

\$287

# GMA Certification Group Pty Ltd

## BUILDING SURVEYORS

*Queensland's leaders in Building Certification Services*



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23 September 2014

The Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN Q 4873

Attention: Development Assessment

Dear Sir,

DOUGLAS SHIRE COUNCIL	
Received	
File Name	MCUC441/2014
Document No	
24 SEP 2014	
Attention	SKA ong ✓
Information	R/D 43945

**Re: Material Change of Use**  
**Lot 12 N157447 Captain Cook Highway, Craiglie**

GMA Certification Group has been engaged to assess an application for the construction of a dwelling and shed on the above allotment.

The property is within the Rural Planning Area under the Douglas Shire Planning Scheme. The proposed buildings would normally be self-assessable, however the proposed setbacks do not comply with the acceptable solutions of the Rural Planning Area Code. Subsequently, the proposal requires a Code assessable application to be submitted to Council.

Accordingly, the application for Material Change of Use is enclosed for Council's assessment, which includes:

1. Forms 1 & 5
2. Planning Assessment
3. Waste Water Report
4. 1 x copy of plans, and
5. Scheduled fee

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email [j.evans@gmacert.com.au](mailto:j.evans@gmacert.com.au)

Kind Regards,

GMA Certification Group  
Encl.

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# **Planning Report**

**Application for a Development Permit for a Material Change of  
Use for the purpose of a Dwelling and Shed on land described as  
Lot 12 on N157447 Captain Cook Highway, Craiglie**

September 2014

## 1.0 Application Details

Table 1 a summary of relevant details of the application.

**Table 1.**

<b>Applicant</b>	Russell & Mary Spanton
<b>Registered Owner of Land</b>	Katandra Farming P/L S. Cavallaro & O Cavallaro
<b>Contact</b>	Jeff Evans GMA Certification Group Pty Ltd PO Box 831 PORT DOUGLAS Q 4877 Ph 07 4098 5150 Fax 07 4098 5180 Email Jevans@gmacert.com.au
<b>Real Property Description</b>	Lot 12 N157447
<b>Location</b>	Captain Cook Highway, Craiglie
<b>Tenure</b>	Free Hold
<b>Total Area</b>	36.422 hectare
<b>Present Use</b>	Primary Industry
<b>Contaminated Lands or Environmental Management Registers</b>	Nil
<b>Easements and Encumbrances</b>	None
<b>Proposal</b>	Dwelling & Shed
<b>Local Government Authority</b>	Cairns Regional Council
<b>Planning Scheme</b>	2008 Douglas Shire Planning Scheme
<b>Planning Area</b>	Rural
<b>Overlays</b>	Natural Hazards – Bushfire Low Risk Hazard

## 2.0 Proposed Development

The application seeks a Development Permit for a Material Change of Use for the purpose of a Dwelling and Shed on the subject allotment.

The attached plans illustrate:

- Site plan, indicating the location of the proposed and existing buildings and structures; and,
- Floor plans and elevations of the proposed dwelling and shed.



## 3.0 Level of Assessment

The proposed development is 'assessable development' under the Douglas Shire Planning Scheme as Acceptable Solution A4.1 of the Rural Planning Area Code cannot be complied with.

#### 4.0 Douglas Shire Planning Scheme Code Assessment

Table 3 provides an assessment of the proposal with regard to the Douglas Shire Planning Scheme's associated Codes. The proposal generally complies with the Acceptable Solutions of the Scheme other than setbacks to boundaries.

**Table 3. Assessment Against the Douglas Shire Planning Scheme Codes**

##### Rural Areas and Rural Settlement Locality Code

##### General Requirements

Acceptable Solution	Comment	Compliance
A1.1 Building Height	The proposed buildings are less than 6.5m in height	Proposal Complies
A2.1 Connection to Services	The buildings will be connected to available services. Water will be provided by the existing rain-catcher and stored in the 30,000L tank. Waste water treatment is to be provided by an appropriately designed on-site waste water treatment facility.	Proposal Complies
A3.1 Landscaping	Landscaping is not proposed	Proposal Complies
A4.1 Driveway and manoeuvring	The existing driveway will be utilized	Proposal Complies
A5.1 Industrial development	The proposal does not include any industrial development	Proposal Complies
A6.1-6.2 Location of community facilities	The proposal does not include the establishment of Community facilities	Proposal Complies
A7.1 Rocky Point School site	The land is not the Rocky Point School site	Proposal Complies
A8.1-8.5 Rocky Point School site continued	The land is not the Rocky Point School site	Proposal Complies
A9.1 Lot 32 Vixies Road, Wonga Beach	The land is not Lot 32 Vixies Road, Wonga Beach	Proposal Complies
A10.1 Lot 10 & 11 SP132055	The land is not Lot 10 or 11 SP132055	Proposal Complies

## RURAL PLANNING AREA CODE

Acceptable Solution	Comment	Compliance
A1.1 Inconsistent uses	The proposal is not inconsistent with the uses for land zone rural in the assessment table	Proposal Complies
A2.1 GQAL	The proposed use includes the development and use of agricultural land for agricultural purposes	Proposal Complies
A3.1 Buffering	The proposed use as primary industry negates the requirement for buffering	Proposal Complies
A4.1 Setbacks	<p><b>Comment and Compliance</b></p> <p>The setbacks for the proposed buildings include:</p> <ul style="list-style-type: none"> <li>Dwelling 1m to road boundary</li> <li>Shed 1m to road boundary</li> </ul> <p>The site is a within a leased area on the subject allotment. The lease area is bounded by a road (Heritage Lane) and farm drains which constrains the available land in that it is impossible to comply with the prescribed 20m road boundary setback.</p> <p>The existing road is subject to an application for partially road closure as the road does not service any other property. The nearest privately owned land gains access from Heritage Lane prior to the section under partial road closure.</p> <p>The nearest privately owned land is in excess of 20m from the proposed buildings. Accordingly there is sufficient separation between the proposed buildings and other allotments so as not to have any detrimental effect on the amenity of adjoining owners and still maintain the rural character of the area.</p> <p>Further, Council has previously approved the location of the green-house which is consistent with the setback of the proposed structures.</p>	
A5.1 Setbacks north of the Daintree River	The property is south of the Daintree River	N/A

A6.1 Rural Character	Dwelling and shed roofs and walls:  Colorbond Pale Eucalypt	Proposal Complies
A7.1 Vegetation	Vegetation is not required to be removed to facilitate construction of this proposal	Proposal Complies
A8.1 Sloping sites	The land has minimal slope. The buildings are to be located on level land	Proposal Complies
A9.1 Sloping sites Continued	The land is level	Proposal Complies
A10.1 Sloping site continued	The proposed buildings and structures are to be located well below any ridgelines	Proposal Complies
A11.1 Storm-water disposal	Storm-water disposal will be directed to the existing drainage system	Proposal Complies
A12.1-12.2 Clearing	The land is cleared. No further clearing is required	Proposal Complies
A13.1 Hillside land	The land is not on a hillside	Proposal Complies
A14.1 Exterior finishes	See A6.1 above	Proposal Complies
A15.1 Energy Efficiency	N/A The dwelling will comply with the provisions under the Building Act.	Proposal Complies
A16.1 Excavation	The land is level and no excavation will be required	Proposal Complies
A17.1	N/A	Proposal Complies

## Overlay Codes

### BUSHFIRE

Acceptable Solution	Comment	Compliance
A1.1 Bushfire	The land is identified as being of Low bushfire risk on Overlay R5(b).	Proposal Complies

## General Codes

### FILLIN AND EXCAVATION CODE

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P1</b> All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.</p>	<p><b>A1.1</b> The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p> <p>AND</p> <p>Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p><b>A1.2</b> Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.</p> <p><b>A1.3</b> Cuts are screened from view by the siting of the building/structure, wherever possible.</p> <p><b>A1.4</b> Topsoil from the Site is retained from cuttings and reused on benches/terraces.</p> <p><b>A1.5</b> No crest of any cut or toe</p>	<p>Excavation and filling is not proposed as the site is level. Therefore, proposal complies with Code.</p>



	<p>of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.</p> <p><b>A1.6</b> Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.</p>	
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#### NATURAL AREAS AND SCENIC AMENITY CODE

##### Development In Areas of Natural and Scenic Amenity Value

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P1</b> Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.</p>	<p><b>A1.1</b> Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p><b>A1.2</b> Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>Shown on site plan.</p> <p>N/A</p>
<p><b>P2</b> Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as</p>	<p><b>A2.1</b> Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental</p>	<p>The proposed buildings are to be located within existing cleared areas and close to the access road.</p>

<p>Remnant Vegetation and/or Watercourse/s.</p>	<p>values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> <li>• adjacent to existing development;</li> <li>• within an existing cleared area;</li> <li>• within a disturbed area with little potential for rehabilitation;</li> <li>• within an area close to an Access Road;</li> <li>• removed from an identified area of important habitat.</li> </ul> <p><b>A2.2</b> Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p><b>A2.3</b> No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p> <p><b>A2.4</b> Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p><b>A2.5</b> Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p><b>A2.6</b> Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p><b>A2.7</b> Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p style="text-align: center;">AND</p> <p>The lowest intensity of development occurs adjacent to</p>	<p>Development will not detract from the visual landscape.</p> <p>Fencing is existing. No additional fencing is proposed.</p> <p>Buildings will be connected to available services..</p> <p>N/A</p> <p>N/A</p> <p>No riparian corridors exist on site.</p>
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	<p>any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p><b>A2.8</b> There is no fragmentation or alienation of any Remnant Vegetation.</p> <p><b>A2.9</b> Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>	<p>No vegetation exists on site.</p> <p>N/A</p>
<b>P3</b> Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	<p><b>A3.1</b> No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	N/A

#### Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P4</b> Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	<p><b>A4.1</b> For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.</p> <p><b>A4.2</b> Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity,</p>	<p>N/A</p> <p>The property is an existing farm, therefore landscaping is not proposed.</p>

	<p>Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p><b>A4.3</b> The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> <li>• Category 1 – Major Perennial Watercourse – 30 metres</li> <li>• Category 2 – Perennial Watercourse – 20 metres</li> <li>• Category 3 – Minor Perennial – 10 metres,</li> </ul> <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p>OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> <li>• Category 1 – Major Perennial Watercourse – 10 metres</li> <li>• Category 2 – Perennial Watercourse – 5 metres</li> <li>• Category 3 – Minor Perennial – 2.5 metres,</li> </ul> <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p><b>A4.4</b> Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	<p>No riparian corridors exist on site.</p> <p>N/A</p>
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#### Use of Setback Areas/Riparian Corridors

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P5</b> Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	<b>A5.1</b> Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.	N/A
	<b>A5.2</b> The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.	N/A

#### Retaining and Protecting Highly Visible Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P6</b> Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	<b>A6.1</b> Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.  <b>A6.2</b> Any development remains unobtrusive and sited below the tree line and ridge line.  (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	The land is level.  Development is well below any ridge lines.

