

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>	Bradley Rowsell & Sharna Sondergeld
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	C/- GMA Certification Group PO Box 831
Suburb	PORT DOUGLAS
State	QLD
Postcode	
Country	
Contact number	4098 5150
Email address <i>(non-mandatory)</i>	adminpd@gmacert.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	BA 20202033

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		6	Calophyllum Cl	WONGA BEACH
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	4	RP 739689	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

Longitude(s)	Longitude(s)	Zone Ref	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- Additional premises are relevant to this development application and 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:

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

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

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

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

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
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b) What is the approval type? *(tick only one box)*

<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval
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c) What is the level of assessment?

<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
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d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

New Construction of Dwelling - 1 Storey & New Construction of Deck & New Construction of Swimming Pool & New Construction of Attached Deck & New Construction of Car Port & New Construction of Shed

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

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

6.2) Provide details about the second development aspect

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

<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Operational work	<input type="checkbox"/> Building work
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b) What is the approval type? *(tick only one box)*

<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval	<input type="checkbox"/> Preliminary approval that includes a variation approval
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c) What is the level of assessment?

<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
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d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

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

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

6.3) Additional aspects of development

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

Not required

Section 2 – Further development details

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

Material change of use	<input checked="" type="checkbox"/>	Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/>	Yes – complete division 2
Operational work	<input type="checkbox"/>	Yes – complete division 3
Building work	<input type="checkbox"/>	Yes – complete DA Form 2 – <i>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 (<i>include each definition in a new row</i>)	Number of dwelling units (<i>if applicable</i>)	Gross floor area (m ²) (<i>if applicable</i>)
Dwelling, pool & Shed	Dwelling House	1	-

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

- Yes
 No

Division 2 – Reconfiguring a lot

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

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

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

<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 construction 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?

- Yes
 No

How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

<input type="checkbox"/> Yes – specify number of new lots:	<input type="text"/>
<input type="checkbox"/> No	

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

\$	<input type="text"/>
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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"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

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

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

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

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have 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 corridors and future State transport corridors
- 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 have been devolved to local government*)
- Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity : <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council : <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994 : <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority : <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority : <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service : <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input 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

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i> <i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (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 <input checked="" type="checkbox"/> No	

23) Further legislative requirements	
<u>Environmentally relevant activities</u>	
23.1) Is this development application also taken to be an application for an environmental authority for an <u>Environmentally Relevant Activity (ERA)</u> 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 <input checked="" type="checkbox"/> No	
<i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au 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.	
<u>Hazardous chemical facilities</u>	
23.2) Is this development application for a <u>hazardous chemical facility</u>?	
<input type="checkbox"/> Yes – <i>Form 69: Notification of a facility exceeding 10% of schedule 15 threshold</i> is attached to this development application <input checked="" type="checkbox"/> No	
<i>Note: See www.business.qld.gov.au 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 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 within an assessable development area 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 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 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 <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 and 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 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 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 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 for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <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 DA Form 2 – Building work details have been completed and attached to this development application	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <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 DA Forms Guide: Planning Report Template</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</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 (<i>see 21</i>)	<input type="checkbox"/> Yes <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 Electronic Transactions Act 2001	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> • 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 • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <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		

GMA Certification Group Pty Ltd

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PHONE: (07) 4098 5150
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Owen Street
CRAIGLIE QLD 4877

POSTAL:
P.O. Box 831,
PORT DOUGLAS QLD 4877

E-Mail: adminpd@gmacert.com.au
Web: www.gmacert.com.au

24 July 2020

The Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMA Q 4877

Attention: Development Assessment

Dear Sir,

**Re: Material Change of Use Application & Concurrence Agency Application
Proposed Dwelling, swimming pool & Shed – 6 Calophyllum Close, Wonga Beach
Lot 4 RP739689**

GMA Certification Group have been engaged to assess an application for the construction of a dwelling, swimming pool and shed on the abovementioned property. The property is within the Flood and Storm Tide Inundation overlay (Storm Tide Medium Hazard & Floodplain Assessment Overlay).

Additionally, the location of the proposed improvements to the property do not comply with the side boundary clearances prescribed under the acceptable solutions of the Queensland Development Code

Accordingly, the applications for Material Change of Use and Concurrence Agency Referral are enclosed for Council's assessment, which includes:

1. DA forms 1 & 2;
2. Assessment against the applicable Acceptable Solutions & Outcomes of the relevant Overlay Codes;
3. Assessment against the Performance Criteria of the Queensland Development Code MP1.2
3. Copy of plans; &
4. Waste Water Report

Assessment Against the Performance Criteria of the QDC MP1.2

As stated previously, the location of the proposed dwelling and shed do not comply with the side boundary clearances prescribed under the acceptable solutions of the *Queensland Development Code MP1.2*. However, the proposal can be shown to be consistent with the Performance Criteria of the *Code*.

BUILDING APPROVALS & INSPECTIONS

Gold Coast
(07) 5578 1622

Sunshine Coast
(07) 5449 0383

BUILDING CERTIFICATION

Cloncurry
(07) 4742 2022

Chinchilla
(07) 4669 1166

FIRE SAFETY AUDITS

Atherton
(07) 4091 4196

Childers
(07) 4126 3069

The encroachments include:

- The dwelling is to be sited up to 1008mm from the northern side boundary;
- The dwelling is to be sited up to 900mm from the southern side boundary: &
- The shed is to be sited up to 200mm from the side boundary.

As the concurrence agency for the application, Council is requested to consider the proposal under the Performance Criteria of the *Code*.

P2 of the QDC provides that:

'Buildings and structures -

(a) Provide adequate daylight and ventilation to habitable rooms; and,

(b) Allow adequate light and ventilation to habitable rooms of buildings on adjoining lots.

(c) Do not adversely impact on the amenity and privacy on adjoining lots.'

The following table represents an assessment of the proposal with respect to P2 of the *Queensland Development Code MP 1.2*.

