

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use **DA Form 2 – Building work details**.

For a development application involving **building work associated with any other type of assessable development**, use this form (**DA Form 1**) and parts 4 to 6 of **DA Form 2 – Building work details**.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).


PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Suzanne Jane Lennox
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	P.O. Box 135
Suburb	Smithfield
State	Qld
Postcode	4878
Country	Australia
Contact number	0459 389 172
Email address (non-mandatory)	sugel@bigpond.com
Mobile number (non-mandatory)	0459 389 172
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application? Suzanne Lennox	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	22/03/2018
<input checked="" type="checkbox"/> No – proceed to 3)	

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DOUGLAS SHIRE COUNCIL	
Received	
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Document No.	
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Attention	LAD
Information	

R/N 263568




Queensland
Government

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

☒ Street address AND lot on plan (all lots must be listed), or

☐ Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	66	RP 735850	Douglas Shire

3.2) Coordinates of premises (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 Mutton Bay)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
145.403779	-16.243485	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Douglas Shire

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
329407.42	8203466.54	<input type="checkbox"/> 54 <input checked="" type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

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

Name of port authority for tidal area (if applicable):

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

☒ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

b) What is the approval type? (tick only one box)

☒ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☒ Code assessment

☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

new dwelling plus carport/shed

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.

☐ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

☐ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

b) What is the approval type? (tick only one box)

☐ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment

☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

☒ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☐ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
new dwelling	dwelling house	1	100

8.2) Does the proposed use involve the use of existing buildings on the premises?

<input type="checkbox"/> Yes
<input checked="" type="checkbox"/> No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below
<input type="checkbox"/> No
How many stages will the works include?
What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <input type="text"/>		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

☐ Yes – specify number of new lots:

☐ No

14.3) What is the monetary value of the proposed operational work? (include GST – materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

16) Has the local government agreed to apply a superseded planning scheme for this development application?

☐ Yes – a copy of the decision notice is attached to this development application

☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

☒ No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the chief executive of the Planning Regulation 2017:

☐ Clearing native vegetation

☐ Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land <i>(below high-water mark and within port limits)</i>
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

Note: Application for an environmental authority can be found by searching "EM941" at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a hazardous chemical facility?

☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

☒ No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve clearing native vegetation that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: See www.qld.gov.au for further information.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a prescribed environmental matter under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the *Planning Regulation 2017*?

☐ Yes

☒ No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development☒ No*Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.***Marine activities**

23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the Fisheries Act 1994☒ No*Note: See guidance materials at www.daf.qld.gov.au for further information.***Quarry materials from a watercourse or lake**

23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the Water Act 2000?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development☒ No*Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.***Quarry materials from land under tidal waters**

23.10) Does this development application involve the removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development☒ No*Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.***Referable dams**

23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application☒ No*Note: See guidance materials at www.dews.qld.gov.au for further information.***Tidal work or development within a coastal management district**

23.12) Does this development application involve tidal work or development in a coastal management district?

☐ Yes – the following is included with this development application:☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)☐ A certificate of title☒ No*Note: See guidance materials at www.ehp.qld.gov.au for further information.***Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register?

☐ Yes – details of the heritage place are provided in the table below☒ No*Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:

Place ID:

Brothels

23.14) Does this development application involve a material change of use for a brothel?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the Prostitution Regulation 2014☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION**24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes*Note: See the Planning Regulation 2017 for referral requirements.*If building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application☐ Yes☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).☐ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))

☐ Yes☒ Not applicable**25) Applicant declaration**☒ By making this development application, I declare that all information in this development application is true and correct.☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001**Note: It is unlawful to intentionally provide false or misleading information.*

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR OFFICE USE ONLYDate received: Reference number(s): **Notification of engagement of alternative assessment manager**

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment*Note: For completion by assessment manager 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 *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.



EARTH TEST

Site Classification

And

Wastewater Management System

For

Jon Vincent

At

Lot 66 George Road

Forest Creek



INTRODUCTION:

Earth Test has been engaged by Professional Plumbing and Gas on behalf of Jon Vincent to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 66 George Road, Forest Creek.

It is understood the intention is to construct a new dwelling at the site.
A site and soil evaluation was carried out in September 2013.

SITE FACTORS:

The site was identified by its street address.
The Lot is predominately covered with rainforest.
The water supply to the site is rain water only.
An intermittent watercourse which flows through the lot is shown on the site plan.
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.



Borehole BH1 being drilled with hand auger at Lot 66 George Road, Forest Creek.



Pink tape in tree in vicinity of house site.



Blue tape on ground in vicinity of house site.

