

APPENDIX 2

On Site Sewage Management Report



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On Site Sewage Management Report

29th January 2007

PROJECT NO. 45613

PROJECT: PROPOSED SUBDIVISION

CLIENT: JELLAT PASTORAL Co. Pty Ltd.

RE: PART PORTIONS 24, 25 & 88 PARISH OF
BEGA, AND PORTION 158 PARISH OF
WALLAGOOT

LOCATION: WALLAGOOT LANE, JELLAT

ON-SITE SEWAGE MANAGEMENT REPORT

29th January 2007

CLIENT: Jellat Pastoral Co

Our Reference: 45613

RE: Part Portion 24, 25 & 88 Parish of Bega, and Portion 158 Parish of Wallagoot

SITE INFORMATION

Locality of Site/Address: Wallagoot Road, Bega

Owner: Client

Developer: Client

Site Plan: Attached

Aerial Photo:

Intended Water Supply: Rainwater Tank.

Expected Wastewater Quantity: 1000 litres/day as stipulated by council.

Existing System in Location: None.

This report is prepared as part of an application for subdivision by Jellat Pastoral Co. This report deals with Lots A to E, which are proposed concessional lots and Lot H which is a residue lot. See attached plan for more details.



North east from Lot A toward existing residence on Lot F.

ON-SITE SEWAGE MANAGEMENT REPORT

SITE ASSESSMENT – LOT A

Climate:	Temperate. Mean daily maximum temperature 22°C. Mean daily minimum temperature 8.3°C. Annual average rainfall 1050mm.
Slope:	5% at house site ~ 18% at steepest.
Landform:	Linear Divergent at house site to waxing divergent
Aspect:	North.
Exposure:	Excellent solar exposure all day. Sheltered from southerly winds.
Erosion, Mass Movements/Slip:	Nil.
Boulders/Rock Outcrops:	Nil.
Vegetation:	Totally cleared of trees. Combination of improved and native pastures only.
Watercourse:	Waterbody at the toe of the slope (>120m).
Ground Water:	Water table assumed > 2 metres below ground. No evidence of surface dampness or waterlogging and proposed house site more than 20 metres above level of waterbody.
Fill:	No evidence of fill.
Drainage:	Good.
Flood Potential:	Land application areas above 1 in 100 year flood level for this area.
Land Application Areas:	Proposed areas shown on plan.
Buffer Distances:	Shown on plan



Looking north from Lot A.

ON-SITE SEWAGE MANAGEMENT REPORT

SOIL ASSESSMENT – LOT A

Soil Type & Major Soil Considerations: ‘**Milligandi**’ moderately well drained infertile soils on gently undulating terraces. ‘*Soil Landscapes of the Bega-Goalen Point*’.

Depth to Bedrock: Assumed >1m.

Field Soil Assessment

A Horizon: Topsoil.
Colour: Black.
Texture: Silty Loam.
Structure: Weakly pedal.
Field pH: 6.0 ~ 6.5 ‘*Soil Landscapes of the Bega-Goalen Point*’
Depth: Approximate depth of 0 ~ 0.15 metres.
Coarse Fragments: Nil.
Soil Dispersion: Nil.
Soil Category: 3
Indicative Permeability (K_{sat}) m/d: 0.5 ~ 1.5

B Horizon: Subsoil.
Colour: Light brown.
Texture: Clay loam
Structure: Weakly pedal.
Field pH: 6.0 ~ 7.0 ‘*Soil Landscapes of the Bega-Goalen Point*’
Depth: Approximate depth of 0.15 ~ at least 0.50 metres.
Coarse Fragments: Very Few (0 ~ 2%).
Soil Dispersion: Nil.
Soil Category: 4
Indicative Permeability (K_{sat}) m/d: 0.12 ~ 0.5



Looking at Lots A and D from Lot E.

