

# DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) 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 only 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 (i.e. material change of use, operational work or reconfiguring a lot)**, 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> | Mathew and Kathryn Murphy                               |
| Contact name <i>(only applicable for companies)</i>        | Greg Skyring Design and Drafting Pty Ltd - Greg Skyring |
| Postal address <i>(P.O. Box or street address)</i>         | 11 Noli Close   |
| Suburb   | Mossman   |
| State  | Qld   |
| Postcode   | 4873  |
| Country  | Aus   |
| Contact number   | 0740982061  |
| Email address <i>(non-mandatory)</i>                       | greg@skyringdesign.com.au                               |
| Mobile number <i>(non-mandatory)</i>                       |   |
| 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?

- Yes – the written consent of the owner(s) is attached to this development application  
 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                   |
|    |          |            | Silkwood Road                      | Cow Bay                  |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|    | 4873     | 14         | RP738160                           | 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.

- Coordinates of premises by longitude and latitude

| Longitude(s) | Latitude(s) | Datum  | Local Government Area(s) (if applicable) |
|--------------|-------------|--|--|
|              |             | <input type="checkbox"/> WGS84<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: <input type="text"/> |  |

- Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development 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:

|   |
|---|
| <input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> |
| EMR site identification: <input type="text"/>   |
| <input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>        |
| CLR site identification: <input type="text"/>   |

**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):*

Dwelling House with Secondary Dwelling, 2 domestic outbuildings

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 <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<br><i>(include each definition in a new row)</i> | Number of dwelling units<br><i>(if applicable)</i> | Gross floor area (m <sup>2</sup> )<br><i>(if applicable)</i> |
| dwelling house and sheds                          | Dwelling House  |  |  |
|   | Domestic Outbuildings   |  |  |
|   |   |  |  |

| 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? |  |
|--|--|
|  |  |

| 9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i> |   |
|--|---|
| <input type="checkbox"/> Subdivision <i>(complete 10)</i>                              | <input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>   |
| <input type="checkbox"/> Boundary realignment <i>(complete 12)</i>                     | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i> |

| 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)**

|  |
|--|
| <input type="checkbox"/> Yes – specify number of new lots: _____ |
| <input type="checkbox"/> 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?**

|   |
|---|
| <input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application                                      |
| <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached |
| <input checked="" type="checkbox"/> No  |

## PART 5 – REFERRAL DETAILS

### 17) Does this development application include any aspects that have 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 Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

#### Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

|   |
|---|
| <input type="checkbox"/> Heritage places – Local heritage places  |
| Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b><br><input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure   |
| Matters requiring referral to:<br><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"/> Infrastructure-related referrals – Oil and gas infrastructure |
| Matters requiring referral to the <b>Brisbane City Council:</b><br><input type="checkbox"/> Ports – Brisbane core port land   |
| Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b><br><input type="checkbox"/> Ports – Brisbane core port land ( <i>where inconsistent with the Brisbane port LUP for transport reasons</i> )<br><input type="checkbox"/> Ports – Strategic port land                             |
| Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator:<br><input type="checkbox"/> Ports – Land within Port of Brisbane's port limits ( <i>below high-water mark</i> )  |
| Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b><br><input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )  |
| Matters requiring referral to the <b>Gold Coast Waterways Authority:</b><br><input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )   |
| Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b><br><input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )  |

|   |                 |                           |
|---|-----------------|---------------------------|
| <b>18) Has any referral agency provided a referral response for this development application?</b>   |                 |                           |
| <input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application  |                 |                           |
| <input checked="" 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 this development application, or include details in a schedule to this development application ( <i>if applicable</i> ). |                 |                           |
|   |                 |                           |

## PART 6 – INFORMATION REQUEST

|  |
|--|
| <b>19) Information request under Part 3 of the DA Rules</b>  |
| <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> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>  |
| <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 <a href="#">DA Forms Guide</a> .   |

## 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<br><input checked="" type="checkbox"/> No |                  |      |                    |
| List of approval/development application references   | Reference number | Date | Assessment manager |
| <input type="checkbox"/> Approval<br><input type="checkbox"/> Development application   |                  |      |                    |
| <input type="checkbox"/> Approval<br><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 – a copy of the receipted QLeave form is attached to this development application<br><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<br><input type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST) |                      |                                |
| 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<br><input checked="" type="checkbox"/> No    |

| 23) Further legislative requirements  |                         |
|---|-------------------------|
| <b>Environmentally relevant activities</b>  |                         |
| 23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> under section 115 of the <i>Environmental Protection Act 1994</i> ?  |                         |
| <input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below<br><input checked="" type="checkbox"/> No<br><i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i> |                         |
| Proposed ERA number:  | Proposed ERA threshold: |
| Proposed ERA name:  |                         |
| <input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.   |                         |
| <b>Hazardous chemical facilities</b>  |                         |
| 23.2) Is this development application for a <b>hazardous chemical facility</b> ?  |                         |
| <input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application<br><input checked="" type="checkbox"/> No<br><i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>  |                         |



### **Clearing native vegetation**

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that 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 includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### **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 habitat in SEQ Region**

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Water resources**

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### **Waterway barrier works**

23.7) Does this application involve **waterway barrier works?**

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### **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, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.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 Science at [www.des.qld.gov.au](http://www.des.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.dnrme.qld.gov.au](http://www.dnrme.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.des.qld.gov.au](http://www.des.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.des.qld.gov.au](http://www.des.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<br><i>Note: See the Planning Regulation 2017 for referral requirements</i>   | <input checked="" type="checkbox"/> Yes  |
| If building work is associated with the proposed development, Parts 4 to 6 of <a href="#">DA Form 2 – Building work details</a> have been completed and attached to this development application   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> Not applicable |
| Supporting information addressing any applicable assessment benchmarks is with the development application<br><i>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 <a href="#">DA Forms Guide: Planning Report Template</a>.</i> | <input checked="" type="checkbox"/> Yes  |
| Relevant plans of the development are attached to this development application<br><i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>   | <input checked="" type="checkbox"/> Yes  |
| The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> Not applicable |

| 25) Applicant declaration  |  |
|--|--|
| <input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct   |  |
| <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i>  |  |
| <i>Note: It is unlawful to intentionally provide false or misleading information.</i>  |  |
| <p><b>Privacy</b> – 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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> <li>• such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>• required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>• otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p> |  |

**PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – 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 (dd/mm/yy) |  |
| Date receipted form sighted by assessment manager               |  |                      |  |
| Name of officer who sighted the form                            |  |                      |  |

21<sup>st</sup> July 2020

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

Attention: - Development Services

Dear Sir/Madam,

RE: APPLICATION FOR MATERIAL CHANGE OF USE OF PREMISES –  
DWELLING HOUSE with SECONDARY DWELLING  
and 2 DOMESTIC OUTBUILDINGS (SHEDS)  
on L14 RP738160, SILKWOOD ROAD, FOREST CREEK  
For M. & K. Murphy

Attached is DA Forms 1 and 2 duly completed, together with sketches of the proposed dwelling house with secondary dwelling and sheds, and soil classification and wastewater management report. In addition to the building sites, the attached site plan shows the approximate extent of existing and proposed vegetation.

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

## 1.0 General Details

|                           |   |
|---------------------------|---|
| Applicant                 | M. & K. Murphy  |
| Contact                   | Greg Skyring,<br>Greg Skyring Design and Drafting Pty Ltd<br>11 Noli Close, Mossman QLD 4873<br>Ph - 07 40982061<br>Email - greg@skyringdesign.com.au |
| Registered Owner of Land  | M. & K. Murphy  |
| Real Property Description | L614RP738160  |
| Location                  | Silkwood Road, COW BAY  |

## 1.0 – General Details continued

|                            |                                    |
|----------------------------|------------------------------------|
| Tenure                     | Freehold                           |
| Land Area                  | 10,600m <sup>2</sup>               |
| Present Use                | Vacant                             |
| Easements and Encumbrances | None                               |
| Local Government Authority | Douglas Shire Council              |
| Planning Scheme            | 2018 Douglas Shire Planning Scheme |
| Planning Area              | Environmental Management Zone      |
| Assessment Level           | Code Assessable, Precinct 2        |
| Applicable Codes           | Refer Below                        |

## 2.0 Assessment Against the Douglas Shire Planning Scheme Codes

Table 6.2.4.3a - Environmental management zone – assessable development

| Performance Outcomes  | Acceptable Outcomes   | Comments  |
|---|---|---|
| <p>PO1<br/>The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.</p> | <p>AO1.1<br/>Buildings and structures are not more than 8.5 metres and two storeys in height.<br/>Note – Height is inclusive of the roof height.</p> <p>AO1.2<br/>Buildings have a roof height not less than 2 metres.</p>  | <p>All buildings are single storey with an achieved maximum height of 5.7m, thereby complying with max/min heights and storeys.<br/>However the sheds will only achieve a max roof height of between 700mm and 1200mm due to the typical design standards for these types of buildings.</p> |
| <p>PO2<br/>Buildings and structures are set back to:<br/>(a) maintain the natural character of the area;<br/>achieve separation from neighbouring buildings and from road frontages.</p>                | <p>AO2<br/>Buildings and structures are set back not less than:<br/>(a) 40 metres from the frontage of a state controlled road;<br/>(b) 25 metres from the frontage to Cape Tribulation Road;<br/>(c) 6 metres from any other road;<br/>(d) 6 metres from the side and rear boundaries of the site.</p> | <p>Complies</p>   |
| <p>PO3<br/>Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.</p>   | <p>AO3<br/>Inconsistent uses as identified in Error! Reference source not found. are not established in the Environmental management zone.</p>  | <p>Complies</p>   |

|  |   |   |
|--|---|---|
| <p>PO4<br/>The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.</p>  | <p>AO4<br/>No acceptable outcomes are prescribed.</p>   | <p>Complies<br/>Max site cover is 6.4%</p>  |
| <p>PO5<br/>Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p> | <p>AO5.1<br/>Buildings, structures and associated access, infrastructure and private open space are sited:<br/>(a) within areas of the site which are already cleared; or<br/>(b) within areas of the site which are environmentally degraded;<br/>(c) to minimise additional vegetation clearing.</p> <p>AO5.2<br/>Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.</p> | <p>All buildings are located in existing cleared areas.</p> <p>General land fall is in the region of 3% towards North.</p>  |
| <p>PO6<br/>Buildings and structures are responsive to steep slope through innovative construction techniques so as to:<br/>(a) maintain the geotechnical stability of slopes;<br/>(b) minimise cut and/or fill;<br/>(c) minimise the overall height of development.</p>  | <p>AO6.1<br/>Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised.</p> <p>AO6.2<br/>Access and vehicle manoeuvring and parking areas are constructed and maintained to:<br/>(a) minimise erosion;<br/>(b) minimise cut and fill;<br/>(c) follow the natural contours of the site.</p>        | <p>N/A</p> <p>The driveway will be gravelled to ensure all weather access and is located parallel to the contour. As the general land cross fall is only about 3%, and 3% is also a standard road cross fall, erosion risk is limited due to even water shedding. Refer also to plan set Site Plan notations.</p> |
| <p>PO7<br/>The exterior finishes of buildings and structures are consistent with the surrounding natural environment.</p>  | <p>AO7<br/>The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.</p>   | <p>Complies.</p>  |
| <p>PO8<br/>Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>   | <p>AO8<br/>No acceptable outcomes are prescribed.</p>   | <p>Use of the development is consistent with all adjacent properties. Generally accepted community behaviour should be expected.</p>  |
| <p>PO9<br/>The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.</p>  | <p>AO9<br/>The maximum residential density is one dwelling house per lot.</p>   | <p>Complies.</p>  |