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

CLIENT: Jon Vincent.		DATE SAMPLED: 13/09/2013
PROJECT: Lot 66 George Road, Forest Creek.		Sampled by: L. Quinn
REPORT DATE:		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.5	Orange-Brown Clayey-Silt with Gravel	Disturbed sample 0.2- 0.7m. Watertable not encountered

**ATTERBERG LIMITS TEST REPORT****CLIENT:** Jon Vincent**SAMPLE No:** SI 279-13**PROJECT:** Lot 66 George Road, Forest Creek**DATE SAMPLED:** 13/09/2013**SAMPLE DETAILS:** BH1 0.2-0.5m, Orange-Brown
Clayey-Silt with Gravel**Sampled by:** L. Quinn**Tested By:** G. Negri**REPORT DATE:** 24/09/2013

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.1.2-2009	37%
Plastic Limit: AS 1289.3.2.1-2009	22%
Plasticity Index: AS 1289.3.3.1-2009	15%
Linear Shrinkage: AS 1289.3.4.1-2008	7.0%
Length Of Mould:	125.0
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Air Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	19.8%



SITE CLASSIFICATION

Lot 66 George Road, Forest Creek.

Extensive trees (Rainforest) cover the site of the proposed residence and will have to be removed to construct the residence.

Abnormal moisture conditions are likely due to the removal of the trees.

The Atterberg Limits test results indicate a slightly reactive soil.

In accordance with clause 1.3.3 of "AS 2870-2011 Residential slabs and footings-Construction" the site must be classified **CLASS-"P"**.

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

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

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

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

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

Leonard Quinn.
Earth Test.

**SITE AND SOIL EVALUATION****Lot 66 George Road, Forest Creek.**

The site and soil evaluation carried out on 13/09/2013 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	11 Degrees
Shape	Linear-Divergent
Aspect	South-South-West
Exposure	Extremely Limited (Rainforest)
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted
Vegetation	Rainforest.
Watercourse/Bores	As shown on site plan.
Water table	Not encountered during investigation.
Fill	Not noted.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist
Other site specific factors	Not noted

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Orange-Brown
Texture	Clay-Loam
Structure	High
Coarse Fragments	<10%
Measured Permeability Ksat (m/d)	Not measured
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	30



WASTEWATER MANAGEMENT SYSTEM

An "All-Waste" septic tank discharging into an "Advanced Enviro-Septic" bed is considered suitable for this site.

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

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2002.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2003.
- Queensland PLUMBING AND WASTEWATER CODE.

SYSTEM SIZING FACTORS.

A population equivalent of four (4) persons has been chosen for the proposed two bedroom dwelling.

The residence is connected to a on-site roof rain water system.

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

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

Note: - Garbage grinders are not permitted.

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

The daily flow for the dwelling (4 persons @ 120 L/person/day) will be 480 L/day.

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

The tank must NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 480 / (30 \times 2.35) \\ &= 9.6\text{m.} \end{aligned}$$

Use one 2.35m wide by 9.6m long Advanced Enviro-Septic bed.
See site plan and detail cross-section.

SYSTEM SAND

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

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

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



SYSTEM INSTALLATION

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

OPERATION AND MAINTENANCE

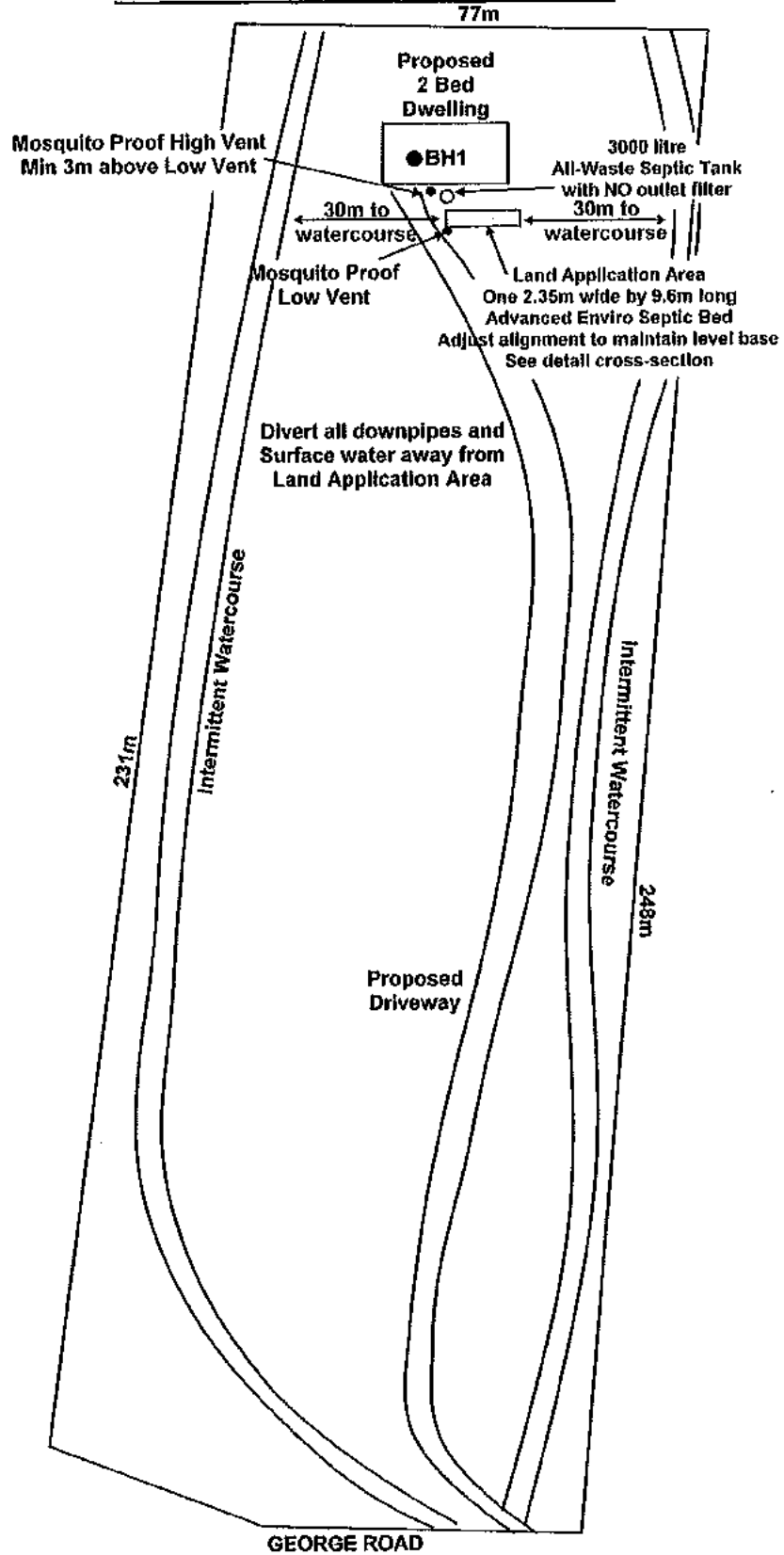
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