ON-SITE SEWAGE MANAGEMENT REPORT

SITE ASSESSMENT – LOT B

Climate:	Temperate. Mean daily maximum temperature 22°C. Mean daily minimum temperature 8.3°C. Annual average rainfall 1050mm.
Slope:	5% at house site.
Landform:	Linear Divergent at house site
Aspect:	North east.
Exposure:	Excellent solar exposure all day. Sheltered from southerly winds.
Erosion, Mass Movements/Slip:	Nil.
Boulders/Rock Outcrops:	Nil.
Vegetation:	Totally cleared of trees. Combination of improved and native pastures only.
Watercourse:	Intermittent gully approximately 120 metres to the east.
Ground Water:	Water table assumed > 2 metres below ground. No evidence of surface dampness or waterlogging and proposed house site more than 20 metres above level of waterbody.
Fill:	No evidence of fill.
Drainage:	Good.
Flood Potential:	Land application areas above 1 in 100 year flood level for this area.
Land Application Areas:	Proposed areas shown on plan.
Buffer Distances:	Shown on plan

ON-SITE SEWAGE MANAGEMENT REPORT

SITE ASSESSMENT – LOT C

Climate:	Temperate. Mean daily maximum temperature 22°C. Mean daily minimum temperature 8.3°C. Annual average rainfall 1050mm.
Slope:	Proposed house site on ridge. 5% along ridge ~ 12 - 15% at steepest.
Landform:	Waxing Divergent
Aspect:	North.
Exposure:	Excellent solar exposure all day.
Erosion, Mass Movements/Slip:	Nil.
Boulders/Rock Outcrops:	Nil.
Vegetation:	Open pasture only.
Watercourse:	Deep gully to the west of site (>130m).
Ground Water:	Water table assumed > 2 metres below ground. No evidence of surface dampness or waterlogging.
Fill:	No evidence of fill.
Drainage:	Good.
Flood Potential:	Land application areas above 1 in 100 year flood level for this area.
Land Application Areas:	Proposed areas shown on plan.
Buffer Distances:	Shown on plan



Looking at Lot C from Lot E.

ON-SITE SEWAGE MANAGEMENT REPORT

SOIL ASSESSMENT – LOT C

Soil Type & Major Soil Considerations: ‘**Brogo Pass**’ erodible soils on steep to rolling hills with localised bedrock outcrops. ‘*Soil Landscapes of the Bega-Goalen Point*’.

Depth to Bedrock: Assumed >1m.

Field Soil Assessment

A Horizon: Topsoil.
Colour: Black.
Texture: Silty Loam.
Structure: Weakly pedal.
Field pH: 6.0 ~ 6.5 ‘*Soil Landscapes of the Bega-Goalen Point*’
Depth: Approximate depth of 0 ~ 0.20 metres.
Coarse Fragments: Nil.
Soil Dispersion: Nil.
Soil Category: 3
Indicative Permeability (K_{sat}) m/d: 0.5 ~ 1.5

B Horizon: Subsoil.
Colour: Dark brown.
Texture: Loam
Structure: Weakly pedal.
Field pH: 5.0 ~ 6.0 ‘*Soil Landscapes of the Bega-Goalen Point*’
Depth: Approximate depth of 0.20 ~ at least 0.50 metres.
Coarse Fragments: Small rock present in soil (<100mm in size)
Soil Dispersion: Nil.
Soil Category: 3 but due to rock, category has been raised to 4.
Indicative Permeability (K_{sat}) m/d: 0.12 ~ 0.5



View south from Lot D. Lot C is to the left and Lot E to the right.

