

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)	Mr Robert Hogg c/- McPeake Town Planning QLD Pty Ltd
Contact name (only applicable for companies)	James McPeake
Postal address (P.O. Box or street address)	PO Box 5829
Suburb	Cairns
State	QLD
Postcode	4879
Country	
Contact number	0481869671
Email address (non-mandatory)	approvals@jamesmcpeake.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input 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
		75	Forest Creek Road	Forest Creek
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		75	RP733654	Cairns Regional
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: Tributary of Forest Creek

- ☐ 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? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Dwelling House
e) Relevant plans <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"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <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 type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Dwelling House	Dwelling House	1	
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 ²)	Lot on plan description	Area (m ²)
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 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 type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Douglas Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

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

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

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

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

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

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

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the 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 <i>Transport Infrastructure Act 1994</i>:
<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: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

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

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

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

- ☐ Yes – 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. An ERA requires an environmental authority to operate. See 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 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 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 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 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

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 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	



DEVELOPMENT APPLICATION REPORT

Material Change of Use (Dwelling House)

**Lot 75, Forest Creek Road, Forest Creek. Formally described as
Lot 75 on RP733654.**

CONTENTS

1. Executive Summary
2. Site Characteristics
3. Planning Assessment
4. Conclusion

APPENDIX A: DA Form

APPENDIX B: Proposal Plan

1. Executive Summary

McPeake Town Planning QLD Pty Ltd have been engaged by Robert Hogg, owner of the subject property to submit this application for Material Change (Dwelling House) at Lot 75 Forest Creek Road, Forest Creek legally described as Lot 75 on RP733654.

The proposal is for a dwelling house on the subject property as well as associated driveway. The dwelling house is to be located within the existing cleared portion of the site with no further clearing required. A new driveway and access is required from Forest Creek Road, that will be constructed in accordance with the design and recommendations of the attached engineering report completed by GEO Design, including with the relevant FNQROC designs.

The proposed land use and activities are deemed code assessable under the Douglas Shire Planning Scheme 2018 Version 1.0. The development does not require a period of public notification.

The proposed development is compliant with the relevant Codes; Policies and Conditions under the Douglas Shire Planning Scheme 2018 Version 1.0, and where reasonable and relevant can be appropriately conditioned. Initial discussions from Council Officers indicated that the proposal did not have any requirements under the Flood and Storm Tide Inundation Overlay and Bushfire Hazard Overlay

DA forms completed supporting this Development Application include:

- DA Form 1

The following plans and drawings supporting this Development Application are attached in Appendix B:

- Proposed dwelling plans;
- Geotechnical Investigation – New Access and Driveway- by GEO Design.
- Client's correspondence with Douglas Shire Council

3. Characteristics

3.1 Summary of Proposal

McPeake Town Planning QLD Pty Ltd have been engaged by Robert Hogg, owner of the subject property to submit this application for Material Change (Dwelling House) at Lot 75 Forest Creek Road, Forest Creek legally described as Lot 75 on RP733654.

Address and Property Description

- Lot 75 Forest Creek Road, Forest Creek
- Total land area –
 - 4.51ha

Figure 1: Aerial of current allotment - Source: Queensland Globe, accessed 18/11/2022



Local Planning Authority

- Douglas Shire Council

2.2 Site Tenure

The subject property is held in freehold tenure by the applicant.

Zoning of the Subject Site – Environmental Management and Conservation

Figure 2: Zoning –



source: <https://douglas.qld.gov.au/download/planning-scheme/1.-Zoning-Maps-70K-1-to-11.pdf>

2.3 Physical Characteristics and Surrounding Land Uses

The subject site is located on Forest Creek Road, in the locality of Forest Creek, north of the Daintree River. The middle portion of the site, and the proposed house pad location, has a cleared portion of land. The site has been accessed informally from the adjoining eastern lots. A small waterway traverses the allotment through a vegetated area the separates the proposed house area from Forest Creek Road. The adjoining allotments contain dwelling houses and the allotment adjoins a large vegetated freehold allotment with an environmental covenant at the rear.

3. Planning Assessment

3.1 Introduction

This proposed Material Change of Use (Dwelling House) is assessed in accordance with the relevant policies of the Douglas Shire Planning Scheme 2018 Version 1.0 and any other planning documents relevant to the application.

3.2 Level of Assessment and Applicable Codes

In accordance with the Douglas Shire Planning Scheme 2018 Version 1.0 the development assessment needs to address the following local codes/policies:

Applicable Codes	Compliance	Comment
Dwelling House Code	<input checked="" type="checkbox"/>	Complies- Refer to the code assessment
Environmental Management and Conservation Zone	<input checked="" type="checkbox"/>	Complies- Refer to the code assessment.
Natural Areas Overlay- (Reg Veg Watercourse), Wildlife Habitat and Reg Veg	<input checked="" type="checkbox"/>	Complies- Refer to the code assessment.
Bushfire Hazard (Potential Impact Buffer and High Potential Bushfire Intensity)	<input checked="" type="checkbox"/>	Complies- The proposal is located within an existing clearing and the dwelling house is located in the potential impact buffer area only.
Flood and Storm Tide Inundation Overlay (Medium Storm Tide and Floodplain Assessment Overlay Daintree River).	<input checked="" type="checkbox"/>	Complies- The site is partially within the flood plain assessment overlay. Previous correspondence from DSC has indicated that there are no requirements under this code for the dwelling house.
Acid Sulfate Soils	<input checked="" type="checkbox"/>	Complies. The development does not proposal does not require a significant excavation and fill. Any minor works will comply with the outcomes of the code.
Landscape Values (High)	<input checked="" type="checkbox"/>	Complies. The proposed dwelling is a low rise, small dwelling located within an existing clearing. There will be no impacts on the landscape values of the area.
Access, Parking and Servicing	<input checked="" type="checkbox"/>	Complies- The proposal has the required parking onsite. Please refer to the engineering report in relation to the proposed access design.
Filling and Excavation	<input checked="" type="checkbox"/>	Complies- No significant excavation and filling is required for the dwelling.
Infrastructure Works	<input checked="" type="checkbox"/>	Complies- The site is to be supplied with water via water tanks. The site will be serviced with an "All-Waste" septic tank discharging into an "Advanced Enviro-Septic" bed as per the soil test report attached. There will be no works required within the road reserve or on council infrastructure.
Vegetation Management Code	<input checked="" type="checkbox"/>	Complies- No vegetation clearing or disturbance is required for the construction of the dwelling house and associated infrastructure. Some minor disturbance is required for the construction of the crossover and internal driveway. No alternative legal access locations are available for the dwelling.

Dwelling House Code -

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties	AO1 The secondary dwelling: (a) has a total gross floor area of not more than 80m ² , excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	Not applicable.
PO2 Resident's vehicles are accommodated on-site.	AO2 Development provides a minimum number of onsite car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	Complies. Carparking can be accommodation onsite.
PO3 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.	AO3 Development meets the acceptable outcome for building height in the applicable Zone code associated with the site	Complies. Proposal is for a dwelling house consistent with the surrounding sites.

Environmental Management Zone Code

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height. AO1.2 Buildings have a roof height not less than 2 metres.	Complies AO1.1 and AO1.2- The proposed dwelling is single storey and below 8.5 metres in height.
PO2 Buildings and structures are set back to: (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages.	AO2 Buildings and structures are set back not less than: (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.	Complies AO2- c) –setback an estimated 166m from Forest Creek Road. d) Setback an estimated 25m and 60m from its side and an estimated 259m from its rear boundary.
PO3 Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses	AO3 Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone	Complies. Proposal is for a dwelling house which is consistent with the zone.
PO4 The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	PO4 No acceptable outcomes are prescribed.	Complies. The proposal is for a small dwelling with a very small site coverage.
PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.	AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited: (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded;	Complies. The proposed dwelling is to be located within an existing clearing. A small amount of clearing is required for the access. Please refer to attached access design report.

	(c) to minimise additional vegetation clearing. AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.	
PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to: (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise the overall height of development.	AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised. AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.	Not applicable – Subject location is quite flat. Complies AO6.2- The most practical location for site access has been considered with recommendations provided in the attached engineering report.
PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.	PO7 The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.	Can comply.
PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO8 No acceptable outcomes are prescribed.	Complies. The proposal is for a dwelling consistent with the surrounding allotments.
PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	AO9 The maximum residential density is one dwelling house per lot.	Complies. Proposal is only for 1 dwelling house.
PO10 Lot reconfiguration results in no additional lots.	AO10 No acceptable outcomes are prescribed.	Not applicable.

Natural Areas Overlay Code

Performance outcomes	Acceptable outcomes	Applicant Response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	Complies AO1.1 – The proposed development and required works won't result in significant impacts on the environmental values. The proposed dwelling house is located in an existing cleared and disturbed location of the site, which will result in not clearing required for the siting of the dwelling house or its associated infrastructure. A new FNQROC compliant crossover and driveway will be introduced to the sites frontage at an appropriate location. An existing pedestrian path/track is present from the sites frontage. This existing path/track alignment will generally be utilised as a new vehicle access with a small watercourse crossing required of a branch of Forest Creek. The attached engineering report has investigated this proposed crossing and provides appropriate recommendations.
Management of impacts on matters of environmental significance		
PO2 Development is located, designed and constructed to avoid significant impacts on	AO2 The design and layout of development minimises adverse impacts on ecologically important areas by:	Complies. The proposed dwelling house location is cleared and an appropriate location for the access has been proposed as per the existing informal track into the

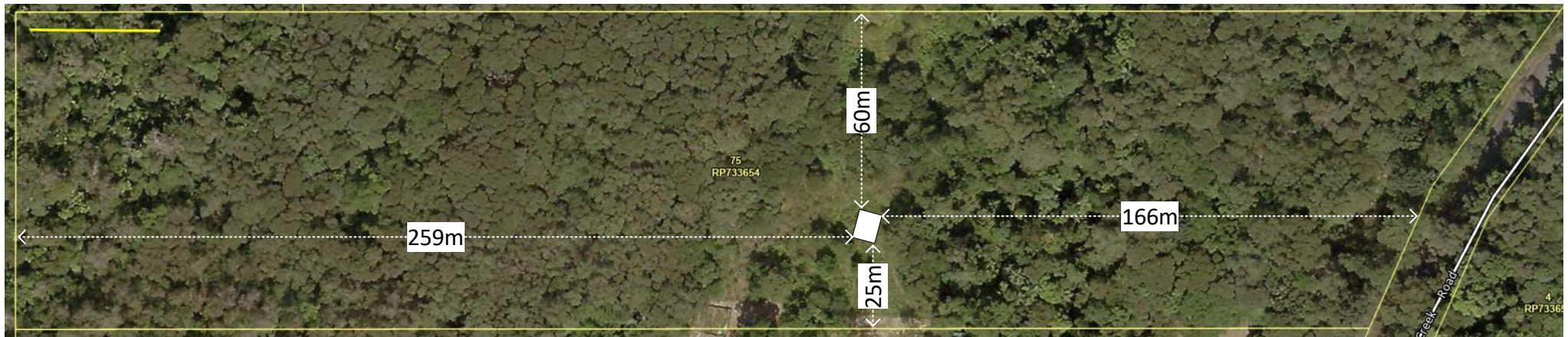
matters of environmental significance.	(a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	property to reduce environmental impacts.
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	A03.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or A03.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	Not Applicable – No mapped Wetland protection areas over the site.
PO4	A04.1	Not Applicable – No mapped Wetland protection areas over the site.

Wetland and wetland buffer areas are maintained, protected and restored.	<p>Native vegetation within wetlands and wetland buffer areas is retained.</p> <p>A04.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.</p>	
<p>PO5 Development avoids the introduction of non native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>A05.1 Development avoids the introduction of non-native pest species.</p> <p>A05.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.</p>	Conditioned to comply.
Ecological connectivity		
<p>PO6 Development protects and enhances ecological connectivity and/or habitat extent.</p>	<p>A06.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. And</p> <p>A06.2 Development within an ecological corridor rehabilitates native vegetation. And</p> <p>A06.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.</p>	Complies – Vegetation clearing will be restricted to the crossover and driveway only, no further clearing is required or proposed.
<p>PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).</p>	<p>A07.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. and</p>	Complies A07.1 – No buildings are proposed that exceed the height of any adjoining vegetation.

	A07.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	Complies PO7- Currently no vehicular access is present on the site from the road, a watercourse crossing is proposed and required to provide lawful vehicular access. Clearing will be kept to a minimum.
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	A08.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or A08.2 Development does not occur on the part of the site affected by the waterway corridor.	Not Applicable.
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	A09 Development does not occur on that part of the site affected by a waterway corridor.	Complies A09 – Currently no vehicular crossover is present on the site from the road. A watercourse crossing is proposed for along the driveway alignment and required to provide lawful vehicular access. This alignment is generally follows an existing pedestrian path/track. Clearing will be kept to a minimum. The proposed dwelling house is located outside of the waterway corridor.

4. Conclusion

It's considered that the proposed development is consistent with the codes applicable to this development application. It is considered that this planning report has demonstrated that no major non-compliances have been observed. The proposed dwelling has been sited in the most practical location, being an existing cleared portion of the land. The access and driveway location and design has taken into consideration the existing track into the property and will be constructed as per the recommendation of the attached engineering report.

