

# 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.

29/09/17  
232314

**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)	Greg Skyring Design and Drafting Pty Ltd
Contact name (only applicable for companies)	Greg Skyring
Postal address (P.O. Box or street address)	11 Noli Close,
Suburb	Mossman
State	Qld
Postcode	4873
Country	Australia
Contact number	07 40982061
Email address (non-mandatory)	greg@skyringdesign.com.au
Mobile number (non-mandatory)	
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?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application <input type="checkbox"/> No – proceed to 3)	

40-2017-2297-1  
29/09/17 R/V 232314



**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
		16	Hibiscus Court	Rocky Point
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	27	RP749732	Douglas
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)

## 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 Moreton 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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	Lot on plan description of strategic port land:	
	Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	Name of local government for the tidal area (if applicable):	
	Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	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 house on vacant land

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 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 <sup>2</sup> ) (if applicable)
New house on vacant land	house		270

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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

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: _____ |                                     |  |

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

Douglas Shire Council

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
<b>Matters requiring referral to the local government:</b> <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
<b>Matters requiring referral to the chief executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>• The <b>chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b> <input type="checkbox"/> Brisbane core port land
<b>Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
<b>Matters requiring referral to the relevant port operator:</b> <input type="checkbox"/> Brisbane core port land <i>(below high-water mark and within port limits)</i>
<b>Matters requiring referral to the chief executive of the relevant port authority:</b> <input type="checkbox"/> Land within limits of another port
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b> <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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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

☒ NoNote: Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://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☒ NoNote: See guidance materials at [www.def.qld.gov.au](http://www.def.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☒ NoNote: Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://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☒ NoNote: Contact the Department of Environment and Heritage Protection at [www.ehp.qld.gov.au](http://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☒ NoNote: See guidance materials at [www.dews.qld.gov.au](http://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☒ NoNote: See guidance materials at [www.ehp.qld.gov.au](http://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☒ NoNote: See guidance materials at [www.ehp.qld.gov.au](http://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 ONLY**

Date 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.

The Manager,  
Planning Services,  
Douglas Shire Council  
P.O. Box 723  
Mossman Q 4873

23<sup>rd</sup> Sep 2017

Dear Sir/Madam,

**RE: APPLICATION FOR MATERIAL CHANGE OF USE OF PREMISES –  
DWELLING HOUSE ON LOT 27, RP 749732, 16 HIBISCUS COURT, ROCKY POINT;  
for Y. Turner.**

This site has previously received a development approval dated 22 August 2006, and an extension of currency period dated 22 July 2010. However, the DA was allowed to expire, with the Owner now deciding to seek another approval.

Attached is DA Form 1 duly completed, together with sketches of the proposed house, and planning, geotechnical and waste water reports.

The following report provides supporting information to show compliance or otherwise with the planning scheme and codes within.

## **1.0 General Details**

### **Applicant and Contact**

Greg Skyring,  
Greg Skyring Design and Drafting Pty Ltd  
11 Noli Close,  
Mossman QLD 4873

Ph 07 40982061  
Fax 07 40982061  
Email greg@skyringdesign.com.au

### **Registered Owner of Land**

Y. Turner

### **Real Property Description**

Lot 27 RP749732

### **Location**

16 Hibiscus Court, Rocky Point

## **1.0 – General Details continued**

<b>Tenure</b>	Freehold
<b>Land Area</b>	10,020m <sup>2</sup>
<b>Present Use</b>	Vacant
<b>Contaminated Lands or Environmental Management Registers</b>	Nil
<b>Easements and Encumbrances</b>	None
<b>Local Government Authority</b>	Douglas Shire Council
<b>Planning Scheme</b>	2008 Douglas Shire Planning Scheme
<b>Planning Area</b>	Rural Settlement
<b>Assessment Level</b>	Code Assessable
<b>Tabled Applicable Codes</b>	Rural Settlement Locality Code Rural Settlement Planning Area Code Land Use Code Filling and Excavation Code Landscaping Code Natural Areas and Scenic Amenity Code Vehicle Parking and Access Code
<b>Tabled Applicable Overlays</b>	Acid Sulphate Soils Cultural Heritage and Valuable Sites Natural Hazards - Medium Risk Bushfire

### **Fully Complying or Not Applicable Codes/Overlays**

Land use Code, House Code – complies fully

Filling and Excavation Code – no change to the existing land form is required

Vehicle Parking and Access Code – vehicle parking on site is in excess of that required under P1 of this code, and contained within proposed buildings.

Acid Sulphate Soils Overlay - this site is approximately 90m in elevation. As this code refers to elevations less than 5m AHD, this code is not applicable.

Cultural Heritage and Valuable Sites – not a site identified on overlay mapping.

Natural Hazards – site is mapped as having no fire hazard risk.



**RURAL SETTLEMENT LOCALITY CODE****General Requirements**

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>	<b>COMMENTS</b>
<ul style="list-style-type: none"> <li>Buildings and structures complement the Height of surrounding development and/or are subservient to the surrounding environment and are in keeping with the character of the Locality.</li> </ul>	<p><b>A1.1</b> In all Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.</p>	<p>the proposed house is 2 storey, maximum building height is 5.9m and maximum total building height is 7.5m</p>
<ul style="list-style-type: none"> <li>Development is connected to all urban services or to sustainable on Site infrastructure services.</li> </ul>	<p><b>A2.1</b> Development is connected to available urban services by underground connections, wherever possible.  <b>AND/OR</b>  Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions.  <b>OR</b>  Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.  <b>AND</b>  An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.  <b>AND</b>  On-site sewerage facilities are</p>	<p>The property is connected to a reticulated local water supply.</p> <p>A waste water disposal report is attached The installation of an advanced secondary treatment plant and sub-surface disposal being the preferred method of effluent treatment.</p>

	provided in accordance with the On-site Sewerage Code	
<ul style="list-style-type: none"> <li>Landscaping of development Sites complements the existing rural character of the Locality.</li> </ul>	<p>A3.1 Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality.</p> <p>AND</p> <p>A minimum of 60% of the total proposed species are endemic or native species.</p>	No clearing of vegetation is proposed
<ul style="list-style-type: none"> <li>Development Sites are provided with efficient and safe vehicle Access and maneuvering areas on Site and to the Site, to an acceptable standard for the Locality.</li> </ul>	<p>A4.1 All Roads, driveways and maneuvering areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	The driveway will be concrete construction approx 3m in width.

## RURAL SETTLEMENT PLANNING AREA CODE

### General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P1</b> The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area.	<b>A1.1</b> Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area.	The proposal of a house is a consistent use according to the assessment table.

### Site Coverage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P2</b> The built form is subservient to the natural environment or the rural character of the area.	<b>A2.1</b> The maximum Site Coverage for all Buildings (including Outbuildings) contained on an allotment is 450 m <sup>2</sup> .	<p>Site coverage is 205m<sup>2</sup> . Total site cover is 2.0%</p> <p>No ancillary building is part of this application</p>

	<b>A2.2</b> An Outbuilding used for purposes ancillary to a House has a maximum Site Coverage not greater than 20% of the total Site Coverage specified in A2.1 above.	
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### Building Setbacks

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P3</b> Buildings/structures are Setback to: <ul style="list-style-type: none"> <li>• maintain the natural or rural character of the area; and</li> <li>• achieve separation from neighbouring Buildings and from Road Frontages.</li> </ul>	<b>A3.1</b> Buildings/structures are Setback not less than: <ul style="list-style-type: none"> <li>• 40 metres from the property boundary adjoining a State-Controlled Road; or</li> <li>• 25 metres from the property boundary adjoining the Cape Tribulation Road; or</li> <li>• 20 metres from the property boundary fronting any other Road; and</li> <li>• 6 metres from the side and rear property boundaries of the Site.</li> </ul>	<p>The proposed setbacks are illustrated on the attached site plan, and generally comply with the Acceptable.</p> <p>However, it is necessary to reduce the eastern boundary setback to 3.0m, due to the physical restraints of the building pad. (refer to Site Plan).</p>
<b>P4</b> Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.	<b>A4.1</b> At the time that a Site is developed for any purpose, the Road Frontage Setback areas are landscaped so that 10 metres of the Setback area immediately adjacent to any Road Frontage, where the minimum total Setback required is 20 metres or greater, is landscaped with Dense Planting.	<p>A vegetation depth of approximately 10m is to be provided along the full frontage of Hibiscus Court, excluding the property access.</p>

