

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

DAVID G. LARSEN MARSHALL + ALISON K. HILDRETH

For companies, contact name

Postal address

P.O. Box 948

Suburb MOSMAN

State QLD

Postcode

4873

Country AUSTRALIA

Contact phone number

0428 961 593

Mobile number (non-mandatory requirement)

0439 081 629

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

NIL
@

Applicant's reference number (non-mandatory requirement)

N/A

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ☒ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- LAND CLEARING TO ENABLE CONSTRUCTION OF A SHED
IN ORDER TO CONSTRUCT THE SHED
- d) What is the level of assessment? (Please only tick one box.)
- ☐ Impact assessment ☐ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
-
- d) What is the level of assessment?
- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address and lot on plan (All lots must be listed.)
☐ Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			WATTLE CLOSE	4873	150	738167	CAIRNS
ii)			EDW BAY				
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	RESIDENTIAL A	REINFORCED RESIDENTIAL	
ii)	CONSERVATION / PLANNING	PRECINCT	
iii)	ALTA		

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (indicate square metres)

1.0 ha

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

VACANT LAND

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table F, Table G or Table H as applicable

Table F



Name of owner/s of the land	DAVID GRAHAM MARSHALL ALLISON KATHLEEN HILDETH	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.		
Signature of owner/s of the land	 	
Date	25. 11. 13	

Table G

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☒ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
☐ In a tidal water area—complete Table K
☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I

Name of water body, watercourse or aquifer
Unnamed creek.

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K

Name of local government for the tidal area (if applicable)

Port authority for the tidal area (if applicable)

N/A

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted**9. Does the proposal include new building work or operational work on the premises? (Including any services)**☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted**10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)**☒ No—go to question 12 ☐ Yes**11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)**☒ No☐ Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form**Table L**

Amount paid

Date paid
(dd/mm/yy)QLeave project number (6 digit number
starting with A, B, E, L or P)**12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?**☒ No☐ Yes—please provide details below

Name of local government

Date of written notice given
by local government
(dd/mm/yy)Reference number of written notice given
by local government (if applicable)

- 13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)**

Description of attachment or title of attachment	Method of lodgement to assessment manager
REGISTRATION CONFIRMATION STATEMENT	
SEALIS PLAN	
REGISTERED PLAN	
ELEVATION PLAN	
WASTEWATER REPORT	
GOOGLE MAP	

14. Applicant's declaration

- ☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the Sustainable Planning Act 2009 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. **Describe the proposed use.** (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
LENDING LAND TO	RESIDENTIAL	OKLS	OK.	2
EXHAUSTIVE CONSTRUCTION	RESIDENTIAL	67 sq m		
LAND	RESIDENTIAL			

2. **Are there any current approvals associated with the proposed material change of use?** (e.g. a preliminary approval.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve the following? (Tick all applicable boxes.)

- | | | |
|--|--|------------------------------|
| The reuse of existing buildings on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| New building work on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| The reuse of existing operational work on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| New operational work on the premises | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<p>Information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> • the north point • the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) • the room layout (for residential development only) with all rooms clearly labelled • the existing and the proposed built form (for extensions only) • the gross floor area of each proposed floor area. 	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> Confirmed	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Bolt Burchill Tranter

Lawyers

Partners

Michael Bolt
Karen Burchill
Martin Tranter

Mossman Office

Mt Demi Plaza
53 Front Street
Mossman Qld 4873

Postal Address

PO Box 353
Mossman Qld 4873

Ph: 07 4030 4500
Fax: 07 4098 2511

ABN 23 733 269 276

3 December 2013

Our Ref: MFB:TF:130496

Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

Dear Sir/Madam

Re: Marshall & Hildreth Application

We advise we act on behalf of David Marshall and Allison Hildreth, the registered proprietors of the land described as lot 150 Wattle Close, Cow Bay.

Our clients are pensioners and we are assisting them on a pro bono basis for the purpose of processing their application as they both suffer disabilities.

The intention is for a shed to be constructed on the property and for the parties to reside in the shed. Prior to construction of the shed they seek application to clear the land for the purpose of providing sufficient room for the shed.

The area of land to be cleared is in accordance with the scale plan on the graph paper identified as a site plan, noting location of the driveway, car park, shed and usable land which is to have a width of 30 metres in total and a length including driveway of 43 metres.

