

4 July 2022



Town Planning and Project Services

Chief Executive Officer  
Douglas Shire Council  
64-66 Front Street  
MOSSMAN QLD 4873

Via email: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

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**RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE AND ANCILLARY OPERATIONAL WORKS (VEGETATION DAMAGE AND DRIVEWAY) OVER LAND ON RYKERS ROAD, CAPE TRIBULATION, MORE FORMALLY DESCRIBED AS LOT 2 ON RP726706**

Aspire Town Planning and Project Services act on behalf of on behalf of Vincent Thomas Lyons and John Bernard Lyons (the 'Applicant') in relation to the above described Development Application.

On behalf of the Applicant, please accept this correspondence and the accompanying attachments as a properly made Development Application pursuant to Sections 50 and 51 of the *Planning Act 2016* seeking a Development Permit for a Material Change of Use and ancillary Operational Works (Vegetation Damage and Driveway).

Please find enclosed the following documentation associated with this Development Application:

- Duly completed DA Form 1 (Attachment 1);
- Landowners Consent (Attachment 2);
- Certificate of Title (Attachment 3);
- Plan of Proposed Development (Attachment 4); and
- Waste Water Report (Attachment 5)

An engineering report will be submitted separately as supplementary information.

The following sections of this correspondence discuss the relevant details of the Development Application, including the site, the proposed development, the applicable statutory town planning framework, and provides an assessment of the proposal against this framework.

The Application Fee is calculated as \$344.00, which is the fee for a Dwelling House. It is respectfully requested that Council issue an Invoice, so the fee can be paid by the Applicant who resides interstate.


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Thank you for your time in considering the attached Development Application. If you wish to inspect the property or have any further queries, please contact the undersigned.

Regards,

A handwritten signature in black ink, consisting of a large loop followed by a series of horizontal strokes.

Daniel Favier  
**Senior Town Planner**  
**ASPIRE Town Planning and Project Services**

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## **1.0 Executive Summary**

This Development Application is for a Material Change of Use for a Dwelling House and ancillary Operational Works (Vegetation Damage and Driveway) over land on Rykers Road, Cape Tribulation and is more formally described as Lot 2 on RP726706. The Current Registered Landowner of the land are Vincent Thomas Lyons and John Bernard Lyons, refer to Attachment 3.

The land is 1.2580ha in area and has approximately 76m frontage to Rykers Road and approximately 60m frontage to Esplanade. The land is unimproved and has been owned in the Lyons family for a number of years. The Dwelling House and Driveway have been sited for ease of access and to achieve least disturbance of natural vegetation. The area of the proposed Dwelling House is sparsely vegetated. Only minor clearing will be required of selected trees.

The land is located within the Conservation Zone, and within Precinct 2 – Low Impact Residential of the Cape Tribulation Daintree Coast Local Plan, under the Douglas Shire Planning Scheme 2018 V1.0 (the 'planning scheme'). The proposed development triggers Code Assessment in accordance with the Conservation Zone Tables of Assessment.

The following sections of this correspondence discuss the relevant details of the Development Application, including the site, the proposed development and the applicable statutory town planning framework, and provide an assessment of the proposal against this framework.

The information provided in this report, and accompanying attachments, demonstrates that the proposed development achieves compliance with the applicable provisions of the relevant planning framework. We therefore seek Council favourable consideration of the proposed development and approval the Development Application, subject to reasonable and relevant conditions. It would be appreciated if draft conditions could be provided for review prior to the issue of a Decision Notice.

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## 2.0 Site Characteristics and Surrounds

### 2.1 The Site

The subject unit is located on Rykers Road, Cape Tribulation, and is formally described as Lot 2 on RP726706 and has a total land area of 1.2580ha, see Figure 1 below. The site is bound by Rykers Road to the west (approximately 76m) and gazetted Esplanade to the east (approximately 60m). Located to the north is a freehold block of similar size and dimension managed by National Parks and to the south is a private freehold residential block containing a single residential Dwelling House.

More broadly, the site is situated, approximately 2km directly north of the Cape Tribulation commercial hub.



Figure 1: Site location and aerial mapping (source: QLD Globe July 2022)

### 2.2 Site Features, Built Form, Access and Services

The site is largely vegetated, however onsite where the Dwelling House and driveway are proposed the site is less densely vegetated.

There are no existing built structures on the site.

There is no mains water supply, sewer, electricity or telecommunications to the property. The site is accessed via Rykers Road, a gravel road.

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## **2.3 Ownership and Encumbrances**

The site is in the registered ownership of Vincent Thomas Lyons and John Bernard Lyons, refer to the Certificate of Title, included as Attachment 3.

The Certificate of Title confirms the site is not burdened by any easements or encumbrances.

## **3.0 Description of Proposed Development**

The proposal seeks a Development Permit for a Material Change of Use for a Dwelling House and ancillary Operational Works (Vegetation Damage and Driveway) over land on Rykers Road, Cape Tribulation and is more formally described as Lot 2 on RP726706, refer to the Proposal Plan included at Attachment 4.

The proposed Dwelling House is located in the mid section of the property where the gradient of the land naturally lessens to a gentle slope, more favourable towards development. To minimise earthworks and impact on the site, the garage/carport/storage building is detached from the main Dwelling House. These two buildings will be connected by covered walkway.

The driveway has been engineered and designed to provide safe vehicle access from Rykers Road to the property. The engineer certification is imminent and will be provided as supplementary information.

Waste water will be disposed via onsite disposal, please see attached the report included as Attachment 5.

## **4.0 State Planning Framework**

### **4.1 State Planning Policies**

The minister has declared that the Douglas Shire Planning Scheme 2018 V1.0 appropriately incorporated the relevant State Planning Policies. No further assessment is required in this regard.

### **4.2 FNQ Regional Plan**

The site is included in the Regional Landscape and Rural Production Area Designation of the FNQ2009-2031 Regional Plan and it is submitted that the proposed development satisfies the intent of the Regional Landscape and Rural Production Area Designation and the requirements of the Regional Plan.

### **4.3 State Agency Referral**

Review of Schedule 10 of the *Planning Regulation 2017* confirms that the proposed Material Change of Use and Operational Works does not trigger referral to the State Assessment and Referral Agency, or any other agency.

### **4.4 State Assessment Development Provisions**

The State Assessment Development Provisions are not applicable to the proposed development.

## 5.0 Local Government Planning Context

### 5.1 Douglas Shire Planning Scheme 2018 V1.0

The subject unit is located within the Conservation Zone under the Douglas Shire Planning Scheme 2018 V1.0, see Figure 2 below. The purpose of this zone is to “provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity”.



