Allure Constructions QLD
PO Box 737,
SMITHFIELD QLD 4878
P) 0410 867 006

Neil Beck
Douglas Shire Council
PO Box 723,
MOSSMAN QLD 4873

Dear Neil, App# 40.2016.1814.1

We are applying for Development Approval for Property Lot 12 on RP738519 Thornton Peak Drive, Forest Creek on behalf of the land owners Adam & Marilyn Pikusa.

Please find the enclosed supporting documents;

- IDAS Forms 1 & 5
- Plans of Proposed Development
- Soil Test and Water Waste Management Report
- Application Fee Cheque for amount of $306.00

Local Authority: Douglas Shire Council

Area size is 1.133 hectares, with existing 6mx6m Shed and clearing pad for erection of proposed new dwelling.

Land is predominantly covered with rainforest and grass.

Intention of development is to construct new 4 Bedroom dwelling at the site on cleared pad. The house is for residential use only.

Please find below a report that assesses the development against the Planning Scheme Codes as required.

The relevant codes to address are;

Settlement Areas North of the Daintree River Locality Code

The proposed building is a one storey house and height will not exceed the maximum height of 6.5m. The roof height does not exceed the maximum height of 3.5metres

Land was purchased by owners approximately 2 years ago and was already cleared of vegetation and bare pad.

Please see **Vegetation Report** attached. It has been advised by the land owners a cyclone since hit the property since purchased which knocked down a few trees and vegetation. All debris vegetation was removed and cleared.

R/N174507.

The development minimises the loss of native vegetation and has minimal impacts on habitat of native animals and on the environment.

This site has not and will not be cleared more than the maximum area of 700m2.

No fences or barriers are erected which compromise or alienate habitat values.

Building materials and exterior finishes and colours of building/s are non-reflective and complement the colours of surrounding vegetation view from road.

House Colours

Roof : Colorbond Surfmist

Window surrounds, Gutter & Facias: Colorbond Shale Grey

Exterior James Hardie cladding : Wattyl Blue Grace

Rural Settlement Planning Area Code

Site coverage

The total m2 area of house is 324.697m2 plus an existing shed of 6x6m Shed which does not exceed the Site Coverage maximum of 450m2.

Building setbacks

The proposed house and existing shed maintains natural and rural character of the area and achieves separation from neighbouring buildings from front road frontage of Thornton Peak Drive.

As per the site plan number A6 provided the building is set back is not less than:

- 40 metres minimum from property boundary adjoining a State-Controlled Road; or
- 25 metres minimum adjoining Cape Tribulation Road Frontage; or
- 20 metres from property boundary adjoining any other road and
- 6 metres from side and rear property boundaries

Set back areas are also landscaped / screened from front road due to existing trees which maintains natural and rural character of the area.

Sloping sites

As per attached Earth Soil test, the proposed building/structure will be erected on land that does not exceed 15% maximum slope. The current cleared pad sits level on 4 degree slope.

Natural Hazards Code

The proposed development achieves setbacks from vegetation of 1.5 time the predominate mature canopy tree height and is at least 10 metres from vegetation strips or small areas of vegetation.

Driveway is not steep and provides adequate access for fire fighting and other emergency vehicles or trucks.

House Code

The proposed one storey new dwelling will be used for residential/ household purposes only.

Residents vehicles will be accommodated on site in a carport away from road. Carport will be located further than 6metres of Road.

Filling and Excavation Code

Please read Earth Test report attached. Photos below of cleared pad provided below;

Vehicle Parking and Access Code

- Vehicle Access from Thornton Peak Drive
- Driveway is accessible to vehicles and most trucks
- Driveway is not steep

Wastewater Treatment Facility / Management System

A detailed Wastewater management system has been outlined in detailed within the Soil test attached carried out on 20/7/2015.

Site has an existing Rainwater Tank next to existing shed.

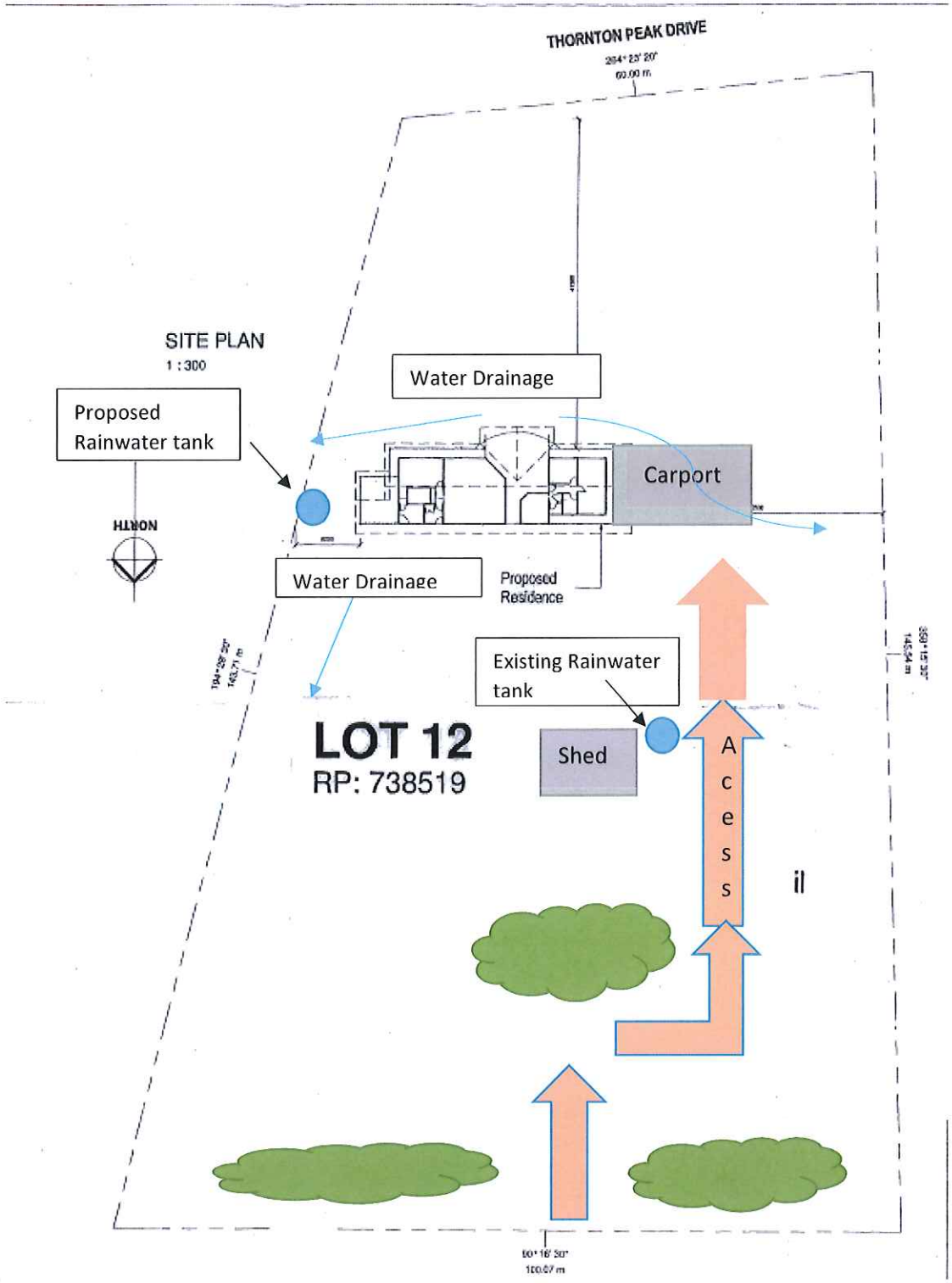
Drainage photos around Pad as shown in photos and shown on site plan below. Photos taken

12/11/16;

In compliance with plumbing codes;

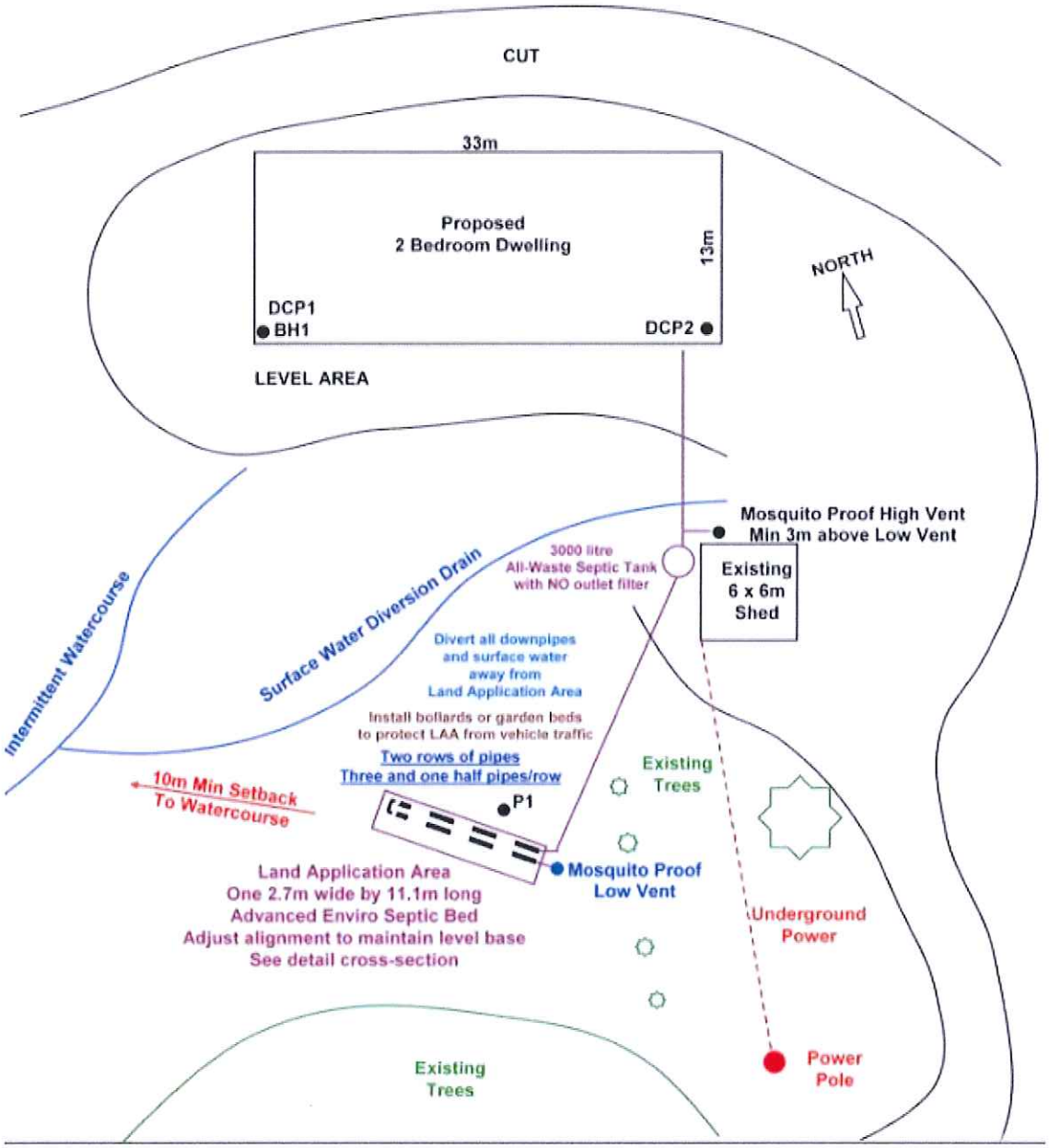
- AS/NZ 1547:2012 Onsite domestic-wastewater management
- Queensland Plumbing and Drainage Act 2002
- Queensland Standard Plumbing and Drainage Regulation 2003
- Queensland Plumbing and Wastewater Code

