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Land Capability Services

Site & Soil Assessment
for
On-site Effluent Disposal

Proposed Subdivision
Lot 2 in Lot 2 DP598957
1300 Mountain Creek Road
Mullion NSW 2582

May 2025

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INTRODUCTION

Scope

This report provides site and soil assessment for on-site effluent disposal at the applicant's proposed new subdivision. The report focuses on the land in proximity to the proposed building envelope. Other areas within the proposed subdivision may also be suitable for on-site effluent disposal pending further investigation at building DA stage. A five-bedroom dwelling is assumed. An Aerated Wastewater Treatment System (AWTS) is proposed.

An AWTS coupled with surface or subsurface irrigation provides a suitable form of effluent treatment for the site and soil characteristics of the land in question.

The management recommendations include the size and location of the proposed irrigation areas.

References

AS/NZS 1547:2012 *On-site domestic wastewater management*

On-site sewerage management for single households (Anon, 1998)

SITE CHARACTERISTICS

The terrain of the site comprises a moderately inclined upper slope of 6-8 degrees overlying Mountain Creek Volcanics. The slope across the proposed irrigation area has a linear divergent configuration ensuring that runoff does not concentrate within the site. The soil at the site is an imperfectly drained Lithosol. It comprises sandy loam then sandy clay loam topsoil horizons to 6cm and 12cm respectively, overlying a sandy clay loam subsoil horizon to 50cm. Weathered volcanic rock underlies the soil profile.

SITE EVALUATOR

Company	Land Capability Services
Name	Richard Miller
ph:	0417 694 638
email:	rgmiller@me.com
Date of assessment	May 20, 2025
Signature of evaluator	

SITE INFORMATION

Address	Proposed Lot 2 in Lot 2 DP598957 1300 Mountain Creek Road, Mullion, 2582
Council area	Yass Valley
Owner/developer	Jamieson
Area:	29.3 ha
Site plan attached	Yes
Photograph attached	Yes
Intended water supply	Rainwater
Expected wastewater quantity (litres/day)	720 (Assumed 5-bedroom dwelling, potentially housing 6 occupants generating design flows of 120L/person/day = 720 litres/day)
Local experience	Aerated wastewater treatment systems provide adequate treatment of effluent on appropriate soils.

SITE ASSESSMENT

Climate	Warm to hot summers with a high evaporative deficit. Cool to cold winters with a small evaporative deficit

Where appropriate:	
Rainfall water balance calculated	Yes
Land application area calculated	Yes
Wet weather storage area calculation attached	NA
Flood potential:	
Land application area above 1 in 20 year flood level	Yes
Land application area above 1 in 100 year flood level	Yes
Electrical components above 1 in 100 year flood level	Yes

Exposure	Well exposed with minor shade
Slope	Linear divergent
Landform	Upper slope
Run-on	See management prescriptions
Seepage	None
Erosion Potential	Slight with adequate vegetation, high if overgrazed
Site Drainage	Imperfectly drained
Fill	None in application area
Groundwater:	
Horizontal distance to groundwater well used for domestic water supply	>250m
Groundwater vulnerability map referred to	Yass LEP 2013 Sheet CL2_002
Vulnerability rating	Not within vulnerability area
Bores in the area and their purpose	Stock & domestic
Buffer distance from wastewater management system to:	
Perennial Watercourses	NA
Dams	>40m
Drainage lines	>40m
Boundary of property	>6m
Driveway	>6m
Swimming pools	>6m
Dwelling	>15m
Is there sufficient land area for:	
Application system (including buffer distances)	Yes
Reserve application system (including buffer distances)	Yes
Surface rocks	Outcropping outside of effluent application areas