We enclose the following:

1. Registration confirmation statement
2. Plan of survey SP38167
3. Scale Plan
4. Elevation plan showing side view, front view and proposed full plan
5. Wastewater management report complied by Earthtest
6. Google map courtesy of Raine & Horne showing site and location of improvements on adjoining lots.
7. Cheque to the amount of \$277.00
8. Form 5 and statement

Yours faithfully

Bolt Burchill Tranter Lawyers


Michael Bolt
mbolt@bbtranter.com.au
Enc

Liability limited by a scheme approved under professional standards legislation.

Please note that our Port Douglas and Mossman offices will be closed over the Christmas break from 5pm Friday 20 December 2013 and will re-open Monday 6 January 2014 at 8.30am.

We take this opportunity of wishing all the best for the festive season.

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 21189197

This is the current status of the title as at 09:57 on 06/09/2013

REGISTERED OWNER

Interest

Dealing No: 715297284 05/09/2013

DAVID GRAHAM MARSHALL
ALLISON KATHLEEN HILDRETH

1/2
1/2

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 150 REGISTERED PLAN 738167
County of SOLANDER Parish of ALEXANDRA
Local Government: CAIRNS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20198006 (POR 29V)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED

715297284 TRANSFER 130496 F1 MARSH/130496 F1 MARSH

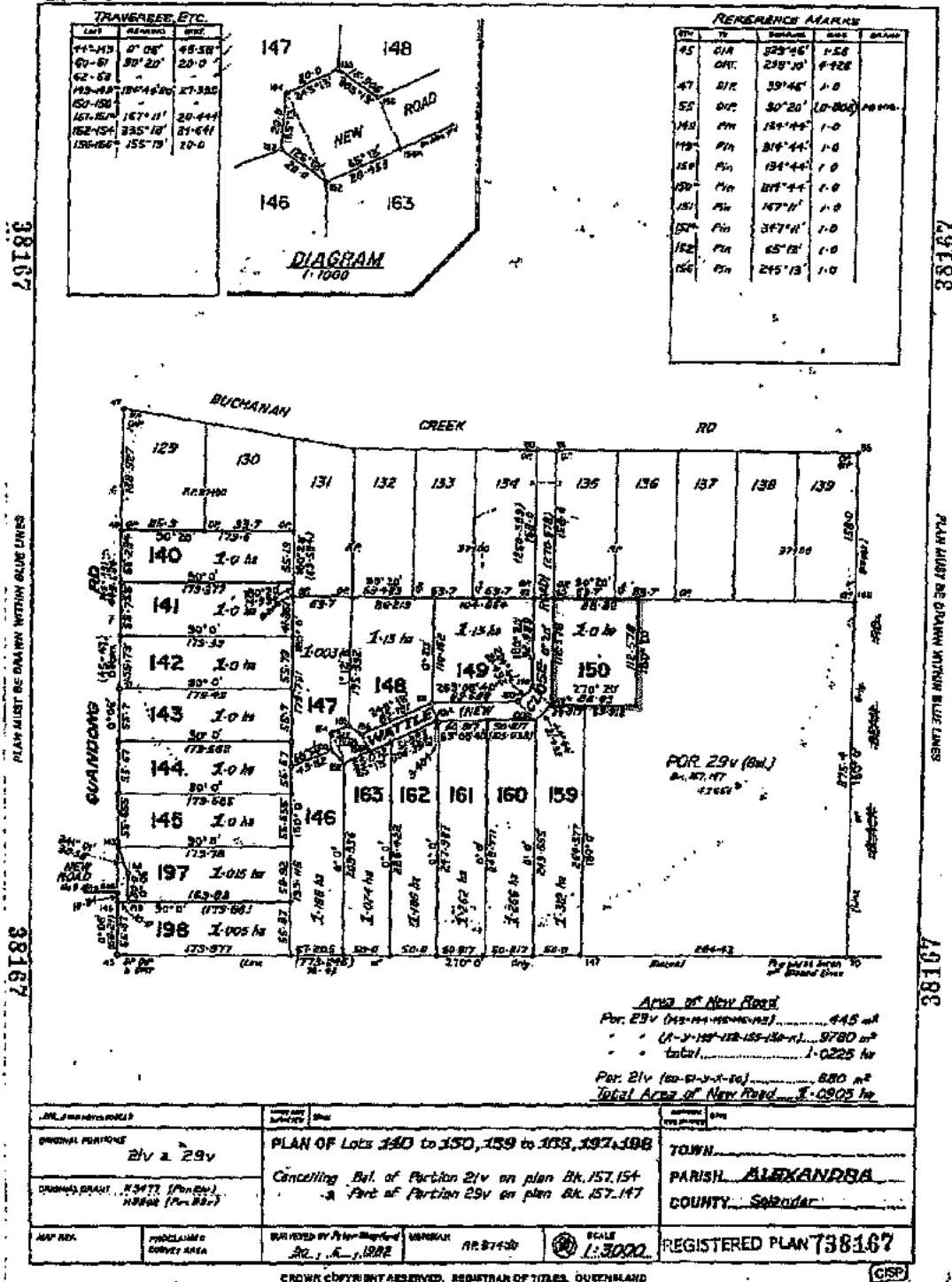
** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 3336758
Office: ELECT LODGEMENT
BOLT BURCHILL TRANTER (MOSSMAN)
2/21-23
WARNER ST
MOSSMAN