Onsite wastewater does not adversely impact on the environmental quality of water and soil resources to surrounding residents.


THORNTON PEAK DRIVE
SITE PLAN
1 : 300
Water Drainage
Proposed
Rainwater tank
Carport
NORTH
Water Drainage
Proposed
Residence
Existing Rainwater
tank
LOT 12
RP: 738519
Shed
Access

A

SITE PLAN
Lot 12 Thornton Peak Drive, Forest Creek.
NOT TO SCALE



Landscaping Code

Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping

A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.
The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code.

Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.
Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.

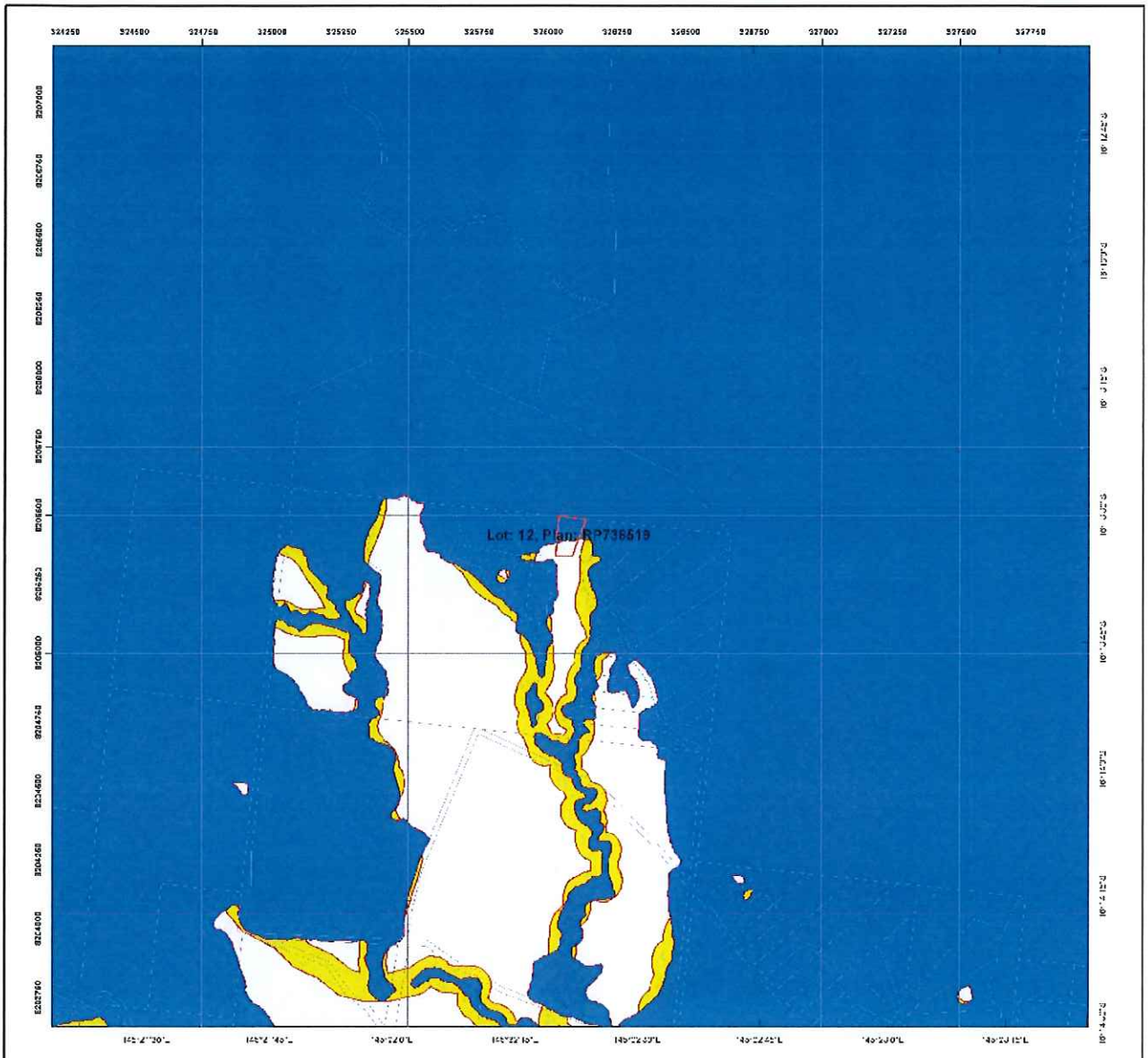
Natural Areas and Scenic Amenity Code

Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.

Land is not sloping greater than 15%. All vegetation other than cleared building pad was left in its natural state.

If you require any further information, please do not hesitate to contact me on the details provided.

Kind regards,
Emiline Moran



Regulated Vegetation Management Map

Legend

- Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Vegetation not regulated under the VMA)
- Water
- Area not categorised

Cadastral line
Property boundaries shown are provided as a locational aid only

Queensland Government

LOCALITY DIAGRAM

N

0 200 400 600 800 1,000 m

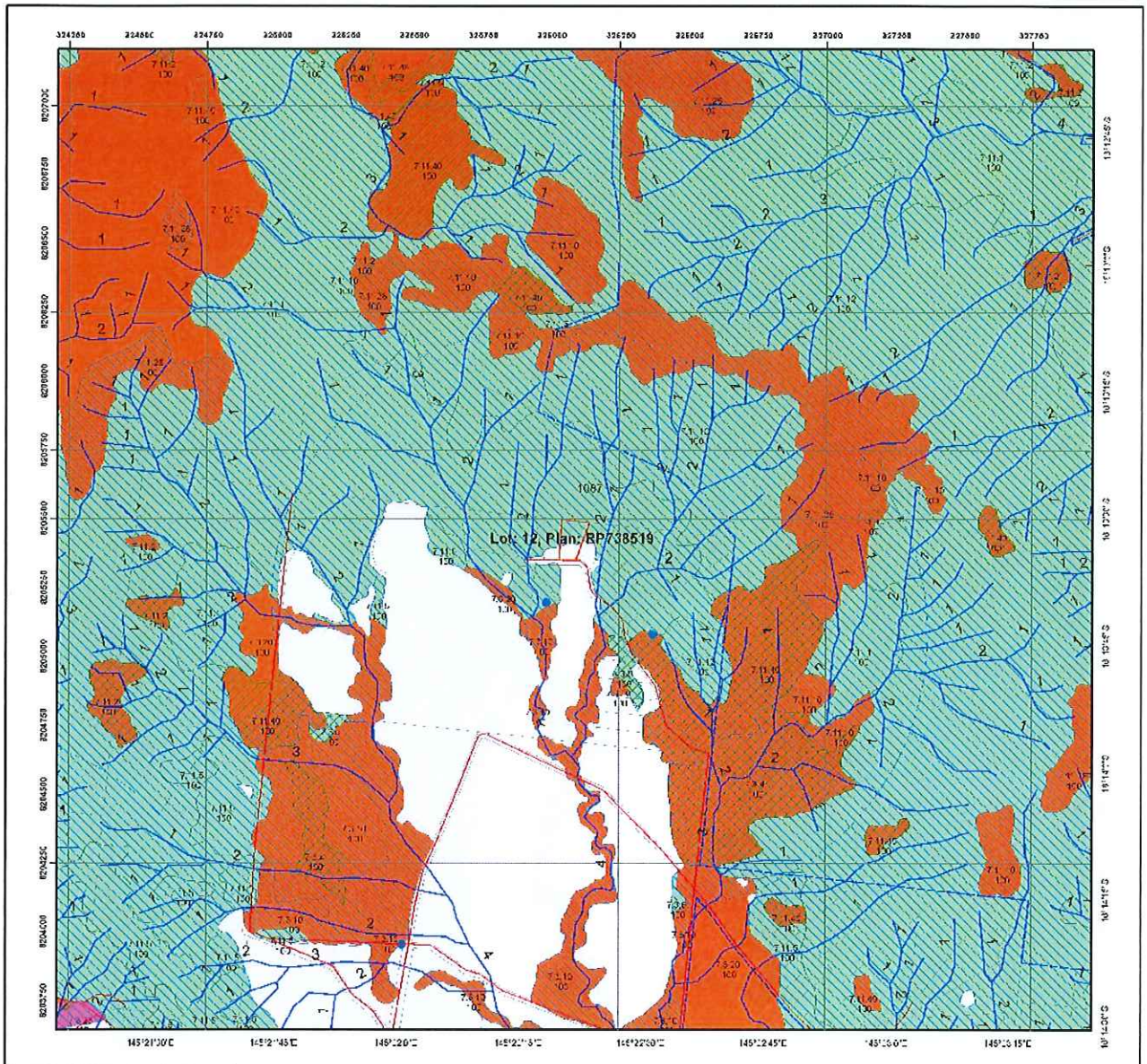
This product is projected into:
GDA 1994 MGA Zone 55