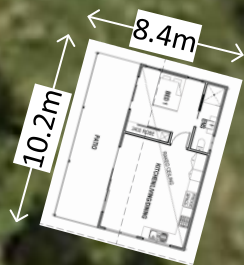


Qld Kit Homes
ABN: 79 142 579 619
QBCC: 1201601 & 1117525
Address: 34/5 Faculty Close, Smithfield 4878

Client: Robert Hogg
Site Address: Lot 75 Forest Creek Rd.
Kimberley, Qld, 4873

Proposed: 1 bed/1 bath home (8.4x10.2 inc 600mm eaves)
Project Number: 200170
Lot 75/RP733654
45,100m²

75
RP733654



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Affordability Without Compromise

QBCC: 1117525

PROPOSED RESIDENCE

JOB NUMBER - NQS329

CLIENT - ROBERT HOGG

SITE ADDRESS - Lot 75 on RP733654
LOT 75 FOREST CREEK ROAD
KIMBERLY

34/5 FACULTY CLOSE, SMITHFIELD

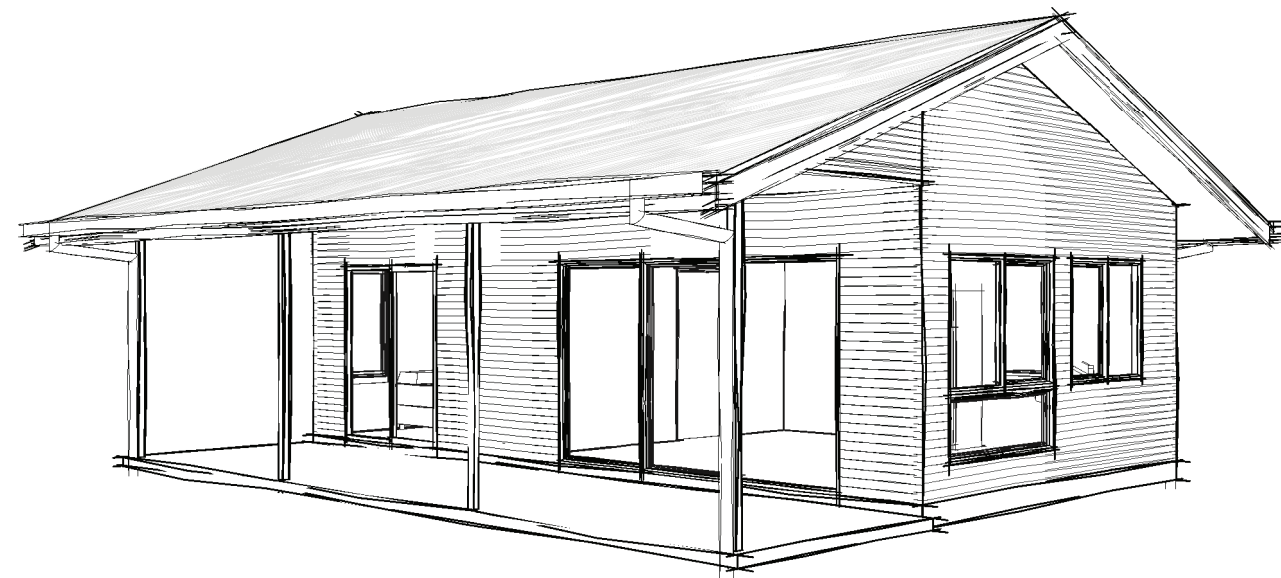
PH: (07) 4038 3900

FAX: (07) 4027 9613

WEB: www.qldkithomes.com.au

DRAWING SCHEDULE

SHEET No.	SHEET NAME	SCALE	REVISION
00	COVER SHEET	NTS	A
01	CONSTRUCTION NOTES	NTS	A
02	SITE PLAN	AS NOTED	A
03	FLOOR PLAN	1:100	A
04	ELEVATIONS	1:100	A
05	3D VIEWS	NTS	A
06	SECTION	1:50	A
07	SECTION DETAILS	AS NOTED	A
08	FOOTINGS PLAN	1:100	A
09	FOOTING DETAILS	AS NOTED	A
10	ROOF LAYOUT	1:100	A
11	ELECTRICAL PLAN	1:100	A
12	DRAINAGE PLAN	1:100	A



CONSTRUCTION ISSUE

General Notes

General

- Do not scale drawings. All dimensions to be confirmed on site. Notify Superior Steel of any discrepancies.
- All workmanship and materials to be in accordance with relevant Australian standards, the Building Code of Australia and local authority regulations.
- The structure is to be maintained in a stable condition at all times.

General Construction

- The sub-floor space of a dwelling must be ventilated in accordance with the relevant codes and standards.
- All glazing to comply with relevant codes & standards & must be designed for the wind loads specific to the building.
- Smoke alarms must be installed in accordance with relevant codes & standards, be connected to mains power & comply with relevant codes & standards. Positions shown on plans are to be used as a guide only, actual position is to be in accordance with relevant codes & standards.
- All balustrades and handrails to have a minimum height of 1000mm above finished floor level (i.e. top of tiles, carpet etc.) and have no opening greater than 125mm, in accordance with the building code of Australia.

Termite

- Termite treatment to be as required by AS 3660.1, the Building Code of Australia and the Qld Master Builders Association's "Home Owners Guide for Termite Management".
- Termite protection generally shall be by:
 - Ground floor slab as barrier and exposed edge of slab as visual barrier;
 - Termi-mesh or similar approved collars to slab penetrations; &
 - Termite resistant (hazard level H2) timber framing, trim and arch
- Where ground floor slab is the barrier, no less than 75mm of the slab edge must be exposed above finished ground level, it must be not concealed by render, tiles, claddings or flashings.
- Builder to provide access for clear visual inspections to the entire perimeter of the building and the exposed edge of concrete slabs.
- A durable notice showing full details of termite treatment used and the date provided to be posted inside the meter box or similar approved location.
- Owner to maintain access for clear visual inspections and make periodic inspections.

Site Notes

- Earthworks to be in accordance with AS 3798.
- Site preparation shall generally consist of clearing of vegetation followed by excavation of topsoils and material to suit final design levels.
- All water to be drained away from buildings during and after construction to avoid ponding of water adjacent to external walls.
- Finished slab levels to be min 150mm above finished ground level u.n.o.
- All levels to be confirmed on site.

Footing and Slab Notes

- Footings have been designed for specified soil classification. Builder to verify site conditions prior to construction.
- Natural foundations to be scrubbed out and free of organic matter and debris and compacted to min 5% SRDD at -5% to +2% of optimum moisture content or not less than 70% density index for cohesionless soils.
- Fill to slab and foundations shall be an approved non-plastic material compacted in max 200mm ayers to in 5% SRDD at -5% to +2% of optimum moisture content or not less than 70% density index or cohesionless soils.
- Footing trenches to be clean and dry at the time of casting with any softened material removed. ase of all footings to be founded on firm natural ground with min safe bearing capacity of 100 kPa.
- Pour slab on 200um damp proof membrane laid on 50mm of compacted sand.
- Concrete slab and footings N20. Vibrate concrete and cure slab for min 7 days. Concrete cover to be maintained by the use of approved chairs spaced at approx. 750mm centres. Conduits and pipes shall not be placed within cover concrete.

Slab Height

Minimum finished slab height must be determined for each individual project and is dependent upon design factors such as:

- U.N.O on plan minimum finished slab heights to be 150mm above adjacent finished ground level or 100mm above sandy, well-drained areas or 50mm above paved or concreted areas which fall away from the dwelling for 50mm over the first 1m.
- Masonry veneer construction where DPC's must be 150mm minimum above adjacent ground level and require a slab edge recess as per BCA part 3.3.4.5 – 170mm above adjacent finished ground level or 70mm above adjacent paved or concreted area which fall away from the wall and are protected from the weather by a carport, verandah or the like. These dimensions assume a 20mm slab edge recess.
- Level relative to drainage ORG as per AS 3500, plumbing and drainage code – 150mm minimum above top of org to lowest fixture point (i.e. floor waste or shower drain) level of ORG must be 75mm minimum above finished ground level.
- Standard building regulations require the level if all habitable rooms be 300mm minimum above the Q100 flood level or as determined by the local authority.
- Local town planning schemes may specify levels relative to the finished surfaces in rural areas.

Concrete

- Concrete generally in accordance with AS3600.
- Concrete specification unless noted otherwise:

Element	Class & Grade	Max Agg	Max Slump
Groundslab & footings	N20	20mm	80mm
Suspended slabs	N32	20mm	80mm
Core fill	S20	10mm	230mm
- Reinforcement notation:
 - 'N' denotes Grade D500N hot rolled rebar to AS4671
 - 'S' denotes Grade D250N hot rolled rebar to AS4671
 - 'R' denotes Grade R250N hot rolled plain round to AS4671
 - 'L' denotes Grade R500L cold drawn round wire to AS4671
 - 'DW' denotes Grade D500L cold drawn ribbed wire to AS4671
 - 'RL', 'SL', 'L_TM' denotes Grade D500 deformed wire meshes to AS4671
- Additives shall not be used without the Superintendent's approval.
- Mechanically vibrate concrete in the form to give maximum compaction without segregation of the concrete.
- Cure concrete as required by Section 19 of AS3600.
- Concrete sizes shown are minimum and do not include applied finishes.
- Do not reduce or hole concrete without Superintendent's approval.
- Do not place conduits, pipes and the like within the cover concrete.
- Formwork shall generally comply with AS3610.
- Stripping of formwork shall comply with Section 19 of AS3600.
 - Stripping times (Ground Slab/Footings):
 - Removal of forms 3 days
 - Removal of props 14 days
 - Stripping times (Suspended Slabs):
 - Removal of forms 14 days
 - Removal of props 14 days
 - (Such floor shall remain unloaded for 28 days)

Pathways & Driveways

- All pathways and pavements shall have a minimum fall of 1 in 100 (1%) and maximum fall of 1 in 5 (20%) U.N.O.
- Check with local authority requirements prior to construction any driveways, pathways or crossovers between the property boundary and road kerb.

Structural Timber

- Timber generally to AS 1684 and AS 1720.
- Min stress grade F14 unless noted otherwise.
- Min bolt size M12 unless noted otherwise.
- Timber framing:
 - 90x35 MGP-12 (H2) framing
 - Studs @ 450 ctrs, 1 row nogging
 - Single bottom plate, double top plate
 - M12 cyclone rods at ends, corners, beside openings and otherwise at max 1200mm ctrs
 - Lintels 150x75 F14 hwd unless noted otherwise
- Wall bracing (unless noted otherwise): 4mm F27 structural ply fixed with 2.8Øx30 gal flathead nails @ 100 ctrs at top & bottom plate, @ 150 ctrs at vertical edges and @ 300 ctrs at intermediate studs.
- Fix wall bottom plate to joists with M12 bolts @ 900 ctrs.
- Fix wall top plate to trusses with 125x75x6 angle bracket, 1/M12 bolt top plate and truss.
- Where bracing wall is parallel to joists or trusses, provide 50x75 F14 hwd nogging @ 900 ctrs fixed with 2/75mm batten screws each end. 1/M12 bolt thru nogging and wall top plate.

Steelwork

- Generally in accordance with AS 4100, AS 1554.1 and AS 1538.
- Unless noted otherwise, the following materials shall be used:
 - Hot rolled sections Grade C300 plus to AS 3679.1
 - Steel hollow sections Grade C350 to AS 1163
 - Cold formed steel sections Grade 450 to AS 1397
 - Bolts Grade 4.6/S to AS 1111 generally and Grade 8.8/S to AS 1252
 - Galvanised bolts to AS 1214
 - Welding to comply with AS 1554.1
- Unless noted otherwise use:
 - 10mm thick cleats, gussets, fins and end plates
 - All bolts to be galvanised to AS 1214
 - 6mm continuous fillet welds to AS 1554.1
 - All structural steelwork galvanised or system painted to equivalent protection

Waterproofing

- Any exposed structural timber which has any area in contact with another material and which will be inaccessible after fixing is to be given a coat of primer before fixing.

Roofing

- Roof trusses and roof bracing in accordance with manufacturer's specification for specified wind classification.
- Roof battens (unless noted otherwise on roof detail) - 2 @ 600 ctrs at ridges and eaves, otherwise 850 ctrs
 - 75x38 F11 hwd battens fix with 1-No. 14 Type 17 75mm batten screw.
 - Topsan 40 battens fix with 2-No. M6-11x25 Zips.
- Roof sheeting fixed in accordance with manufacturer's specification for specified wind classification.

Roof Drainage

- All roof water drainage must be connected to a stormwater drainage system complying with the relevant codes & standards. Or roof water to be discharged onto a concrete splash pad at ground level with site surface sloping to channel and kerb.
- Roof drainage system must have an overflow system to prevent the backflow of water into the building.
- The area specific rainfall intensity must be selected form the relevant codes & standards.
- Gutters & downpipes must be selected from relevant codes & standards.
- Gutter to be installed with a fall not less than 1 in 500 with support brackets at 1.2m maximum ctrs.
- Box gutters must be installed with a fall not less than 1 in 100, in accordance with relevant codes & standards.
- Valley gutter width shall be in accordance with relevant codes & standards. Refer to roof sheeting manufactures specifications for limitations on sheet overhangs into valley gutters. Valley gutters on roof pitches less than 12.5° must be designed as a box gutter.
- Downpipe positions are calculated using the Stramit QLD guide in conjunction with AS 2179 & AS 3500.3 U.N.O.
- Unless noted otherwise, downpipes and gutters to be installed using the following:
 - Downpipes should not exceed spacings of 1.2m, if downpipe is more than 1.2m from valley gutter provisions should be made for an overflow system.
 - Minimum fall of eave gutters = 1:500
 - Minimum for box gutters = 1:100

Bathrooms & Wet Areas

- Bathrooms and wet areas are to be treated in accordance with BCA.
- Doors to toilets which swing 'in' are to have lift-off hinges. Adequate clearance should be, provided at top of door to suit hinges.
- All timber or steel framed walls to wet areas to be lined with FC or approved wet area cladding, fixed in accordance with manufactures specifications.
- All timber to steel framed floors to have wet area flooring in wet areas, fixed in accordance with manufactures specifications.

Sustainability Requirements

5-Star Energy Rating

Class 1 buildings and attached enclosed class 10a buildings will require a 5-star energy rating. Achieving 5 stars will be by compliance with the provisions of part 3.12 of the building code of Australia. Concessions apply to buildings which have an outdoor living space which is directly accessible from a living area such as a lounge, kitchen, dining or family room. The outdoor living space must have a minimum area of 12m² and a minimum dimension of 2.5m. In climate zones 1 & 2 buildings with a conforming outdoor living space will be required to be not less than 4.5-stars, where the roof of the outdoor living space achieves a total R-value of 1.5 downwards the building will require a minimum 4.25-stars and where the outdoor living space is fitted with a 900mm diameter minimum ceiling fan and roof achieves a total R-value of 1.5 downwards, 4-stars.

Internal Lighting

A minimum of 80% of all internal fixed lighting must be energy efficient lighting.

Air-conditioning

All hard-wired; new and replacement air-conditioners to have an energy efficiency ratio of at least 2.9.

3-star (WELS) shower

In areas serviced by a water service provider, all shower roses to have a minimum 3-star water efficiency labelling and standards (WELS) rating.

Dual flush 4-star (WELS) Toilet

In areas serviced by a water service provider, all toilets cisterns must be dual flush 4-star (WELS) rated and must be compatible with the size of the toilet bowl.

3-star (WELS) Tapware


In areas serviced by a water service provider, all tapware serving laundry troughs, kitchen sinks and bathroom basins must have a minimum 3-star (WELS) rating.

Ultimate and Serviceability Limit State Design Wind Pressures

Wind Classification	Design Gust Wind Speed (m/s)		Design Pressures for Windows (kPa)			
	Vh,u	Vh,s	Greater than 1.2m from corners		Up to 1.2m from the corner	
	ULS	SLS	ULS	SLS	ULS	SLS
C1	50	32	±1.80	±0.55	-2.70	-0.83
C2	61	39	±2.68	±0.82	-4.02	-1.23
C3	74	47	±5.33	±1.63	-7.99	-2.45

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Date:2/8/22

Signed:

Job No:K-10596

RPEQ No:5711

DESIGN WIND SPEED -C2

SOIL CLASSIFICATION -P

A

2/08/22

CONSTRUCTION ISSUE

No.