## LANDSCAPING CODE

### Landscape Design

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> Landscape design satisfies the purpose and the detailed requirements of this Code.	<p><b>A1.1</b> Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	The property is an existing farm. No landscaping is proposed.

### Landscape Character and Planting

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P2</b> Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	<p><b>A2.1</b> A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.</p> <p><b>A2.2</b> The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.</p> <p>OR</p> <p>Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.</p> <p><b>A2.3</b> Landscaping includes planting layers comprised of</p>	<p>N/A</p> <p>N/A</p>

	canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	N/A
<b>P3</b> Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping.	<p><b>A3.1</b> Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.</p> <p><b>A3.2</b> Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.</p> <p><b>A3.3</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.</p> <p><b>A3.4</b> Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
<b>P4</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	<b>A4.1</b> Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	N/A
<b>P5</b> Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	<b>A5.1</b> Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and	Carparking will be provided within the proposed shed.

	<p>internal Roadways.</p> <p><b>A5.2</b> A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.</p> <p><b>A5.3</b> Landscape beds and trees are protected by garden edging, bollards or wheel stops.</p> <p><b>A5.4</b> Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.</p>	<p>Landscaping will affect the operation of the farm and primary industry function of the property, therefore none proposed.</p> <p>N/A</p>
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#### Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P6</b> Fences along street Frontages are articulated with appropriate Landscaping.	<p><b>A6.1</b> Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.</p> <p><b>A6.2</b> Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.</p>	<p>No additional fencing is proposed.</p> <p>N/A</p>
<b>P7</b> Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	<p><b>A7.1</b> One shade tree is provided for each private open space or private Recreation Area.</p> <p><b>A7.2</b> Tree species provide 30% shade over the area within 5 years.</p> <p><b>A7.3</b> A minimum of 50% of the Landscaping and Recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>



	<p>and structures.</p> <p><b>A7.4</b> Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.</p>	
<b>P8</b> Undesirable features are screened with Landscaping.	<b>A8.1</b> Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	N/A
<b>P9</b> The environmental values of the Site and adjacent land are enhanced.	<b>A9.1</b> Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	N/A

#### Streetscape and Site Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P10</b> Landscaping for residential development enhances the streetscape and the visual appearance of the development.	<p><b>A10.1</b> Dense Planting along the front of the Site incorporates:</p> <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting;</li> <li>• landscape screening of blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A10.2</b> Dense Planting to the rear of the Site incorporates:</p> <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75 m<sup>2</sup>, growing to the</li> </ul>	<p>The site is an existing farm. No landscaping is proposed.</p> <p>N/A</p>

	<p><b>Building eave Height within 5 years of planting;</b></p> <ul style="list-style-type: none"> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A10.3 Dense Planting to the side boundaries incorporates:</b></p> <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul>	N/A
<p><b>P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</b></p>	<p><b>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</b></p> <ul style="list-style-type: none"> <li>• shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate;</li> <li>• landscape screening of blank walls;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</b></p> <ul style="list-style-type: none"> <li>• 1 shade tree for an average of every 75 m<sup>2</sup> growing to the Building eave Height within 5</li> </ul>	<p>N/A</p> <p>N/A</p>

	<p>years of planting;</p> <ul style="list-style-type: none"> <li>• screening shrubs to grow to 3 metres in Height within 2 years of planting;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A11.3</b> Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> <li>• trees planted for an average of every 10 metres where adjacent to a Building;</li> <li>• screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area;</li> <li>• low shrubs, groundcovers and mulch to completely cover unsealed ground.</li> </ul> <p><b>A11.4</b> A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.</p>	<p>N/A</p> <p>N/A</p>
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## Maintenance and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P12</b> Landscaped areas are designed in order to be maintained in an efficient manner.	<b>A12.1</b> A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.	N/A
	<b>A12.2</b> A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.	N/A
	<b>A12.3</b> Turf areas are accessible by standard lawn maintenance equipment.	N/A
	<b>A12.4</b> Plant species are selected with long life expectancy and minimal maintenance requirements where on-Site management will be limited.	N/A
	<b>A12.5</b> Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.	N/A
<b>P13</b> Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.	<b>A13.1</b> Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.	N/A
	<b>A13.2</b> Overland flow paths are not to be restricted by Landscaping works.	N/A
	<b>A13.3</b> Water runoff is re-used	

	through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.	N/A
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#### Safety

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P14</b> Tree species and their location accommodate vehicle and pedestrian sight lines.	<b>A14.1</b> Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	N/A
<b>P15</b> The landscape design enhances personal safety and reduces the potential for crime and vandalism.	<p><b>A15.1</b> Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.</p> <p><b>A15.2</b> Hard surfaces are stable, non-slippery and useable in all weathers.</p> <p><b>A15.3</b> Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).</p> <p><b>A15.4</b> Lighting for bicycle paths is provided in accordance with the relevant Australian Standards</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>

## Utilities and Services

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P16</b> The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	<b>A16.1</b> Plant species are selected and sited with consideration to the location of overhead and underground services.	N/A
	<b>A16.2</b> All underground services are to be located under pathways and below the eaves of the Building.	N/A
	<b>A16.3</b> Irrigation control devices are located in the common Landscaping and Recreation Area.	N/A
	<b>A16.4</b> Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.	N/A
	<b>A16.5</b> Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.	N/A
	<b>A16.6</b> Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land: <ul style="list-style-type: none"> <li>• in an electric line shadow; or</li> <li>• within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary.</li> </ul>	N/A
	<b>A16.7</b> Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the	N/A

	<p>expected maximum Height at maturity of the vegetation.</p> <p><b>A16.8</b> On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary.</p> <p>However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	N/A
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## VEHICLE PARKING AND ACCESS CODE

### Vehicle Parking Numbers

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P1</b> Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to:</p> <ul style="list-style-type: none"> <li>• the desired character of the area in which the Site is located;</li> <li>• the nature of the particular use and its specific characteristics and scale;</li> <li>• the number of employees and the likely number of visitors to the Site;</li> <li>• the level of local accessibility;</li> <li>• the nature and frequency of any public transport serving the area;</li> <li>• whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building;</li> </ul>	<p><b>A1.1</b> The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.</p>	<p>There is adequate parking for vehicles on site.</p>

<ul style="list-style-type: none"> <li>• whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and</li> <li>• whether or not the use involves the retention of significant vegetation.</li> </ul>		
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#### Parking for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P2</b> Parking spaces are provided to meet the needs of vehicle occupants with disabilities.</p>	<p><b>A2.1</b> For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> <li>• Medical, higher education, entertainment facilities and shopping centres – 2 spaces;</li> <li>• All other uses – 1 space.</li> </ul> <p><b>A2.2</b> For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:</p> <ul style="list-style-type: none"> <li>• Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required;</li> <li>• All other uses – 2% (to the closest whole number) of the total number of spaces required.</li> </ul>	<p>The classes of buildings proposed do not require access and facilities for people with a disability.</p> <p>N/A</p>

#### Motor Cycles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P3</b> In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> <li>• ordinary vehicles do not</li> </ul>	<p><b>A3.1</b> Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p>AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	<p>N/A</p>



<p>demand parking in the spaces reserved for motor cycles due to capacity constraints; and,</p> <ul style="list-style-type: none"> <li>• it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and,</li> <li>• it is not a reflection of the lower cost of providing motorcycle parking.</li> </ul>		
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#### Compact Vehicles

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P4</b> A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> <li>• compact vehicles spaces are not available to non-compact vehicles; and,</li> <li>• it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and,</li> <li>• compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and,</li> <li>• the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces</li> </ul>	<p><b>A4.1</b> For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> <li>• compact vehicle parking does not exceed 10% of total vehicle parking required; and,</li> <li>• the parking location is proximate to the entry locations for parking users; and,</li> <li>• the parking provided complies with other elements of this Code.</li> </ul>	N/A

#### Bicycles Parking

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P5</b> Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.</p>	<p><b>A5.1</b> The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.</p>	N/A

### Vehicular Access to the Site

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> <li>• the amount and type of vehicular traffic;</li> <li>• the type of use (eg long-stay, short-stay, regular, casual);</li> <li>• Frontage Road traffic conditions;</li> <li>• the nature and extent of future street or intersection improvements;</li> <li>• current and future on-street parking arrangements;</li> <li>• the capacity of the adjacent street system; and</li> <li>• the available sight distance.</li> </ul>	<p><b>A6.1</b> The location of the Access points is in accordance with the provisions of the relevant Australian Standards.</p> <p style="text-align: center;">AND</p> <p>Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p> <p><b>A6.2</b> All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p><b>A6.3</b> Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>Access is proposed from Heritage Lane.</p> <p>N/A</p> <p>One access point to the lease area is proposed from Heritage Lane. The required width of the access is approximately 10m wide which is to facilitate access to the dwelling and shed. The access will have no affect on the current and future on-street parking as the road service one property.</p>

### Accessibility and Amenity for Users

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p><b>A7.1</b> Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p style="text-align: center;">AND</p> <p>In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.</p>	<p>N/A</p>

<b>P8</b> The layout of parking areas provides a high degree of amenity and accessibility for different users.	<b>A8.1</b> The layout of the parking area provides for the accessibility and amenity of the following: <ul style="list-style-type: none"> <li>• People with Disabilities</li> <li>• Cyclists</li> <li>• Motorcyclists</li> <li>• Compact Vehicles</li> <li>• Ordinary Vehicles</li> <li>• Service Delivery Vehicles.</li> </ul>	N/A
	<b>A8.2</b> Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.	N/A

#### Access Driveways

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P9</b> The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	<b>A9.1</b> Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	N/A
<b>P10</b> The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	<b>A10.1</b> Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	N/A

#### Access for People with Disabilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P11</b> Access for people with disabilities is provided to the Building from the parking area and from the street.	<b>A11.1</b> Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	N/A

#### Access for Pedestrians

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P12</b> Access for pedestrians is provided to the Building from the parking area and from the street.	<b>A12.1</b> Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	N/A

#### Access for Cyclists

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P13</b> Access for cyclists is provided to the Building or to bicycle parking area from the street.	<p><b>A13.1</b> Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards.</p> <p>AND</p> <p>Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.</p>	N/A

#### Dimensions of Parking Spaces

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P14</b> Parking spaces must have adequate areas and dimensions to meet user requirements.	<p><b>A14.1</b> Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards.</p> <p>AND</p> <p>Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard.</p> <p>AND</p> <p>Parking spaces for standard sized buses have the following minimum dimensions:</p> <ul style="list-style-type: none"> <li>• width: 4 metres</li> <li>• length: 20 metres</li> <li>• clear Height: 4 metres.</li> </ul>	Parking will be provide within the proposed shed.

