

## 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) <i>(individual or company full name)</i>	Owltail Pty Ltd ATF Blockey Family Trust (Cape Trib Farm)
Contact name <i>(only applicable for companies)</i>	Merran BLOCKEY
Postal address <i>(P.O. Box or street address)</i>	3939 Cape Tribulation Road
Suburb	Cape Tribulation
State	Queensland
Postcode	4873
Country	Australia
Contact number	(07) 4098 0042
Email address <i>(non-mandatory)</i>	merran@capetribfarm.com.au
Mobile number <i>(non-mandatory)</i>	0438 565 028
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

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

## 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
		3939	Cape Tribulation Road	Cape Tribulation
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	L1	RP741071	Douglas Shire
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**

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: \_\_\_\_\_

<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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):*

Building Works Assessable Against the Planning Scheme (Dwelling House) - Relinquish the existing 'Farmhouse' from being the building used on the site as the house. Develop a new farmhouse as residence.

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 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 checked="" type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

**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)

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

Yes

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?**

**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?**

Yes – provide additional details below

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: <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**

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 (below high-water mark and within port limits)
<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?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> 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
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application <b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>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</li> <li>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <u>DA Forms Guide</u> .

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> 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

No

*Note: 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*

No

*Note: See guidance materials at [www.daf.qld.gov.au](http://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](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

No

*Note: 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

No

*Note: 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

No

*Note: 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

No

*Note: 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:	
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**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	
<i>Note: For completion by assessment manager if applicable</i>	
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.

1<sup>st</sup> August 2019

Cape Trib Farm  
3939 Cape Tribulation Road  
Cape Tribulation QLD 4873

Environment & Planning  
Douglas Shire Council  
64-66 Front St  
Mossman QLD 4873

*Development Application - 'Building works assessable against the planning scheme'*

Cape Trib Farm has evolved over the past 40 years of ownership by our family. Originally, the 'Farmhouse' was used as our family home. As our farm has diversified and incorporated low impact tourism in the form of farmstay and farm tour/fruit tasting, the old 'Farmhouse' has been modified and its purpose has changed to support those activities.

Necessity has demanded that all the bedrooms have been changed to: a Commercial Kitchen, Linen Room, Office and Storage Room. Existing spaces such as the lounge room, kitchen and verandah are now used by our farmstay guests and farm visitors. We have not used the 'Farmhouse' as our home (primary residence) for over five years now.

**We wish to relinquish the existing 'Farmhouse' from being the building used on the site as the house.**

We ask that the 'Farmhouse' be retained as a domestic outbuilding for the home based B&B land use approved on site and the fruit tasting. Please find attached 'Farmhouse' floor plans and a site plan of Cape Trib Farm.

We also include plans for a proposed dwelling that will become our primary residence. Rather than find a new site, we have chosen to use an existing approved shed site close to the 'Farmhouse' so we do not increase our footprint on the farm. By using this site for the proposed dwelling, we are able to access the existing power supplies, communications and water infrastructure, thereby reducing any major disturbances to our orchard or the surrounding environment.

Kind regards

Merran and Jeremy Blockey  
Cape Trib Farm  
Owltail Pty Ltd ATF Blockey Family Trust

## 5. 0 Statements addressing the relevant acceptable outcomes from Douglas Shire Council development codes:

### 6.2.3 Conservation zone code

We propose to build a new dwelling house in existing cleared area that currently has an approved shed on it. Please see *Cape Trib Farm Site Plan 2019.jpg* (AO4)

No clearing is necessary to build the proposed dwelling. The flat site sits amongst tropical fruit trees, is more than 25m from Cape Tribulation Road frontage and is more than 10m from side or rear boundaries. (AO3) The proposed dwelling is 110m from Cape Tribulation Road, and 80m from the rear (closest) boundary.

The proposed dwelling is not more than 8.5m in height and is a two storey residence. (AO2) The proposed dwelling will be approximately 7m in height to the roof line.

The dwelling uses steel and is a light-weight construction (please see *BLOCKEY Jeremy and Merran – Custom Designed Home in Daintree – Floor Plan.pdf*) which requires no excavation or fill. (AO8.1)

There is currently a driveway to the existing shed site so no driveways or pathways need to be constructed. (AO8.2)

The proposed dwelling is not on land exceeding a gradient of 1 in 6. (AO8.3)

The proposed dwelling will not protrude above the surrounding orchard tree-level or forest canopy. (AO8.4)

The exterior finishes and colours of the proposed dwelling are non-reflective will blend easily with surrounding native vegetation. (AO6)

The proposed dwelling maintains appropriate setbacks to watercourses and does not impact on native vegetation or flora habitat. (PO9) Mason Creek is situated 100m to the rear of the proposed dwelling and runs parallel to the orchard boundary line. Please see *Cape Trib Site Plan.jpg*.