Table 7.2.1.10a - Cape Tribulation and Daintree Coast local plan – assessable development

| Performance Outcomes   | Acceptable Outcomes   | Comments   |
|--|---|--|
| <p>PO1</p> <p>Development does not result in a demand which exceeds the capacity of:</p> <p>(a) the Daintree River ferry crossing;</p> <p>(b) Alexandra Range Road;</p> <p>(c) the local road network.</p>       | <p>AO1</p> <p>No acceptable outcomes are prescribed.</p>  | <p>A dwelling and shed is acceptable development, so should fit within the expected traffic density for the region.</p>  |
| <p>PO2</p> <p>Development provides a suitable standard of self-sufficient service for:</p> <p>(a) potable water;</p> <p>(b) water for fire fighting purposes;</p> <p>(c) electricity supply.</p>                 | <p>AO2.1</p> <p>Water storage is provided in tank/s with a minimum capacity to service the proposed use, including fire fighting capacity, and access to the tank/s for fire trucks. Tank/s are to be:</p> <p>(a) fitted with a 50mm ball valve and camlock fitting;</p> <p>(b) installed and connected prior to occupation;</p> <p>(c) sited so as to be visually unobtrusive.</p> <p>AO2.2</p> <p>Water storage tanks are to be fitted with screening at their inlets to prevent the intrusion of leaves and insects.</p> <p>AO2.3</p> <p>An environmentally acceptable and energy efficient power supply is constructed, installed and connected prior to occupation and sited so as to be screened from the road.</p> | <p>Water storage tanks with minimum 30,000L capacity will be provided at each building for combined domestic use and fire fighting as set out in the acceptable outcomes.</p> <p>Solar panels and ancillary equipment will be installed to adequately service all buildings; the battery set and generator will be in a secured shed depicted on the site plan</p> |
| <p>PO3</p> <p>On-site waste water does not adversely impact on the environmental quality of the water and soil resources or amenity of residents, through the implementation of best environmental practice.</p> | <p>AO3</p> <p>No acceptable outcomes are prescribed</p>   | <p>A waste water system, designed to the appropriate AS will provide minimum secondary level waste treatment.</p> <p>Refer to attached report.</p>   |
| <p>PO4</p> <p>The sustainability of the natural water resources of the area is protected for ecological and domestic consumption purposes</p>  | <p>AO4.1</p> <p>If groundwater is to be used, development is limited to one bore per site and the bore is:</p> <p>not located within 100 metres of a septic disposal trench (on the site or adjoining sites);</p> <p>not located within 100 metres of another bore.</p> <p>AO4.2</p> <p>Surface water is to be used for domestic purposes only.</p>   | <p>A bore will be provided as a top-up for the water storage tanks.</p> <p>A relaxation of clearances is requested – refer also to continued comments at end of report.</p> <p>Roof catchment will be directed to sufficiently service the storage tanks.</p>  |
| <p>PO5</p> <p>Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and/or areas of tidal</p>  | <p>AO5</p> <p>No acceptable outcomes are prescribed.</p>  | <p>Complies</p>  |



|  |  |  |
|--|--|--|
| inundation.  |  |  |
| <p>PO6<br/>Development is subservient to the surrounding natural environment in scale and intensity and is designed to be functional in a humid tropical rainforest environment.</p> | <p>AO6.1<br/>The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.<br/>AO6.2<br/>The noise of generators is controlled by design, or the generator is enclosed within a sound insulated building with a residential approved muffler. The noise level generated is less than 65 dBA when measured from a distance of 7 metres.<br/>AO6.3<br/>Any fuel storage associated with an on-site generator, with storage of 20 litres or more of fuel, is enclosed with a building and provided with a bund.</p> | <p>Complies</p> <p>Owner to be advised</p> <p>Owner to be advised</p>  |
| <p>PO7<br/>Landscaping of the development ensures that the endemic character of the local area is dominant.</p>  | <p>AO7.1<br/>Landscaping complies with the requirements of Planning Scheme Policy 7 – Landscaping;<br/>AO7.2<br/>All of the existing landscaping to be retained and all of the proposed landscaping is 100% endemic or native species and the details are provided on a landscape plan.</p>  | <p>Complies</p>  |
| <p>PO8<br/>Site access driveways and roads within the local plan area are retained as safe, slow speed, scenic drives.</p>   | <p>AO8.1<br/>Site access driveways and existing or proposed roads comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual and are maintained as low speed gravel roads to maintain the scenic drive experience and to discourage the use of roads by through-traffic;<br/>AO8.2<br/>Where existing roads/tracks are 4-wheel drive only, upgrading to facilitate conventional vehicles and an increase in through traffic does not occur.</p>   | <p>Driveway access to comply with FNQROC standard drawing S1105E current edition with the preference being the floodway type access to ensure no blockages occur.</p> <p>N/A</p>   |
| <p>PO9<br/>The on-site impacts on natural flow regimes and erosion and sedimentation are minimised.</p>  | <p>AO9.1<br/>Filling and excavation is kept to a minimum and involves not more than 5% of the cleared area of the lot.<br/>AO9.2<br/>All exposed surfaces must incorporate erosion and sediment controls during construction and must be maintained until revegetation, or other permanent stabilisation, has occurred.<br/>AO9.3<br/>This is no disturbance to tree roots</p>   | <p>Minor cut and fill (80m<sup>2</sup> total cut/fill) will be required for all buildings. A shallow table drain will be constructed at the base of the cut embankment, to be directed around the buildings and shed to ensure sheet flow of runoff water. The fill batter will be at min 1 in 4 grade, and revegetated with endemic grass species.</p> <p>Tree roots are a hazard to building</p> |

|  |   |  |
|--|---|--|
|  | <p>and trenching does not involve any damage to tree roots.</p> <p>AO9.4<br/>On-site drainage and stormwater management:<br/>(a) maintains natural flow regimes;<br/>(b) minimises impervious surfaces; avoids concentration of flows, but where there is any form of concentration of flow, energy dissipation measures are installed at the outlet to avoid erosion (e.g. rock rip rap, gravel beds, diffusers etc.)</p>  | <p>foundations and trenches and are avoided at all times.</p> <p>Downpipes where not required for water harvesting are to be directed to 300 long 300 wide x 200 rubble pits to disperse concentrated flows.</p> |
| General requirements – Dwelling house  |   |  |
| <p>PO10<br/>Development minimises the loss of vegetation and habitat connectivity on site and is sited to protect the environmental values of the site.</p>  | <p>AO10.1<br/>The elements of development and access to the site are included in a Designated Development Area (DDA).<br/>AO10.2<br/>Development is sited in an existing cleared area or in an area approved for vegetation clearing.<br/>AO10.3<br/>Any new clearing is limited to a maximum area of 700m<sup>2</sup> and is sited to be clear of the high bank of any watercourse.<br/>Note – The 700m<sup>2</sup> of clearing does not include an access driveway.</p> | <p>All buildings are located within existing cleared areas.</p>  |
| <p>PO11<br/>All existing native vegetation on a house site, other than that required and approved to be cleared for the construction of a house and access thereto, is protected to ensure the environmental integrity of the local plan area.</p> | <p>AO11<br/>No acceptable solutions are prescribed.</p>   | <p>complies</p>  |
| <p>PO12<br/>Wildlife movement, fauna habitat and habitat corridors are protected and domestic impacts are minimised.</p>   | <p>AO12.1<br/>Fences are limited in extent to the confines of the cleared area around the house and any associated gates are self-closing.<br/>AO12.2<br/>External lighting is to be kept to the minimum necessary for orientation, safety and security. Flood lights must not point up, and areas of retained vegetation should, in general, not be illuminated. Where appropriate, outdoor lights are controlled by movement detectors and/or timers.</p>               | <p>No fences are planned to delineate boundary lines or are required for internally separated areas.</p> <p>Owner to be advised by approval condition</p>  |
| <p>PO13<br/>House sites have efficient and safe vehicle access and manoeuvring areas on site, and to the site, to an acceptable standard for the local plan area.</p>  | <p>AO13.1<br/>Vehicle access is limited to one access per lot and sited in an approved location, clear of any watercourses.<br/>AO13.2<br/>Vehicular access is a maximum width of 4 metres, avoids large tree specimens and/or significant vegetation and habitat corridors and</p>   | <p>Complies</p> <p>Refer to plan set Site Plan note.</p>   |

|  |  |                                       |
|--|--|---------------------------------------|
|  | <p>is constructed and maintained to a minimum gravel standard of 75mm of road base on a compacted soil surface.</p> <p>AO13.3<br/>Vehicular access is constructed prior to house construction.</p> | This would be a necessary requirement |
|--|--|---------------------------------------|

Table 0.a – Acid sulfate soils overlay code – assessable development

| Performance Outcomes   | Acceptable Outcomes  | Comments  |
|--|--|---|
| <p>PO1<br/>The extent and location of potential or actual acid sulfate soils is accurately identified.</p> | <p>AO1.1<br/>No excavation or filling occurs on the site.<br/>or<br/>AO1.2<br/>An acid sulfate soils investigation is undertaken.<br/>Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.</p> | <p>This allotment is within the 5-20m AHD zone.<br/>However, reference to Figure 8.2.1.3a for no excavation below 5m AHD and also excavation &gt;100m<sup>3</sup> indicates this code does not apply.</p> |

Table 0.b – Dwelling house code – assessable development

| Performance Outcomes  | Acceptable Outcomes   | Comments   |
|---|---|--|
| <p>PO1<br/>Secondary dwellings:<br/>(a) are subordinate, small-scaled dwellings;<br/>(b) contribute to a safe and pleasant living environment;<br/>(c) are established on appropriate sized lots;<br/>do not cause adverse impacts on adjoining properties.</p>   | <p>AO1<br/>The secondary dwelling:<br/>(a) has a total gross floor area of not more than 80m<sup>2</sup>, excluding a single carport or garage;<br/>(b) is occupied by 1 or more members of the same household as the dwelling house.</p>           | <p>An exemption is requested to allow a GFA of 134m<sup>2</sup> for the secondary dwelling part (234m<sup>2</sup> total).<br/>(refer to Floor Plans for areas)</p> |
| <p>PO2<br/>Resident's vehicles are accommodated on-site.</p>  | <p>AO2<br/>Development provides a minimum number of on-site car parking spaces comprising:<br/>(a) 2 car parking spaces which may be in tandem for the dwelling house;<br/>(b) 1 car parking space for any secondary dwelling on the same site.</p> | <p>Complies.</p>   |
| <p>PO3<br/>Development is of a bulk and scale that:<br/>(a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area;<br/>(b) does not create an overbearing development for adjoining dwelling houses and their private open space;<br/>(c) does not impact on the amenity and privacy of residents in adjoining dwelling houses;</p> | <p>AO3<br/>Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.</p>   | <p>Complies.</p>   |

|  |  |  |
|--|--|--|
| ensures that garages do not dominate the appearance of the street. |  |  |
|--|--|--|

Table 0.a – Access, parking and servicing code – assessable development

| Performance Outcomes  | Acceptable Outcomes   | Comments  |
|---|---|---|
| <p>PO1<br/>Sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site, having particular regard to:</p> <ul style="list-style-type: none"> <li>(a) the desired character of the area;</li> <li>(b) the nature of the particular use and its specific characteristics and scale;</li> <li>(c) the number of employees and the likely number of visitors to the site;</li> <li>(d) the level of local accessibility;</li> <li>(e) the nature and frequency of any public transport serving the area;</li> <li>(f) whether or not the use involves the retention of an existing building and the previous requirements for car parking for the building</li> <li>(g) whether or not the use involves a heritage building or place of local significance;</li> </ul> <p>whether or not the proposed use involves the retention of significant vegetation.</p> | <p>AO1.1<br/>The minimum number of on-site vehicle parking spaces is not less than the number prescribed in Error!<br/>Reference source not found. for that particular use or uses.<br/>Note - Where the number of spaces calculated from the table is not a whole number, the number of spaces provided is the next highest whole number.</p> <p>AO1.2<br/>Car parking spaces are freely available for the parking of vehicles at all times and are not used for external storage purposes, the display of products or rented/sub-leased.</p> <p>AO1.3<br/>Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% of total ordinary vehicle parking.</p> <p>AO1.4<br/>For parking areas exceeding 50 spaces parking, is provided for recreational vehicles as a substitute for ordinary vehicle parking to a maximum of 5% of total ordinary vehicle parking rate.</p> | <p>Considering the type of development, and compliance with the Dwelling House Code for sufficient on-site car parking (3 covered sites), the remainder of this code is not applicable.</p> |