COPY

Image status: RP738167 REGISTERED Pages: 2 FOLDING OR MUTILATING WILL LEAD TO REJECTION—PLAN MAY BE ROLLED



Raine & Horne



150 WATTLE CL, COW BAY, QLD 4873



Property Details

UBD Ref:



RPD: L150 RP738167:PAR ALEXANDRA

Valuation: \$ 57,000 (Site Value)

Valuation: \$ 52,000 (Unimproved)

Pri Land Use: VACANT - LARGE

Local Authority: CAIRNS REGIONAL

Features:

Date: 30/06/2011

Date: 30/06/2008

2nd Land Use: NONE

Property Type: Vacant Land

Area: 1 ha

Tenure Type: Freehold [Issuing]

Water/Sewerage:

Zoning

Plan #:

RP738167

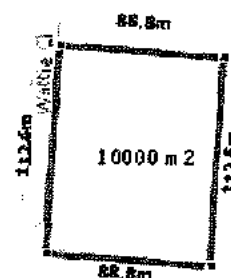
LG Zoning:

CONSERVATION

Parish:

ALEXANDRA

© 2011





EARTH TEST

Site Classification

And

Wastewater Management System

For

Dave Marshall & Allison Hildreth

At

Lot 150 Wattle Close

Cow Bay



INTRODUCTION:

Earth Test has been engaged by Professional Plumbing and Gas on behalf of Dave Marshall & Allison Hildreth to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 150 Wattle Close, Cow Bay.

Real Property Description:-

Lot 150, on RP 738167

Local Authority: Cairns Regional Council.

It is understood the intention is to construct a new dwelling at the site.

A site and soil evaluation was carried out in October 2013.

SITE FACTORS:

The site was identified by its street address.

A photograph is included as part of this report to confirm the identity of the site.

The Lot has an area of 1 hectare and is predominantly covered with rainforest.

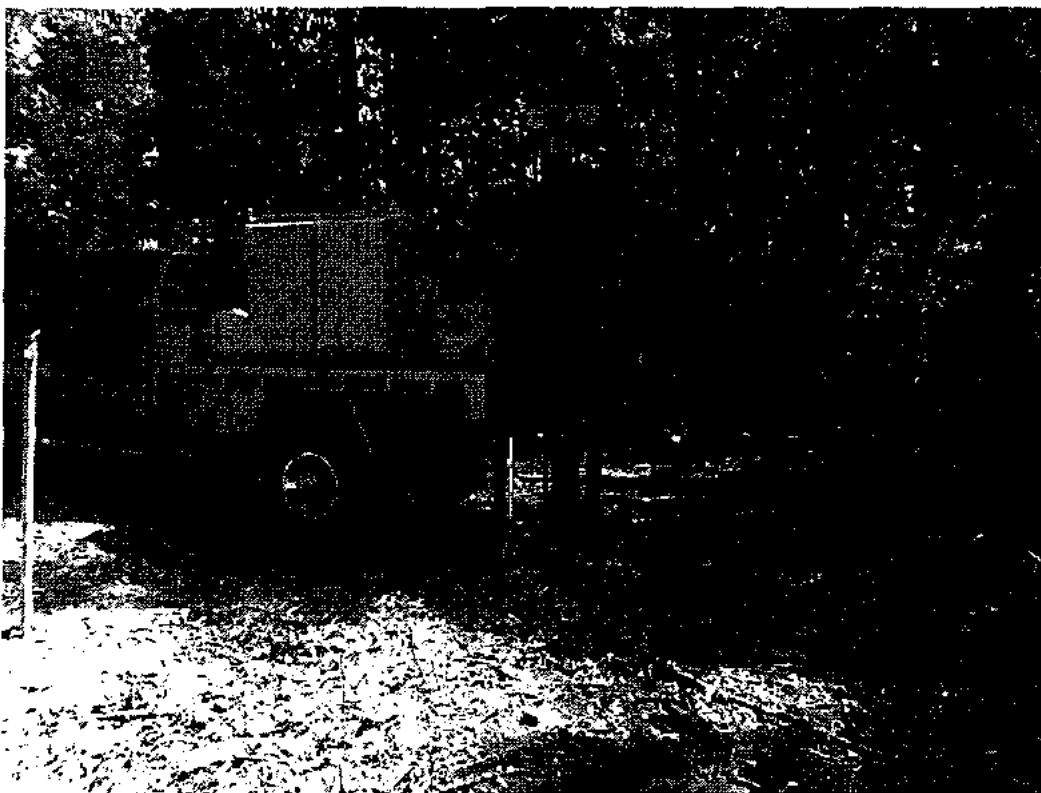
The water supply to the site is rain water only.