ON-SITE SEWAGE MANAGEMENT REPORT

SITE ASSESSMENT – LOT D

Climate:	Temperate. Mean daily maximum temperature 22°C. Mean daily minimum temperature 8.3°C. Annual average rainfall 1050mm.
Slope:	5% along ridge ~ 15% at steepest.
Landform:	Waxing Divergent
Aspect:	West to north west.
Exposure:	Excellent solar exposure all day. Sheltered from southerly winds.
Erosion, Mass Movements/Slip:	Nil.
Boulders/Rock Outcrops:	Nil.
Vegetation:	Open pasture with remnant trees in gully.
Watercourse:	Deep gully to the west of site (>80m) and waterbody to the north (>150m). house site approximately 20 metres above water level.
Ground Water:	Water table assumed > 2 metres below ground. No evidence of surface dampness or waterlogging.
Fill:	No evidence of fill.
Drainage:	Good.
Flood Potential:	Land application areas above 1 in 100 year flood level for this area.
Land Application Areas:	Proposed areas shown on plan.
Buffer Distances:	Shown on plan



Cutting on Lot D indicating soil profile.

ON-SITE SEWAGE MANAGEMENT REPORT

SITE ASSESSMENT – LOT E

Climate:	Temperate. Mean daily maximum temperature 22°C. Mean daily minimum temperature 8.3°C. Annual average rainfall 1050mm.
Slope:	18 - 20% at steepest.
Landform:	Waxing Divergent
Aspect:	North, north east.
Exposure:	Excellent solar exposure all day. Northerly aspect without obstructions.
Erosion, Mass Movements/Slip:	Nil.
Boulders/Rock Outcrops:	Nil.
Vegetation:	Totally cleared of trees with pastoral and native grass.
Watercourse:	Gully to the east of site (>80m).
Ground Water:	Water table assumed > 2 metres below ground. No evidence of surface dampness or waterlogging.
Fill:	No evidence of fill.
Drainage:	Good.
Flood Potential:	Land application areas above 1 in 100 year flood level for this area.
Land Application Areas:	Proposed areas shown on plan.
Buffer Distances:	Shown on plan



Looking at Lot E from Lot C.

ON-SITE SEWAGE MANAGEMENT REPORT

SOIL ASSESSMENT – LOT E

Soil Type & Major Soil Considerations: ‘Brogo Pass’ erodible soils on steep to rolling hills with localised bedrock outcrops. ‘*Soil Landscapes of the Bega-Goalen Point*’.

Depth to Bedrock: Assumed >1m.

Field Soil Assessment

A Horizon: Topsoil.
Colour: Black.
Texture: Silty Loam.
Structure: Weakly pedal.
Field pH: 6.0 ~ 6.5 ‘*Soil Landscapes of the Bega-Goalen Point*’
Depth: Approximate depth of 0 ~ 0.20 metres.
Coarse Fragments: Nil.
Soil Dispersion: Nil.
Soil Category: 3
Indicative Permeability (K_{sat}) m/d: 0.5 ~ 1.5

B Horizon: Subsoil.
Colour: Dark brown.
Texture: Loam
Structure: Weakly pedal.
Field pH: 5.0 ~ 6.0 ‘*Soil Landscapes of the Bega-Goalen Point*’
Depth: Approximate depth of 0.20 ~ at least 0.50 metres.
Coarse Fragments: Small rock p[resent in soil (<100mm in size)
Soil Dispersion: Nil.
Soil Category: 3, but due to rock the category has been raised to 4.
Indicative Permeability (K_{sat}) m/d: 0.12 ~ 0.5



Looking north from Lot C.

ON-SITE SEWAGE MANAGEMENT REPORT

SITE ASSESSMENT – LOT H

Climate:	Temperate. Mean daily maximum temperature 22°C. Mean daily minimum temperature 8.3°C. Annual average rainfall 1050mm.
Slope:	8% at house site.
Landform:	Divergent
Aspect:	East.
Exposure:	Good solar exposure from early morning till late afternoon.
Erosion, Mass Movements/Slip:	Nil.
Boulders/Rock Outcrops:	Nil.
Vegetation:	Scattered trees to the south of house site. Majority of lot is open cultivated flats.
Watercourse:	Watercourse approx 260 metres north of the proposed house site.
Ground Water:	Water table assumed > 2 metres below ground. No evidence of surface dampness or waterlogging.
Fill:	No evidence of fill.
Drainage:	Good.
Flood Potential:	Land application areas above 1 in 100 year flood level for this area.
Land Application Areas:	Proposed areas shown on plan.
Buffer Distances:	Shown on plan



View looking east over agricultural flats from proposed house site on Lot H.