Table 0.a – Filling and excavation code – for self-assessable and assessable development

| Performance Outcomes   | Acceptable Outcomes   | Comments   |
|--|---|--|
| <b>Filling and excavation - General</b>  |   |  |
| <p>PO1<br/>All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.</p> | <p>AO1.1<br/>The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.<br/>and<br/>Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.</p> <p>AO1.2<br/>Cuts are supported by batters, retaining or rock walls and associated</p> | <p>Complies with all acceptable outcomes of this code.<br/>Maximum/minimum cut is 350/100mm, maximum/minimum fill is 300/100mm.<br/>Fill batters to be min 1 in 4 grade, min 1.5m from the building, cut batters with table drain are also min 1.5 from the building –also noted on the plan set elevations.</p> |

|  |   |  |
|--|---|--|
|  | <p>benches/terraces are capable of supporting mature vegetation.</p> <p>AO1.3<br/>Cuts are screened from view by the siting of the building/structure, wherever possible.</p> <p>AO1.4<br/>Topsoil from the site is retained from cuttings and reused on benches/terraces.</p> <p>AO1.5<br/>No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained.</p> <p>AO1.6<br/>Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.</p> | <p>Boundaries will not be affected by the building pads.</p> <p>The worst case is at the secondary dwelling where the fill batter will be 3.5m from the building line, and a minimum 3.5m from the boundary.</p> |
|--|---|--|

Cape Tribulation and Daintree Coast local plan – Acceptable Outcomes AO4.1 – Continued:

The attached Site Plan shows existing bore locations, proposed land application area, and minimum clearances dictated by this local plan. No adjacent waste trenching locations are known.

It is clear that these provisions will be difficult to adhere to, and allow the provision of generally accepted basic amenities.

The minimum separation distance between secondary waste trenches and a bore is 30m (10m for an advanced secondary system) in accordance with the Qld Plumbing and Wastewater Code 2019. Council's Plumbing Inspector has indicated by email that he has no issues with clearances to bores as long as distances are maintained for bore to treatment plant as set out in the Code, and that the size of the allotments will give a reasonable amount of separation between bores.

CONCLUSION

The development application seeks a Development Permit for Material Change of Use for the purpose of a dwelling house and secondary dwelling, and sheds, on land described as L14 RP738160, Silkwood Road, COW BAY. The report includes supporting information intended to address any concerns Council may have as the assessing authority.

The proposed development is considered generally consistent with the relevant Planning Scheme Codes and overlays.

# DA Form 2 – Building work details

Approved form (version 1.1 effective 22 JUNE 2018) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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

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

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

## PART 1 – APPLICANT DETAILS

| 1) Applicant details                                |  |
|---|--|
| Applicant name(s) (individual or company full name) |  |
| Contact name (only applicable for companies)        |  |
| Postal address (PO Box or street address)           |  |
| Suburb  |  |
| State   |  |
| Postcode  |  |
| Country   |  |
| Contact number                                      |  |
| Email address (non-mandatory)                       |  |
| Mobile number (non-mandatory)                       |  |
| Fax number (non-mandatory)                          |  |
| Applicant's reference number(s) (if applicable)     |  |

## PART 2 – LOCATION DETAILS

### 2) Location of the premises (complete 2.1 and/or 2.2 if 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](#).

#### 2.1) 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).



Queensland  
Government

|          |            |                                    |                          |
|----------|------------|------------------------------------|--------------------------|
| Unit No. | Street No. | Street Name and Type               | Suburb                   |
| Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |

**2.2) Additional premises**

Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

**3) 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 the [DA Forms Guide](#)

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

**PART 3 – FURTHER DETAILS**

**4) Is the application only for building work assessable against the building assessment provisions?**

- Yes – proceed to 8)
- No

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

**6) 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
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

**7) 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](#).

**8) Are there any associated development applications or current approvals?**

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

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

**9) Has the portable long service leave levy been paid?**

- 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) |
|-------------|----------------------|--------------------------------|
| \$          |                      |                                |

**10) 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

**11) Identify any of the following further legislative requirements that apply to any aspect of this development application**

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government’s **Local Heritage Register**. See the guidance provided at [www.des.qld.gov.au](http://www.des.qld.gov.au) about the requirements in relation to the development of a Queensland heritage place

|                             |  |           |  |
|-----------------------------|--|-----------|--|
| Name of the heritage place: |  | Place ID: |  |
|-----------------------------|--|-----------|--|

## PART 4 – REFERRAL DETAILS

**12) Does this development application include any building work aspects that have any referral requirements?**

- Yes – the *Referral checklist for building work* is attached to this development application
- No – proceed to Part 5

**13) 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 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 5 – BUILDING WORK DETAILS

**14) Owner’s details**

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

|  |  |
|--|--|
| Name(s) <i>(individual or company full name)</i> |  |
| Contact name <i>(applicable for companies)</i>   |  |



|  |  |
|--|--|
| Postal address ( <i>P.O. Box or street address</i> ) |  |
| Suburb   |  |
| State  |  |
| Postcode   |  |
| Contact number                                       |  |
| Email address ( <i>non-mandatory</i> )               |  |
| Mobile number ( <i>non-mandatory</i> )               |  |
| Fax number ( <i>non-mandatory</i> )                  |  |

### 15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

|  |  |
|--|--|
| Name(s) ( <i>individual or company full name</i> )   |  |
| Contact name ( <i>applicable for companies</i> )     |  |
| QBCC licence or owner – builder number               |  |
| Postal address ( <i>P.O. Box or street address</i> ) |  |
| Suburb   |  |
| State  |  |
| Postcode   |  |
| Contact number                                       |  |
| Email address ( <i>non-mandatory</i> )               |  |
| Mobile number ( <i>non-mandatory</i> )               |  |
| Fax number ( <i>non-mandatory</i> )                  |  |

### 16) Provide details about the proposed building work

a) What type of approval is being sought?

- Development permit  
 Preliminary approval

b) What is the level of assessment?

- Code assessment  
 Impact assessment (*requires public notification*)

c) Nature of the proposed building work (tick all applicable boxes)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> New building or structure                                 | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification ( <i>involving building work</i> ) | <input type="checkbox"/> Swimming pool and/or pool fence   |
| <input type="checkbox"/> Demolition   | <input type="checkbox"/> Relocation or removal             |

d) Provide a description of the work below or in an attached schedule.

Dwelling House with Secondary Dwelling, and 2 Sheds

e) Proposed construction materials

|                |  |   |   |
|----------------|--|---|---|
| External walls | <input type="checkbox"/> Double brick        | <input type="checkbox"/> Steel            | <input type="checkbox"/> Curtain glass    |
|                | <input type="checkbox"/> Brick veneer        | <input type="checkbox"/> Timber           | <input type="checkbox"/> Aluminium        |
|                | <input type="checkbox"/> Stone/concrete      | <input type="checkbox"/> Fibre cement     | <input checked="" type="checkbox"/> Other |
| Frame          | <input type="checkbox"/> Timber              | <input checked="" type="checkbox"/> Steel | <input type="checkbox"/> Aluminium        |
|                | <input checked="" type="checkbox"/> Other    |   |   |
| Floor          | <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Timber           | <input checked="" type="checkbox"/> Other |

|  |   |   |   |
|--|---|---|---|
| Roof covering  | <input type="checkbox"/> Slate/concrete<br><input type="checkbox"/> Aluminium | <input type="checkbox"/> Tiles<br><input checked="" type="checkbox"/> Steel | <input type="checkbox"/> Fibre cement<br><input type="checkbox"/> Other |
| f) Existing building use/classification? (if applicable)   |   |   |   |
| g) New building use/classification? (if applicable)  |   |   |   |
| 1a and 10a   |   |   |   |
| h) Relevant plans<br><b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> . |   |   |   |
| <input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application   |   |   |   |

|   |                   |
|---|-------------------|
| 17) What is the monetary value of the proposed building work? | <b>\$ unknown</b> |
|---|-------------------|

|  |                      |                  |
|--|----------------------|------------------|
| 18) Has Queensland Home Warranty Scheme Insurance been paid? |                      |                  |
| <input type="checkbox"/> Yes – provide details below         |                      |                  |
| <input checked="" type="checkbox"/> No                       |                      |                  |
| Amount paid  | Date paid (dd/mm/yy) | Reference number |
| \$   |                      |                  |

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

|   |  |
|---|--|
| 19) Development application checklist   |  |
| The relevant parts of <i>Form 2 – Building work details</i> have been completed   | <input checked="" type="checkbox"/> Yes  |
| This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> Not applicable |
| Relevant plans of the development are attached to this development application<br><b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> . | <input checked="" type="checkbox"/> Yes  |
| The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> Not applicable |

|  |
|--|
| 20) Applicant declaration  |
| <input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct   |
| <input type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i>   |
| <b>Note:</b> It is unlawful to intentionally provide false or misleading information.  |
| <b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any 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 <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the DA Rules except where: <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> </ul> |

- 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 7 –FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:  Reference numbers:

### For completion by the building certifier

Classification(s) of approved building work

| Name | QBCC Certification Licence number | QBCC Insurance receipt number |
|------|-----------------------------------|-------------------------------|
|      |                                   |                               |

### Notification of engagement of alternate chosen 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 |  |

### Additional information required by the local government

Confirm proposed construction materials:

|                |   |                                       |  |
|----------------|---|---------------------------------------|--|
| External walls | <input type="checkbox"/> Double brick   | <input type="checkbox"/> Steel        | <input type="checkbox"/> Curtain glass |
|                | <input type="checkbox"/> Brick veneer   | <input type="checkbox"/> Timber       | <input type="checkbox"/> Aluminium     |
|                | <input type="checkbox"/> Stone/concrete | <input type="checkbox"/> Fibre cement | <input type="checkbox"/> Other         |
| Frame          | <input type="checkbox"/> Timber         | <input type="checkbox"/> Steel        | <input type="checkbox"/> Aluminium     |
|                | <input type="checkbox"/> Other          |                                       |  |
| Floor          | <input type="checkbox"/> Concrete       | <input type="checkbox"/> Timber       | <input type="checkbox"/> Other         |
| Roof covering  | <input type="checkbox"/> Slate/concrete | <input type="checkbox"/> Tiles        | <input type="checkbox"/> Fibre cement  |
|                | <input type="checkbox"/> Aluminium      | <input type="checkbox"/> Steel        | <input type="checkbox"/> Other         |

### Additional building details required for the Australian Bureau of Statistics

|  |  |                              |  |
|--|--|------------------------------|--|
| Existing building use/classification? <i>(if applicable)</i> |  |                              |  |
| New building use/classification?                             |  |                              |  |
| Site area (m <sup>2</sup> )                                  |  | Floor area (m <sup>2</sup> ) |  |



**Site Classification**

**And**

**Wastewater Management System**

**For**

**Greg Skyring Design & Drafting**

**At**

**Lot 14 Silkwood Road**

**Cow Bay**

## **INTRODUCTION:**

Earth Test has been engaged by Greg Skyring Design & Drafting to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 14 Silkwood Road, Cow Bay.

Real Property Description:-

Lot 14, on RP 738160

Local Authority: Douglas Shire Council.

It is understood the intention is to construct a new dwelling and guest house at the site. A site and soil evaluation was carried out in June 2020.

## **SITE FACTORS:**

The site was identified by its site address, a photo was taken to confirm the sites identity. The Lot is predominantly covered with extensive rainforest with grass clearing in the proposed area.

The water supply to the site is onsite roof rain water.

No rock outcrops were noted at the site. An intermittent watercourse flows at the rear of the property, a bore was noted on the northern neighbouring block.

Four Dynamic Cone Penetrometer tests were performed at locations DCP1 through to DCP4 and two boreholes BH1 and BH2 as shown on the site plan.

Atterberg Limits tests were performed on a disturbed sample from Borehole1 and 2.