Performance Requirement	Proposal	Conclusion
P2 Provide adequate daylight and ventilation to habitable rooms	The proposed setbacks to the side boundaries will not affect natural light and ventilation to habitable rooms. There are additional windows provided to the western and eastern elevations to ensure natural light and ventilation is provided to habitable rooms with respect to the northern elevation. The southern elevation is adjacent to a public walkway.	Proposal complies
P2 Allow adequate light and ventilation to habitable rooms of buildings on adjoining lots	There are no dwellings within several metres to the proposed dwelling on adjoining lots.	Proposal complies
P2 Do not adversely impact on the amenity and privacy on adjoining lots	The proposed additions will not detrimentally impact on the amenity and privacy of adjoining lots. There is sufficient separation between dwellings and fencing to afford adequate amenity and privacy to adjoining lots.	Proposal complies

As demonstrated from the above assessment, the construction of the proposed dwelling and shed as illustrated on the attached plans will satisfy performance criteria P2 of the *Queensland Development Code MP1.2*.

Assessment Against the Overlay Codes

The following tables provide an assessment of the proposed development with regards to Performance Outcomes of the applicable sections of the appropriate Overlay Codes.

Flood and storm tide hazards overlay code		
Performance Outcomes	Acceptable Outcomes	Comment
For assessable and self assessable development		
<p>PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events</p>	<p>For dwelling houses, AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm. AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters; (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site.</p> <p>AO1.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.</p>	<p>The dwelling is to be constructed on steel columns with a finished floor level of 3.4m AHD. The finished floor level is consistent with Council's current published flood data for Wonga Beach.</p> <p>The garage is to be constructed within a developed area of Wonga Beach and will therefore have a similar floor level to existing outbuildings and dwellings in the vicinity.</p> <p>The current ground level where the garage is to be constructed is approximately 3.0m AHD. Therefore, the finished floor level of the garage will be approximately 3.1m AHD.</p> <p>It is considered the proposed finished floor level of 3.40m AHD will provide an acceptable level of flood immunity consistent with other outbuildings in the vicinity.</p> <p>NA</p>

<p>PO3 Development siting and layout responds to flooding potential and maintains personal safety</p>	<p>For Material change of use AO3.1 New buildings are: (d) not located within the overlay area; (e) located on the highest part of the site to minimise entrance of flood waters; (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site. Or AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides or people can be evacuated. or AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area. AO3.1 The design and layout of buildings used for residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non-habitable uses at ground level;</p>	<p>The proposed garage will be located on the highest part of the site so as to minimize the entrance of flood waters.</p> <p>To the owner's knowledge the property has not been inundated previously. Therefore, the proposed floor level is above any perceived flooding potential other than that projected out to 80 years.</p> <p>Should flooding be envisaged from a cyclonic event, there are early mandatory evacuation periods for which residents can evacuate the site, should this be necessary.</p> <p>NA</p> <p>NA</p>
<p>PO6 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that</p>	<p>No manufacture or storage of hazardous or noxious materials is proposed.</p>

	<p>may cause a detrimental effect on the environment if discharged in a flood event;</p> <p>or</p> <p>AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are:</p> <p>(a) located above the DFE level;</p> <p>or</p> <p>(b) designed to prevent the intrusion of floodwaters.</p> <p>AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.</p> <p>AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p>	
<p>PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p>AO7 Development does not:</p> <p>(a) increase the number of people calculated to be at risk of flooding;</p> <p>(b) increase the number of people likely to need evacuation;</p> <p>(c) shorten flood warning times; and</p> <p>(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</p>	<p>The proposal is for a garage. Therefore, the proposal does not affect envisaged disaster management response or recovery capabilities.</p> <p>Evacuation is self-managed at times of a cyclonic event with long lead times for mandatory evacuation.</p> <p>Wonga Beach is a small community therefore, evacuation routes will not be blocked by excessive traffic.</p>

Flood and storm tide hazards overlay code		
Performance Outcomes	Acceptable Outcomes	Comment
For assessable and self assessable development		
PO1 No works other than coastal protection works extend seaward of the coastal building line	AO1 Development (including all buildings and other permanent structures such as swimming pools and retaining walls) does not extend seaward of a coastal building line. Note – Coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.	N/A
	AO1.2 Coastal protection works are only undertaken as a last resort where coastal erosion presents an immediate threat to public safety or existing buildings or structures and the property cannot be relocated or abandoned.	N/A
	AO1.3 Coastal protection works are as far landward as practicable on the lot containing the property to the maximum extent reasonable.	N/A

	<p>AO1.4</p> <p>Coastal protection work mitigates any increase in the coastal hazard.</p>	
<p>PO2</p> <p>Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development is setback to maintain the amenity and use of the coastal resource.</p>	<p>AO2</p> <p>Where a coastal building line does not exist on a lot fronting the coast or a reserve adjoining the coast, development (including all buildings and structures such as swimming pools) and retaining walls are set back not less than 6 metres from the seaward boundary of the lot.</p>	<p>The location of the swimming pool and deck with the 6m setback are consistent with most other buildings and structures in the immediate area.</p>
<p>Erosion Prone Areas</p>		
<p>PO3</p> <p>Development identifies erosion prone areas (coastal hazards).</p>	<p>AO3</p> <p>No acceptable outcomes are prescribed.</p>	<p>N/A</p>
<p>PO4</p> <p>Erosion prone areas are free from development to allow for natural coastal processes.</p>	<p>AO4.1</p> <p>Development is not located within the Erosion prone area, unless it can be demonstrated that the development is for:</p> <p style="padding-left: 40px;">(a) community infrastructure where no suitable alternative location or site exists for this infrastructure;</p> <p style="padding-left: 40px;">or</p>	<p>Proposal is for a dwelling and associated buildings and structures, therefore complies.</p>

