

# Application details—IDAS form 1

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete this form (*Application details—IDAS form 1*)
- 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* or the *Sustainable Planning Regulation 2009*.

This form can also be completed online using Smart eDA at [www.smarteda.qld.gov.au](http://www.smarteda.qld.gov.au)

**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)	PAUL WILSON & JANICE ELAINE WILSON
For companies, contact name	
Postal address	PO Box 1009 MOSSMAN QLD 4873
Contact phone number	(07) 4098 7916
Mobile number (non-mandatory)	0499 763 510
Fax number (non-mandatory)	
e-mail address (non-mandatory)	j.wils @hotmail.com



**1. What is the nature of development proposed? (tick all applicable box/es)**

- material change of use of premises
- building work *3.6*
- operational work
- reconfiguring a lot

**2. What type of approval is being sought?**

- development permit
- preliminary approval
- both—provide details below

**3. Is the application for a mobile and temporary environmentally relevant activity (ERA)?**

- No
- Yes—complete table A and then go to question 5

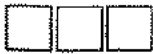
**Table A—name of each local government area in which the mobile and temporary ERA is proposed to operate**

**4. Location of the premises (complete table B and/or table C as applicable. Identify each lot in a separate row)**

**Table B—street address/lot for the premises or street address/lot on plan for the land adjoining or adjacent to the premises**

- street address/lot on the plan
- street address/lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Street address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
		SPURWOOD ROAD COW BAY		37	37RP738160	CAIRNS (Douglas)



**Table C—premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)**

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	

**5. Total area of the premises on which the development is proposed (indicate hectares or m<sup>2</sup>)**

10,000 m<sup>2</sup>

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

VACANT LAND

**7. Provide a brief description of the proposal (e.g. six unit apartment building, 30 lot residential subdivision etc.)**

CONSTRUCTION OF SINGLE LEVEL DWELLING, VEHICLE/MACH. TOOL SHED & DRIVEWAY ACCESS.

**8. 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 D, table E or table F as applicable

**Table D**

Name of owner/s of the land

PAUL WILSON & JANE WILSON

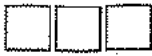
I/We, the above-mentioned owner/s of the land, consent to the making of this application.

Signature of owner/s of the land

*[Handwritten signatures of Paul Wilson and Jane Wilson]*

Date

16/7/2012

**Table E**

Name of owner/s of the land

 The owner's written consent is attached or will be provided separately to the assessment manager**Table F**

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.**9. Does the application involve a state resource? (e.g. the application involves state land, or taking quarry materials. Refer to the notes at the end of this form for more information)** No  Yes—complete table G**Table G—state owned resources (provide details for each state resource in a separate table)**

Nature of state-owned resource

Nature of evidence required (tick the applicable box and attach a copy of the evidence to this form)

- 
- Evidence of an allocation of, or an entitlement to, the resource
- 
- 
- Evidence the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or an entitlement to, the resource
- 
- 
- Evidence the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or an entitlement to, the resource

**10. 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 H
- 
- 
- on strategic port land under the
- Transport Infrastructure Act 1994*
- complete table I
- 
- 
- in a tidal water area—complete table J

**Table H**

Name of water body, watercourse or aquifer

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

Table J	Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

**11. 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

**12. 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

**13. 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 15     Yes

**14. Has the portable long service leave levy been paid? (refer to notes at the end of this form for more information)**

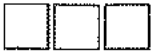
No  
 Yes—complete table K and submit with this application the yellow local government/private certifier's copy of the received QLeave form

Table K	Amount paid	Date paid	QLeave Project Number (6 digit number starting with A, B, E, L or P)

**15. 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	Reference number of written notice given by local government (if applicable)



16. 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 on-line using Smart eDA)

Description of attachment or title of attachment	Method of lodgement to assessment manager
AERIAL PHOTO (EVIDENCE) FOR 57 SPURWOOD ROAD	
SCALE DRAWING OF PROPOSED DEVELOPMENT	
FLOORPLAN & ELEVATIONS OF PROPOSED SITE	
FLOORPLAN & ELEVATIONS OF PROPOSED RESIDENCE	
WASTEWATER MANAGEMENT DOCUMENTS	

17. 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

Question 8:

- 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.
- Owner's consent is not required for a mobile and temporary ERA.

Question 9:

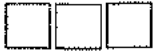
- Section 264 of the *Sustainable Planning Act 2009* provides that if a development involves a state resource, a regulation may require the application to be supported by certain evidence prescribed under the regulation. Schedule 14 of the *Sustainable Planning Regulation 2009* prescribes the state resources for which evidence is required to be given, and the evidence required, to support the application.

Question 13:

- 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 14:

- 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 [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 Infrastructure and Planning (DIP) in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in a departmental database. 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 received form sighted by assessment manager	Name of officer who sighted the form

The *Sustainable Planning Act 2009* (SPA) is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.



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

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

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

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Application details—IDAS form 1*
- 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* or the *Sustainable Planning Regulation 2009*.

This form can also be used for development on strategic port land under the *Transport Infrastructure Act 1994*.

This form can also be completed online using Smart eDA at [www.smarteda.qld.gov.au](http://www.smarteda.qld.gov.au)

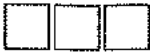
**1. How is the premises identified/zoned in the applicable planning scheme?** (if the premises involves multiple zones, clearly identify the relevant zone for each lot in a separate row in the below table. Non-mandatory)

Lot description (i.e. street address or lot on plan details)	Applicable zone/precinct	Applicable overlays
LOT 37 SPURWOOD ROAD RP738160	RAINFOREST CONSERVATION PRECINCT IN THE SETTLEMENT AREA NORTH OF DAINTREE RIVER EASTERN MANAGEMENT AREA COW BAY.	NATURAL HAZARDS OVERLAY CODE

**2. How is the proposed use/s defined in the applicable planning scheme?**

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non mandatory)	No. of dwelling/ tenancy units (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
	HOUSE	ONE	N/A	N/A





**3. What type of approval is being sought for the material change of use?**

- development permit     preliminary approval     both—provide details below

**4. Are there any current approvals associated with this application for the change of use of the premises? (e.g. a preliminary approval)**

- No     Yes—provide details below

List of approval reference/s	Date approved	Date approval lapses

**5. Does the proposed use involve (tick applicable box/es)**

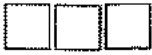
- |   |  |   |
|---|--|---|
| the reuse of existing buildings on the premises         | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| new building work on the premises                       | <input type="checkbox"/> No            | <input checked="" type="checkbox"/>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

**6. Confirm that the following mandatory supporting information accompanies this application**

All applications	Confirmation of lodgement	Method of lodgement
<p>a site plan drawn to scale (1:100, 1:200 or 1:500 are the recommended 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> </ul>	<input checked="" type="checkbox"/> confirmed	IN PERSON



<ul style="list-style-type: none"> <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>		
a statement about how the proposed development addresses the local government's planning schemes and any other planning 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 employees, days and hours of operation, number of visitors, number of seats, capacity of storage area etc.)	<input type="checkbox"/> confirmed	N/A
information that states: <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	
<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 scale (1:50, 1:100 or 1:200 are the recommended 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 scale (1:100, 1:200 or 1:500 are the recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> confirmed	
plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work	<input checked="" type="checkbox"/> confirmed <input type="checkbox"/> not applicable	
<b>When the application involves reuse of other existing works</b>		
plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-cover (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the works to be reused	<input type="checkbox"/> confirmed <input checked="" type="checkbox"/> not applicable	



When the application involves new operational work		
plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-cover (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational works	<input type="checkbox"/> confirmed	
	<input checked="" type="checkbox"/> not applicable	

**Notes for completing this form:**

- This form can also be used for a material change of use assessable against the land use plan for Cairns airport land or Mackay airport land. Whenever a planning scheme is mentioned, take it to mean the land use plan for the airport land.