Disclaimer
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability or any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information required for the assessment of vegetation values is provided in the accompanying 'Vegetation Management Supporting map'. For further information go to the web site, www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at http://www.information.qld.gov.au/

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

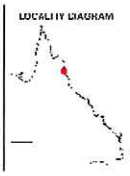


Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area containing remnant vegetation
- Category A or B area under Section 20AH
  These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area containing high value regrowth vegetation
- Category C area under Section 20AI
  These areas are edged in purple and filled with the remnant RE Status
- Non Remnant
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourse on the vegetation management watercourse map (Stream order shown as black number against stream where available)
- Roads
  © Pitney Bowes Software Pty Ltd
- National Parks, State Forest and other reserves
- Cadastral line
  Property boundaries shown are provided as a locational aid only

LOCALITY DIAGRAM



N

0 150 300 450 600 750 m

This product is projected into:
GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines and Pitney Bowes Software, makes no representations or warranties about its accuracy, reliability, completeness or suitability or any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the vegetation management watercourse map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at http://www.information.qld.gov.au

Lot: '12' Plan: 'RP738519'

Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - Module 8: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Sustainable Planning Act 2009*; and
- Self-assessable vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s or on and within 2.2 km of an identified coordinate on the accompanying essential habitat map.

This report identifies essential habitat in Category A, B and Category C areas.

The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.

Essential habitat is compiled from a combination of species habitat models and buffered species records.

The Department of Natural Resources and Mines website (http://www.dnrm.qld.gov.au) has more information on how the layer is applied under the State Development Assessment Provisions - Module 8: Native vegetation clearing and the *Vegetation Management Act 1999*.

Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.

Essential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

1) (a) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or

2) (b) in which the protected wildlife, at any stage of its life cycle, is located.

Essential habitat identifies endangered or vulnerable native wildlife prescribed under the *Nature Conservation Act 1994*.

Essential habitat in Category A and B (Remnant vegetation species record) areas:1100m Species Information

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
12263	Hedyotis novoguineensis	None	E	swampy grasslands; wet sclerophyll forest on areas seasonally inundated; swampy low woodland or forest of Melaleuca spp.; rainforest on moderate to poorly drained soils; open forest of Syzygium angophoroides, Xanthostemon crenulatus and Lophostemon suaveolens on margin of lateritic plateau	0 to 700 m	grey clay, poorly drained silty humic alluvium	swampy alluvial flats and terraces usually seasonally inundated, permanent spring on colluvial margin of lateritic plateau

Essential habitat in Category A and B (Remnant vegetation species record) areas:1100m Regional Ecosystems Information

Label	Regional Ecosystem (this is a mandatory essential habitat factor, unless otherwise stated)
12263	3.5.2, 7.3.5, 7.3.7, 7.3.10, 7.8.2, 7.11.40

Essential habitat in Category A and B (Remnant vegetation) areas:1100m Species Information

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
1087	Casuarius casuarius johnsonii (southern population)	Southern Cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.	no soil information	None

Essential habitat in Category A and B (Remnant vegetation) areas:1100m Regional Ecosystems Information

Label	Regional Ecosystem (this is a mandatory essential habitat factor, unless otherwise stated)
1087	7.1.3, 7.2.1, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.11, 7.3.1, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.10, 7.3.12, 7.3.17, 7.3.23, 7.3.25, 7.3.36, 7.3.37, 7.3.38, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.14, 7.11.1, 7.11.2, 7.11.5, 7.11.6, 7.11.7, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.18, 7.11.23, 7.11.24, 7.11.25, 7.11.28, 7.11.29, 7.11.30, 7.11.34, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.7, 7.12.9, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.39, 7.12.40, 7.12.44, 7.12.47, 7.12.50, 7.12.68. Also includes secondary habitat within identified priority corridors, and secondary habitat surrounded by primary habitat. Secondary regional ecosystems are 7.1.1, 7.1.2, 7.1.4, 7.1.5, 7.2.2, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.3.2, 7.3.9, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.26, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.39, 7.3.40, 7.3.43, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.11, 7.8.12, 7.8.13, 7.8.15, 7.8.16, 7.11.16, 7.11.19, 7.11.21, 7.11.26, 7.11.27, 7.11.31, 7.11.32, 7.11.36, 7.11.39, 7.11.40, 7.11.42, 7.11.43, 7.11.44, 7.11.46, 7.11.49, 7.12.10, 7.12.11, 7.12.12, 7.12.21, 7.12.22, 7.12.32, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.34, 7.12.35, 7.12.37, 7.12.41, 7.12.45, 7.12.48, 7.12.49, 7.12.53, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.67

Essential habitat in Category C (High value regrowth vegetation) areas:1100m Species Information - (no results)

Essential habitat in Category C (High value regrowth vegetation) areas:1100m Regional Ecosystems Information - (no results)

IDAS form 1—Application details

(*Sustainable Planning Act 2009* version 4.2 effective 3 August 2015)

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.

App# 40.2016.1814.1

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.

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)	Allure Constructions QLD
For companies, contact name	**Emiline Moran**
Postal address	PO Box 737
	Suburb: Smithfield
	State: QLD Postcode: 4878
	Country:
Contact phone number	0410867006 (Emiline)
Mobile number (non-mandatory requirement)	0415196402 (Mark)
Fax number (non-mandatory requirement)	

Email address (non-mandatory requirement)	markmoran85 @ gmail.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.)

New Single Storey Dwelling

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)			Thornton Peak Drive	4873	12	RP738519	Douglas Shire Council
ii)							
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			
					☐ GDA94 ☐ WGS84 ☐ other	

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

11330 m^2

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	Adam & Marilyn PIKUSA
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	Marilyn Pikusa.
Date	15th of October 2016

Table G	
Name of owner/s of the land	
☐ 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	
☐ 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)

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. 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 Infrastructure, Local Government and Planning (DILGP), 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

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

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government 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 3.1 effective 3 August 2015)

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.

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)

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	☑ No	☐ Yes
New building work on the premises	☐ No	☑ Yes
The reuse of existing operational work on the premises	☑ No	☐ Yes
New operational work on the premises	☑ No	☐ 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		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are **recommended** scales) which shows the following: • the location and site area of the land to which the application relates (*relevant land*) • 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.	☑ 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.	☑ 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.).	☑ Confirmed	
Information that states: • 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).	☑ Confirmed ☐ Not applicable	

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	☐ Confirmed ☑ 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.	☐ Confirmed ☑ 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: • 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.	☑ 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)	☑ 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.	☑ Confirmed ☐ 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.	☐ Confirmed ☑ 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.	☐ Confirmed ☑ 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 Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

EARTH TEST

Site Classification

And

Wastewater Management System

For

Adam & Marilyn Pikusa

At

Lot 12 Thornton Peak Drive

Forest Creek

Postal address: Earth Test, PO Box 1042, Tolga, Qld 4882. Phone: 4095 4734
e-mail: len@earthtest.com.au

INTRODUCTION:

Earth Test has been engaged by Adam & Marilyn Pikusa to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 12 Thornton Peak Drive, Forest Creek.
Real Property Description:-
Lot 12, on RP 738519
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 July 2015.

SITE FACTORS:

The site was identified by its site address, a photo is included to confirm the sites identity.
The Lot has an area of 1.133 hectares and is predominantly covered with rainforest and grass.
The proposed house location is on a bare pad in the clearing in the council.
The water supply to the site will be from a future bore.
No rock outcrops where noted at the site. An intermittent watercourse is shown on the site plan.
Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and DCP2, 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 12 Thornton Peak Drive, Forest Creek.

SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Adam & Marilyn Pikusa. **PROJECT:** Lot 12 Thornton Peak Drive, Forest Creek. **REPORT DATE:** 6/08/2015	**DATE SAMPLED:** 20/07/2015 **Sampled by:** L. Quinn & P. Weigand

BOREHOLE No: BH1

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-2.0	Yellow-Brown Clayey-Silt with Quartz	Disturbed sample 0.9- 1.2m. Watertable not encountered

ATTERBERG LIMITS TEST REPORT

CLIENT: Adam & Marilyn Pikusa

PROJECT: Lot 12 Thornton Peak Drive, Forest Creek

SAMPLE DETAILS: BH1 0.9-1.2m

REPORT DATE: 6/08/2015

SAMPLE No: SI 264-15

DATE SAMPLED: 20/07/2015

Sampled by: L. Quinn & P. Weigand

Tested By:

TEST METHOD		RESULT
Liquid Limit:	AS 1289.3.1.2-2009	36%
Plastic Limit:	AS 1289.3.2.1-2009	21%
Plasticity Index:	AS 1289.3.3.1-2009	15%
Linear Shrinkage:	AS 1289.3.4.1-2008	8.0%
Length Of Mould:		125.0mm
Cracking, Crumbling, Curling, Number Of Breaks:		Nil
Sample History:		Air Dried
Preparation Method:		Dry Sieved
Insitu Moisture Content:		14.2%

DYNAMIC CONE PENETROMETER REPORT AS 1289.6.3.2

CLIENT: Adam & Marilyn Pikusa

PROJECT: Lot 12 Thornton Peak Drive, Forest Creek.

SAMPLE DETAILS: Sites "DCP1 & DCP2" as per site plan.

REPORT DATE: 6/08/2015

SAMPLE No: SI 264-15

DATE SAMPLED: 20/07/2015

Tested By: L. Quinn & P. Weigand

DEPTH (Metres)	Site: DCP1	Site: DCP2
	No Blows	No Blows
0.0 – 0.1	5	5
0.1 – 0.2	3	4
0.2 – 0.3	2	4
0.3 – 0.4	2	4
0.4 – 0.5	2	3
0.5 – 0.6	2	3
0.6 – 0.7	3	3
0.7 – 0.8	3	2
0.8 – 0.9	4	3
0.9 – 1.0	6	10
1.0 – 1.1	3	9
1.1 – 1.2	4	10
1.2 – 1.3	5	11
1.3 – 1.4	5	7
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 12 Thornton Peak Drive, Forest Creek.