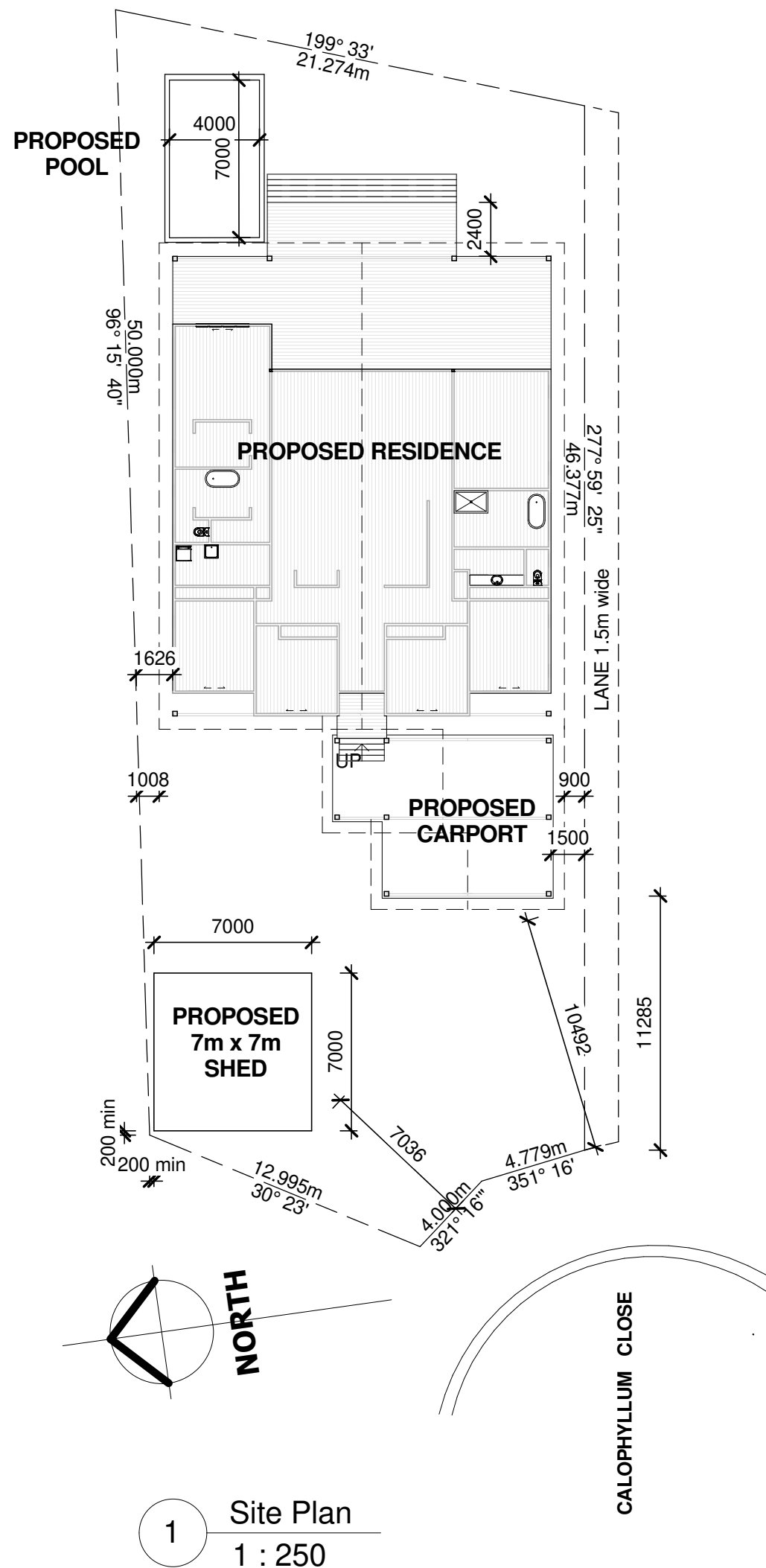
	<p>(b) development that reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Low density residential zone, a dwelling house is a preferred development outcome in accordance with the zoning of the site).</p>	
	<p>AO4.2</p> <p>Development involving existing permanent buildings and structures within an erosion prone area does not increase in intensity of its use by:</p> <p>(a) adding additional buildings or structures; or</p> <p>(b) incorporating a land use that will result in an increase in the number of people or employees occupying the site.</p>	<p>N/A</p>

Should you require any further information or wish to discuss the application, please contact me on 4098 5150 or by email adminpd@gmacert.com.au

Kind Regards,



GMA Certification Group



1 Site Plan
1 : 250

GENERAL

All construction is to comply with **C2** building standards, Building Code of Australia, all relevant legislation, and Council By-Laws. Builders are to ensure that all materials nominated on this plan are used and fixed strictly in accordance with the manufacturers specifications, also taking into consideration all site conditions applicable to the materials allowable and recommended use. Substitution of any structural members, or variation to any part of the design without seeking approval prior to changing will void any responsibility of the Designer and Engineer for the structural integrity and performance of the building. Only Australian Standards compliant steel members are to be used in this building. All nominated fixings, reinforcing, timber sizes and grades etc are the minimum requirements. All dimensions must be checked by the Builder prior to commencing any work – written dimensions take precedence over scaled. Any alterations or discrepancies are to be clarified with the plan Author or Engineer prior to carrying out the work. This plan has been prepared for building approval only and is not intended to be read as a complete specification of the work and finishes to be carried out on this project.

WASHERS

Washers as listed below are to be used with all bolted connections involving timber, where bolt is in tension;
 M10 - 38 x 38 x2.0
 M12 - 50 x 50 x 3.0
 M16 - 65 x 65 x 5.0
 At connections to steel plates, use standard round washers for the bolt diameter used, UNO.

TERMITE PROTECTION

This structure as detailed complies with the provisions of AS3660.1 for the protection of new buildings from subterranean termites. Owners are reminded that to maintain compliance with AS3660.1 they are advised to have inspections carried out by a qualified person every 12 months generally, and every 3 months if in an area where termite risk is high.