ON-SITE SEWAGE MANAGEMENT REPORT

It is noted that all three soil samples were the same for the purposes of this evaluation. Accordingly one set of water balance calculations have been produced for this report.

RECOMMENDATIONS

Option 1 – Primary treated effluent & absorption trench/bed.

Using Table 4.2A2 AS 1547:2000, a DLR of 6 mm/d is adopted for the B horizon soil.

The water balance calculation indicates an application area of 250m² is necessary for the effluent disposal. See attached calculation No.1. This area is available, however attention should be given to the following recommendations:

1. Establish vigorous plantings of high transpiration species downhill of each land application area.
2. Recommend the use of alternate sites for sequential loading.
3. Avoid heavy equipment on land application area when soils are moist or wet.
4. Minimise erosion and limit access to the land application areas during construction.
5. Reduce flow of wastewater by installing water saving devices and composting toilets.
6. Trenches may need to be benched.
7. Install interception drains uphill on the steeper sites to reduce surface infiltration.

Option 2 – Secondary treated effluent & absorption trench/bed.

Using Table 4.2A2 AS 1547:2000, a DLR of 20 mm/d is adopted for the B horizon soil.

The water balance calculation indicates an application area of 55m² is necessary for the effluent disposal. See attached calculation No.2. This area is available, however attention should be given to the following recommendations:

1. Establish vigorous plantings of high transpiration species downhill of each land application area.
2. Recommend the use of alternate sites for sequential loading.
3. Avoid heavy equipment on land application area when soils are moist or wet.
4. Minimise erosion and limit access to the land application areas during construction.
5. Reduce flow of wastewater by installing water saving devices and composting toilets.
6. Trenches may need to be benched.
7. Install interception drains uphill on the steeper sites to reduce surface infiltration.

ON-SITE SEWAGE MANAGEMENT REPORT

Option 3 – Sub surface drip irrigation.

Sub surface drip irrigation system applying secondary treated effluent. Construction of system to be in accordance with Figure 4.5C1 AS 1547:2000. This system would concentrate effluent application into the A horizon rather than the B horizon.

A DIR of 28 mm/week or 4 mm/day has been adopted for the A Horizon from Table 4.2A4 AS 1547:2000. A value for “n” of 0.1 was used in the calculation. Based upon the water balance calculation an application area of approximately 650m^2 is required for these lots. See attached calculation No.3.

Attention should be given to the following recommendations:

1. Establish vigorous plantings of vegetation requiring high nutrients.
2. Minimise erosion and limit access to the land application areas during construction.
3. Reduce flow of wastewater by installing water saving devices and composting toilets.
4. Dose effluent so as to wet the soil more than once per day.
5. Install interception drains uphill on the steeper sites to reduce surface infiltration.

All Land Application Areas are to be outside of the buffers depicted on the attached sketch. Depending on final house site locations for Lots A & D, it may be necessary to provide for a means of pumping effluent uphill to enable LAAs to be constructed outside those buffers.

CONCLUSION:

Based on the above, and comments below, all lots should be capable of on site sewage disposal.

This report has been prepared in accordance with AS/NZS 1547:2000. No warranty is given or implied as to the long-term performance of an on site sewage management system given the possibility of changing site conditions, installation procedures and ongoing maintenance and operation.

The options listed above are not exhaustive, and other effluent disposal systems may work satisfactorily. Due to the possible time delay until a system may be installed, and the possibility that ground conditions may vary in that time, it is recommended that an updated site assessment be undertaken prior to finally installing a system.

This report has been prepared for Jellat Pastoral Co Pty Ltd and no warranty is implied to third parties.

Caddey, Searl & Jarman
9 May 2006

WATER BALANCE CALCULATIONS

CLIENT: Jellat Pastoral Co.