The Dynamic Cone Penetrometer test results indicate soft conditions at DCP1 to 0.6m and adequate allowable bearing pressure after that to 1.5m.

All footings should be based below the soft conditions.

The Atterberg Limits test results indicate a slightly reactive soil.

The characteristic surface movement (y_s) is estimated to be in the $0 < y_s \leq 20$mm range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-"S".**

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.

Leonard Quinn.
Earth Test.

SITE AND SOIL EVALUATION

Lot 12 Thornton Peak Drive, Forest Creek.

The site and soil evaluation carried out on 20/07/2015 provided the following results.

Site Assessment

Site Factor	Result
Slope	Level pad on 4 dgeree slope
Shape	Linear-Planar
Aspect	South-West
Exposure	Moderate – Some shade from trees
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not found
Vegetation	Grass in clearing in rainforest & Bare house pad.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Some uncontrolled fill at on pad.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Nil

Soil Assessment

Soil Property	Result
Colour	Yellow-Brown Mottled Grey
Texture	Clay-Loam
Structure	Moderate
Coarse Fragments	<10%
Measured Permeability Ksat (m/d)	P1 = 0.13
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	20

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 four (4) persons has been chosen for the proposed two bedroom dwelling.

The site will be 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 (4 persons @ 150 L/person/day) will be 600 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 / (DLRxW)
Where:
L = length in m
Q = design daily flow in L/day
DLR = Design Loading Rate in mm/d
W = Width in m

L = 600/(20*2.7)
= 11.1m.

Use one 2.7m wide by 11.1m long Advanced Enviro-Septic bed.
See site plan and detail cross-section.

Two rows of AES pipe, three and one half pipes per row

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

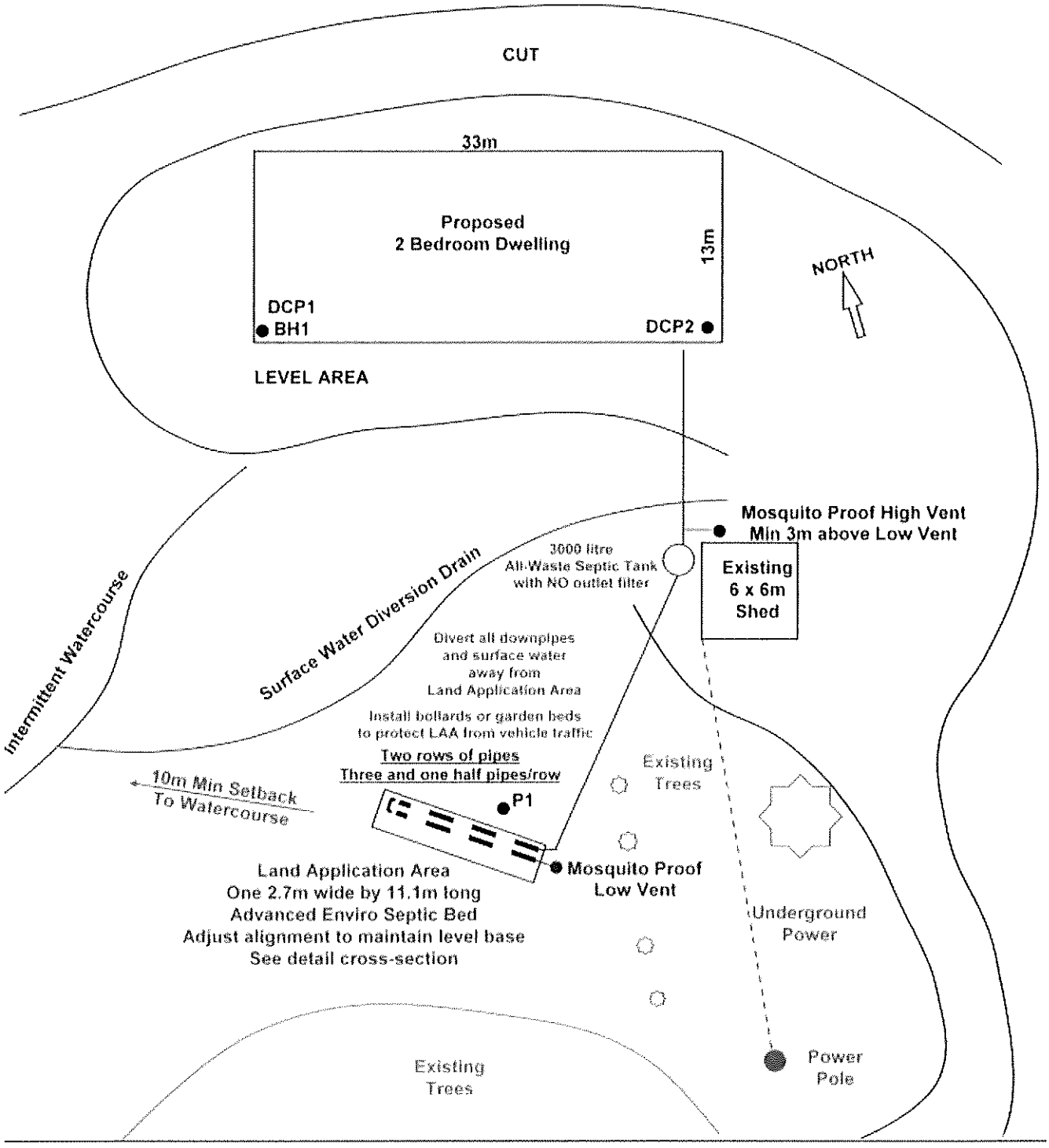
Avoid compaction by keeping people and machinery off the finished trench or bed floor. The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

Operation and Maintenance

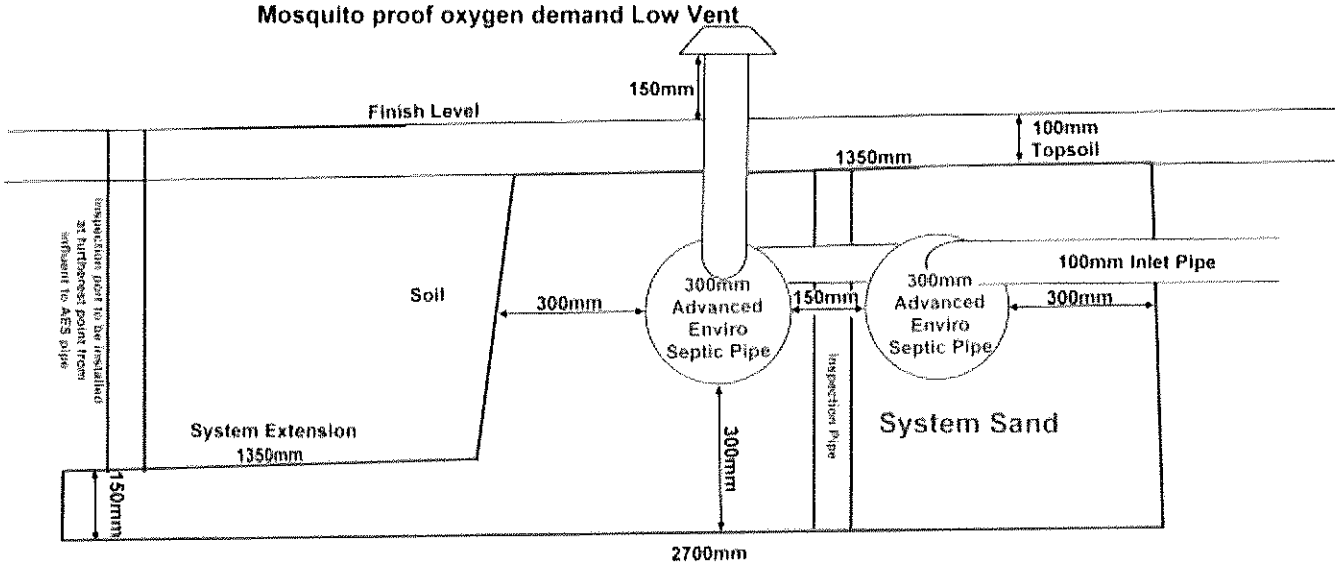
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Leonard Quinn
Earth Test