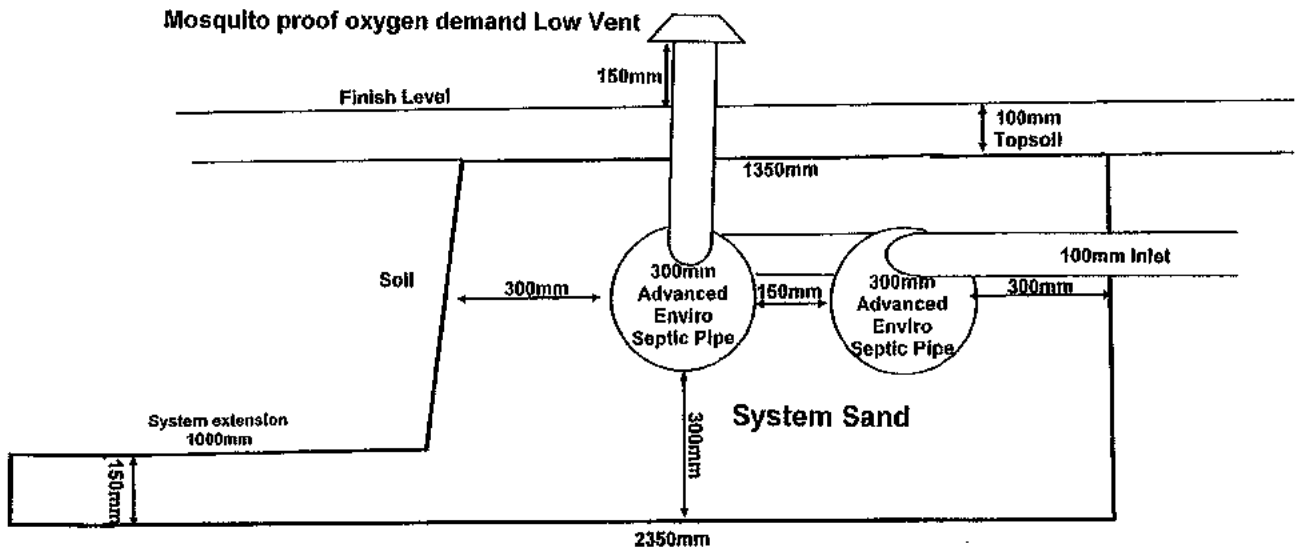
An operation and maintenance guide is attached to this report.