**Privacy—please refer to your assessment manager 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 and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

**Application for Development Approval of**  
**37 Spurwood Road, Cow Bay, Daintree.**

**Paul and Janice Wilson**

As per information contained in our Prelodgment Enquiry dated 14 June 2012, your reference 8/20/2-56, Council records show that Lot 37 is listed as 'developed' on the Daintree Development Register (related council document references 3619797 and 3619803) Please see copy of Cairns Council Aerial photograph which shows a reasonable representation of the current state of Lot 37 (*attached and marked addendum A*)

Applicable Codes:

1. **Settlement Areas North of the Daintree River Locality Code**
2. **Conservation Planning Area Code**
3. **Natural Hazards Overlay Code**
4. **House Land Use Code**
5. **Landscaping General Code; and the**
6. **Vehicle Parking and Access General Code**

In compliance with the associated specifications A1.1 through A7.2;

There are two proposed buildings for 37 Spurwood Road, Cow Bay:

- (a) **Car/machinery storage shed; and**
- (b) **Residence;**

Both proposed constructions will not exceed the code maximum height specified. Please see floor plan and elevation drawing supplied and marked *addendum B*. The exterior finish and colours will be non-reflective and will harmonise with the surrounding vegetation. Car/machinery/storage shed will be colorbond ironstone or pale eucalypt and residence colour will be predominantly Watty bluegum and compatible trim colours.

All roof areas over 100m<sup>2</sup> will be guttered and attached to water tanks. Water storage will be provided in tanks with a minimum storage capacity of 27,000 litres attached to car/machinery shed. Both tanks will be fitted with a 50mm ball valve with camlock fitting and will be installed and connected prior to occupation. The water tanks will be positioned at the rear of the vehicular shed on the southern side and same on the residence so as to be visually unobtrusive. The water tanks will be fitted with screening at the inlet to prevent intrusion of leaves and insects.

Please see scale map of 37 Spurwood Road, Cow Bay attached and marked *addendum C*.

Waste water management documentation is attached and marked *addendum D*.

The existing trees currently growing on the property are not endemic and are fruit trees or similar non-endemic varieties. As such, neither the proposed residence, shed or driveway will have any impact upon natural vegetation corridors or fauna corridors.

The driveway will be constructed prior to the residence with all exposed surfaces sealed and compacted with a 75mm depth of road base and gravel. Excavation will be limited to construction of shed pad and driveway only. The shed pad will accommodate parking for a minimum of two vehicles.

The proposed fenceline does not border on any natural rainforest corridor and is in fact in open ground between properties which all have been entirely cleared of rainforest. The fence will be 1200mm height and constructed from black coated chain wire and koppers logs to minimize visual impact of the area. In accordance with acceptable solution A13.1, the fence will be limited to the confines of the cleared area and will not impact on wildlife movement, fauna habitat or corridors.

All future proposed landscaping and re-vegetation will comply with code with plants endemic to the Daintree rainforest used. The driveway access to the property will not impact on any watercourse or existing rainforest, and be no wider than 4 metres with a compacted rolled surface of minimum 75mm road base and gravel.

The proposed building power requirements will be provided with a proposed combination of generator and solar power with the generator being housed in an appropriately sound deadening structure to minimize noise impact, and being in full compliance with codes A6.4 and A6.5.

 **Cairns Regional COUNCIL** **Maps Online** Help ? Resize CRC Site

Legend Search Printing  **Maps** **Go To**                 **Tt**

Printing

CRC\_Advanced

**Print Scale**

Use current map zoom.

Zoom to selection.

Zoom to active feature.

Print at scale 1: 25000

Print at exact scale 1: 15000

**Additional Information**

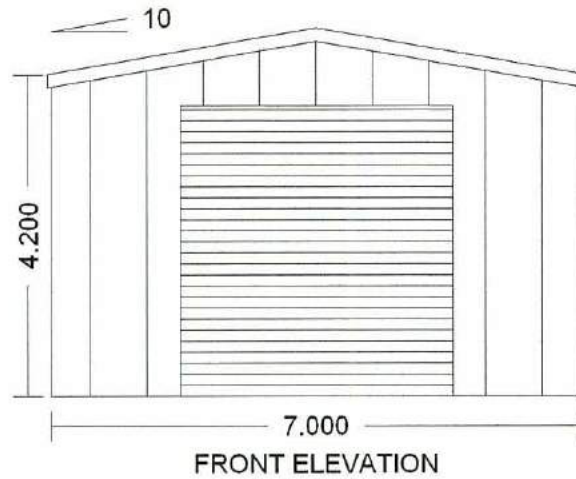
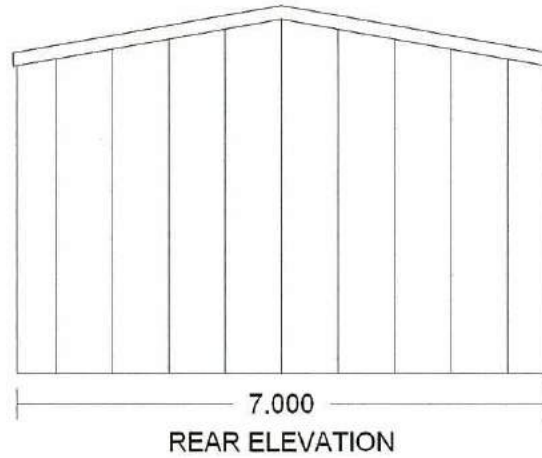
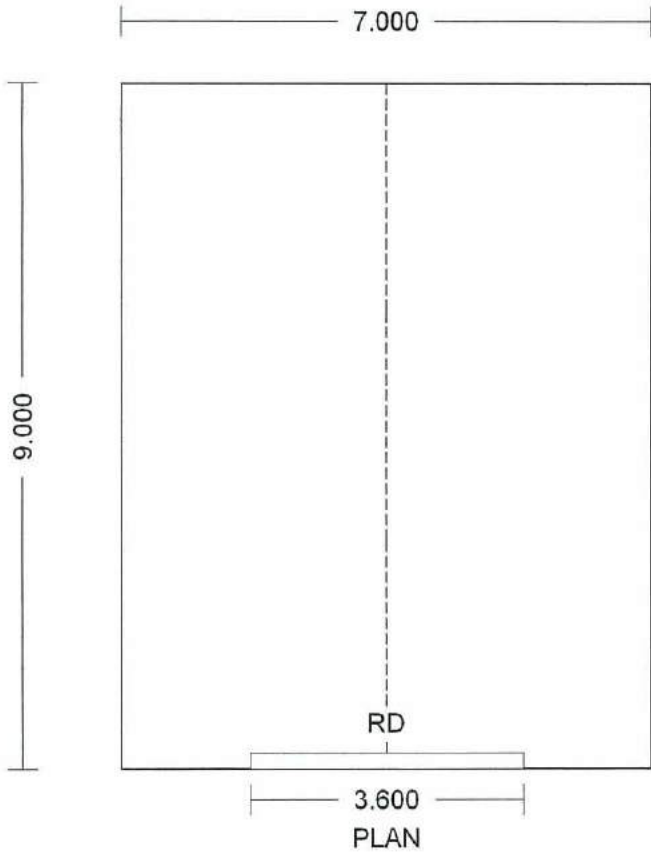
MapTitle