	<p style="text-align: center;"><b>AND</b></p> <p>Parking spaces for compact vehicles have the following minimum dimensions:</p> <ul style="list-style-type: none"> <li>• 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and,</li> <li>• 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle.</li> </ul> <p style="text-align: center;"><b>AND</b></p> <p>Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.</p> <p><b>A14.2</b> Parking spaces for bicycles meet the requirement of the relevant Australian Standard.</p>	N/A
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#### On-Site Driveways, Manoeuvring Areas and Parking/Standing Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p><b>P15</b> On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they:</p> <ul style="list-style-type: none"> <li>• are at gradients suitable for intended vehicle use;</li> <li>• consider the shared movements of pedestrians and cyclists;</li> <li>• are effectively drained and surfaced; and</li> <li>• are available at all times they are required.</li> </ul>	<p><b>A15.1</b> On-Site driveways, vehicle manoeuvring and loading/unloading areas:</p> <ul style="list-style-type: none"> <li>• are sealed in urban areas:</li> </ul> <p style="text-align: center;"><b>AND</b></p> <p>upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;</p> <ul style="list-style-type: none"> <li>• have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and</li> <li>• drain adequately and in such a way that adjoining and downstream land is not adversely affected.</li> </ul>	N/A

	<b>A15.2</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	
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#### Vehicle Circulation, Queuing and Set Down Areas

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P16</b> Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.	<b>A16.1</b> Circulation and turning areas comply with the provisions of the relevant Australian Standards.	N/A
<b>P17</b> An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	<b>A17.1</b> Circulation driveways comply with the provisions of the relevant Australian Standards.	N/A
<b>P18</b> Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.	<b>A18.1</b> Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	N/A

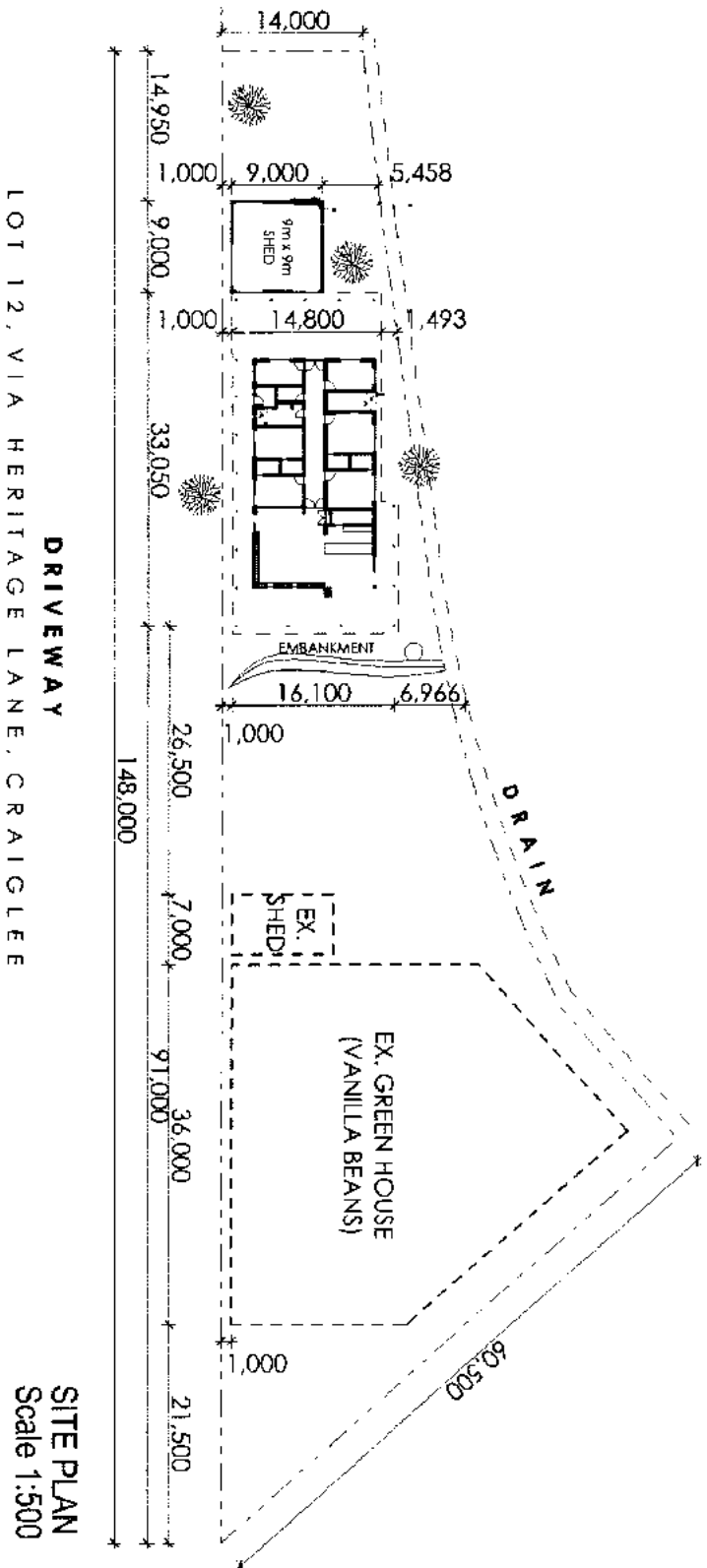
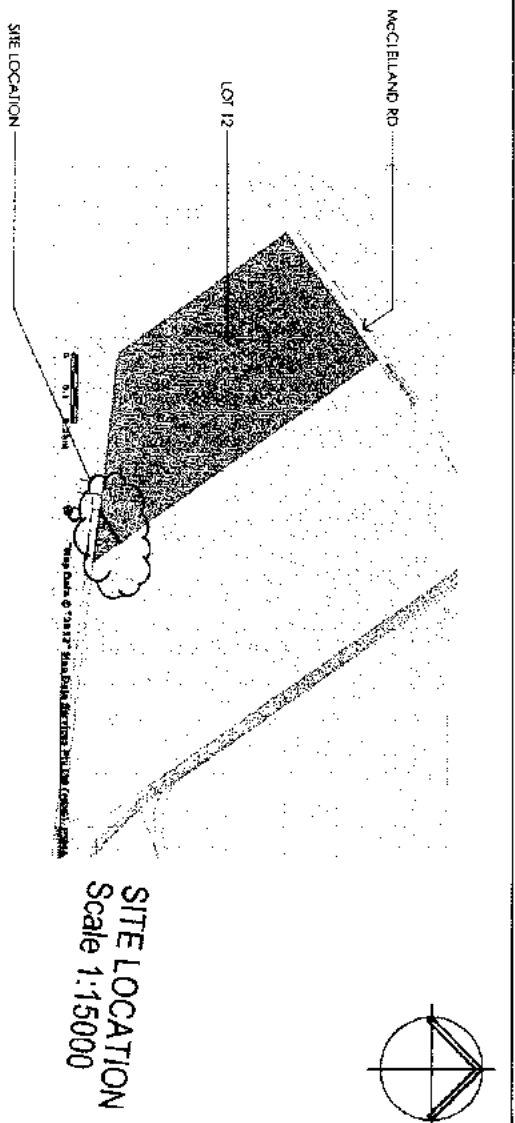
#### Conclusion

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling and shed on land describes as Lot 12 N157447 Captain Cook Highway, Craiglie.

The proposed development is considered generally consistent with the relevant Planning Scheme Codes and the surrounding locality.

In summary the report concludes:

- The proposal complies with the requirements for making a Development Application under the Sustainable Planning Act; &
- The proposal is consistent with the existing and future use of the property.