**Proposed dwelling locations in clearing at Lot 14 Silkwood Road, Cow Bay**



## SITE INVESTIGATION REPORT

### BOREHOLE LOG

| <b>CLIENT:</b> Greg Skyring Design & Drafting. |                      | <b>DATE SAMPLED:</b> 16/06/2020                           |
|--|----------------------|---|
| <b>PROJECT:</b> Lot 14 Silkwood Road, Cow Bay. |                      | <b>Sampled by:</b> G. Negri                               |
| <b>REPORT DATE:</b> 24/06/2020                 |                      |   |
| <b>BOREHOLE No:</b> BH1                        |                      |   |
| <b>DEPTH (m)</b>                               | <b>DESCRIPTION</b>   | <b>COMMENTS</b>   |
| 0.0-1.0  | Red-Brown Silty-Clay | Disturbed sample 0.6- 0.8m.<br>Watertable not encountered |
| <b>BOREHOLE No:</b> BH2                        |                      |   |
| <b>DEPTH (m)</b>                               | <b>DESCRIPTION</b>   | <b>COMMENTS</b>   |
| 0.0-1.0  | Red-Brown Silty-Clay | Disturbed sample 0.6- 0.8m.<br>Watertable not encountered |



## ATTERBERG LIMITS TEST REPORT

**CLIENT:** Greg Skyring Design & Drafting

**SAMPLE No:** SI 296-20

**PROJECT:** Lot 14 Silkwood Road, Cow Bay

**DATE SAMPLED:** 16/06/2020

**SAMPLE DETAILS:** BH1 0.6-0.m

**Sampled by:** G. Negri

**REPORT DATE:** 24/06/2020

**Tested By:** P. Weigand

| <b>TEST METHOD</b>                                     | <b>RESULT</b> |
|--|---------------|
| <b>Liquid Limit:</b> AS 1289.3.1.2                     | 40%           |
| <b>Plastic Limit:</b> AS 1289.3.2.1                    | 26%           |
| <b>Plasticity Index:</b> AS 1289.3.3.1                 | 14%           |
| <b>Linear Shrinkage:</b> AS 1289.3.4.1                 | 9.0%          |
| <b>Length Of Mould:</b>                                | 250.3mm       |
| <b>Cracking, Crumbling, Curling, Number Of Breaks:</b> | One Break     |
| <b>Sample History:</b>                                 | Air Dried     |
| <b>Preparation Method:</b>                             | Dry Sieved    |
| <b>Insitu Moisture Content:</b>                        | 20.8%         |
| <b>% Passing 0.075mm:</b>                              |               |



## ATTERBERG LIMITS TEST REPORT

**CLIENT:** Greg Skyring Design & Drafting

**SAMPLE No:** SI 296.1-20

**PROJECT:** Lot 14 Silkwood Road, Cow Bay

**DATE SAMPLED:** 16/06/2020

**SAMPLE DETAILS:** BH2 0.6-0.m

**Sampled by:** G. Negri

**REPORT DATE:** 24/06/2020

**Tested By:** P. Weigand

| <b>TEST METHOD</b>                                     | <b>RESULT</b> |
|--|---------------|
| <b>Liquid Limit:</b> AS 1289.3.1.2                     | 42%           |
| <b>Plastic Limit:</b> AS 1289.3.2.1                    | 26%           |
| <b>Plasticity Index:</b> AS 1289.3.3.1                 | 16%           |
| <b>Linear Shrinkage:</b> AS 1289.3.4.1                 | 10.5%         |
| <b>Length Of Mould:</b>                                | 250.2mm       |
| <b>Cracking, Crumbling, Curling, Number Of Breaks:</b> | One Break     |
| <b>Sample History:</b>                                 | Air Dried     |
| <b>Preparation Method:</b>                             | Dry Sieved    |
| <b>Insitu Moisture Content:</b>                        | 26.2%         |
| <b>% Passing 0.075mm:</b>                              |               |





**DYNAMIC CONE PENETROMETER REPORT**  
**AS 1289.6.3.2**

**CLIENT:** Greg Skyring Design & Drafting

**SAMPLE No:** SI 296-20

**PROJECT:** Lot 14 Silkwood Road, Cow Bay.

**DATE SAMPLED:** 16/06/2020

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

**Tested By:** G. Negri

**REPORT DATE:** 24/06/2020

| DEPTH<br>(Metres) | Site: DCP1 | Site: DCP2 | Site: DCP3 | Site: DCP4 |
|-------------------|------------|------------|------------|------------|
|                   | No Blows   | No Blows   | No Blows   | No Blows   |
| 0.0 – 0.1         | 1          | 2          | 2          | 2          |
| 0.1 – 0.2         | 2          | 2          | 2          | 2          |
| 0.2 – 0.3         | 3          | 2          | 3          | 2          |
| 0.3 – 0.4         | 3          | 3          | 2          | 3          |
| 0.4 – 0.5         | 2          | 3          | 3          | 3          |
| 0.5 – 0.6         | 3          | 3          | 3          | 3          |
| 0.6 – 0.7         | 3          | 3          | 2          | 2          |
| 0.7 – 0.8         | 2          | 3          | 3          | 3          |
| 0.8 – 0.9         | 3          | 3          | 3          | 2          |
| 0.9 – 1.0         | 3          | 3          | 3          | 3          |
| 1.0 – 1.1         |            |            |            |            |
| 1.1 – 1.2         |            |            |            |            |
| 1.2 – 1.3         |            |            |            |            |
| 1.3 – 1.4         |            |            |            |            |
| 1.4 – 1.5         |            |            |            |            |
| 1.5 – 1.6         |            |            |            |            |
| 1.6 – 1.7         |            |            |            |            |
| 1.7 – 1.8         |            |            |            |            |
| 1.8 – 1.9         |            |            |            |            |
| 1.9 – 2.0         |            |            |            |            |



## **SITE CLASSIFICATION**

### **Lot 14 Silkwood Road, Cow Bay.**

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.0m.

The Atterberg Limits test results indicate a moderately reactive soil.

The characteristic surface movement ( $y_s$ ) is estimated to be in the  $20 < y_s \leq 40$ mm range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-"M"**.

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

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

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

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

Gavin Negri  
Earth Test



## **SITE AND SOIL EVALUATION**

### **Lot 14 Silkwood Road, Cow Bay.**

The site and soil evaluation carried out on 16/06/2020 provided the following results.

#### **Site Assessment**

| <b><u>Site Factor</u></b>   | <b><u>Result</u></b>                  |
|-----------------------------|---------------------------------------|
| Slope                       | <1 Degree                             |
| Shape                       | Linear-Planar                         |
| Aspect                      | North-West                            |
| Exposure                    | Good.                                 |
| Erosion/land slip           | Not noted.                            |
| Boulders/rock outcrop       | Extensive                             |
| Vegetation                  | Grass clearing in rainforest          |
| Watercourse/Bores           | As shown on site plan.                |
| Water table                 | Not encountered during investigation. |
| Fill                        | Not encountered during investigation. |
| Flooding                    | Not likely.                           |
| Channelled run-off          | Not found                             |
| Soil surface conditions     | Firm, Moist                           |
| Other site specific factors | Nil                                   |

#### **Soil Assessment**

| <b><u>Soil Property</u></b>              | <b><u>Result</u></b>            |
|--|---------------------------------|
| Colour                                   | Red-Brown                       |
| Texture                                  | Clay-Loam                       |
| Structure                                | Moderate                        |
| Coarse Fragments                         | Nil                             |
| Measured Permeability Ksat (m/d)         | Indicative permeability 0.5-1.5 |
| Dispersion                               | Slakes                          |
| Soil Category                            | 4                               |
| Resultant Design Load Rate, DLR (mm/day) | 20                              |



## **WASTEWATER MANAGEMENT SYSTEM**

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

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

- AS/NZ 1547:2012 On-site domestic-wastewater management.
- Queensland PLUMBING AND DRAINAGE ACT 2018.
- Queensland STANDARD PLUMBING AND DRAINAGE REGULATION 2019.
- Queensland PLUMBING AND WASTEWATER CODE.

### **SYSTEM SIZING FACTORS.**

A population equivalent of two (2) persons has been chosen for the proposed one bedroom dwelling and four (4) persons has been chosen for the proposed two bedroom guest house.

The site is connected to an onsite roof rain 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 one bedroom dwelling (2 persons @ 150 L/person/day) will be 300 L/day.

The daily flow for the two bedroom guest house (4 persons @ 150 L/person/day) will be 600 L/day.

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

The tank must NOT be fitted with an outlet filter.



## **LAND-APPLICATION SYSTEM**

### **DISPOSAL AREA SIZING**

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$L = 900 / (20 \times 3.57) \\ = 12.6m.$$

**Use one 12.6m long by 3.57m 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 configurations of Advanced Enviro-Septic® require a minimum of 150mm of system sand surrounding the circumference of the pipe. This sand, typically gravelly coarse sand, must adhere to the following percentage and quality restrictions.

| <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 will pass requirements please contact Earth Test for further advice.