SOIL ASSESSMENT

Depth to bedrock or hardpan	50cm
Depth to soil water table	>50cm
Hydraulic loading rate	
Soil structure	Weakly structured topsoil Moderately structured subsoil
Soil texture	Sandy loam to sandy clay loam topsoil Sandy clay loam subsoil
Permeability category	(4) 0.12-0.5m/day in topsoil (4) 0.5-1.5m/day in subsoil
Hydraulic loading recommended for irrigation system	1.4mm/day irrigation
Coarse Fragments	10% to 20mm in topsoil 5% to 5mm in subsoil
Bulk Density	Estimate 1.5 in topsoil Estimate 1.4 in subsoil
Ph (1:5 Water)	Topsoil 5.1 Subsoil 4.6
Electrical conductivity (dS/m)	Topsoil .02 Subsoil .01
Geology & soil landscape survey	
Presence of discontinuities	None
Presence of fractured rock	None
Soil landscape reference	Not mapped
Dispersiveness	None in topsoil EAT 5(2) None in subsoil EAT 5(3)

SYSTEM SELECTION

Consideration of connection to a centralised sewerage system

Nearest feasible connection point	>5km
Potential for future connection to centralised sewerage	None
Potential for future connection to reticulated water	None

Type of land application system best suited to site:

Surface or subsurface irrigation

Reason Suits site and soil characteristics. Rock at 50cm depth precludes subsoil dispersal of effluent in trenches or beds.

Type of treatment system best suited to site and application system:

Aerated wastewater treatment system

Reason Superior standard of treatment for site and soil conditions.

GENERAL COMMENTS

Are there any specific environmental constraints?

Slope greater than 6 degrees requires that subsurface irrigation is installed unless landscaping achieves a slope of less than 6 degrees in which case surface irrigation may be used.

Are there any specific health constraints? None

MANAGEMENT PRESCRIPTIONS

Aerated wastewater treatment systems treat effluent to an improved, or secondary standard, reducing any impact on groundwater and making available water for landscaping and other purposes. The following prescriptions are site specific and must be strictly adhered to, in order to maximise water and nutrient uptake, and thus minimise runoff and seepage.

The AWTS must be accredited by NSW Health.

An irrigation area of 500 m^2 should be determined within the area shown as suitable in Figure 1. Livestock to be excluded from the site.

The irrigation is to be sown to improved perennial pastures, which once established, should be regularly mown to improve rates of nitrogen uptake.

The treated effluent may be applied by surface irrigation provided the slope is no greater than 6 degrees. Minor landscaping with retained topsoil may be required to achieve this. Surface sprays must be of the large droplet type that do not produce aerosols and are to be regularly rotated through-out the area to evenly spread hydraulic and nutrient loads.

The treated effluent may also be applied by sub-surface irrigation and must be done so if the slope exceeds 6 degrees. Flush return lines to the AWTS to be installed to ensure flocculants in the lines are recycled back to the tank. Pressure compensating dripper heads to be used. Vacuum breakers or air release valves to be installed at highest point in irrigation field, to prevent migration of soil into irrigation lines. Irrigation laterals to be installed on the contour at 100mm depth and at nominal 1000mm spacing. A disc filter of 150mm x 400mm utilising the red coloured filter disks is to be installed upstream of irrigation system. Filters to be cleaned at minimum quarterly service intervals. Ensure irrigation lines are flushed at quarterly service intervals (via return lines)