L37

37RP738160



 Addendum "A"



Appendix B page 1 of 4

Plans Drawn By

**Freds World of Sheds Garages & Kit Homes**

PO Box 1907, Cairns QLD

Ph: (07) 4032 0030 Fax: (07) 4032 0044

Email: sales@fredssheds.com.au

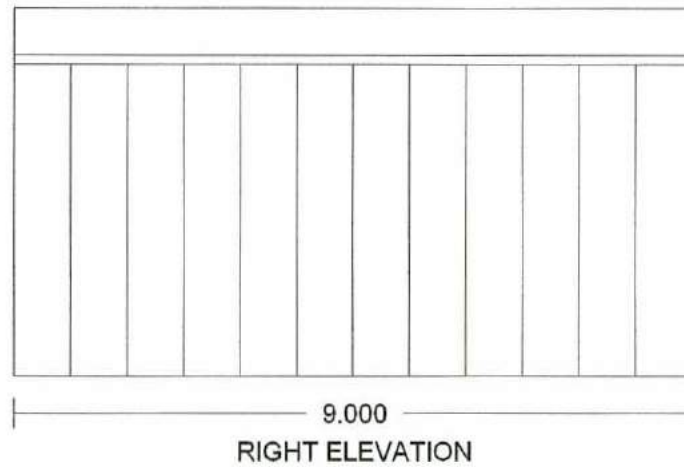
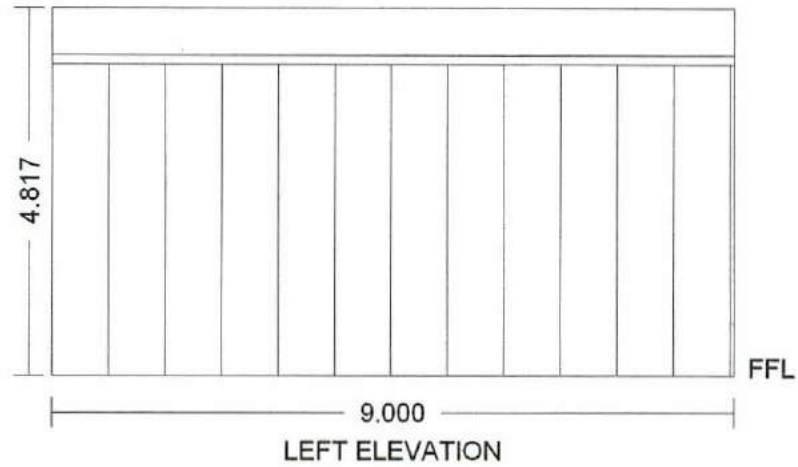
For Customer

Proposed Project:  
 Client: PAUL & JAN WILSON  
 Site: SPURWOOD RD COW BAY

All Work To Be In Accordance With Accompanying Engineers Details

Architectural Drawings

Quote: WILSON00001320  
 Drawing:



*Appendix B Page 2 of 4*

**Plans Drawn By**

**Freds World of Sheds Garages & Kit Homes**

PO Box 1907, Cairns QLD

Ph: (07) 4032 0030 Fax: (07) 4032 0044  
 Email: sales@fredssheds.com.au

**For Customer**

Proposed Project:  
 Client: PAUL & JAN WILSON  
 Site: SPURWOOD RD COW BAY

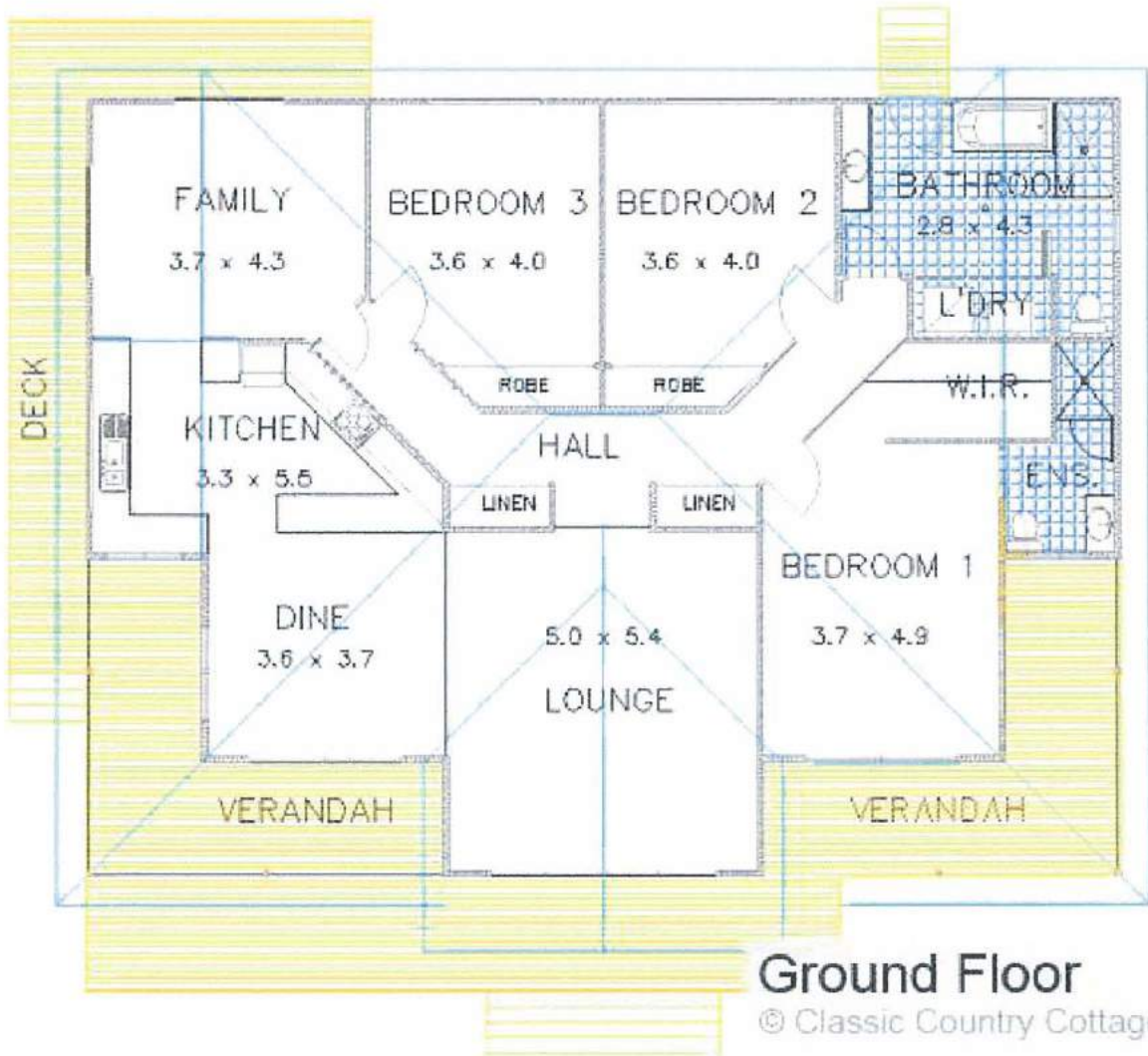
All Work To Be In Accordance With Accompanying Engineers Details