### Scenic Amenity

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P5</b> Buildings/structures are designed to maintain the low-density rural settlement character of the area and sited to minimise	<b>A5.1</b> White and shining metallic finishes are avoided on external surfaces in prominent view.	<p>External colours will be similar shades to the following approved colours:</p> <p>Roof – Colorbond green</p> <p>Walls – Paperbark (or similar)</p>

impacts on the environment and Scenic Amenity values of the area.		
<b>P6</b> Buildings/structures are sited to achieve the retention of native trees and protect existing Watercourses, riparian vegetation and wildlife corridors.	<b>A6.1</b> No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	All existing vegetation will remain.  There are no existing watercourses

### Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<b>P7</b> Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p><b>A7.1</b> Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes signoff that the Site can be stabilised.</p> <p>AND</p>	<p>The slope of the land area of the house pad is generally level.</p> <p>However, a geotechnical report has been provided as part of the original DA to ensure no potential slip impact on properties below</p>

	<p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p> <p>(Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)</p>	
<p><b>P8</b> The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.</p>	<p><b>A8.1</b> A split level building form is utilised.</p> <p><b>A8.2</b> A single plane concrete slab is not utilised.</p> <p><b>A8.3</b> Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.</p>	N/A
<p><b>P9</b> Development on sloping land minimises any impact on the landscape character of the surrounding area.</p>	<p><b>A9.1</b> Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.</p>	N/A
<p><b>P10</b> Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other</p>	<p><b>A10.1</b> All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	N/A



## NATURAL AREAS AND SCENIC AMENITY CODE

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

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
- Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.	<p><b>A1.1</b> Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p><b>A1.2</b> Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	The attached site plan shows the location of proposed buildings and internal roads in relation to the existing vegetation.
- Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.	<p><b>A2.1</b> Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> <li>• adjacent to existing development;</li> <li>• within an existing cleared area;</li> <li>• within a disturbed area with little potential for rehabilitation;</li> <li>• within an area close to an Access Road;</li> <li>• removed from an identified area of important habitat.</li> </ul> <p><b>A2.2</b> Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p><b>A2.3</b> No continuous boundary fence lines or barriers are Erected on an</p>	<p>The building is located to in an existing cleared area</p> <p>Refer above</p> <p>No boundary fences are proposed</p>

	<p>approved development Site within a DDA identified on a Site Plan drawn to scale.</p> <p><b>A2.4</b> Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p><b>A2.5</b> Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p><b>A2.6</b> Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p><b>A2.7</b> Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below; AND The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.</p> <p><b>A2.8</b> There is no fragmentation or alienation of any Remnant Vegetation.</p> <p><b>A2.9</b> Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.</p>	<p>Power to the site will be provided from a new pole located at the property boundary, continuing from the pole to the house underground. All other services are will be underground from the front boundary.</p> <p>The access road is shown on the site plan, and is relatively flat</p> <p>Only one access is proposed.</p> <p>No change to existing vegetation will be made.</p>
- Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May	Refer to A2.1

	Request, for code and impact assessable development).	
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**Setback Areas/Riparian Corridors – N/A**

**Use of Setback Areas/Riparian Corridors – N/A**

**Retaining and Protecting Highly Visible Areas – N/A**

#### **LANDSCAPING CODE**

Landscaping is to be provided to a 10m wide buffer to the full frontage of the site, excluding the property access, and to the 6m side boundary setbacks, to comply with the DSC planning scheme policy No 7 - Landscaping.

#### **CONCLUSION**

The development application seeks a Development Permit for Material Change of Use for the purpose of a single dwelling house on land described as Lot 27 RP749732, 16 Hibiscus Court, Rocky Point.

The proposed development is considered generally consistent with the relevant Planning Scheme Codes and the surrounding locality. The report includes supporting information intended to address any concerns Council may have as the assessing authority

**Individual owner's consent for making a development application under the *Planning Act 2016***

I, Yvonne Turner

[Insert full name.]

as owner of the premises identified as follows:

16 Hibiscus Court, Rocky Point  
L27 RP749732

consent to the making of a development application under the *Planning Act 2016* by:

Greg Skyring for Greg Skyring Design and Drafting Pty Ltd

on the premises described above for:

Material change of use for single storey house



[signature of owner and  
date signed]

26/9/17

**Construction Soiltest Pty Ltd** A.B.N. 90 054 339 883  
**Materials Testing and Geotechnical Services**

7 Barry Street, Westcourt, PO Box 2234 Cairns Ph 07 4041 4577 Fax 07 4041 4399 e-mail: consoil@bigpond.com

30 May 2006

Job No: G5479

Y. Turner  
c/ Greg Skyring  
11 Noli Close  
MOSSMAN QLD 48\$\$

Dear Sir,

Re: **Geotechnical Review at  
Lot 27 Hibiscus Court Rocky Point.**

1. *Introduction.*

Mr G Skyring (G. Skyring Design & Drafting) requested a review of geotechnical conditions and property risk assessment of original geotechnical report G5479/R11943 on behalf of client (Y. Turner). Further comments were requested by Douglas Shire Council (DSC) in lieu of design variations, stabilisation works proposed for the site, and vegetation matters. Updated site plans were provided by G. Skyring.

2. *Proposed Development & Site Conditions.*

The proposed residential development includes a masonry block building located approximately 4 - 6m from the western and southern embankment crests. A waste disposal bed is to be located at the front (northern) side of the proposed house.

Site conditions were generally consistent with previous report findings. Further regrowth has occurred on the southern embankment surface. A slip exists on the southern embankment crest near the common boundary with Lot 26. No other major slip zones were observed below the crest.

Refer Figure R1 for proposed residence plan and site conditions.

3. *Site Property Risk Assessment.*

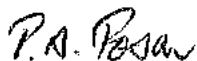
Original risk assessment considered that footings founded  $\geq 6m$  from the southern and western embankment crest would be acceptable (ie low risk). Footings founded closer than 6m will increase the risk of property damage in the event of a slide at the crest. To maintain or reduce this risk options such as relocation of the proposed house to minimum 6m from the crest, piling footings where closer than 6m, and/or stabilisation below the slope crest greater than revegetation would be required.



#### 4. Comments.

- 1) Risk of site instability from proposed waste disposal bed is considered low provided that the waste disposal bed functions without overflowing.
- 2) Footings shall be no closer than 6m from the southern embankment to satisfy estimated low risk to property from potential slips. Proposed footings closer than 6m from the southern embankment crest increase the risk of property damage and will require structural stabilisation measures below the embankment crest. Slip areas near footings (ie <6m from crest) will need to be structurally stabilised. Gabion units or free draining structural retaining walls are recommended. Stabilisation measures shall be designed by a professional engineer.
- 3) Proposed footings near the western crest (approximately 4m from the crest) shall be pierced to 2m < GL to compensate for equivalent lateral restraint.
- 4) Generally all existing vegetation shall be preserved. Existing trees near the crest that are assessed to pose a safety and/or property hazard can be removed to stump level.
- 5) All other site recommendations as per 8.2 of original report shall also be implemented.
- 6) This report shall be read in conjunction with original report G5479/R11943.

Yours faithfully  
Construction Soiltest Pty Ltd



Paul Posar  
CPEng. M.I.E. Aust. R.P.E.Q.



CONSTRUCTION  
SOCIETY P/L.  
\* NO. 15879 DMD.

PROPOSED RESIDENCE  
FOR V. TURNER  
16 HIRSTS LANE  
ROOK POINT

**GREG SKYRING**  
*Design and Drafting Pty Ltd*

11 Noll Close  
MOSSMAN Q. 4873  
Phone/Fax: (07) 40982061  
Mobile: 0419 212652  
Email: [darvyn@darwinac.com.au](mailto:darvyn@darwinac.com.au)

**Construction Soiltest** Pty Ltd A.B.N. 90 054 339 883

**Materials Testing and Geotechnical Services**

7 Barry Street, Westcourt, PO Box 2234 Cairns Ph 07 4041 4577 Fax 07 4041 4399 e-mail: [consoil@bigpond.com](mailto:consoil@bigpond.com)

5 October 2005

Job No: G5479

Y Turner  
C/- Greg Skyring Design and Drafting  
11 Noli Close  
MOSSMAN QLD 4873

Dear Sir/Madam,

**Re: Geotechnical Report for Lot 27 (No. 16) Hibiscus Court Rocky Point.**

*1. Introduction/Authorisation.*

A geotechnical investigation and report was authorised by Mr G Skyring (Greg Skyring Design and Drafting) on behalf of client/owner Y Turner for proposed residential development at Lot 26 Hibiscus Court Rocky Point. The scope of the report and site plans of the proposed development were provided by Mr Skyring. No contour levels were available at the time of the investigation.