Reference: 45613

Septic Tank Effluent and Absorption trench

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
month	pan evap.	evap.tran	rain	rain retain	DLR/mth	disposal/mth	effluent applied/mth	size area	trial area	application rate	disposal rate	remainder	increase in depth of effluent (n)	depth of effluent for mth (x-1)	add N	computed depth of effluent/ mth (x)
	E	ET=0.75E	R	RR=0.75R	DLR	ET-RR+DLR		H/G		H/J	G	K-L	M/n			
	mm/mth	mm/mth	mm/mth	mm/mth	mm/mth	mm/mth	l/mth	m2	m2	mm/mth	mm/mth	mm/mth	mm/mth	mm	mm/mth	mm
January	195.3	146.5	183.7	137.8	186	194.7	31000	159.3	250	124.0	194.7	-70.7	-235.7	0.0	-235.7	0.0
February	161.0	120.8	199.7	149.8	169.5	140.5	28250	201.1	250	113.0	140.5	-27.5	-91.7	0.0	-91.7	0.0
March	145.7	109.3	264.3	198.3	186	97.0	31000	319.6	250	124.0	97	27	90.0	0.0	90.0	90.0
April	120.0	90.0	180.2	135.2	180	134.8	30000	222.6	250	120.0	134.8	-14.8	-49.4	90.0	-49.4	40.6
May	96.1	72.1	209.1	156.9	186	101.2	31000	306.4	250	124.0	101.2	22.8	76.0	40.6	76.0	116.6
June	87.0	65.3	202.9	152.2	180	93.1	30000	322.3	250	120.0	93.1	26.9	89.7	116.6	89.7	206.3
July	96.1	72.1	144.9	108.7	186	149.4	31000	207.5	250	124.0	149.4	-25.4	-84.7	206.3	-84.7	121.6
August	127.1	95.4	135.2	101.4	180	174.0	30000	172.5	250	120.0	174	-54	-180.0	121.6	-180.0	0.0
September	150.0	112.5	130.0	97.5	180	195.0	30000	153.9	250	120.0	195	-75	-250.0	0.0	-250.0	0.0
October	176.7	132.6	161.9	121.5	186	197.1	31000	157.3	250	124.0	197.1	-73.1	-243.7	0.0	-243.7	0.0
November	183.0	137.3	146.2	109.7	180	207.6	30000	144.6	250	120.0	207.6	-87.6	-292.0	0.0	-292.0	0.0
December	213.9	160.5	181.4	136.1	186	210.4	31000	147.4	250	124.0	210.4	-86.4	-288.0	0.0	-288.0	0.0
TOTAL	1752	1314.4	2139.5	1605.1	2185.5	1894.8	364250	2514.5								
Average	146	109.6	178.3	133.8	182.2	157.9	30354.2	209.6								

Notes: Primary treated effluent.
Conservative DLR adopted as per Table 4.2A1 AS 1547:2000

0.3

n=0.3(20mm)
n=0.37(230mm trench with 20mm gravel)
n=0.01 (gravely loam)
n=0.4(14inch tyre with 20mm gravel)

CLIENT: Jellat Pastoral Co.