## **SYSTEM INSTALLATION**

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

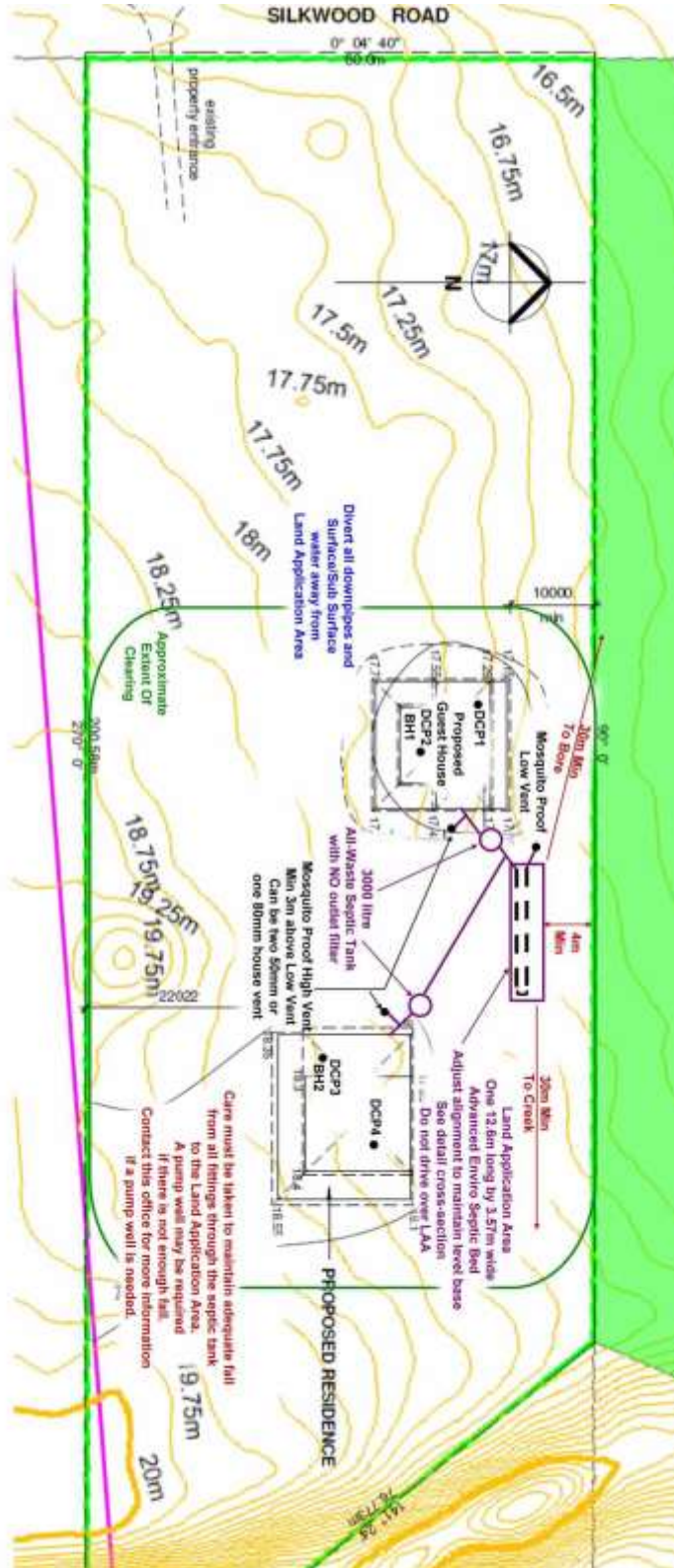
## **Operation and Maintenance**

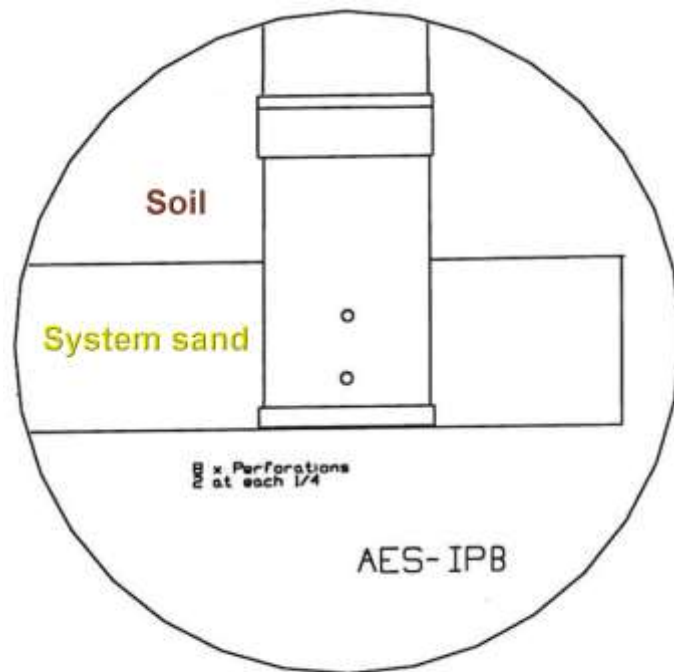
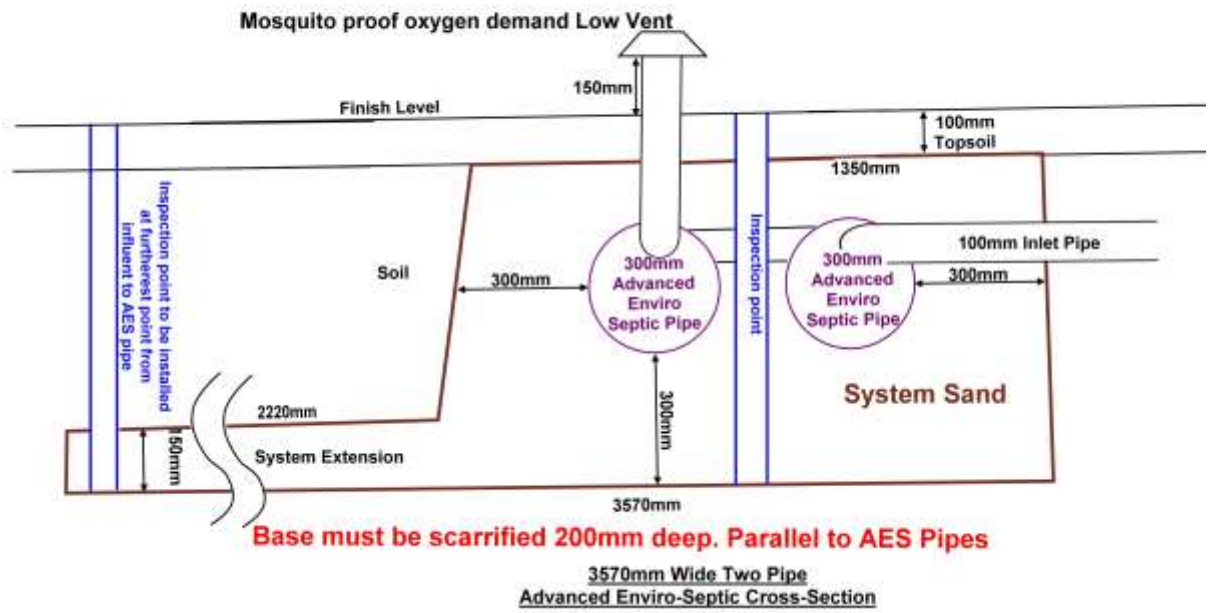
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Gavin Negri  
Earth Test

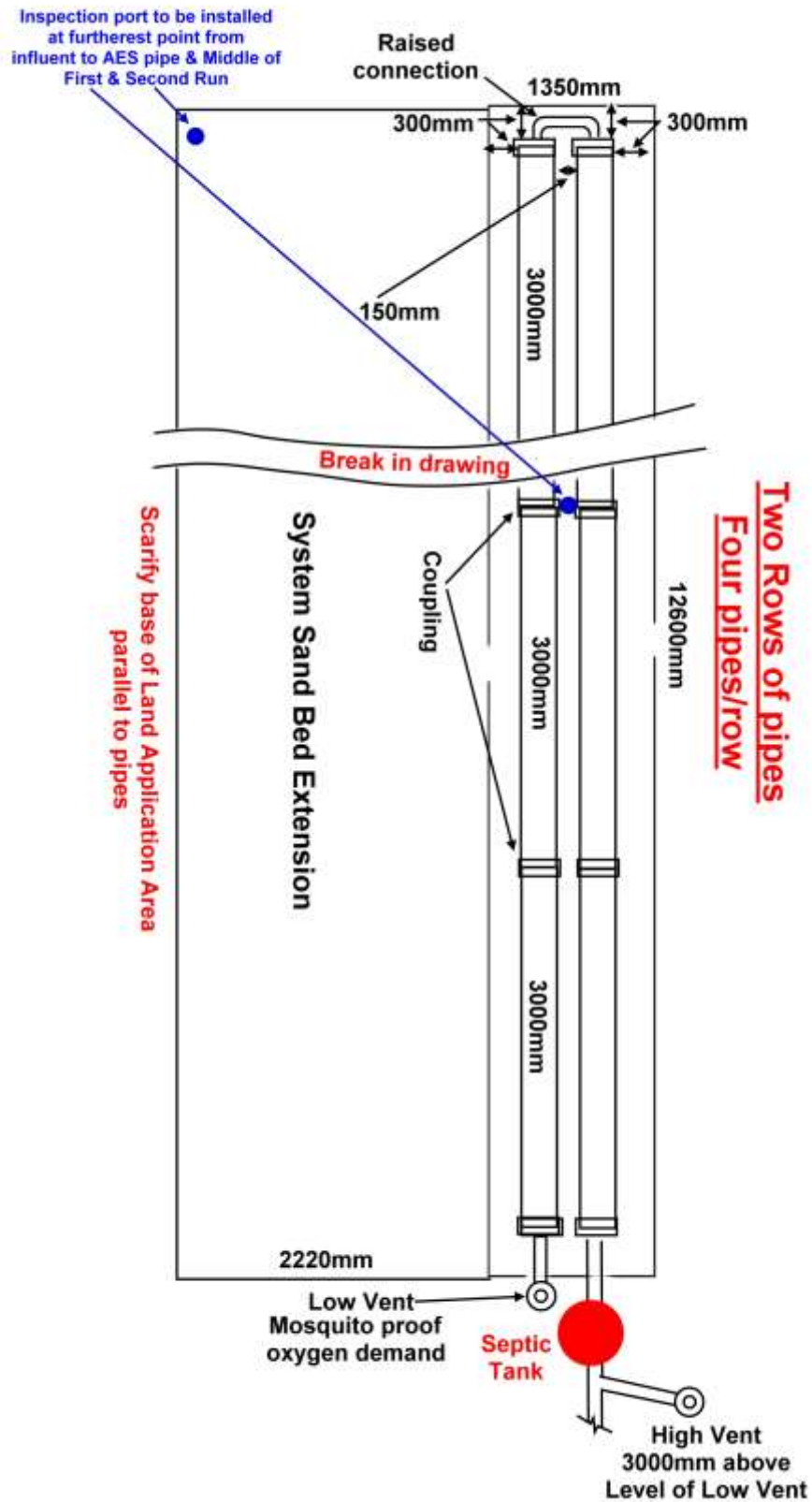


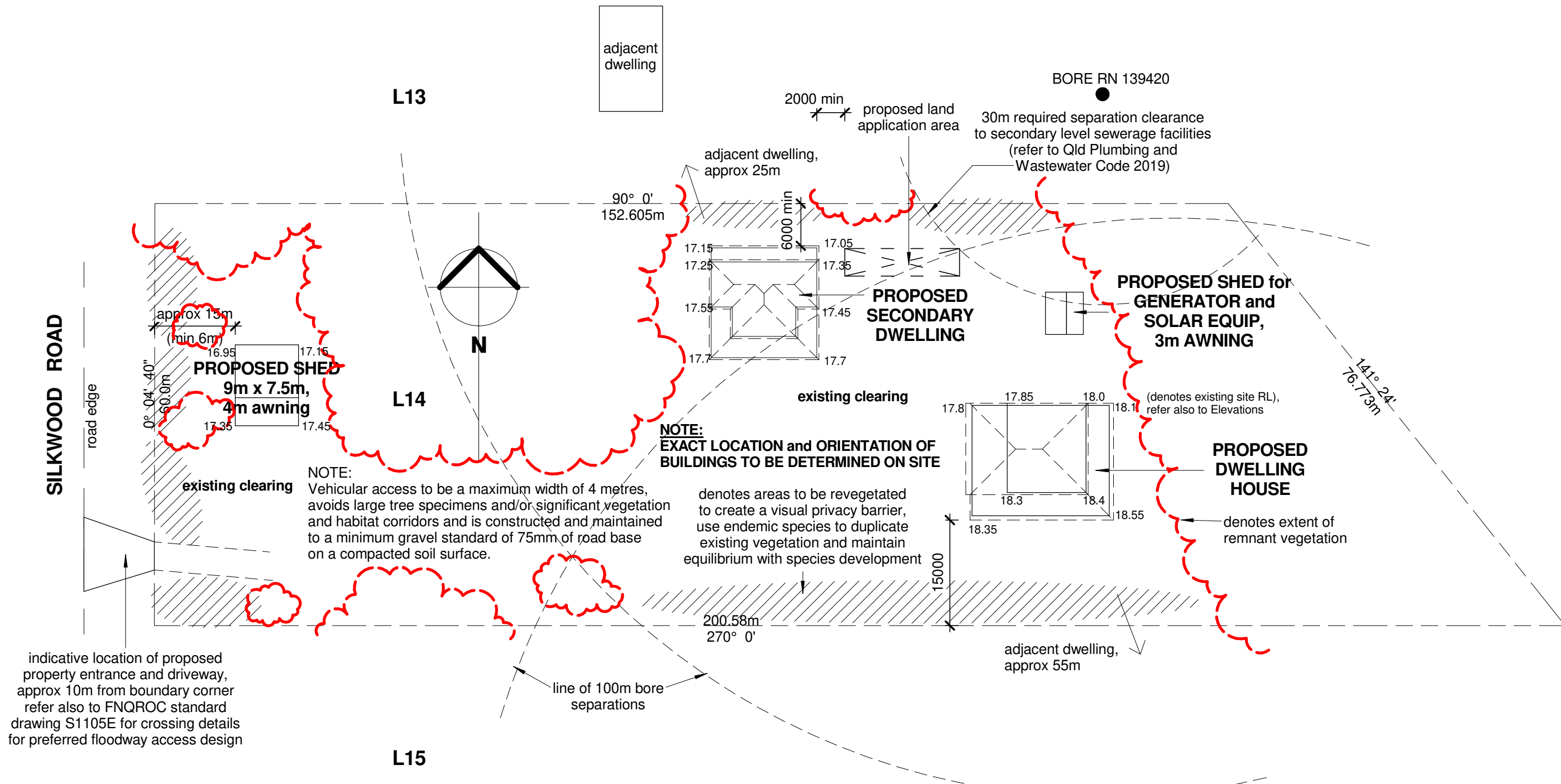
**SITE PLAN**  
**Lot 14 Silkwood Road, Cow Bay.**  
**NOT TO SCALE**