SITE PLAN
Lot 12 Thornton Peak Drive, Forest Creek.
NOT TO SCALE

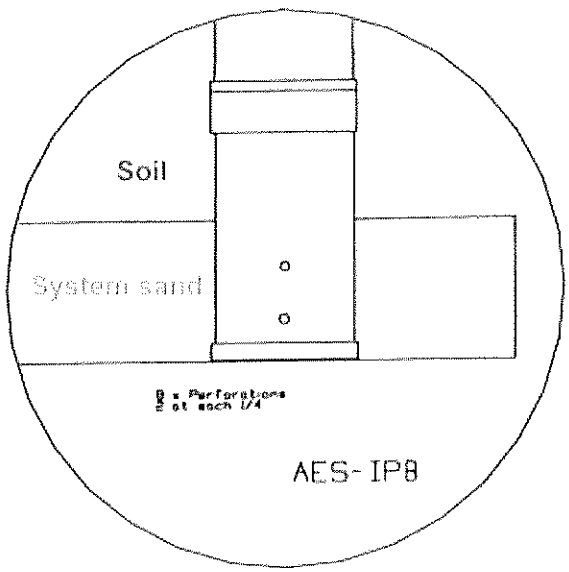


THORNTON PEAK DRIVE

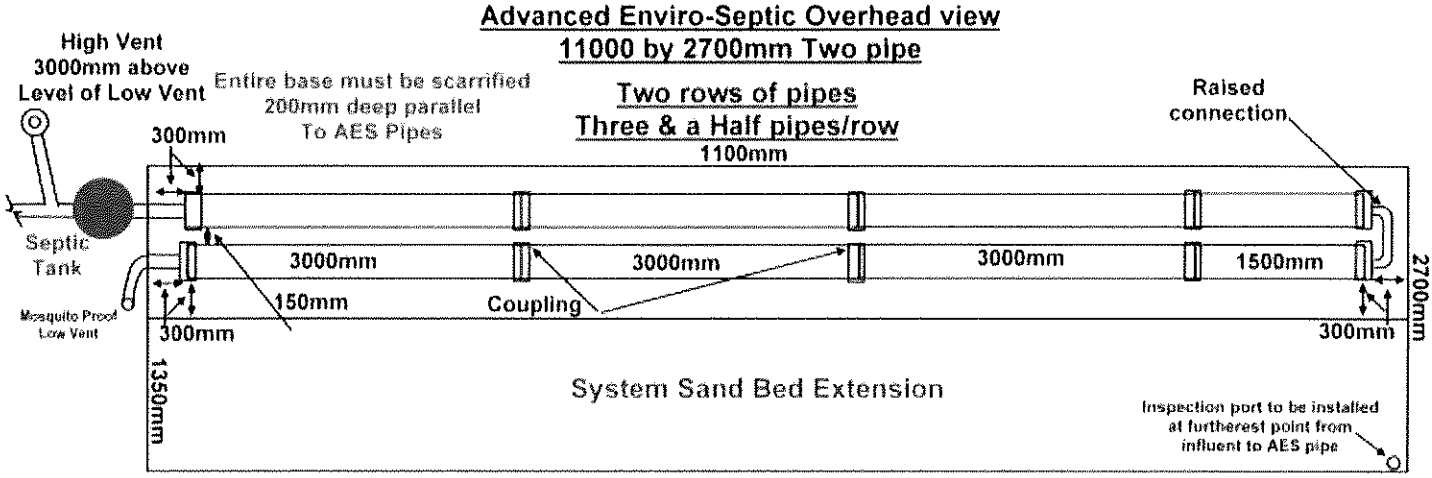


Base must be scarrified 200mm deep. Parallel to AES Pipes

2700mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section



AES Inspection point detail


Advanced Enviro-Septic Overhead view
11000 by 2700mm Two pipe
Two rows of pipes
Three & a Half pipes/row
High Vent
3000mm above
Level of Low Vent
Entire base must be scarrified
200mm deep parallel
To AES Pipes
Raised
connection
300mm
1100mm
Septic
Tank
3000mm
3000mm
3000mm
1500mm
2700mm
Mosquito Proof
Low Vent
150mm
Coupling
300mm
300mm
1350mm
System Sand Bed Extension
Inspection port to be installed
at furtherest point from
influent to AES pipe

ADVANCED ENVIRO-SEPTIC™ "Always The First Option"

Advanced Enviro-septic Design Calculator V8.1

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

Site Address	Lot 12 Thornton Peak Drive, Forest Creek		
Client Name	Adam & Marilyn Pikusa		
Designed By	Earth Test	Designers Ph Number 40954734	QBSA Lic Number 1017941
Lic Plumber Name		Plumber Ph Number	Plumb / 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 Designers site and soil calculation data entry		IMPORTANT NOTES
Is this a new home installation Y or N	Y	>> Minimun single vent size is 80mm or 2 x 50mm house vents
Number of person	4	a septic tank outlet filter is NOT RECOMMENDED
Daily Design Flow Allowance Litre/Person/Day	150	
Number of rows required to suit site constrants	2	>> The maximum lth of a single AES pipe run is 30 meters
Infiltration surface Soil Category as established by site and soil evaluation. CATEGORY	4	>> Catagory may require design considerations. Ref AS1547
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20	>> Soil conditioning may be necessary. Ref AS1547 & Comments.
Bore log depth below system Basel area	1600	>> Min depth below basel area is 600 mm to establish water table or restrictive layer
Enter System footprint Slope in % for standard AES systems to calculate extension	7	>> 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 FALL 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 excavate and rip parallel to the site slope/AES pipe.
- Specialist soils advice and special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547

- All Sloping sites require special consideration and management through design of slope percentage, surface water and construction methods as per AS1547.
- Plumbers are reminded that good construction techniques as per AS1547 are especilly important in these soil types. Refer AS1547 & AES installation instructions

AES System Calculator Outcomes			AES dimensions		
				AES System	System Extension
Total System load - litres / day (Q).	600	l/d	Lth m : (L)	11.1	11.1
Min Length of AES pipe rows to treat loading	10.0	lm	Width m:(W)	1.35	1.35
Number of FULL AES Pipe lengths per row	4	lths	Sand Depth :	0.75	0.15
Total Capacity of AES System pipe in Litres	1484	ltr.	Area m2	15.0	15.0
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 Custom Width m >		

AES INFILTRATION FOOT PRINT AREA - L = Q / (DLR x W)	Length		Width		Minimum AES foot print required .
for this Basic Serial design is	11.1	x	2.70	=	30.0 m2 total

Code	AES System Bill of Materials			Chankar Environmental Use Only
AES-PIPE	AES 3 mtr Lths required	7	lths	
AESC	AESC Couplings required	6		
AESO	AESO Offset adaptors	4		
AESODV	AES Oxgen demand vent	1		
AES-IPB	AES 90mm inspection port base	1		
	TOTAL SYSTEM SAND REQUIRED (Guide Only)	16	m3	

PLEASE email your AES CALC and Drawings to
DESIGNREVIEW@ENVIRO-SEPTIC.COM.AU

ADVANCED ENVIRO-SEPTIC™

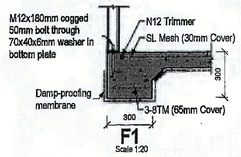
Digitally signed by Kane Dickson
DN: cn=Kane Dickson, o=Chankar Environmental, ou=Design Review, email=designreview@enviro-septic.com.au, c=AU
Date: 2016.10.26 13:10:22 +10'00'

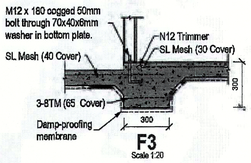
Designreview@enviro-septic.com.au

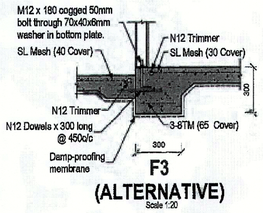
» The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing AS 1547 2012 are calculated and designed by a Qualified Designer

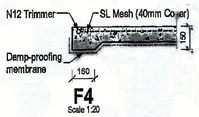
» Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator

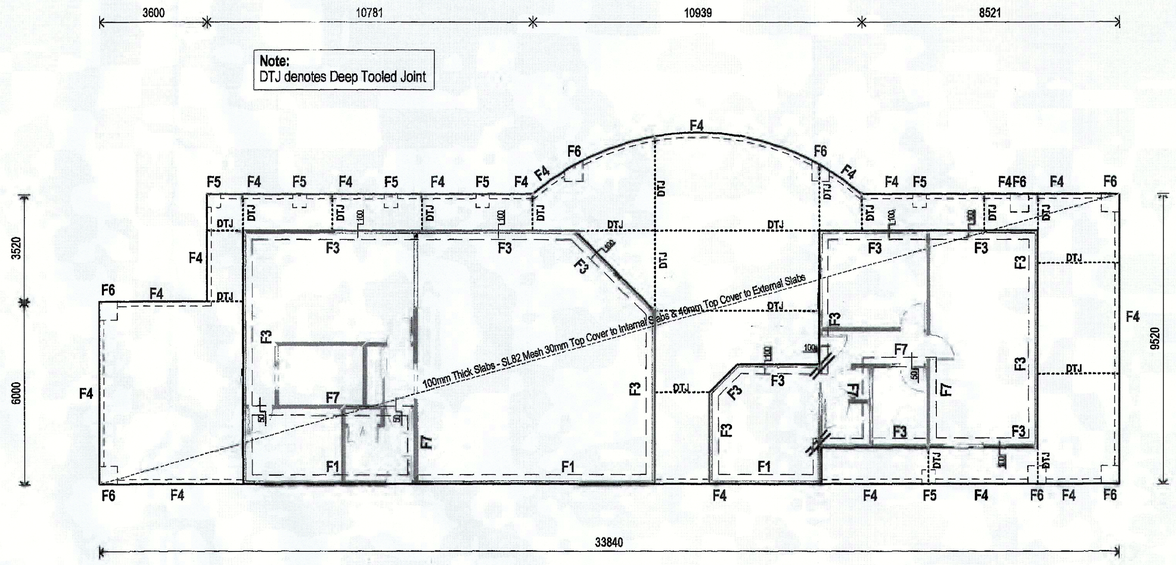
» AES pipes can be cut to lenght on site. They are supplied in 3 meter lths only.







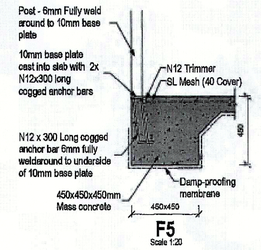


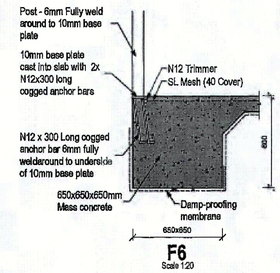


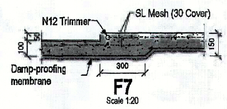
SLAB & FOOTING PLAN

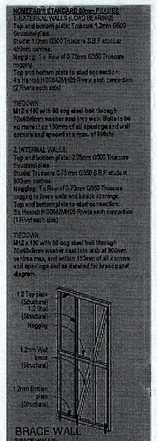
1 : 100

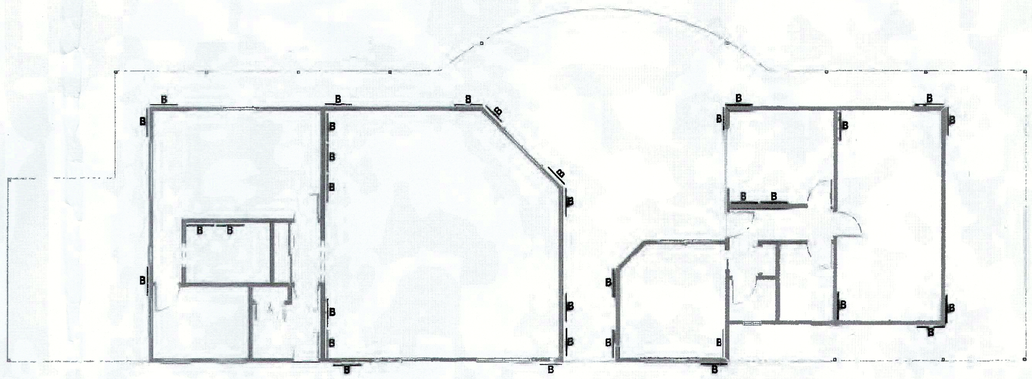
SOILTEST CLASS S DETERMINED BY EARTH TEST, P.O. BOX 1042, TOLGA, QLD, 4882 DATED SEPTEMBER 2015 JOB NUMBER SI 264-15REPORTV2