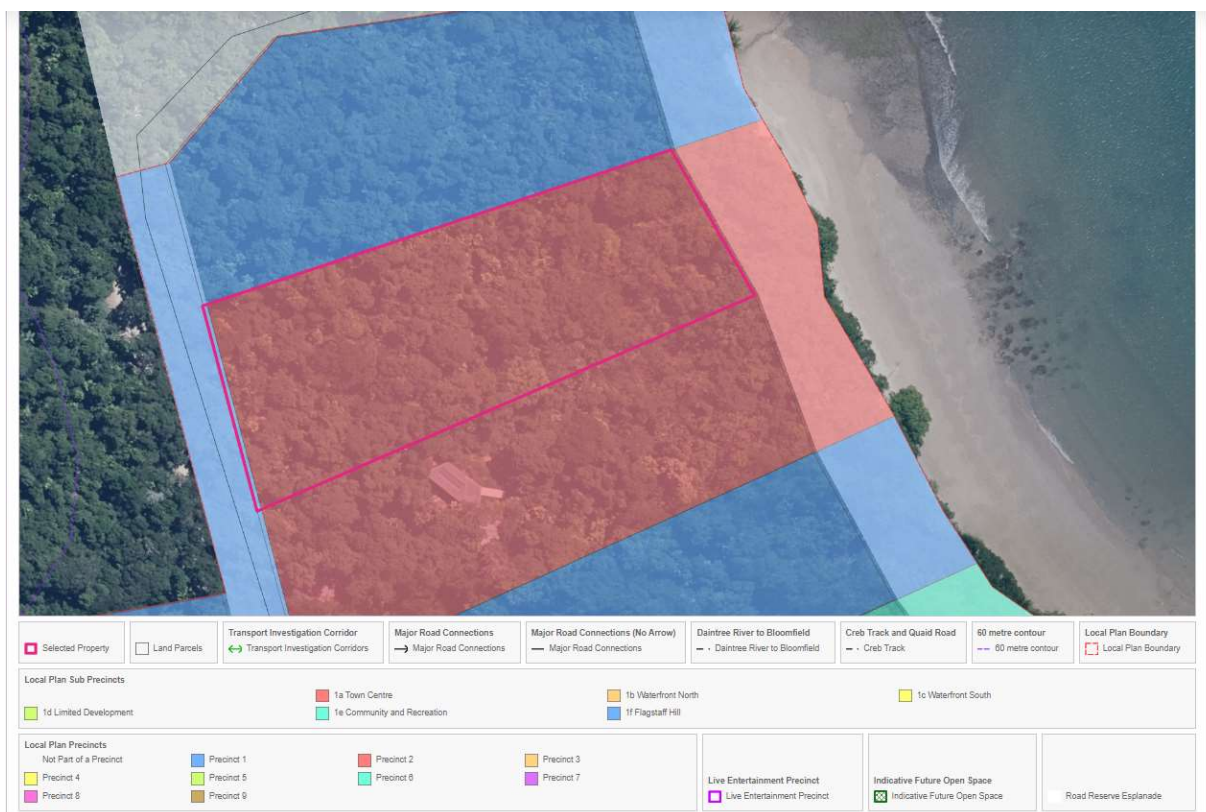
**Figure 2: Site Zoning (source: 2018 Douglas Shire Council Planning Scheme Property Report)**

### 5.2 Local Plan

The subject site is included within the Cape Tribulation and Daintree Coast Local Plan, more particularly located within Precinct 2 – Low Impact Residential, see Figure 3 below.

The proposed development is for a low impact, single residential Dwelling House and is consistent with the intent of the Local Plan designation.





**Figure 3: Local Plan (source: 2018 Douglas Shire Council Planning Scheme Property Report)**

### 5.3 Planning Scheme Overlays

Review of the Douglas Shire Planning Scheme 2018 v1.0 confirms the following Overlays are applicable to a Dwelling House within the Conservation Zone:

- Acid Sulfate Soils Overlay (<5m AHD and 5-20m AHD categories)
- Coastal Processes Overlay (Coastal Management District and Erosion Prone Area)
- Flood and Storm Tide Hazard Overlay (Floodplain Assessment (Daintree River) and Medium Storm Tide Hazard)
- Hillslopes Overlay (Area Affected by Hillslopes)
- Landslide Hazard Overlay (High and Medium Hazard)
- Natural Areas Overlay (MSES – Wildlife Habitat, MSES – Regulated Vegetation)
- Transport Network Overlay (Iconic Recreation Route and Unformed Road)

Assessment against the relevant Overlay Codes is included under s5.5 of this report.

## 5.4 Level of Assessment

In accordance with the Conservation Zone Table of Assessment the proposed development triggers Code Assessment.

## 5.5 Code Assessment

The following Code Assessment describes only those matters of non-compliance against the respective codes or where the proposed development seeks an Alternative Outcome.

Assessment Benchmark	Matter of Non-compliance	Comment
<b>Conservation Zone Code</b> <b>General discussion:</b> A Dwelling House is a consistent land use within the Conservation Zone. The building is single storey and complies with the maximum height requirements. The proposed Dwelling House is sited fairly centered on the property and in excess of 20m from Rykers Road.  The proposed Dwelling House is located within an existing disturbed, less densely vegetated area of the site. The building footprint is 249sqm total and clearing will be limited to a maximum of 700sqm footprint.  Areas of the property not disturbed by building works will be retained in a natural state.  The Dwelling House and Garage/Carport/Storage has been designed as two separate buildings joined by covered walkway. The intent of this is to minimise the impact of the development on the land and build with the natural gentle slope. The driveway is engineer designed with the contours of the land and to minimise any erosion potential. Certification of the driveway will be provided under separate cover as supplementary information.		
<b>Exterior Finishes</b>	AO6	<b>Alternative solution:</b> The proposed colour scheme has not yet been selected. It would be acceptable for Council to condition any specific requirements in this regard.  It is noted that the due to location of the proposed building site, topography and vegetation coverage, the buildings will not be easily visible from Rykers Road or neighbouring properties.
<b>Cape Tribulation and Daintree Coast Local Plan Code</b> <b>General discussion:</b> the proposed Dwelling House is located in an area of the site that has been previously disturbed, whether by person or naturally by falling trees. Any clearing can be limited to less than 700sqm. The compacted gravel driveway is engineer designed and will be certified. The driveway utilises the natural contours of the site and will be appropriately drained.		
<b>Water Storage</b>	AO2.1-AO2.2	Water storage quantities and positioning of tanks has not been confirmed in the site plans at this stage. It would be acceptable for Council to condition any specific requirements in this regard.
<b>Exterior Finishes</b>	AO6.1	<b>Alternative solution:</b> The proposed colour scheme has not yet been selected. It would be acceptable for Council to condition any specific requirements in this regard.  It is noted that the due to location of the proposed building site, topography and vegetation coverage, the buildings will not be easily visible from Rykers Road or neighbouring properties.
<b>Noise and Fuel Storage</b>	AO6.2-AO6.3	It would be acceptable for Council to condition any specific requirements in this regard.



