

DOUGLAS SHIRE COUNCIL
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 Attention Planning
 Information

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)	Dean Charles Mahoney Marie Frances Mahoney
Contact name (only applicable for companies)	Dean Mahoney
Postal address (P.O. Box or street address)	4069 Captain Cook Highway
Suburb	Wangetti
State	Queensland
Postcode	4877
Country	Australia
Contact number	0447232666
Email address (non-mandatory)	Deantalk@iig.com.au
Mobile number (non-mandatory)	As above
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	N/A

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☐ Yes – the written consent of the owner(s) is attached to this development application
☒ No – proceed to 3)



Queensland
Government

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
	-	4069	Captain Cook Highway	Wangetti
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	12	NR7187	Douglas Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land:
Name of port authority for the lot:
<input type="checkbox"/> In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
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

X No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

X Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

X Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

X Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Dwelling House (Secondary Dwelling)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

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

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

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

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

6.3) Additional aspects of development

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

x Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Secondary Dwelling	Dwelling House	1	92m2
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?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | | |
|--|-------------------------------------|--|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure | |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure | |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation | |
| <input type="checkbox"/> Other – please specify: <table border="1" style="display: inline-table;"><tr><td></td></tr></table> | | | |
| | | | |

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

☐ Yes – specify number of new lots:

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☐ No

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

\$

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PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

X 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.

X 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 Transport Infrastructure Act 1994:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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

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

X 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

X 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

X 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

X 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

X 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)

X 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

X 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

X 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

X 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

X 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*

X 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
X 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
X 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
X 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
X 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
X 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*
X 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)
X 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

X 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

X 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

X 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](#).

X 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](#).

X 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

X Not applicable

25) Applicant declaration

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

X 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			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

TOWN PLANNING REPORT – DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (CODE ASSESSABLE) FOR A DWELLING HOUSE (SECONDARY DWELLING) LOCATED AT 4069 CAPTAIN COOK HIGHWAY, WANGETTI ON LOT12 CPNR7187

The below is a town planning report to accompany the Development Application seeking a Development Permit for a Material Change of Use for a Dwelling House (Secondary Dwelling) located at 4069 Captain Cook Highway, Wangetti on Lot 12 CPNR7187.

An application was approved for a secondary dwelling on 24 March 2021, however the design of the secondary dwelling really didn't take advantage of the ability to construct a secondary dwelling on the land and therefore a change in the design has taken place, notwithstanding all other elements of the proposal remain the same with regard to the location, onsite waste water disposal and access. Rather than seeking a change to the existing approval, a new application has been pursued. As a consequence, the information and supporting material remains largely the same except for the plans of the proposed development as attached.

The report contains a description of the proposed development (including plans) and the subject premises and an assessment of the proposed development against the relevant matters contained in the Douglas Shire Planning Scheme 2018.

The report concludes that despite a minor departure from the permissible area of GFA for a secondary dwelling, the proposed development complies with the planning requirements and it is requested that Council favorably consider and approve the proposed development subject to reasonable and relevant conditions.

STATUTORY FRAMEWORK

Under the Planning Act 2016, the Development Application is required to be made for a Material Change of Use for a Dwelling House (Secondary Dwelling). Secondary Dwellings are included in the definition for a Dwelling House under the Douglas Shire Planning Scheme 2018.

The proposed development (Dwelling House) is development made assessable (Code Assessment) under a local categorising instrument (Douglas Shire Planning Scheme 2018).

The Assessment Manager for this development application is Douglas Shire Council as determined by Schedule 8 of the Planning Regulation 2017.

The proposed development does not require public notification or trigger referral to any referral agency.

THE PREMISES

The subject premises is located at 4069 Captain Cook Highway, Wangetti on Lot 12 CPNR7187 as shown below. The applicant is the registered owner of the premises. A Smart Map of the premises and a title search is contained in Attachment 2.