Reference: 45613

AWTS Effluent and Bed

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
month	pan evap.	evap.tran	rain	rain retain	DLR/mth	isposal/mt	effluent	size area	trial area	applicatio	disposal	remainder	increase	depth of		computed
	E	ET=0.75E	R	RR=0.75R	DLR	ET-RR+DLR		H/G		H/J	G	K-L	in depth o	effluent for	add N	depth of
					20		1000						effluent (n)	mth (x-1)		effluent/
	mm/mth	mm/mth	mm/mth	mm/mth	mm/mth	mm/mth	l/mth	m2	m2	mm/mth	mm/mth	mm/mth	mm/mth	mm	mm/mth	mm
January	195.3	146.5	183.7	137.8	620	628.7	31000	49.4	55	563.7	628.7	-65	-216.7	0.0	-216.7	0.0
February	161.0	120.8	199.7	149.8	565	536.0	28250	52.8	55	513.7	536	-22.3	-74.4	0.0	-74.4	0.0
March	145.7	109.3	264.3	198.3	620	531.0	31000	58.4	55	563.7	531	32.7	109.0	0.0	109.0	109.0
April	120.0	90.0	180.2	135.2	600	554.8	30000	54.1	55	545.5	554.8	-9.3	-31.0	109.0	-31.0	78.0
May	96.1	72.1	209.1	156.9	620	535.2	31000	58	55	563.7	535.2	28.5	95.0	78.0	95.0	173.0
June	87.0	65.3	202.9	152.2	600	513.1	30000	58.5	55	545.5	513.1	32.4	108.0	173.0	108.0	281.0
July	96.1	72.1	144.9	108.7	620	583.4	31000	53.2	55	563.7	583.4	-19.7	-65.7	281.0	-65.7	215.3
August	127.1	95.4	135.2	101.4	600	594.0	30000	50.6	55	545.5	594	-48.5	-161.7	215.3	-161.7	53.6
September	150.0	112.5	130.0	97.5	600	615.0	30000	48.8	55	545.5	615	-69.5	-231.7	53.6	-231.7	0.0
October	176.7	132.6	161.9	121.5	620	631.1	31000	49.2	55	563.7	631.1	-67.4	-224.7	0.0	-224.7	0.0
November	183.0	137.3	146.2	109.7	600	627.6	30000	47.9	55	545.5	627.6	-82.1	-273.7	0.0	-273.7	0.0
December	213.9	160.5	181.4	136.1	620	644.4	31000	48.2	55	563.7	644.4	-80.7	-269.0	0.0	-269.0	0.0
TOTAL	1752	1314.4	2139.5	1605.1	7285	6994.3	364250	629.1								
Average	146	109.6	178.3	133.8	607.1	582.9	30354.2	52.5								

Notes: Secondary treated effluent.
DLR adopted as per Table 4.2A1 AS 1547:2000

0.3

n=0.3(20mm)
n=0.37(230mm trench with 20mm gravel)
n=0.01(gravely loam)
n=0.4(14inch tyre with 20mm gravel)

AWTS TREATMENT BED

CLIENT: Jellat Pastoral Co.