The proposed dwelling has minimal impact on the environment and scenic amenity values of the site or surrounding area. It is not an inconsistent use within the Conservation zone of the Douglas Shire Planning Scheme 2018. The proposed dwelling sits within the current orchard area (low impact rural production).

*Development Permit for*

**Building Works Assessable Against the Planning Scheme (Dwelling House)**

Cape Trib Farm, 3939 Cape Tribulation Road, Cape Tribulation, Queensland 4873

## 7.2.1 Cape Tribulation and Daintree Coast local plan code

### 7.2.1.8 Precinct 5 - Low impact rural production and tourist enterprise precinct

Cape Trib Farm is classified as low impact rural production and includes low impact tourism in the form of our farmstay (5 cabins and the 'Farmhouse') and our fruit tasting. We harvest approximately 24 tonnes of exotic tropical fruit between the months of January to May.

We have invested over \$44,000 in our solar power supply in the past two years, including new solar panels, inverter, AC Coupler and battery bank, and we are now sustainable using a generator only infrequently during the Wet Season when we are picking and processing tropical fruit, and during peak tourism seasons. The proposed dwelling will tap into the existing solar power supply so no new construction or installation is necessary. (AO2.3)

Water supply for the proposed dwelling will tap into existing on-site supplies. Cape Trib Farm has two large water storage tanks. (AO2.1) Annual testing of our water quality is completed to meet Douglas Shire Council Standards for our fruit tasting and farmstay guests.

The proposed dwelling is accessed by an existing driveway off the main driveway into the farm, which is not accessible to through traffic. The main driveway is low speed gravel and complies with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual. (AO8.1) The driveway to the proposed dwelling is limited to one access and is clear of any watercourses. (AO13.1) Vehicle access to the existing shed already exists. (AO13.3)

No fill or excavation is required for the construction of the proposed dwelling. (AO9.1)

The site sits amongst our tropical fruit trees. We use natural farming methods on Cape Trib Farm and effectively manage erosion by ensuring there is no bare soil and that contours of land are used for effective planting and holding of soil. As the proposed dwelling is of a steel pole construction, we do not anticipate any excavation or exposed surfaces. (AO9.2)

The proposed dwelling is on a site that is already cleared so there is no loss of vegetation or habitat connectivity. (AO10.2) There will be no disturbance to tree roots. (AO9.3)

An on-site effluent treatment system that is adequately sized for the proposed 2 bedroom dwelling has been developed by Earth Test. **Please see attached document -** (AO17) Waste treatment is limited to an existing cleared area in the orchard.

If successful the Development Permit for 'Building Works Assessable Against the Planning Scheme (Dwelling House)' enables the 'Farmhouse' to be retained as a domestic outbuilding for the home based B&B land use approved on site and the fruit tasting. The proposed dwelling will become the primary dwelling house on Cape Trib Farm. (AO25.1)

*Development Permit for*

**Building Works Assessable Against the Planning Scheme (Dwelling House)**

Cape Trib Farm, 3939 Cape Tribulation Road, Cape Tribulation, Queensland 4873

### 9.3.8 Dwelling house code

The proposed dwelling (2 bedrooms) will be occupied by a single household.

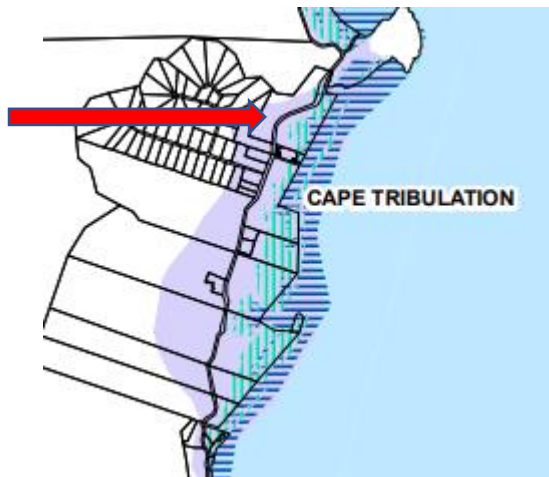
Our vehicles are already accommodated on-site in the main farm Shed (See attached document *Cape Trib Farm Site Plan 2019.jpg*). There is no need for car parking at the proposed site. Multiple car parking spaces are available on the farm near the Shed for our Farmstay guests. (AO2)

The proposed dwelling is not more than 8.5m in height. (AO3) The steel constructed dwelling is approximately 7m in height.

