13 January 2021

Chief Executive Officer Douglas Shire Council PO Box 723 Mossman Qld 4873

Attention: Development Assessment

Dear Sir/Madam

### RE: Application for Early Concurrence Agency Assessment (Dwelling House)– Amenity and Aesthetics Referral - Lot 2, Santacatterina Road Finlay Vale

Rapid Building Approvals acting on behalf of the owners of the abovementioned land, Karl Zammataro & Nicola Sherwell, seek **an early concurrence agency response** over land at Lot 2, Santacatterina Road Finlay Vale.

In our assessment, the only identified non-compliance is due to the Hillslopes which triggers a concurrence agency assessment. The property is subject to a number of other overlays, however satisfies the self-assessable requirements. This assessment against the Hillslopes Overlay is provided below for your consideration and decision.

Code	Compliance
Rural Zone	Complies with the requirements regarding setbacks and height.
Landslide Hazard	Complies. The proposal is located on a flat, cleared benched site and requires no further earthworks.
Natural Areas	Complies. The proposed dwelling house is located on the cleared portion of the site and requires no further vegetation clearing.

Supporting this application, the following is provided:

- Hillslopes Overlay Code Assessment;
- Plans;
- Fee: \$333.00

Should you require any further information or assistance in relation to this manner please don't hesitate to contact Ryan Bird on (07) 4229 0835 or via email at approvals@rapidapprovals.com.au

Regards, Ryan Bird The proposed colours for the proposed dwelling house are:

- House exterior-Dulux Lexicon
- Roof, Gutters and Fascias Colorbond Basalt

#### **Hillslopes Overlay Code**

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable deve	lopment	
<b>PO1</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	<b>AO1.1</b> Development is located on parts of the site that are not within the Hillslopes constraint subcategory as shown on the Hillslopes overlay Maps contained in schedule 2.	<b>Complies PO1</b> . The area of the proposed dwelling house is a flat, benched site that has been previously cleared, with the dwelling house not to have an additional impact on the visual amenity of the area.
	<b>AO1.2</b> Development does not occur on land with a gradient in excess of 1 in 6 (16.6%).	<b>Complies.</b> The proposed development does not occur on land with a gradient in excess of 1 in 6 (16.6%).
For assessable developr	nent	
<b>PO2</b> The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) or AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site.	AO2.1 Complies. The proposed development does not occur on land with a gradient in excess of 1 in 6 (16.6%). AO2.2 N/A
	AO2.3 Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures	AO2.3 Conditioned to comply

immediately after construction. <b>AO2.4</b> The clearing or disturbance of vegetation is limited to clearing and disturbance that: (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing	<b>AO2.4 Complies.</b> The subject area of the dwelling is located in an existing cleared section of the block and therefore will not need any additional clearing or disturbance of vegetation on site.
or disturbance; (d) minimises riparian clearing or disturbance. AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater,	AO2.5 N/A
alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	
AO2.5 Development does not alter the sky line. AO2.7 Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown,	<ul> <li>AO2.6 Complies The proposed development will not alter the skyline. </li> <li>AO2.7 Complies. The proposed colours are: <ul> <li>House exterior-dulux lexicon</li> <li>Roof, Gutters and Fascias – Colorbond Pasalt</li> </ul> </li> </ul>
<ul> <li>(ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape;</li> <li>(b) are not finished in the following exterior colours or surfaces:</li> <li>(i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright</li> </ul>	While the exterior wall colour that has been chosen is a lighter colour, it is considered that this will have a negligible impact on the visual amenity of the area, with the dwelling house located on a low elevation of cleared, flat area, that is not highly visible from any roadways due to the vegetation of the area.

	the surrounding vegetation and landscape; (ii) reflective surfaces. AO2.8	
	Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features	<b>AO2.8 Complies.</b> The colour is deemed to have negligible impact on the scenic amenity of the area.
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground-level are screened from view.	A02.9 N/A
	AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land: (a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks.	AO2.10 N/A
Lot reconfiguration – N/	· ′A	







#### TERMITE CONTROL (TO COMPLY WITH AS3600.1)

PROVIDE TERMIMESH TO ALL CONCRETE SLAB PENETRATIONS OR ENSURE THAT ALL STRUCTURAL FRAMEWORK AND ROOF TRUSSES ARE CONSTRUCTED USING STEEL OR TIMBER TREATED FOR TERMITE RESISTANCE (H2 INTERNAL AND H3 EXTERNAL HAZARD LEVEL)