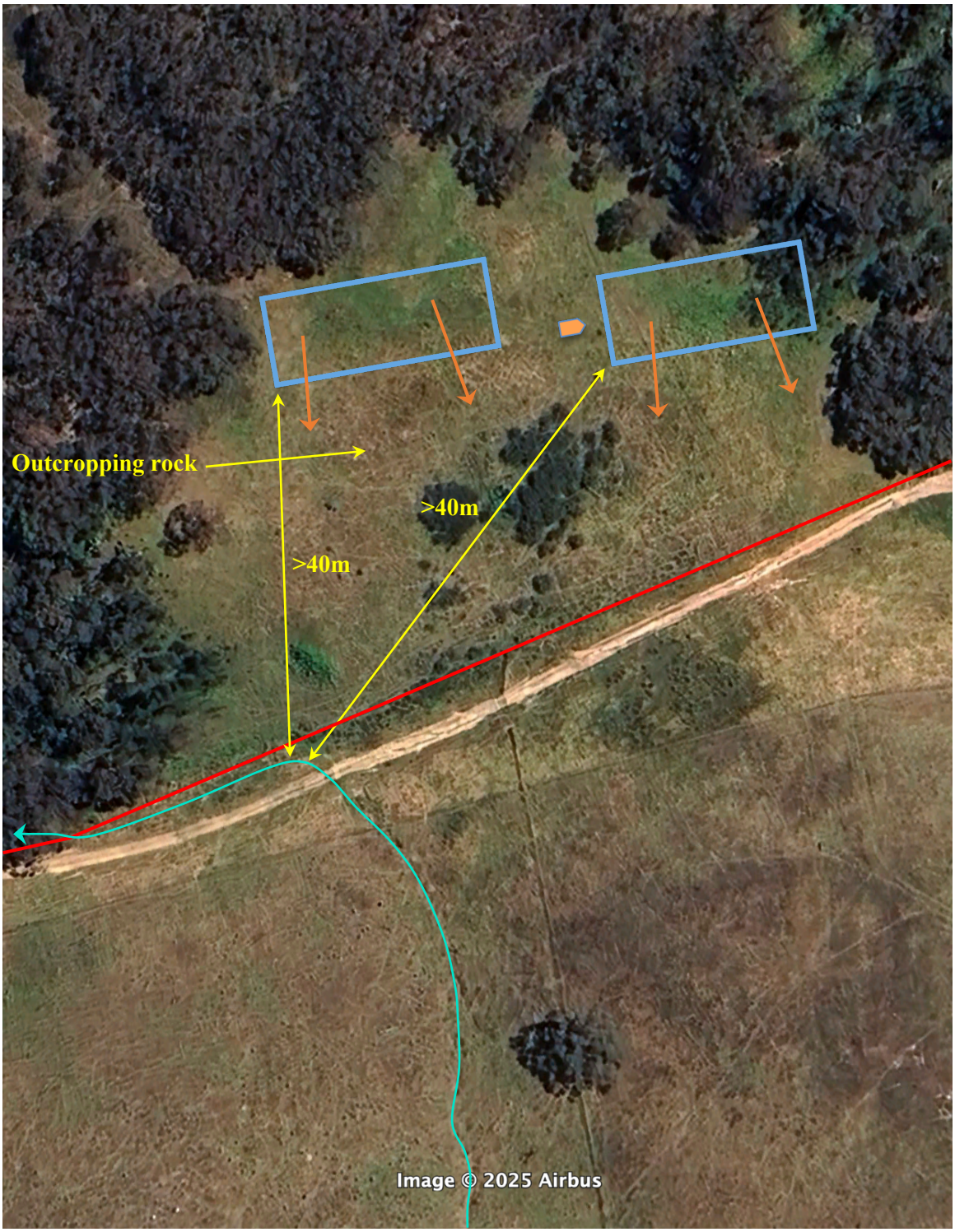
The distribution line from the AWTS to the effluent irrigation area must be buried at least 300mm underground or 450mm where vehicles pass over.

House area and rainwater tank runoff to be directed well clear of the irrigation area.

The irrigation area must not be disturbed by any building activity such as stockpiles of excavated material or vehicle traffic.

Detergents should be selected for low levels of phosphorus and sodium.
(See appendix 3)

Fig 1. Areas suitable for effluent application



WATER BALANCE

A water balance model is helpful in assessing the sensitivity of the design to various input and output characteristics.

