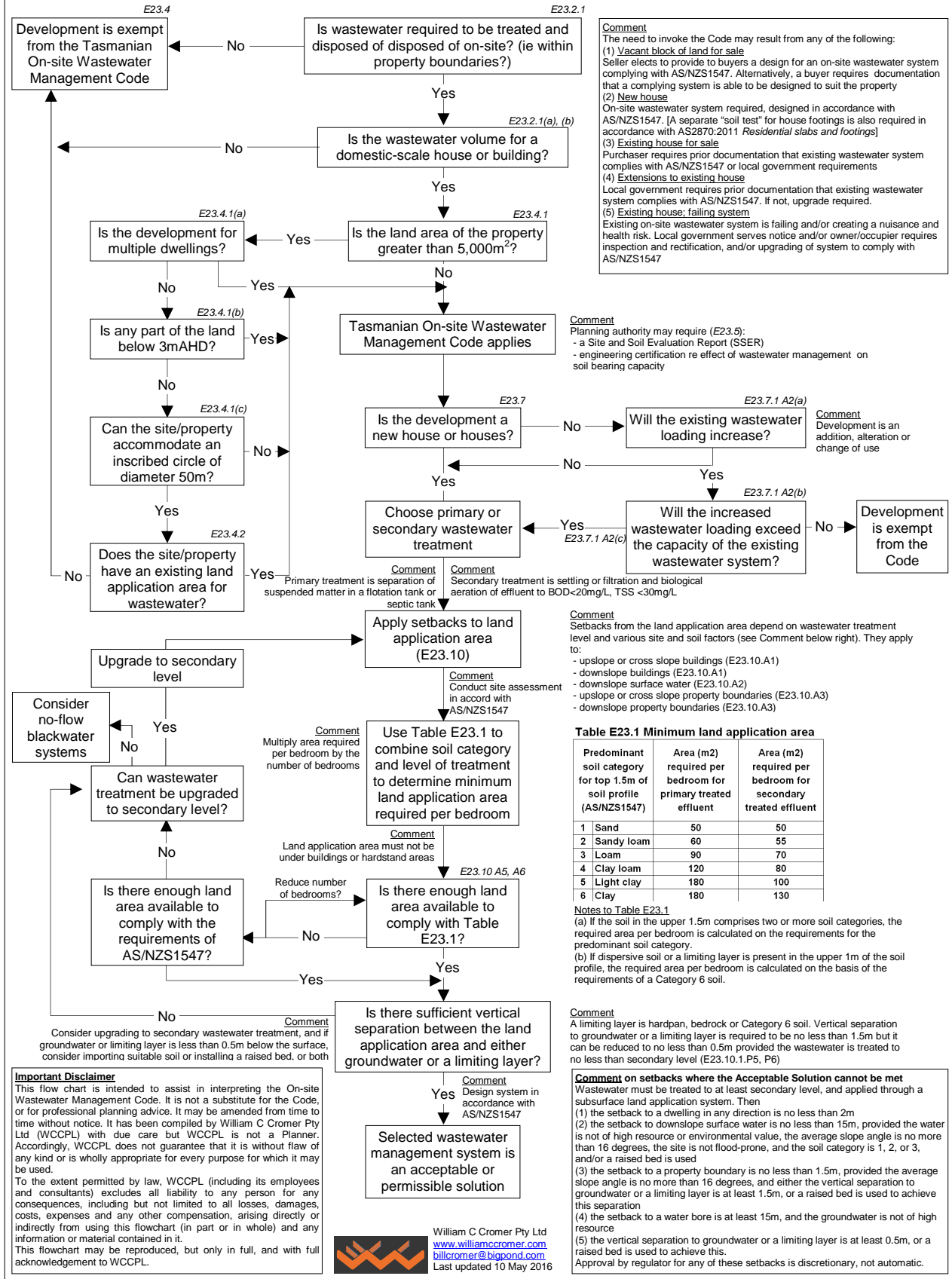


APPLYING THE TASMANIAN ON-SITE WASTEWATER MANAGEMENT CODE TO DEVELOPMENT APPLICATIONS

The Tasmanian On-Site Wastewater Management Code is intended to ensure that land use and development requiring on-site wastewater management will have access to sufficient land necessary for the satisfactory and sustainable treatment of that wastewater. A Special Plumbing Permit (SPP) is required before a wastewater management system can be installed. A separate flow chart explains the process of obtaining a SPP.