DATE

DESCRIPTION

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE

CONSTRUCTION NOTES

SHEET NO.01

PRINT TIME:2/08/2022 1:20:12 PM

PRELIMINARY:8/06/22

CONSTRUCTION:2/08/22

A3

SCALE:

NTS AT A3

ISSUE:

A

DRAWN BY:

-

CONSTRUCTION ISSUE

SSHNG JOB No.NQS329

DRAWING No.-

PROJECT

PROPOSED RESIDENCE


Lot 75 on RP733654

LOT 75 FOREST CREEK ROAD

KIMBERLY

CLIENT

ROBERT HOGG



QBCC: 1117525

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FAX: (07) 4027 9613

WEB: www.qldkithomes.com.au

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PLY BRACE SHEETING
TO WALLS AS SHOWN

Door Schedule				Type Comments	Description
Mark	Room	Height	Width		
D01	KITCHEN/LIVING/DINING	2100 mm	3600 mm	OPENING SIZE	SLIDING GLASS DOOR
D02	BED 1	2100 mm	1800 mm	OPENING SIZE	SLIDING GLASS DOOR
D03	KITCHEN/LIVING/DINING	2040 mm	820 mm	DOOR LEAF SIZE	820 SINGLE SWING DOOR
D04	ENS	2040 mm	1760 mm	OPENING SIZE	820 CAVITY SLIDER



ELEVATION KEY

FLOOR AREAS LEGEND

LIVING	43.20 m²
PATIO	21.60 m²
	64.80 m²

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Date: 2/8/22

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RPEQ No: 5711

DESIGN WIND SPEED - C2

SOIL CLASSIFICATION - P

A 2/08/22 CONSTRUCTION ISSUE

No. DATE DESCRIPTION

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DRAWING TITLE

FLOOR PLAN

SHEET NO. 03 PRINT TIME: 2/08/2022 1:20:12 PM

PRELIMINARY: 8/06/22 CONSTRUCTION: 2/08/22

A3 SCALE: 1:100 AT A3

ISSUE: A

DRAWN BY: MB

CONSTRUCTION ISSUE

SSHINQ JOB No. NQS329 DRAWING No. -

PROJECT
PROPOSED RESIDENCE
Lot 75 on RP733654
LOT 75 FOREST CREEK ROAD
KIMBERLY

CLIENT
ROBERT HOGG

QBCC: 1117525

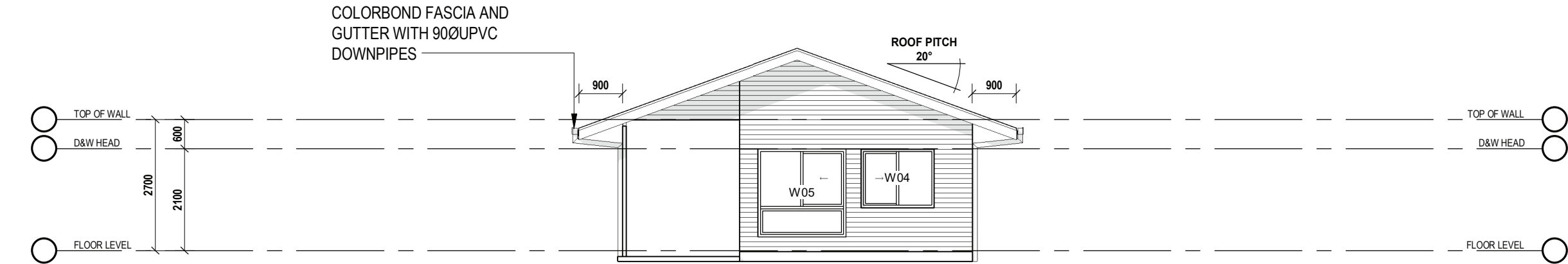


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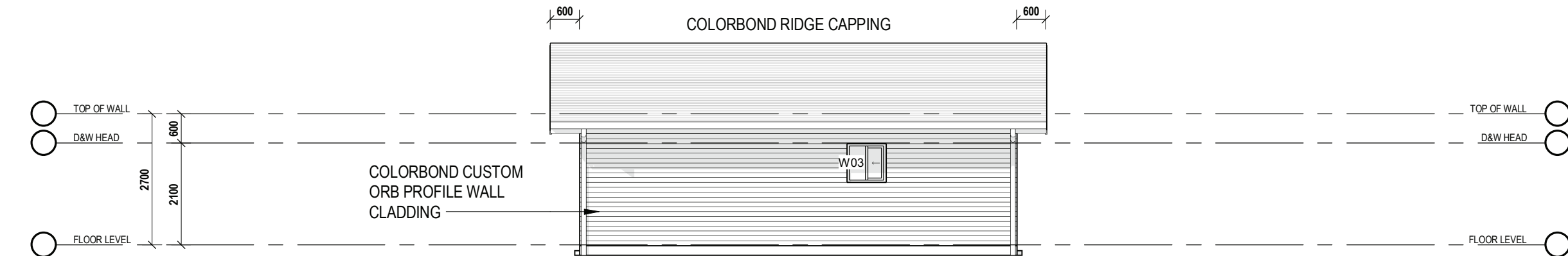
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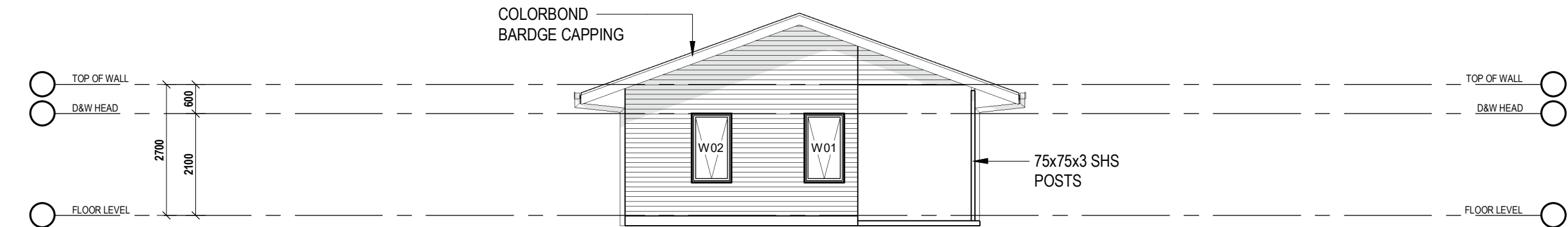
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ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

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No.	DATE	DESCRIPTION
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ELEVATIONS

SHEET NO. **04** PRINT TIME: 2/08/2022 1:20:13 PM
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A3 SCALE: 1:100 AT A3 ISSUE: **A** DRAWN BY: **MB**

CONSTRUCTION ISSUE

SSHINQ JOB No. **NQS329** DRAWING No. **-**

PROJECT
PROPOSED RESIDENCE
Lot 75 on RP733654
LOT 75 FOREST CREEK ROAD
KIMBERLY

CLIENT
ROBERT HOGG

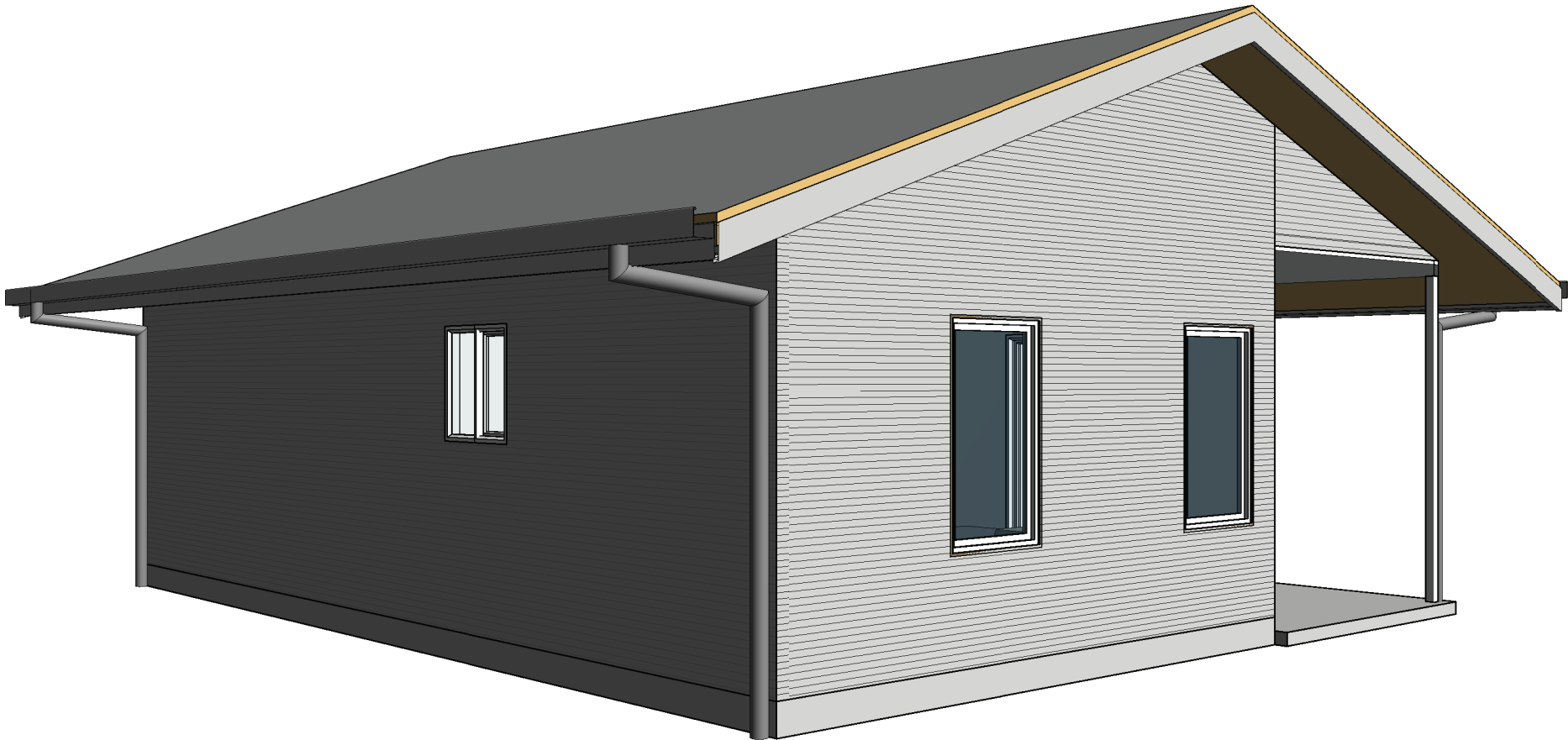
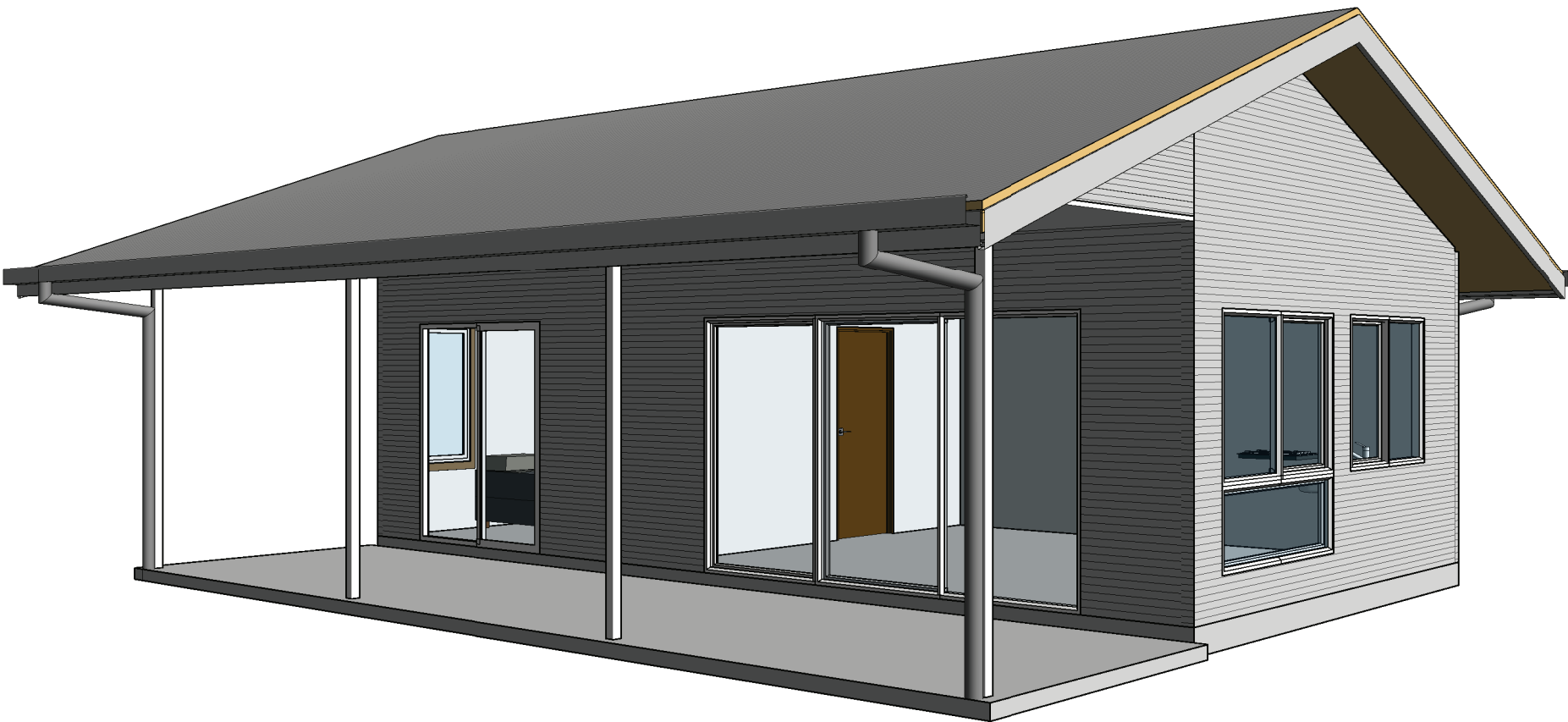
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3D VIEWS