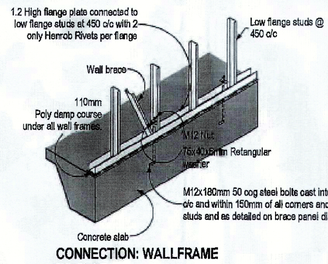




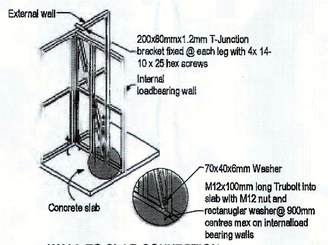


BRACING PLAN

1 : 100



CONNECTION: WALLFRAME TO SLAB



WALL TO SLAB CONNECTION

Fixing External Wall Connections:
Screw fix *external wall to external walls* together with:1x 14x10-25 Hex Screws @ 300c/c

T-JUNCTION BRACKET:
Provide T-Junction bracket to all *internal to external wall connections* as per T-Junction detail

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Email: sales@homefab.com.au

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2

22/8/16

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lic. under QBCC Act 1991 - No. 19563
ABN 73 437 167 573
ACN 143 332 099
MEMBER

Home-Fab Job Number: PIKUSA3

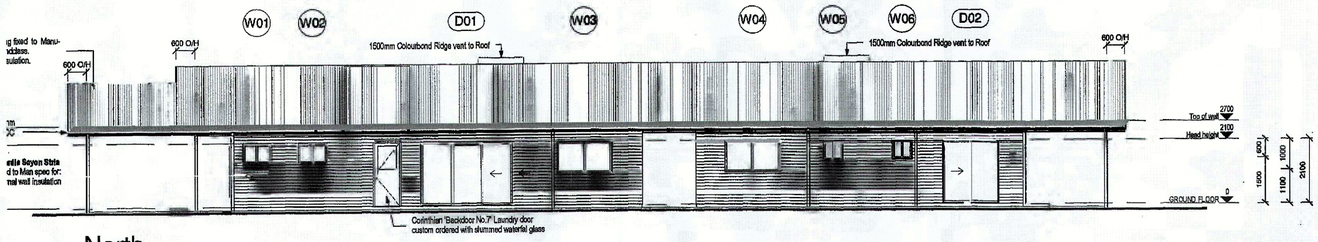
PROPOSED RESIDENCE FOR ADAM & MARILYN PIKUSA ON; LOT 12 THORNTON PEAK DRIVE, FOREST CREEK

SEPTEMBER 2016

1:100, 1:20 ON A1 SHEET

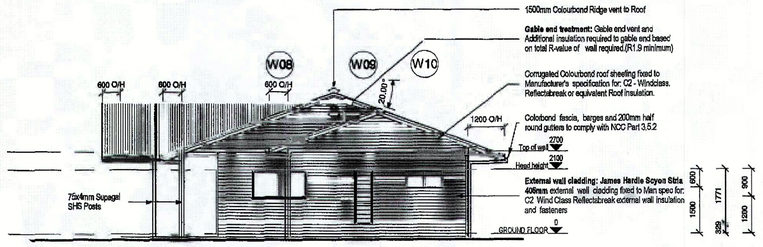
A.3

WIND CLASSIFICATION: C2



North

1 : 100

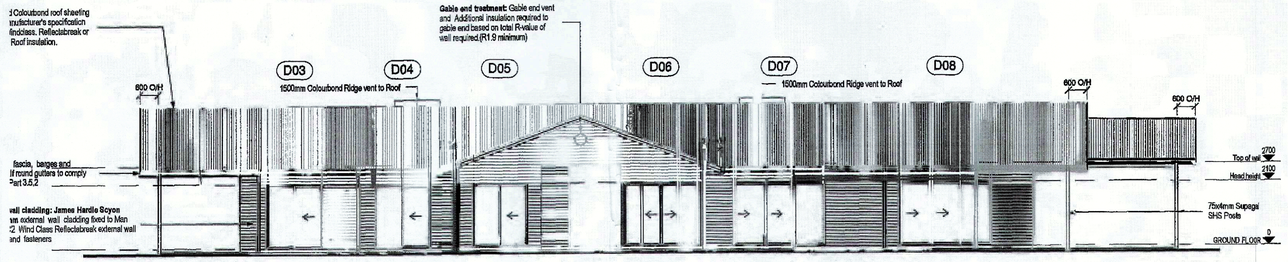


East

1 : 100

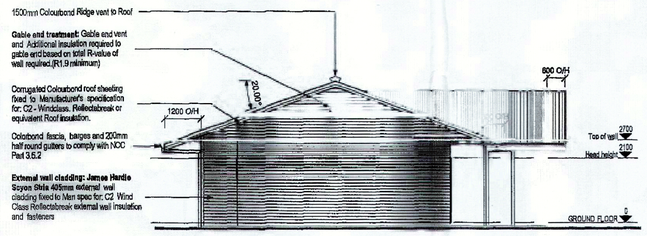
Window Schedule - All windows shall be G.James 165 Series compliant with AS2047, glazed in accordance with AS1288 and installed to the manufacturers recommendations and details. All surface finishing shall be in accordance with AS1231 (Anodising) and/or AS3715 (Powder Coating).				
Mark	Height	Width	Operation	Head Height
W01	600	900	Sliding Glass Window	2100
W02	600	900	Sliding Glass Window	2100
W03	1000	1800	Sliding Glass Window	2100
W04	1000	1800	Sliding Glass Window	2100
W05	600	600	Sliding Glass Window	2100
W06	600	600	Sliding Glass Window	2100
W07	900	1800	Sliding Glass Window	2100
W08	900	1800	Sliding Glass Window	2100
W09	1771	600	Breezeway 152mm Glass Blade Easyscreen Louvre System	2100
W10	600	1200	Sliding Glass Window	2100

Glass Door Schedule				
Mark	Height	Width	Operation	Head Height
D01	2100	3000	Glass Triple Sliding	2100
D02	2100	1800	Glass Sliding	2100
D03	2100	1800	Glass Sliding	2100
D04	2100	1600	Glass Sliding	2100
D05	2100	1800	Glass Sliding	2100
D06	2100	3626	Quad Slider	2100
D07	2100	3000	Glass Triple Sliding	2100
D08	2100	3000	Glass Triple Sliding	2100



South

1 : 100



West

1 : 100

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22/9/16

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ACN 163 352 699
MEMBER

Home-Fab Job Number: PIKUSA3

PROPOSED RESIDENCE FOR ADAM & MARILYN PIKUSA ON; LOT 12 THORNTON PEAK DRIVE, FOREST CREEK

SEPTEMBER 2016

1:100 ON A1 SHEET

A.5

WIND CLASSIFICATION: C2

ECKED ON SITE AND VERIFIED BY BUILDER BEFORE WORK COMMENCES.
TAINED BY SCALING THE STRUCTURAL DRAWINGS.

SIGNED IN ACCORDANCE WITH THE FOLLOWING LOADING CODES:
3 & LOAD COMBINATIONS.
.5KPA
.0KPA

	GENERAL AREAS	n	n/2
SE	0.95 KPa	1.77 KPa	1.59 KPa
	2.23 KPa	3.05 KPa	3.68 KPa

SS SHALL BE TAKEN TO THE DEPTHS SHOWN, OR TO A FOUNDATION STRATA
A BEARING PRESSURE OF 100 KPA WHICHEVER IS THE DEEPER.
E FROM LOOSE MATERIAL, MUD AND WATER. UNDERSIDE OF ALL FOOTINGS
NATURAL GROUND LEVEL UNLESS SHOWN OTHERWISE.
S SHALL BE DONE BY MECHANICAL AUGER OR OTHER APPROVED MEANS,
ERTICAL, AND SIDES AND BOTTOM SHALL BE FREE FROM LOOSE
LACED IN EACH HOLE WITHIN 12 HOURS.

ERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION
SUIT FINAL DESIGN LEVELS
R THE DEMOLITION OF ANY EXISTING BUILDINGS INCLUDING BREAKING UP AND
, SERVICE PIPES, SEPTIC TANKS ECT AND EXISTING TREES
WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION. ANY SOIL DISTURBED
PACTED.
OR SLAB SUPPORT AND PAVEMENT AREAS, THE EXPOSED SUBGRADE SHALL
CHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 98% OF
TED DENSITY (AS 1289 TESTS 5.3.1 & 5.5.1) SUBGRADE COMPACTION SHALL BE
ECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY
S WHICH MAY EXIST.
LDINGS AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS
ICKNESS UNDER LEVEL 3 SUPERVISION (AS 3798-1990 'GUIDELINES
IAL AND RESIDENTIAL DEVELOPMENTS) TO THE MAX DRY DENSITY RATIO OF
F THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS
. COHESIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD

PRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX
FROM BASEMENT AREA SHOULD NOT BE SUITABLE FOR REUSE AS FILLING.
OR BATTERED TO A SLOP OF NOT STEEPER THAN 2h:1v. ALL EXPOSED FILLING
SION.
URE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT
UCED) SETTLEMENT) TO ANY ADJACENT MOVEMENT –

ALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS4100 AND
Y THE CURRENT DOCUMENTS.
L STEEL SHALL BE IN ACCORDANCE WITH:
D SECTIONS
SECTIONS
SECTIONS
SECTIONS
H STRENGTH STEEL
L WELDS SHALL BE CATEGORY SP IN ACCORDANCE WITH CLAUSE 1.3.2

L WELDS SHALL BE 6MM CONTINUOUS FILLET WELDS
L BOLTS SHALL BE OF GRADE 4.6/s
CKED BY THE CONTRACTOR ON SITE PRIOR TO FABRICATION
PROVIDE ALL BOLTS NECESSARY FOR THE ERECTION OF THE STEEL WORK
CESSARY FOR THE ERECTION OF THE TIMBER WORK WHETHER OR NOT

ORIES TO PURLINS AND GIRTS TO BE STRICTLY IN ACCORDANCE WITH THE

E IN ACCORDANCE WITH THE CURRENT EDITIONS OF AS 3600 AND AS 1379 EXCEPT
T DOCUMENTS.

