



SITE AND SOIL EVALUATION REPORT

JOB # 06334
ADDRESS - 71 WOODLANDS CIRCUIT RUSSELL ISLAND 4184
PREPARED FOR - MEAGHAN SHEPHARD
RP NUMBER - LOT 76 RP124435
DATE OF ASSESSMENT - 10/5/2023
DESIGNER - MICHAEL MORTIMER 1300 722 517

INTRODUCTION

EXPRESS WASTEWATER HAS BEEN CONTRACTED TO DESIGN AN APPROPRIATE WASTEWATER SYSTEM AND LAND APPLICATION AREA THE FOLLOWING LEGISLATION WAS USED IN COMPILING THIS REPORT

- AS/NZS 1547/2012
- QUEENSLAND PLUMBING AND WASTEWATER CODE
- AS 3500.2
- QUEENSLAND PLUMBING AND WASTEWATER CODE
- ENVIRONMENTAL PROTECTION ACT 1994
- ENVIRONMENTAL PROTECTION REGULATION 1998

DUE TO THE EXPECTED LOADING RATE BEING BELOW 20 EQUIVALENT PERSONS THIS IS NOT CONSIDERED AN ENVIRONMENTALLY RELEVANT ACTIVITY

THIS DESIGN HAS BEEN REVIEWED BY MICHAEL MORTIMER
SITE CLASSIFYER QBCC 1180436

SITE FEATURES

LOCAL AUTHORITY - REDLAND CITY COUNCIL
ALLOTMENT AREA - 531M2
NUMBER OF BEDROOMS - 3 PROPOSED
REASON FOR APPLICATION - NEW BUILD
SLOPE - 6%
WATER WAYS- N/A
WELLS, BORES,DAMS - N/A
INTERMITTENT WATER COURSE - N/A

SOIL BORE LOGS

ALL CLASSIFICATIONS ARE MADE TO THE AS/NSZ 1547/2012

A SOIL TEST WAS CONDUCTED BY ISLAND SOIL TESTING
SEE BORELOGS ATTACHED FROM THESE IT WAS DETERMINED THAT THE SOIL WAS CATEGORY 3 (LOAM) IN TEXTURE.

SOIL TYPE ADOPTED - CATEGORY 3 HIGH / MODERATE STRUCTURED

TREATMENT FACILITY AND LAND APPLICATION AREA CALCULATIONS

TREATMENT FACILITY - ADVANCED SECONDARY EFFLUENT HSTP BRAND MODEL AND CEA TO BE ADVISED ON FORM 1
HYDRAULIC LOAD (PER PERSON / DAY) - 150 (TOWN WATER)
EQUIVALENT PERSONS - 5
DAILY FLOW (L/DAY) - 750
SOIL TYPE ADOPTED - LOAM CATEGORY 3 HIGH / MODERATE STRUCTURE
DLR - 50
LAND APPLICATION AREA SIZE CALCULATIONS - $750 / 50 = 15M^2$
DISPOSAL METHOD - CONVENTIONAL BED
BED DIMENSIONS - 10M X 1.5M
NUMBER OF BEDS - 1

DESIGN NOTES

1. THE POSITION OF THE TANK IS INDICATIVE ONLY IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ADEQUATE FALL IS ACHIEVABLE
2. TREATMENT SYSTEM IS TO BE INSTALLED AS PER MANUFACTURERS REQUIREMENTS A MINIMUM OF 150MM ABOVE THE Q100 LEVEL IN ACCORDANCE WITH THE QPWW CODE AND AS1547 AND 1546
3. ALL VENTS TO BE FITTED WITH MOSQUITO PROOF VENT COWLS
4. TRENCHES TO BE INSTALLED ACROSS CONTOURS
5. THE CONTRACTOR IS TO ENSURE THAT THE TANK IS ADEQUATELY ANCHORED TO AVOID FLOTATION
6. TANK IS TO BE FILLED WITH WATER BEFORE BACK FILL
7. DELIVERY LINE TO THE DISPERSAL AREA IS TO COMPLY WITH AS 3500
8. PUMP SERVICING IRRIGATION TO BE SIZED TO ADEQUATELY SERVICE LAND APPLICATION AREA
9. FOLLOWING SITE PREPARATION THE IRRIGATION AREA TO BE PLANTED OUT WITH APPROPRIATE GRASSES, GROUND COVER AND OR SHRUBS
10. ALL VEHICLES AND STOCK TO BE KEPT OFF THE LAND APPLICATION AREA
11. DO NOT PLANT EDIBLES WITHIN LAA
12. DIMENSIONS TAKE PRECEDENT OVER SCALE
13. LAND APPLICATION AREA TO BE SIGN POSTED AS PER THE AS 1547
14. IF A FORM 8 IS REQUIRED IT IS THE RESPONSIBILITY OF THE INSTALLER TO SEND A COPY OF THE FORM 7 TO EXPRESS WASTEWATER AND GIVE A MINIMUM OF 1 WEEK NOTICE TO ENSURE WE CAN ATTEND SITE AND INSPECT ON THE DAY IF NEEDED A FEE OF \$170 WILL APPLY.