The premises has an area of 18000m, with frontage to the Captain Cook Highway and is unencumbered by any easements or covenants. The premises are bounded to the east, west and south by the Wet Tropics World Heritage Area. Hartley's Creek approximately forms the northern boundary to the site.

The broader site is relatively flat (located within the 0-10m contour). The site primarily drains to the front and north of the premises towards Hartley's Creek. Anecdotally, the premises is not significantly impacted by flood or erosion.

The proposed location of the secondary dwelling is on an existing cleared and benched area on top of the bank approximately 15m from Hartley's Creek. The existing cleared and benched area is approximately 7m above Hartley's Creek. The profile from Hartley's Creek to the proposed location of the secondary dwelling is indicatively illustrated on the photo below.



As discussed in the above section, the site was the former Hartley's Creek Zoo and Crocodile Farm and as such there are a number of buildings and structures existing on the premises. The existing main residence (occupied by Mr D Mahoney) is an expansive dwelling with large garage to the south. In addition to the existing dwelling there are two class 1a habitable 1 bedroom buildings on the premises. These have been intermittently used since the owners purchased the property and are currently unused and in varying state of repair.

A popular recreational trail to Wangetti Falls accessed from the Captain Cook Highway at the entrance to the premises. As such, the entrance to the premises is often used as an informal carpark to the trail.

The premises are wholly located within the Environmental Management Zone in the Douglas Shire

Planning Scheme 2018, as shown below.



THE PROPOSED DEVELOPMENT

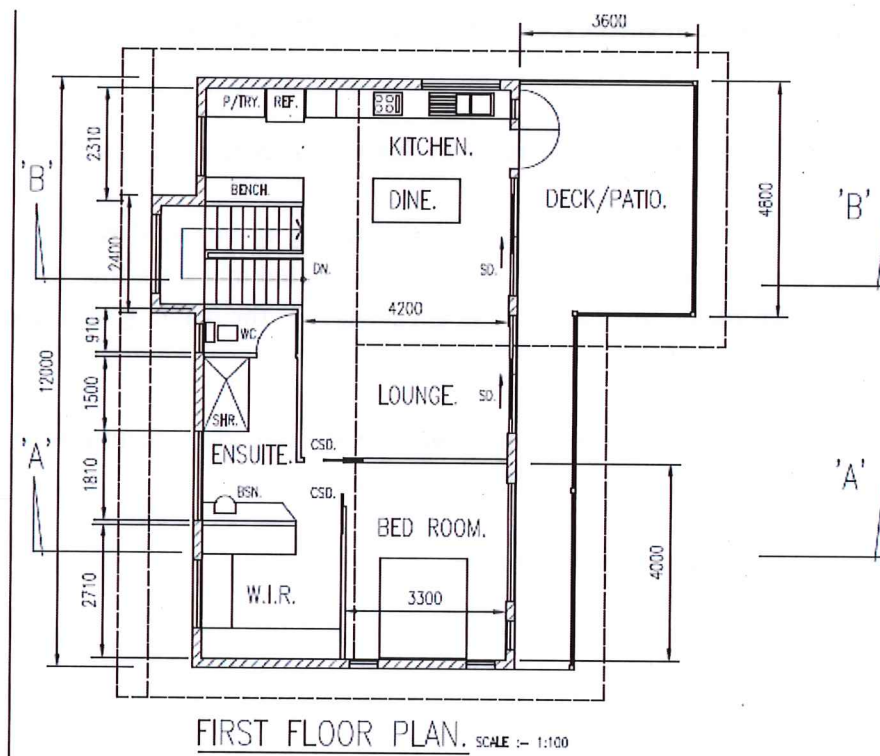
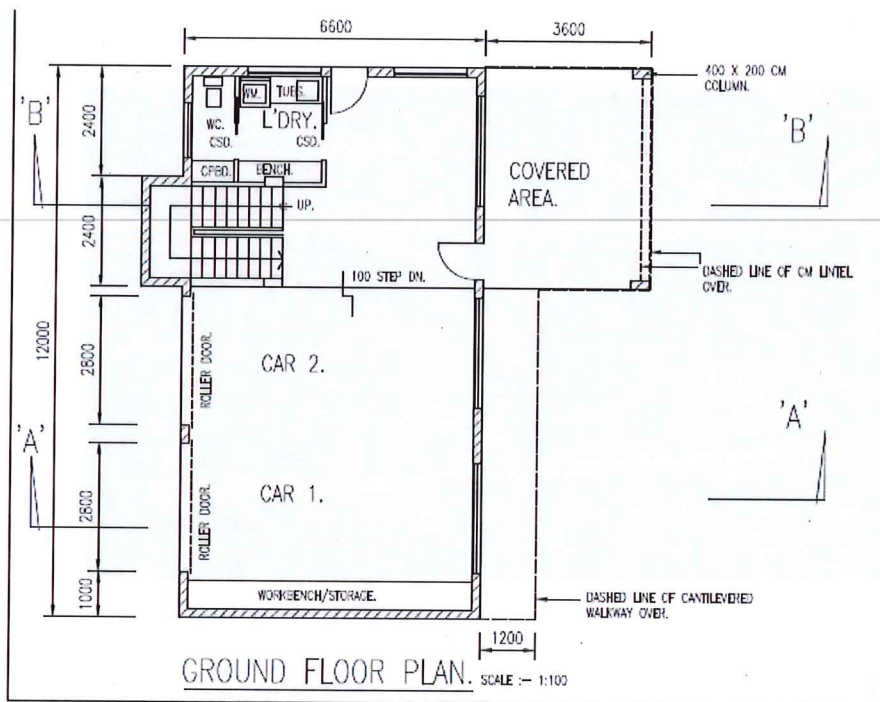
The Development Application seeks a Development Permit for a Material Change of Use for a Dwelling House (Secondary Dwelling) located at 4069 Captain Cook Highway, Wangetti on Lot 12 CPNR7187.