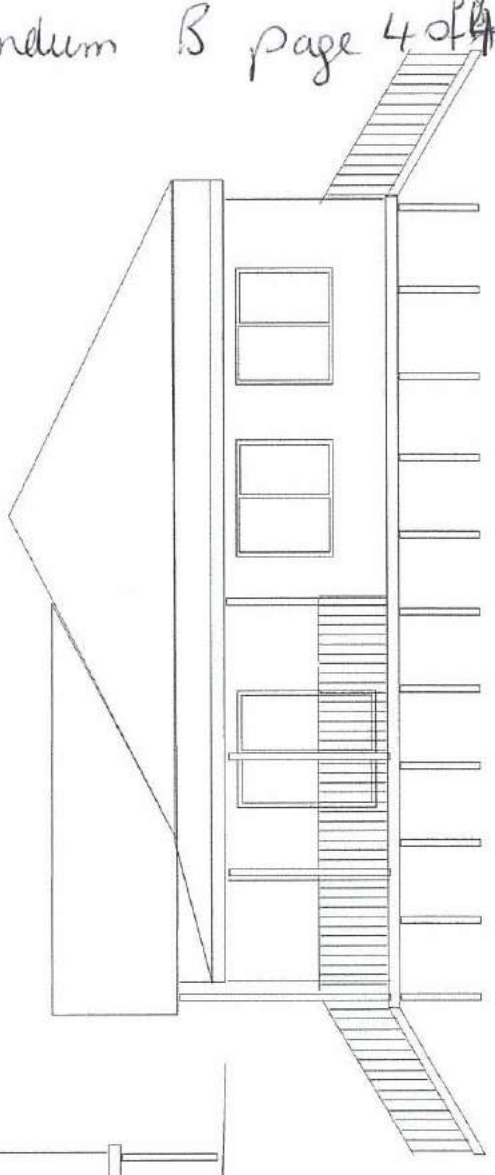
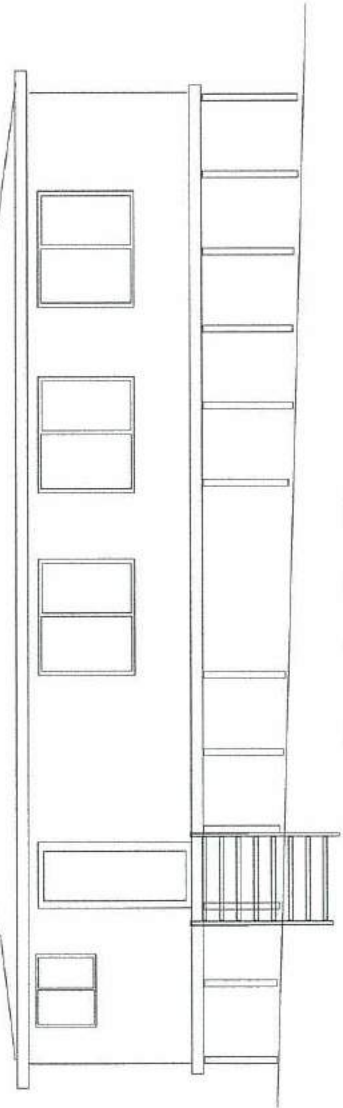
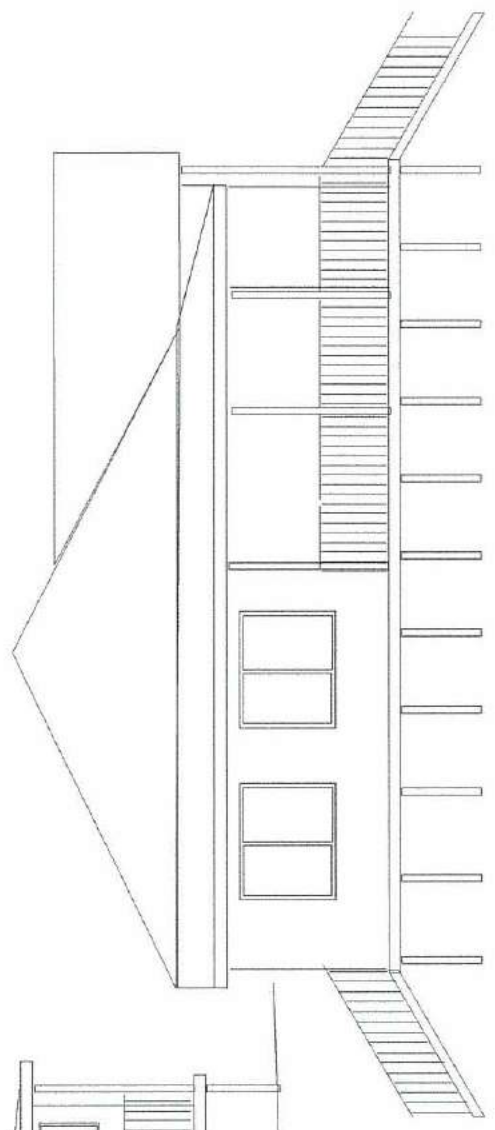
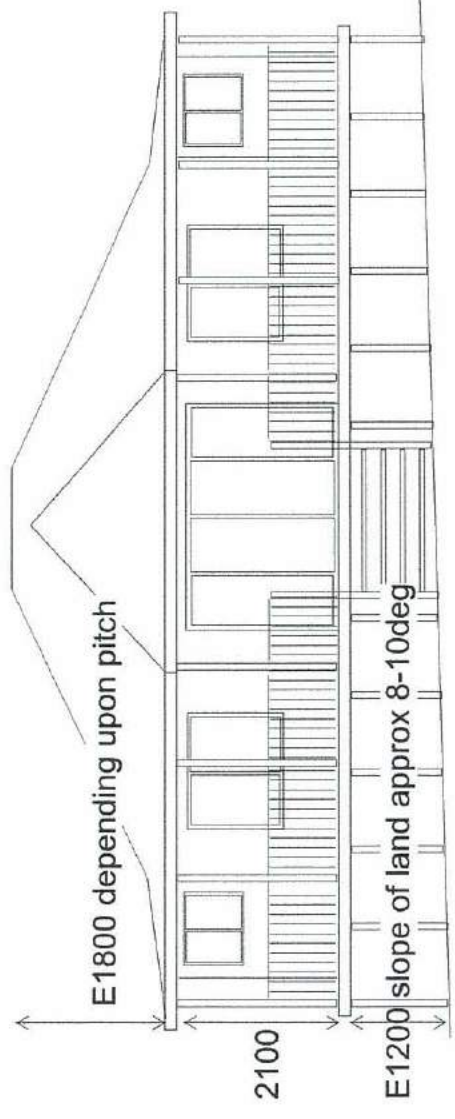
**Architectural Drawings**