FIXINGS

All bolts, screws, nails, brackets, framing anchors and other hardware in contact with preservative treated timber, should be hot dipped galvanised, monel, silicon bronze, or stainless steel. Unless noted otherwise, all bolts are to be hex-head

INTERNAL BRACING WALLS

WALL FIXING

- Fix top plate to floor frame with 1/M12 at bracing section ends and at 1200 max. crs.
- Fix top plate to crossing or parallel truss framing at M12 wall reinf locations to comply with AS1684.3 Table 8.23 to achieve 7.6 kn.
- Fix end studs to external walls with 1/12Ø dynabolt or No 14-10 Type 17 screw at top, bottom, and at 1200 crs.

SHEETING

- Line one side with 6mm F11 or 4mm F14 structural ply, nail fixed to manufacturers specifications to achieve minimum 6.4 kn/m nominal bracing (2.7m high walls).

Sheet List	
Sheet Number	Sheet Name
1 of 11	3D Views
2 of 11	Site Plan, Sheet List, Notes
3 of 11	Floor Plan
4 of 11	Elevations - Sheet 1
5 of 11	Elevations - Sheet 2
6 of 11	Foundation and Floor Framing Plan
7 of 11	Foundation and Floor Framing Details, Notes
8 of 11	Roof Framing Plan
9 of 11	Section 1, Timber Schedule, Notes
10 of 11	Section 2, Details
11 of 11	Electrical Plan

REV	DATE	DESCRIPTION
GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. Lic Under QBSA Act 1991 - No 1040371 11 Noli Close, Mossman Q. 4873 Phone/Fax: (07) 40982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au		
PROJECT		
Proposed Residence, 6 Calophyllum Close, L4 RP739689, WONGA		
PLAN TITLE		
Site Plan, Sheet List, Notes		
CLIENT		
B. Rowsell & S. Sondergeld		
SCALES	WIND CLASS	PLAN NO
1 : 250	C3	703-20
		SHEET NO
		2 of 11
		REV.
		D

WINDOW and DOOR LEGEND

- | | | | |
|-----|------------------------------------|--------|---|
| dsd | double sliding door | tl | timber louvres |
| td | timber door, suitable for location | sw | single sliding window |
| ftd | select feature timber doors | sw/tl | single sliding window over timber louvres |
| bfd | bifold doors | dsw/tl | double sliding window over timber louvres |

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

LEGEND

- 200 Concrete Masonry external walls, render finished to external, gyprock to internal generally, villaboard to wet areas.
- stud framed internal walls, line as above
- 100 conc mas to shower areas, line as above
- As above with 4mm F14 structural ply lining extra to one face, nail fixed for bracing (see bracing notes).
- B** Floor Waste (optional)
- FW●** Floor Waste (optional)
- Waterproof wet area to AS3740.
- Smoke alarms to AS3786.
- Lift-off hinges to WC - where pan is within a 1200 radius from door hinge
- 200 x 200 hwd posts
- L1** special lintel

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 Mossman Q. 4873
 Phone/Fax: (07) 40982061
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 Email: greg@skyringdesign.com.au