SHEET NO. 05 PRINT TIME: 2/08/2022 1:20:14 PM

PRELIMINARY: 8/06/22 CONSTRUCTION: 2/08/22

A3 SCALE: NTS AT A3 ISSUE: A
DRAWN BY: MB

CONSTRUCTION ISSUE

SSHINQ JOB No. NQS329 DRAWING No. -

PROJECT
PROPOSED RESIDENCE
Lot 75 on RP733654
LOT 75 FOREST CREEK ROAD
KIMBERLY

CLIENT
ROBERT HOGG

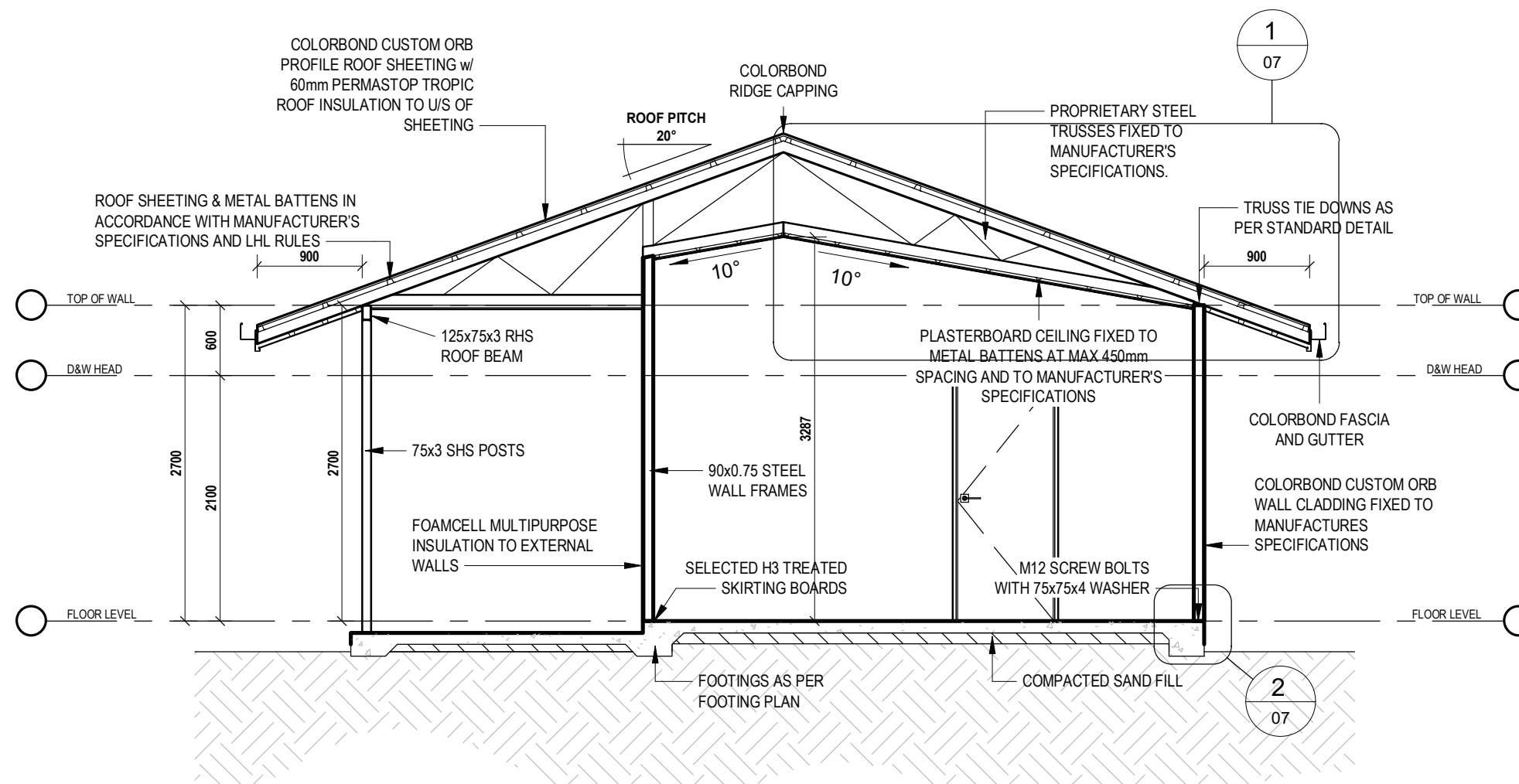
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1
03 SECTION
SCALE - 1 : 50


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SOIL CLASSIFICATION - P

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2/08/22

CONSTRUCTION ISSUE

No.

DATE

DESCRIPTION

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DRAWING TITLE

SECTION

SHEET NO. 06

PRINT TIME: 2/08/2022 1:20:14 PM

PRELIMINARY: 8/06/22

CONSTRUCTION: 2/08/22

A3

SCALE: 1:50 AT A3

ISSUE: A

DRAWN BY: WE


CONSTRUCTION ISSUE

SSHNG JOB No. NQS329

DRAWING No. -

PROJECT
PROPOSED RESIDENCE
Lot 75 on RP733654
LOT 75 FOREST CREEK ROAD
KIMBERLY

CLIENT
ROBERT HOGG

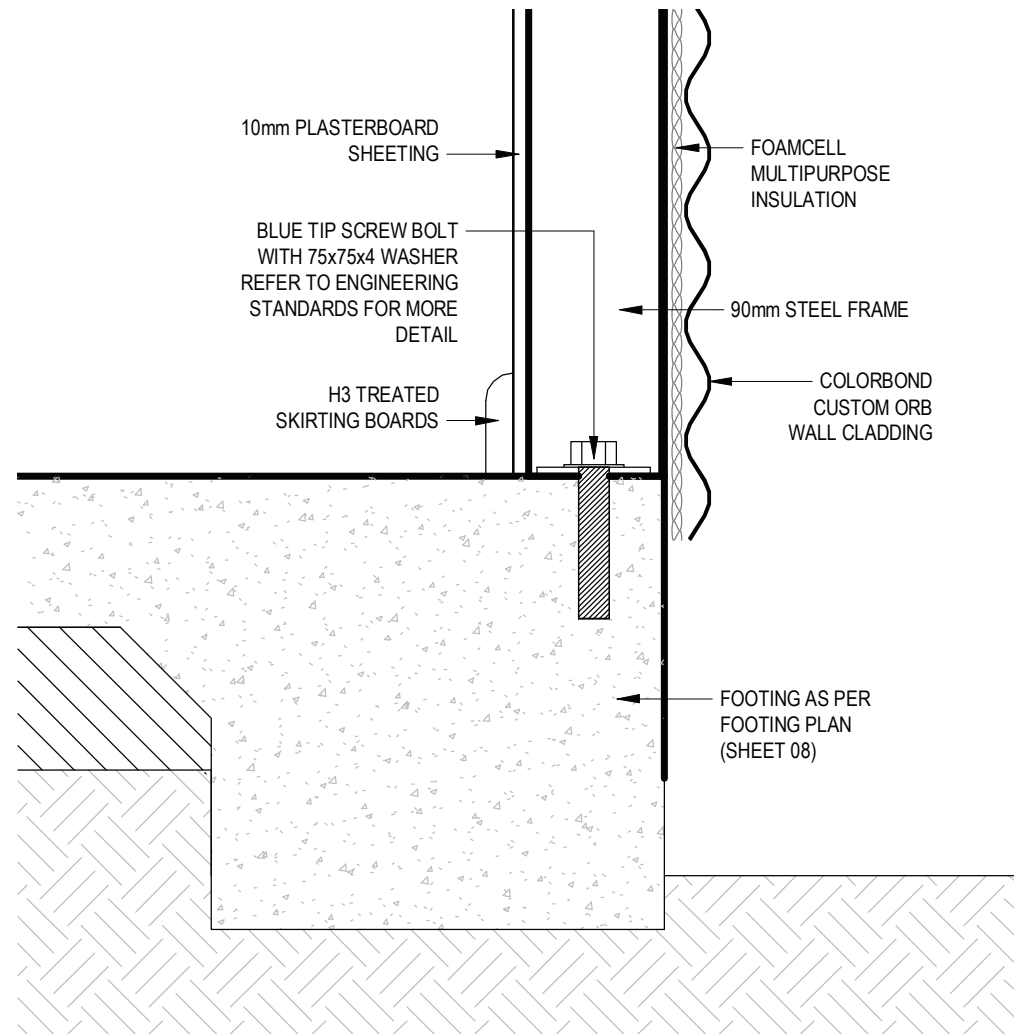
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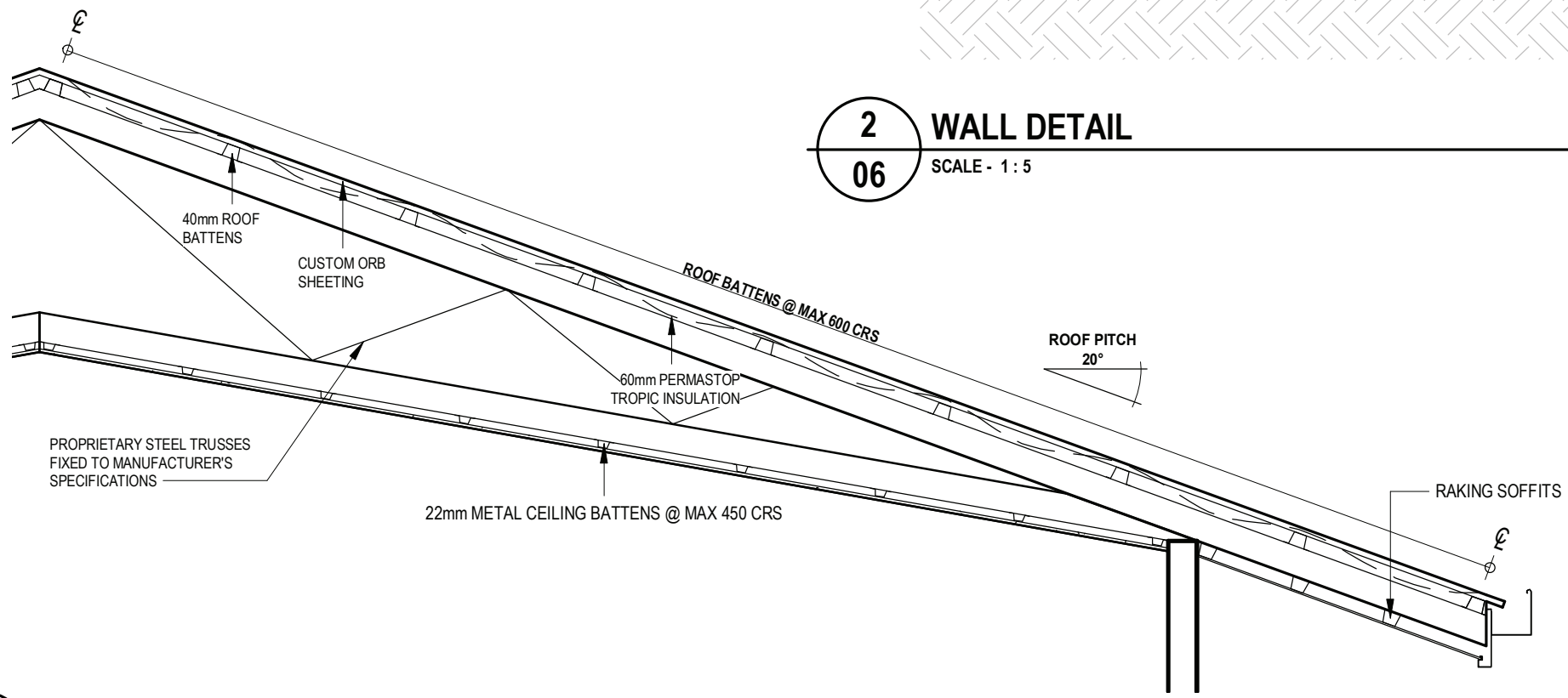
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2
06 **WALL DETAIL**
SCALE - 1 : 5



1
06 **ROOF DETAIL**
SCALE - 1 : 20

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SECTION DETAILS

SHEET NO. **07** PRINT TIME: 2/08/2022 1:20:14 PM

PRELIMINARY: **8/06/22** CONSTRUCTION: **2/08/22**

A3 SCALE: AS NOTED AT A3 ISSUE: **A**
DRAWN BY: **WE**

CONSTRUCTION ISSUE

SSHINQ JOB No. **NQS329** DRAWING No. **-**

PROJECT
PROPOSED RESIDENCE
Lot 75 on RP733654
LOT 75 FOREST CREEK ROAD
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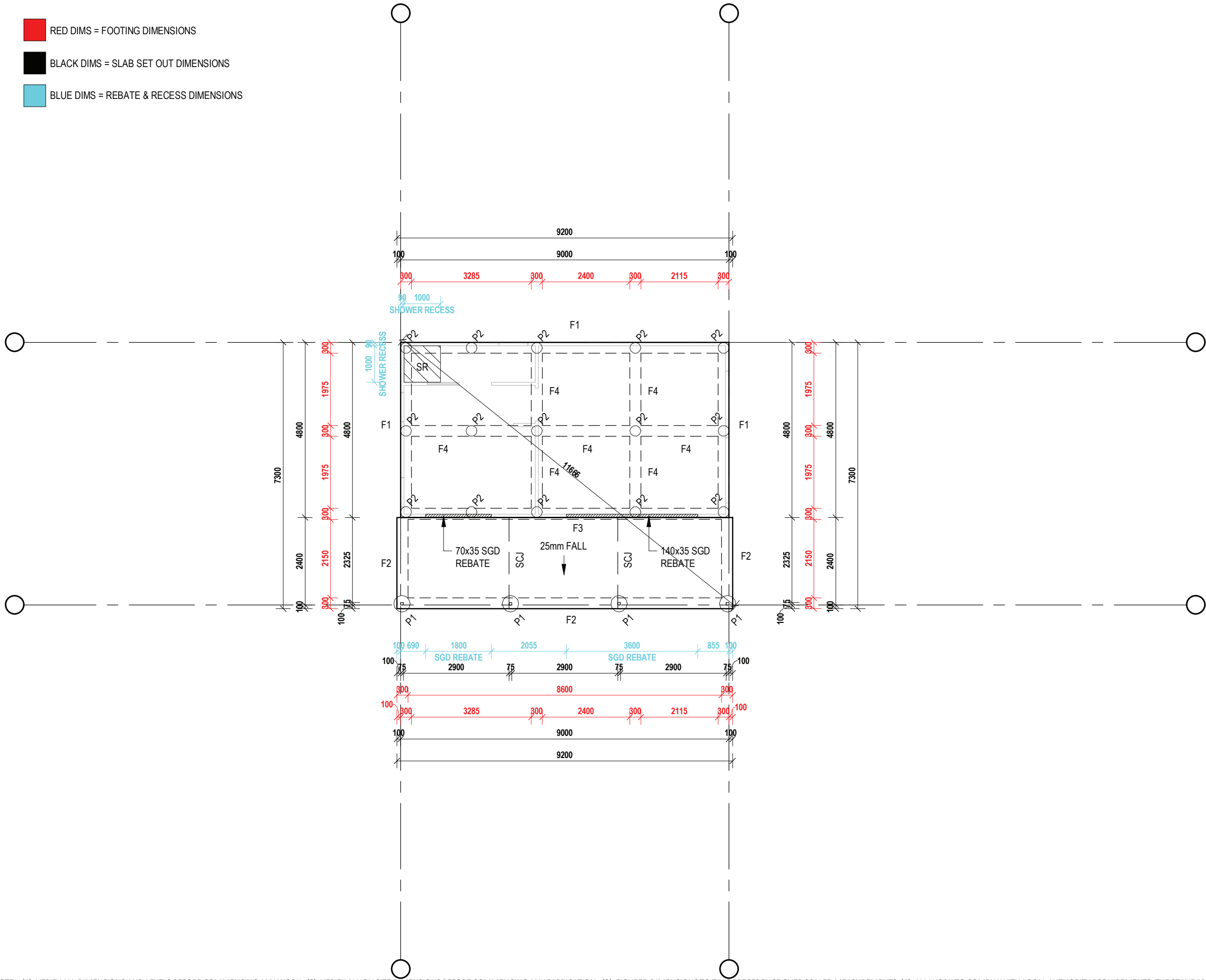
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- RED DIMS = FOOTING DIMENSIONS
- BLACK DIMS = SLAB SET OUT DIMENSIONS
- BLUE DIMS = REBATE & RECESS DIMENSIONS