**Quote:** WILSON00001320  
**Drawing:**

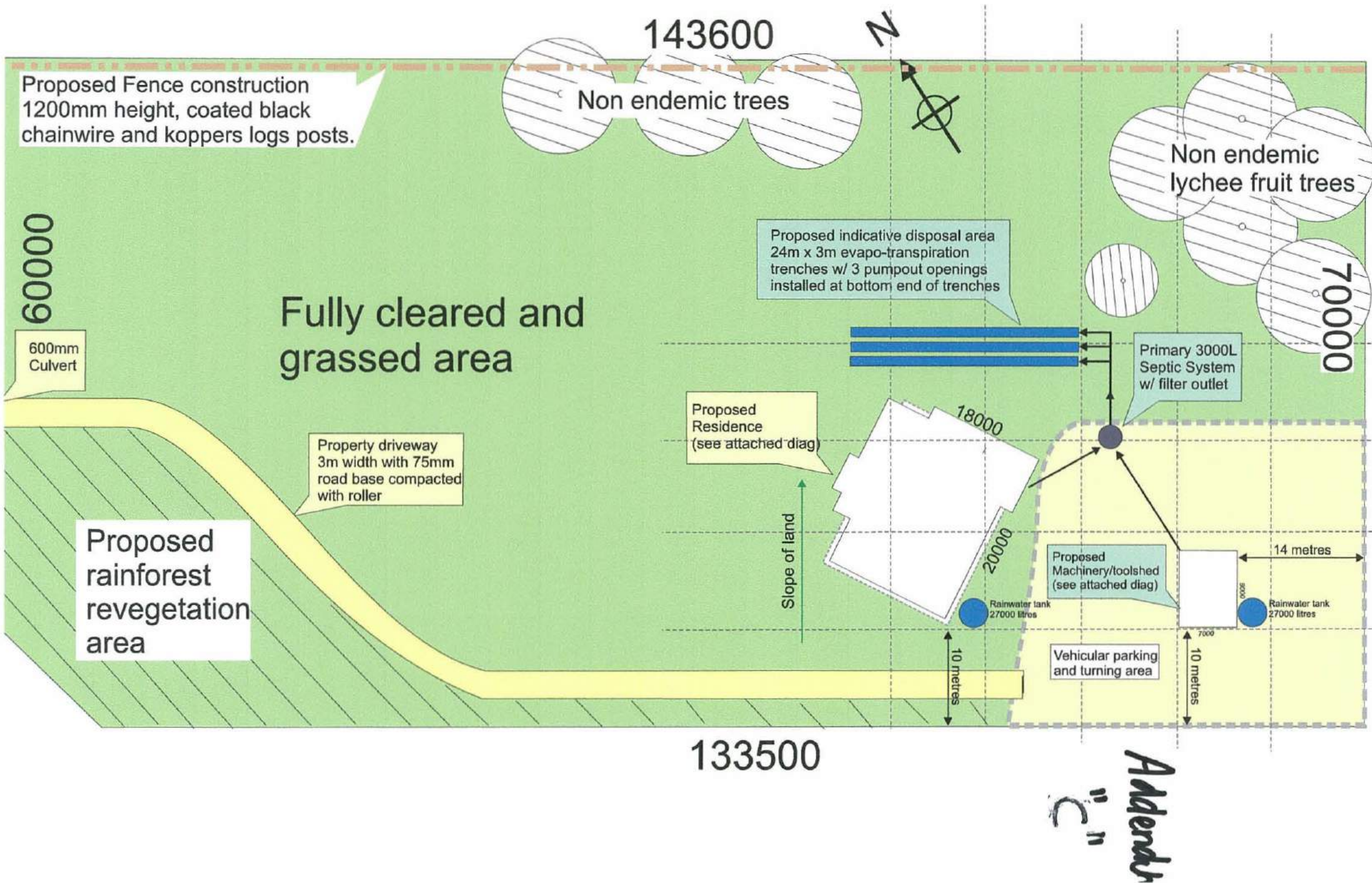


Addendum B page 3 of 4  
Proposed Residence Floorplan





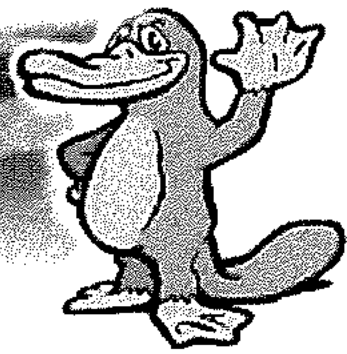
# 37 SPURWOOD ROAD COW BAY





# NQE Environmental

Evolution Not Pollution



SEWAGE  
TREATMENT  
SYSTEMS

**North Queensland Environmental  
Waste Water & Environmental Specialists**

[www.nqenvironmental.com.au](http://www.nqenvironmental.com.au)

**NQE**  
VERTICAL  
GRAVITY OIL  
SEPARATORS

**POLLUTION EXCLUSION AND DISCLAIMER:** North Queensland Environmental and its employees shall not be liable or responsible in respect of any claims for damage or damages to property or personal injury including costs and expenses incurred in preventing, removing, nullifying or clean up caused by arising directly or indirectly out of actual alleged or threatened discharge, dispersal, release or escape of waste materials, toxic chemicals, liquids or gases, smoke, fumes, soot, vapour's, acids, alkalis, or any other irritants, contaminants or pollutants into or upon any property, land, atmosphere or any water course or body of water including groundwater. North Queensland Environmental carries all required insurances, including private indemnity insurance, as required by the BSA Building Services Authority.

#### NOTE

1. All work to be carried in accordance with the local government requirements and the following codes:
  - AS/NZS3500
  - AS 1546.3: 2001 onsite domestic wastewater treatment units – aerated wastewater treatment system.
  - AS 1547: 2000 onsite domestic wastewater management.
  - Department of local government & planning onsite sewerage facilities guidelines for effluent quality – June 2002
2. Surface water shall be diverted around the perimeter & upslope of the land application area.
3. The irrigation area is to be level and should follow the contours of the site.
4. AS 1547:2000, appendix 4.sc3.2 pipe work paragraph F – have the dripper system spaced to provide a whole design area. Maximum spacing shall be 1000mm in clay soils & 600mm in sandy soils.
5. Queensland Plumbing & Wastewater Code.

**DISPOSAL AREA IS TO BE LOCATED A MINIMUM OF 4m FROM ANY BUILDING, 4m OR 2m FROM BOUNDARIES AS SHOWN AND 30m FROM ANY WATER COURSES OR BORES.**

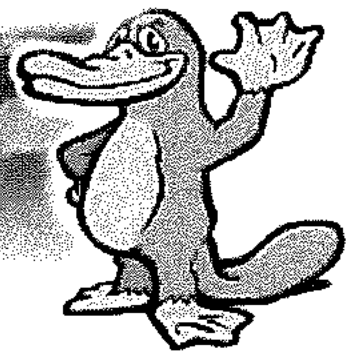
**STANDARD WATER FEATURES TO BE ADDED AS PER AS1547 APPENDIX 4.2D NOTES 2  
STANDARD WATER-REDUCTION FIXTURES INCLUDE DUAL FLUSH 11/5.5 LITRE WATER  
CLOSETS, SHOWER FLOW RESTRICTORS, AERATOR FAUCETS(TAPS) AND WATER-  
CONSERVING AUTOMATIC WASHING MACHINES.**

ANNEXUM 'D'