*2. Scope/Method of Investigation.*

The scope of the geotechnical report requested, included the following:

- To provide a report which addresses driveway stability and the site suitability for the proposed development and also the implications of landslide to the allotments below the proposed development.
- Site classification in accordance with AS 2870 'Residential Slabs and Footings' for footing design purposes.

The methods used for the investigation included geotechnical assessment of existing surface features and exposed soil/rock profiles and subsurface soil/rock conditions of the site using augered boreholes and dynamic cone penetrometer (DCP) tests.

### 3. *Proposed Development.*

The proposed development is for a residential dwelling founded at existing surface levels. Residential construction is to be limited to the existing benched area. The proposed access driveway is to be the existing driveway configuration off Hibiscus Court. Minimal earthworks changes are proposed to provide a level building platform and driveway access.

### 4. *Site Description.*

The site is identified as Lot 27 RP749732 No.16 Hibiscus Court Rocky Point, which is located south of Hibiscus Court.

The subject site is partly a cut flat ridgeline area south of Hibiscus Court to a steeply sloping natural hill-slope at the rear (south) and right hand side (west) of the allotment. The hill-slope crest at the rear is approximately 60m south of the front boundary and approximately 20m west of the left hand boundary. The hill-slope surface is sloping concavely from approximately 45° to 30° north to south to the rear boundary and east to west from the side boundary. Access to the site is via an unsealed driveway off Hibiscus Court. A council easement (Lot 36) with a concrete water tank is located on the front left hand corner of the site. A steeply sloping (vacant?) allotment on Lot 28 is located west of the site and a vacant allotment (Lot 26) is located east and is separated by a 15° cut batter. Lot 21 is located south west and down-slope of the site and has a dwelling and earthworks cut batter within that allotment.

Vegetation on the site varies from nil (exposed rock/soil) on the flat platform area to partly cleared to thick rainforest on the hill-slopes. Erosion gullies exist near the hill-slope crests.

Refer Figure 1A and 1B for site location and proposed development.

### 5. *Regional Geology*

According to the Queensland Department of Mines and Energy 1:250000 geological map for Mossman region (Sheet SE 55-1, 1996) the site is underlain by 'Hodgkinson Formation' which may comprise 'interbedded fine to medium grained arenite and mudstone (locally phyllitic); minor chert, and metabasalt'.

Generally on hill slope sites a layer of colluvium overlies residual soils and weathered rock. Landslips have been recorded on steep hill-slopes and earthworks batters in this area.

## 6. *Assessment/Findings.*

### 6.1. *Surface Conditions.*

The site surface is mainly residual soils to exposed weathered rock at the flat platform area (proposed building site) containing little to no vegetation. Residual soils to extremely weathered rock(?) was evident in the driveway with possible fill on the down-slope side.

The ridge-line runs approximately down to the south-west, with steep slopes either side. The hill slope south of the platform area is steeply sloping below the crest and reducing somewhat concavely to the rear boundary. Vegetation on the slope is partly cleared below the crest and contained fallen trees, thick groundcover shrubs/grass and regrowth saplings and small trees. No major mature trees exist from the crest to approximately 20-30m down-slope. Small erosion gullies and colluvial deposits containing soil, cobbles and small boulders were observed on the southern slope of the site. Thick rainforest including mature trees exist below the 'cleared' slope to the rear boundary and beyond. The western slope of the platform is very steep and vegetated by thick rainforest. Some 'pushed over' fill exists below the crest of the western slope. The western slope below the driveway is very steep (~45°) and is clear of trees. A gully was observed below the western slope with minor erosion gullies linking to it.

Instability zones were observed at and below the southern and western hill slope crest where erosion from runoff has caused progressive minor debris slides. Active soil creep was evident by bent trees below the crest on the western slope. Absence of trees on the western slope of the driveway could be due to past debris slide(s) or by manual clearing.

### 6.2. *Subsurface Conditions.*

Boreholes and DCP tests were performed at the proposed house location. Generally the proposed foundation area encountered approximately 0 to 0.5m of residual soil to extremely weathered rock (clayey silt) freshening to distinctly weathered rock. Exposed weathered rock predominates at the front (north end) of the on flat platform. Soil types are considered low to medium plastic clay silts of estimated low reactivity (ie Class S type foundation reactivity).

Boreholes were performed on the access driveway and below the crest on the southern slope. Generally residual soils to weathered rock was encountered. Exposed cut batters were inspected and logged for rock type, weathering, and orientation of bedding planes and discontinuities. Exposed rock was mainly distinctly weathered arenite/argillite? Orientation of bedding planes were generally steeply dipping in a westerly to south westerly direction (ie approximately 60-80°/220°). Rock strength was estimated to be very low to low. No water seepage was observed at the exposed batter face(s) though conditions



may vary during wet seasons.

DCP test results indicate firm to dense conditions, and tests met with refusal when encountering denser weathered rock at depth.

Refer report CS7525/05 for borehole logs and DCP test details, and Figure 2 for test locations.

### 6.3. *Slope Stability/Risk Assessment.*

Slope stability of the site was assessed from existing site performance and potential impacts of the proposed development. The orientation of bedding planes to the southern and western hill-slope is considered partially unfavourable for stability due to steeply dipping bedding planes inclined sub-parallel and oriented down-slope. Poor vegetation cover below the crest of the hill-slope is considered unfavourable for slope stability.

Stability of the flat platform area is considered likely stable at the north and centre of the platform but less stable near the south and west crest (including driveway) and down-slope of the crests. Regression of the south and west platform edges is to be expected over time due to the combination of the slope steepness, runoff scour and erosion. The western hill-slope below the driveway could be an old debris slide, as no trees exist on this particular slope.

All hill-slope sites carry risks to the owner and/or resident in regard to site stability and consequences to property. This site has been assessed to pose the following potential instability risks to property:

Potential debris slides at the crest and upper portion of the south and west hill-slope;

Considered 'Likely' to occur under adverse conditions\*.

Considered 'Minor' consequences to down-slope allotments; Risk 'Moderate'.

Considered 'Medium' consequences to proposed house on Lot 27 if founded near crest; Risk - 'High'.

Considered 'Medium' consequences to driveway on Lot 27; Risk - 'High'.

Refer attached 'Appendix G' AGS Sub-committee March 2000; for details of likelihood and risk descriptors.

\* adverse conditions for this site would most likely be sustained heavy rain.

The client/owner will need to accept or tolerate these risks when developing this site or reduce risks by implementing engineering solutions, site management during construction, site maintenance and/or protective measures (refer section 8 of this report). It shall be noted that risk to the down-slope allotment (Lot 28) may change if/when development occurs on this allotment.

Risk to the Lot 27 proposed house can be reduced by siting the house further away from the crest. Lot 27 driveway will require stabilisation improvement to reduce risk of potential landslide.

## 7. *Site Suitability.*

The proposed building site (platform area) can be considered suitable for residential development but will require engineering solutions to minimise potential hill-slope instability, siting house away any hill-slope crest, and good hill-slope engineering and construction practices for long term suitability. Site suitability shall be constrained to the flat platform area and no closer than 6m from the existing hill-slope crest. The existing access driveway is considered potentially unstable under adverse conditions, and will require engineering solutions to satisfy residential suitability.

## 8. *Engineering Comments.*

### 8.1. *Site Foundation Classification.*

The proposed residential building site located on the flat platform is classified Class S in accordance with AS2870 'Residential Slabs and Footings' for footing design purposes. Allowable bearing pressures shall be limited to 100kPa for strip/pad footings and 50 kPa for slabs. This site classification does not apply for any footing located on any hill-slope or within 6m north of the slope crest. For proposed house length >25m, footings shall be designed by a professional engineer using engineering principles. Partial rock foundation should be allowed for in footing design due to potential rock weathering variation.

### 8.2. *Site Recommendations.*

The proposed building site (platform area) shall implement the following to improve long-term suitability:

- Provide runoff drainage of the building platform and divert via concrete lined spoon drains to a legal discharge point to the north (not to the south hill-slope).
- Provide crest and immediate down-slope surface with protection to minimise erosion and instability of crest edges (eg. sprayed concrete or vegetation and matting).
- Preserve all hill-slope vegetation and revegetate below crest using suitable species and methods that aid surface stability.