The proposed dwelling is a simple 2 bedroom house that incorporates many designs suited for living at Cape Tribulation. A deck at the front of the proposed dwelling house will enable 'outside living'. Ventilation and airflow is planned for in the proposed dwelling with large windows. Built above ground for airflow, the proposed dwelling is set back and not visible from either the driveway into Cape Trib Farm or Cape Tribulation Road. The proposed dwelling will be double storey but will not have any living space downstairs. We believe that this Home Fab constructed dwelling will sit comfortably and merge well with the natural environment of Cape Trib Farm.

## Flood and storm tide hazard overlay code

Cape Trib Farm and the site for the proposed dwelling is within the Flood and Storm Tide Inundation Overlay Map. It is classified as being in the Floodplain Assessment Overlay and although considered Low Risk, should be addressed for this Development Permit.



The proposed dwelling is located on the highest part of Cape Trib Farm that has been developed. (AO1.3) In the 42 years of living here, we have not seen tidal surges cross Cape Tribulation Road into the farm. (AO3.2) The proposed dwelling has clear and direct pedestrian and vehicle evacuation routes off the site via Cape Tribulation Road and up to Camelot Close.

The design and layout of the proposed dwelling minimises risk from flooding by:

- High set house (AO3.1) with no living areas on the ground level
- Use of steel foundations
- Flow through of flood waters on the ground level (AO4.2)

The proposed dwelling is not located in an area affected by DFE/ Storm tide. (AO5.2)

The site development of the proposed dwelling does have a small ditch situated behind it that can become inundated with STILL water during periods of very high rainfall (such as the 100 year event on January 26<sup>th</sup> 2019). If there is a damming effect or blockage in Mason Creek upstream (Camelot Close, Nicole Drive, Zena Close) such as we had occur on January 26 of this year, there is potential for increased water in Mason Creek that may flow into and over the side of the ditch and on to the ground beneath the proposed dwelling. This will not impact on living areas that are all situated on the first level.

*Development Permit for*

**Building Works Assessable Against the Planning Scheme (Dwelling House)**

Cape Trib Farm, 3939 Cape Tribulation Road, Cape Tribulation, Queensland 4873



## Floor plan of the 'Farmhouse'

The 'Farmhouse' was originally used as the primary residence on the farm prior to 2001. Now it is used as the farmstay and fruit tasting 'hub' with a guest kitchen, commercial kitchen (for fruit tasting preparation), guest lounge room, fruit tasting deck/veranda, linen room (use of commercial linen), office and storage room. There are no bedrooms in the 'Farmhouse'.

The 'Farmhouse' has become the domestic outbuilding for storage and food prep for the BnB as well as providing guest space for entertainment, kitchen and Wi-Fi area. The storage room also holds Cape Trib Rural Fire Brigade resources such as UHF and VHF radios, GPS, First Aid and PPE.

We wish to relinquish the 'Farmhouse' as the primary residence/ house on Cape Trib Farm. We would like the 'Farmhouse' to be retained as a domestic outbuilding for the home based B&B land use approved on site and the fruit tasting.

*House dimensions – External 14.7 x 9.6 including back and front verandah*

Toilet/ Bathroom				Toilet/ Bathroom
Storage Room 3.4x3.6	Linen Room 3.8x3.5	Guest Lounge 3.8x3.5	Commercial Kitchen 3.4x3.6	
Office 2.7x4.7	Verandah 2.8x4.9		Guest Kitchen 2.7x4.7	
10x3				

*Fruit Tasting Deck 3.8x5.4*

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Cape Trib Farm, 3939 Cape Tribulation Road, Cape Tribulation, Queensland 4873

To enable you to have a better picture of the 'Farmhouse' and its uses, please find the following photos with commentary.



### **Entrance**

The 'Farmhouse' was built in the late 1950s/ early 1960s by the Mason family. Merran's family moved into it in 1978 when the farm was purchased. Up until Cyclone Rona, the 'Farmhouse' was used as the family house. Over the years, it has evolved into a building that now has nothing to do with family activities.

The 'Farmhouse' is now used as the 'hub' for all farmstay and fruit tasting activities on the farm.