<b>Landscaping</b>	AO7.1-AO7.2	<p>The land owner has not yet developed a landscaping concept. The site will be largely retained in its present natural state. Any new landscaping will be minor and located around the Dwelling House.</p> <p>It would be acceptable for Council to condition any specific requirements in this regard.</p>
<b>Setback</b>	AO19.6	<p><b>Alternative solution:</b> the proposed Dwelling House is setback approximately 90m from the Esplanade. The building has been positioned to maximise the use of the gentle slope. The proposed siting is the most appropriate location for a Dwelling House given the site topography constraints.</p>
<p><b>Acid Sulfate Soils Overlay Hazard Overlay</b>  <b>General discussion:</b> the site is affected by the &lt;5m AHD and 5-20m AHD overlays. Excavation works will be limited to the 5-20m AHD overlay category and will be limited to that necessary for the driveway construction, footings and onsite waste water system installation. Potential Acid Sulfate Soils will be monitored and managed during construction onsite.</p> <p>There are no notable matters of non-compliance.</p>		
<p><b>Coastal Environment Overlay</b>  <b>General discussion:</b> the proposed Dwelling House is located outside the Erosion Prone Area. Although the Dwelling House is located within a Coastal Management District, the Dwelling is located approximately 90m from the eastern property boundary and the development maintains the existing vegetation buffer.</p> <p>There are no notable matters of non-compliance.</p>		
<p><b>Flood and Storm Tide Hazard Overlay Code</b>  <b>General discussion:</b> the proposed Dwelling House is located within the most practical location given the topographical constraints. The siting is slightly elevated. The finished floor level of the Dwelling House is 11.8m AHD and the Garage/Carport/Storage is 13.2m AHD.</p> <p>There are no notable matters of non-compliance. If there are any compliance concerns these may be addressed through reasonable and relevant conditions.</p>		
<p><b>Hillslopes Overlay</b>  <b>General discussion:</b> the proposed driveway is designed with the contours of the site to minimise the access grade. The Dwelling House is also sited in the most practical location given the site topographical constraints. Vegetation clearing is limited to that necessary for the location of the driveway and Dwelling House.</p>		
<b>Exterior Finishes</b>	AO2.7-2.8	<p><b>Alternative solution:</b> The proposed colour scheme has not yet been selected. It would be acceptable for Council to condition any specific requirements in this regard.</p> <p>It is noted that due to location of the proposed building site, topography and vegetation coverage, the buildings will not be easily visible from Rykers Road or neighbouring properties.</p>
<p><b>Natural Areas Overlay</b>  <b>General discussion:</b> the proposed Dwelling House is located within an area that has been previously disturbed either through historical clearing or fallen mature vegetation. The current land owners have owned the property for a number of years and although unaware of any actual clearing activities, continue to maintain regrowth (mainly wait-a-while vine) where the proposed Dwelling House is located. Minimal clearing will be required to facilitate the development. The development largely retains the natural vegetation on the site.</p> <p>There are no notable matters of non-compliance.</p>		

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**Transport Network Overlay**

**General discussion:** the proposed development is a low scale residential use which will not compromise the safety and efficiency of the transport network.

There are no notable matters of non-compliance.

**Dwelling House Code**

**General discussion:** There are no notable matters of non-compliance.

**Access, Parking and Services Code**

**General discussion:** The proposal provides for a single garage plus single carport which are located separate to the main Dwelling House, but connected by covered walkway. The driveway has been designed with crossfall towards the upslope and associated drainage. The gradient of the driveway is a maximum 1:6.5 at its steepest. The driveway will be constructed from compacted gravel.

An engineering report is presently being finalised and will be supplied to Council as supplementary information.

There are no notable matters of non-compliance.

**Filling and Excavation Code**

**General discussion:** given the topography of the site, earthworks are required to cut a driveway and building pads. Cutting for the driveway is not expected to exceed 2m. The driveway and building pads have been located to minimise the extent of earthworks.

An engineering report is presently being finalised and will be supplied to Council as supplementary information.

**Landscaping Code**

**General discussion:** Landscaping for the premises has not been confirmed at this stage and given the nature of the development, any landscaping is likely to be limited to plantings around the Dwelling House.

Any concerns or requirements in this regard may be conditioned on the development.

**Vegetation Management Code**

**General discussion:** vegetation damage is necessary to carry out the proposed development, however the siting of the Dwelling House has been chosen within an area that is already less densely vegetated to minimise the overall impact.

Any concerns or requirements in this regard may be conditioned on the development.

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## **6.0 Conclusion**

This Development Application is for a Material Change of Use for a Dwelling House and ancillary Operational Works (Vegetation Damage and Driveway) over land on Rykers Road, Cape Tribulation and is more formally described as Lot 2 on RP726706.

This Development Application demonstrates that the proposed development is:

- Consistent with the purpose of the Conservation Zone and Precinct 2 – Low Impact Residential of the Cape Tribulation Daintree Coast Local Plan, under the Douglas Shire Planning Scheme 2018 VI.0;
- Appropriate in terms of scale; and
- Generally complies with the Acceptable Outcomes of the relevant codes.

Any matters of non-compliance may be addressed through reasonable and relevant conditions.

The proposed development is submitted to Council for Approval. As a matter of courtesy, it would be greatly appreciated if the Council could provide the applicant with draft conditions prior to the determination of the Development.

Attachment I:

Duly Completed DA Form I

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 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) (individual or company full name)	Vincent Thomas Lyons, and John Bernard Lyons
Contact name (only applicable for companies)	c/- Daniel Favier (Aspire Town Planning and Project Services)
Postal address (P.O. Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418 826 560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2022-04-04 - Lyons - Lot 2 Rykers Rd, Cape Tribulation

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

## 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
			Rykers Road	Cape Tribulation
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	2	RP726706	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 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and 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):*

Development Application for a Material Change of Use for a Dwelling House

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):*

Vegetation Damage and Driveway Construction

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 checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Construction of a Dwelling House, detached Garage and Carport and Driveway from Rykers Road on existing vacant land	Dwelling House	1	183
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? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input checked="" type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input checked="" type="checkbox"/> Clearing vegetation
Driveway from Rykers Road	
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 checked="" type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$unknown	

## 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>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<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>
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b>
<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 <b>relevant port operator</b> , 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 <b>Chief Executive of the relevant port authority:</b>
<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>
<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>
<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> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>• that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <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)

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

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

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

- ☐ Yes – a 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 (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?

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

### 23) Further legislative requirements

#### **Environmentally relevant activities**

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

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below  
☒ No

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

#### **Hazardous chemical facilities**

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

- ☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application  
☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.



### **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

### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

**Note:** See guidance materials at [www.planning.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

☒ Yes

**Note:** See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

### 25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

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

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

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

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

## PART 9 – FOR 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

*Note: For completion by assessment manager if applicable*

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	

Attachment 2:

Landowners Consent

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

Vincent Thomas Lyons, and John Bernard Lyons

as owner of the premises identified as follows:

Rykers Road, Cape Tribulation, more formally described as Lot 2 on RP726708

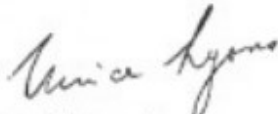
consent to the making of a development application under the *Planning Act 2016* by:

Daniel Favler (Aspire Town Planning and Project Services)

on the premises described above for:

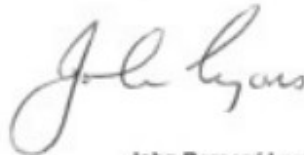
Development Application for a Material Change of Use (Dwelling House) and Ancillary Operational  
Works (Vegetation Damage and Driveway)

Signed:



Vincent Thomas Lyons

Date 1/7/22



John Bernard Lyons

Date 2/7/22



Attachment 3:

Certificate of Title



## Current Title Search

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference:	20913138	Search Date:	30/06/2022 16:02
Date Title Created:	29/08/1973	Request No:	41543194
Previous Title:	20889103		

### ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 726706  
Local Government DOUGLAS

### REGISTERED OWNER

### INTEREST

Dealing No: 719973616 24/03/2020

VINCENT THOMAS LYONS

1/2

JOHN BERNARD LYONS

1/2

AS TENANTS IN COMMON

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20889103 (POR 8)