GGREGATE	CEMENT TYPE	ADMIXTURE
20 20	GP	-
) GP		-

ETE CHARACTERISTIC STRENGTH (f'c) AT 28 DAYS.
D
T
TELY VIBRATED
THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN
HE PRIOR APPROVAL OF THE ENGINEER. PIPES OR ELECTRICAL CONDUITS
E CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE
R, TO EMBEDDED PIPES OR CONDUIT SHALL BE A MIN. OF 20mm THICK.
BE MADE ONLY WHERE SHOWN OF THE DRAWINGS OR WHERE APPROVED

D FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
OWN ON THE DRAWING MUST BE APPROVED BY THE ENGINEER. FOR
Pa.
LL BE CURED BY AN APPROVED BY AN APPROVED METHOD FOR SEVEN
TE IS SET.
3 TO SUSPENDED SLABS AND BEAMS SHALL REMAIN IN POSITION FOR
TE UNLESS SPECIFIED OTHERWISE SUCH FLOOR SHALL REMAIN

L CONTAINING ORGANIC MATTER IS TO BE REMOVED AND REPLACED BY
L. COMPACTED AS FOLLOWS:-
M DENSITY INDEX = 85%
%) = 98% STANDARD COMPACTION
R UNDER STEEL COLUMNS, BASE PLATES AS SPECIFIED.

PLY WITH THE CURRENT EDITIONS OF AS 1302, AS 1303, AS 1304 AND

D BARS	GRADE 500
	GRADE 400Y
	GRADE 250R
	GRADE 450P
D DEFORMED	GRADE 450W

N FLAT SHEETS.
MENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE DRAWINGS.

NING WALLS UNTIL 21 DAYS AFTER CONCRETE HAS BEEN
THE RETAINING STRUCTURES UNLESS NOTED OTHERWISE.

HE FULL LENGTH OF THE EARTH RETAINING WALLS SHALL
AINED SOIL OF HIGH PERMEABILITY (ie CLEAN COURSE SAND
H OF 300MM FOR THE FULL RETAINING HEIGHT.

ng in accordance with BCA Part 3.7.2.4. **Smoke alarm** to comply with AS3786, AS 3000 and BCA 3.7.2.3

l to floor wastes in accordance with BCA 3.8.1

n, Ere, and wo windows. All other to be clear glass. Glazing to be in accordance with: AS 1288, AS 2208, and AS

with the relevant standards, sewerage bylaws and Local Authority requirements.

ccordance with the NCC Section 3.5, Part 3.5.2 Gutters and Downpipes.

PC
70. Ensure minimum 75mm exposed slab edge for inspection.
d by proprietary system. Provide warranty from installer.
l to be treated AS1604 H2 internal and H3 external.Provide certificate of treatment.
e with BCA 3.1.3

d water unit in accordance with AS. 3500.4.2 (1997) to be provided.

y tubs,Kitchen sinks and basins.

l have an energy efficient rating of at least 2.9. Ensure door and window openings are correctly sealed in
3.A

g areas (allow 2) and Bedrooms (allow 1) Outdoor living spaces: (Bigger than 12sqm, min. 2.5m wide, min. 2 sides
- 1 per 20sq.m

a dwelling or addition to be fitted with energy efficient lighting as required by QDC MP 4.1 including balcony or Patio.

sulation required to gable ends based on total R value of wall required. (R1.9 min.)

THORNTON PEAK DRIVE

264° 23' 20"
60.00 m

41380

32509

8200

Proposed
Residence

358° 15' 30"
145.54 m

194° 26' 30"
143.71 m

90° 16' 30"
100.07 m

NORTH

SITE PLAN
1 : 300

LOT 12
RP: 738519
County of Solander
Parish of Alexandra
Local Authority: Douglas Shire Council

[redacted]

[redacted]

SITE NOTES

TOPIC	DESCRIPTION
Drainage	All household sewage and waste to be discharged to Local Authority sewage mains or to waste water septic system
Surface Water	Surface water to be discharged by natural fall of the ground and cutoff drains.
Excavation	Site excavation shall be such that a 900mm wide by 1:20 grade exists around perimeter of the building.
Roof Water	All rain water from roof discharge shall be drained into water tanks (if applicable) or onto concrete splash pads and taken away by fall in land

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Email: sales@homefab.com.au

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2

22/ 9/16

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lic. under QBCC Act 1991 - No. 716543
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ACN 143 332 099
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Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.

Home-Fab Job Number: PIKUSA3

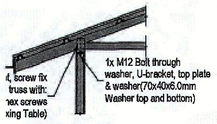
PROPOSED RESIDENCE FOR ADAM & MARILYN PIKUSA ON; LOT 12 THORNTON PEAK DRIVE, FOREST CREEK

SEPTEMBER 2016

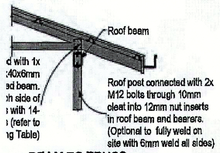
1:300 ON A1 SHEET

A.6

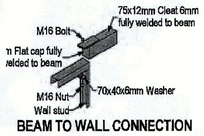
WIND CLASSIFICATION: C2



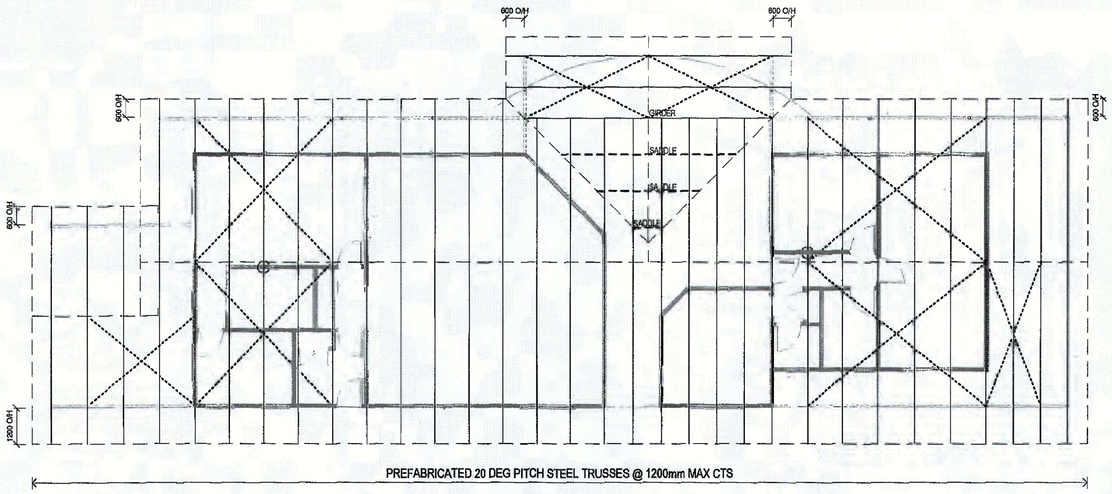
WALL TO TRUSS CONNECTION



BEAM TO TRUSS CONNECTION

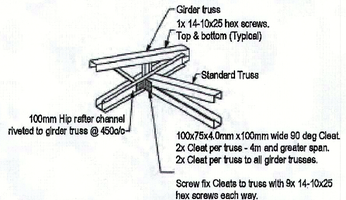


BEAM TO WALL CONNECTION

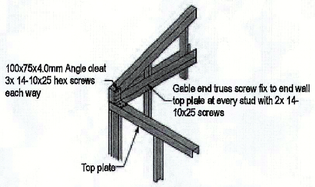


ROOF TRUSS PLAN

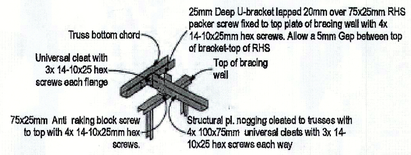
1 : 100



GIRDER TO STANDARD TRUSS CONNECTION

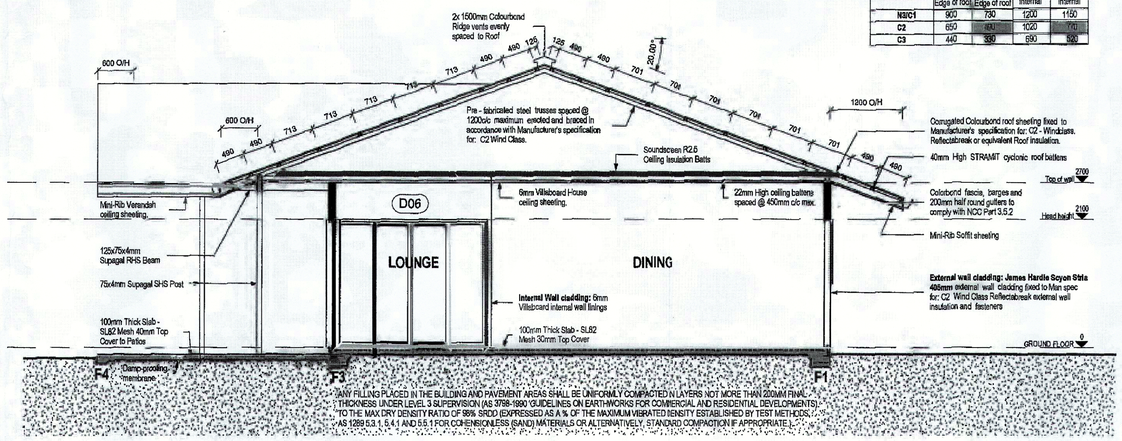


GABLE END TRUSS CONNECTION



ANTI RAKING CLEAT

Maximum Roof Batten Spacing Stramit Top Span 0 - 0.75 Cyclonic Roof Batten Stramit 0.42 Corrugated Sheeting				
AS4055 WIND CATEGORY	Truss spacing 900mm		Truss spacing 1200mm	
	Edge of roof	Edge of roof	Internal	Internal
N3/C1	900	790	1200	1150
C2	650	490	1020	760
C3	440	330	690	520