### **Front Verandah**

This area is used for welcoming guests, has Wi fi and is used for breakfasts in the mornings for farmstay guests.

*Development Permit for*

**Building Works Assessable Against the Planning Scheme (Dwelling House)**

Cape Trib Farm, 3939 Cape Tribulation Road, Cape Tribulation, Queensland 4873

## Front Verandah/ Fruit Tasting Deck

The front verandah doubles as both breakfast area for farmstay guests and as a fruit tasting area at 2pm for visitors to the farm.



## Office

Five years ago we made the decision to convert the front bedroom into an office that enabled the administration for each of the businesses on the farm to be centralised. It also serves as a reception area.

*Development Permit for*

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## Linen Room

Three years ago we made the decision to use a commercial linen service. Another bedroom was converted to enable this and to store linen.



## Guest Lounge and TV/ games area



*Development Permit for*

**Building Works Assessable Against the Planning Scheme (Dwelling House)**

Cape Trib Farm, 3939 Cape Tribulation Road, Cape Tribulation, Queensland 4873



### **Commercial Kitchen for Fruit Tasting**

The last bedroom to be converted was in 2015 to construct a Commercial Kitchen for our fruit tasting. Preparation for the tasting occurs in this area with designated areas for fruit storage and ripening.



### **Guest Kitchen**

This kitchen is now used solely by farmstay guests. Our farmstay accommodation has become very popular as this facility is one of the few in the Cape Tribulation valley that does provide a full kitchen for visitors.

*Development Permit for*

**Building Works Assessable Against the Planning Scheme (Dwelling House)**

Cape Trib Farm, 3939 Cape Tribulation Road, Cape Tribulation, Queensland 4873

## **Site Plan of Existing Buildings with commentary on current use**

Please see attached *Cape Trib Farm Site Plan 2019.jpg*

**Main Shed** – (3 Bays) with designated bays for picking and packing of tropical fruit for southern markets, farm machinery, cool rooms, generator and battery bank, workshop

**Farmhouse** – originally used as the primary residence on the farm prior to 2001. Now used as the farmstay and fruit tasting 'hub' with a guest kitchen, commercial kitchen (for fruit tasting preparation), guest lounge room, fruit tasting deck/veranda, linen room (use of commercial linen), office and storage room. Note: this house has no bedrooms and is not used as our residence.

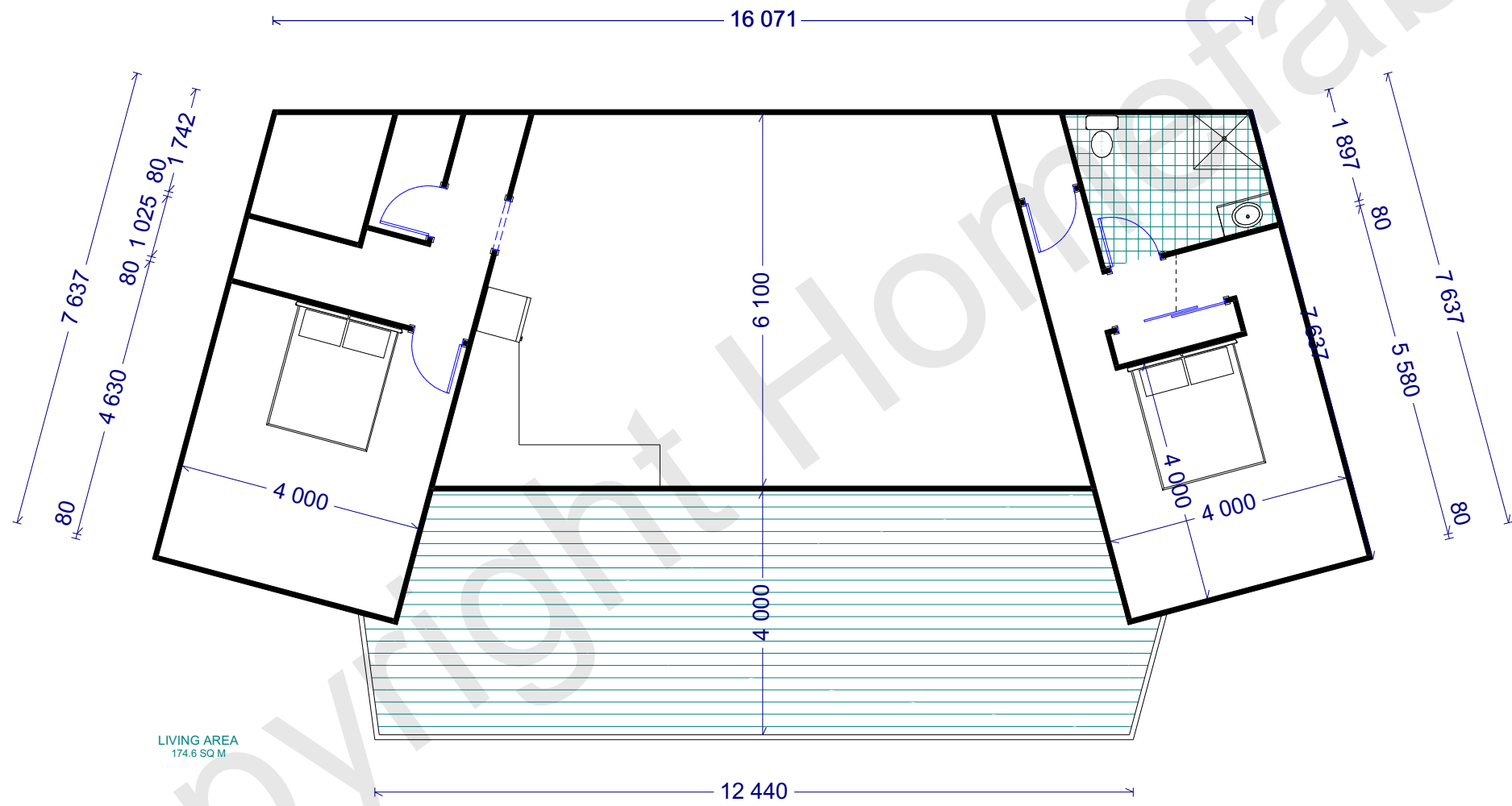
**Farmstay Cabins** – 5 BnB cabins located in the rambutan orchard