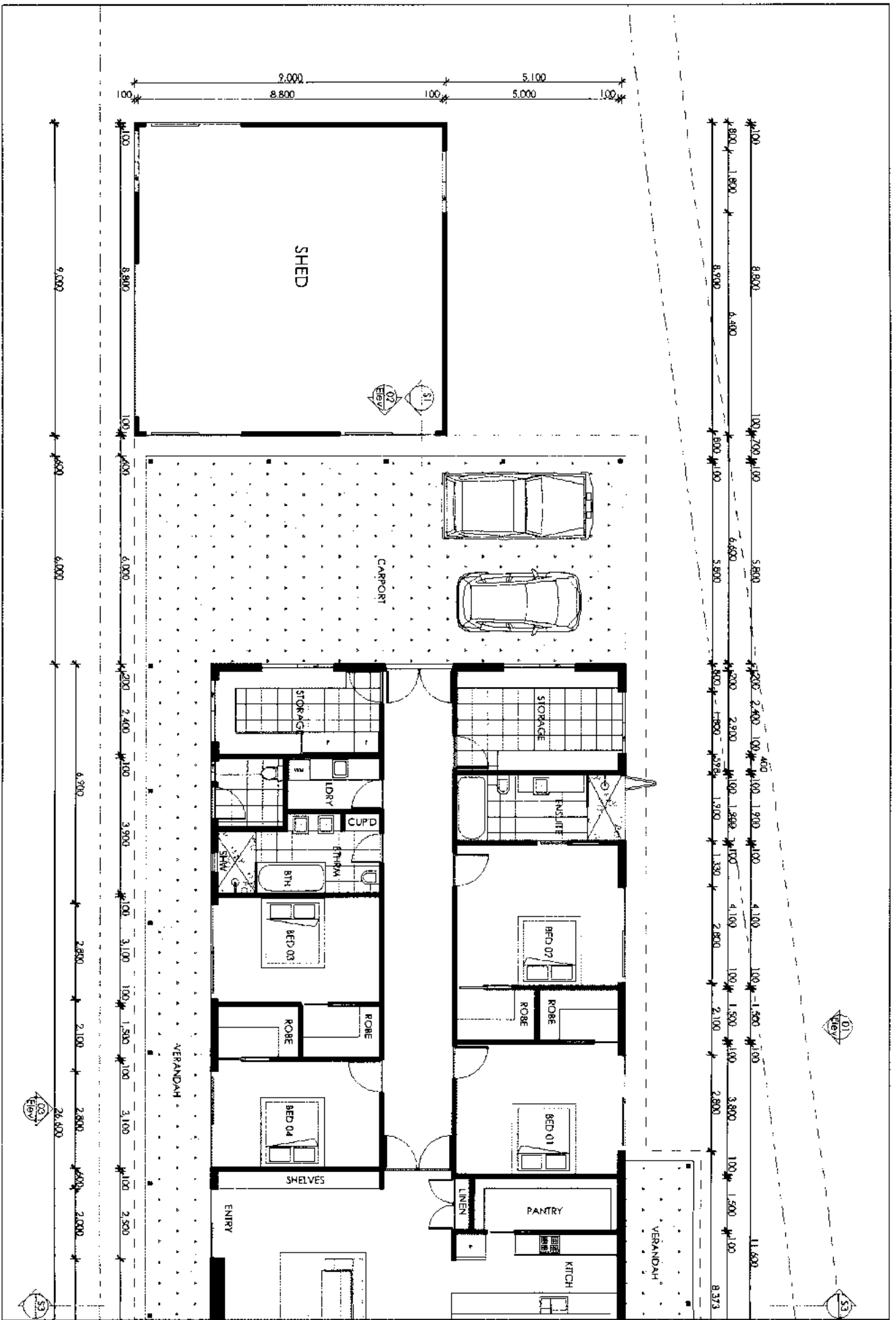


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RUSSEL SPANTON





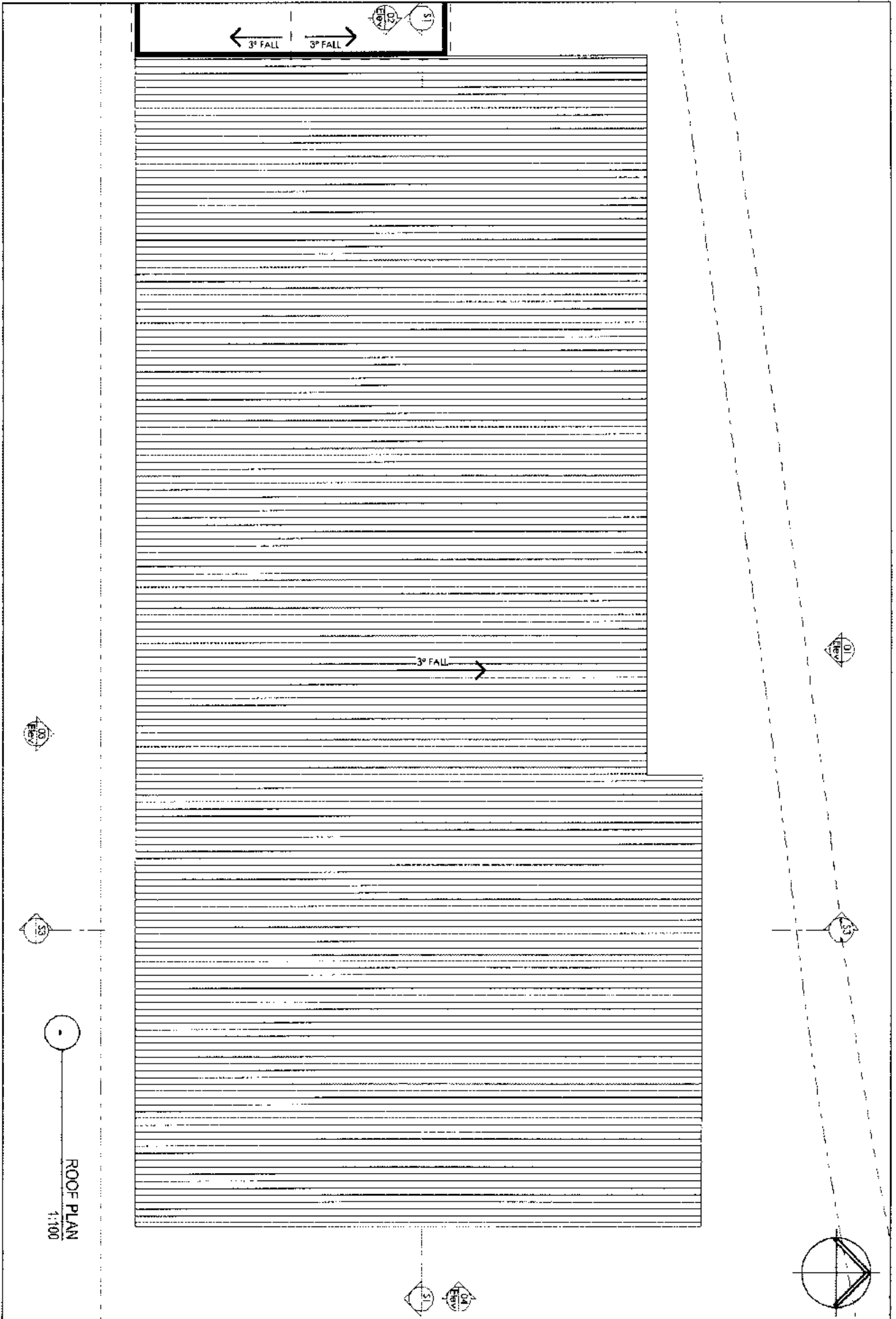


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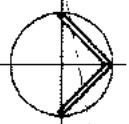
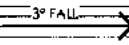
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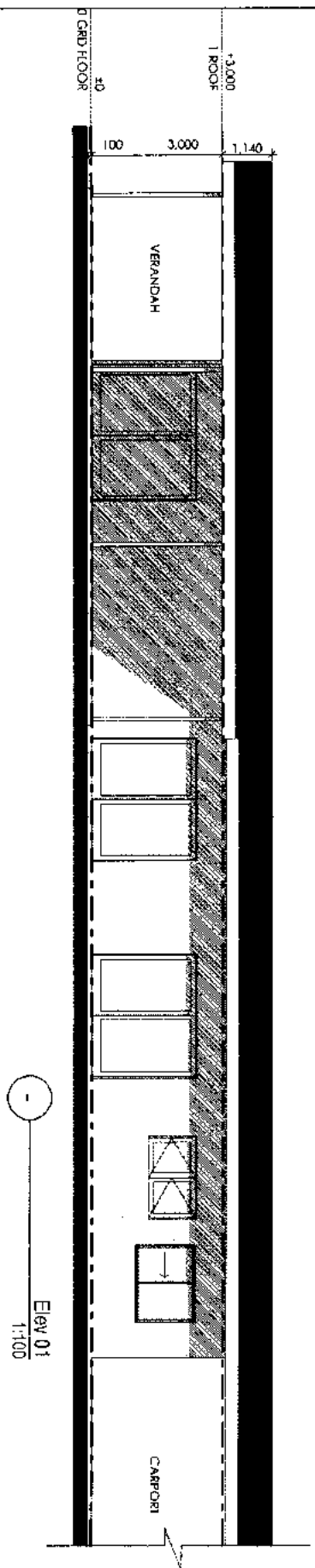
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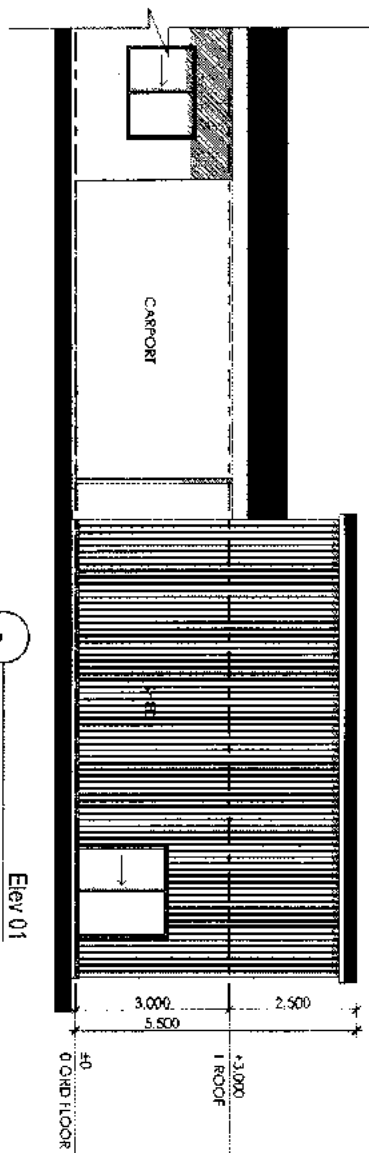