No outcrops were noted at the site.

An intermittent watercourse is shown on the site plan.

One Dynamic Cone Penetrometer test was performed at location DCP1, one borehole BH1 and one constant head soil permeability test P1 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1.



BH1 being drilled at Lot 150 Wattle Close, Cow Bay

**SITE INVESTIGATION REPORT****BOREHOLE LOG**

CLIENT: Dave Marshall & Allison Hildreth.		DATE SAMPLED: 28/10/2013
PROJECT: Lot 150 Wattle Close, Cow Bay.		Sampled by: L. Quinn
REPORT DATE: 11/11/2013		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.2	Brown Clayey-Silt	Disturbed sample 0.6- 0.9m.
0.2-2.0	Red-Brown Silty-Clay	Watertable not encountered

**ATTERBERG LIMITS TEST REPORT****CLIENT:** Dave Marshall & Allison Hildreth**SAMPLE No:** SI 342-13**PROJECT:** Lot 150 Wattle Close, Cow Bay**DATE SAMPLED:** 28/10/2013**SAMPLE DETAILS:** BH1 0.6-0.9m, Red-Brown
Clayey-Silt**Sampled by:** L. Quinn**Tested By:** G. Negri**REPORT DATE:** 11/11/2013

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2-2009	52%
Plastic Limit: AS 1289.3.2.1-2009	32%
Plasticity Index: AS 1289.3.3.1-2009	20%
Linear Shrinkage: AS 1289.3.4.1-2008	10.5%
Length Of Mould:	125.1mm
Cracking, Crumbling, Curling, Number Of Breaks:	Two Breaks
Sample History:	Air Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	26.3%

**DYNAMIC CONE PENETROMETER REPORT**
AS 1289.6.3.2**CLIENT:** Dave Marshall & Allison Hildreth**SAMPLE No:** SI 342-13**PROJECT:** Lot 150 Wattle Close, Cow Bay.**DATE SAMPLED:** 28/10/2013**SAMPLE DETAILS:** Site "DCP1" as per site plan.**Tested By:** L. Quinn**REPORT DATE:** 11/11/2013

DEPTH (Metres)	Site: DCP1
	No Blows
0.0 – 0.1	1
0.1 – 0.2	3
0.2 – 0.3	3
0.3 – 0.4	4
0.4 – 0.5	4
0.5 – 0.6	5
0.6 – 0.7	7
0.7 – 0.8	8
0.8 – 0.9	10
0.9 – 1.0	9
1.0 – 1.1	12
1.1 – 1.2	11
1.2 – 1.3	8
1.3 – 1.4	8
1.4 – 1.5	
1.5 – 1.6	
1.6 – 1.7	
1.7 – 1.8	
1.8 – 1.9	
1.9 – 2.0	



SITE CLASSIFICATION

Lot 150 Wattle Close, Cow Bay.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a moderately reactive soil.

In accordance with clauses 1.3.3 of "AS 2870-2011 Residential slabs and footings-Construction" the removal of trees prior to construction will create abnormal moisture conditions.

Due to the "Abnormal moisture conditions", the site must be classified **CLASS-"P"**.

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.

A copy of the CSIRO publication BTF 18 "Foundation Maintenance and Footing Performance: A Homeowner's Guide" is attached for your information.

Leonard Quinn.
Earth Test.

**SITE AND SOIL EVALUATION****Lot 150 Wattle Close, Cow Bay.**

The site and soil evaluation carried out on 28/10/2013 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	3 Degrees
Shape	Linear-Planar
Aspect	East
Exposure	Extremely Limited - Rainforest
Erosion/land slip	Not noted.
Boulders/rock outcrop	Extensive
Vegetation	Rainforest.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Not noted.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Not noted

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Red-Brown
Texture	Clay-Loam
Structure	Highly
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	P1 = 2.3
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	30



WASTEWATER MANAGEMENT SYSTEM

An "All-Waste" septic tank discharging into an "Advanced Enviro-Septic" bed 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 2002.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2003.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of three (3) persons has been chosen for the proposed open plan dwelling.