OWNER TO CARRY OUT A VISUAL INSPECTION OF RESIDENCE EVERY 12 MONTHS (MIN) AND REPORT ANY TERMITE INFESTATION TO QUALIFIED PERSONS

BUILDER TO PROVIDE 2 DURABLE NOTICES (LOCATED IN PROMINENT POSTIONS eq IN METER BOX. UNDER SINK OR ON INSIDE PANTRY DOOR) OUTLINING METHOD OF PROTECTION USED

#### WATER CONSERVATION

SHOWER ROSES TO HAVE AN AAA RATING WHEN ASSESSED AGAINST AS/ANZ 6400 OR A 3 STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (WELS)

WATER PRESSURE IS NOT TO EXCEED WATER PRESSURE LEVELS SET OUT IN AS/ANZ 3500 IF MAINS WATER PRESSURE EXCEEDS (OR COULD EXCEED) 500kPa A WATER PRESSURE LIMITING DEVICE MUST BE INSTALLED TO ENSURE THAT THE MAX OPERATING PREESURE AT ANY OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500kPa

#### LIGHTING

AT LEAST 80% OF TOTAL LIGHTING MUST BE FLUORESCENT LIGHTS, COMPACT FLUORESCENT LIGHTS (CFL's) OR ENERGY EFFICIENT LED LIGHTS

A CERTIFICATE SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR STATING THAT THE ABOVE REQUIREMENTS HAVE BEEN COMPLIED WITH A CERTIFICATE SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR STATING THAT THE ABOVE LIGHTING REQUIREMENTS HAVE BEEN COMPLIED WITH

drawr	n GW	sheet	1	of	10
date	8/1/2020	job no	.20	27	01D

#### SUSTAINABLE BUILDING REQUIREMENTS

TAP WARE TO KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TROUGHS TO BE 3 STAR RATING

ALL TOILETS TO BE FITTED WITH DUAL FLUSH CISTERNS (4 STAR RATING) FULL FLUSH MUST NOT EXCEED 6 LITRES AND HALF FLUSH MUST NOT EXCEED 3 LITRES

### MARLIN COAST DRAFTING

P.O. Box 500, Gordonvale 4865 Ph/Fax 40566960 0410 661 448 WIND



#### CONC MASONRY BLOCKWORK NOTES

MASONRY ANCHORS (COREFILL-S20, 230mm SLUMP, 10mm AGGREGATE)









ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE DOUGLAS SHIRE COUNCIL REQUIREMENTS AND AS1684.3 1999 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - CYCLONIC AREAS

~

12/11/20

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION



Ashlee Iones	REVISION			
	DO NOT SCALE FROM DRAWING. USE DISPLAYED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED BY THE BUILDER SCHE CUTTACTORE FOR DRAVIES TO FLOOR PLAN	PROPOSED CONCRETE MASONRY RESIDENCE	drawn GW	sheet 4 of 10
QBSA 1147412 Ph 40450872 Mob 0408062322	2 SUB-CUMERCEORS FROM TO THE COMMENCEMENT DIFFORMENT DIFFORMENT.	AT LOT 2 SANTACATTENNA ROAD FINLAYVALE	date 8/1/2020	job no. <b>2027010</b>





# **REFER TO SHEET- 6 FOR TRUSS TIE-DOWN DETAILS**







ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE DOUGLAS SHIRE COUNCIL REQUIREMENTS AND AS1684.3 1999 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - CYCLONIC AREAS



#### UPLIFT RESISTANCE kN (Ultimate Limit State)

	T	TRUSS JOINT GROUP							
TYPE	J2	J3	J4	JD4	JD5	JD6			
TD1	20	15	10	16	11	8			
TD2	35	25	16	23	18	15			
TD3	49	44	28	44	36	28			
TD4	76	54	34	54	43	34			







### UPLIFT RESISTANCE kN (Ultimate Limit State)

	T	Truss joint group						
TYPE	J2	J3	J4	JD4	JD5	JD6		
TD5	20	15	10	16	11	8		
TD6	49	44	28	44	36	28		
TD7	93	84	53	84	68	53		
TD8	128	115	73	115	94	73		