PROJECT
 Proposed Residence,
 6 Calophyllum Close,
 L4 RP739689,
 WONGA

CLIENT
 B. Rowsell & S. Sondergeld

SCALES
 1 : 100

PLAN TITLE
 Floor Plan

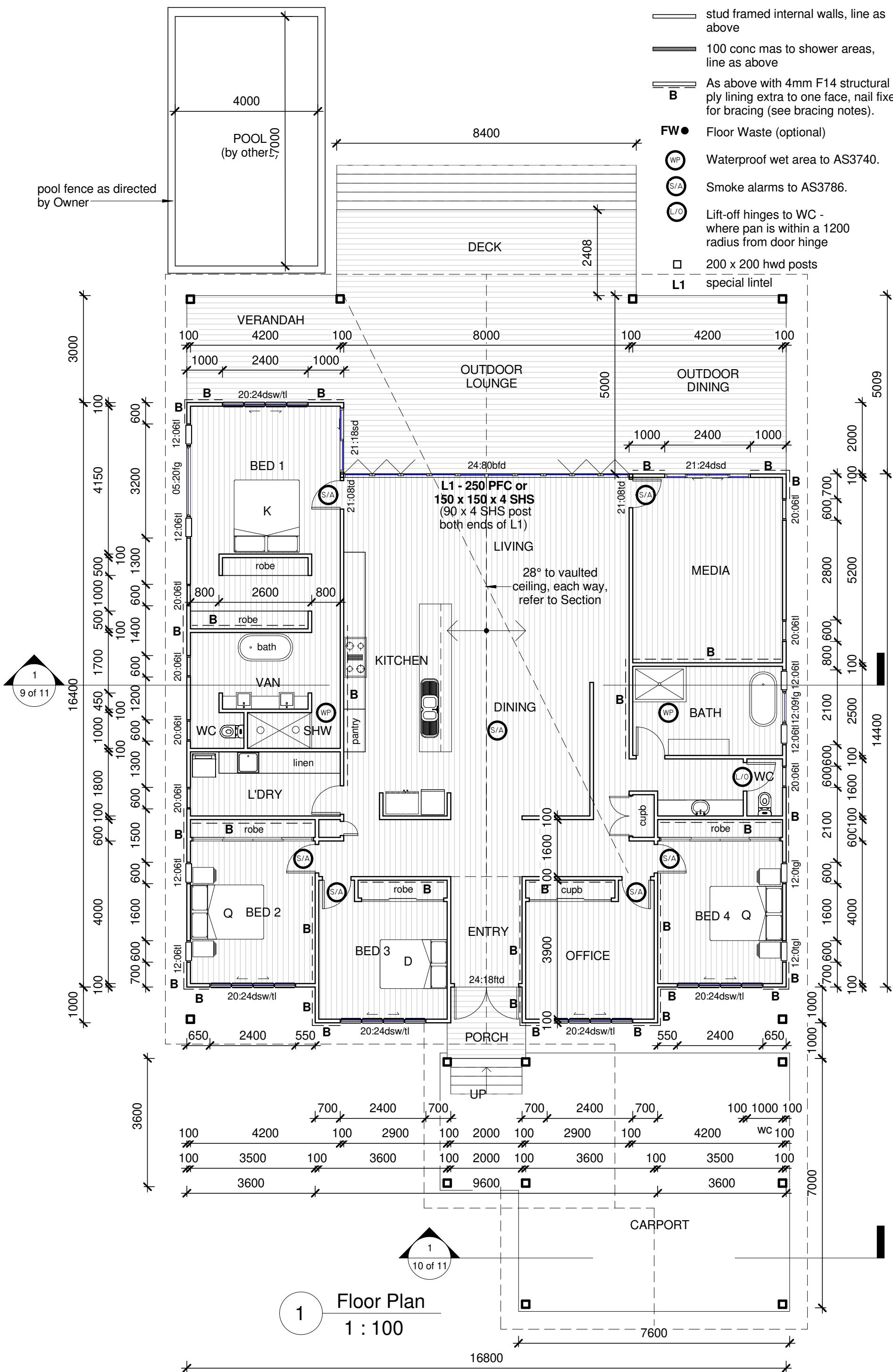
WIND CLASS
 C3

PLAN NUMBER
 703-20

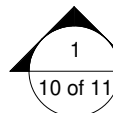
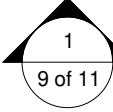
DATE OF ISSUE
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 22.05.20

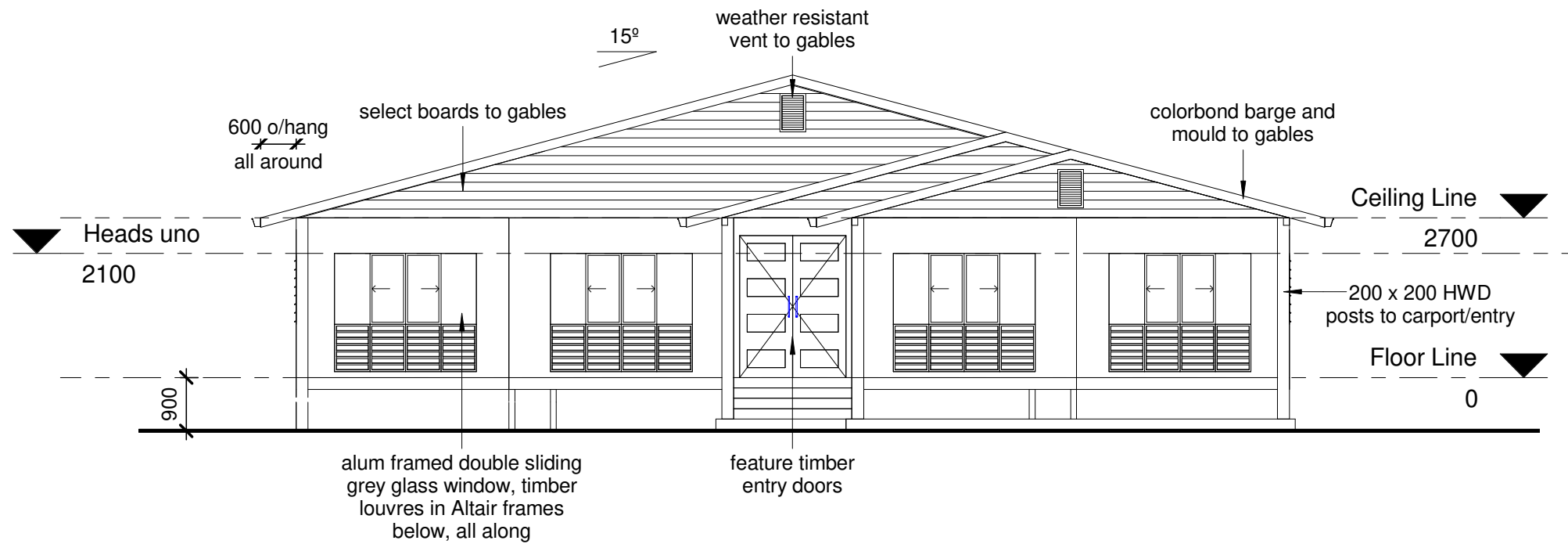
SHEET
 3 of 11

REV
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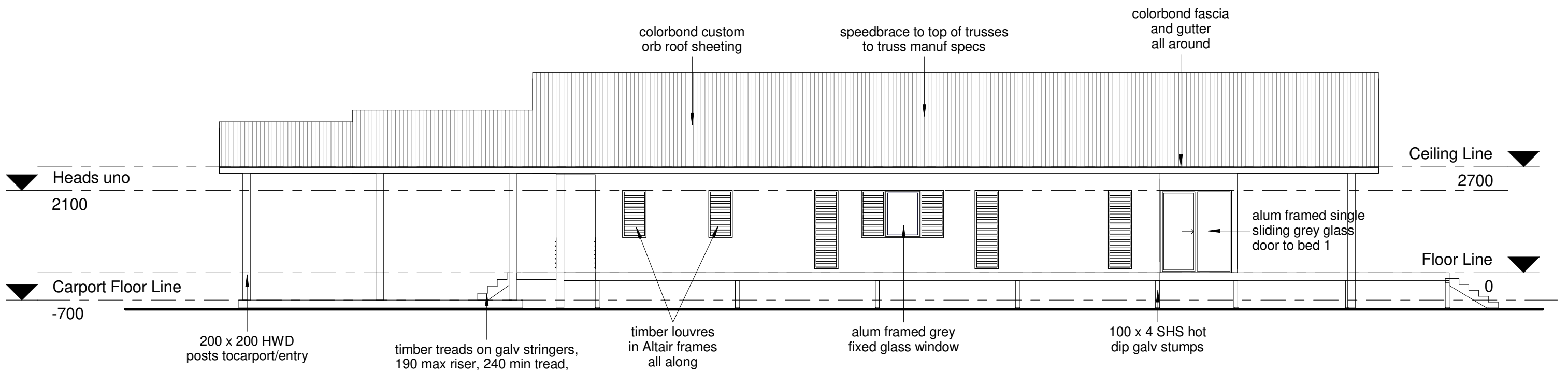