### ADMINISTRATIVE ADVICES

NIL

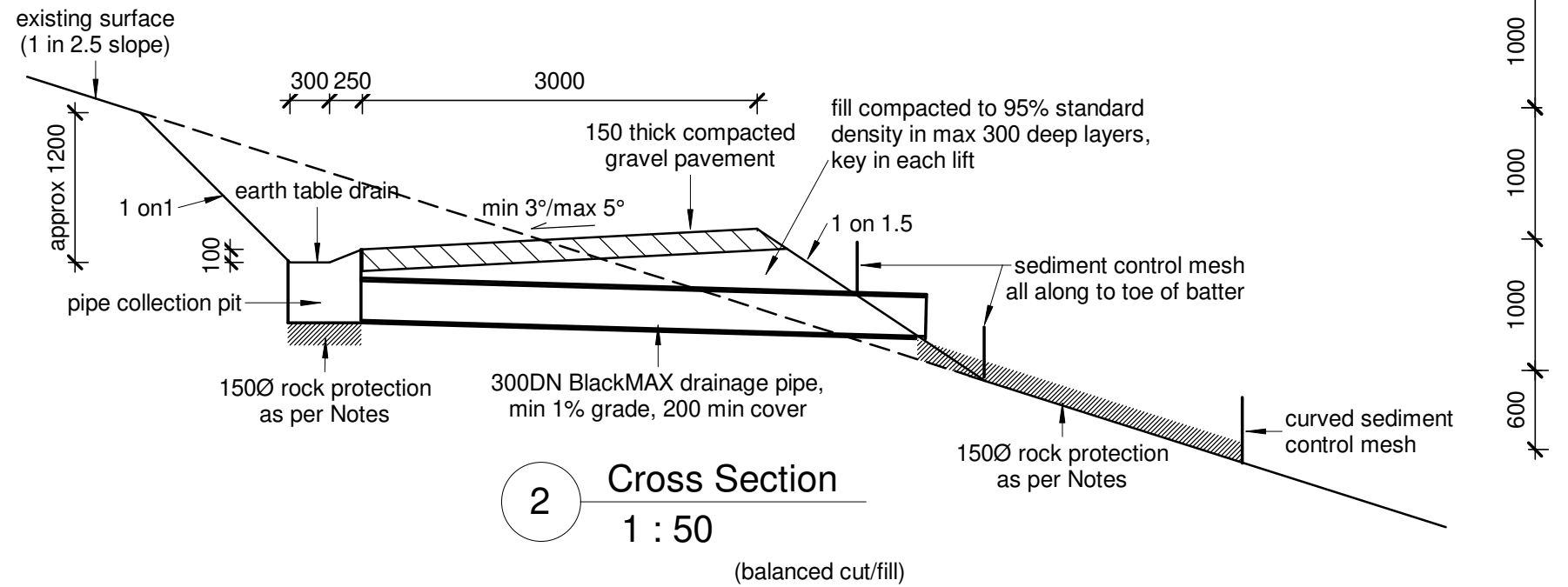
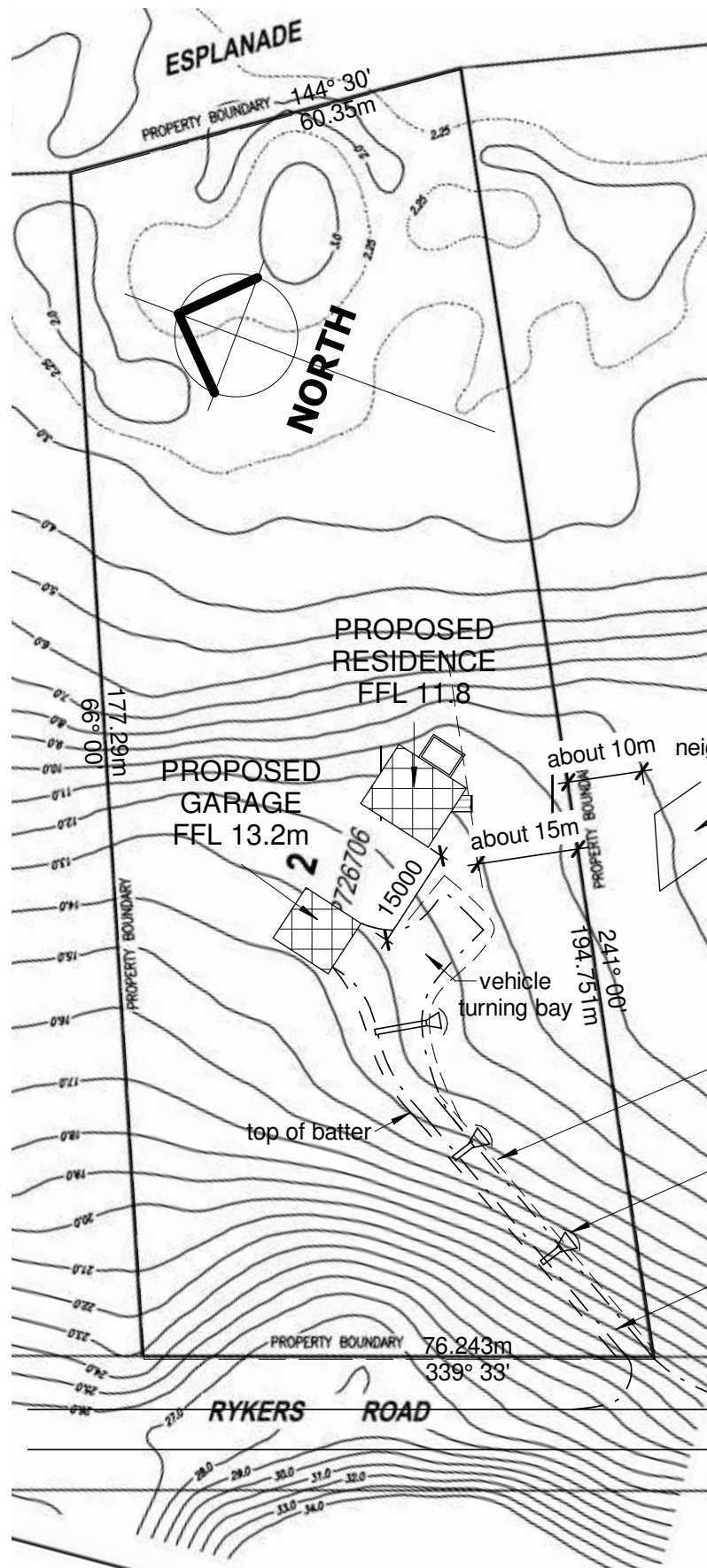
### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

Attachment 4:

Plan of Proposed Development



#### GENERAL NOTES:

- driveway location is indicative, allowance is to be made for skirting significant vegetation
- excess fill is to be used to relax side slopes created and otherwise spread thinly over surrounding areas

#### PAVEMENT NOTES

**SUBGRADE -**  
Strip existing top soil and vegetation to a depth of 100mm and compact to 100% SRDD. Should any soft or unsuitable material be identified seek advice from Engineer.

Gravel pavement base can be locally sourced well graded ridge gravel with min CBR 30, compacted to 100% SRDD. Depth of pavement - 150mm.

If preferred the Owner may cement stabilise the pavement with GP cement at 3% by volume.