PROPOSED CONCRETE MASONRY RESIDENCE FOR KARL ZAMMATARO AND NICOLA SHERWELL AT LOT 2 SANTACATTENNA ROAD FINLAYV



NOTE: PROVIDE 2-N16 (MIN) VERTICAL REINFORCEMENT BARS ADJACENT TO CLEATS WITH TIE-DOWN LOADS GREATER THAN 80kN

FINLAYVALE

# TRUSS TIE DOWN DETAILS

(REFER TRUSS MANUFACTURERS LAYOUT AND UPLIFT LOADING) (REFER CONCRETE MASONRY BLOCKWORK NOTES FOR SIZE AND LOCATION OF REINFORCEMENT)

REVISION

B 29/1/20 REDRAW OF FLOOR PLAN



drawn GW	sheet	6	of	10
date 8/1/2020	job no	.20	27	01D

ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE DOUGLAS SHIRE COUNCIL REQUIREMENTS AND AS1684.3 1999 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - CYCLONIC AREAS











 sheet
 6 of
 10
 MARLIN COAST DRAFTING

 job no.202701D
 P.O. Box 500, Gordonvale 4865

 Ph/Fax 40566960
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ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE DOUGLAS SHIRE COUNCIL REQUIREMENTS AND AS1684.3 1999 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - CYCLONIC AREAS







ELECTRICAL LAYOUT

REVISION

**B** 29/1/20 REDRAW OF FLOOR PLAN

C 30/6/20 CHANGES TO FLOOR PLAN

D 17/8/20 CHANGES TO FLOOR PLAN

NOTE : ELECTRICAL CONTRACT FITTINGS AS CLOSE AS OWNER TO PROVIDE FL FITTINGS IS REQUIRED POWER POINTS TO BE AND 150mm ABOVE BEL WALL MOUNTED LIGHT WALL MOUNTED LIGHT ABOVE FLOOR LEVEL

SUSTAI LIGHTING AT LEAST COMPACT F

Ashlee Iones	
Ashiee Jones	DO NOT SCALE FROM DRAWING. USE DISPLAYED DIMENSIONS ONLY.
HOMES	ALL DIMENSIONS TO BE VERIFIED BY THE BUILDER & SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF WORKS.
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date 8/1/2020	job no. <b>202701D</b>

PROPOSED CONCRETE MASONRY RESIDENCE FOR KARL ZAMMATARO AND NICOLA SHERWELL AT LOT 2 SANTACATTENNA ROAD FINLAYVALE



•SA DENOTES APPROVED PHOTOELECTRIC SMOKE ALARMS. SMOKE ALARMS TO BE HARDWIRED DIRECTLY TO 240V MAINS POWER SUPPLY (WITH BATTERY BACK-UP). SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS. SMOKE ALARMS TO BE INTERCONNECTED. INSTALLATION TO COMPLY WITH NCC AND AS3786.

ELECTRICAL CONTRACTOR WILL ENDEAVOUR TO POSITION ALL ELECTRICAL FITTINGS AS CLOSE AS POSSIBLE TO POSTIONS SHOWN ON THIS LAYOUT OWNER TO PROVIDE FULL DIMENSIONS IF PRECISE POSITIONING OF ELECTRICAL FITTINGS IS REQUIRED

POWER POINTS TO BE MOUNTED 300mm ABOVE FLOOR LEVEL GENERALLY AND 150mm ABOVE BENCH TOPS U.N.O.

WALL MOUNTED LIGHT FITTINGS TO BE 1900mm ABOVE FLOOR LEVEL U.N.O. WALL MOUNTED LIGHT FITTINGS, ABOVE DOORS AND WINDOWS, TO BE 2150mm ABOVE FLOOR LEVEL

#### SUSTAINABLE BUILDING REQUIREMENTS

AT LEAST 80% OF TOTAL LIGHTING MUST BE FLUORESCENT LIGHTS, COMPACT FLUORESCENT LIGHTS (CFL'S) OR ENERGY EFFICIENT LED LIGHTS

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0 MARLIN COAST DRAFTING P.O. Box 500, Gordonvale 4865 Ph/Fax 40566960 0410 661 448





## **Site Classification**

## And

## Wastewater Management System

### For

## **Karl Zammataro**

### At

## 90 Santacatterina Road

## Finlayvale



#### **INTRODUCTION:**

Earth Test has been engaged by Karl Zammataro to assess and report on Site Classification and a Domestic Wastewater Management System at 90 Santacatterina Road, Finlayvale.