Site and design plans shown in the below report are contained in Attachment 1 for reference.

The proposed development involves the establishment of a secondary dwelling for Mrs M Mahoney so that she can reside on the same premises as her son Mr D Mahoney. It is noted that since the previous approval being issued in March 2021, there has been recent changes to the planning legislation that allows secondary dwellings to be separately let.

The design of the dwelling now proposed is two storeys in height with car accommodation and a laundry on the ground floor and a bedroom, dining and kitchen on the second floor.

Floor plans showing ground floor and first floor is provided below.

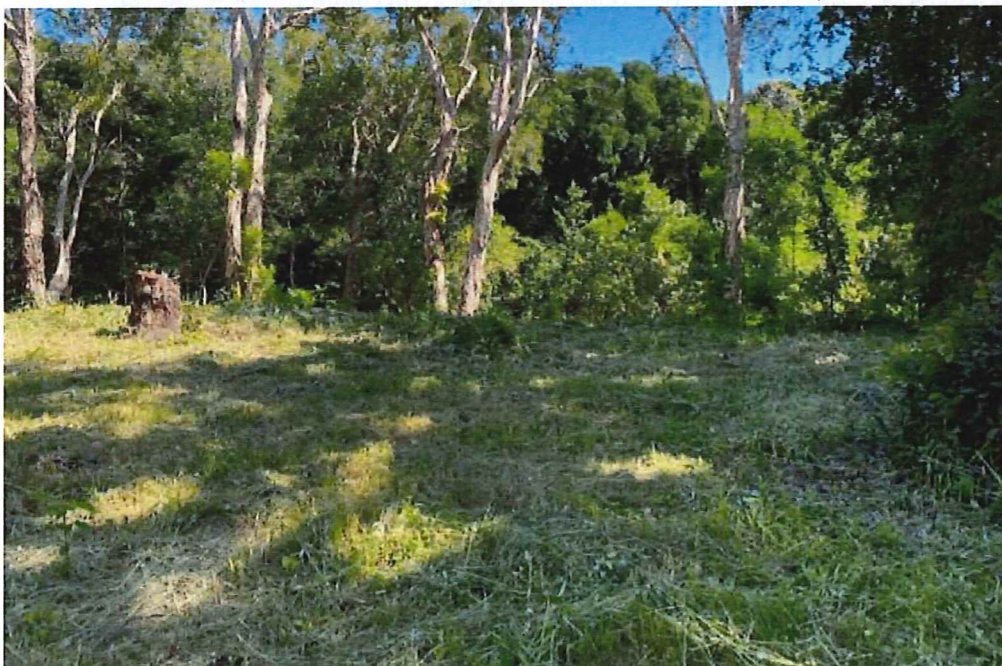


The total gross floor area as shown in the plans at Attachment 1 is 92m². While not shown on the plans it is requested that the approval provide the ability to create another room nominated as "covered area" on ground level to make the dwelling a little more practical and functional in the future. The enclosure of this space would increase the GFA by an additional 17.28m² (3.6m x 4.8m) providing a total of approximately 110m². The ability to increase the GFA will have no impact on the development footprint and the secondary dwelling would remain subservient to the principle residence.

The location of the secondary dwelling remains in the same location as that approved in March 2021 being approximately 40m west of the existing two storey residence as detailed below.



Proposed location of Secondary Dwelling



Cleared area in proposed location of Secondary Dwelling

The proposed water supply and treatment of wastewater remains the same as that which was considered and approved by Council in March 2021. In this respect it is requested that the same conditions apply to this assessment as to what was applied to the previous approval.

Notwithstanding this request, a copy of the onsite wastewater system overview and onsite sewerage facility site and soil report is provided at Attachment 3.

THE PLANNING FRAMEWORK

The statutory planning framework that requires the development application to be made is described previously in this report. The following describes the State and Local planning framework relevant to the consideration and assessment of this application.