The proposed access driveway shall implement the following to improve long-term suitability:

- Provide concrete lines spoon drains at cut batter toes (including any intermediate berms) and above cut batter crests discharging to a suitable point where scour damage is avoided.
- Provide driveway pavement and seal (ie concrete or asphalt on road base).
- Preserve all hill-slope vegetation and revegetate 'cleared' part of the slope using suitable species and methods that aid surface stability.

Other site issues which should be addressed include:

- Options for stabilisation methods and/or engineering solutions to reduce any potential instability zones monitored during and after construction.
- Long term site maintenance of the site by clearing drains of any debris.
- Monitoring site and slope condition by a professional engineer following wet season rains.
- Provision for drainage of slope stabilisation methods (eg weep holes for sprayed concrete, free draining matting).

#### 9. *Foundation Maintenance/Remarks.*

Ongoing foundation maintenance is always essential for the durability and stability of the footings and foundation and the appropriate required maintenance is described in AS 2870 'Residential Slabs and Footings'. Briefly, however, it is advised to keep away from the footings/foundation all water taps, gardens and trees, and provide adequate compaction of loose ground around the outside of the footing perimeter. Rainwater/water should not be allowed to pond against the perimeter of the footings/foundations. Foundation maintenance should follow with the guidelines as set out in CSIRO 10-91 'A Guide to Home Owners on Foundation Maintenance and Footing Performance'.

#### 10. *Limitations of Report.*

This report is based on the scope and purpose of the assessment undertaken. Interpolation was used to give soil parameters for areas not specifically tested. If during any phase of the building development ground profile conditions revealed differ or vary from those described in this report, our office or suitably qualified personnel should be contacted.

Stability comments are based on a qualitative assessment of site conditions including stability performance of nearby properties. Site stability does not account for leaking or broken pipes and uncontrolled and/or concentrated

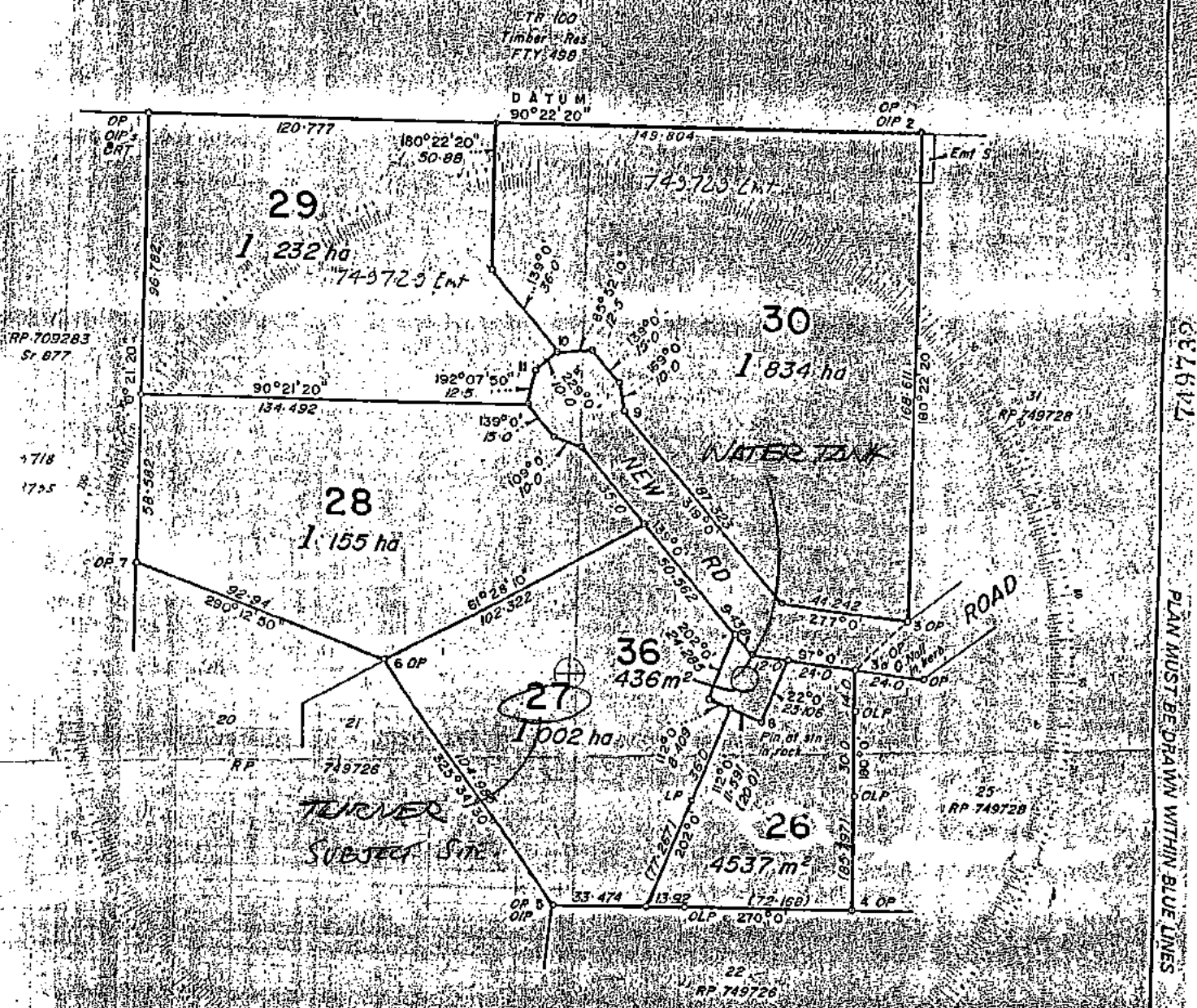
runoff. Likelihood and risk cannot predict consequences to property structures that currently are not proposed or do not exist (ie Lot 28).

The client and residents of the site shall need to accept and tolerate a level of risk when developing and dwelling on hill slope sites. The comments made in this report aim to present the existing risk, and also offers actions to minimise this risk to a level acceptable or tolerable to the client. The acceptance or toleration of risk is the owners' responsibility to make.

This report is provided for the client and relevant consultants. The information provided shall not be used by others as findings may not be relevant.

Yours faithfully  
Construction Soiltest Pty Ltd

Paul Posar  
CPEng. M.I.E. Aust. R.P.E.Q.



REFERENCE MARKS

SYN	TO	BEARING	DIST
1	OIP	177°40'	2.335
	OIP	153°0'	8.98
	ORT	122°30'	9.435
2	OIP	270°22'20"	16.0
3a	O/Nail		
	In kerb	3°26'	5.605
5	OIP	270°0'	1.005
10	Nail		
	In kerb	158°02'	6.265
	Ph	135°27'	1.195
11	Nail		
	In kerb	112°0'	7.29

TRAVERSES

LINE	BEARING	DIST
3-3a	225°31'10"	25.862

PERMANENT MARKS

PM	BEARING	DIST	No
9	PM	212°40'	6.085
			100463

AREA OF NEW ROAD  
3442 m²

Construction of new road to Foulke, LA  
Lot 27, Hibiscus, CA  
Rocky Point

62612

PLAN MUST BE DRAWN WITHIN BLUE LINES

62612

No. FIELD NOTES LODGED

ORIGINAL GRANT

13200 14V

PLAN OF Lots 26 - 30 & 36

cancelling the balance of Lot 1, dh

RP 748300

ORIG. PORTION 14V

TOWN

PARISH WHYANBEEL

COUNTY Salander

PROCLAIMED  
SURVEY AREA

SURVEYED BY J.M. SCRIVEN

21.12.89

MERIDIAN

RP 748300



SCALE

1/1500

REGISTERED

PLAN 749732



**Construction Soiltest** Pty Ltd A.B.N. 90 054 339 883

**Materials Testing and Geotechnical Services**

7 Barry Street, Westcourt, PO Box 2234 Cairns Ph 07 4041 4577 Fax 07 4041 4399 e-mail: [consoli@bigpond.com](mailto:consoli@bigpond.com)

13 October 2005

Job No: G5479

**Lot 27 (No 16) Hibiscus Court Rocky Point**

For  
Y. Turner

**Field Borehole Log**

Date: 16/9/05      Logged by: PP/WM      Plant: 100mm auger

Borehole/Pit No: AH-1      Location: Building platform see sketch.

Depth (m)      Description of subsoil

---

- GL      Stripped surface at GL.  
CL/CH. Extremely weathered rock.  
Mauve brown mottled black/yellow clayey silt/silty clay.  
Slightly moist. Medium plasticity.
- 0.5      CL/CH. Distinctly weathered rock.  
Mauve brown mottled black/yellow clayey silt/silty clay.
- 0.6      Auger refusal.  
No groundwater encountered.