Leonard Quinn
Earth Test

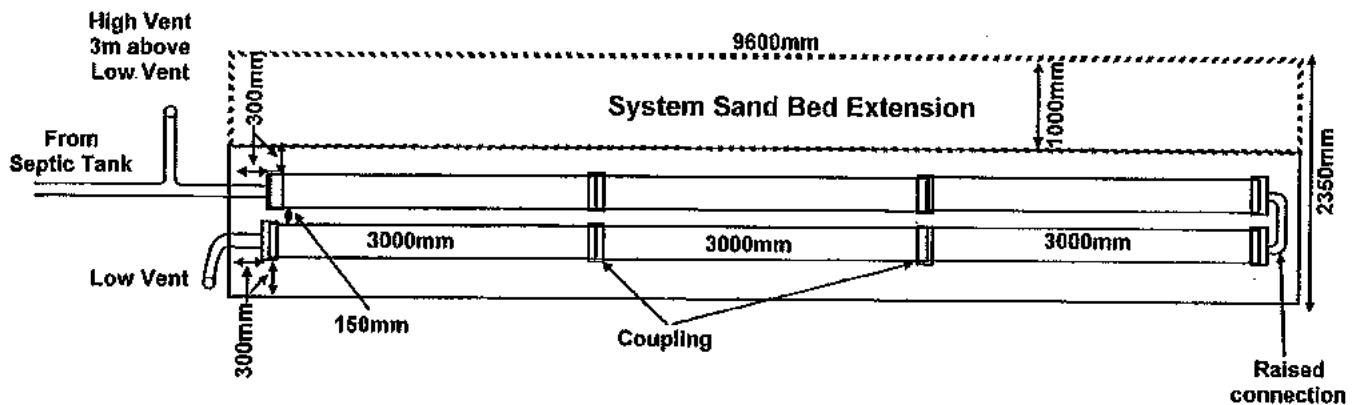


SITE PLAN - NOT TO SCALE
Lot 66 George Road, Forest Creek.

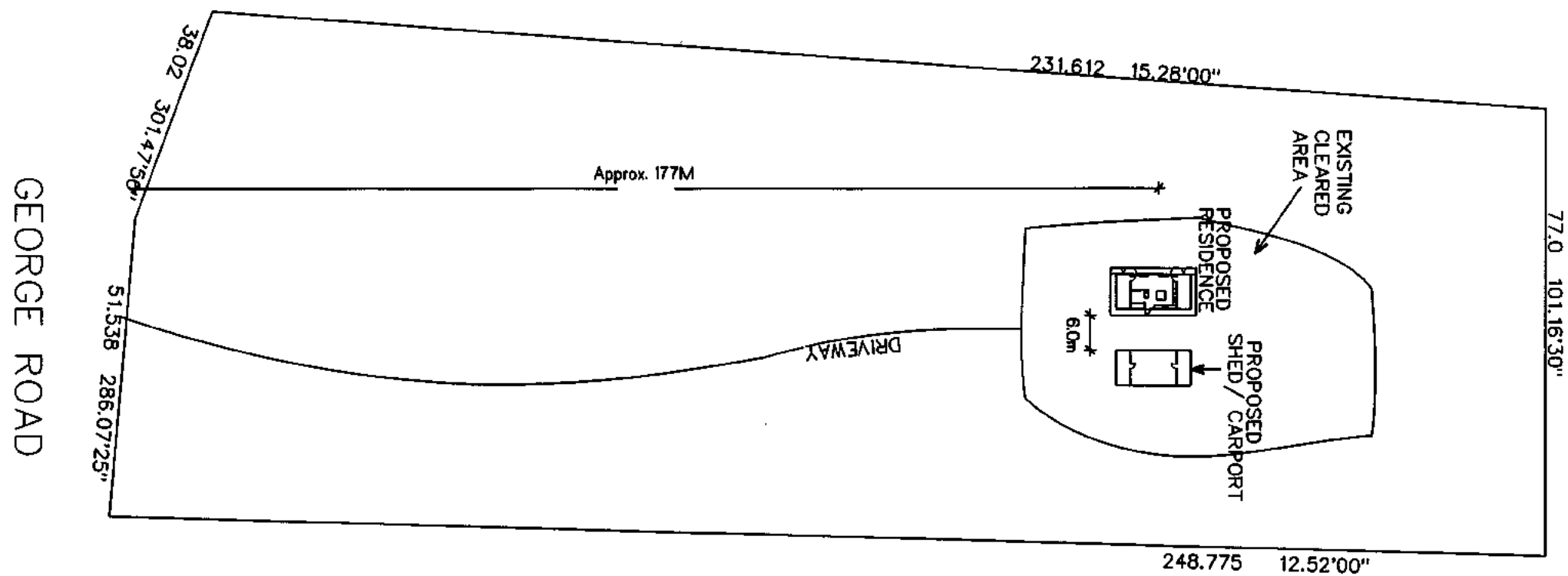




**2350mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section**



**Advanced Enviro-Septic Overhead view
9600 by 2350mm Two pipe**



LOT 66
2.003 ha
RP35856

SETOUT NOTES

ALL DIMENSIONS & BEARINGS TO BE VERIFIED ON SITE PRIOR TO ANY SETOUT AND CONSTRUCTION. BUILDER TO ARRANGE FOR ANY MISSING BOUNDARY PEGS TO BE REINSTATED. LOCATION OF RESIDENCE ON SITE PLAN IS APPROX. ONLY. BUILDER TO CONFIRM LOCATION ON SITE. ICE INTERNATIONAL TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN BOUNDARY DIMENSIONS & BEARINGS OR SETOUT DIMENSIONS

PROJECT:

PROPOSED RESIDENCE FOR
SUSANNE LENNOX
LOT 66 GEORGE ROAD
FOREST CREEK

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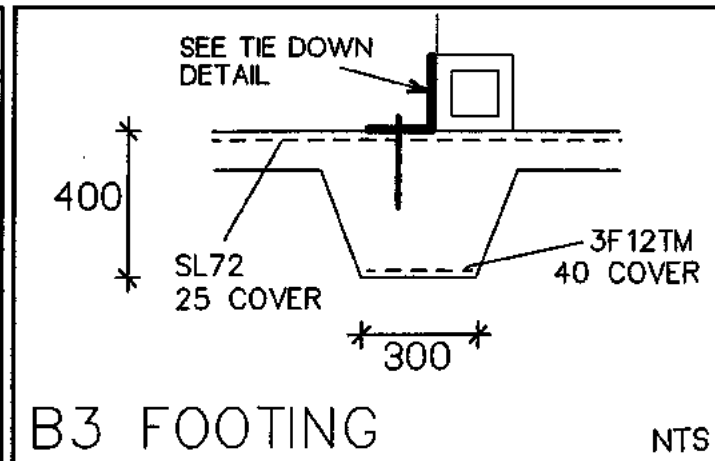
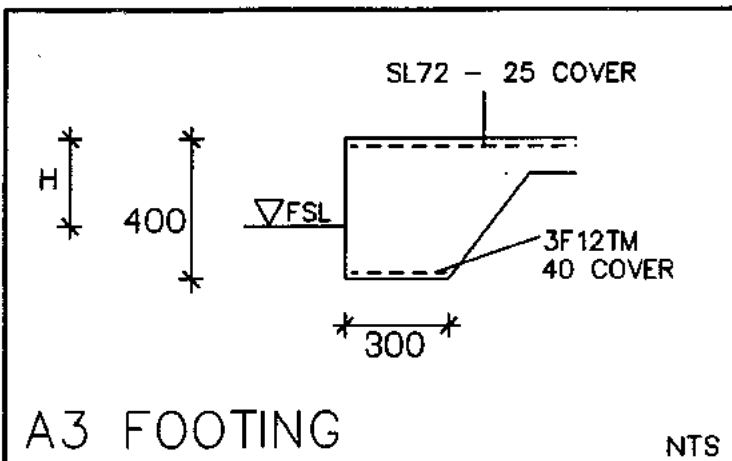
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author	PL	drawn	KG	checked	01
date	11/00	date	15/17	date	
			FE818		

WIND
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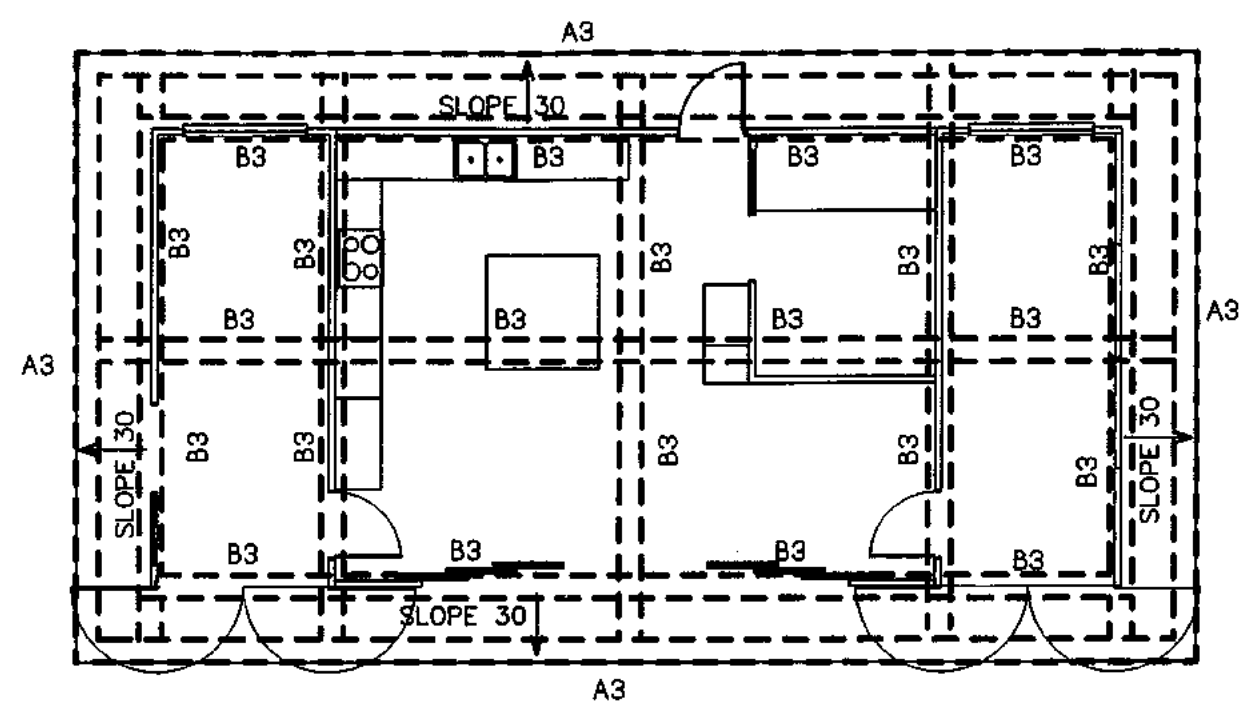
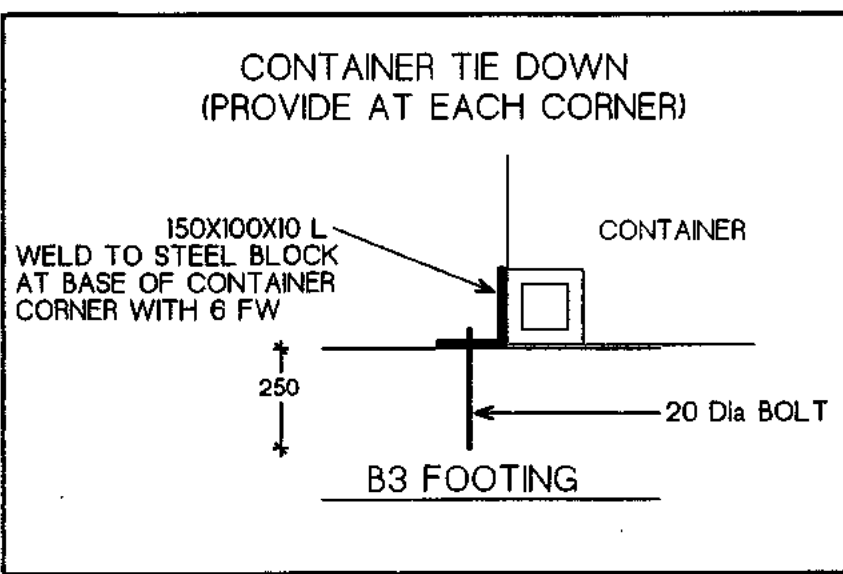
COMPACTED FILL SITE WITH 98% RDD BY TEST IN ACCORDANCE WITH AS3798 GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENT

3F8TM X 2000 ACROSS CORNERS

SLAB NOTES:

SLAB LENGTH/ WIDTH <18m
= SL72 MESH; 25 COVER TOP

SLAB LENGTH/ WIDTH -
MEASURE FROM SLAB END TO END
or
BETWEEN CONTROL JOINTS



PROVIDE RETAINING WALLS
WHERE REQUIRED
(SEE CONTOUR PLAN & CONSULT
WITH ICE IF NECESSARY)

IF CUT/FILL IS GREATER THAN
300mm, I.C.E. INTERNATIONAL IS
TO BE INFORMED, AS SITE MAY
REQUIRE RECLASSIFICATION AND
POSSIBLE RE-DESIGN

- ① 100 slab throughout
unless noted otherwise
- NOTES: Provide wall reinforcement
as shown on plan.
- ② Provide starter bars at same centers
as wall reinforcement
- ③ Provide 50mm Min compacted sand
layer and 200um Visqueen to u/side
of slab throughout. Tape Joints.
- ④ "H" is height of slab above FSL
Cairns = 250 Min
Townsville = 300 min
Mackay = 300 min
- ⑤ F'c = 20MPa unless noted otherwise
Vibrate all concrete
Cure all concrete - 7days Min.
- ⑥ Details assume: Articulated Masonry
Veneer.
- ⑦ Refer: General Notes

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PEGS TO BE REINSTATED.
LOCATION OF RESIDENCE ON SITE PLAN IS APPROX.
ONLY. BUILDER TO CONFIRM LOCATION ON SITE.
ICE INTERNATIONAL TO BE NOTIFIED IMMEDIATELY
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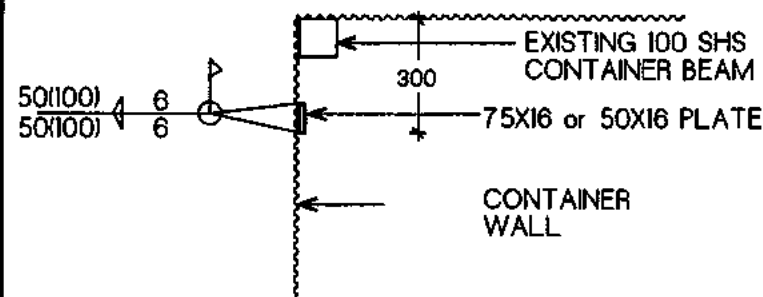
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LINTELS