Reference: 45613

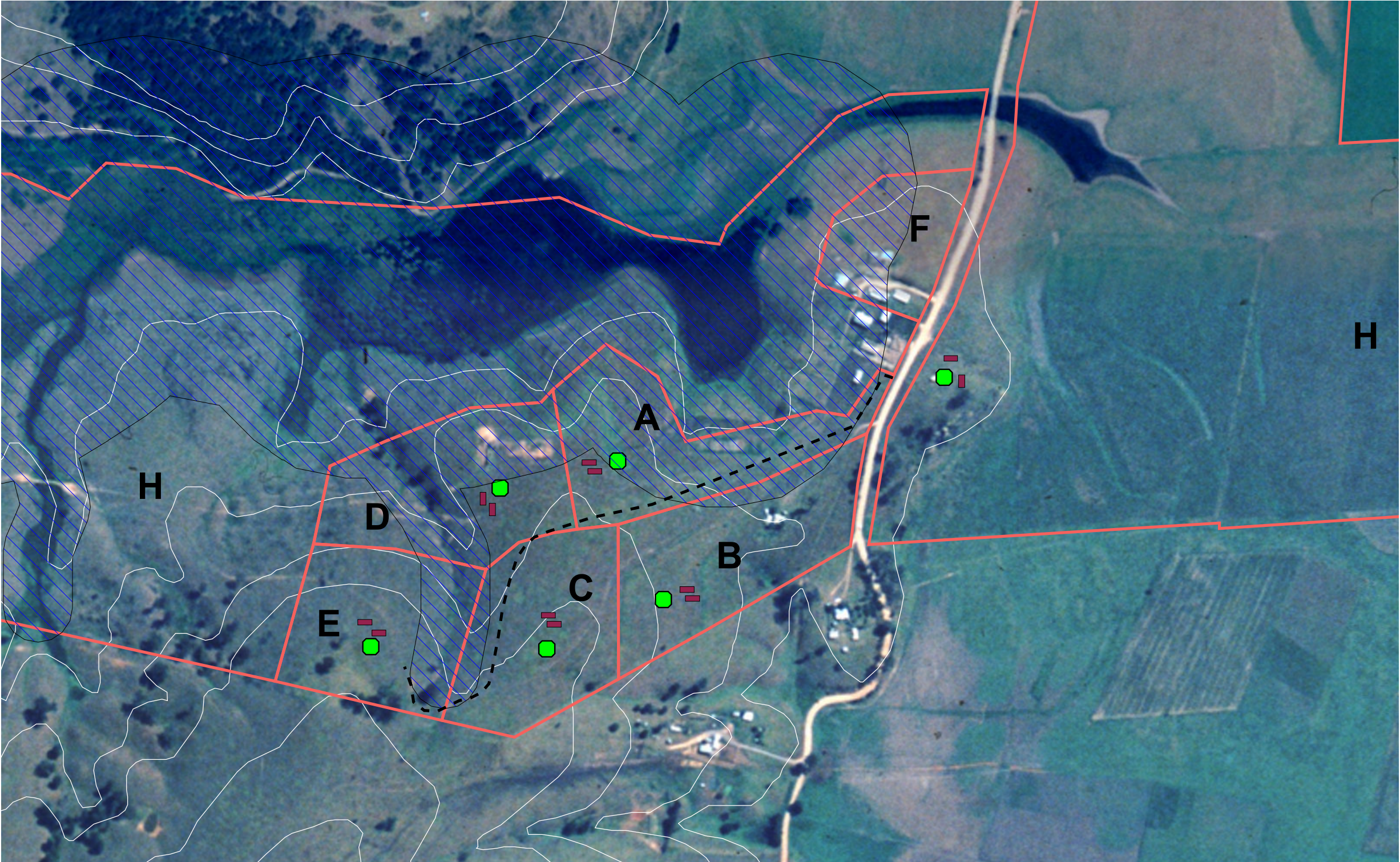
Subsurface Drip Irrigation

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
month	pan evap.	evap.trans	rain	rain retain	DLR/mth	isposal/mt	effluent applied/mth	size area	trial area	application rate	disposal rate	remainder	increase in depth of effluent (n)	depth of effluent for mth (x-1)	add N	computed depth of effluent/ mth (x)
	E	ET=0.75E	R	RR=0.75R	DIR	ET-RR+DLR	H/G			H/J	G	K-L	M/n			
					4	1000										
	mm/mth	mm/mth	mm/mth	mm/mth	mm/mth	mm/mth	l/mth	m2	m2	mm/mth	mm/mth	mm/mth	mm/mth	mm	mm/mth	mm
January	195.3	146.5	183.7	137.8	124	132.7	31000	233.7	650	47.7	132.7	-85	-850.0	0.0	-850.0	0.0
February	161.0	120.8	199.7	149.8	113	84.0	28250	336.4	650	43.5	84	-40.5	-405.0	0.0	-405.0	0.0
March	145.7	109.3	264.3	198.3	124	35.0	31000	885.8	650	47.7	35	12.7	127.0	0.0	127.0	127.0
April	120.0	90.0	180.2	135.2	120	74.8	30000	401.1	650	46.2	74.8	-28.6	-286.0	127.0	-286.0	0.0
May	96.1	72.1	209.1	156.9	124	39.2	31000	790.9	650	47.7	39.2	8.5	85.1	0.0	85.1	85.1
June	87.0	65.3	202.9	152.2	120	33.1	30000	906.4	650	46.2	33.1	13.1	131.0	85.1	131.0	216.1
July	96.1	72.1	144.9	108.7	124	87.4	31000	354.7	650	47.7	87.4	-39.7	-397.0	216.1	-397.0	0.0
August	127.1	95.4	135.2	101.4	120	114.0	30000	263.2	650	46.2	114	-67.8	-678.0	0.0	-678.0	0.0
September	150.0	112.5	130.0	97.5	120	135.0	30000	222.3	650	46.2	135	-88.8	-888.0	0.0	-888.0	0.0
October	176.7	132.6	161.9	121.5	124	135.1	31000	229.5	650	47.7	135.1	-87.4	-874.0	0.0	-874.0	0.0
November	183.0	137.3	146.2	109.7	120	147.6	30000	203.3	650	46.2	147.6	-101.4	-1014.0	0.0	-1014.0	0.0
December	213.9	160.5	181.4	136.1	124	148.4	31000	208.9	650	47.7	148.4	-100.7	-1007.0	0.0	-1007.0	0.0
TOTAL	1752	1314.4	2139.5	1605.1	1457	1166.3	364250	5036.2								
Average	146	109.6	178.3	133.8	121.5	97.2	30354.2	419.7								