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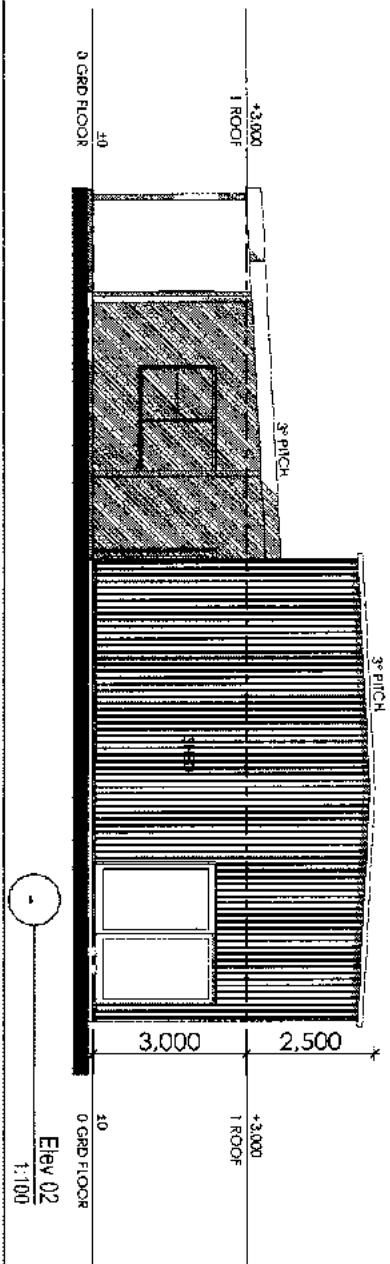
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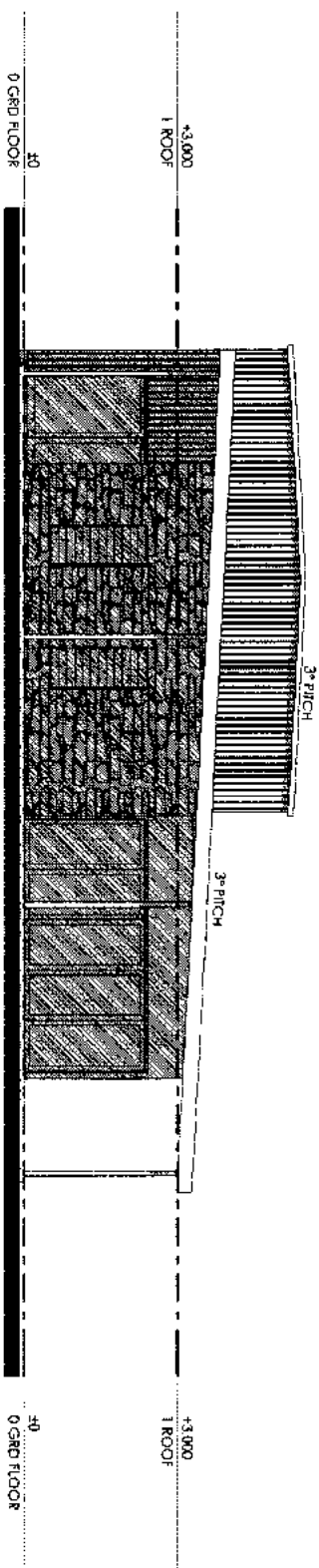
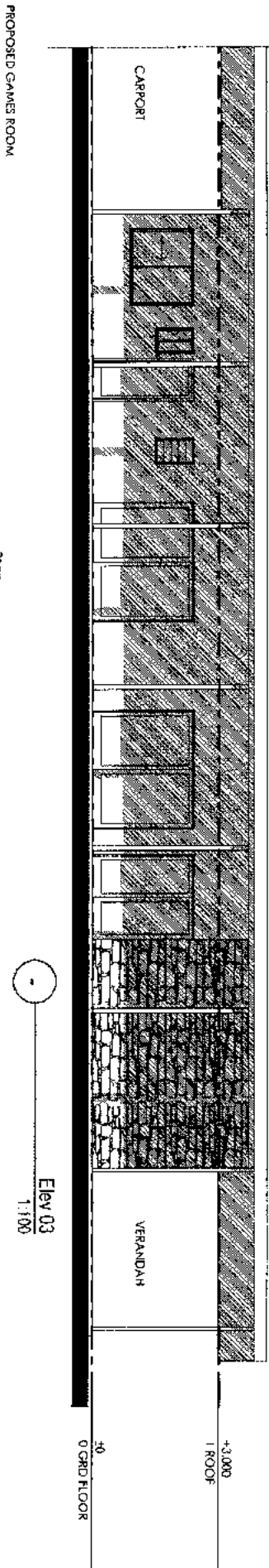
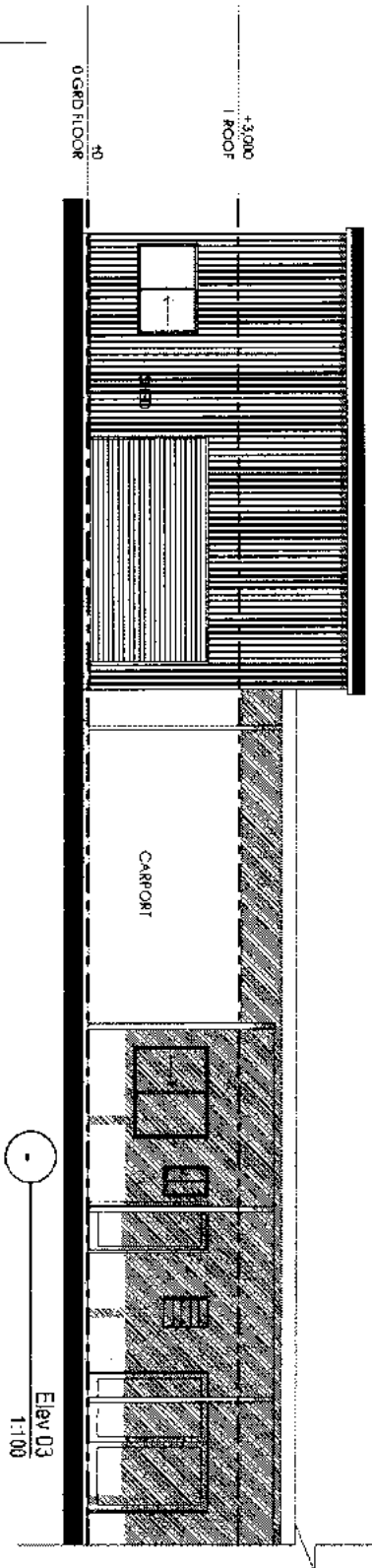
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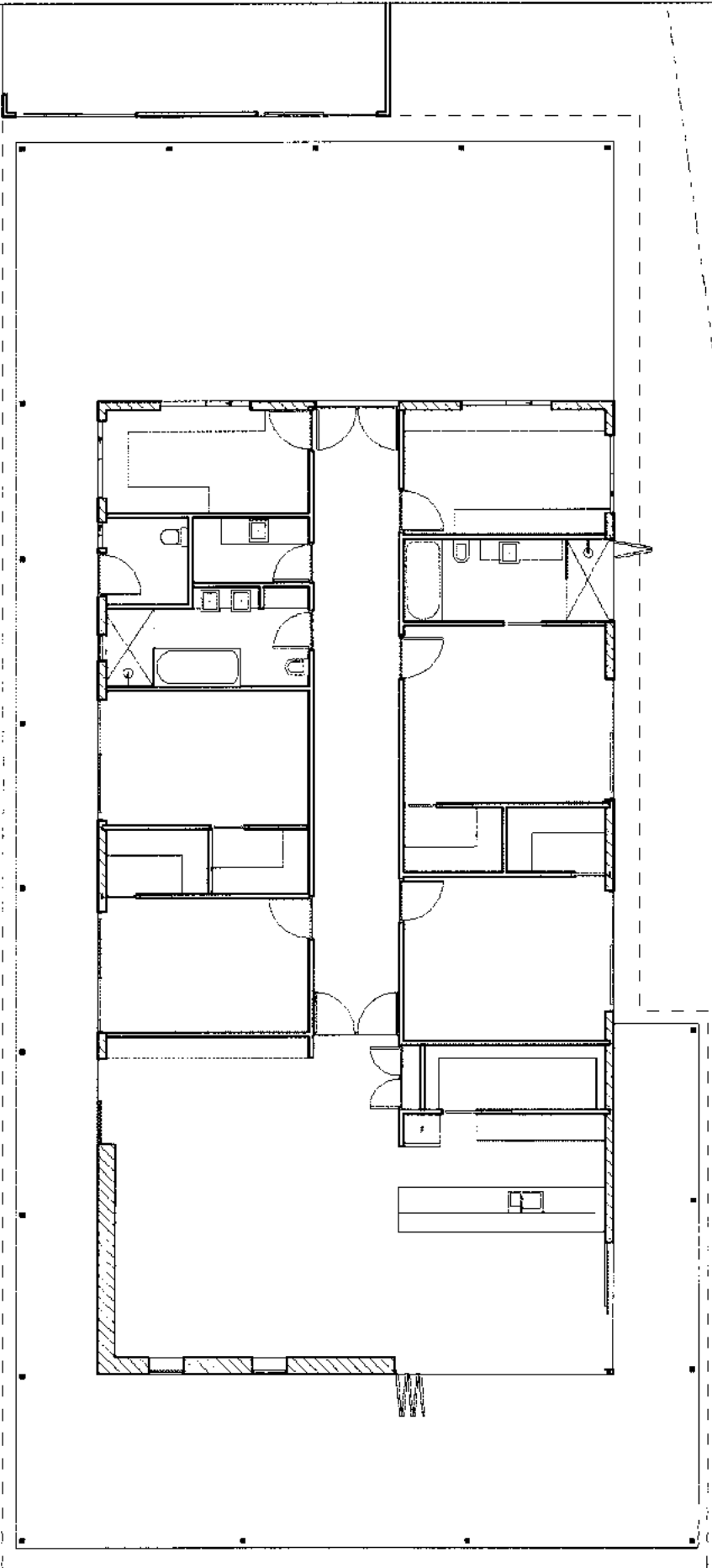
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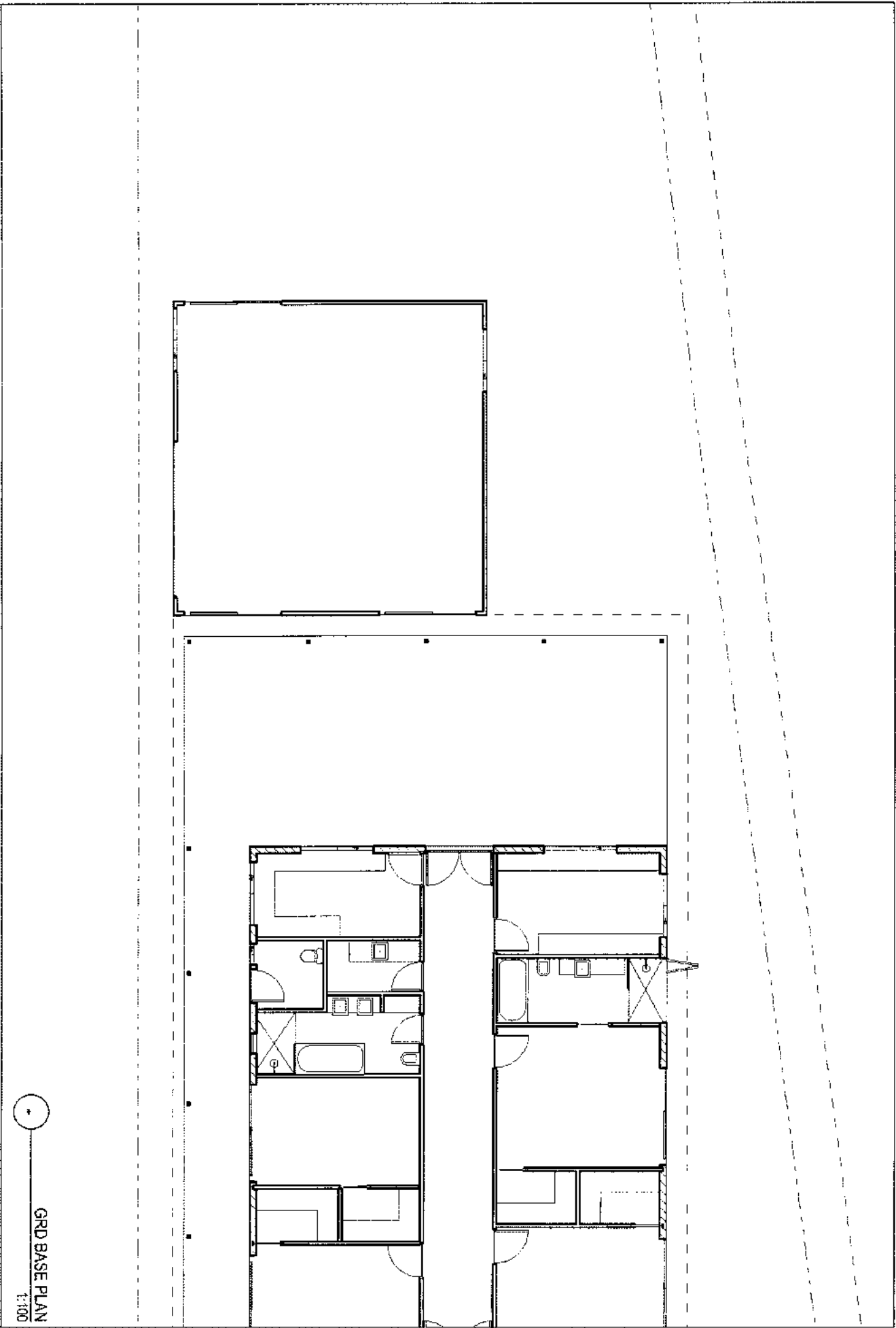
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LOT 12/ VIA HERITAGE LANE  
RUSSEL SPANION