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A	2/08/22	CONSTRUCTION ISSUE
No.	DATE	DESCRIPTION

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DRAWING TITLE
FOOTINGS PLAN

SHEET NO. 08 PRINT TIME: 2/08/2022 1:20:15 PM

PRELIMINARY: 8/06/22 CONSTRUCTION: 2/08/22

A3 SCALE: 1:100 AT A3 ISSUE: A
DRAWN BY: WE

CONSTRUCTION ISSUE

SSHINQ JOB No. NQS329 DRAWING No. -

PROJECT
PROPOSED RESIDENCE
Lot 75 on RP733654
LOT 75 FOREST CREEK ROAD
KIMBERLY

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ROBERT HOGG

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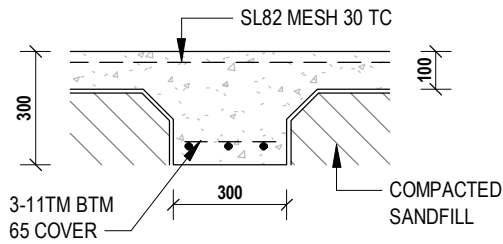
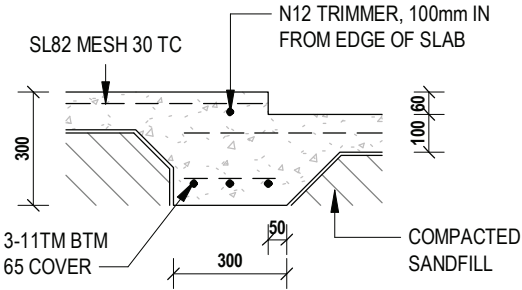
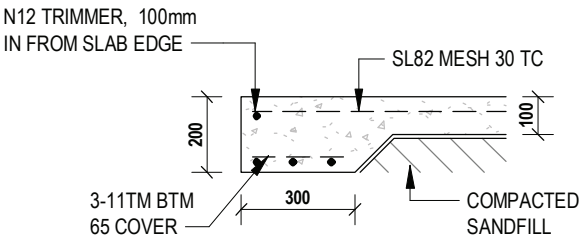
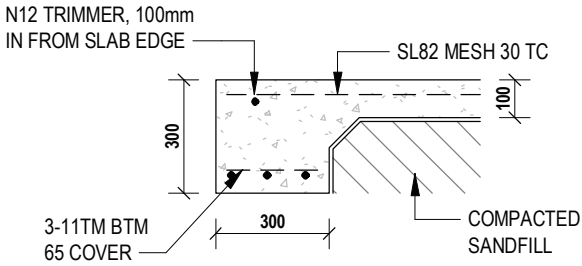
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NOTE: KEEP SLAB MESH 30mm OF EDGE OF SLAB



1 F1 - FOOTING DETAIL

SCALE - 1 : 20

2 F2 - FOOTING DETAIL

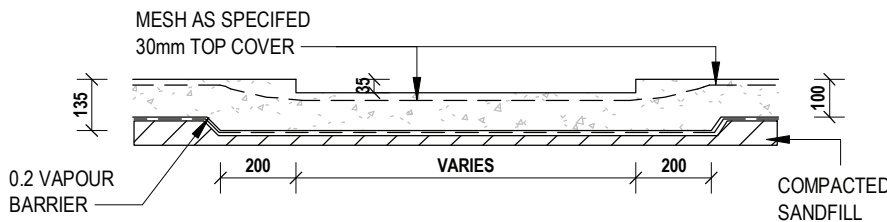
SCALE - 1 : 20

3 F3 - FOOTING DETAIL

SCALE - 1 : 20

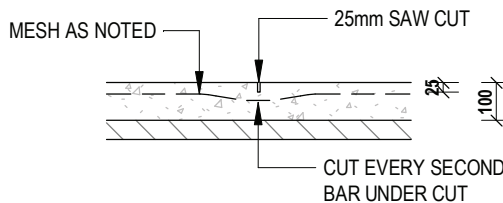
4 F4 - FOOTING DETAIL

SCALE - 1 : 20



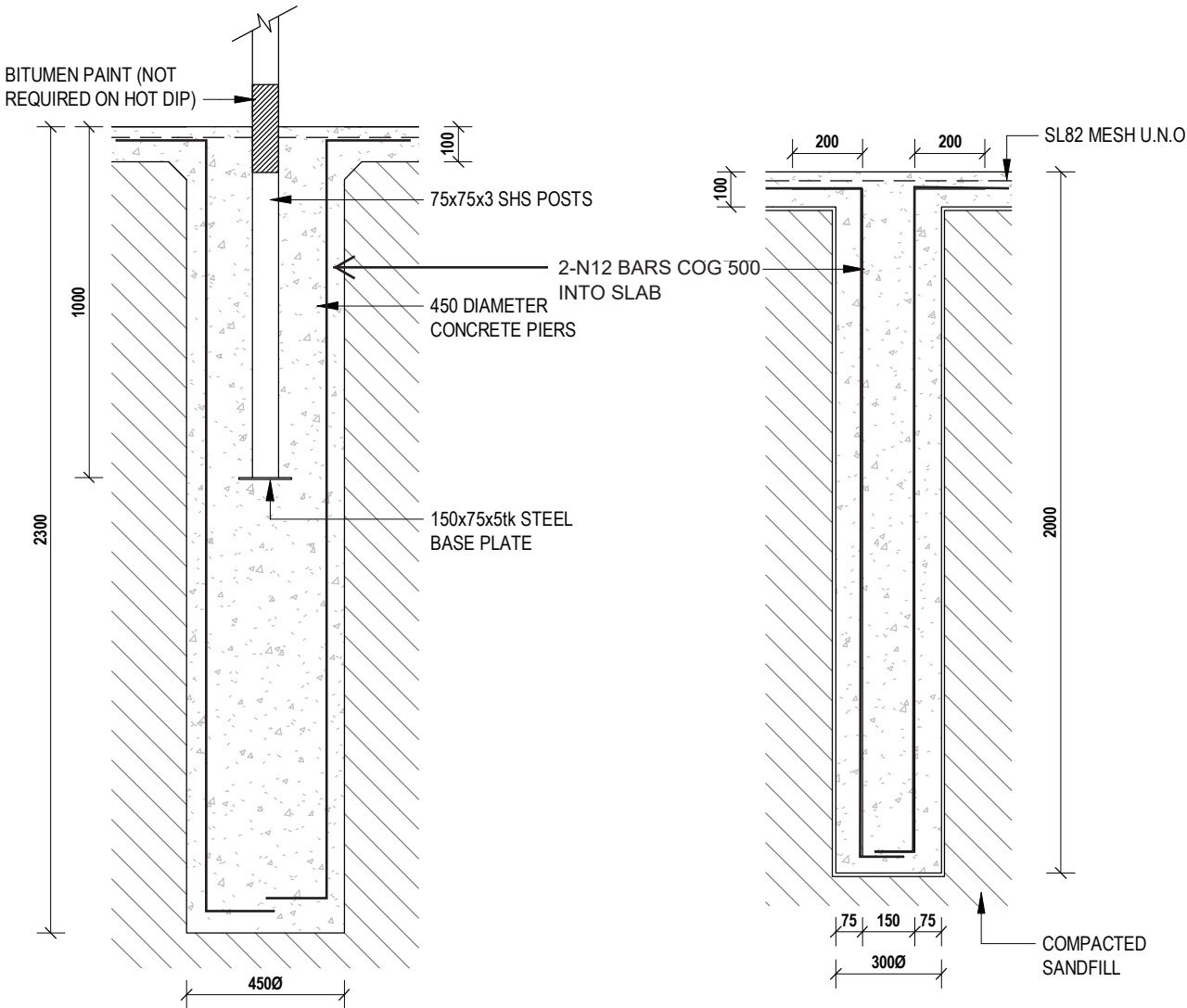
11 OPTIONAL SHOWER RECESS

SCALE - 1 : 20



12 SCJ - SAW CUT JOIN

SCALE - 1 : 20



8 P1 - PIER DETAIL (IN SLAB)

SCALE - 1 : 20

5 P2 - PIER DETAIL

SCALE - 1 : 20

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Date: 2/8/22 Signed: [Signature]
Job No: K-10596 RPEQ No: 5711

DESIGN WIND SPEED - C2 SOIL CLASSIFICATION - P

No.	DATE	DESCRIPTION
A	2/08/22	CONSTRUCTION ISSUE

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE

FOOTING DETAILS

SHEET NO. 09 PRINT TIME: 2/08/2022 1:20:15 PM

PRELIMINARY: 8/06/22 CONSTRUCTION: 2/08/22

A3 SCALE: AS NOTED AT A3 ISSUE: A
DRAWN BY: WE

CONSTRUCTION ISSUE

SSHNG JOB No. NQS329 DRAWING No. -

PROJECT
PROPOSED RESIDENCE
Lot 75 on RP733654
LOT 75 FOREST CREEK ROAD
KIMBERLY

CLIENT
ROBERT HOGG

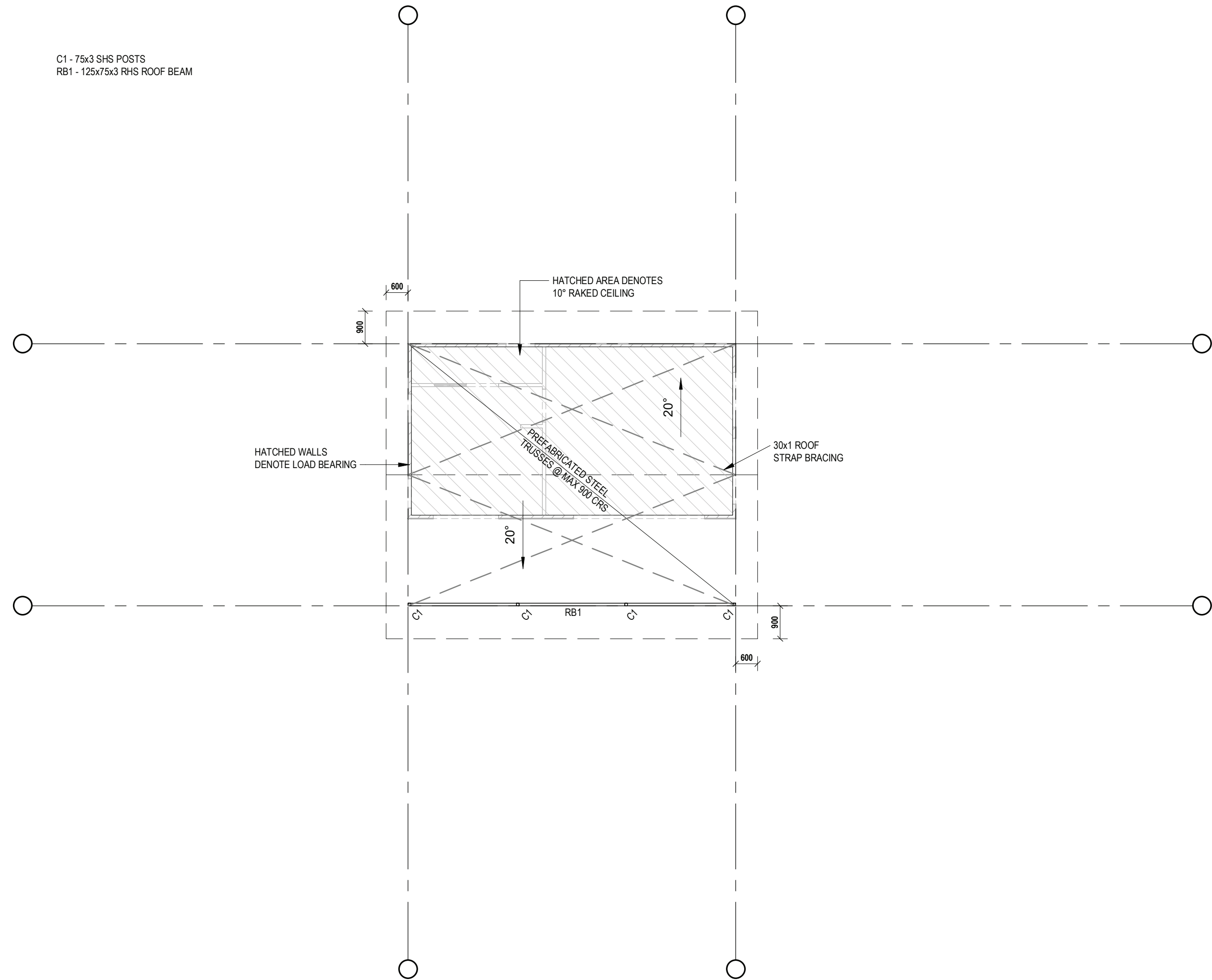
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Job No: K-10596 RPEQ No: 5711