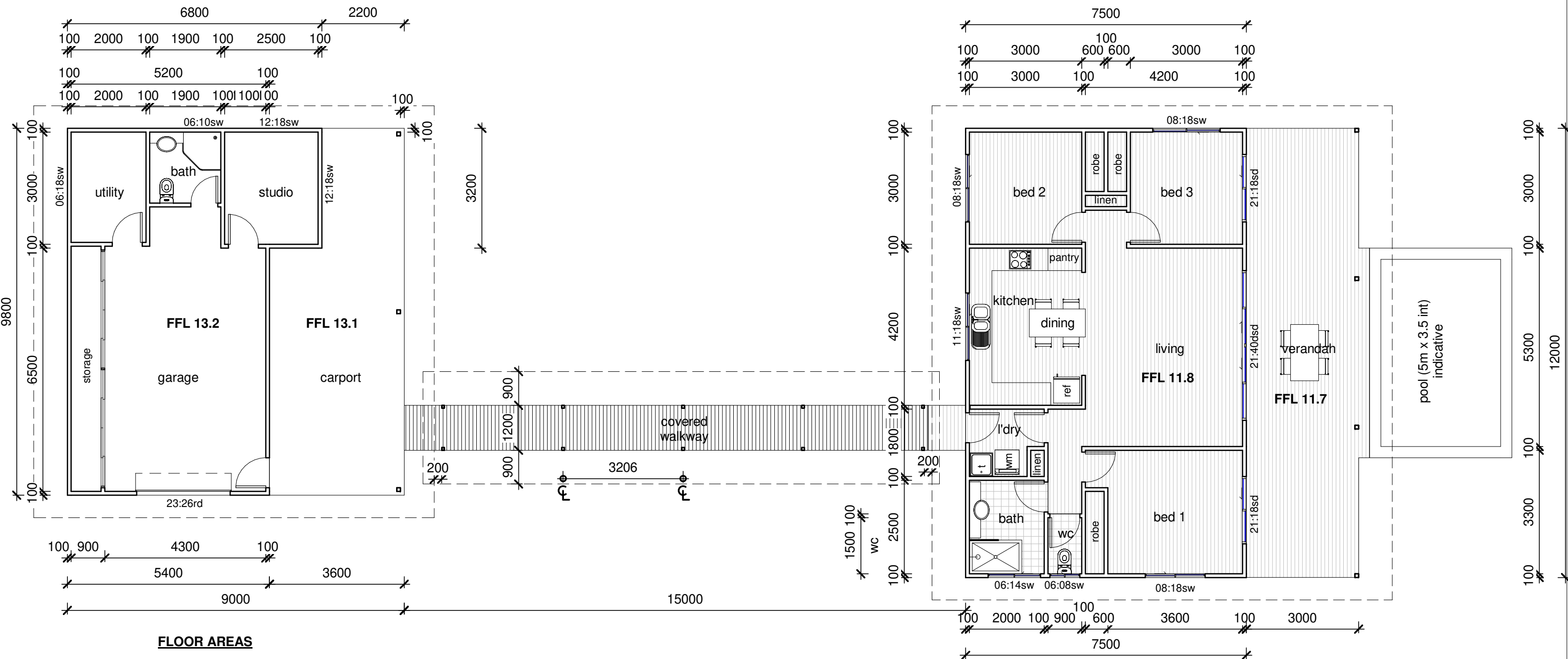
300Ø BackMAX drainage pipes below driveway, located at 25m approx spacings

#### SEDIMENT CONTROL NOTES

Provide dumped 150Ø rock protection to pipe outlets to extend minimum 2.5m downstream from the pipe outlet, splayed to 2m width.  
Fit similar rock protection and sediment mesh at end of table drain prior to entry to road table drain.

Fit curved sediment mesh at end of rock protection, min 2.5m long, 300 min high, and across earth table drain past pipe collection pit.

Refer to Site plan for indicative pipe locations.



#### FLOOR AREAS

Residence, Internal - 126m<sup>2</sup>  
Verandah - 36m<sup>2</sup>  
**TOTAL** - 162m<sup>2</sup>

Garage - 57m<sup>2</sup>  
Carport - 30m<sup>2</sup>  
**TOTAL** - 87m<sup>2</sup>

1 Floor Plan  
1 : 100

**GREG SKYRING**  
*Design* 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,  
Rykers Road,  
L2 RP726706,  
CAPE TRIBULATION