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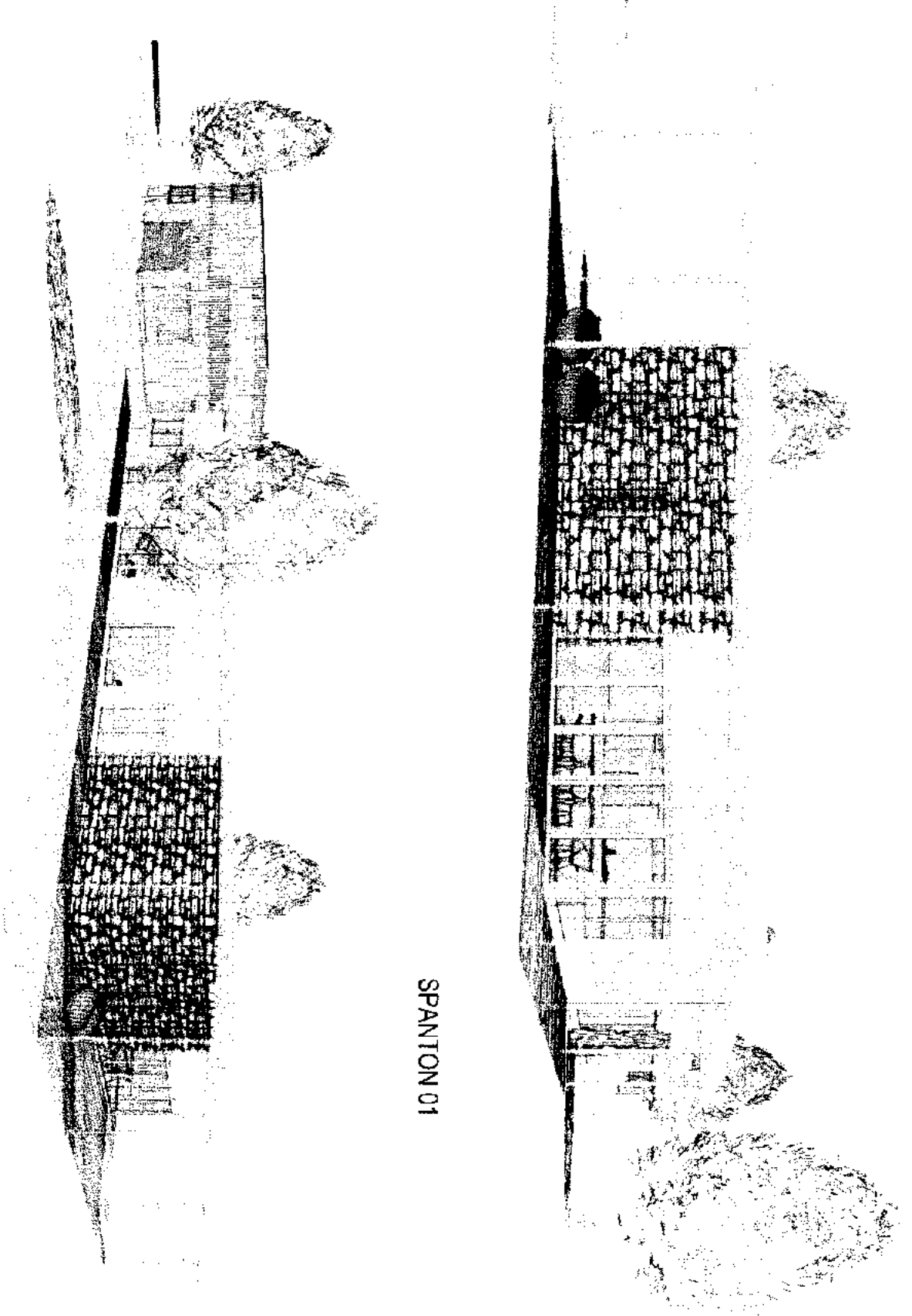


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LOT 12/ VIA HERITAGE LANE  
RUSSEL SPANTON

S K E T C H D E S I G N

REV E  
19/08/2014



SPANTON 01

SPANTON 02

P R O P O S E D R E S I D E N C E

LOT 127 VIA HERITAGE LANE  
RUSSEL SPANTON

S K E T C H D E S I G N

REV E  
19/08/2014

12/3519

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

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](http://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)

Russell & Mary Spanton

For companies, contact name

Postal address

4- P.O. Box 831

Suburb

Port Douglas

State

QLD

Postcode

4877

Country

Contact phone number

40985150

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)





Email address (non-mandatory requirement)

Vanillaaustralia  
@bigpond.com

Applicant's reference number (non-mandatory requirement)

**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.)

Dwelling w 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)			Captain Cook Hwy		12 CP	N157447	Douglas SC.
ii)			Craighe	4877			
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)			
ii)			
iii)			

**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)

37ha

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

Farm

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	Salvatore Cavallaro Orazia Cavallaro
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	S. Cavallaro, O Cavallaro
Date	25/8/14

**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)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

**Table I**

Name of water body, watercourse or aquifer

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)

**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

**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 7**

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the *Sustainable Planning Regulation 2009* identifies where compliance assessment is required.

**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](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://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.dsdiq.gov.au/MyDAS](http://www.dsdiq.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)
Dwelling & shed	HOUSE	1	—	—

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 type="checkbox"/> No	<input checked="" 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
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>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)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>the location and use of buildings on land adjoining the relevant land</li> <li>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</li> <li>for any new building on the relevant land, the location of refuse storage</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any proposed landscaping on the relevant land</li> <li>the location of any stormwater detention on the relevant land.</li> </ul>	<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"> <li>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)</li> <li>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).</li> </ul>	<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 checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
<b>When the application involves the reuse of existing buildings</b>		
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 checked="" type="checkbox"/> Not applicable	
<b>When the application involves new building work (including extensions)</b>		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are <b>recommended</b> scales) which show the following: <ul style="list-style-type: none"> <li>the north point</li> <li>the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only)</li> <li>the room layout (for residential development only) with all rooms clearly labelled</li> <li>the existing and the proposed built form (for extensions only)</li> <li>the gross floor area of each proposed floor area.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> 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	
<b>When the application involves reuse of other existing work</b>		
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 type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
<b>When the application involves new operational work</b>		
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

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**EARTH TEST**

**Site Classification**

**And**

**Wastewater Management System**

**For**

**Russell Spanton**

**At**

**Lot 12 Heritage Lane**

**Craigie**



### **INTRODUCTION:**

Earth Test has been engaged by Russell Spanton to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 12 Heritage Lane, Craiglie.

Real Property Description:-

Lot 12, on N 157447

Local Authority: Douglas Shire Council.

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

A site and soil evaluation was carried out in February 2012.