The residence is connected to a rain water supply system.

Standard water-reduction fixtures must 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.

As per AS/NZ 1547:2012 Appendix H, Table H1 the "Typical wastewater design flow" for a "On-site roof water supply" gives a flow allowance of 120 L/Person/day.

The daily flow for the dwelling (3 persons @ 120 L/person/day) will be 360 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 NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

$$L = Q / (DLR \times W)$$

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$L = 360 / (30 \times 1.82) \\ = 6.6\text{m.}$$

Use one 1.82m wide by 6.6m long Advanced Enviro-Septic bed.

See site plan and detail cross-section.

SYSTEM SAND

All configurations of Advanced Enviro-Septic® require a minimum of 150mm of system sand surrounding the circumference of the pipe. This sand, typically gravelly coarse sand, must adhere to the following percentage and quality restrictions.

AS Sieve Size (mm)	Percent Passing %
9.50	100
4.75	95-100
2.36	80-100
1.18	50-85
0.600	25-60
0.300	5-30
0.150	0-10
0.075	0-2

If there is any doubt if the sand media will pass requirements please contact Earth Test for further advice.



SYSTEM INSTALLATION

Avoid compaction by keeping people and machinery off the finished trench or bed floor.
The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations 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.

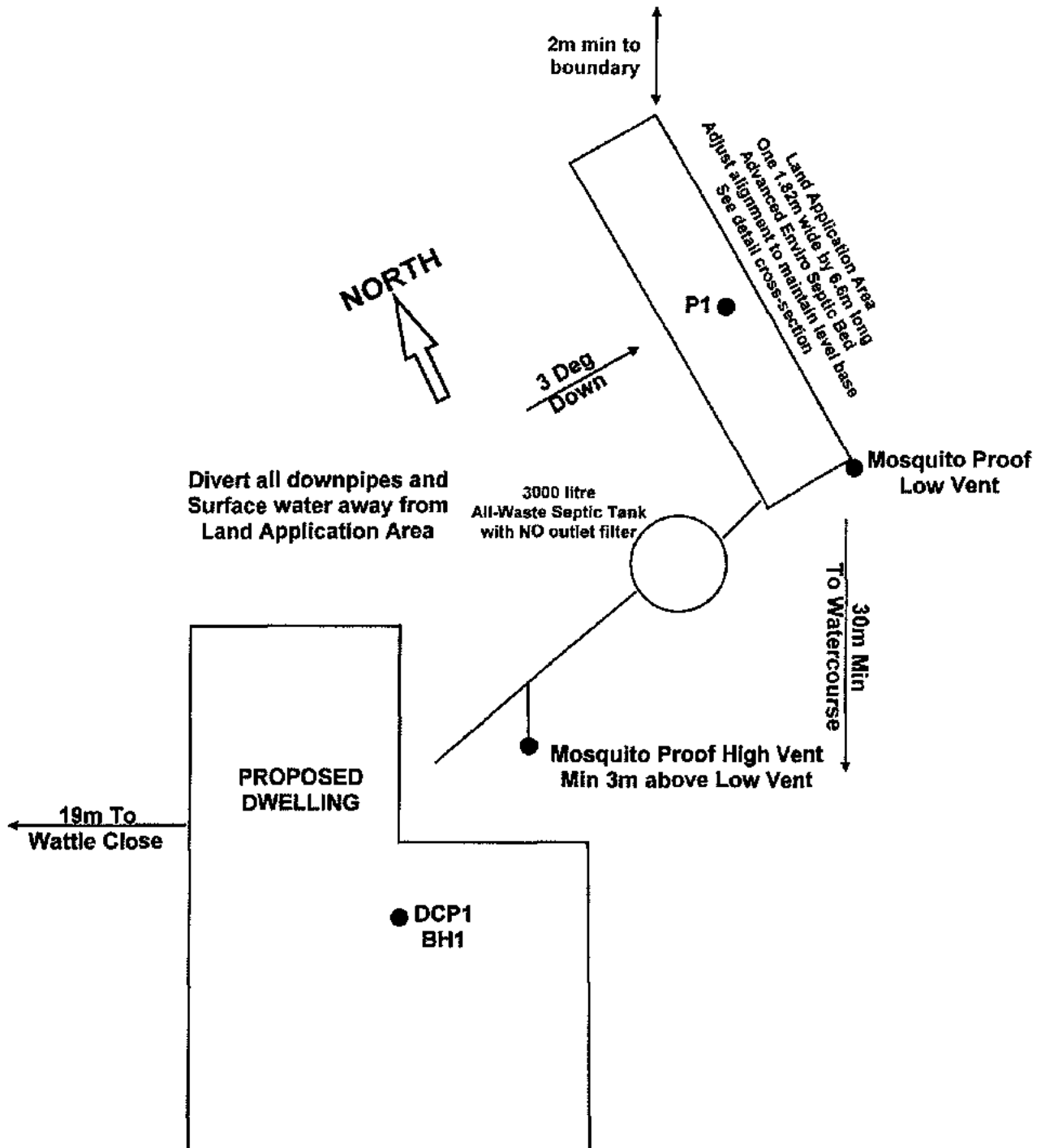
Leonard Quinn
Earth Test



EARTH TEST

QBSA Lic No. 1017941.

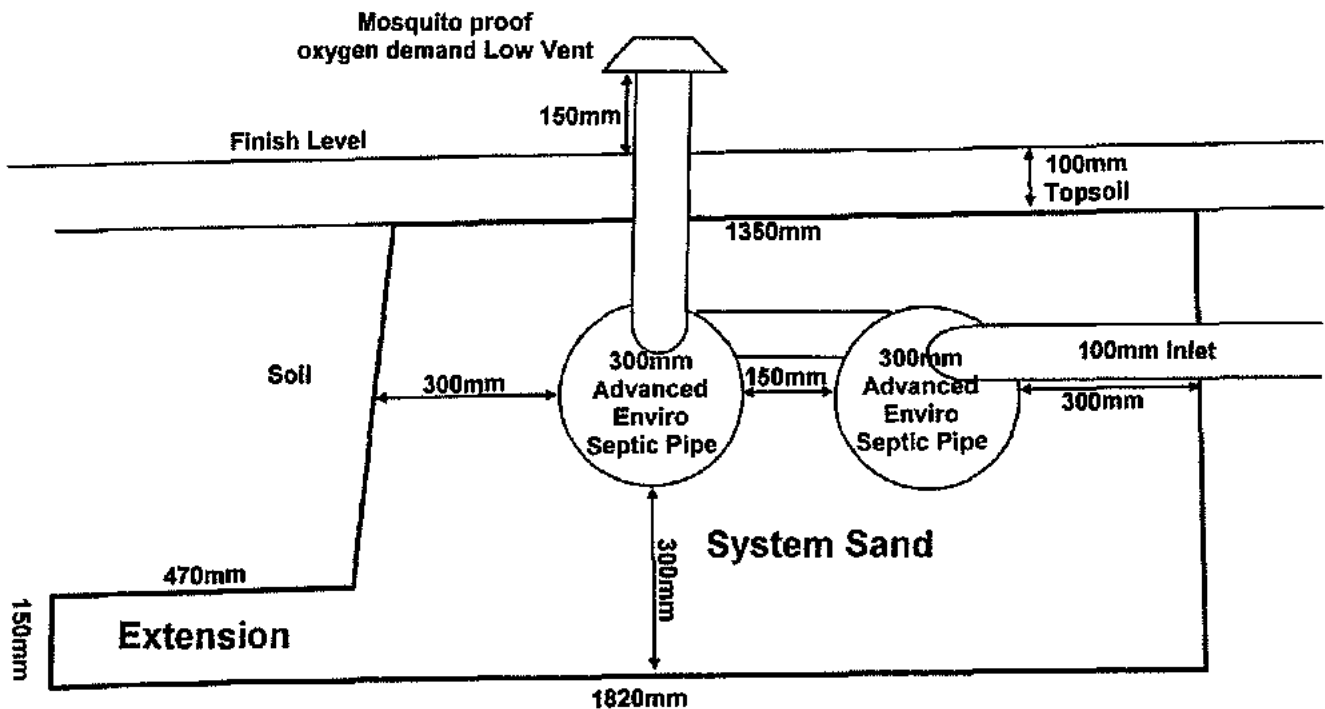
SITE PLAN Lot 150 Wattle Close, Cow Bay. NOT TO SCALE