**Proposed Primary Dwelling** – The existing structure was constructed circa 1980. Currently used as a temporary residence following extended use of main farmhouse for farmstay and tourist related activities. Originally designed as a shed, with Douglas Shire Council approval, this dwelling has evolved over the decades and through necessity, become the residence for our family on Cape Trib Farm. It is on this site that we propose to build the new dwelling.

*Development Permit for*

**Building Works Assessable Against the Planning Scheme (Dwelling House)**







Cape Trib Farm, 3939 Cape Tribulation Road, Cape Tribulation, Queensland 4873

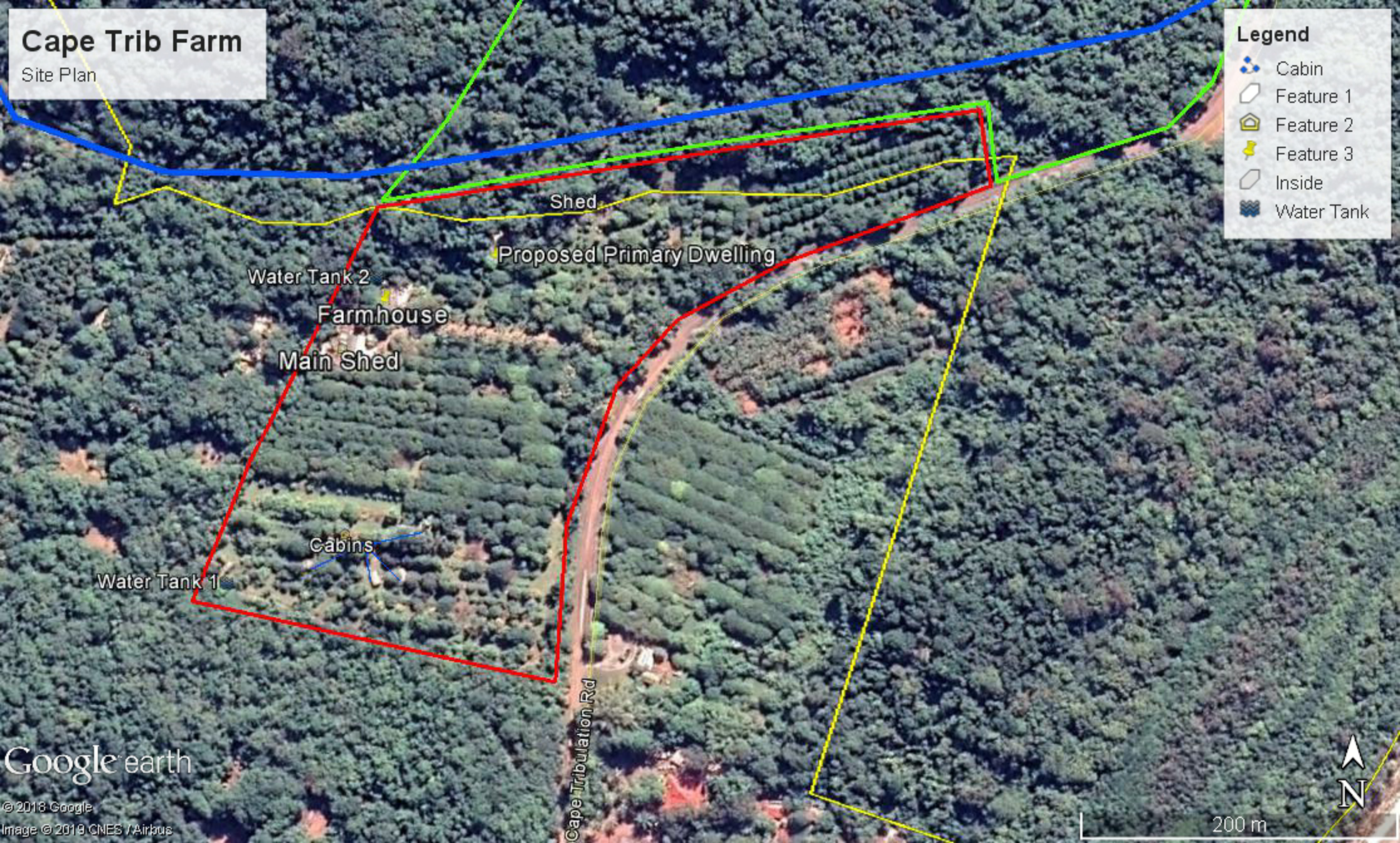


# Cape Trib Farm

Site Plan

## Legend

-  Cabin
-  Feature 1
-  Feature 2
-  Feature 3
-  Inside
-  Water Tank



Shed

Proposed Primary Dwelling

Water Tank 2

Farmhouse

Main Shed

Cabins

Water Tank 1

Cape Tribulation Rd

Google earth

© 2018 Google  
Image © 2019 CNES / Airbus



200 m



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

Site Address	3939 Cape Tribulation Road, Cape Tribulation	State	QLD	Post Code	4873
Client Name	Cape Trib Farm				
Designers Name	Earth Test	Designers Ph Number	40954734	Designer Lic Number (see ORCC)	15092731
Plumber Name		Plumber Ph Number		Plumb / Drainer Lic Number	
Council Area	Douglas Shire Council	Designers AES Cert Number		Date	31/7/19

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


System Designers site and soil calculation data entry	IMPORTANT NOTES
meter loading rate, "30" for Advanced Secondary or "38" Secondary	30
<b>&gt;&gt; This design is for an ADVANCED SECONDARY system</b>	
Is this a new installation Y or N	y
Number of person	4