Notes: Secondary treated effluent.
 DIR adopted as per Table 4.2A4 AS 1547:2000
 See Fig. 4.5C1 AS 1547:2000 for construction

0.1
 n=0.3(20mm)
 n=0.37(230mm trench with 20mm gravel)
 n=0.01(gravelly loam)
 n=0.4(14inch tyre with 20mm gravel)

SUBSURFACE DRIP IRRIGATION



Potential house site

Proposed lot

Proposed Access

Land Application Area
(100 sq. m indicative)

Buffer
(40m from gully;
150m from waterbody)

Lot	Ha.
A	3.8
B	4.1
C	3.6
D	4.1
E	3.5
F	2.1
H	105.8

- STAGING:
- 1

LOTS A & B
- 2

LOTS C & D
- 3

LOT E
- 4

LOTS F & H

- NOTES:
1.

Lots A - F concessional lots.
2.

Lot H is residue lot with dwelling permit.

NOTE
1. This plan was prepared for the purpose and exclusive use of -
(client):.....Jellat Pastoral Co. Pty Ltd.....
to accompany an application to Bega Valley Shire Council for
approval to subdivide the land described in the plan and is not
to be used for any other purpose or by any other person or
corporation. Caddey Searl & Jarman and any partner or employee
thereof accepts no responsibility for any loss or damage suffered

howsoever arising to any person or corporation who may use or
rely on this plan in contravention of this clause or clauses
2, 3 or 4 hereof.

2. The contours shown on this plan are by:
- a)

Authorship unknown
- b)

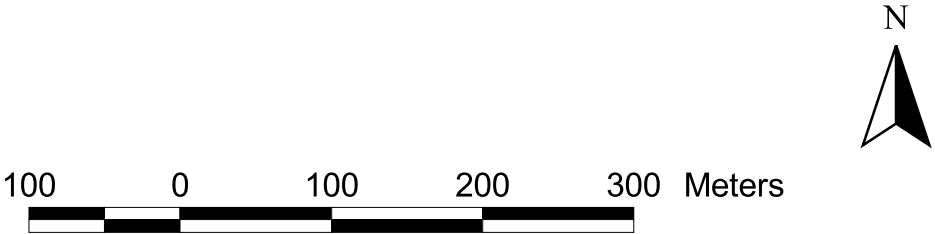
Taken from topographic map no.:
- c)

Caddey Searl & Jarman plan ref no.:
- And are suitable only for the purposes of this application. The

accuracy of the contours has not been verified and no reliance
should be placed upon such contours for any purpose other than
for the purpose of this application.

3. The dimensions, areas, size and location of improvements, flood
level (if shown), number of lots and agricultural land classification
shown on this plan are approximate only and may vary.

4. This plan may not be photocopied unless this note is included.



REF.: 45613

SCALE: 1:5000 @ A3

DATE: 5th November 2007

PROJECT:

PROPOSED SUBDIVISION OF PART PORTIONS 24, 25 & 88 PARISH OF BEGA
and PORTION 158 PARISH OF WALLAGOOT

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