MAINTENANCE

MAINTENANCE REQUIREMENTS SPECIFIED BY THE MANUFACTURER AND AUTHORISED SERVICE AGENT ARE TO BE IMPLIMENTED THESE INCLUDE

- FOLLOW THE SERVICE FREQUENCY AS LAID OUT BY THE MANUFACTURER
- ONLY USE A QBCC LICENSED SERVICE AGENT
- USE LOW SODIUM BIO DEGRADABLE SOAPS AND DETERGENTS
- NO PAINTS, SOLVENTS CHEMICALS, FOOD SCRAPS, FATS, OILS OR ANY OTHER SOLIDS ARE TO BE DISPOSED DOWN THE DRAIN
- ELECTRICAL POWER TO THE SYSTEM IS NOT TO BE TURNED OFF
- UPON SELLING OR LEASING THE PROPERTY IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THE NEW OWNER/TENANT IS AWARE OF THE OBLIGATIONS OF OWNING AN ON SITE SEWERAGE FACILITY.
- ON SITE SEWERAGE SYSTEMS ARE NOT DESIGNED TO COPE WITH THE FLOW FROM GARBAGE DISPOSALS
- LAND APPLICATION AREA IT TO BE MOWED REGULARLY

SETBACKS

Table T5 - Setback distances for on-site sewerage facilities and greywater use facilities - Protection of surface water and groundwater.

Feature	Separation distance ●		
	Advanced Secondary	Secondary	Primary●
For onsite – see Table 2.1 in AS 1546.3			
For greywater – see Table 2.1 in AS 1546.4	Level 1 and Level 2	Level 3	Untreated
Top of bank of permanent water course	10	30	50
Top of bank of intermittent water course			
Top of bank of a lake, bay or estuary			
Top water level of a surface water source used for agriculture, aquaculture or stock purposes			
Open stormwater drainage channel or drain			
Bore or a dam			
Unsaturated soil depth to a permanent water table (vertically)	0.3	0.6	1.2

● Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

Table T2 – Setback distances for subsurface land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance●		
	Up slope	Down slope	Level
Property boundaries, pedestrian paths, walkways, recreation areas, retaining wall, and footings for buildings and other structures.	2	4	2
Inground swimming pools	6	6	6
Inground potable water <i>tank</i> not exposed to primary effluent	6	6	6
Inground potable water <i>tank</i> exposed to primary effluent	15	15	15

● Distances are given in metres and are measured from the edge of trench/bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature



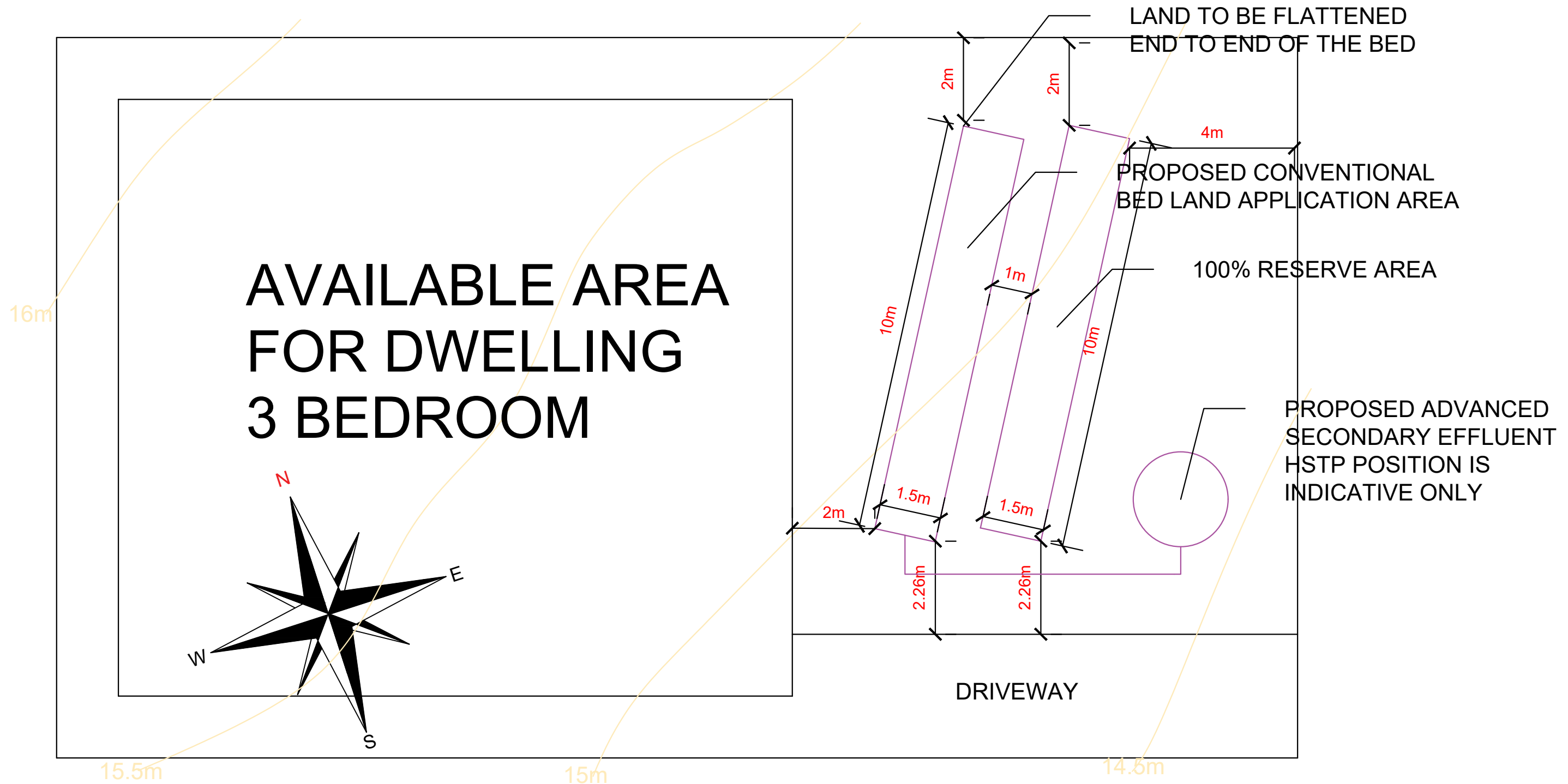
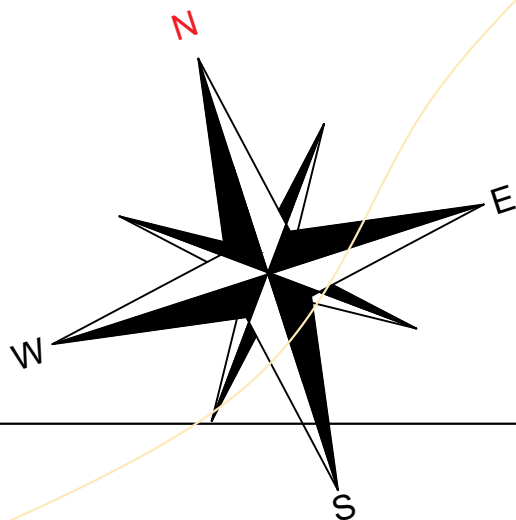
QBCC - 1180430