Daily Design Flow Allowance Litre/Person/Day	150
Number of rows required to suit site constraints	2
Surface Soil Category as established by site and soil evaluation. CATEGORY	4
Design Loading Rate based on site & soil evaluation DLR (mm/day)	20
Bore log depth below system Basal area	1400
Enter System footprint Slope in % for standard AES systems to calculate	1
Is this design a gravity system with no outlet filter? Y or N	y
<b>PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES</b>	

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

- Ripping of receiving surface is required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate and rip parallel to the site slope/AES pipe
- Specialist soils advice and special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547
- Designers need to be familiar with special requirements of Local Authorities. IE - Minimum falls from Septic tank outlets to Land application areas. etc
- Plumbers are reminded that good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation Instructions

AES System Calculator Outcomes			AES dimensions		
Total System load - litres / day (Q).	600	l/d			
Min Length of AES pipe rows to treat loading	10.0	lm	Lth m : (L)	12.6	12.6
Number of FULL AES Pipe lengths per row	4	lths	Width m:(W)	1.35	1.03
Total Capacity of AES System pipe in Litres	1696	ltr.	Sand Depth :	0.75	0.15
			Area m2	17.0	13.0

DO YOU WISH TO USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)			ENTER Y
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"		Y	Enter Custom Width in metre
AES INFILTRATION FOOT PRINT AREA - $L = Q / (DLR \times W)$	Length	Width	Minimum AES foot print required .
<i>for this Basic Serial design is</i>	12.6	x 2.38	= 30.0 m2 total

