>Guidelines for environmental management: Use of reclaimed water 2003</i>).
4	Surface water, in this case, refers to any fresh water or geothermal water in a river, lake, stream, or wetland that may be permanently or intermittently flowing. Surface water also includes water in the coastal marine area and water in man-made drains, channels, and dams unless these are to specifically divert surface water away from the land application area. Surface water excludes any water in a pipe or tank.
5	The soil categories 1 to 6 are described in Table 5.1. Surface water or groundwater that has high resource value may include potable (human or animal) water supplies, bores, wells, and water used for recreational purposes. Surface water or groundwater of high environmental value include undisturbed or slightly disturbed aquatic ecosystems as described in ANZECC and ARMCANZ (2000).
6	The regulatory authority may reduce or increase setback distances at their discretion based on the distances of the land application up or downgradient of sensitive receptors.



(Adapted from USEPA 2002)

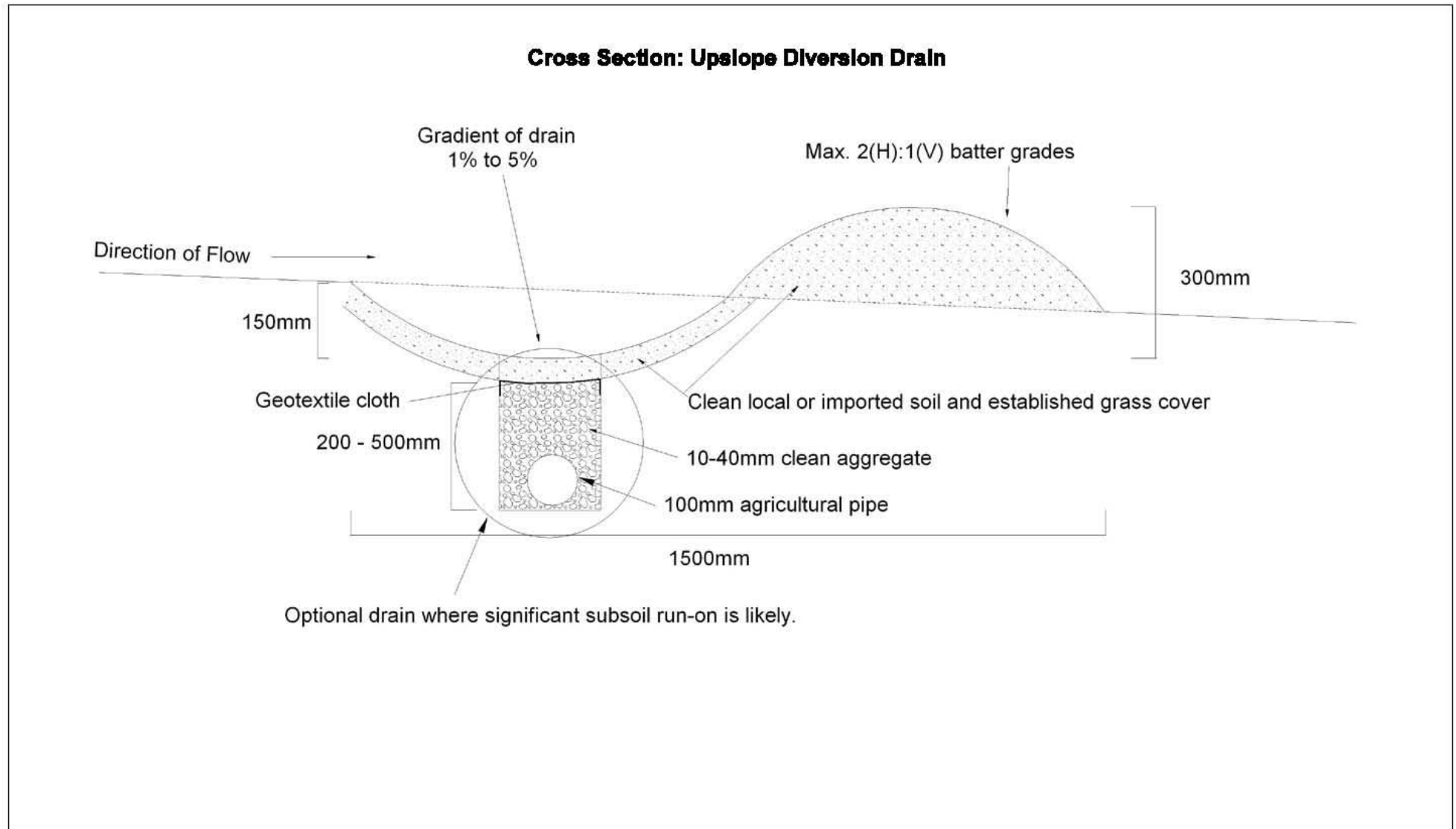
FIGURE R1 EXAMPLE OF DESIGN AND COMPLIANCE BOUNDARIES FOR APPLICATION OF SETBACK DISTANCES FOR A SOIL ABSORPTION SYSTEM