### **SITE FACTORS:**

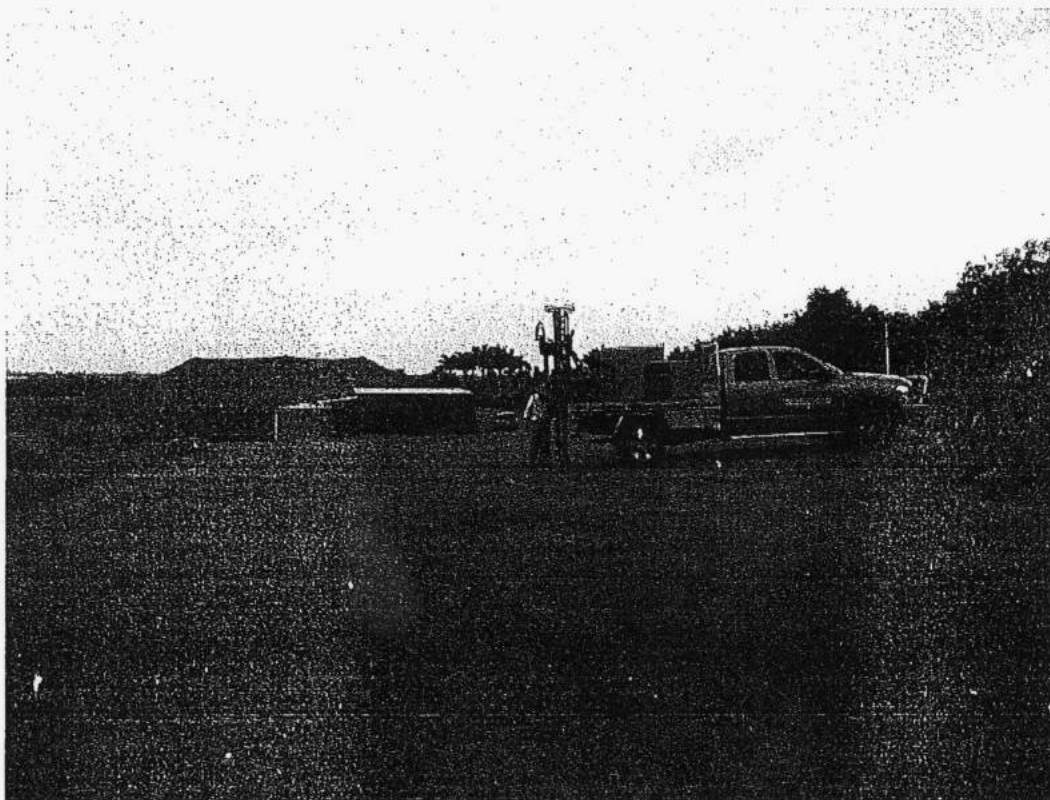
The site was identified during a meeting with the owners on-site.

The water supply to the site is from a bore.

No rock outcrops were found on site. An intermittent watercourse is shown on the site plan.

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and DCP2 and one borehole BH1 as shown on the site plan.

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



**BH1 being drilled at Lot 12 Heritage Lane, Craiglie**

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

<b>CLIENT:</b> Russell Spanton.		<b>DATE SAMPLED:</b> 10/02/2014
<b>PROJECT:</b> Lot 12 Heritage Lane, Craiglie.		<b>Sampled by:</b> L. Quinn
<b>REPORT DATE:</b> 13/03/2014		
<b>BOREHOLE No:</b> BH1		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.1	Brown Silty-Topsoil	Disturbed sample 0.6- 0.9m.
0.1-0.5	Orange-Brown Silty-Clay	Watertable not encountered
0.5-2.0	Orange-Brown Silty-Clay with Gravel	



## **EARTH TEST**

QBSA Lic No. 1017941.

### **ATTERBERG LIMITS TEST REPORT**

**CLIENT:** Russell Spanton

**SAMPLE No:** SI 039-14

**PROJECT:** Lot 12 Heritage Lane, Craiglie

**DATE SAMPLED:** 10/02/2014

**SAMPLE DETAILS:** BH1 0.6-0.9m, Orange-Brown  
Silty-Clay with Gravel

**Sampled by:** L. Quinn

**Tested By:** G. Negri

**REPORT DATE:** 13/03/2014

<b>TEST METHOD</b>	<b>RESULT</b>
<b>Liquid Limit:</b> AS 1289.3.1.2-2009	45%
<b>Plastic Limit:</b> AS 1289.3.2.1-2009	24%
<b>Plasticity Index:</b> AS 1289.3.3.1-2009	21%
<b>Linear Shrinkage:</b> AS 1289.3.4.1-2008	12.0%
<b>Length Of Mould:</b>	127.2mm
<b>Cracking, Crumbling, Curling, Number Of Breaks:</b>	Nil
<b>Sample History:</b>	Air Dried
<b>Preparation Method:</b>	Dry Sieved
<b>Insitu Moisture Content:</b>	20.1%

**EARTH TEST**

QBSA Lic No. 1017941.

**DYNAMIC CONE PENETROMETER REPORT**  
**AS 1289.6.3.2****CLIENT:** Russell Spanton**SAMPLE No:** SI 039-14**PROJECT:** Lot 12 Heritage Lane, Craiglie.**DATE SAMPLED:** 10/02/2014**SAMPLE DETAILS:** Sites "DCP1 & DCP2" as per  
site plan.**Tested By:** L. Quinn**REPORT DATE:** 13/03/2014

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



## **SITE CLASSIFICATION**

### **Lot 12 Heritage Lane, Craiglie.**

The Dynamic Cone Penetrometer test results indicate soft conditions to depths up to 0.9m at DCP2 and 0.8m at DCP1.

The Atterberg Limits test results indicate a moderately reactive soil.

Due to the soft conditions (uncontrolled fill) 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 12 Heritage Lane, Craiglie.**

The site and soil evaluation carried out on 10/02/2014 provided the following results.

**Site Assessment**

<b><u>Site Factor</u></b>	<b><u>Result</u></b>
Slope	2 degrees in Land Application Area, 5 Degrees at the house
Shape	Linear-Planar
Aspect	North-East in LAA, North at House site
Exposure	Good.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not in Land Application Area
Vegetation	Grass.
Watercourse/Bores	As shown on site plan.
Water table	Elevated due to high rainfall event.
Fill	Not in Land Application Area.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Soft, Saturated
Other site specific factors	Not noted

**Soil Assessment**

<b><u>Soil Property</u></b>	<b><u>Result</u></b>
Colour	Brown
Texture	Clay-Loam
Structure	Moderate
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	Not measured
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 six (6) persons has been chosen for the proposed four bedroom dwelling.

The residence is connected to a bore 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 "Reticulated water supply" gives a flow allowance of 150 L/Person/day.

The daily flow for the dwelling (6 persons @ 150 L/person/day) will be 900 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

$$\begin{aligned} L &= 900 / (30 \times 1.92) \\ &= 15.6\text{m.} \end{aligned}$$

**Use one 1.92m wide by 15.6m 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.



## **EARTH TEST**

QBSA Lic No. 1017941.

### **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**

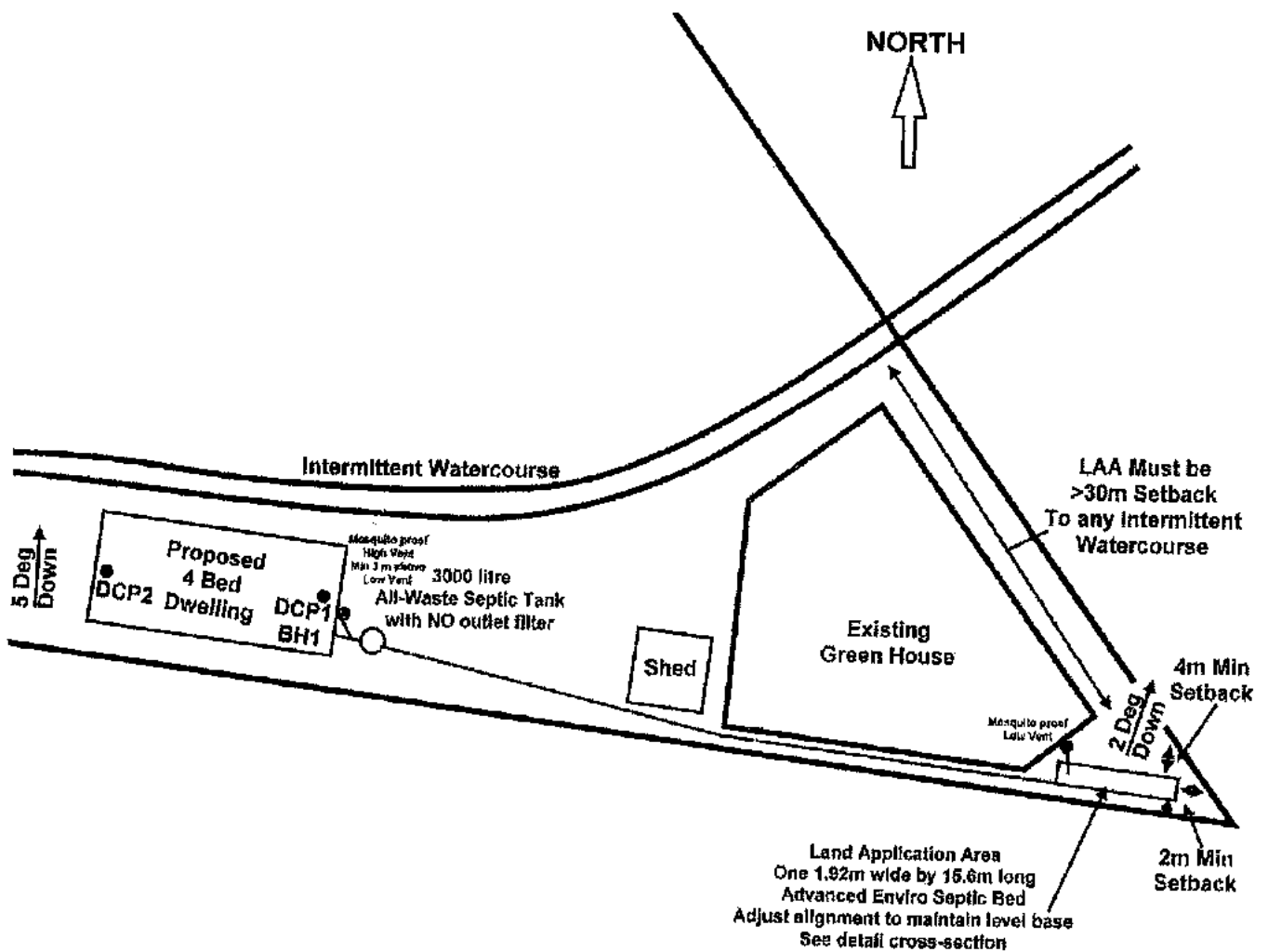
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

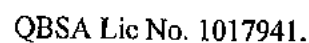
An operation and maintenance guide is attached to this report.