#### CLIENT

V. Lyons

#### SCALES

1 : 100

#### PLAN TITLE

Floor Plan

#### WIND CLASS

C2

#### PLAN NUMBER

306-21

#### DATE OF ISSUE

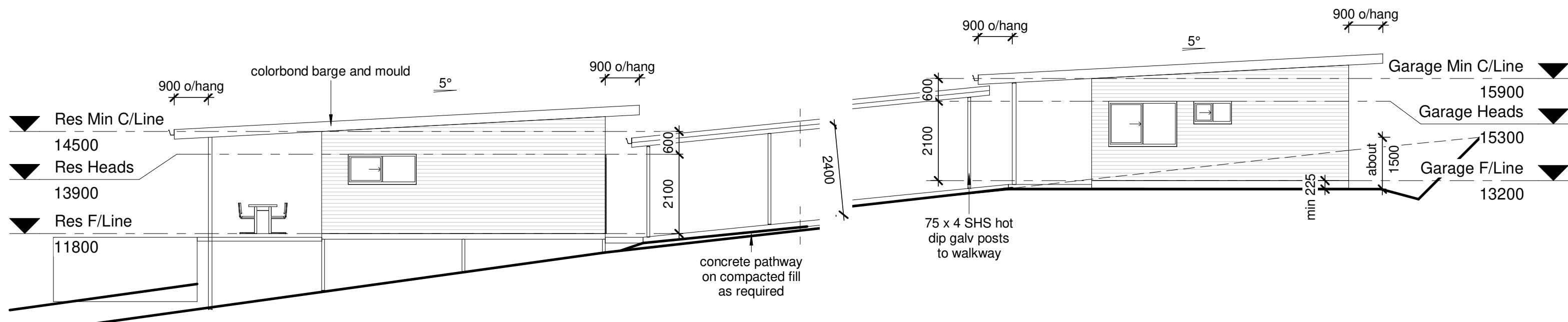
prelim  
25.05.22

#### SHEET

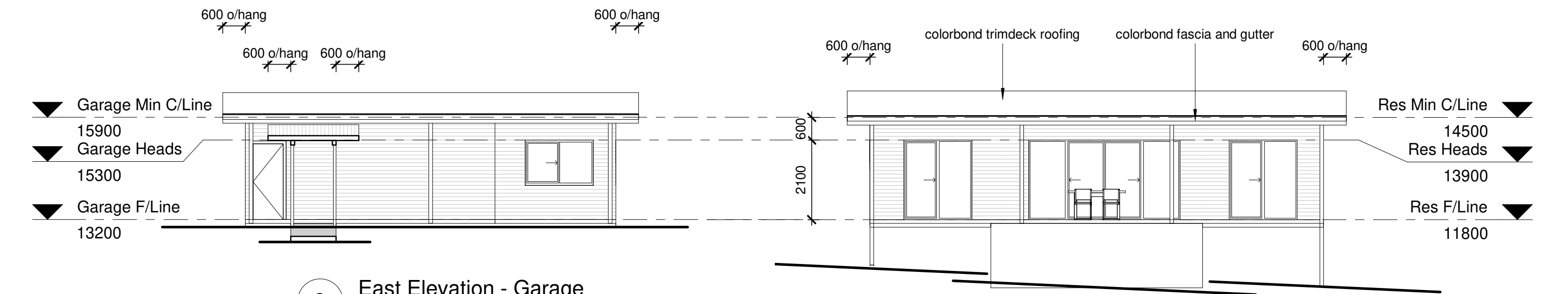
2 of 4

#### REV

B



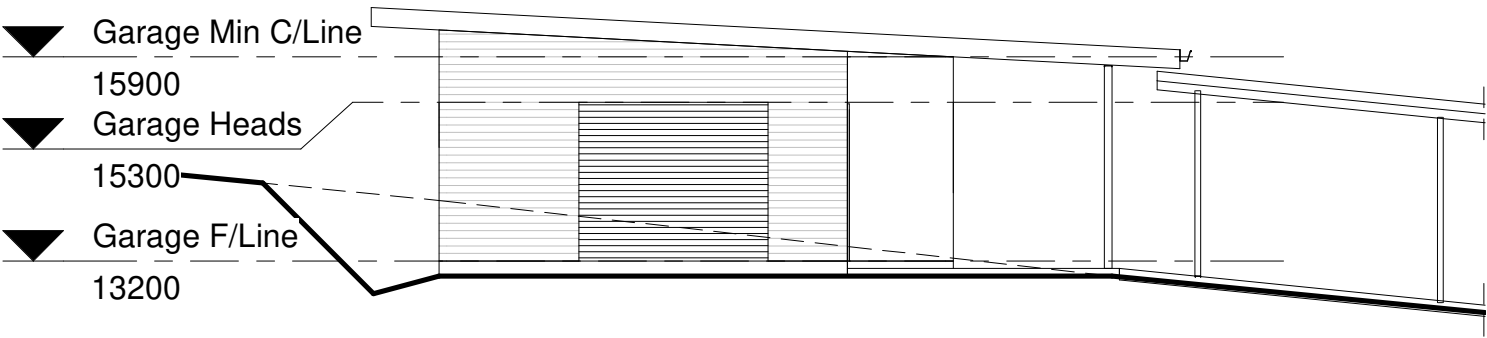
1 North Elevation  
1 : 100



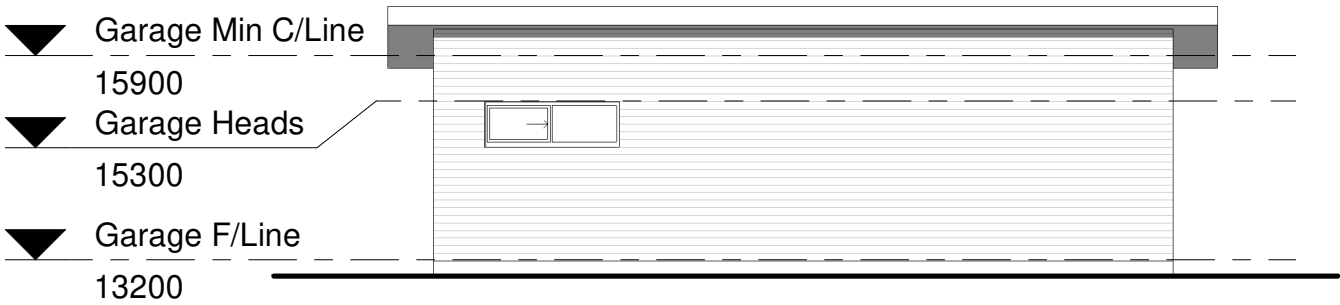
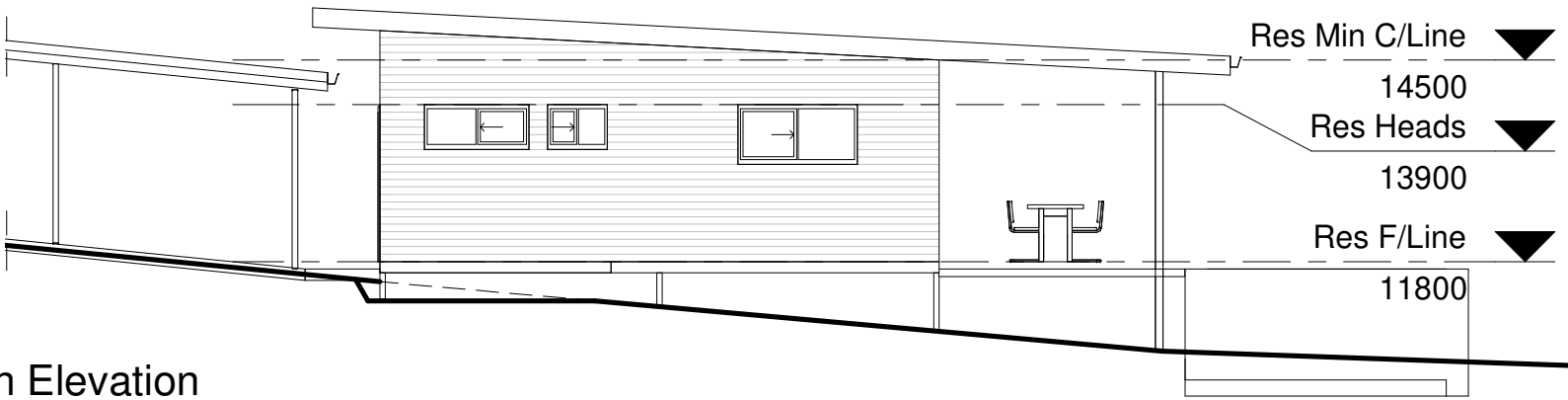
2 East Elevation - Garage  
1 : 100

3 East Elevation - Res  
1 : 100

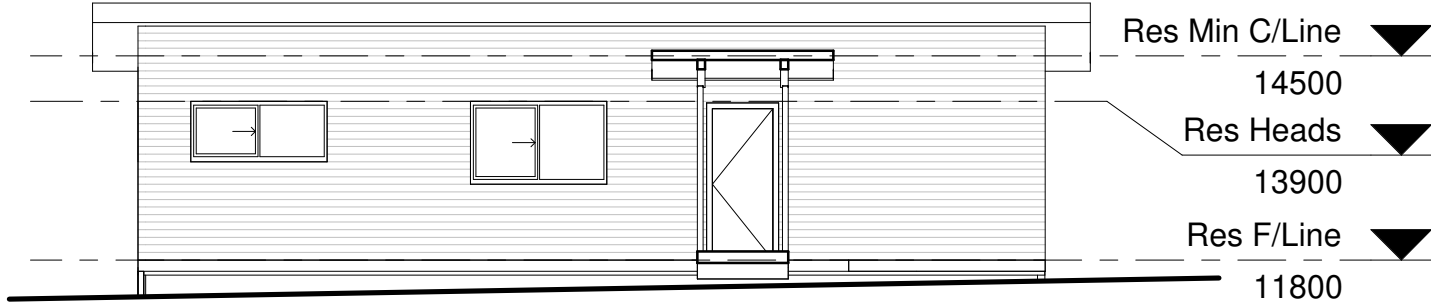




1 South Elevation  
1 : 100



2 West Elevation - Garage  
1 : 100



3 West Elevation - Res  
1 : 100

Attachment 5:

Waste Water Report



**Site Classification**

**And**

**Wastewater Management System**

**For**

**Vince Lyons**

**At**

**Lot 2 Rykers Road**

**Cape Tribulation**

## **INTRODUCTION:**

Earth Test has been engaged by Vince Lyons to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 2 Rykers Road, Cape Tribulation.