Code	AES System Bill of Materials.	Quantity	Unit	Chankar Environmental Use Only
AES-PIPE	AES 3 mtr Lths required	8	lths	 <p>Digitally signed by Steve Dennis            DN: cn=Steve Dennis, o=Chandar Environmental,            ou=Resign Review, email=designreview@enviro-septic.com.au, c=AU            Date: 2019.07.31 13:02:38 +10'00'</p>
AESC	AESC Couplings required	6	ea	
AESO	AESO Offset adaptors	4	ea	
AESODV	AES Oxgen demand vent	1	ea	
AES-IPB	AES 100mm Inspection point base	2	ea	
AES Equ	AES Speed Flow Equaliser		ea	
	TOTAL SYSTEM SAND REQUIRED (Guide Only)	18	m3	

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

- > The AES Calculator is a design aid to allow checking of the AES components and configuration and is a guide only. Site and soil conditions referencing the AS 1547 standard are calculated and designed by a Qualified Designer.
- > Chankar Environmental has no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator.
- > AES pipes can be cut to length on site. They are supplied in 3 meter lths only.



# **Wastewater Management System**

**For**

**Cape Trib Farm**

**At**

**3939 Cape Tribulation Road**

**Cape Tribulation**

## **INTRODUCTION:**

Earth Test has been engaged by Cape Trib Farm to design a Domestic Wastewater Management System at 3939 Cape Tribulation Road, Cape Tribulation.

Real Property Description:

Lot 1 on RP 741071

Local Authority: Douglas Shire Council

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

A site and soil evaluation was carried out in July 2019.

## **SITE FACTORS:**

The site was identified by a meeting onsite with the owner.

A photograph is included as part of this report to confirm the identity of the site.

The Lot has a total area of 16.12 hectares, the proposed area is a clearing in the rainforest covered with grass. An existing dwelling was noted at the site, it is understood that the proposed dwelling will be constructed over the existing.

The site has a slope of less than 1 degree falling to the East South-East.

One soil permeability test was performed at location P1 as shown on the site plan.



**Permeability testing at 3939 Cape Tribulation Road, Cape Tribulation.**



## **SITE AND SOIL EVALUATION**

### **3939 Cape Tribulation Road, Cape Tribulation.**

The site and soil evaluation carried out on 29/07/2019 provided the following results.

#### **Site Assessment**

<b><u>Site Factor</u></b>	<b><u>Result</u></b>
Slope	<1 degree
Shape	Linear Planar
Aspect	East South-East
Exposure	Good to Moderate – Some shade from trees
Erosion/land slip	Not noted
Boulders/rock outcrop	Not noted
Vegetation	Clearing in rainforest
Watercourse	As shown
Water table	Not encountered during investigation.
Wells/Bores	Not in area affected by land application area
Fill	Not in Land Application Area
Flooding	Not likely
Channelled run-off	Not found
Soil surface conditions	Firm, Moist.
Other site specific factors	Existing septic to be removed and new system installed.

#### **Soil Assessment**

<b><u>Soil Property</u></b>	<b><u>Result</u></b>
Colour	Brown
Texture	Clay-Loam
Structure	Moderate
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	P1= 1.4
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	20



## **WASTEWATER MANAGEMENT SYSTEM**

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

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

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

### **SYSTEM SIZING FACTORS.**

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

The residence is connected to a bore water supply system.

Standard water-reduction fixtures must be used to ensure the integrity of the system.

They shall include:-

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

Note: - Garbage grinders are not permitted.

As per AS/NZ 1547:2012 Appendix H, Table H1 the “Typical wastewater design flow” for a “Reticulated water supply” gives a flow allowance of 150 L/Person/day.

The daily flow for the dwelling (4 persons @ 150 L/person/day) will be 600 L/day.

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

The tank must NOT be fitted with an outlet filter.

If existing trenches are intersected during installation of new trenches they must be backfilled with 0.6m wide (min) compacted natural material to seal them off and prevent leakage lower down the slope.

The existing septic tank must be removed or demolished and backfilled. If it is backfilled its base must be penetrated to prevent it holding water and becoming a health risk.



## **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

$$L = 600/20 \times 2.38 \\ = 12.6\text{m.}$$

**Use one 12.6m long by 2.38m wide advanced enviro septic bed.**

See site plan and detail cross-section.

**Its recommended that 1kg gypsum per m<sup>2</sup> be applied to the scarified base before laying the sand**

### **SYSTEM SAND**

All Advanced Enviro-Septic systems require the use of “system sand” surrounding the pipe. This sand, typically washed coarse sand, must adhere to the following specification.