Signatory: P.A. Posar P.A. Posar

Date: 21/10/05

**Construction Soiltest** Pty Ltd A.B.N. 90 054 339 883

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13 October 2005

Job No: G5479

**Lot 26 (No 14) Hibiscus Court Rocky Point**

For  
Y. Turner

**Field Borehole Log**

Date: 16/9/05      Logged by: PP/WM      Plant: 100mm auger

Borehole/Pit No: AH-2      Location: Building platform see sketch

Depth (m)      Description of subsoil

---

GL	Stripped surface at GL. CL/CH. Orange brown/mauve brown silty clay/clayey silt. Moist. Medium plasticity.
0.4	CL/CH. Extremely to distinctly weathered rock. Mauve brown mottled black/yellow clayey silt/silty clay.
1.25	Auger refusal. No groundwater encountered.

Signatory: P.A. Posar P.A. Posar

Date: 21/10/05



# Construction Soiltest Pty Ltd A.B.N. 90 054 339 883

## Materials Testing and Geotechnical Services

7 Barry Street, Westcourt, PO Box 2234 Cairns Ph 07 4041 4577 Fax 07 4041 4399 e-mail: consoil@bigpond.com

13 October 2005

Job No: G5479

### Lot 26 (No 14) Hibiscus Court Rocky Point

For  
Y. Turner

### Field Borehole Log

Date: 29/9/05      Logged by: PP      Plant: 100mm auger

Borehole/Pit No: AH-3      Location: Driveway see sketch

Depth (m)      Description of subsoil

---

- GL      Stripped surface at GL.  
CL/CH. Orange brown/mauve brown silty clay/clayey silt (Fill?).  
Moist. Medium plasticity.
- 1.7      CL/CH. Extremely weathered rock.  
Mauve brown clayey silt/silty clay.  
Moist. Medium plasticity.
- 2.5      Distinctly weathered rock.  
Mauve brown clayey silt/silty clay.
- 2.7      End borehole.  
No groundwater encountered.

Signatory: P.A. Posar P.A. Posar

Date: 21/10/05

**Construction Soiltest** Pty Ltd A.B.N. 90 054 339 883

**Materials Testing and Geotechnical Services**

7 Barry Street, Westcourt, PO Box 2234 Cairns Ph 07 4041 4577 Fax 07 4041 4399 e-mail: consoil@bigpond.com

13 October 2005

Job No: G5479

**Lot 26 (No 14) Hibiscus Court Rocky Point**

For  
Y. Turner

**Field Borehole Log**

Date: 29/9/05

Logged by: PP

Plant: 100mm auger

Borehole/Pit No: AH-4

Location: Southern embankment see sketch

Depth (m)      Description of subsoil

---

- GL      Regrowth/weeds at GL.  
Brown sandy silty clay (colluvium/residual?).  
Moist. Medium plasticity.
- 0.6      CL/CH. Extremely to distinctly weathered rock.  
Mauve brown mottled black/yellow clayey silt/silty clay.  
Moist.
- 0.7      Auger difficulty.  
End borehole.  
No groundwater encountered.

Signatory: P.A. Posar P.A. Posar

Date: 21/10/05

# Construction Soiltest Pty Ltd A.B.N. 90 054 339 883

## Materials Testing and Geotechnical Services

7 Barry Street, Westcourt, PO Box 2234 Cairns Ph 07 4041 4577 Fax 07 4041 4399 e-mail: consoil@bigpond.com

13 October 2005

Job No: G5479

### Lot 26 (No 14) Hibiscus Court Rocky Point

For  
Y. Turner

### Field Borehole Log

Date: 29/9/05

Logged by: PP

Plant: 100mm auger

Borehole/Pit No: AH-5

Location: Southern crest see sketch

Depth (m) Description of subsoil

---

- GL Regrowth/weeds at GL.  
Brown gravelly silty clay (fill).  
Slightly moist. Medium plasticity.
- 0.2 CL/CH. Extremely weathered rock.  
Mauve brown clayey silt/silty clay.  
Moist. Medium plasticity.
- 0.85 Distinctly weathered rock.  
Mauve brown clayey silt/silty clay.
- 1.0 Auger difficulty.  
End borehole.  
No groundwater encountered.

Signatory: P.A. Posar P.A. Posar

Date: 21/10/05

# REPORT ON PENETRATION RESISTANCE OF SOIL

Tested By:		WM/PP	Date Tested:		16/9/05	Date of Report:		13/10/05	Job Number:		G5479		
Depth Below GL (m)	Blows per 0.1m	Test Location: P1/AH1 See Sketch (Borehole by 100mm hand auger) Description of Subsoil			Depth Below GL (m)	Blows per 0.1m	Test Location: P2 See Sketch Description of Subsoil			Depth Below GL (m)	Blows per 0.1m	Test Location: P3/AH2 See Sketch (Borehole by 100mm hand auger) Description of Subsoil	
0.05	Seat	GL. Stripped surface.			0.05	Seat				0.05	Seat	GL. Stripped surface.	
0.15	3	CL/CH. Extremely weathered rock.			0.15	3				0.15	2	CL/CH. Orange brown/mauve clayey silt/silty clay.	
0.25	5	Mauve brown mottled black/yellow clayey silt/silty clay.			0.25	5				0.25	6	Moist. Medium plasticity.	
0.35	6	Slightly moist. Medium plasticity.			0.35	7				0.35	9	0.4m	
0.45	6				0.45	11				0.45	11	CL/CH. Extremely to distinctly weathered rock.	
0.55	12				0.55	11				0.55	12	Mauve brown mottled black/yellow clayey silt/silty clay.	
0.65	12				0.65	12				0.65	14	1.25m	
0.75	9				0.75	12				0.75	15	Auger refusal.	
0.85	11				0.85	14				0.85	13	No groundwater encountered.	
0.95	16				0.95	14				0.95	8		
1.05	15				1.05	REF				1.05	6		
1.15	16				1.15					1.15	12		
1.25	REF				1.25					1.25	12		
1.35					1.35					1.35			
1.45					1.45					1.45			
1.55					1.55					1.55			
1.65					1.65					1.65			
1.75					1.75					1.75			
1.85					1.85					1.85			
1.95					1.95					1.95			
2.05					2.05					2.05			
2.15					2.15					2.15			
2.25					2.25					2.25			
2.35					2.35					2.35			
2.45					2.45					2.45			
2.55					2.55					2.55			

Approved Signatory: P. Posar Date of Issue: 21/10/05 P. Posar Date of Issue: 21/10/05  
Report AR111A July 2002 Dynamic cone penetrometer tested in accordance with AS 1289, 5.3.2

## REPORT ON PENETRATION RESISTANCE OF SOIL

Tested By: WM/PP		Date Tested:	16 & 29/9/05		Date of Report:	13/10/05		Job Number: G5479	
Depth Below GL (m)	Blows per 0.1m	Test Location: P4 See Sketch Description of Subsoil	Depth Below GL (m)	Blows per 0.1m	Test Location: P5/AH3 See Sketch (Borehole by 100mm hand auger) Description of Subsoil	Depth Below GL (m)	Blows per 0.1m	Test Location: Description of Subsoil	
0.05	Seat		0.05	Seat	GL. Stripped surface.	0.05			
0.15	5		0.15	5		0.15			
0.25	4		0.25	4	CL/CH. Orange brown/mauve clayey	0.25			
0.35	4		0.35	4	silt/silty clay (fill?).	0.35			
0.45	4		0.45	4	Moist. Medium plasticity.	0.45			
0.55	4		0.55	5		0.55			
0.65	5		0.65	5		0.65			
0.75	6		0.75	6	1.7m	0.75			
0.85	8		0.85	6	CL/CH. Extremely weathered rock.	0.85			
0.95	10		0.95	7	Mauve brown clayey silt/silty clay.	0.95			
1.05	11		1.05	7	Slightly moist. Medium plasticity.	1.05			
1.15	11		1.15	7		1.15			
1.25	10		1.25	7		1.25			
1.35			1.35		2.5m	1.35			
1.45			1.45		CL/CH. Distinctly weathered rock.	1.45			
1.55			1.55		Pale mauve brown clayey silt/silty clay.	1.55			
1.65			1.65			1.65			
1.75			1.75			1.75			
1.85			1.85		2.7m	1.85			
1.95			1.95		End borehole.	1.95			
2.05			2.05		No groundwater encountered.	2.05			
2.15			2.15			2.15			
2.25			2.25			2.25			
2.35			2.35			2.35			
2.45			2.45			2.45			
2.55			2.55			2.55			