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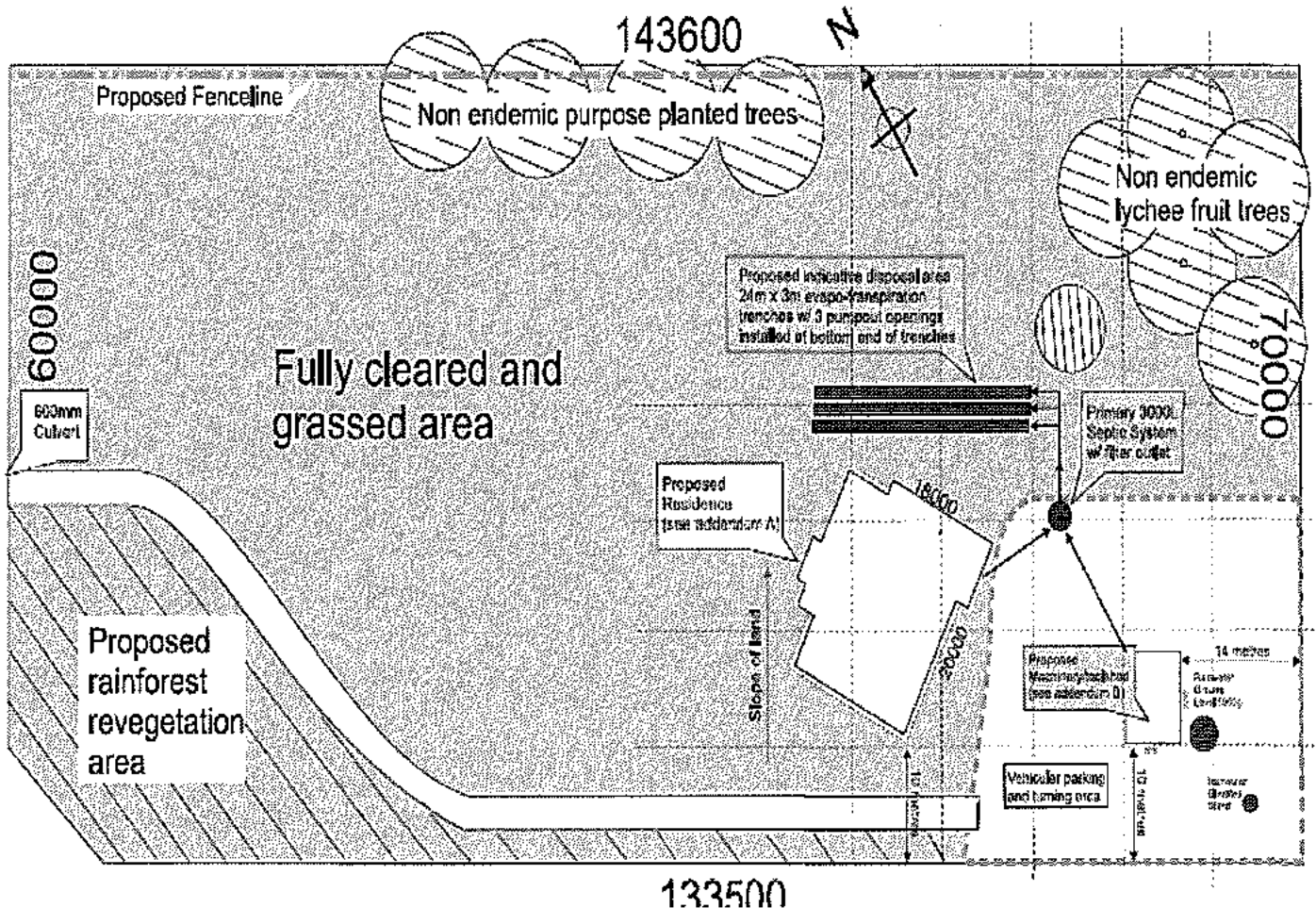
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**IRRIGATION 50M MIN FROM ANY WATER WAY &  
BORE**

**37 SPURWOOD ROAD COW BAY**





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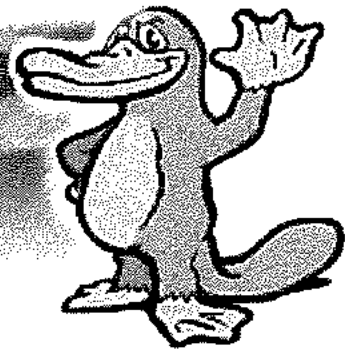
[www.nqenvironmental.com.au](http://www.nqenvironmental.com.au)  
[info@nqenvironmental.com.au](mailto:info@nqenvironmental.com.au)  
ABN: 64 074 438 437

Mobile: 0422 988 648  
Fax: 07 4032 0044  
Phone: 07 4032 0030



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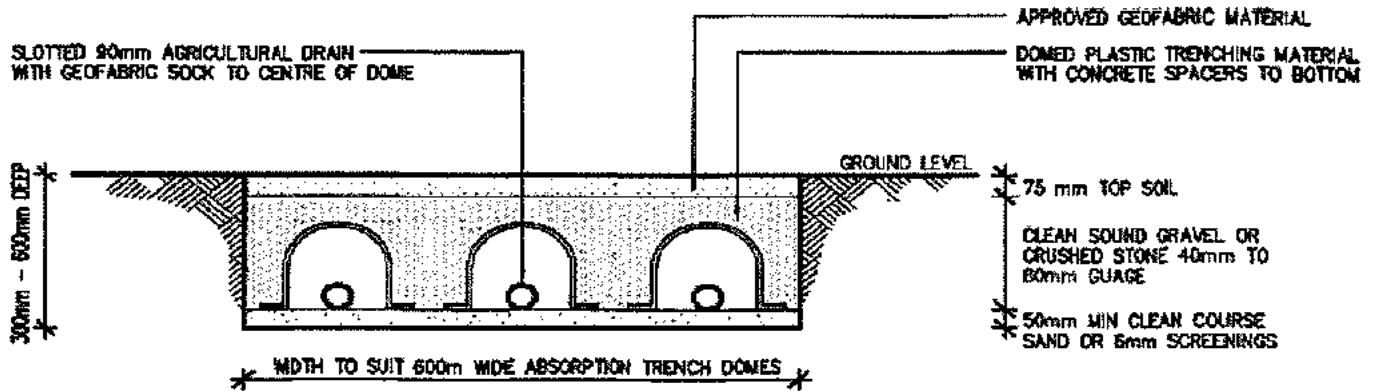


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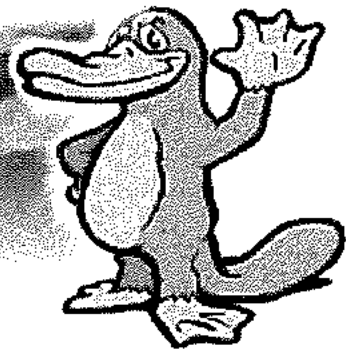
EVAPOTRANSPIRATION TRENCH DETAIL n.t.s

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years	Plot Map
<b>Temperature</b>															
Mean maximum temperature (°C)	31.5	30.3	29.7	28.3	26.8	25.1	24.8	25.7	28.7	30.2	31.7	31.6	28.7	11	1991 2002
Mean minimum temperature (°C)	21.1	21.4	20.1	18.8	16.9	14.9	13.5	14.1	15.5	17.5	19.3	20.5	17.8	11	1991 2002
<b>Rainfall</b>															
Mean rainfall (mm)	147.5	311.2	133.2	25.2	15.5	8.5	11.5	10.0	7.5	15.3	59.7	110.9	856.2	11	1991 2002
Decile 5 (median) rainfall (mm)														9	1991 2002
Mean number of days of rain ≥ 1 mm	12.0	14.7	9.6	5.5	3.1	2.1	1.7	1.9	1.1	2.0	4.9	9.2	67.8	11	1991 2002



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**AS/NZS 1547:2000 On site domestic-wastewater management**

## **3A5 OPERATION AND MAINTENANCE REQUIREMENTS**

### **3A5.1 Advice to a home/occupier on use of the system**

For the on-site wastewater system to work well, there are some good habits to encourage and some bad habits to avoid:

- (a) In order to reduce sludge building up in the tank:
  - (i) Scrape all dishes to remove fats, grease, etc. Before washing;
  - (ii) keep all possible solids out of the system;
  - (iii) don't use a garbage grinder unless the system has been specifically designed to carry the extra load
  - (iv) Don't put sanitary napkins and other hygiene products into the system.
  
- (b) In order to keep the bacteria working in the tank and in the land-application area;
  - (i) use biodegradable soaps;
  - (ii) use a low-phosphorus detergent;
  - (iii) use a low-sodium detergent in dispersive soil areas;
  - (iv) use detergents in the recommended quantities;
  - (v) don't use powerful bleaches, whiteners, nappy soakers, spot removers and disinfectants;
  - (vi) Don't put chemicals or paint down the drain.
  