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SOIL CLASSIFICATION - P

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No.	DATE	DESCRIPTION

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DRAWING TITLE

ROOF LAYOUT

SHEET NO. 10

PRINT TIME: 2/08/2022 1:20:15 PM

PRELIMINARY: 8/06/22

CONSTRUCTION: 2/08/22

A3

SCALE: 1:100 AT A3

ISSUE: A

DRAWN BY: WE

CONSTRUCTION ISSUE

SSHINQ JOB No. NQS329

DRAWING No. -

PROJECT

PROPOSED RESIDENCE


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LOT 75 FOREST CREEK ROAD

KIMBERLY

CLIENT

ROBERT HOGG

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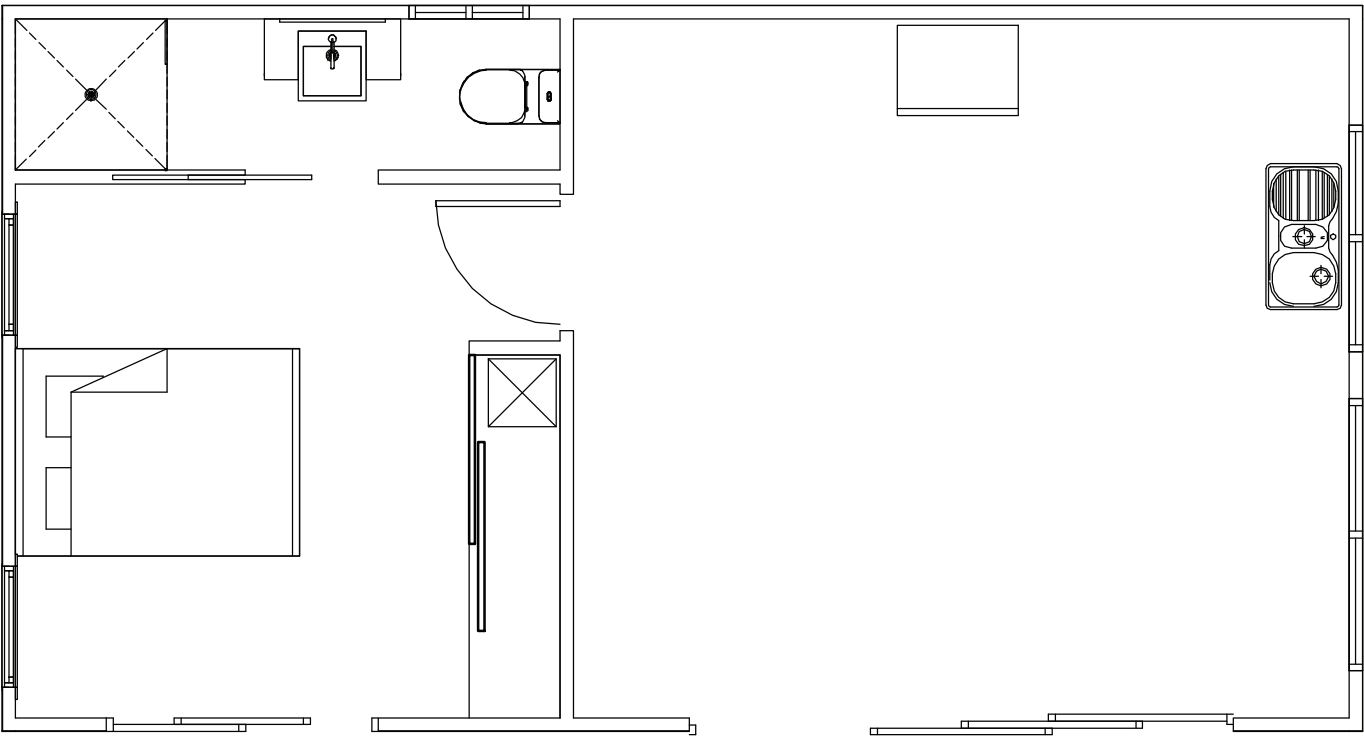
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LEGEND

- telephone outlet
- television outlet
- light switch
- two way switch
- fan switch and regulator
- GPO single
- GPO double
- Waterproof GPO double
- Split system head unit
- Audio jack
- Audio volume control
- Flush mounted ceiling speaker
- Data outlet
- Split System Mechine
- Metre Box
- Ceiling Fan

1
04
ELECTRICAL PLAN

SCALE - 1 : 50

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Date: _____ Signed: _____

Job No: _____ RPEQ No: _____

DESIGN WIND SPEED - C2 SOIL CLASSIFICATION - P

A 2/08/22 CONSTRUCTION ISSUE

No. DATE DESCRIPTION

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DRAWING TITLE

ELECTRICAL PLAN

SHEET NO. 11 PRINT TIME: 2/08/2022 1:20:15 PM

PRELIMINARY: 8/06/22 CONSTRUCTION: 2/08/22

A3 SCALE: 1:100 AT A3 ISSUE: A
DRAWN BY: WE

CONSTRUCTION ISSUE

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PROPOSED RESIDENCE
Lot 75 on RP733654
LOT 75 FOREST CREEK ROAD
KIMBERLY

CLIENT
ROBERT HOGG

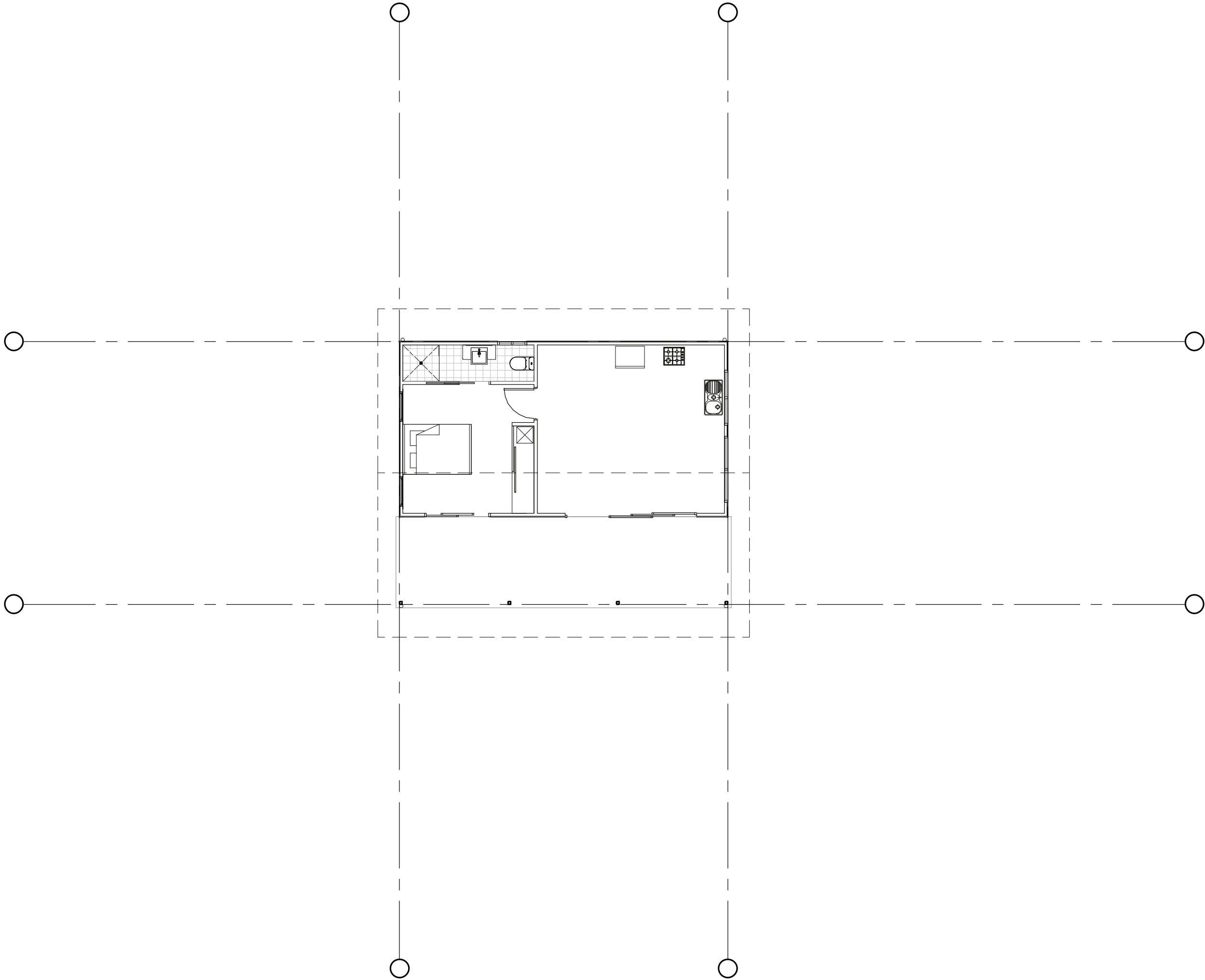
QBCC: 1117525

QLD
KIT HOMES
Affordability Without Compromise
34/5 FACULTY CLOSE, SMITHFIELD


PH: (07) 4038 3900
FAX: (07) 4027 9613
WEB: www.qldkithomes.com.au

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STRUCTURALLY ADEQUATE



KFB Engineers

Civil & Structural

1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870

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Date: _____

Signed: _____

Job No: _____

RPEQ No: _____

DESIGN WIND SPEED - C2

SOIL CLASSIFICATION - P

A2/08/22CONSTRUCTION ISSUE

No. DATE DESCRIPTION

VARIATIONS INCLUDED IN THIS DRAWING

DRAWING TITLE

DRAINAGE PLAN

SHEET NO. 12

PRINT TIME: 2/08/2022 1:20:15 PM

PRELIMINARY: 8/06/22

CONSTRUCTION: 2/08/22

A3

SCALE: 1:100 AT A3

ISSUE: A

DRAWN BY: WE

CONSTRUCTION ISSUE

SSHINQ JOB No. NQS329

DRAWING No. -

PROJECT

PROPOSED RESIDENCE


Lot 75 on RP733654

LOT 75 FOREST CREEK ROAD

KIMBERLY

CLIENT

ROBERT HOGG



Affordability Without Compromise

34/5 FACULTY CLOSE, SMITHFIELD

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REPORT

Geotechnical Investigation

Proposed New Driveway and Creek Crossing Structure
Lot 75 Forest Creek Road
Forest Creek QLD 4873



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Appendix A	Creek Crossing Typical Profile
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1.0 Introduction

GEO Design has carried out a geotechnical investigation for a proposed new driveway and creek crossing structure at Lot 75 Forest Creek Road, Forest Creek. The geotechnical investigation was carried out at the request of Robert Hogg.

It is understood that it is proposed to construct a new driveway from Forest Creek Road into the subject property to a building platform. The driveway is to provide vehicular access during construction of the house, together with long term access to the property. The driveway extends over an existing creek, thus requiring a bridge type structure to be constructed as part of the driveway.

The aims of the geotechnical investigation were as follows:

- Evaluate the subsurface conditions at the site, particularly in the area of proposed creek crossing.
- Comment on creek crossing construction options and recommend an option based on site conditions, construction methodology and suitability for the site.
- Comment on erosion and scour protection requirements.
- Comment on development issues to consider from a geotechnical point of view and provide recommendations for residential construction works.
- Comment on suitable footings and geotechnical design parameters.
- Comment on earthworks including recommended cut and fill batters, procedures and site preparation.

This report presents the results of the geotechnical investigation together with the engineering comments outlined above.

2.0 Fieldwork

The fieldwork for the current investigation comprised the following:

- A walkover assessment, carried out by an experienced Engineering Geologist.
- Evaluation of the subsurface conditions within the exposed batters at the site, particularly in the area of the proposed creek crossing.
- Survey of the crossing area to produce a typical profile to allow evaluation of suitable span and height.

Given the thick vegetation and existing surface, no deep excavations using machinery were carried out. Exposures along the creek bank and surrounding area were evaluated to gauge the nature of the subsurface conditions.

2.1 Surface Conditions

The site is located at Lot 75 Forest Creek Road, Forest Creek. The site generally comprises a rectangular shaped allotment that extends south of Forest Creek Road. A creek runs through the allotment and extends in a general east west direction. The proposed building envelope is located in a currently cleared area to the south of the creek. Access to this building area is currently available through the adjacent property's access road.

The proposed driveway extends through areas of thick forest vegetation. The surface of the site generally slopes to the south to the creek and then is essentially level to the south of the creek and in the building envelope area.

The creek is bound by thick vegetation and the banks vary in height and slope within the subject area. At the time of fieldwork, the creek contained about 0.5 – 1.0 m depth of water in the proposed crossing area with deeper section located adjacent.

The location of the proposed driveway and creek crossing is shown below in Figure 1. Site photographs of the creek crossing area are presented in Figure 2. The typical profile through the creek crossing is presented in Appendix A.

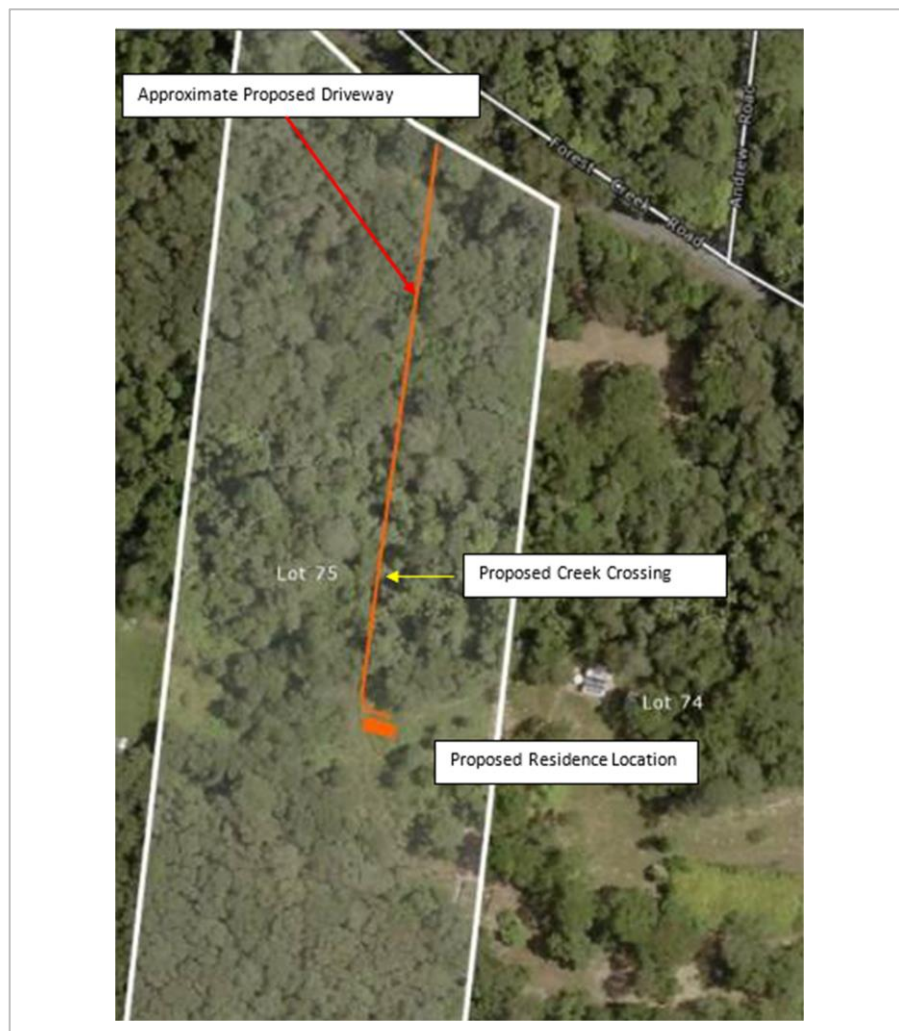


Figure 1: Site Location



Figure 2: Site Photographs

2.2 Subsurface Conditions

The subsurface conditions observed at the site within the creek banks, cuttings and based on our experience in this area of Forest Creek Road, generally comprises a thin layer of very stiff clay over weathered argillite rocks of the Hodgkinson Formation.