Real Property Description:-

Lot 2, on RP726706

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 2022.

## **SITE FACTORS:**

The site was identified during a meeting with the owner on-site.

The Lot has an area of 5225m<sup>2</sup> and is predominantly covered with extensive rainforest.

An onsite roof rainwater supply will be connected at the site.

Occasional surface boulders were noted at the site. An intermittent watercourse was noted during the investigation. 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 Borehole 1.



**Site testing at Lot 2 Rykers Road, Cape Tribulation**



## **SITE INVESTIGATION REPORT**

### **BOREHOLE LOG**

<b>CLIENT:</b> Vince Lyons.		<b>DATE SAMPLED:</b> 3/05/2022
<b>PROJECT:</b> Lot 2 Rykers Road, Cape Tribulation.		<b>Sampled by:</b> G. Negri
<b>REPORT DATE:</b> 23/05/2022		
<b>BOREHOLE No:</b> BH1		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.2	Brown Silty-Clay with Gravel	Disturbed sample 0.6- 0.8m.
0.2-0.5	Orange Red-Brown Silty-Clay with Gravel	Watertable not encountered
0.5-1.0	Orange Red-Brown Sandy-Clay	
<b>BOREHOLE No:</b> BH2		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.2	Brown Silty-Clay with Gravel	Watertable not encountered
0.2-0.5	Orange Red-Brown Silty-Clay with Gravel	
0.5-1.0	Orange Red-Brown Sandy-Clay	



## **ATTERBERG LIMITS TEST REPORT**

**CLIENT:** Vince Lyons

**SAMPLE No:** SI 281-22

**PROJECT:** Lot 2 Rykers Road, Cape Tribulation

**DATE SAMPLED:** 3/05/2022

**SAMPLE DETAILS:** BH1 0.6-0.8m

**Sampled by:** G. Negri

**REPORT DATE:** 23/05/2022

**Tested By:** PW

<b>TEST METHOD</b>	<b>RESULT</b>
<b>Liquid Limit:</b> AS 1289.3.9.2	42%
<b>Plastic Limit:</b> AS 1289.3.2.1	21%
<b>Plasticity Index:</b> AS 1289.3.3.1	21%
<b>Linear Shrinkage:</b> AS 1289.3.4.1	13.0%
<b>Length Of Mould:</b>	125mm
<b>Cracking, Crumbling, Curling, Number Of Breaks:</b>	Nil
<b>Sample History:</b>	Oven Dried
<b>Preparation Method:</b>	Dry Sieved
<b>Insitu Moisture Content:</b>	20.9%
<b>% Passing 0.075mm:</b>	



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

**CLIENT:** Vince Lyons

**SAMPLE No:** SI 281-22

**PROJECT:** Lot 2 Rykers Road, Cape Tribulation.

**DATE SAMPLED:** 3/05/2022

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

**Tested By:** G. Negri

**REPORT DATE:** 23/05/2022

<b>DEPTH (Metres)</b>	<b>Site: DCP1</b>	<b>Site: DCP2</b>	<b>Site: DCP3</b>
	<b>No Blows</b>	<b>No Blows</b>	<b>No Blows</b>
<b>0.0 – 0.1</b>	1	2	2
<b>0.1 – 0.2</b>	2	2	3
<b>0.2 – 0.3</b>	2	3	4
<b>0.3 – 0.4</b>	4	5	5
<b>0.4 – 0.5</b>	5	4	4
<b>0.5 – 0.6</b>	4	4	5
<b>0.6 – 0.7</b>	4	5	4
<b>0.7 – 0.8</b>	5	4	4
<b>0.8 – 0.9</b>	4	4	5
<b>0.9 – 1.0</b>	4	4	3
<b>1.0 – 1.1</b>	3	4	3
<b>1.1 – 1.2</b>	3	4	3
<b>1.2 – 1.3</b>	3		3
<b>1.3 – 1.4</b>			
<b>1.4 – 1.5</b>			
<b>1.5 – 1.6</b>			
<b>1.6 – 1.7</b>			
<b>1.7 – 1.8</b>			
<b>1.8 – 1.9</b>			
<b>1.9 – 2.0</b>			





## **SITE CLASSIFICATION**

### **Lot 2 Rykers Road, Cape Tribulation.**

“Abnormal moisture conditions (AS2870-2011 Clause 1.3.3)” will exist at the site due to the future removal of trees

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

The Atterberg Limits test results indicate a moderately reactive soil.

Due to the “abnormal moisture conditions” the site must be classified **CLASS-“P”**.

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

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

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

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

Gavin Negri  
Earth Test





## **SITE AND SOIL EVALUATION**

### **Lot 2 Rykers Road, Cape Tribulation.**

The site and soil evaluation carried out on 3/05/2022 provided the following results.

#### **Site Assessment**

<b><u>Site Factor</u></b>	<b><u>Result</u></b>
Slope	Varying slope on block – 5 degrees in LAA
Shape	Linear-Planar
Aspect	East South-East
Exposure	Limited
Erosion/land slip	Not noted.
Boulders/rock outcrop	Occasional surface boulders
Vegetation	Extensive 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	Soft, Moist
Other site specific factors	

#### **Soil Assessment**

<b><u>Soil Property</u></b>	<b><u>Result</u></b>
Colour	Red Orange-Brown
Texture	Sandy Clay-Loam
Structure	Weak
Coarse Fragments	10%
Measured Permeability Ksat (m/d)	Indicative permeability 0.08-0.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rate, DLR (mm/day)	15



## **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 five (5) persons has been chosen for the proposed three bedroom dwelling.

The site is to be 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 dwelling (5 persons @ 150 L/person/day) will be 750 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

$$\begin{aligned} L &= 750 / (15 \times 3.21) \\ &= 15.6\text{m.} \end{aligned}$$

**Use one 15.6m long by 3.21m wide Advanced Enviro-Septic bed.**

See site plan and detail cross-section.