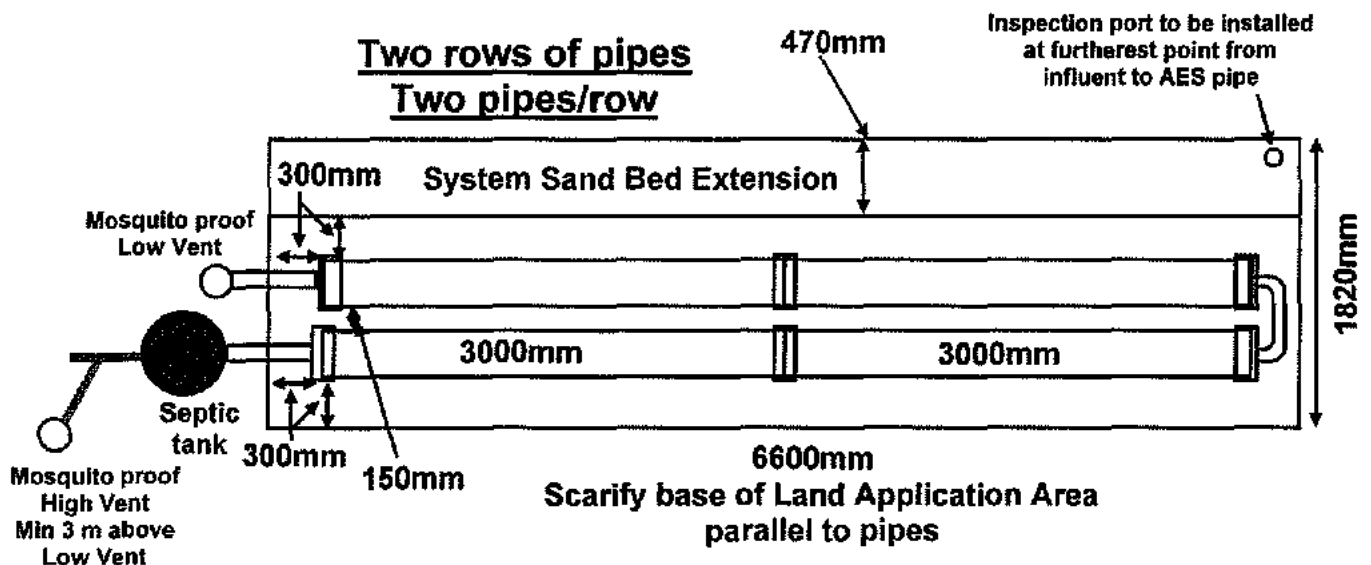


EARTH TEST

QBSA Lic No. 1017941.