- (c) Conservation of water will reduce the volume of effluent requiring disposal to the land-application area, make it last longer and improve its performance.  
Conservation measures include:
  - (i) installation of water-conservation fittings;
  - (ii) taking showers instead of baths;
  - (iii) only washing clothes when there is a full load;
  - (iv) Only using the dishwasher when there is a full load.
  
- (d) Avoid overloading the system by spacing out water use as evenly as possible.

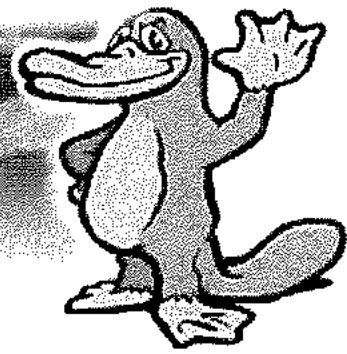
*Comment. Do not do all the washing on one day. Do not run the washing machine and dishwasher at the same time.*





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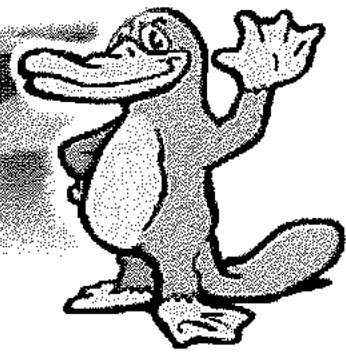
### 3A5.2 Advice on maintenance

- (a) The primary wastewater-treatment system (septic tank) will need to;
- (i) be desludged regularly i.e. every three to five years or when scum and sludge occupy 2/3 of the volume of the tank (or first stage of a two stage system);
  - (ii) Be protected from vehicles;
  - (iii) Have any grease trap cleaned out regularly;
  - (iv) Keep the vent and/or access cover of the septic tank exposed;
  - (v) Have any outlet filter inspected and cleaned.
- (b) The land-application area needs protection as follows:
- (i) Spray or irrigation areas are not play areas for children and access should be restricted;
  - (ii) Any evapo-transpiration areas should be designed to deter pedestrian traffic;
  - (iii) No vehicles or stock should be allowed on trenches or beds;
  - (iv) Deep rooting trees or shrubs should not be grown over absorption trenches or beds;
  - (v) Keep the surface water diversion drains upslope of and around the land application areas clean to reduce absorption or rain water into absorption trenches or beds;
  - (vi) the baffles or valves in the distribution system should be periodically (monthly or seasonally) changed to direct effluent into alternative trenches or beds. As required by the design.
- (c) Evapo-transpiration and irrigation areas should have their grass mowed and plants maintained to ensure that these areas take up nutrients with the maximum efficiency.
- (d) Ensure that signs for spray irrigation areas are always visible to persons undertaking any activity near a spray irrigation area.
- (e) Check equipment and:
- (i) Follow the manufactures instructions for maintaining and cleaning pumps, siphons and septic tank filters;
  - (ii) Clean disk filters or filter screens on irrigation-dosing equipment periodically by rinsing back into the primary wastewater-treatment unit;
  - (iii) Flush drip irrigation lines periodically to scour out any accumulated sediment.



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### 3A5.3 Advice on operating problems

Problems can occur with the systems which have not been maintained and where absorption areas have become blocked or clogged. The warning signs are obvious:

- (a) Absorption field is wet or soggy with wastewater ponding on the surface of the ground
- (b) There is a smell of "sewage" near the septic tank or absorption area.
- (c) The drains and toilets run slowly.
- (d) The Grease trap is full or blocked.

### 3A5.4 Advice on the consequences of failure

A failed septic tank and land-application system is a serious health and environmental hazard and can lead to:

- (a) Spread of infectious diseases.
- (b) Breeding of mosquitoes and attraction of flies and rodents.
- (c) Nuisance and unpleasantness.
- (d) Pollution and infection of waterways, beaches, streams and shellfish beds.
- (e) Contamination of bores, wells and groundwater.
- (f) Alteration of the local ecology.

### 3A5.5 Advice on home owner/occupier responsibilities

Home owners and occupiers are legally responsible to keep their on-site-wastewater system in good working order. If any warning signs in Paragraph 3A5.3 are evident, the home owner or occupier must contact the nearest government office without delay.

### 3A5.5 Advice on alternative on-site wastewater systems

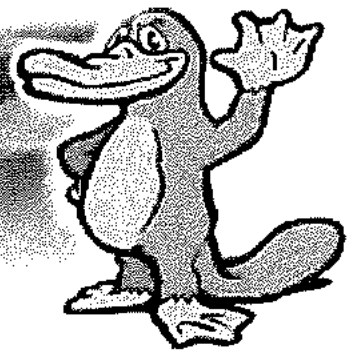
Specific O & M measures will be required for the alternative on-site-wastewater-treatment units, equipment, facilities and land-application systems beyond what has been outlined above. These should be obtained from:

- (a) The designer and installer (i.e. design basis; operating requirements; enhancement of factors of safety)
- (b) Equipment suppliers (i.e. regular maintenance schedule; spare parts list; callout contact details; operational instructions)
- (c) Local government (i.e. Inspections schedule; reporting defects).
- (d) The regional environmental control agency (i.e. monitoring requirements; flow records; reporting environmental incidents).



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## fact sheet

## Environment

### Suggested suitable vegetation for wet areas

#### Native shrubs for wet areas

- *Baeckea virgata*
- *Banksia robur*
- *Callistemon Captain Cook*
- *Callistemon citrinus*
- *Callistemon comboyensis*
- *Callistemon Dawson River*
- *Callistemon linearis*
- *Callistemon pachyphyllus* (red and green)
- *Callistemon pallidus*
- *Callistemon pigidus*
- *Callistemon rose opal*
- *Callistemon SP Injune*
- *Callistemon SP Severn Buer*
- *Callistemon salignus*
- *Callistemon sieberi*
- *Hakea gibbosa*
- *Leptospermum brachyandrum*
- *Leprospermum liversidgei*
- *Melaleuca nodosa*
- *Melaleuca thumifolia*
- *Melastoma – Polyanthum*

#### Exotic shrubs for wet areas

- *Abelia x grandiflora*
- *Alocasia purpurea*
- *Canna*
- *Clerodendrum heterophylla*
- *Cuphea ignea*
- *Cuphea micropetala*
- *Cyperus*

#### Climbers for wet areas

- *Bougainvillea*
- *Hardenbergia*
- *Hibbertia scandens*
- *Kennedia*
- *Lonicera japonica*
- *Pandorea jasminoides*

#### Grasses for wet areas

- *Buffalo*
- *Kikuyu*

#### Ground covers for wet areas

- *Coprosma x kirki*
- *Liriope muscari*

#### Perennials for wet areas

- *Agapanthus praecox*
- *Canna*
- *Canna x generalis*
- *Chrysanthemum maximum*
- *Gazania x hybrida*
- *Viola hederacea*

#### Native trees for wet areas

- *Acacia concurrens*
- *Acacia perangusta*
- *Angophora costata*
- *Callistemon salignus*
- *Casuarina cunninghamia*
- *Casuarina glauca*
- *Eucalyptus alba*
- *Eucalyptus drepanophylla*
- *Eucalyptus grandis*
- *Eucalyptus intermedia*
- *Eucalyptus moluccana*
- *Eucalyptus ptychorarpe*
- *Eucalyptus robusta*
- *Eucalyptus secane*
- *Eucalyptus siderophylla*
- *Eucalyptus tessellaris*
- *Eucalyptus tereticornis*
- *Harpullia pendula*
- *Leptospermum petersonii*
- *Melaleuca argentea*
- *Melaleuca irbyana*
- *Melaleuca leucondendron*
- *Melaleuca linariifolia*
- *Melaleuca linariifolia variety*
- *Tricostochya*
- *Melaleuca quinquinervia*
- *Melaleuca styphelioides*
- *Melaleuca viridiflora*
- *Tristaniopsis laurina*