Section 1

1 : 50

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22/9/16

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Home-Fab Job Number: PIKUSA3

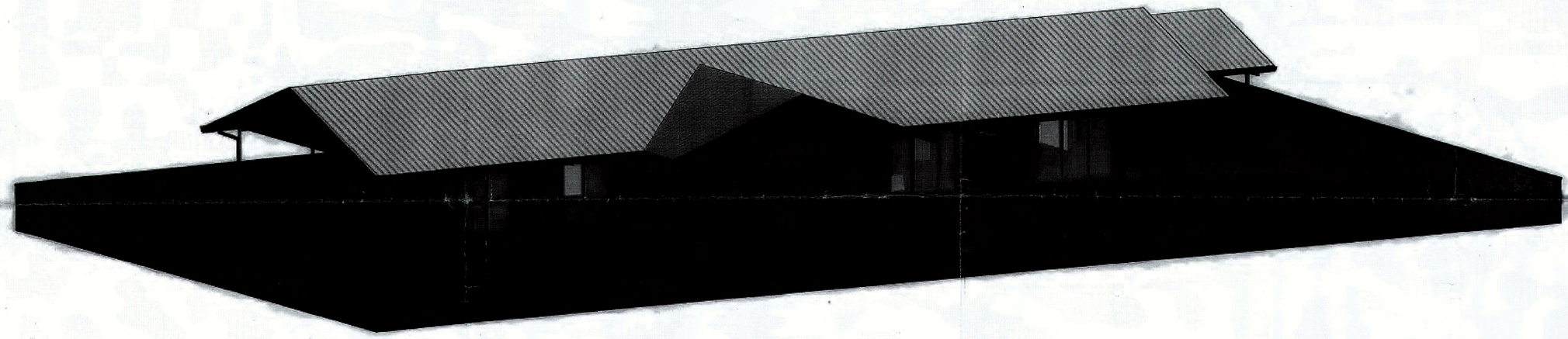
PROPOSED RESIDENCE FOR ADAM & MARILYN PIKUSA ON; LOT 12 THORNTON PEAK DRIVE, FOREST CREEK

SEPTEMBER 2016

1:100 & 1:50 ON A1 SHEET

A.4

WIND CLASSIFICATION: C2



GENERAL NOTES OF CONSTRUCTION

STATUTORY REQUIREMENTS:
The builder shall comply to all applicable statutory requirements such as Australian Standards, Building Code of Australia, Acts of Commonwealth, State and Local Authority by laws, orders, regulations or proclamations.

OTHER REQUIREMENTS:
The builder shall comply to all applicable requirements and conditions as described in the 'Building' Approval' documentation. The builder shall provide for all evidences required to comply with this any additional approvals as required to complete the project construction.

DIMENSIONS:
The builder and sub-contractors are to confirm all dimensions and set out prior to any construction and works on site. Notify HOMEFAB of any discrepancies.

STEEL FRAMING:
All steel framing is to be designed, detailed and constructed in accordance with BCA Clause 3.4.2 and 3.4.4

Sheet List

Sheet Name	Sheet Number
PROJECT COVER SHEET	A.1
FLOOR PLAN	A.2
SLAB & FOOTING / BRACING	A.3
ROOF TRUSS SYSTEM & SECTION	A.4
ELEVATIONS	A.5
SITE PLAN	A.6

REVISIONS

Sheet Number	Current Revision	Current Revision Date	Current Revision Description
A.1			
A.2			
A.3			
A.4			
A.5			
A.6			

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22/9 116

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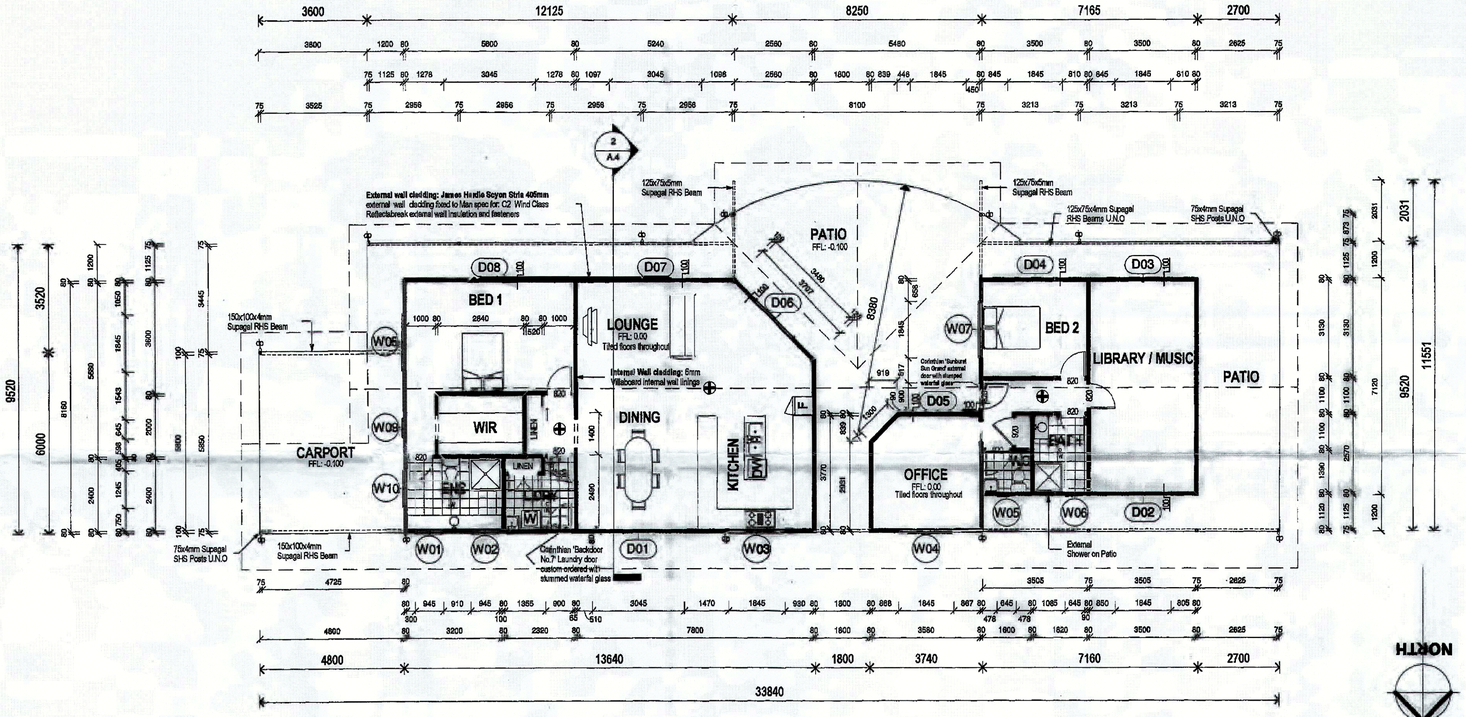
PROPOSED RESIDENCE FOR ADAM & MARILYN PIKUSA ON; LOT 12 THORNTON PEAK DRIVE, FOREST CREEK

SEPTEMBER 2016

NOT TO SCALE

A.1

WIND CLASSIFICATION: C2



GROUND FLOOR

1 : 100

NORTH

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W02	600	900	Sliding Glass Window	2100
W03	1000	1800	Sliding Glass Window	2100
W04	1000	1800	Sliding Glass Window	2100
W05	600	600	Sliding Glass Window	2100
W06	600	600	Sliding Glass Window	2100
W07	900	1800	Sliding Glass Window	2100
W08	900	1800	Sliding Glass Window	2100
W09	1771	600	Breezeway 152mm Glass Blade Easyscreen Louvre System	2100
W10	600	1200	Sliding Glass Window	2100

Glass Door Schedule

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D01	2100	3000	Glass Triple Sliding	2100
D02	2100	1800	Glass Sliding	2100
D03	2100	1800	Glass Sliding	2100
D04	2100	1800	Glass Sliding	2100
D05	2100	1800	Glass Sliding	2100
D06	2100	3625	Quad Slider	2100
D07	2100	3000	Glass Triple Sliding	2100
D08	2100	3000	Glass Triple Sliding	2100

Floor Schedule

Area	Mark
149.086 m²	Patio
65.606 m²	Office / Bed 2 / Library / Music
110.004 m²	Bed 1 / Lounge / Dining / Kitchen
324.697 m²	

ABBREVIATIONS

wc	Toilet
bsn	Hand Basin
shr	Shower
lt	Laundry tub
bth	Bath tub
wm	Washing machine
dry	Dryer
dp	Downpipe
sk	Sink
fr	Fridge
ct	Cooktop
plf	Polished timber floor
clf	Ceramic tile
carp	Carpet
tdk	Timber decking
sd	Smoke alarm

⊕ **SMOKE ALARM:** Denotes approved self contained smoke alarm. Smoke alarm to combine both smoke detection and alarm facilities and be connected directly to 240V mains power supply with battery backup
Smoke alarm units and installation to comply with AS3786 and relevant BCA Part 3.7.2

THERMAL BREAK: Required to be installed behind external cladding products over metal framing and vapour permeable membrane. (TYVEK or similar) *HardieBreak Thermal Strip* is the only recommended thermal break to be used with Sayon and James Hardie external cladding products.

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lic. under QBCC Act 1991 - No. 1016453
ABN 73 637 347 573
ACN 143 302 099
MEMBER

Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.

Home-Fab Job Number: PIKUSA3

PROPOSED RESIDENCE FOR ADAM & MARILYN PIKUSA ON; LOT 12 THORNTON PEAK DRIVE, FOREST CREEK

SEPTEMBER 2016

1:100 ON A1 SHEET

A.2

WIND CLASSIFICATION: C2