Leonard Quinn  
Earth Test



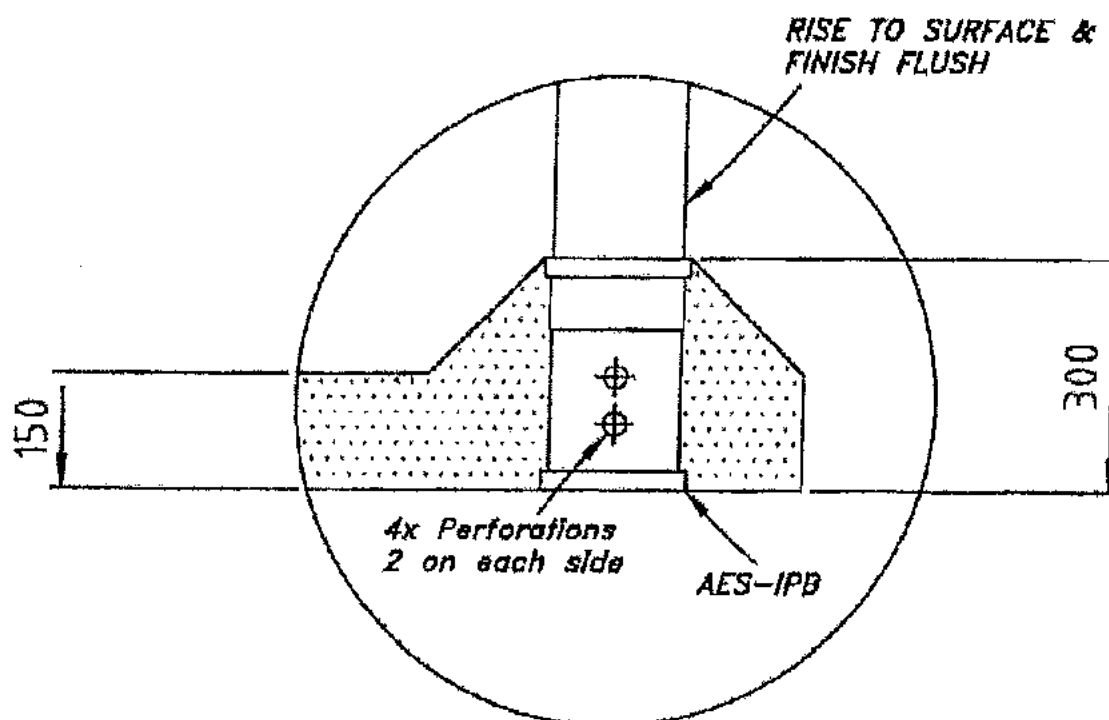
**SITE PLAN**  
**Lot 12 Heritage Lane, Craiglie.**  
**NOT TO SCALE**





**Base must be scarrified 200mm deep. Parallel to AES Pipes**

**1920mm Wide Two Pipe  
Advanced Enviro-Septic Cross-Section**

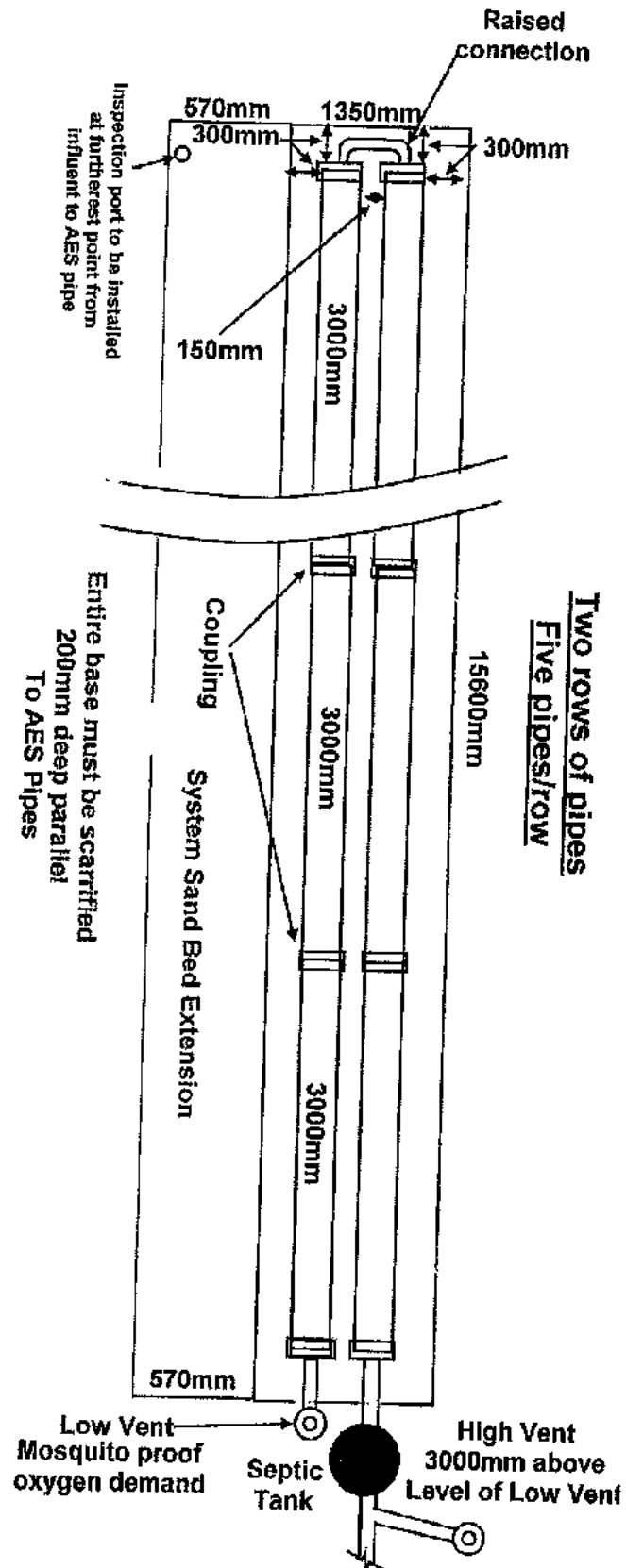


### AES Inspection Port Cross-Section Detail



## EARTH TEST

QBSA Lic No. 1017941.





## EARTH TEST

QBSA Lic No. 1017941.



### Advanced Enviro-septic Design Calculator v8.1

"Always the BEST Option" until site and soil conditions rule it out.

Site Address: Lot 12 Heritage Lane, Craigie

Client Name: Rossell Spanton

Designed By: L. Quinn - Earth Test

Designer Ph Number: 40954734

QBSA Lic Number: 1017941

Lic Plumber Name:

Plumber Ph Number:

Pump / Drainer Lic Number:

Council Area: Douglas Shire Council

AES Certif Number:

Date:

This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the design.

System Designer, Site and Soil calculation data entry

IMPORTANT NOTES

Is this a new home installation Y or N	Y	>> Minimum single vent size is 80mm or 2 x 50mm house vents
Number of person	6	a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance, Litre/Person/Day	150	
Number of rows required to suit site constraints	2	>> The maximum lth of a single AES pipe run is 20 meters
Information surface Soil Category as established by site and soil evaluation. CATEGORY	4	>> Category may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation (DLA (mm/day))	80	>> Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system based area	1200	>> Min depth below basal area is 500 mm to establish water table or restrictive layer
Enter System footprint Slope in % for standard AES systems to calculate extension	3.5	>> Consideration required for Sloping sites. Ref AS1547, refer comment.
Is this design a gravity system with no outlet filter? Y or N	Y	>> A House Vent & LOW VENT required on this system

PLEASE CHECK YOU HAVE FILL FROM TANK TO AES SYSTEM PIPES

COMMENTS: - "The outcome must be important to everyone."

- Ripping of receiving surface is required in clay soil structures in Cat 4, 5, 6. In addition refer to AS 1547. Always extend and tip parallel to the site slope/AES pipe.

- Designers need to be familiar with special requirements of Local Authorities. IE - Minimum falls from Septic tank outlets to Land application areas, etc

- All Sloping sites require special consideration and management through design of slope percentage, surface water and construction methods as per AS1547.

- Plumbers are reminded to practice good construction techniques as per AS 1547 and as provided on AES installation instructions supplied with components.

AES System Calculator Outcomes

Total System load - litres / day (Q)	800	l/d	AES System	System Extension
Min Length of AES pipe rows to treat loading	15.0	m	Lth m: (L)	15.0
Number of FULL AES Pipe lengths per row	5	lths	Width m: (W)	0.57
Total Capacity of AES System pipe in Litres	2120	lts	Sand Depth:	0.16
			Area m2	8.9

DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)

Y

IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"

Enter Current Width m >

AES INFILTRATION FOOT PRINT AREA -  $L = Q / (DLR \times W)$

for this Basic Serial design is

Length

Width

Minimum AES foot print required

15.0

x

1.92

=

30.8

m2 total

Check AES System Bill of Materials

Chankar Environmental Use Only

AES-PIPE	AES 9 mtr Lths required	10	lths
AESC	AESC Couplings required	8	
AESD	AESD Offset adaptors	4	
AESODV	AES Oxygen demand vent	1	
AES-PS	AES 50mm inspection port base	1	
TOTAL SYSTEM SAND REQUIRED (Quota Only)		21	m3

PLEASE email your AES CALC and Drawings to

DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU



Digitally signed by Kane  
Dickson  
DN: cn=Kane Dickson,  
o=Chankar  
Environmental,  
ou=Design Review,  
email=designreview@enviro-septic.com.au, c=AU  
Date: 2014.09.14 02:53:47  
+10'00'

Designreview@enviro-septic.com.au

- The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil

conditions referencing AS 1547:2012 are calculated and designed by a Qualified Designer

- Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.

- AES pipes can be cut to length on site. They are supplied in 3 meter lths only.

AES-Design-V8.1-Calculator-Slope-Trench-cut pipe Copy Right - Chankar Environmental Pty Ltd 2013