1 Floor Plan
 1 : 100

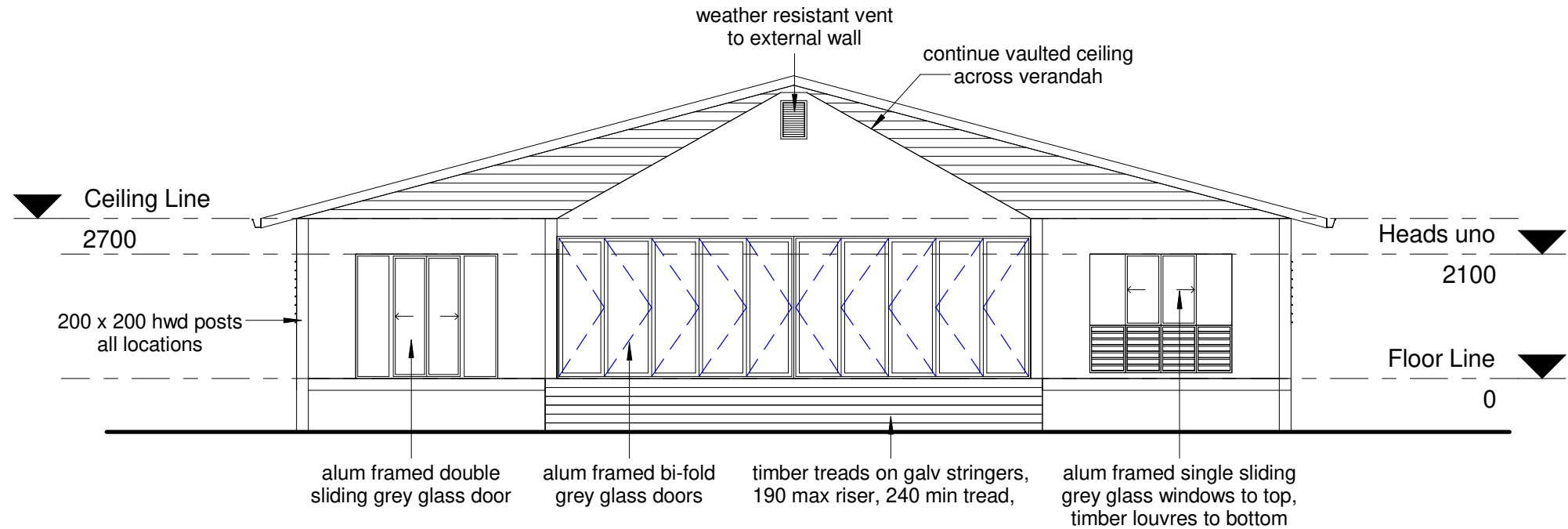




1 Front Elevation
1 : 100

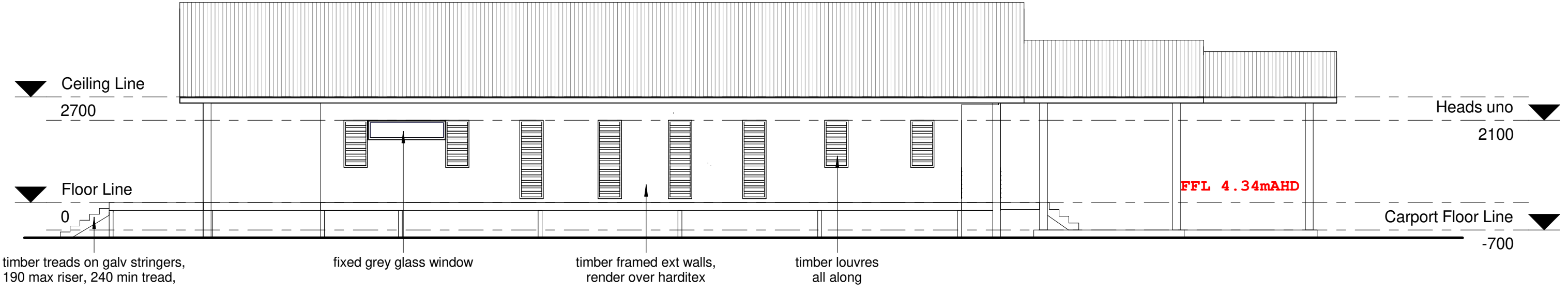


2 Right Elevation
1 : 100



1 Rear Elevation
1 : 100

600 o/hang
all around



2 Left Elevation
1 : 100

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PROJECT
Proposed Residence,
6 Calophyllum Close,
L4 RP739689,
WONGA

CLIENT
B. Rowsell & S. Sondergeld

SCALES
1 : 100

PLAN TITLE
Elevations - Sheet 2

WIND CLASS C3	PLAN NUMBER 703-20	SHEET 5 of 11
DATE OF ISSUE prelim 22.05.20	REV D	



Site Classification

And

Wastewater Management System

For

Greg Skyring Design & Drafting

At

Lot 4 Calophyllum Close

Wonga Beach

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 4 Calophyllum Close, Wonga Beach.

Real Property Description:-

Lot 4, on RP 739689

Local Authority: Douglas Shire Council.

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

A site and soil evaluation was carried out in May 2020.

SITE FACTORS:

The site was identified by its site address, a photo was taken to confirm the sites identity.

The Lot has an area of 1005 square metres and is predominantly covered with grass.

The water supply to the site is reticulated.

No rock outcrops were noted at the site.

Three Dynamic Cone Penetrometer tests were performed at locations DCP1 through to DCP3, two boreholes BH1 and BH2 and one constant head soil permeability test P1 as shown on the site plan.