Irrigation area sizing using Nominated Area Water Balance for Zero Storage

Site Address:			**1300 Mountain Creek Road, Mullion**	
Date:			**Assessor:**	
INPUT DATA				
Design Wastewater Flow	Q	720	L/day	Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)
Design Irrigation Rate	DIR	3.5	mm/day	Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)
Nominated Land Application Area	L	500	m^2	[1]
Crop Factor	C	0.6-0.8	unitless	Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type[2]
Rainfall Runoff Factor	RF	1.0	untiless	Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff
Mean Monthly Rainfall Data	Canberra Airport (070014)			BoM Station and number
Mean Monthly Pan Evaporation Data	Canberra Airport (070014)			BoM Station and number

Parameter	Symbol	Formula	Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month	D		days	31	28	31	30	31	30	31	31	30	31	30	31	**365**
Rainfall	R		mm/month	58.5	56.4	50.7	46	44.4	40.4	41.4	46.2	52	62.4	64.4	53.8	**616.6**
Evaporation	E		mm/month	260.4	207.2	176.7	111	68.2	48	52.7	80.6	114	161.2	198	248	**1726**
Crop Factor	C		unitless	0.80	0.80	0.70	0.70	0.60	0.60	0.60	0.60	0.70	0.80	0.80	0.80	
OUTPUTS																
Evapotranspiration	ET	ExC	mm/month	208	166	124	78	41	29	32	48	80	129	158	198	**1290.73**
Percolation	B	DIRxD	mm/month	108.5	98	108.5	105.0	108.5	105.0	108.5	108.5	105.0	108.5	105.0	108.5	**1277.5**
Outputs		ET+B	mm/month	316.8	263.76	232.2	182.7	149.4	133.8	140.1	156.9	184.8	237.5	263.4	306.9	**2568.2**
INPUTS																
Retained Rainfall	RR	RxRF	mm/month	58.5	56.4	50.7	46	44.4	40.4	41.4	46.2	52	62.4	64.4	53.8	**616.6**
Applied Effluent	W	(QxD)/L	mm/month	44.6	40.3	44.6	43.2	44.6	43.2	44.6	44.6	43.2	44.6	43.2	44.6	**525.6**
Inputs		RR+W	mm/month	103.1	96.7	95.3	89.2	89.0	83.6	86.0	90.8	95.2	107.0	107.6	98.4	**1142.2**
STORAGE CALCULATION																
Storage remaining from previous month			mm/month	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Storage for the month	S	(RR+W)-(ET+B)	mm/month	-213.7	-167.0	-136.9	-93.5	-60.4	-50.2	-54.1	-66.0	-89.6	-130.4	-155.8	-208.5	
Cumulative Storage	M		mm	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Maximum Storage for Nominated Area	N		mm	0.00												
	V	NxL	L	0												
LAND AREA REQUIRED FOR ZERO STORAGE			m^2	86	97	123	158	213	231	226	202	163	127	109	88	
MINIMUM AREA REQUIRED FOR ZERO STORAGE:				232.0	m^2											

Based on a potential quantity of 720 litres/day of wastewater, spread across 500 m^2 of irrigation area, the effluent application rate of 1.4mm/day results in a moisture deficit in all months of the year. Importantly, the deficit is theoretical and it should be noted that saturation is possible at any time following periods of extended wet weather.

The application rate of 1.4mm/day is comparatively conservative, against the rate of 3.5mm/day for a sandy clay loam determined from table M1 from AS1547:2012. A conservative rate has been applied due to the low phosphorus sorption capacity of the soil at the site.

NUTRIENT BALANCE

The nutrient balance examines the discharge of nitrogen and phosphorus against the capacity of plants and soil to assimilate those nutrients. Excess nutrients may eventually impact upon watercourses via surface run-off or groundwater.