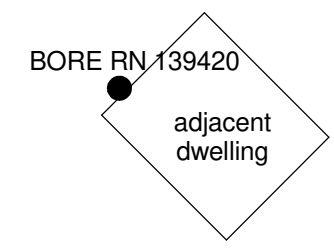








1 Site Plan  
1 : 600



**GREG SKYRING**  
*Design* and DRAFTING Pty. Ltd.  
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11 Noli Close, Mossman Q. 4873  
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Mobile: 0419212652  
Email: greg@skyringdesign.com.au

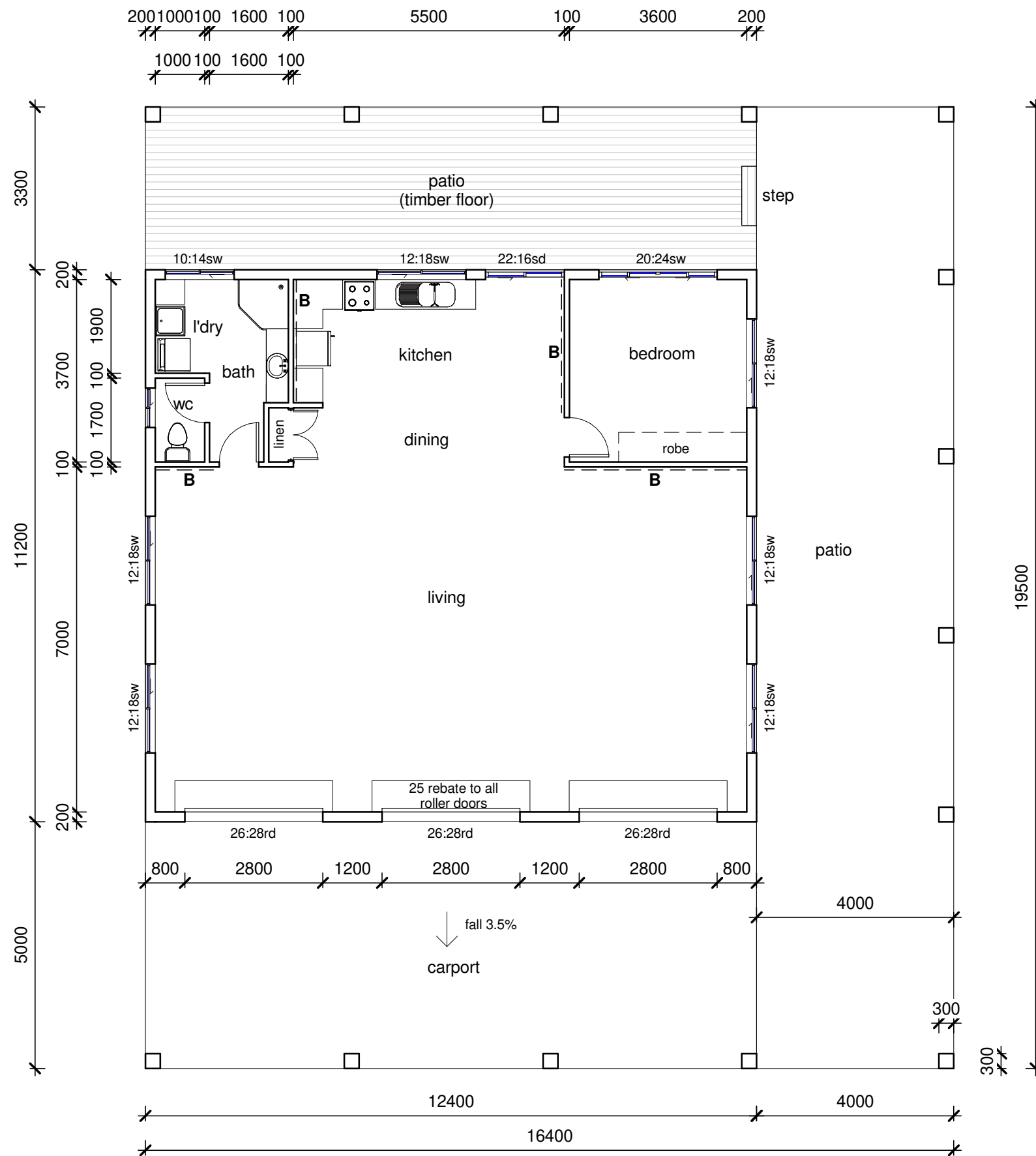
PROJECT  
Proposed Primary and Secondary Dwellings,  
and Shed,  
L14 RP738160, Silkwood Road,  
COW BAY

CLIENT  
M. & K. Murphy

SCALES  
1 : 600

PLAN TITLE  
Site Plan

|                                     |                       |                 |
|-------------------------------------|-----------------------|-----------------|
| WIND CLASS<br>C2                    | PLAN NUMBER<br>312-19 | SHEET<br>1 of 6 |
| DATE OF ISSUE<br>prelim<br>21.07.20 | REV<br>DA<br>Set      |                 |



**LEGEND**

- 200 conc mas ext walls, render finished to external, gyprock to internal generally, villaboard to wet areas.
- 100 conc mas internal walls to wet areas, timber stud framing elsewhere, line as above
- B** As above with 4mm F22 structural ply lining extra to one face, nail fixed for bracing (see bracing notes).
- FW●** Floor Waste (optional)
- WP** Waterproof wet area to AS3740.
- S/A** Smoke alarms to AS3786.
- L/O** Lift-off hinges to WC - where pan is within a 1200 radius from door hinge
- 100 x 4 SHS posts
- L1** special lintel

**WINDOW and DOOR LEGEND**

- sd sliding door
- dsw double sliding door
- mpsd multi panel sliding door
- rd roller garage door
- td timber door, suitable for location
- ftd select feature timber doors
  
- sw single sliding window
- sw/sw single sliding window over single sliding window
- dsw double sliding window
- dsw/dsw double sliding window over double sliding window
- fg fixed glass window
- gl glass louvre window
- dh double hung window

NOTE: all windows and doors are colour coated aluminium framed uno, fitted with grey glass and flymesh

GFA 139m<sup>2</sup>  
TOTAL AREA 306m<sup>2</sup>

**1** Floor Plan, Dwelling  
1 : 100

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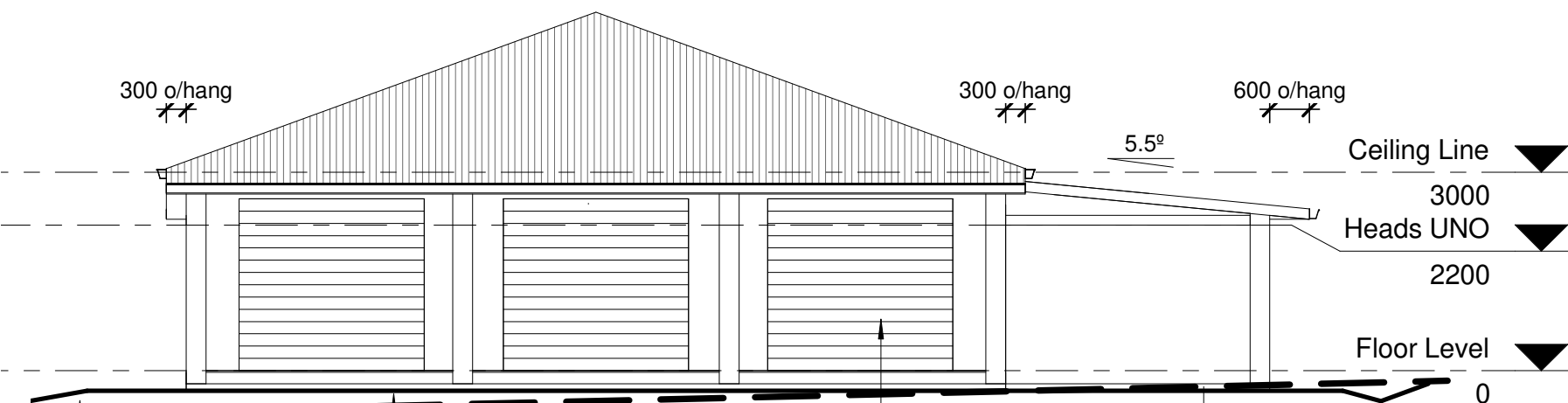
PROJECT  
Proposed Primary and Secondary Dwellings,  
and Shed,  
L14 RP738160, Silkwood Road,  
COW BAY

CLIENT  
M. & K. Murphy

SCALES  
1 : 100

PLAN TITLE  
Floor Plan, Dwelling

|                                     |                       |                 |
|-------------------------------------|-----------------------|-----------------|
| WIND CLASS<br>C2                    | PLAN NUMBER<br>312-19 | SHEET<br>2 of 6 |
| DATE OF ISSUE<br>prelim<br>21.07.20 | REV<br>DA<br>Set      |                 |

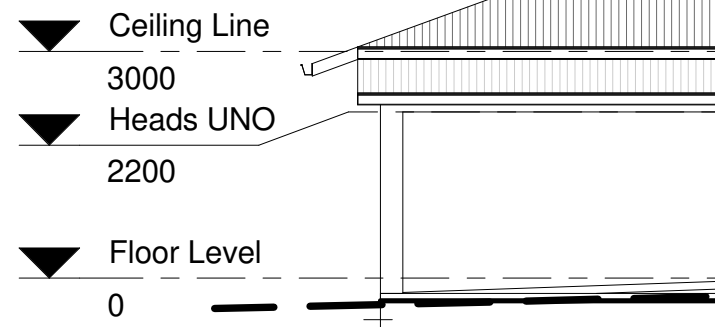


1 Front Elevation  
1 : 100

fill batters to be min 1 in 4 grade, and commence min 1.5m from the building

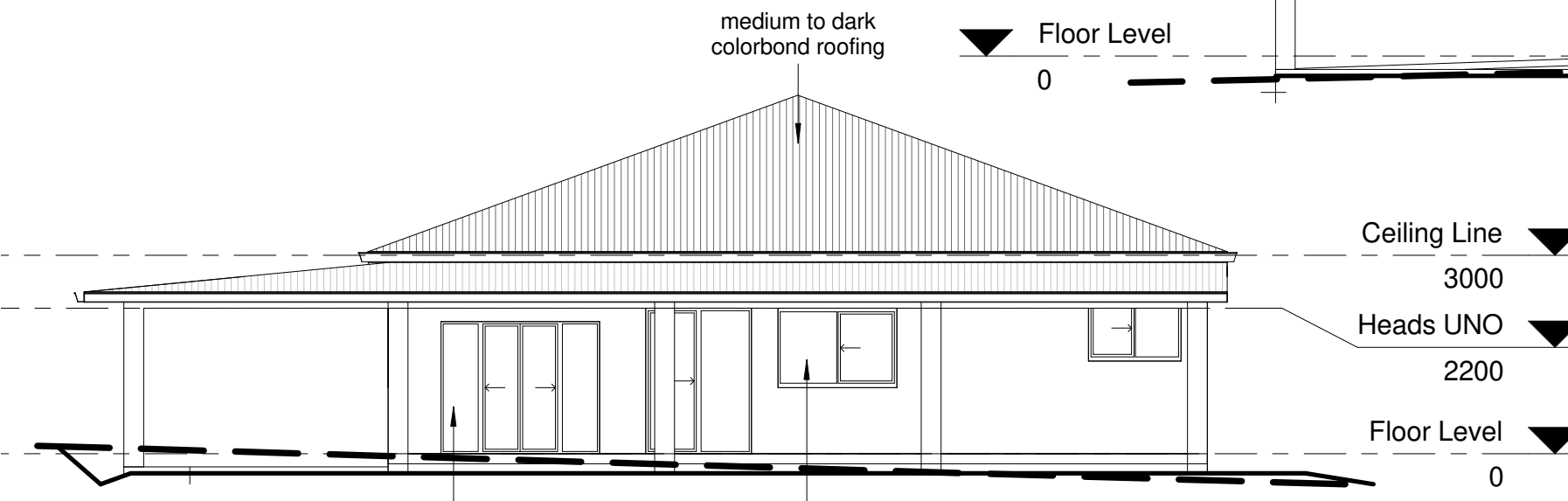
dashed line - original ground line  
full line - finished pad level  
colorbond roller doors all along

900 o/hang



2 Right Elevation  
1 : 100

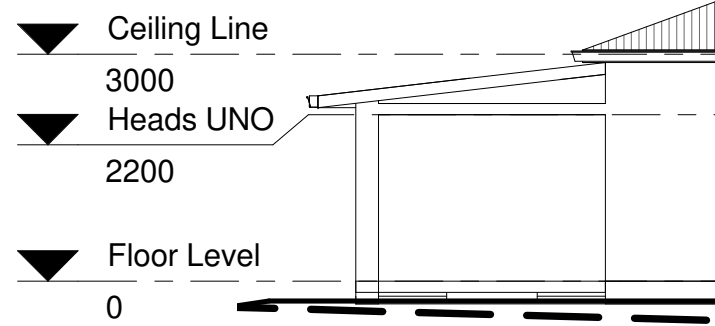
construct a 200 deep table drain at the base of the cut embankment, min 1.5m from the building, direct around the buildings and ensure sheet flow of runoff water.