**1kg gypsum per m<sup>2</sup> shall be applied to the base before laying aggregate**

### **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.

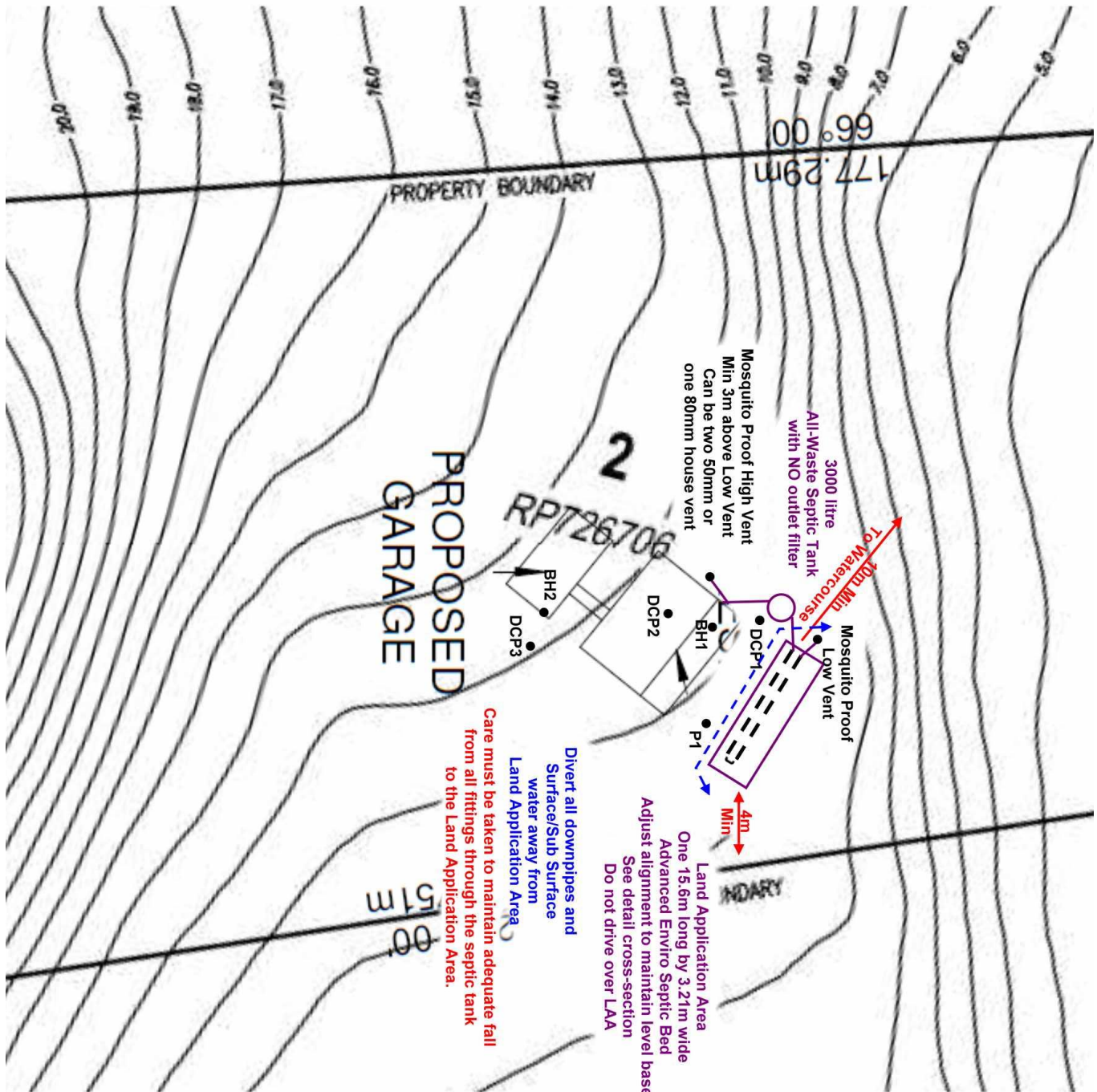
## **Operation and Maintenance**

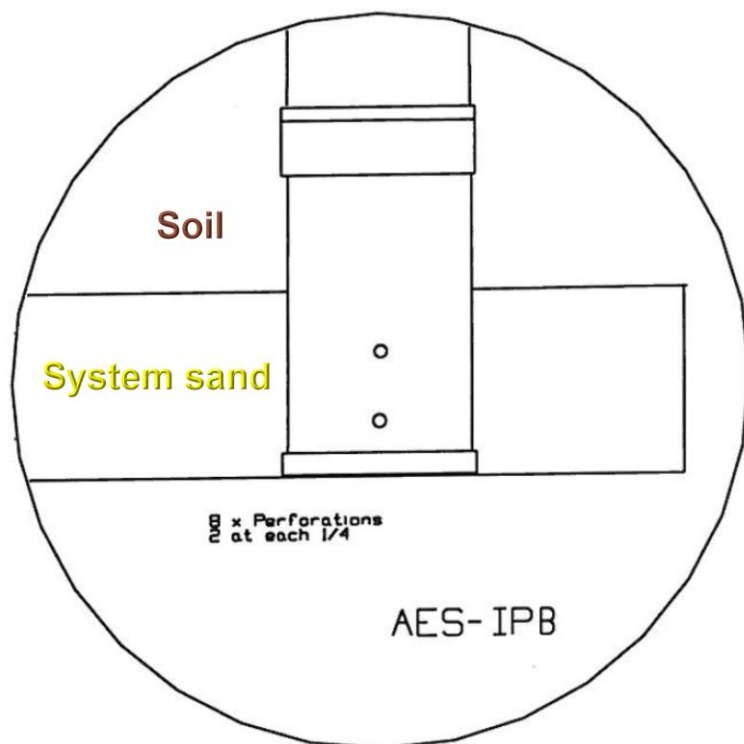
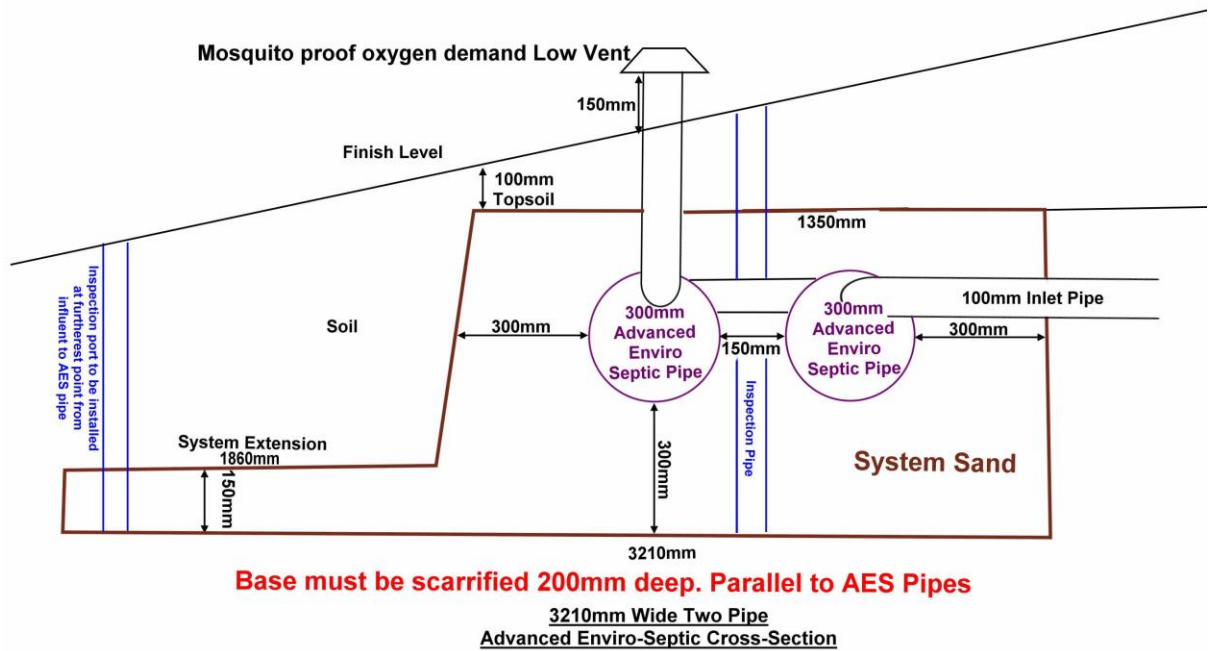
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

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

Gavin Negri  
Earth Test

**SITE PLAN**  
**Lot 2 Rykers Road, Cape Tribulation.**  
**NOT TO SCALE**





### **AES Inspection point detail**