It is understood the intention is to construct a dwelling at the site. A site and soil evaluation was carried out in January 2020.

#### **SITE FACTORS:**

The site was identified during a meeting with a representative of the owner on-site.

The lot is predominantly covered with grass.

The location of the proposed dwelling was identified.

A bore water supply is connected to the site.

A level building pad exists at the site.

Four Dynamic Cone Penetrometer tests, DCP1 through DCP4, and two boreholes at BH1 and BH2 and one permeability test P1 were performed at locations as shown on the site plan. Atterberg Limits tests were performed on a disturbed sample from Borehole1.



BH1 being sampled at 90 Santacatterina Road, Finlayvale



### SITE INVESTIGATION REPORT

### **BOREHOLE LOG**

CLIENT: Karl Zammataro.		<b>DATE SAMPLED:</b> 23/01/2020			
<b>PROJECT:</b> 90 Santacatterina Road, Finlayvale.			Sampled by: G. Negri		
<b>REPORT DATE: </b> 30/01/20					
BOREHOLE No: 1					
DEPTH (m)	DESCRIPTION		COMMENTS		
0.0-0.4	Brown Clay-Silt		Disturbed sample 0.6-0.9m.		
0.4-2.0	Orange-Brown Clay-Silt		Watertable not encountered.		
BOREHOLE No: 2					
DEPTH (m)	DESCRIPTION		COMMENTS		
0.0-2.0	Orange-Brown Clay-Silt		Watertable not encountered.		



#### ATTERBERG LIMITS TEST REPORT

**CLIENT:** Karl Zammataro

#### SAMPLE No: SI 033-20

**PROJECT:** 90 Santacatterina Road, Finlayvale

SAMPLE DETAILS: BH1 0.6-0.9m

**REPORT DATE:** 30/01/20

**DATE SAMPLED:** 23/01/2020

Sampled by: G. Negri

Tested By: P. Weigand

TEST METHOD	RESULT		
<b>Liquid Limit:</b> AS 1289.3.1.2	41%		
Plastic Limit: AS 1289.3.2.1	29%		
Plasticity Index: AS 1289.3.3.1	12%		
Linear Shrinkage: AS 1289.3.4.1	5.0%		
Length Of Mould:	250.2mm		
Cracking, Crumbling, Curling, Number Of Breaks:	Two Breaks		
Sample History:	Air Dried		
Preparation Method:	Dry Sieved		
Insitu Moisture Content:	22.7%		
% Passing 0.075mm:			



#### DYNAMIC CONE PENETROMETER REPORT AS 1289.6.3.2

CLIENT: Karl Zammataro.

SAMPLE No: SI 033-20

PROJECT: 90 Santacatterina Road, Finlayvale.

**DATE SAMPLED:** 23/01/2020

**SAMPLE DETAILS:** Sites "DCP1 through DCP4." as **Tested By:** G. Negri per site plan.

**REPORT DATE:** 30/01/20

DEDTH	Site: DCP1	Site: DCP2	Site: DCP3	Site: DCP4
(Metres)	No Blows	No Blows	No Blows	No Blows
0.0 - 0.1	1	1	1	3
0.1 - 0.2	2	2	2	3
0.2 - 0.3	3	2	3	3
0.3 - 0.4	2	2	3	4
0.4 - 0.5	2	2	2	3
0.5 - 0.6	2	2	3	3
0.6 - 0.7	2	3	3	3
0.7 - 0.8	2	3	2	4
0.8 - 0.9	2	3	2	7
0.9 - 1.0	2	4	3	6
1.0 – 1.1	2	3	2	5
1.1 – 1.2	3	3	3	7
1.2 – 1.3	3	4	2	Refusal
1.3 – 1.4	5	4	3	
1.4 – 1.5			3	
1.5 – 1.6				
1.6 – 1.7				
1.7 - 1.8				
1.8 – 1.9				
1.9 - 2.0				



Consoil Solutions Pty. Ltd. T/A Earth Test QBCC #. 15092731

#### SITE CLASSIFICATION

#### 90 Santacatterina Road, Finlayvale

The Dynamic Cone Penetrometer test results indicate soft conditions (uncontrolled fill) to depths of approximately 1.1m at DCP1 & DCP3, 0.6m at DCP2.