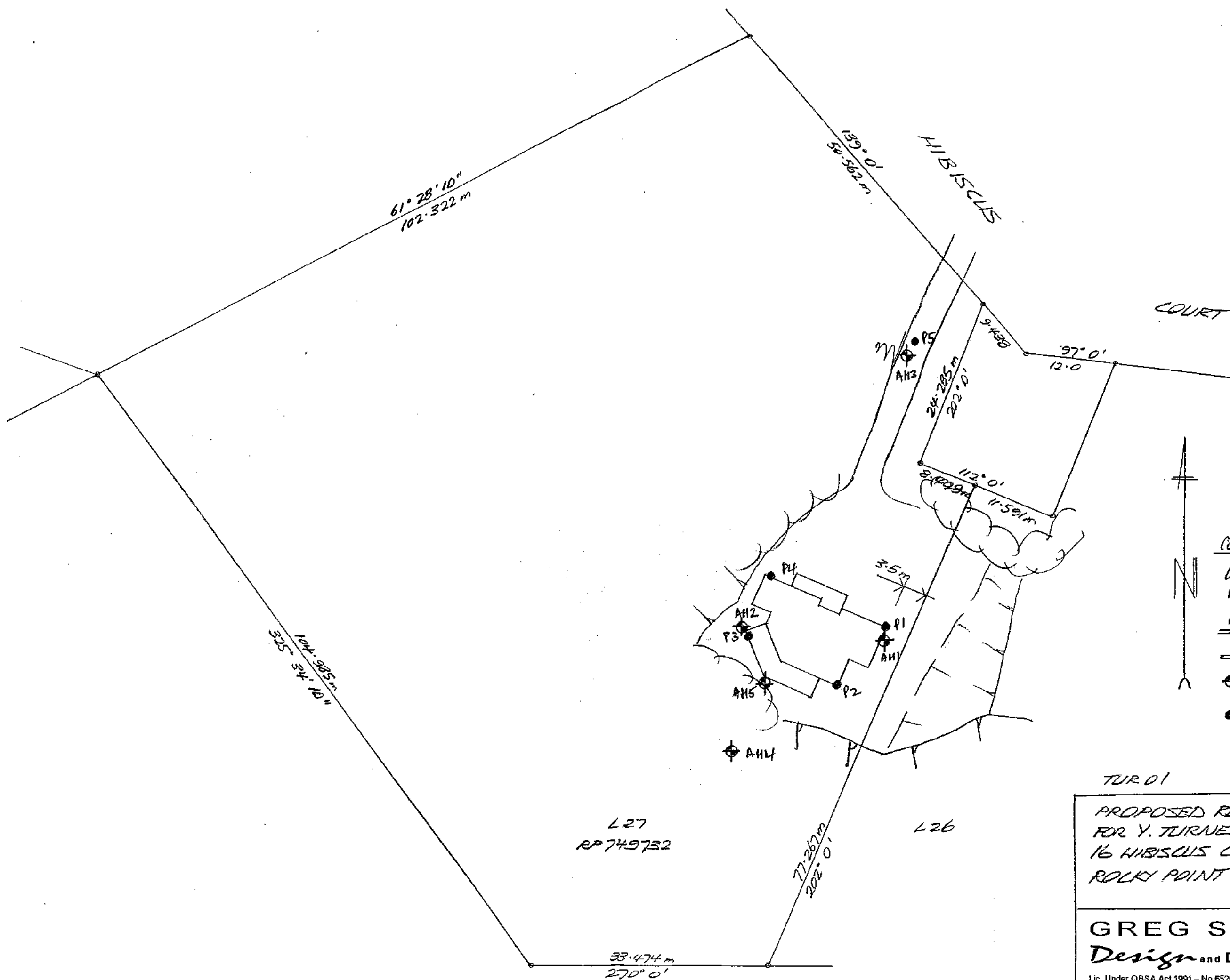
Approved Signatory: P.A. PosarP. A Posar Date of Issue: 2/10/05

Dynamic cone penetrometer tested in accordance with AS 1289 6.3.2

Report AR111A July 2002



NATA Accredited Laboratory No 1952.  
NATA endorsed test report.  
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CONSTRUCTION SURVEY  
 LOT 27 HIBISCUS COURT  
 ROCKY POINT  
 FIGURE 2: JMS  
 TEST LOCATIONS.

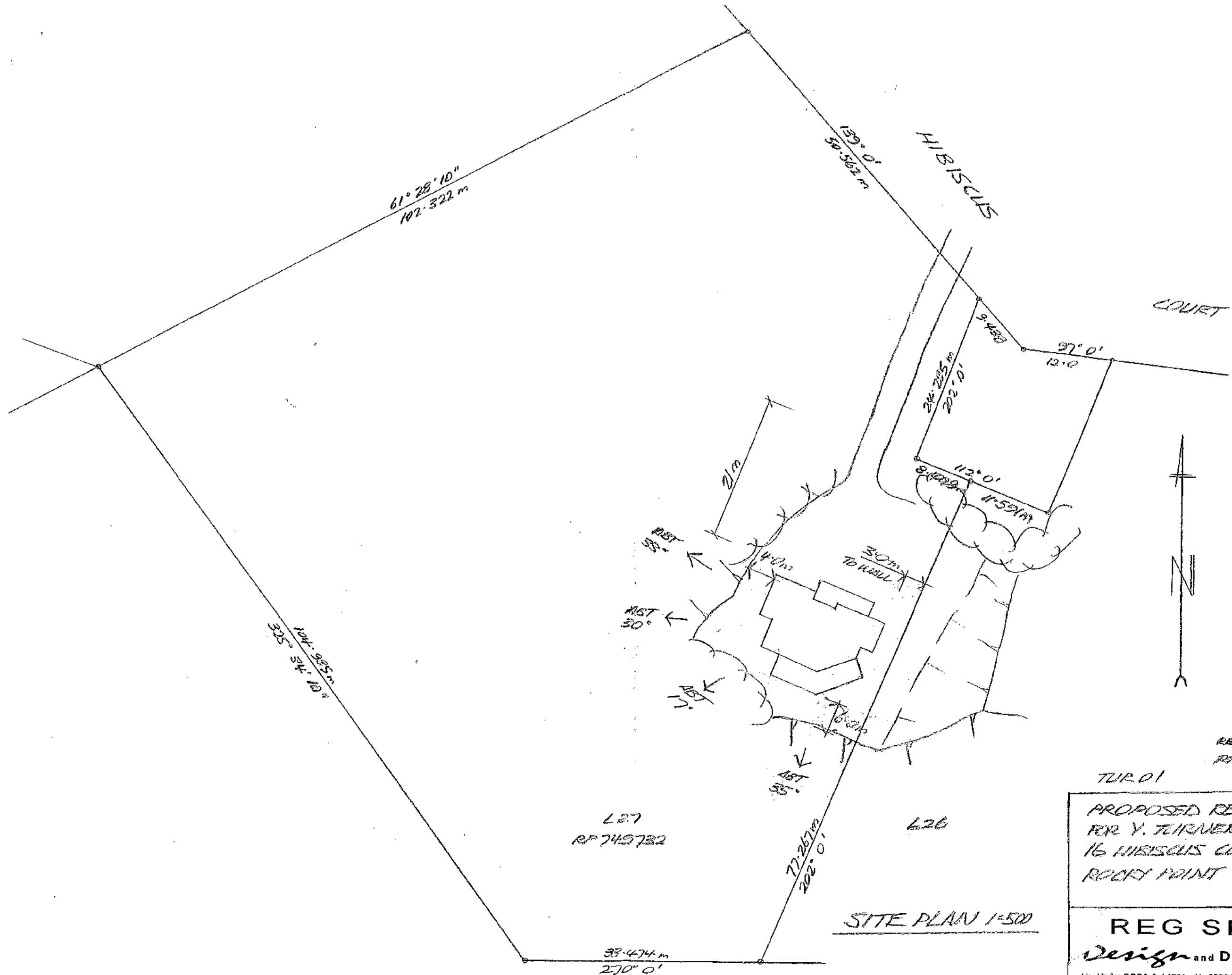
⊕ DENOTES BOREHOLE  
 ● DENOTES DCP PILE