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



Site testing at Lot 4 Calophyllum Close, Wonga Beach



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: Greg Skyring Design & Drafting.		DATE SAMPLED: 01/05/2020
PROJECT: Lot 4 Calophyllum Close, Wonga Beach.		Sampled by: G. Negri
REPORT DATE: 14/05/2020		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.3	Brown Silty-Sand	Disturbed sample 0.6- 0.9m.
0.3-1.0	Yellow-Brown Medium Sand	Watertable not encountered
1.0-2.0	Yellow Medium Sand	
BOREHOLE No: BH2		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.5	Black Brown Silty-Sand	Watertable not encountered
0.5-0.7	Brown Silty-Sand	
0.7-2.0	Yellow-Brown Medium Sand	



ATTERBERG LIMITS TEST REPORT

CLIENT: Greg Skyring Design & Drafting

SAMPLE No: SI 198-20

PROJECT: Lot 4 Calophyllum Close, Wonga Beach

DATE SAMPLED: 01/05/2020

SAMPLE DETAILS: BH1 0.6-0.9m

Sampled by: G. Negri

REPORT DATE: 14/05/2020

Tested By: P. Weigand

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	30%
Plastic Limit: AS 1289.3.2.1	Non Plastic
Plasticity Index: AS 1289.3.3.1	Non Plastic
Linear Shrinkage: AS 1289.3.4.1	0.0%
Length Of Mould:	250.3mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Air Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	3.8%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT
AS 1289.6.3.2

CLIENT: Greg Skyring Design & Drafting

SAMPLE No: SI 198-20

PROJECT: Lot 4 Calophyllum Close, Wonga Beach.

DATE SAMPLED: 01/05/2020

Tested By: G. Negri

SAMPLE DETAILS: Sites "DCP1, DCP2 & DCP3"
as per site plan.

REPORT DATE: 14/05/2020

DEPTH (Metres)	Site: DCP1	Site: DCP2	Site: DCP3
	No Blows	No Blows	No Blows
0.0 – 0.1	1	1	1
0.1 – 0.2	3	1	1
0.2 – 0.3	3	2	2
0.3 – 0.4	4	3	3
0.4 – 0.5	4	4	3
0.5 – 0.6	3	3	4
0.6 – 0.7	4	4	4
0.7 – 0.8	4	4	3
0.8 – 0.9	3	3	3
0.9 – 1.0	3	3	4
1.0 – 1.1	3	3	4
1.1 – 1.2	3	3	4
1.2 – 1.3	3	3	3
1.3 – 1.4	3	4	3
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 4 Calophyllum Close, Wonga Beach.

The Dynamic Cone Penetrometer test results indicate adequate allowable bearing pressure to 1.5m.

The Atterberg Limits test results indicate a slightly reactive soil.

The characteristic surface movement (y_s) is estimated to be in the $0 < y_s \leq 20\text{mm}$ range. According to TABLE 2.3 of AS 2870-2011 the site must be classified **CLASS-"S"**.

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 4 Calophyllum Close, Wonga Beach.

The site and soil evaluation carried out on 01/05/2020 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	Predominately level
Shape	Linear-Planar
Aspect	Nil
Exposure	Good.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Nil
Vegetation	Grass.
Watercourse/Bores	>10m from LAA.
Water table	Not encountered during investigation.
Fill	Not encountered.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Loose, Dry
Other site specific factors	Nil

Soil Assessment

<u>Soil Property</u>	<u>Result</u>
Colour	Yellow-Brown
Texture	Sandy-Loam
Structure	Massive
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	P1= >3.0
Dispersion	Slakes
Soil Category	2
Resultant Design Load Rate, DLR (mm/day)	50



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 six (6) persons has been chosen for the proposed four bedroom dwelling.

The residence is connected to a reticulated water supply system.

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

They shall include:-

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

Note: - Garbage grinders are not permitted.

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

The daily flow for the dwelling (6 persons @ 150 L/person/day) will be 900 L/day.

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

The tank must NOT be fitted with an outlet filter.



LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

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

Where:

L = length in m

Q = design daily flow in L/day

DLR = Design Loading Rate in mm/d

W = Width in m

$$\begin{aligned} L &= 900 / (50 \times 2.73) \\ &= 6.6\text{m.} \end{aligned}$$

Use one 6.6m long by 2.73m wide Advanced Enviro-Septic bed.

See site plan and detail cross-section.