Nitrogen Balance

Site Address:	**1300 Mountain Creek Road, Mullion**								
SUMMARY - LAND APPLICATION AREA REQUIRED BASED NITROGEN BALANCE								**350**	m^2
INPUT DATA[1]									
Wastewater Loading				**Nutrient Crop Uptake**					
Hydraulic Load	720	L/day		Crop N Uptake	180	kg/ha/yr	which equals	**49.32**	$mg/m^2/day$
Effluent N Concentration	30	mg/L							
% N Lost to Soil Processes (Geary & Gardner 1996)	0.2	Decimal							
Total N Loss to Soil	4320	mg/day							
Remaining N Load after soil loss	17280	mg/day							
NITROGEN BALANCE BASED ON ANNUAL CROP UPTAKE RATES									
Minimum Area required with zero buffer			**Determination of Buffer Zone Size for a Nominated Land Application Area (LAA)**						
Nitrogen	**350**	m^2	Nominated LAA Size			**500**	m^2		
			Predicted N Export from LAA			**-2.69**	kg/year		
			Minimum Buffer Required for excess nutrient			**0**	m^2		

720 litres/day wastewater quantity at 30mg/l total N concentration
= 7.9 kg Nitrogen discharged per year, applied over an irrigation area of 500 m^2 = 158 kg/ha/yr.

A mix of existing native and improved grasses should provide a rate of nitrogen uptake of around 180kg/ha/yr.
Total nitrogen loss to soil processes should account for 32kg/ha/yr.
Therefore the discharge of nitrogen should be balanced by plant uptake and soil processes.

Phosphorus Loading

720 litres/day wastewater quantity at 10 mg/l of P
= 2.6 kg P discharged per year, applied over an irrigation area of 500m^2
=52kg/ha/yr.
Native & improved grasses should provide a rate of P uptake of around 20kg/ha/yr.
Balance of 32kg/ha/yr. applied to P sorption capacity of soil;
P sorption capacity of in-situ soil 1980kg/ha. [1]

Lifetime of irrigation area 62 years in terms of P sorption capacity.

[1] SCA "*Design and Installation of On-site Wastewater Systems",* P. Sorption Uptake Values (Typical)

APPENDIX 1: SOIL SURVEY SHEET

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Land Capability Services

Soil Survey Sheet

Date: 20.5.25

Site Address: 1300 Mountain Creek Road, Mullion

Client: Jamieson

	Depth	Boundary	Texture	Structure	Colour	Mottles	Coarse Frag	Consistence	Plasticity
A1	0-60		Sandy Loam	Weak	Moderate Yellowish Brown	–	10% to 10m	Dry Weak	Slight
A2	60-120	Clear	Sandy Clay Loam	Weak	Moderate Yellowish Brown	–	10% to 20m	Dry Weak	Moderate
B1	120-500	Gradual	Sandy Clay Loam	Moderate	Light Yellowish Brown	–	5% to 5m	Dry Firm	Moderate
Rock	500+	Gradual	Rock						

APPENDIX 2: NSW HEALTH ACCREDITED AWTS

AWTS Model	Company/Agent	Contact
Ultra Clear ST8, ST10	Highland Tanks	1800 049 911
ECO PRO	Eco-septic	1800 808 135
TAYLEX – various models	Taylex	1300 660 225
Fuji Clean ACE 1200,	Fuji Clean Australia	1300 733 619
BioSeptic Performa, S-Ten	Bioseptic	1300 658 111
BioCycle Pro	Eco-septic	1800 808 135
Aqua Advanced	Everhard Industries	131 926
Garden Master Elite Advanced	Garden Master	02 4932 1011
Ozzi Kleen RP10	Suncoast Waste Water	1800 450 767
Envirocycle Oxyfix	Envirocycle	1800 688 588
Super-Treat SE 10, SB 10	Super-Treat Systems	02 4422 3861
Turbojet Single Advanced	Icon-Septech	1300 557 143
Alpha Treat DP10	Alpha Treat	07 3205 3666
Earthsafe SS10	Earthsafe Australia Pty Ltd	1800 043 635
UBI Aqua	Global Tanks	07 4697 7099
Kingspan BioFicient	Kingspan Water & Energy	1300 736 562
Rivatec RWT10	Rivatec Environmental	1300 327 847