TUR 01 10-06-06

PROPOSED RESIDENCE  
 FOR Y. TURNER  
 16 HIBISCUS COURT  
 ROCKY POINT

**GREG SKYRINK**  
 Design and DRAFTING Pty.

Lic. Under QBSA Act 1991 - No 65264  
 11 Noli Close Phone/Fax: (07) 408820  
 MOSSMAN Q. 4873 Mobile: 0419 2126  
 Email: skyrinkdesign@cyberworld.net



REV B 07-06-06  
REV A 07-05-06  
10-06-05

TUR 01

PROPOSED RESIDENCE  
FOR Y. TURNER  
16 HIBISCUS COURT  
ROCKY POINT

SITE PLAN 1:500

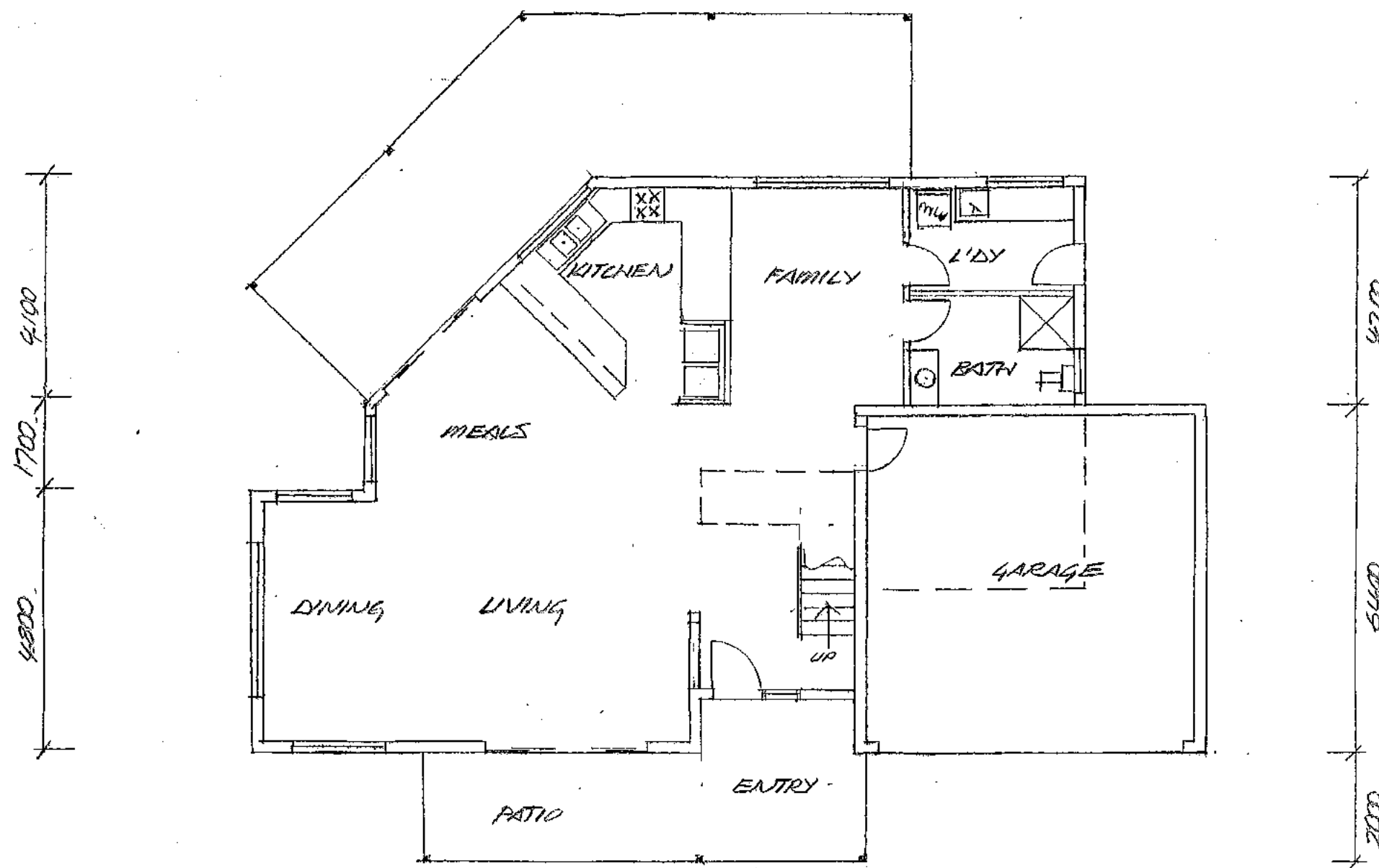
**REG SKYRING**  
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MOSSMAN Q. 4873

Phone/Fax: (07) 40982061  
Mobile: 0419 212652

Email: skyringdesign@cyberworld.net.au



ELEVATIONS

GROUND FLOOR PLAN 1:100

LIVING 106.6 m<sup>2</sup>  
 PATIOS 57.4 m<sup>2</sup>  
 GARAGE 41.0 m<sup>2</sup>  
 TOTAL 205.0 m<sup>2</sup>  
 GFA 139.4 m<sup>2</sup>

TOTAL FLOOR AREA 359.0 m<sup>2</sup>  
 (BOTH FLOORS)  
 TOTAL GFA 270.3 m<sup>2</sup>  
 (BOTH FLOORS)

TUR 02

REV A 07-03-06  
 10-06-05

PROPOSED RESIDENCE  
 FOR Y. TURNER  
 16 NIBISCUS COURT  
 ROCKY POINT

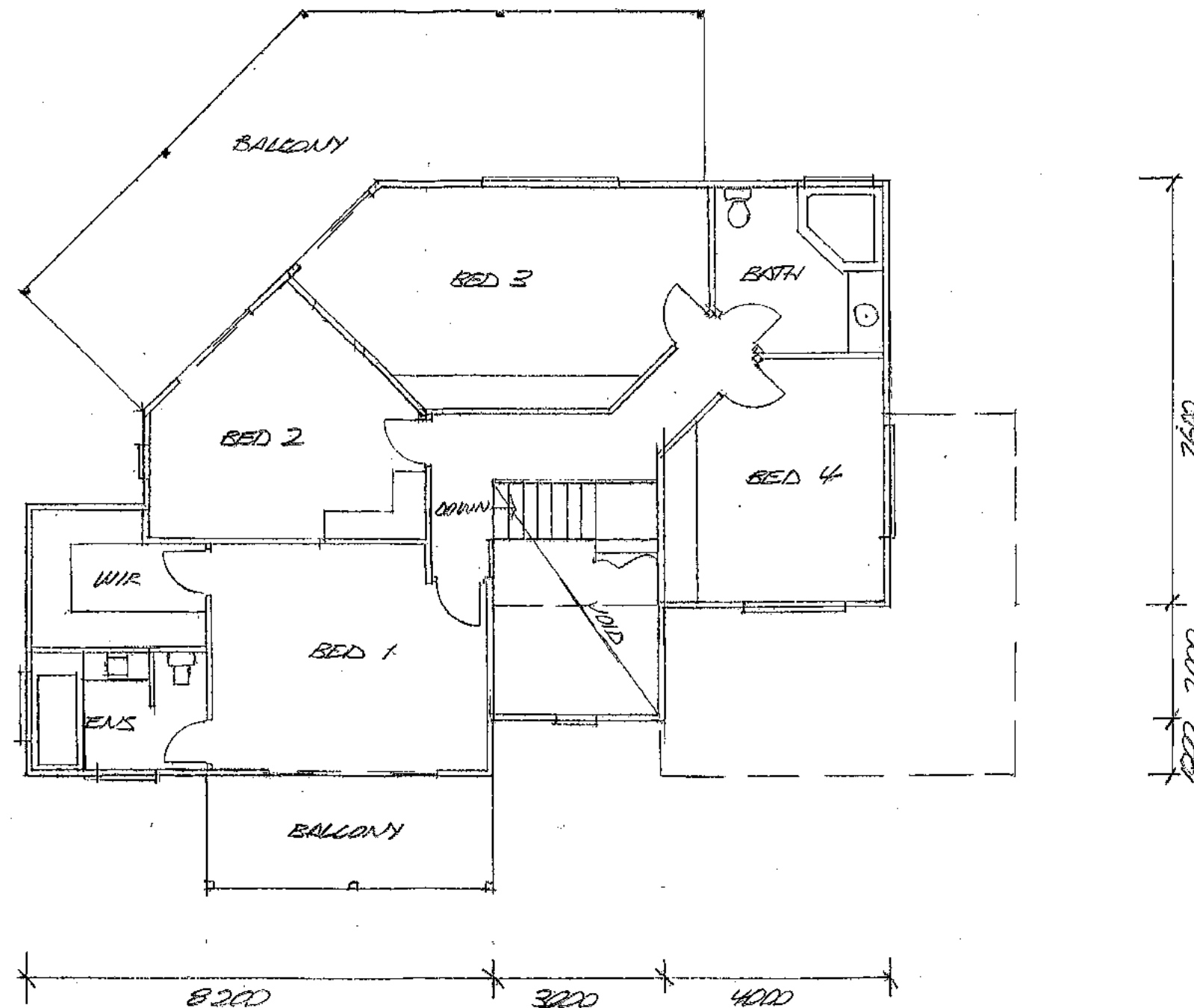
**GREG SKYRING**  
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FIRST FLOOR PLAN 1:100