**1820mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section**

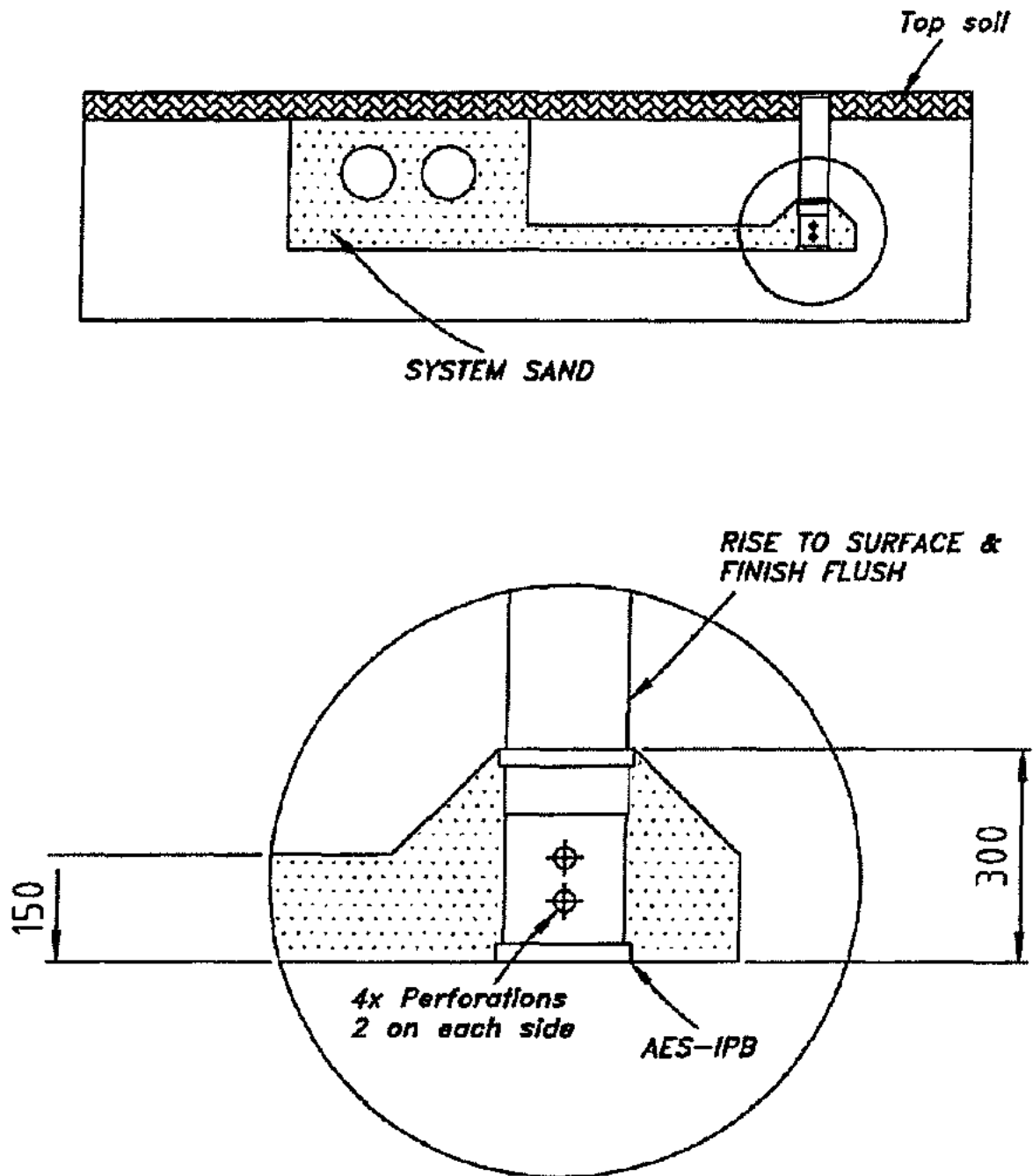


Overhead View 6.6m x 1.82m AES bed



EARTH TEST

QBSA Lic No. 1017941.



AES Inspection Port Cross-Section Detail

SI 342-13Report.doc

Buchanan Creek Road.

lot 136.

↑ 2000

Waffle close

→ 2.3.3.3

La Poppea 30 Jan

30

↑
11
10
9
8
7
6
5
4
3
2
1

SECRET

10159.

DEVELOPMENT ASSESSMENT – RECEIPT SHEET

APPLICATION NO: _____ DATE: _____ RECEIPT NO: 7042373
 APPLICANT: BOLT BURCHILL TRANTER CONTACT NAME: _____
 ADDRESS OF APPLICANT: PO BOX 353 MOSSMAN 4873
 PHONE: _____ EMAIL: _____
 SITE LOCATION: L150
 LOT & PLAN: L150 RP 738167

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID
1894	<ul style="list-style-type: none"> Planning and Development Certificates 	
1811	<ul style="list-style-type: none"> Consideration of Alternative Acceptable Measure / Report to Council Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development 	
1852	<ul style="list-style-type: none"> Application for Material Change of Use and Preliminary Approvals for Building Work – Code and Impact. Extension of Currency Period / Reconsider Lapsed Approval for Material Change of Use Request for Superseded Scheme application Signage under DSC Scheme (Op Works) 	277-00
1806	<ul style="list-style-type: none"> Application for Reconfiguring a Lot Extension of Currency Period / Reconsider Lapsed Approval for Reconfiguring a Lot 	
1852/1806	Combined application (Split fee: Code: 1840 for MCU and Code: 1814 for ROL)	1840 MCU
		1814 ROL
1896	Modification or Cancellation of Application or Consent Order	
1898	Landscape Plan Assessments	
1801	<ul style="list-style-type: none"> Vegetation Protection Permit to Damage Protected Vegetation 	
1816	Applications for Operational Works/Re-assessment (Excludes Signage – DSC Scheme)	
NA	Applications for Engineering Work on the Road Reserve - CAIRNS ONLY	
1816	Works/Final Works Inspections, Re-inspections	
1803	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS	
1814	Endorsement of Survey Plans	
SALES		
1805	Public Notification Signs	
1807	Sale of Planning Documents (Including Hard Copies of CairnsPlan / Douglas Shire Planning Scheme)	
1809	<ul style="list-style-type: none"> CDs of Cairns Plan / Douglas Shire Planning Scheme and superseded schemes CDs - copy of application C-Data Manipulation CD supplied to customer <input type="checkbox"/> 	
1852	Copies of Development Application,	
1811	Letter of Enquiry to determine land use history	