Appendix 3: Important Reading

Phone Office/Lab (02) 6775 1157
Fax (02) 6775 1043
ABN: 72 212 385 096
email: rob@lanfaxlabs.com.au
Website: http://www.lanfaxlabs.com.au
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Director: Dr Robert Patterson FIEAust, CPSS, CPAg
Soil Scientists and Environmental Engineers

Lanfax Laboratories

Performance certified by Aust. Soil & Plant Analysis Council

LAUNDRY PRODUCTS RESEARCH

Laundry products were purchased by ***Lanfax Labs*** from supermarkets in Armidale, NSW and a number of boutique products were provided by manufacturers. A total of 41 liquids and 54 powders were tested by mixing each product at the manufacturer's recommended dose for either front loading or top loading automatic washing machines. The dose was calculated at the full cycle load, that is 75 L for front loaders and 150 L for top loaders. The full cycle accounts for the water used in the wash, spin, rinse, deep rinse and spin rinse cycle. The quantities of 75 L for front loaders and 150 L for top loaders were taken from averaged rates for those machines (Patterson, 2004).

Each sample was mixed with cold (20°C) deionised water (to replicate good quality rainwater). Where town water supplies are used, the values reported for sodium concentrations may increase because of sodium in the reticulated water – that will vary from location to location, usually higher in inland than coastal towns. Each sample was shaken for 30 minutes to replicate the washing action.

The concentrations of sodium and phosphorus (and other elements) were measured on the samples using Inductively Coupled Plasma (ICP) technology in accordance with current Good Laboratory Practices at ***Lanfax Labs***.

Only sodium (g/wash) and phosphorus (mg/L) are reported in the graphs presented here.

Additional information on this unique research may be obtained at: **www.lanfaxlabs.com.au/laundry.htm**

Other papers on laundry detergents can be found at: www.lanfaxlabs.com.au/publications.html

HOW TO READ THE GRAPHS

Each product is represented by two bars: the top bar (if present) shows the phosphorus concentration (mg/L); while the lower bar shows the sodium load (g/wash). The graph is arranged in ranked order of sodium load. Figure F1 is for 54 detergents at the front loader rate, Figure T1 is for 89 detergents at the top loader rate.

Sodium Load

For all on-site systems that apply the effluent by surface or subsurface application, the levels of sodium in the discharge are critical to long term absorption. Choose the product with the lowest sodium load (g/wash). Levels above 20 g/wash are likely to be detrimental to plants and the soil although plant tolerance and soil types will vary. The shorter the bar, the lower the load. When in doubt, choose the lower sodium load.

The detergents with long sodium bars (greater than 20 g/wash) should not be thrown onto your favourite garden as the sodium may be detrimental to the plants. High pH (see the website for pH data) is also detrimental to plants and soil. The pH of liquids (average pH 8) is generally lower than pH of powder detergents (average pH 10.5).

Phosphorus Concentration

The choice of a suitable level of phosphorus in the greywater (laundry water discharge) will depend upon the soil type and the use of the effluent. In some soils, phosphorus is not a real concern because of the natural ability of the soil to immobilize the phosphorus and limit its leaching from the disposal site. In other soils, phosphorus is likely to build up to high levels and leach from the soil. It is preferable to choose the lower phosphorus values as well as the low sodium values. The load of phosphorus for each product is available in the website data.

This research was funded by Lanfax Labs and was independent of any manufacturer or other organisation.

Caution: Formulations may have changes since these products were purchased in 2005.