Comment
The need to invoke the Code may result from any of the following:
(1) Vacant block of land for sale
Seller elects to provide to buyers a design for an on-site wastewater system complying with AS/NZS1547. Alternatively, a buyer requires documentation that a complying system is able to be designed to suit the property
(2) New house
On-site wastewater system required, designed in accordance with AS/NZS1547. [A separate "soil test" for house footings is also required in accordance with AS2870:2011 Residential slabs and footings]
(3) Existing house for sale
Purchaser requires prior documentation that existing wastewater system complies with AS/NZS1547 or local government requirements
(4) Extensions to existing house
Local government requires prior documentation that existing wastewater system complies with AS/NZS1547. If not, upgrade required.
(5) Existing house: failing system
Existing on-site wastewater system is failing and/or creating a nuisance and health risk. Local government serves notice and/or owner/occupier requires inspection and rectification, and/or upgrading of system to comply with AS/NZS1547

Comment
Planning authority may require (E23.5):
- a Site and Soil Evaluation Report (SSER)
- engineering certification re effect of wastewater management on soil bearing capacity

Comment
Development is an addition, alteration or change of use

Comment
Primary treatment is separation of suspended matter in a flotation tank or septic tank
Secondary treatment is settling or filtration and biological aeration of effluent to BOD <20mg/L, TSS <30mg/L

Comment
Setbacks from the land application area depend on wastewater treatment level and various site and soil factors (see Comment below right). They apply to:
- upslope or cross slope buildings (E23.10.A1)
- downslope buildings (E23.10.A1)
- downslope surface water (E23.10.A2)
- upslope or cross slope property boundaries (E23.10.A3)
- downslope property boundaries (E23.10.A3)

Table E23.1 Minimum land application area

Predominant soil category for top 1.5m of soil profile (AS/NZS1547)	Area (m2) required per bedroom for primary treated effluent	Area (m2) required per bedroom for secondary treated effluent
1 Sand	50	50
2 Sandy loam	60	55
3 Loam	90	70
4 Clay loam	120	80
5 Light clay	180	100
6 Clay	180	130

Notes to Table E23.1
(a) If the soil in the upper 1.5m comprises two or more soil categories, the required area per bedroom is calculated on the requirements for the predominant soil category.
(b) If dispersive soil or a limiting layer is present in the upper 1m of the soil profile, the required area per bedroom is calculated on the basis of the requirements of a Category 6 soil.

Comment
A limiting layer is hardpan, bedrock or Category 6 soil. Vertical separation to groundwater or a limiting layer is required to be no less than 1.5m but it can be reduced to no less than 0.5m provided the wastewater is treated to no less than secondary level (E23.10.1.P5, P6)

Comment on setbacks where the Acceptable Solution cannot be met
Wastewater must be treated to at least secondary level, and applied through a subsurface land application system. Then
(1) the setback to a dwelling in any direction is no less than 2m
(2) the setback to downslope surface water is no less than 15m, provided the water is not of high resource or environmental value, the average slope angle is no more than 16 degrees, the site is not flood-prone, and the soil category is 1, 2, or 3, and/or a raised bed is used
(3) the setback to a property boundary is no less than 1.5m, provided the average slope angle is no more than 16 degrees, and either the vertical separation to groundwater or a limiting layer is at least 1.5m, or a raised bed is used to achieve this separation
(4) the setback to a water bore is at least 15m, and the groundwater is not of high resource
(5) the vertical separation to groundwater or a limiting layer is at least 0.5m, or a raised bed is used to achieve this.
Approval by regulator for any of these setbacks is discretionary, not automatic.

Important Disclaimer
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