LIVING 126.4 m<sup>2</sup>  
 BALCONIES 27.6 m<sup>2</sup>  
 TOTAL 154.0 m<sup>2</sup>  
 GFA 130.9 m<sup>2</sup>

TUR 03

PROPOSED RESIDENCE  
 FOR Y. TURNER  
 16 NIBISCUS COURT  
 ROCKY POINT

REV A 07-03-06  
 10-06-05

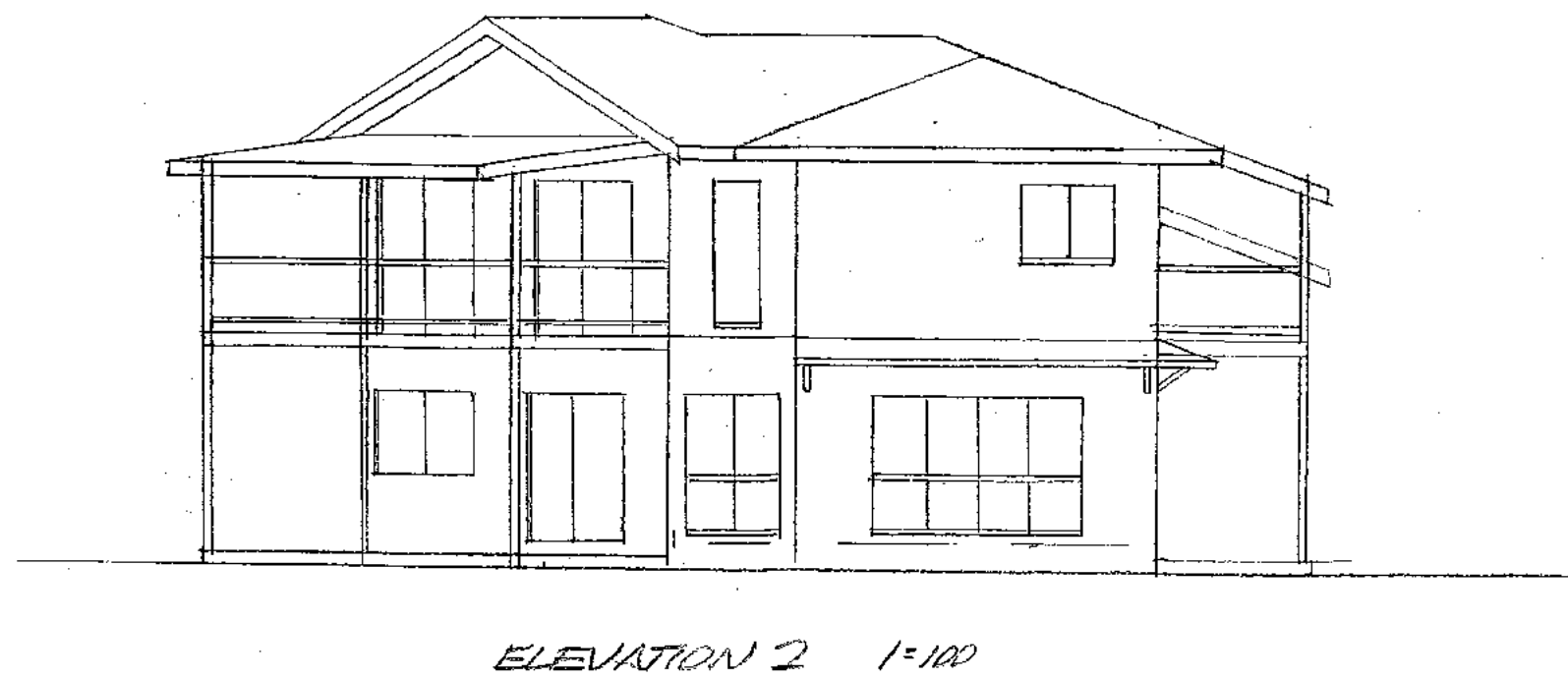
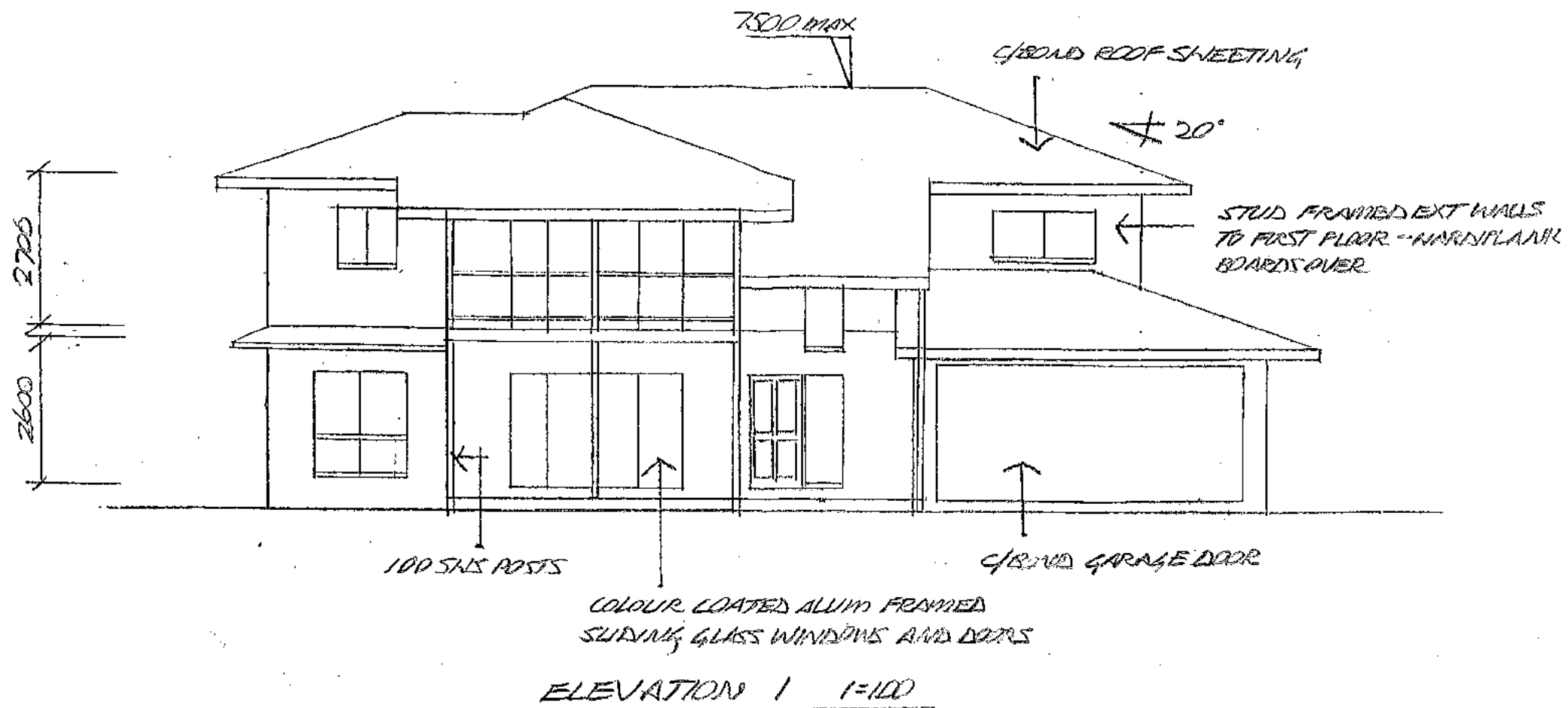
**GREG SKYRING**  
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TUR 04

REV A 07-03-06  
10-06-05

PROPOSED RESIDENCE  
FOR Y. TURNER  
16 NIBISCUS COURT  
ROCKY POINT

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