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AVAILABLE AREA FOR DWELLING 3 BEDROOM



SCALE 1:100 @ A3



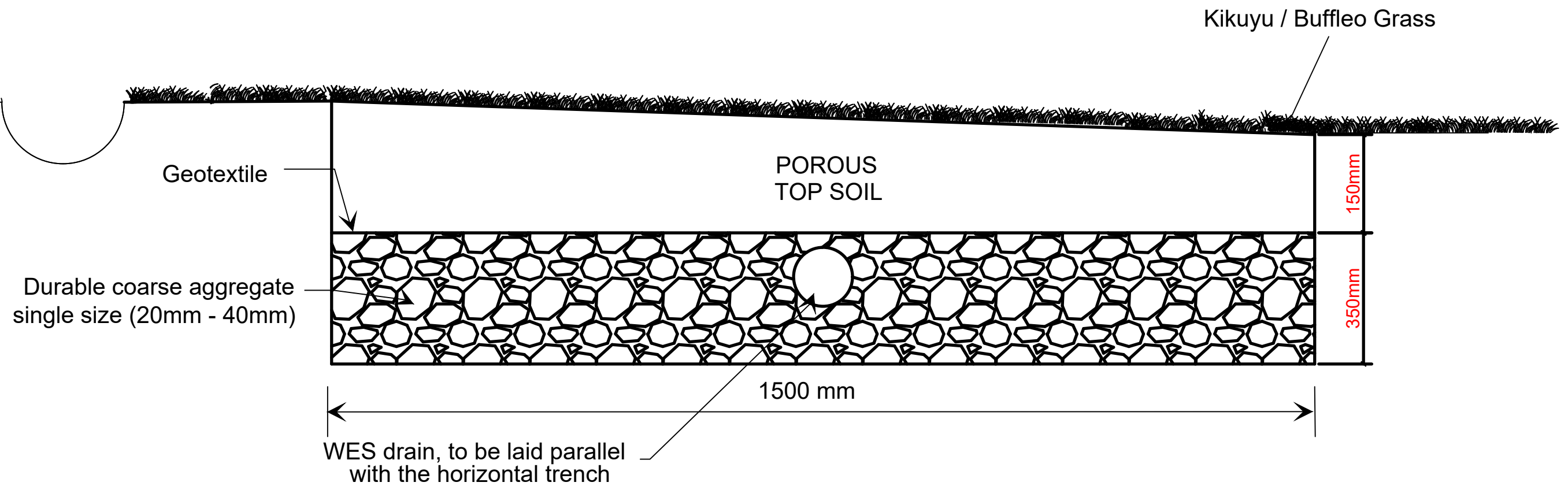
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