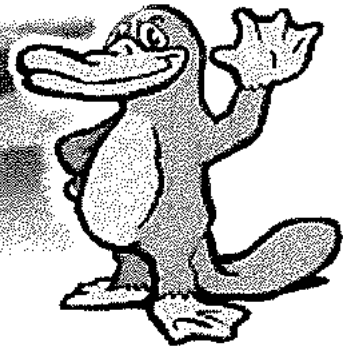
#### Native palms for wet areas

- *Livistonla australis*



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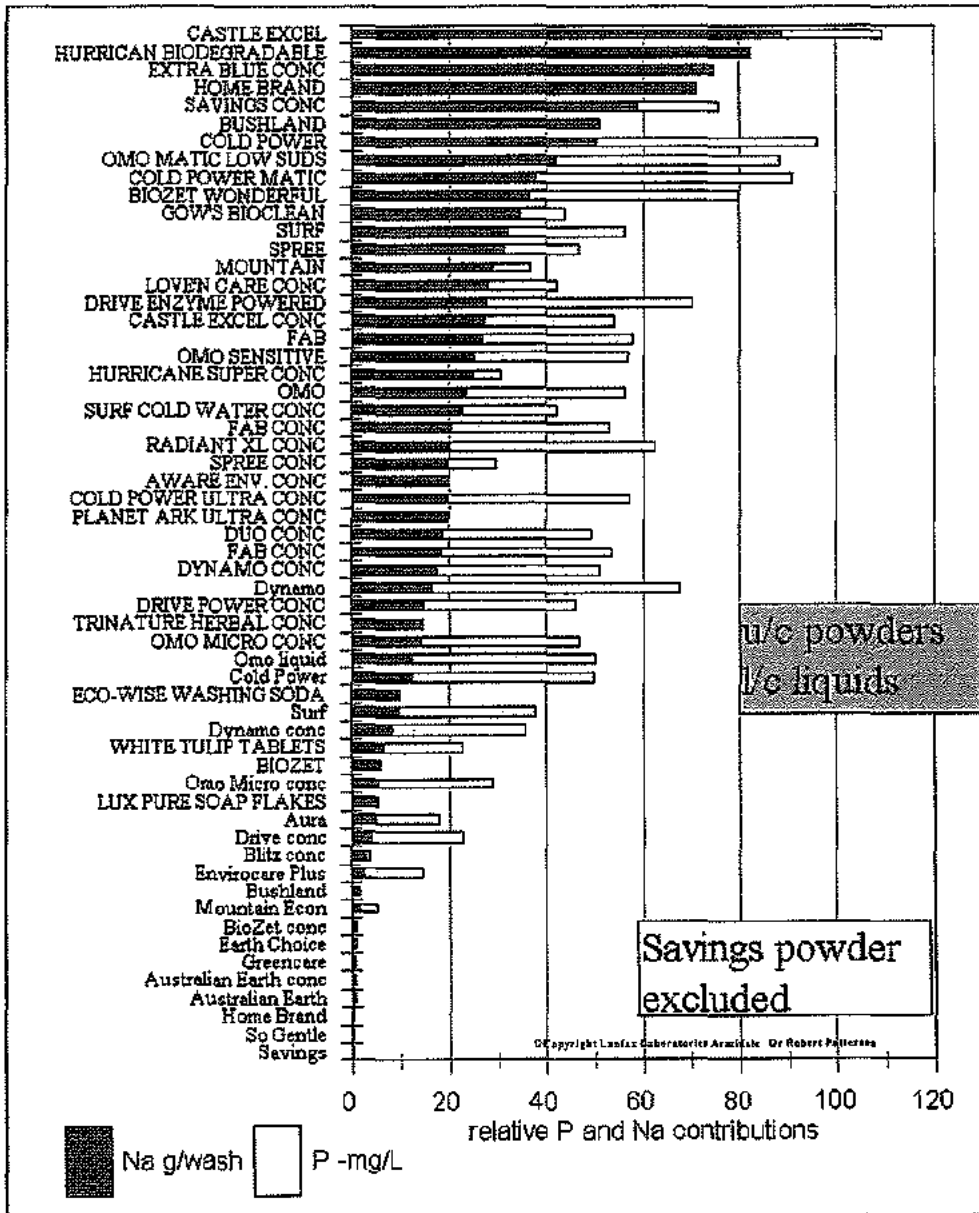
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Figure 1. Ranking of laundry products according to sodium concentration with phosphorus concentration shown as tail. Ideal choice for on-site systems is one with a low sodium and a low phosphorus concentration. (uppercase are powders, lower case are liquids)



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# CAIRNS REGIONAL COUNCIL

## DEVELOPMENT ASSESSMENT – RECEIPT SHEET –2011/2012

APPLICATION NO: \_\_\_\_\_ DATE: 18/7/12 RECEIPT NO: 5977007  
 APPLICANT: P + JE Wilson CHEQUE NO: \_\_\_\_\_  
 ADDRESS OF APPLICANT: PO Box 1009 Mossman  
 SITE LOCATION: Lot 37 RP 738160

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID
133	<ul style="list-style-type: none"> <li>Planning and Development Certificates</li> </ul>	
134	<ul style="list-style-type: none"> <li>Consideration of Alternative Acceptable Measure / Report to Council</li> <li>Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development</li> </ul>	
314	<ul style="list-style-type: none"> <li>Application for Material Change of Use and Preliminary Approvals for Building Work – Code and Impact.</li> <li>Extension of Currency Period / Reconsider Lapsed Approval for Material Change of Use</li> <li>Request for Superseded Scheme application</li> <li>Signage under DSC Scheme (Op Works)</li> </ul>	266.
130	<ul style="list-style-type: none"> <li>Application for Reconfiguring a Lot</li> <li>Extension of Currency Period / Reconsider Lapsed Approval for Reconfiguring a Lot</li> </ul>	
314/130	Combined application (Split fee: Code: 314 for MCJ and Code: 130 for ROL)	
135	Modification or Cancellation of Application or Consent Order	
395	Landscape Plan Assessments	
492	<ul style="list-style-type: none"> <li>Vegetation Protection (Local Law 24 former CCC)</li> <li>Permit to Damage Protected Vegetation (Local Law former DSC)</li> </ul>	
141	Applications for Operational Works/Re-assessment (Excludes Signage – DSC Scheme)	
302	Applications for Other Engineering Assessment (eg- for On Street, Local Law 22 approvals)	
142	Construction Monitoring Fee, Works/Final Works Inspections, Re-inspections	
513	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS	
138	Endorsement of Survey Plans	
491	Extractive Industry Permits/ Renewal	
355	Tonnage charge	
<b>SALES</b>		
129	Public Notification Signs	
125	Sale of Planning Documents (Including Hard Copies of CairnsPlan / Douglas Shire Planning Scheme)	
419	<ul style="list-style-type: none"> <li>CDs of Cairns Plan / Douglas Shire Planning Scheme and superseded schemes</li> <li>CDs - copy of application</li> <li>C-Data Manipulation</li> <li>CD supplied to customer <input type="checkbox"/></li> </ul>	
314	Photocopying,	
134	Letter of Enquiry to determine land use history	