SYSTEM SAND

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

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

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



SYSTEM INSTALLATION

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

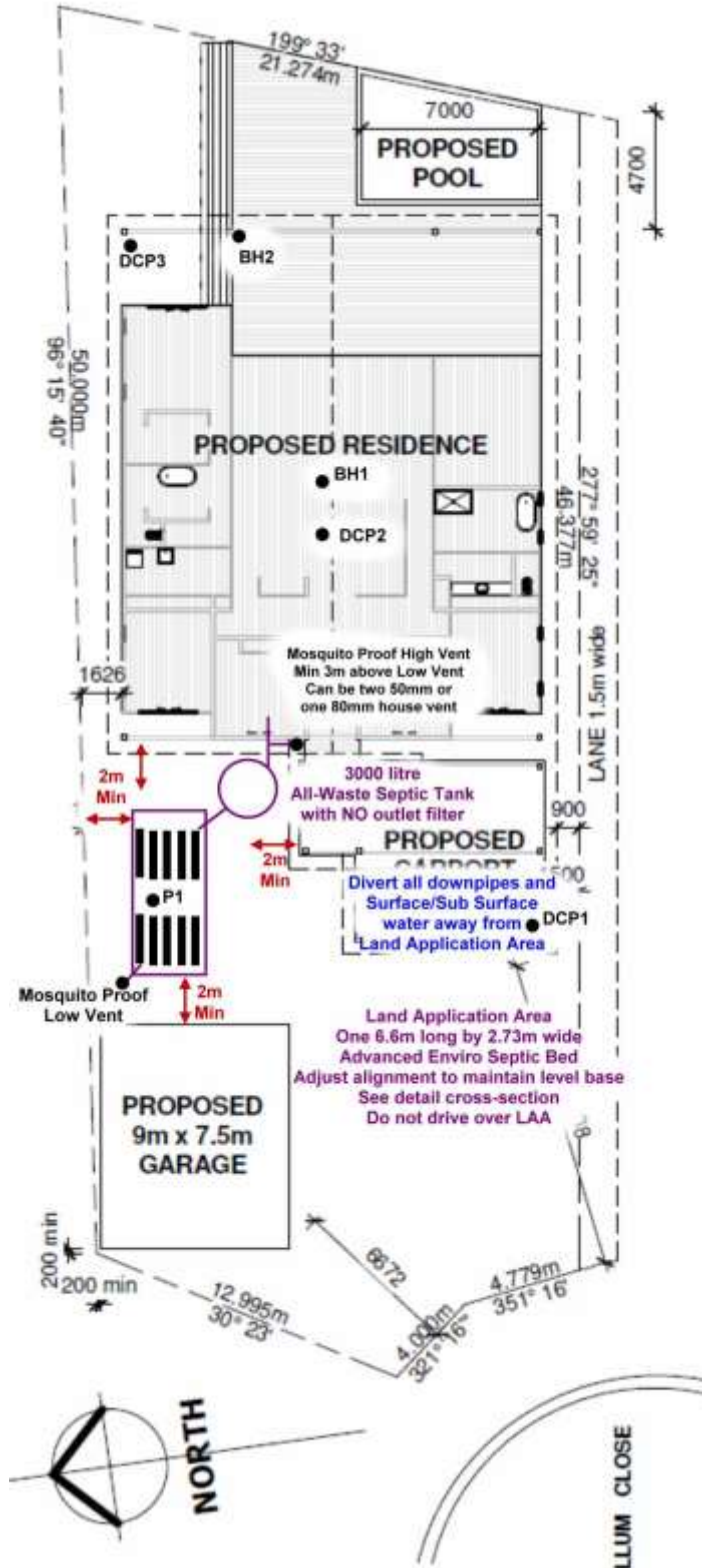
Operation and Maintenance

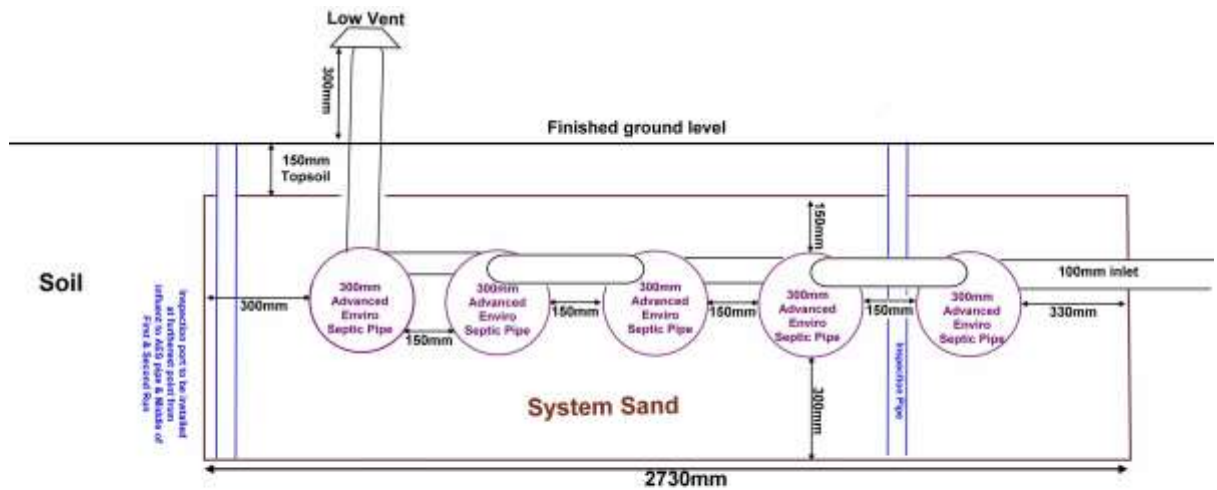
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Gavin Negri
Earth Test



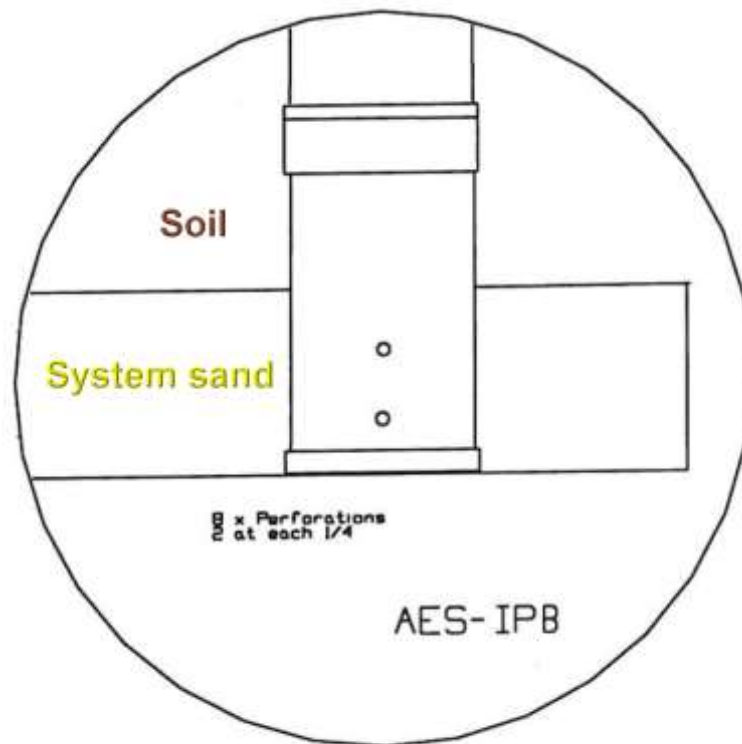
SITE PLAN
Lot 4 Calophyllum Close, Wonga Beach.
NOT TO SCALE





2730mm Wide Five Pipe Advanced Enviro-Septic Cross-Section

Base must be scarified 200mm deep. Parallel to AES Pipes



AES Inspection point detail