Within the creek bed, areas of sand and some gravel were noted. These were underlain by highly weathered argillite rocks.

Based on the preferred site of the creek crossing, the subsurface conditions in the area of proposed abutments would comprise a thin layer of clay over weathered rock. This is consistent with the geotechnical investigation carried out for the nearby proposed new residence.

3.0 Engineering Comments

3.1 General

As outlined previously, it is understood that it is proposed to construct a new access road extending from Forest Creek Road, south to the proposed building platform. The access road will cross the existing creek and as such, a crossing structure such as a bridge or similar will be required.

Engineering comments relating to site preparation and earthworks procedures, bridge or crossing structure options, foundation options, and pavement construction are presented in the following sections.

3.2 Pavement Construction

Further to the site inspection, together with discussions with the owner, it is understood that the proposed access road will comprise the following:

1. A crossover structure and drainage structure (pipe) located at the intersection of Forest Creek Road.
2. Constructed at or near the current grade of the surface.
3. An unsealed surface (unbound gravel).
4. A creek crossing over the existing creek.

It is considered that the cross over should be constructed in accordance with FNQRoC standards and Douglas Shire Council requirements. The size and positioning of the drainage structure (pipe) should be confirmed.

It is recommended that the proposed access road be constructed using a minimum 250 mm thick layer of Type 2.5 gravel. The gravel should be placed in maximum 100 mm layers and compacted to achieve a minimum 97% Standard Compaction.

The road surface should have a superelevation of at least 3% to promote drainage off the road surface. Unlined drains should be constructed along the margins of the road and have rock lined check dams placed at between 20-50 m intervals, and where large changes of grade are proposed, as a minimum. Alternatively, the drain(s) could be lined with crushed rock. If not lined with crushed rock, the growth of grass within these drains should be promoted to minimise potential erosion issues.

Comments regarding potential crossing options are outlined in the following sections.

3.3 Cut and Fill Earthworks

It is envisaged that some earthworks will be required as part of the proposed works.

Site preparation and earthworks procedures should involve the following:

- Strip and remove existing debris/materials, topsoil and soil containing significant amounts of organic materials.
- Strip and remove all cobble and boulders >150 mm in diameter from the surface.
- Compact the subgrade with a heavy roller to reveal soft or loose materials. Soft or loose material that cannot be improved by compaction should be removed and replaced with engineered fill.
- Place fill where required in uniform horizontal layers not exceeding 200 mm loose thickness and compact to achieve a relative dry density ratio of at least 95% using Standard Compaction. Each layer of filling should be keyed into natural ground. Filling should be placed at least 1 m beyond the design profile and then trimmed to the design profile.

If required, imported fill materials should have a Plasticity Index less than 20 and a soaked CBR value of >15%.

It is recommended that all earthworks procedures be carried out in accordance with AS 3798-2007 “Guidelines on Earthworks for Commercial and Residential Developments” and local authority requirements. It is recommended that the earthworks contractor be familiar with site conditions.

3.4 Creek Crossing Structure

3.4.1 Location

Following a walkover survey of the creek in the area of the subject allotment, it is considered the selected location is optimal based on the grade of the banks, width of creek crossing, and the minimisation of potential clearing required.

The areas of potential abutments were also favourable with weathered rock exposed in some sections.

The typical profile developed from the site survey indicates that the bridge should have a minimum span of 6.5 m and could be formed at or above the current ground level.

3.4.2 Structure Type

There are a number of options for bridge or crossing type structures that could be considered. These include the following:

- Precast bridge units such as Humes HumeDeck Bridge, Rocla M-Lock Modular Bridges or similar. These can be supplied with proprietary abutment structures to be connected to a suitable footing system.
- Cast in place concrete bridge decks and abutments
- Construction of a large box culvert and approaches.
- Steel bridge frames and timber decks (such as Unibridges).
- Timber bridges such as supplied by Industrial Timber Products (Canada) or Hyne Timber in Australia.

The above suppliers provide complete modular systems that can be adopted. The bridges are supplied in various lengths and for various load ratings. However, the cost of supply and installation is a key factor in the selection of an appropriate structure.

Based on our experience with bridge structures constructed along the Kirrama Range in Cassowary Coast Regional Council, it is recommended that the timber bridges from Industrial Timber Products is likely to be the most economical. The bridges range in length and capacity. However, for this site we recommend the 24' or 26' long Heavy Duty Bridge product.

These bridges are of timber construction and are rated for 64T load limit. The timber is treated for long term design life.

As outlined above, these products have been successfully installed by Cassowary Coast Regional Council using standard construction techniques. The bridges are delivered in pre-assembled sections within a shipping container.

3.4.3 Construction

The requirements for the construction of the bridge would include the following:

- The bridge should be constructed above the existing ground level in the suggested abutment areas. The height of the bridge will influence its flood immunity but also negatively influence its constructability.
- Abutment footings likely to be thick concrete pads of monolithic beams. The bridge structure would be fastened to the footing.
- Anchors could be considered to provide hold down support for the bridge if flooding above bridge level is a concern.

- Construction of approaches which would comprise the placement of fill and potentially capping of the approach sections adjacent to the abutment and bridge with concrete.
- Placement of erosion/scour protection around the bridge approaches and abutments.
- A crane to lift the sections in place.

It is understood through discussions with Cassowary Coast Regional Council staff that the construction of the bridges is relatively straightforward and achievable with experienced trades people.

3.5 Scour/Erosion Protection

As outlined above, it is considered that suitable erosion/scour protection is required around the abutments and along the margins of the access road in the area of the bridge. This is to prevent undermining or loss of capacity of the abutments.

The measures that should be implemented include:

- Abutments should be founded within the weathered rock or at a minimum of 1 m depth below the surface.
- Place geofabric (minimum A34) around the abutments, securing tightly to the surface with small pins.
- Placement of erosion rock (200-400 mm in size) around abutments and access road approaches.

All stormwater should be collected and discharged from the site into designated drainage paths and not be allowed to flow on to the ground or around any footings or structures. Where this is not possible, stormwater should be directed into flow spreaders or energy dissipaters to prevent concentrated flows.

3.6 Bridge Footings

3.6.1 High Level Footings

It is considered that the proposed timber bridge could be founded on high level footings. High level footings for abutments should be founded at least 1 m below the existing ground level and at least 2 m away from the creek banks. High level pad, strip or beams for slab on ground footings should be founded on the extremely to distinctly weathered rock. Pad, strip or beams for slab on ground footings founded in this manner can be designed using an allowable bearing pressure of 100 kPa.

For the purposes of AS2870-2011, high level footings could be designed in accordance with a Class S site.

Settlements for high level footings founded in the above manner are considered to be negligible.

3.6.2 Further Works

At this stage it is understood that studies have been carried out for the access road and creek crossing as part of the development approval process. Following approval, the following works are recommended:

1. Order suitable bridge structure from Industrial Timber Products and arrange freight.
2. Construct access road and associated structures.
3. Prepare and construct footings in accordance with the manufacturer's plans. Footing inspections by an experienced engineer should be carried out to confirm adequacy of the founding materials prior footing construction.
4. Construct bridge in accordance with guidelines and procedures.

4.0 Limitations

GEO Design has prepared this report for the use of Robert Hogg for design purposes in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has not been prepared for use by parties other than Robert Hogg and their other consultants. It may not contain sufficient information for purposes of other parties or for other uses.

Your attention is drawn to the document - "Important Information About Your Geotechnical Engineering Report". This document has been prepared by the ASFE (Professional Firms Practicing in the Geosciences). The statements presented in this document are intended to advise you of what your realistic expectations of this report should be, and to present you with recommendations on how to minimise the risks associated with the ground works for this project. The document is not intended to reduce the level of responsibility accepted by GEO Design Pty Ltd, but rather to ensure that all parties who may rely on this report are aware of the responsibilities each assumes in so doing.

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We would be pleased to answer any questions that you may have regarding this matter.

Regards,



Steve Ford

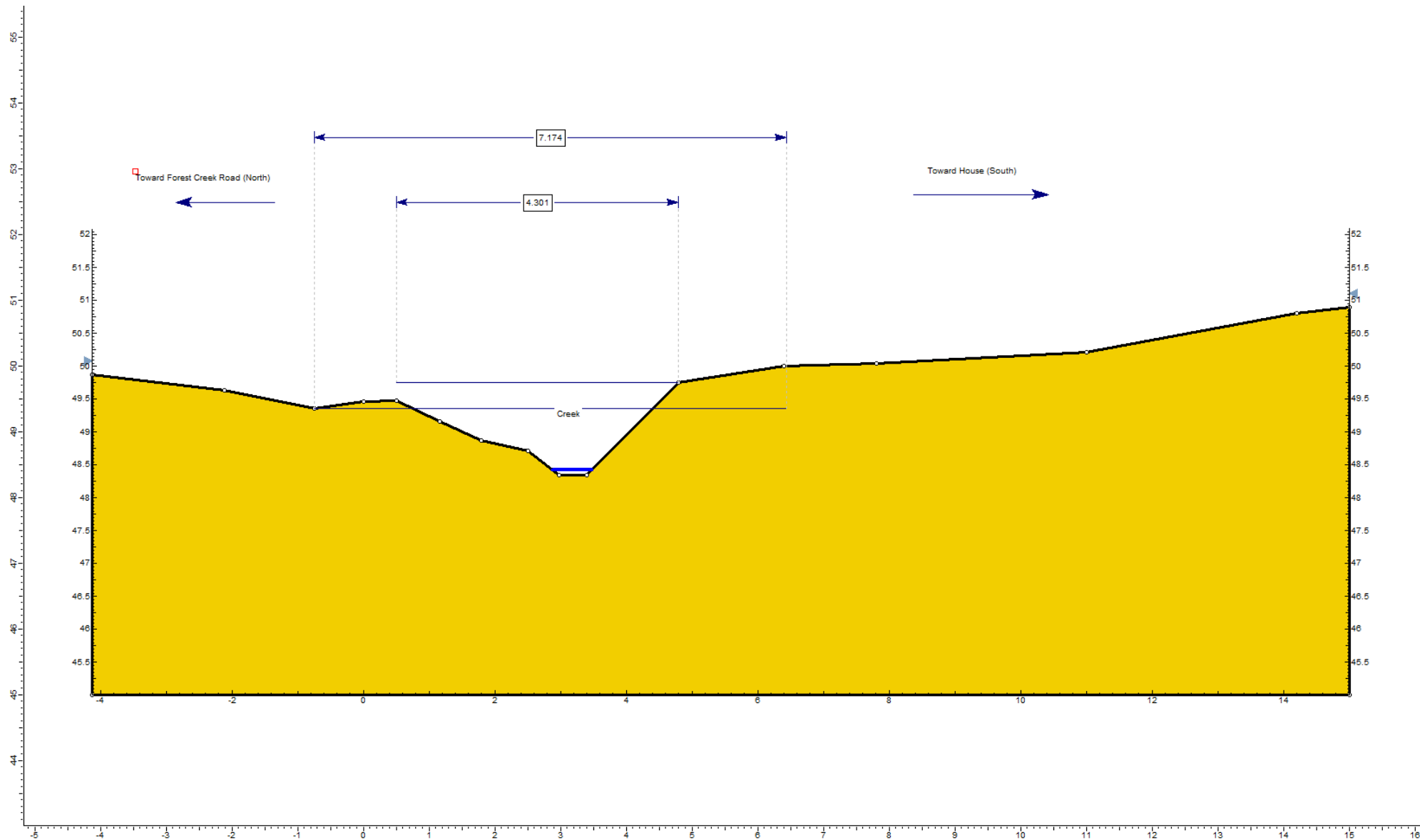
Principal Geotechnical Engineer

BSc (Geo) BSc Hons (Geo) MEngSc (Geotechnical)

RPEQ 25762

Appendix A

Creek Crossing Typical Profile



GEO | design

Client:	Robert Hogg	GEOTECHNICAL INESTIGATION
Drawn:	SRF	LOT 75 FOREST CREEK ROAD, FOREST CREEK
Scale:	NTS	FIGURE 1 CREEK CROSSING TYPICAL PROFILE
Project No:	22075AA-D	



Site Classification

And

Wastewater Management System

For

QLD Kit Homes

At

Lot 75 Forest Creek Road

Forest Creek

INTRODUCTION:

Earth Test has been engaged by QLD Kit Homes to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 75 Forest Creek Road, Forest Creek.

Real Property Description:-

Lot 75, on RP 73654

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 June 2022.

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 45100 square metres and is predominantly covered with grass.

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

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 & DCP2, 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.



Borehole being sampled at Lot 75 Forest Creek Road, Forest Creek



SITE INVESTIGATION REPORT

BOREHOLE LOG

CLIENT: QLD Kit Homes.		DATE SAMPLED: 15/06/2022
PROJECT: Lot 75 Forest Creek Road, Forest Creek.		Sampled by: G. Negri
REPORT DATE: 18/06/2022		
BOREHOLE No: BH1		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.4	Brown Sandy Silty-Clay	Disturbed sample 0.6- 0.9m. Watertable not encountered
0.4-0.8	Orange-Brown Sandy Silty-Clay	
0.8-1.8	Yellow-Brown Sandy Silty-Clay	
BOREHOLE No: BH2		
DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.5	Brown Sandy Silty-Clay	Watertable not encountered
0.5-1.0	Orange-Brown Sandy Silty-Clay	
1.0-1.8	Yellow-Brown Sandy Silty-Clay	



ATTERBERG LIMITS TEST REPORT

CLIENT: QLD Kit Homes

SAMPLE No: SI 415-22

PROJECT: Lot 75 Forest Creek Road, Forest Creek

DATE SAMPLED: 15/06/2022

SAMPLE DETAILS: BH1 0.6-0.9m

Sampled by: G. Negri

REPORT DATE: 18/06/2022

Tested By: PW

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	28%
Plastic Limit: AS 1289.3.2.1	19%
Plasticity Index: AS 1289.3.3.1	9%
Linear Shrinkage: AS 1289.3.4.1	5.0%
Length Of Mould:	125mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	19.7%
% Passing 0.075mm:	



DYNAMIC CONE PENETROMETER REPORT

AS 1289.6.3.2

CLIENT: QLD Kit Homes

SAMPLE No: SI 415-22

PROJECT: Lot 75 Forest Creek Road, Forest Creek.

DATE SAMPLED: 15/06/2022

Tested By: G. Negri

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

REPORT DATE: 18/06/2022

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



SITE CLASSIFICATION

Lot 75 Forest Creek Road, Forest Creek.