3 Rear Elevation  
1 : 100

medium to dark colouring to 200 conc mas external walls

alum framed grey glass sliding doors and windows



4 Left Elevation  
1 : 100

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PROJECT  
Proposed Primary and Secondary Dwellings, and Shed,  
L14 RP738160, Silkwood Road,  
COW BAY

CLIENT  
M. & K. Murphy

SCALES  
1 : 100

PLAN TITLE  
Elevations, Dwelling

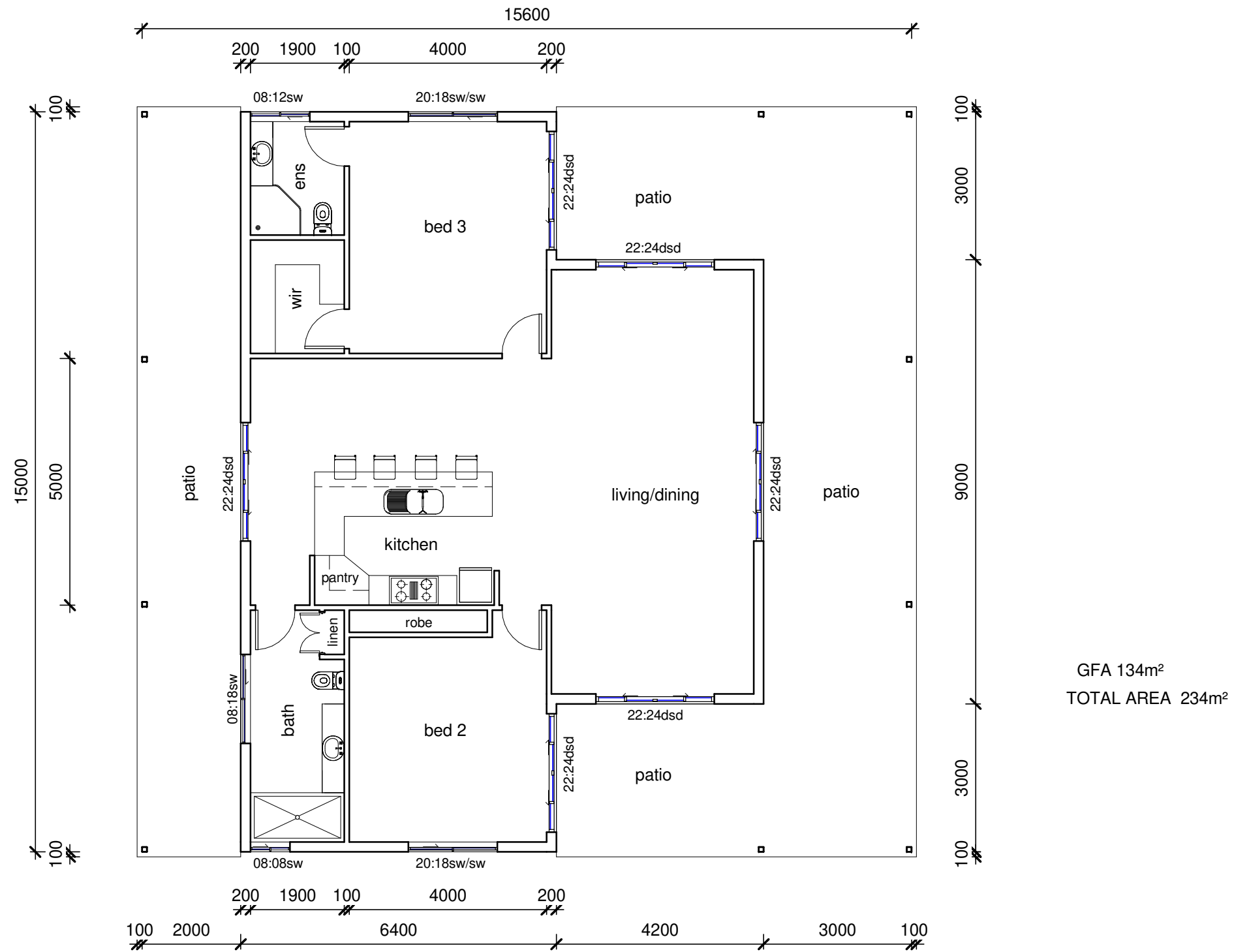
WIND CLASS  
C2

PLAN NUMBER  
312-19

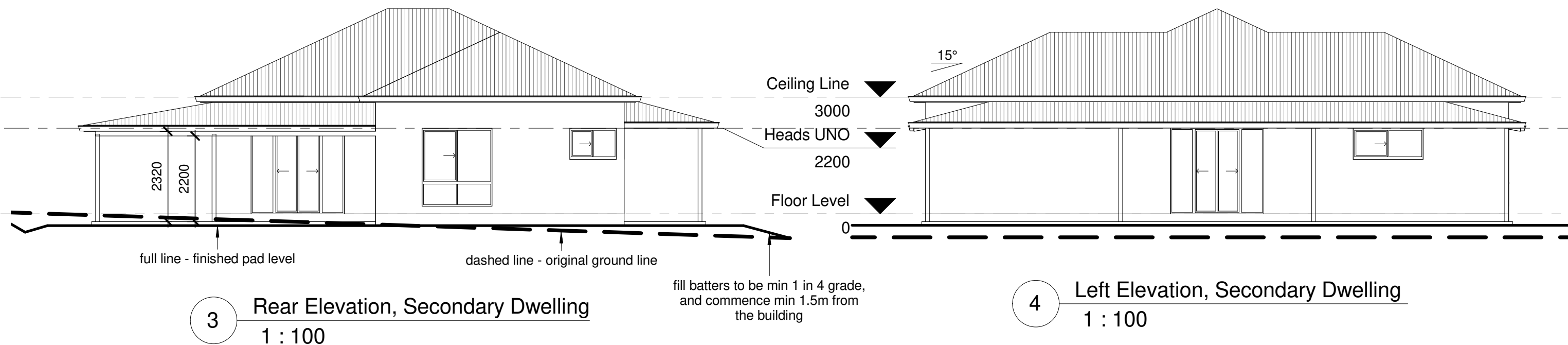
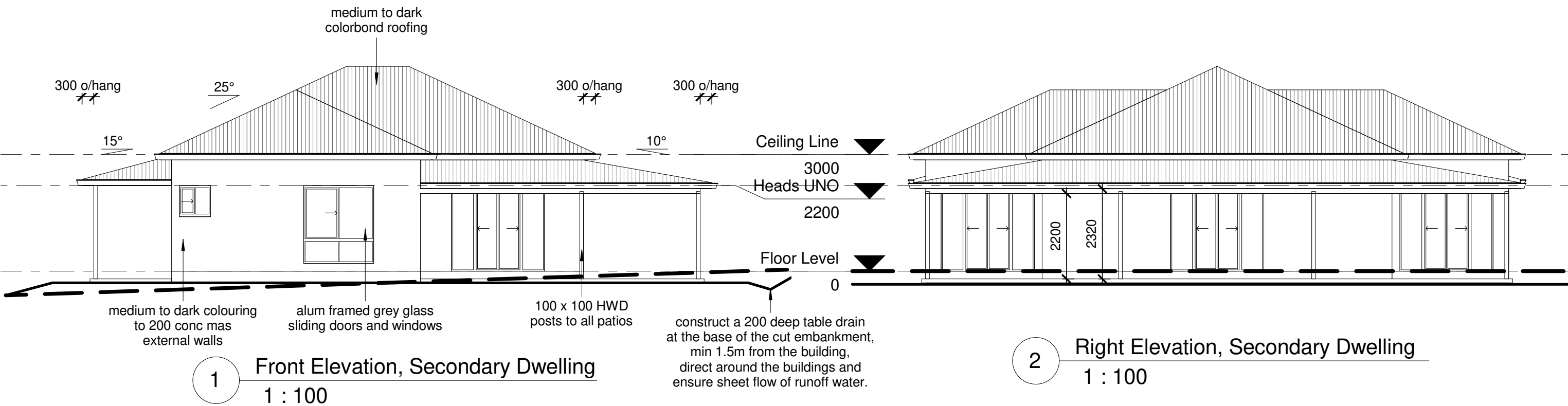
DATE OF ISSUE  
prelim  
21.07.20