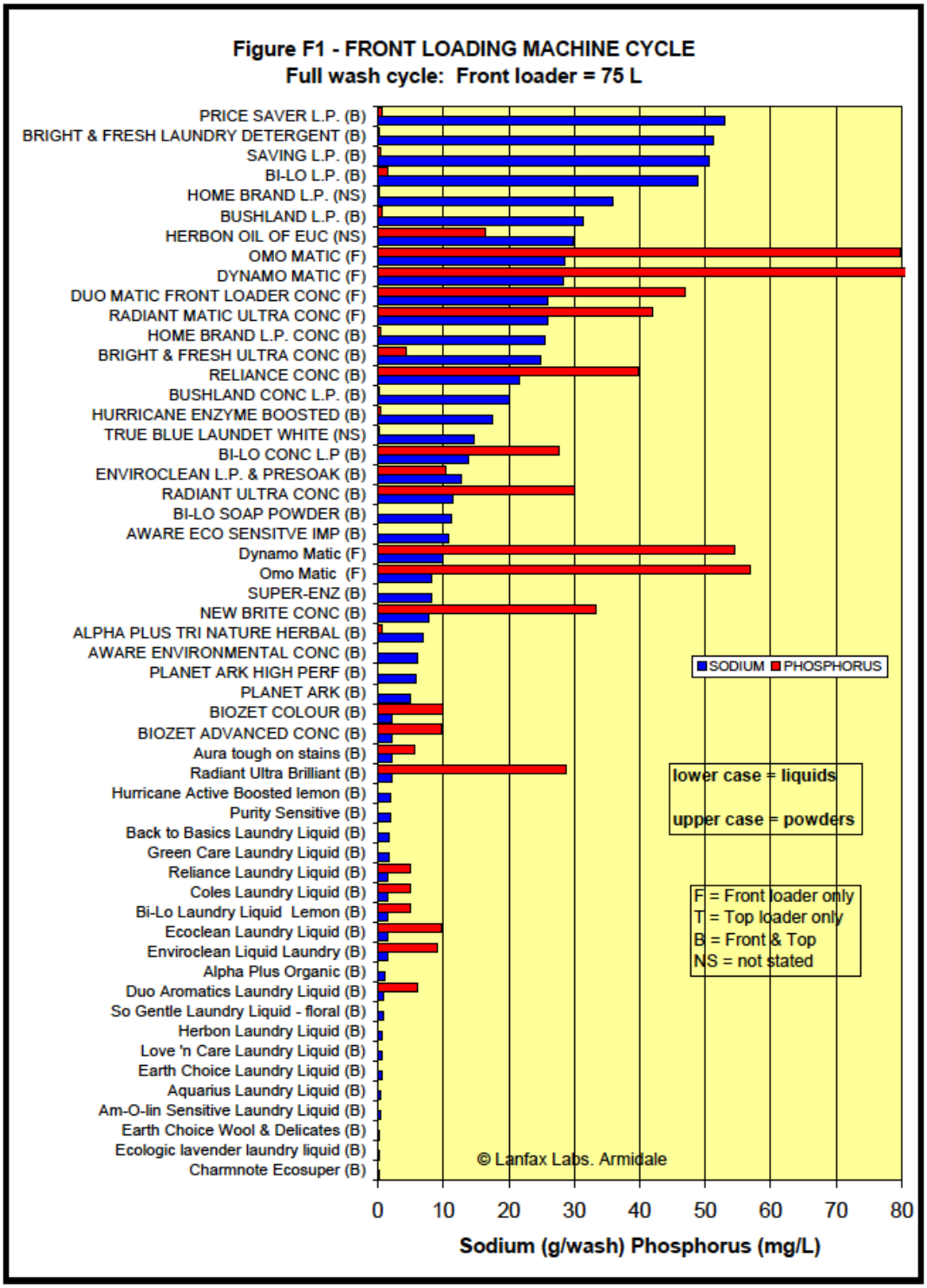
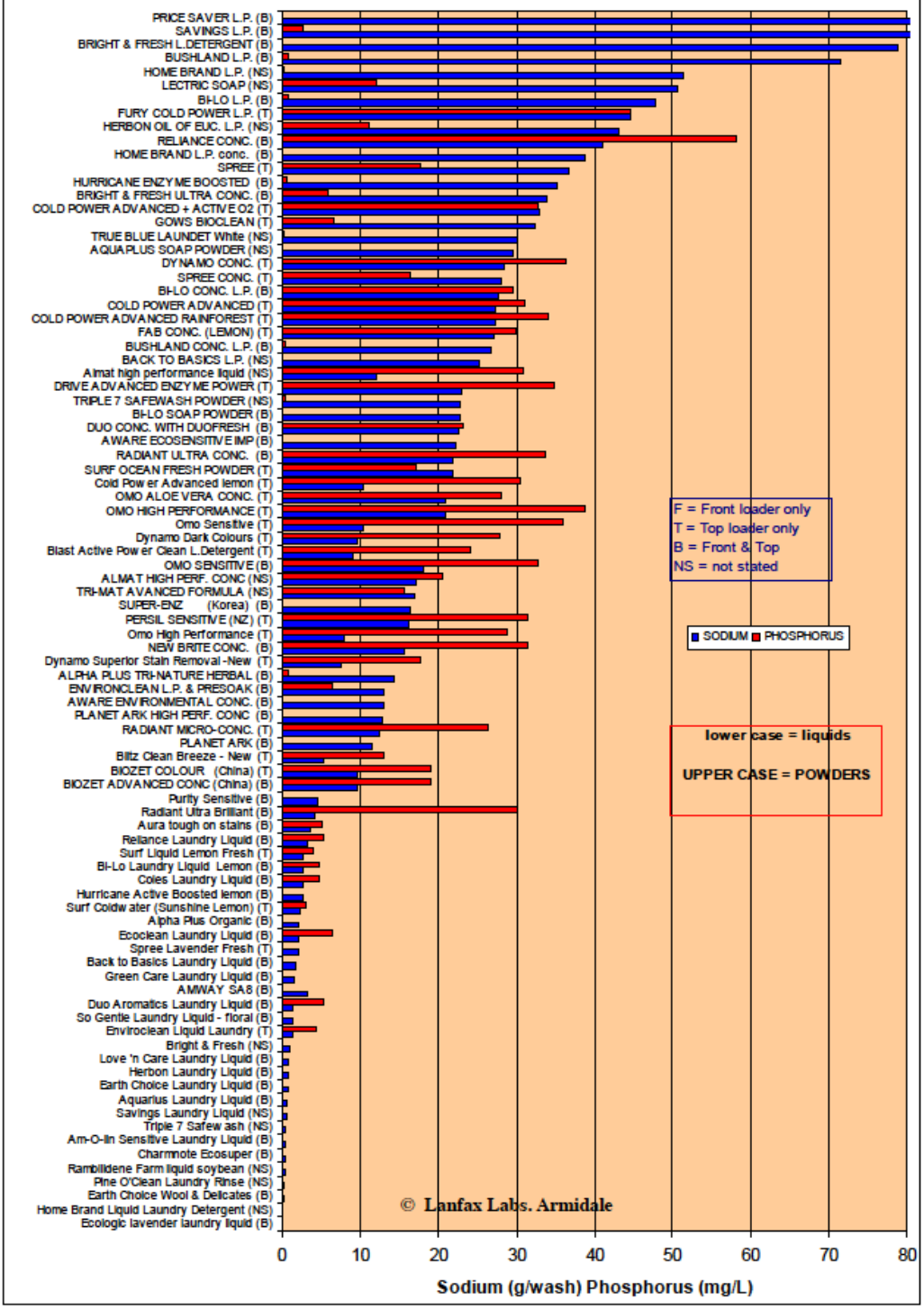


Figure T1 - TOP LOADING MACHINE CYCLE
Full wash cycle: Top loader = 150 L



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