Appendix D -Absorption Bed Concept Plans

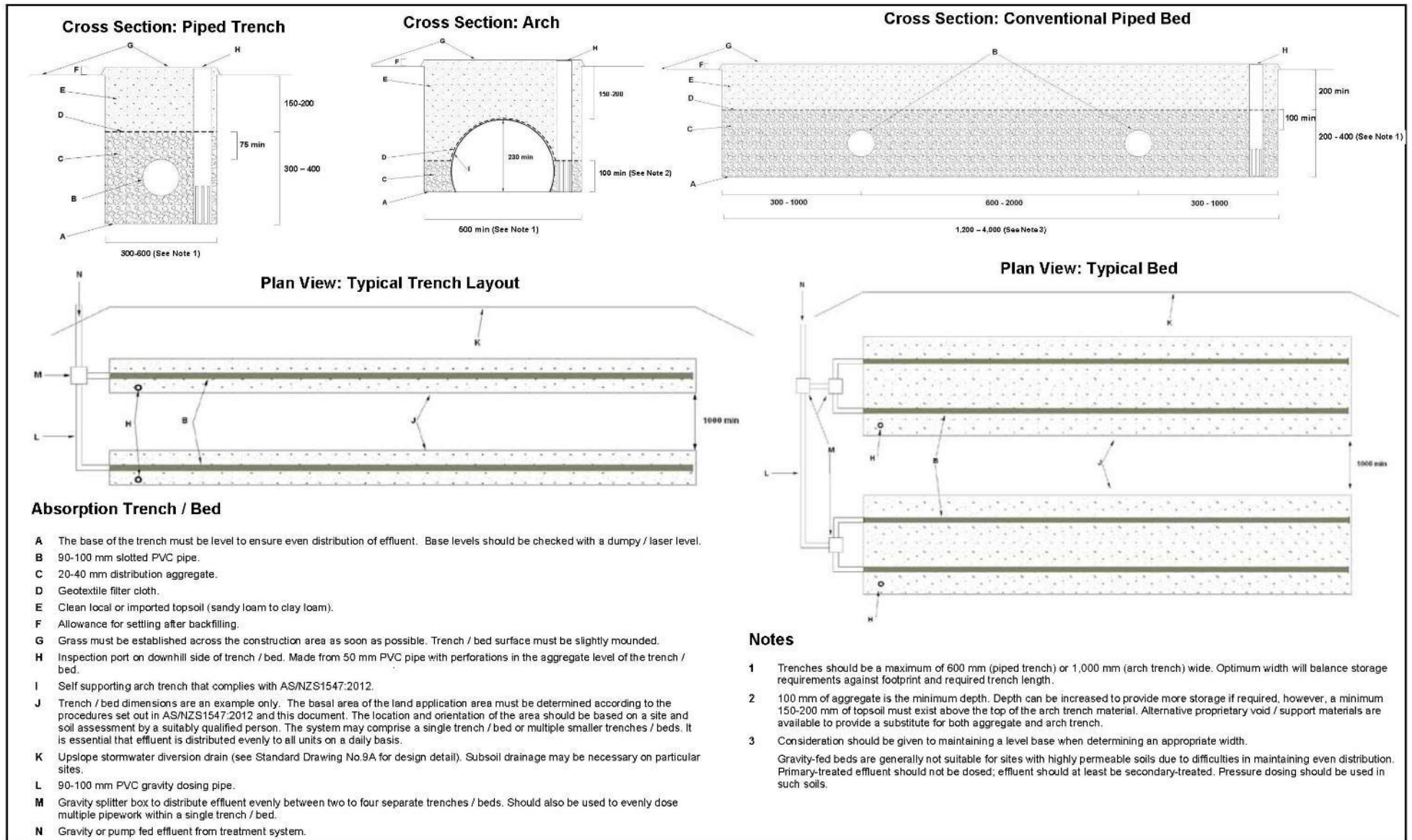


NOTE: LPED lines can be used instead of distribution pipes when dose loading effluent into beds.

FIGURE L5 CONVENTIONAL BED



Standard Drawing 10A - Upslope Diversion Drain
(not to scale)



Standard Drawing 10B - Absorption Trench / Bed
(not to scale)

LIST OF PLATES



Plate 1 – Overview of proposed site



Plate 2 – Overview of proposed site