<b>AS Sieve Size (mm)</b>	<b>Percent Passing %</b>
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 proposed for use will meet the requirements please contact Earth Test for further advice.

## **SYSTEM INSTALLATION**

The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

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**

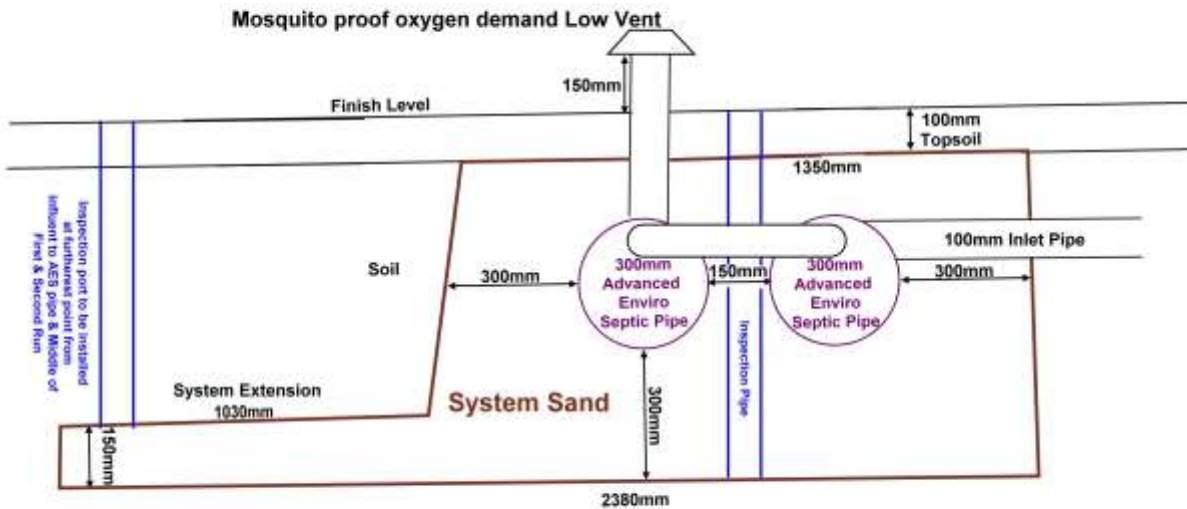
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

A handwritten signature in black ink, appearing to read "Gavin Negri".

Gavin Negri  
Earth Test

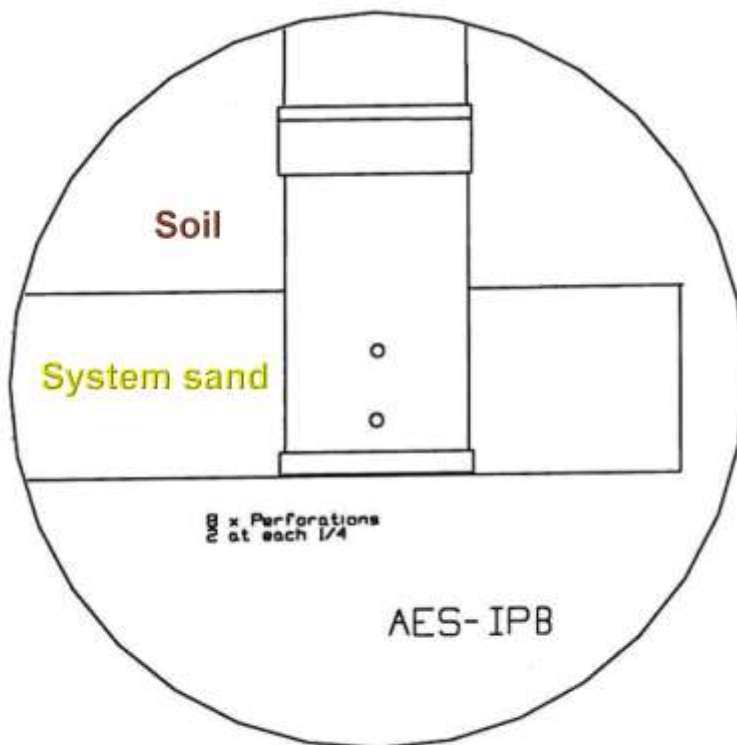






**Base must be scarrified 200mm deep. Parallel to AES Pipes**

**2380mm Wide Two Pipe  
Advanced Enviro-Septic Cross-Section**



**AES Inspection point detail**