L1 - 75X16 PLATE

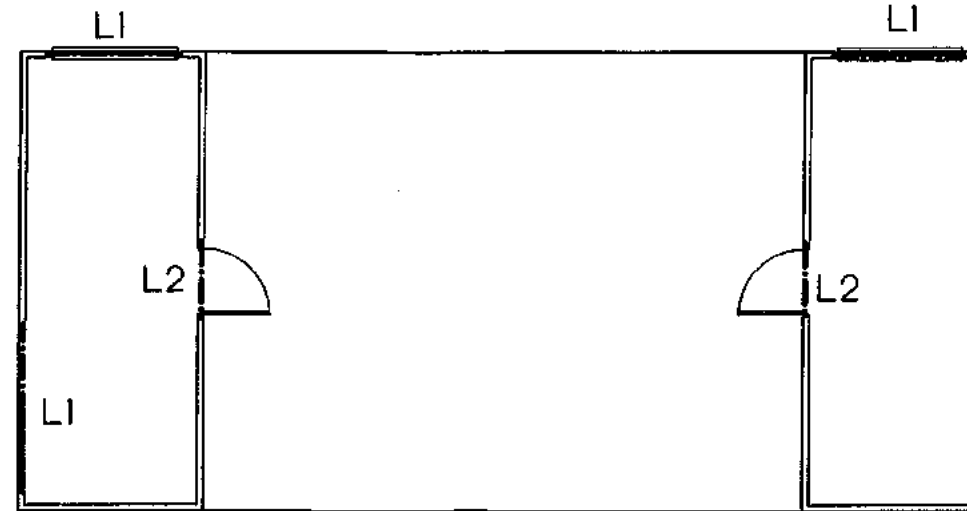
L2 - 50X16 PLATE

REFER TO DETAILS

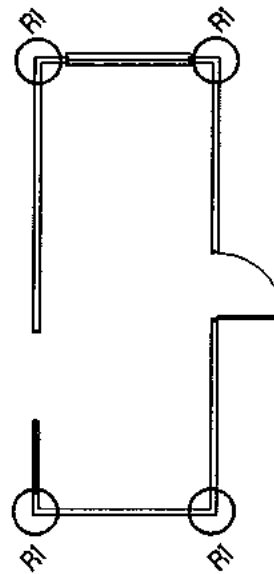


CONTAINER LINTEL DETAIL

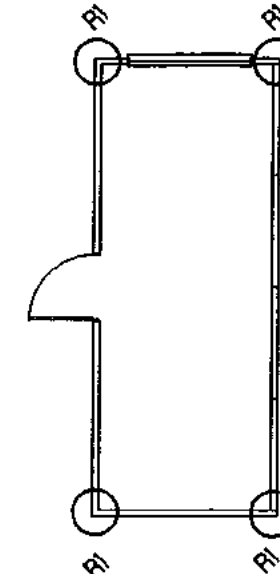
(NTS)