The Atterberg Limits test results indicate a slightly reactive soil.

Due to the presence of soft conditions and "Uncontrolled Fill", the site must be classified <u>CLASS-"P</u>".

To comply with the "Building Services Board Subsidence Policy" advice should be sought from a Registered Professional Engineer for footing design.

All site works must be carried out in accordance with AS 3798-2007 "Guidelines on earthworks for commercial and residential developments"

If the depth of any cut exceeds 0.5m or uncontrolled fill exceeds 0.4m the classification shall be reconsidered.

Because this investigation is limited in scope and extent, it is possible that areas may exist which differ from those shown on the test hole records and used in the site classification. Should any variation from the reported conditions be encountered during excavation work, this office must be notified immediately so that reappraisal of the classification can be made.

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Gavin Negri Earth Test



Consoil Solutions Pty. Ltd. T/A Earth Test QBCC #. 15092731

### SITE AND SOIL EVALUATION

#### 90 Santacatterina Road, Finlayvale

The site and soil evaluation carried out on 23/01/2020 provided the following results.

#### Site Assessment

Site Factor	Result
Slope	Level Pad – 4 Degrees in LAA
Shape	Linear Divergent
Aspect	West South-West
Exposure	Good.
Erosion/land slip	Not noted
Boulders/rock outcrop	Not noted
Vegetation	Grass
Watercourse	>50m from LAA
Water table	Not encountered during investigation
Fill	Not found
Flooding	Not likely
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Bore as shown

#### Soil Assessment

Soil Property	Result
Colour	Brown Orange-Brown
Texture	Clay-Loam
Structure	Moderate - Weak
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	P1 = 0.69
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	10



### WASTEWATER MANAGEMENT SYSTEM

An "All-Waste" septic tank discharging into conventional trenches is considered suitable for this site.

This system has been designed to conform to the requirements of the following codes, acts, regulations and standards. All work to be carried out in accordance with the following codes.

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2018.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2019.
- Queensland PLUMBING AND WASTEWATER CODE.

#### SYSTEM SIZING FACTORS.

A population equivalent of five (5) persons has been chosen for the proposed three bedroom and office dwelling.

Standard water-reduction fixtures <u>must</u> be used to ensure the integrity of the system. They shall include:-

- Dual flush 6/3 litre water closets.
- Shower-flow restrictors.
- Aerator faucets (taps).
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted.

The water supply for the site is bore water.

As per AS/NZ 1547:2012 Appendix H, Table H1 the "Typical wastewater design flow" for a "Reticulated water supply" gives a flow allowance of 150 L/Person/day.

The daily flow for the site (5 persons @ 150 L/person/day) will be 750 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3000 L.

The tank must be fitted with an effective outlet filter.



#### **LAND-APPLICATION SYSTEM**

#### **DISPOSAL AREA SIZING**

From AS/NZ 1547:2012 APPENDIX L, L4 DESIGN AREA SIZING, L4.2 Sizing

L = Q / (DLRxW)

Where:

L = length in m Q = design daily flow in L/day DLR = Design Loading Rate in mm/d W = Width in m

L = 750/10\*1.2= 62.5m

<u>Use three 21m long by 1.2m wide conventional trenches for land application area.</u> See detail cross-section.

### Its recommended that 1kg gypsum per m<sup>2</sup> be applied to the base before laying aggregate

#### SYSTEM INSTALLATION

Avoid compaction by keeping people and machinery off the finished trench or bed floor. The Land Application Area is not able to withstand traffic and must not be driven on. The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations, local government requirements and the relevant Australian Standards.

#### **Operation and Maintenance**

Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

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Gavin Negri Earth Test



#### Consoil Solutions Pty. Ltd. T/A Earth Test QBCC #. 15092731 <u>SITE PLAN</u> <u>90 Santacatterina Road, Finlayvale</u> <u>NOT TO SCALE</u>