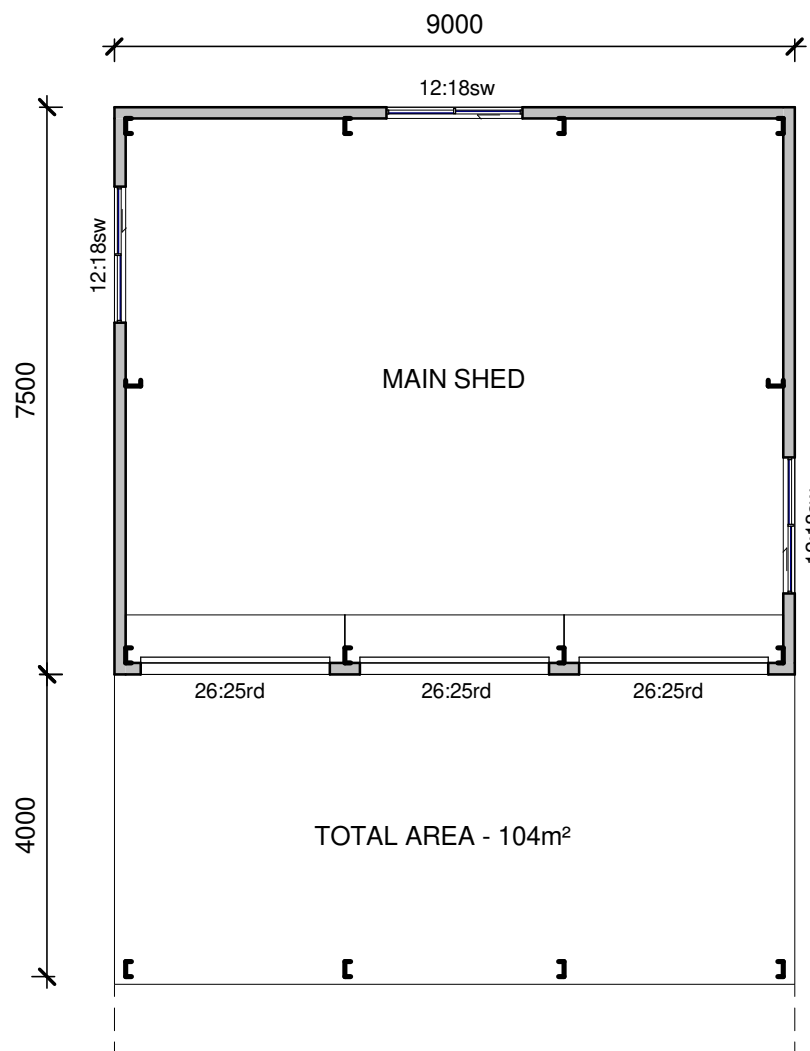
SHEET  
3 of 6

REV  
DA  
Set

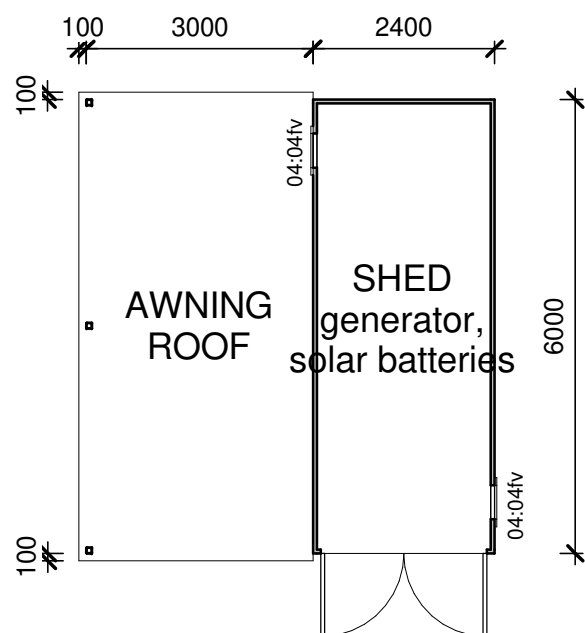


1 Floor Plan, Secondary Dwelling  
1 : 100

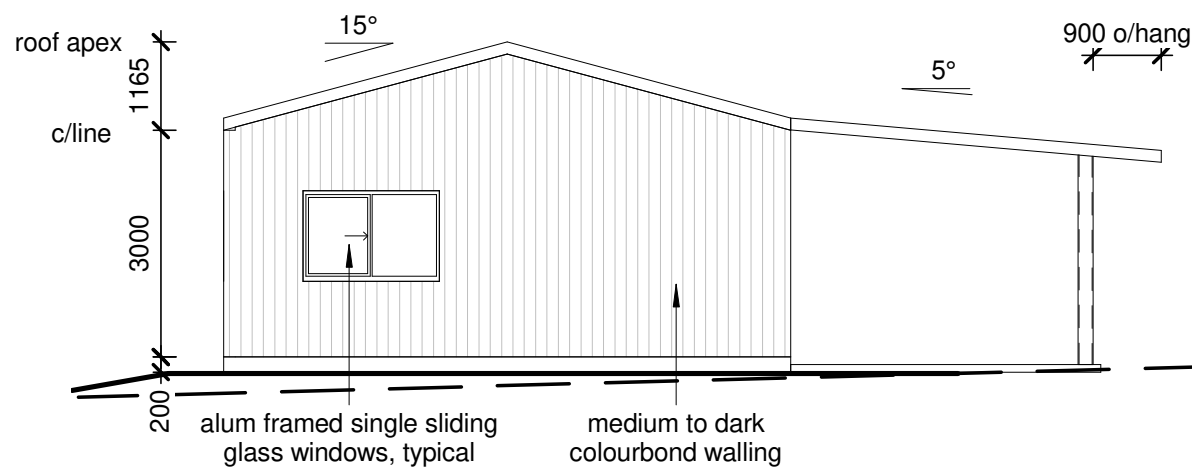




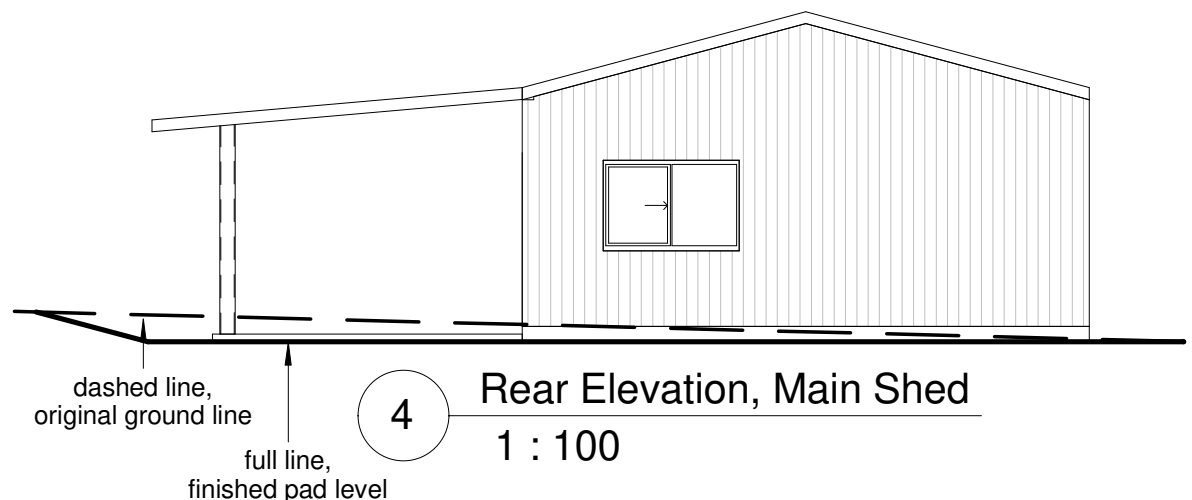
1 Floor Plan, Main Shed  
1 : 100



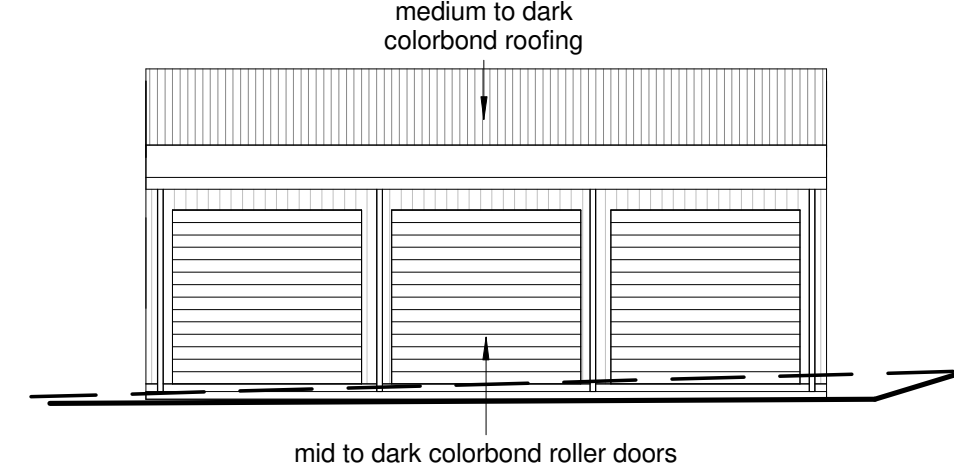
6 Floor Plan, Gen Shed  
1 : 100



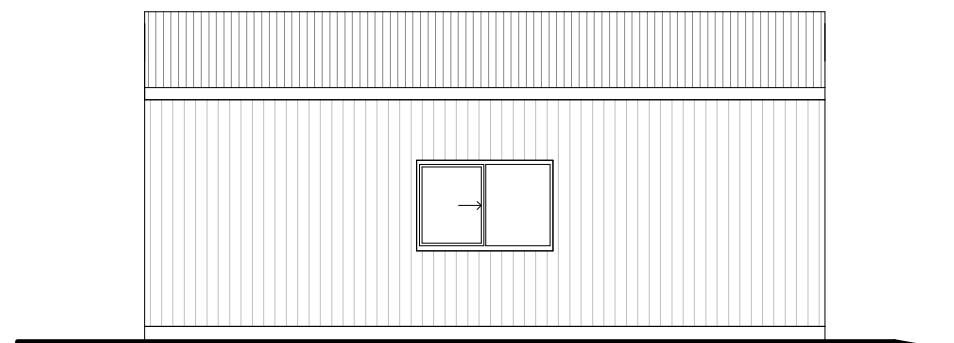
2 Front Elevation, Main Shed  
1 : 100



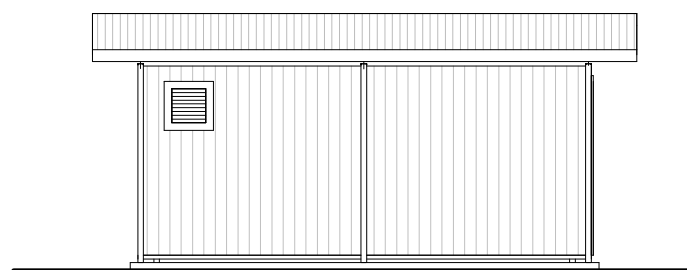
4 Rear Elevation, Main Shed  
1 : 100



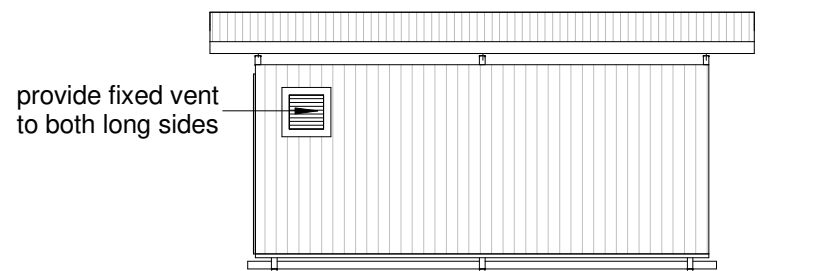
3 Right Elevation, Main Shed  
1 : 100



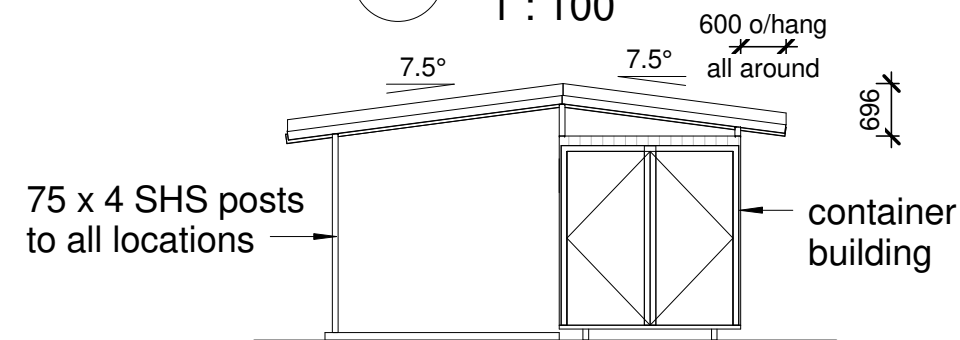
5 Left Elevation, Main Shed  
1 : 100



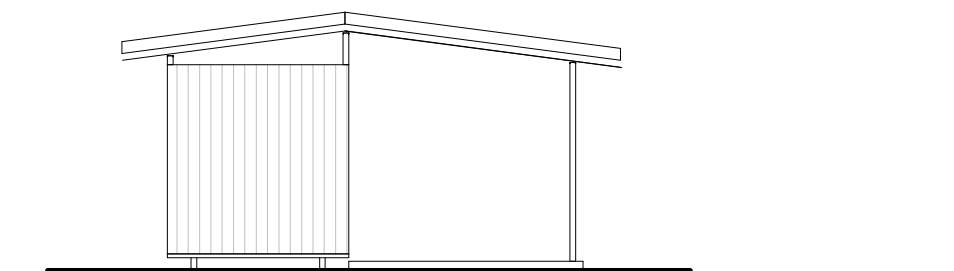
7 Front Elevation, Gen Shed  
1 : 100



9 Rear Elevation, Gen Shed  
1 : 100



8 Right Elevation, Gen Shed  
1 : 100



10 Left Elevation, Gen Shed  
1 : 100