The Dynamic Cone Penetrometer test results indicate soft conditions to depths up to 1.7m.

The Atterberg Limits test results indicate a slightly reactive soil.

Due to the soft 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 75 Forest Creek Road, Forest Creek.

The site and soil evaluation carried out on 15/06/2022 provided the following results.

Site Assessment

<u>Site Factor</u>	<u>Result</u>
Slope	<1 degree
Shape	Linear-Planar
Aspect	South
Exposure	Good.
Erosion/land slip	Not noted.
Boulders/rock outcrop	Extensive
Vegetation	Grass clearing in the rainforest.
Watercourse/Bores	>30m from LAA
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

<u>Soil Property</u>	<u>Result</u>
Colour	Orange-Brown
Texture	Sandy Clay-Loam
Structure	Weak
Coarse Fragments	Nil
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 three (3) persons has been chosen for the proposed one bedroom dwelling.

The site is connected to a onsite roof 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 (3 persons @ 150 L/person/day) will be 450 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

$$\begin{aligned} L &= 450 / (15 \times 4.55) \\ &= 6.6\text{m.} \end{aligned}$$

Use one 6.6m long by 4.55m wide Advanced Enviro-Septic bed.

See site plan and detail cross-section.

1kg gypsum per m² shall be applied to the scarified base before laying the sand

SYSTEM SAND

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

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

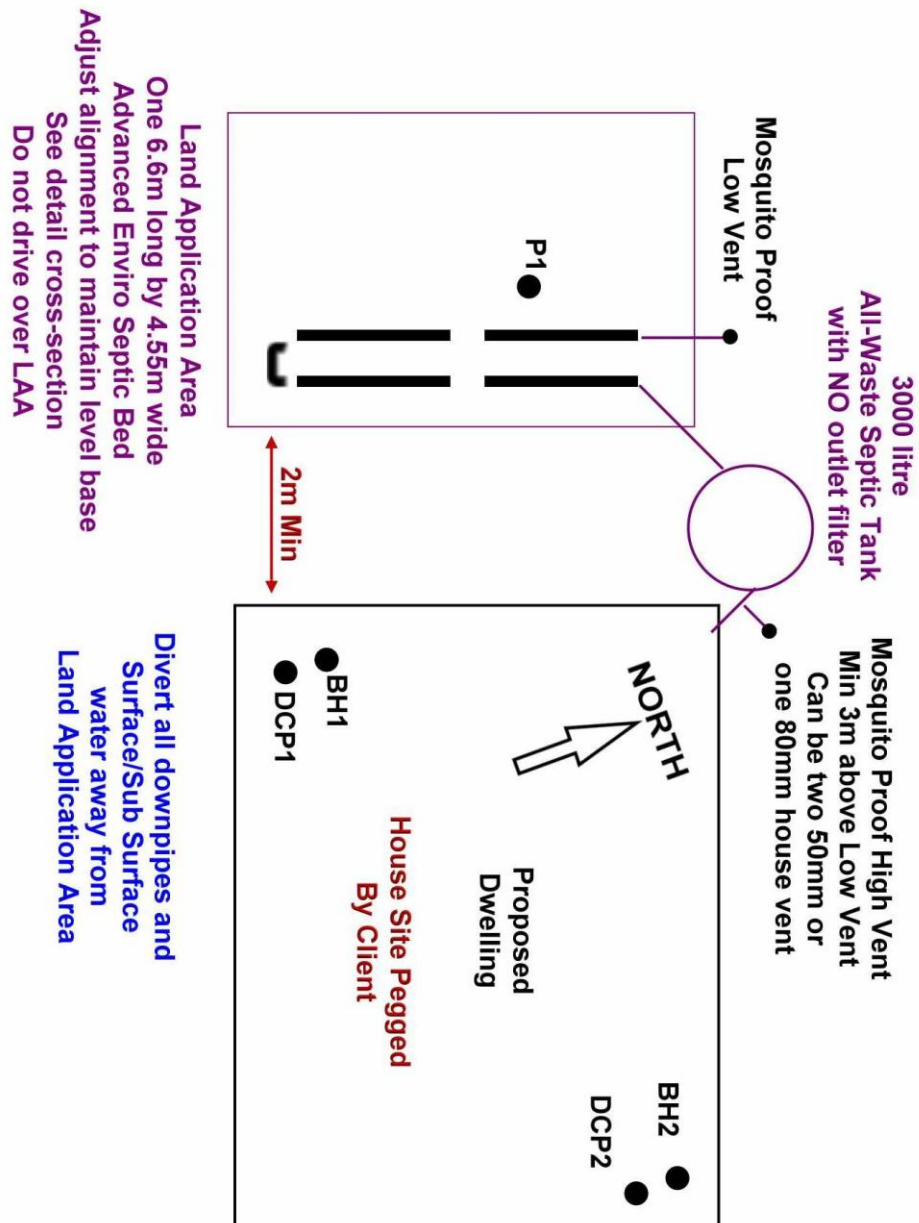
Avoid compaction by keeping people and machinery off the finished trench or bed floor.
The system shall be installed by a licensed plumber in accordance with the manufacturer's recommendations and the relevant Australian Standards.

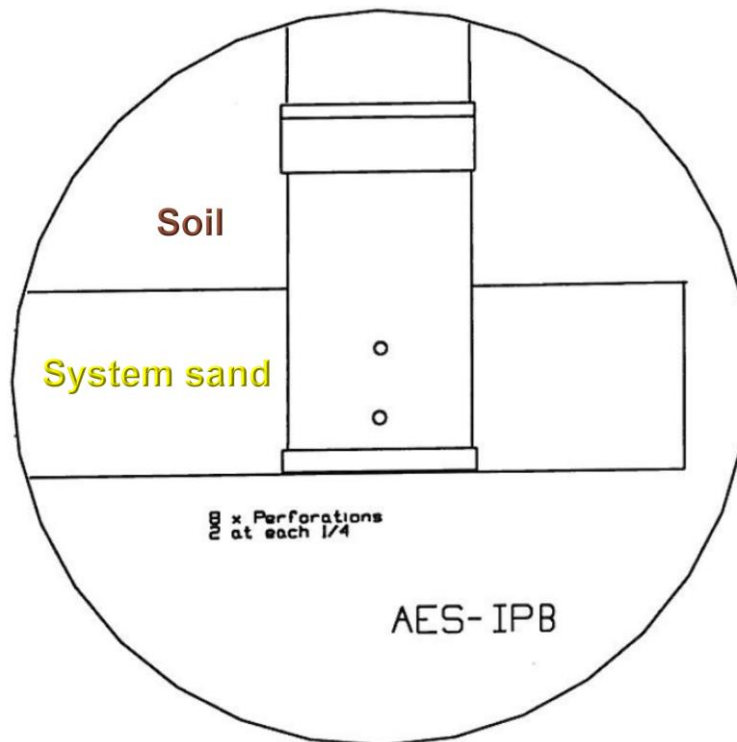
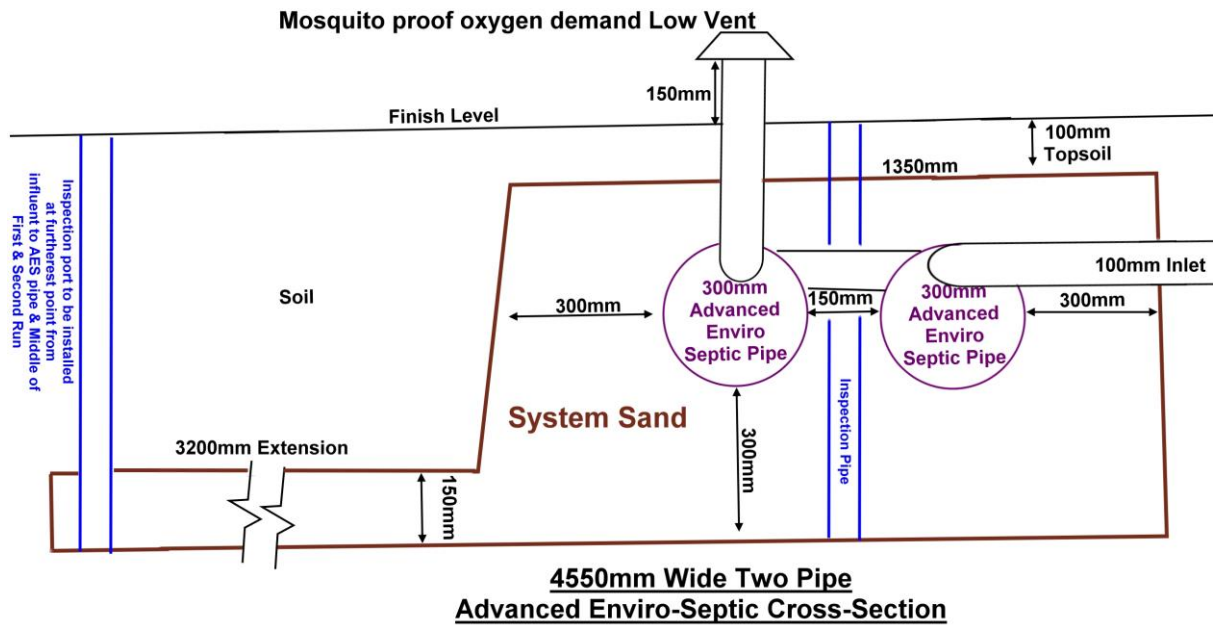
Operation and Maintenance

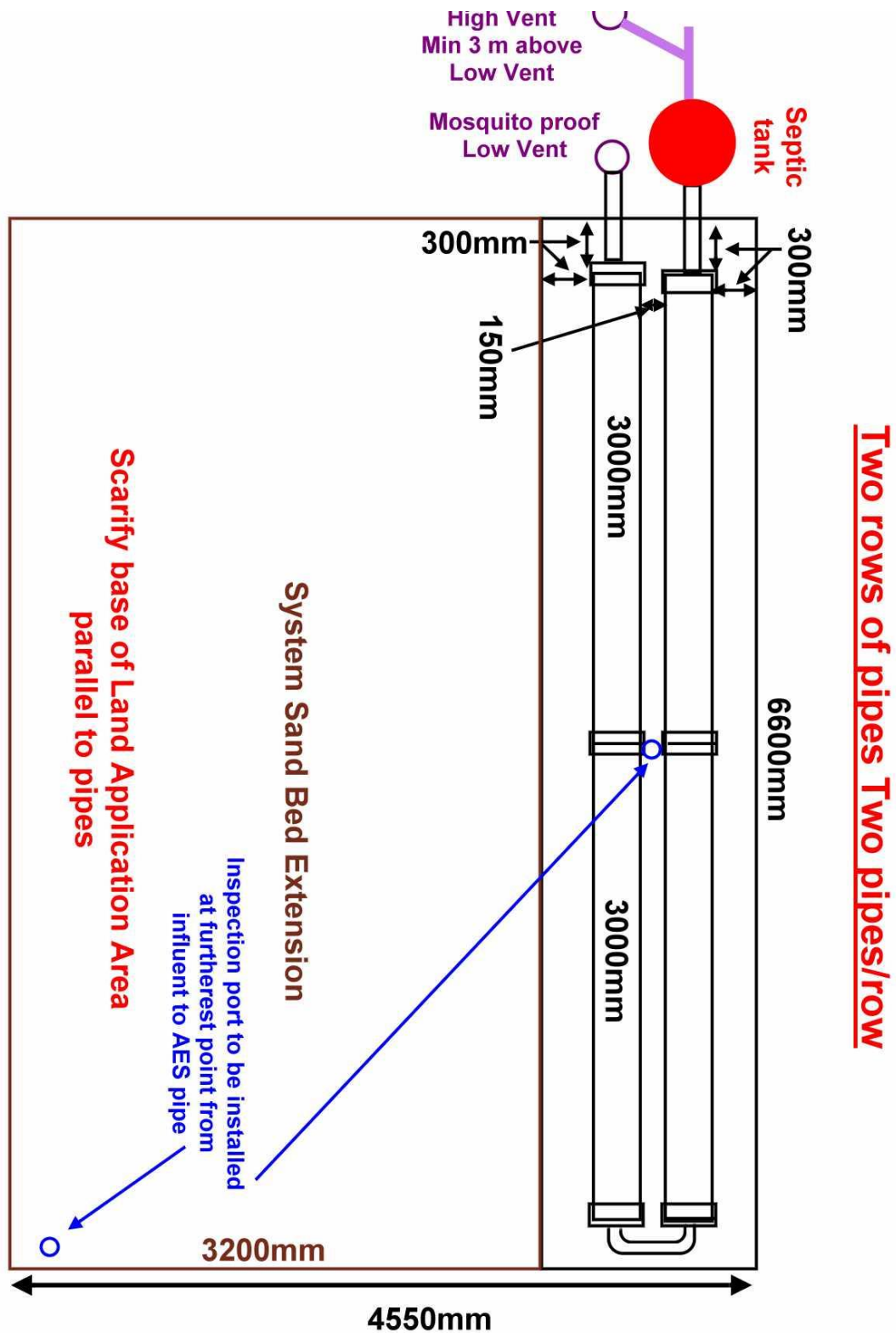
Homeowners should be fully informed of the proper operation and maintenance requirements of the on-site wastewater system.

Gavin Negri
Earth Test

SITE PLAN
Lot 75 Forest Creek Road, Forest Creek.
NOT TO SCALE









I am not aware of the corrugated plastic pipe you mentioned, you would have to ensure that its specs are suitable to comply with FNQROC requirements.

The bridge, clearing for the driveway and Dwelling house would be assessed under the one Material Change of Use (MCU) – Dwelling House application.

The subject site lies within the Environmental Management zone, within this zone, a MCU -Dwelling House development requires a code assessable application be submitted to Council.

There would no requirement to refer the bridge to the State Referral Assessment Agency (SARA).

Should you require any further information, please contact the below numbers.

Kind Regards,

Rebecca Taranto | Development and Environmental Compliance Officer

Environment & Planning | Douglas Shire Council

P: 07 4099 9531 | **M:** 0427 572 863 **F:** 07 4098 2902

E: enquiries@douglas.qld.gov.au | **W:** www.douglas.qld.gov.au

Mail: PO Box 723, Mossman Q 4873 | **Office:** 64-66 Front St, Mossman Q 4873

From: Robert Hogg <Robiehogg@hotmail.com>
Sent: Wednesday, 31 August 2022 8:36 AM
To: Rebecca Taranto <rebecca.taranto@douglas.qld.gov.au>
Subject: Lot 75 Forest Creek Road property access

Hello Rebecca

Good to have met with you yesterday and thanks for helping me out.
Just regarding the property access point, do I need to apply for approval for that or can I go ahead with getting it installed?
I have also just been talking to someone that can do the job and they have asked if it has to be concrete or can it be the corrugated plastic style of pipe that is available for driveway access?

Regards,
Rob

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