SHED LINTELS

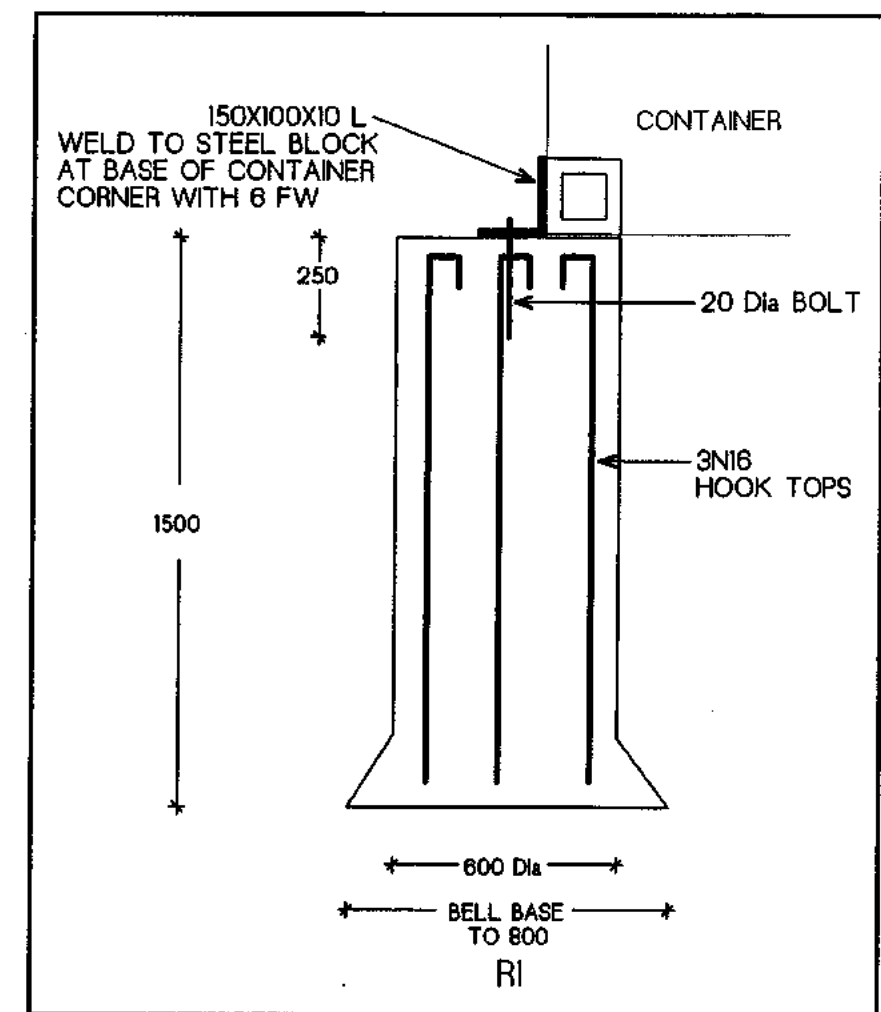


SHED FOOTINGS



POD ROOF OVER CONTAINERS
DESIGNED BY 'POD ROOF'

600 DIA X 1500 DEEP
CONCRETE PIER
3N16 - HOOK TOPS



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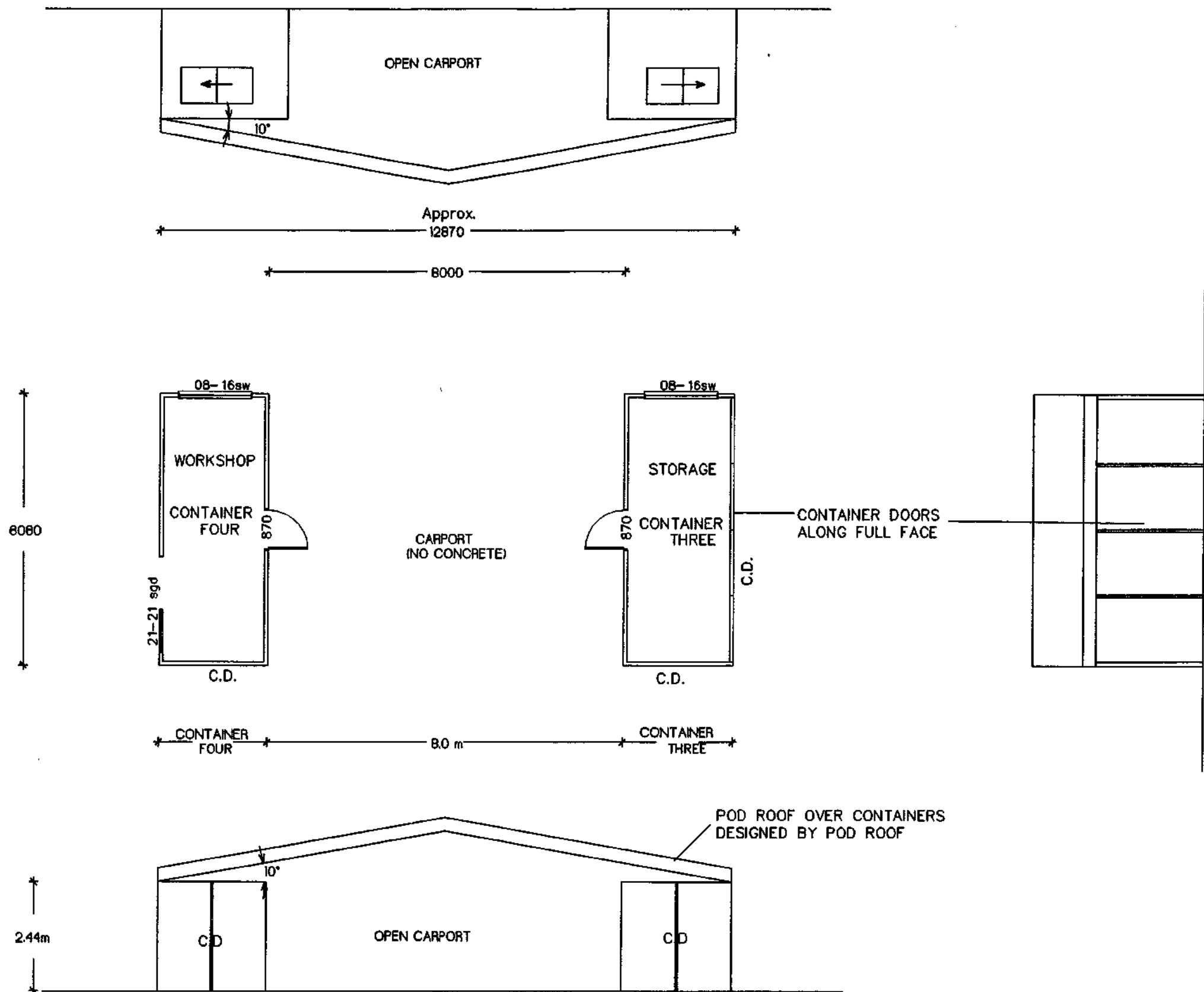
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SHED/ CARPORT LAYOUT & ELEVATIONS

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i.C.E.
International

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date	15/147	date		date	
1/108					
	FEB18				

C.D. = CONTAINER DOOR

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