State Planning Framework

The following State Planning elements are applicable to the proposed premises and development: MSES Wildlife Habitat and Regulated Vegetation, Coastal Management District, Bushfire Prone Area, Erosion Prone Area and Storm Tide Inundation Area.

These State Planning elements have been appropriately incorporated into the Douglas Shire Planning Scheme 2018 and therefore it is considered that an assessment against the Planning Scheme will appropriately respond to any State Planning Policy matters.

Local Planning Framework

The local planning instrument is the Douglas Shire Planning Scheme 2018. The following are the aspects of the Douglas Shire Planning Scheme 2018 relevant to the assessment of the proposed development:

Zone - the proposed development is located on a premises within the Environmental Management Zone.

Local Plan - the proposed development is not located on a premises within a Local Plan area.

Level of assessment - The level of assessment specified in Part 5 – Tables of Assessment for the proposed development of a Dwelling House in the Environmental Management Zone is **Code Assessment**.

Overlays - The premises are identified within the extents of the following overlays:

Acid Sulfate Soils	Acid Sulfate Soils (5-20m AHD) Acid Sulfate Soils (< 5m AHD)
Bushfire	Potential Impact Buffer
Coastal Environment	Coastal Management District Erosion Prone Area
Flood and Storm Tide Hazard	Medium Storm Tide Hazard Floodplain Assessment Overlay
Hillslopes	Area affected by Hillslopes
Landscape Values	Scenic route buffer High landscape values
Natural Areas	MSES - Regulated Vegetation MSES - Wildlife Habitat
Transport Network	Transport Noise Corridor Road Hierarchy - Arterial Road and Major Transport Corridor Buffer Area (State Controlled Road) Pedestrian and Cycle Network - Iconic Recreation Route

Assessment benchmarks – The assessment benchmarks (identified in the applicable elements above and in Part 5 - Tables of Assessment) contained in the following codes are relevant to the assessment of the proposed development:

Environmental Management Zone Code

Acid Sulfate Soils Overlay Code

Bushfire Overlay Code

Coastal Environment Overlay Code

Flood and Storm Tide Hazard Overlay Code

Hillslopes Overlay Code

Landscape Values Overlay Code

Natural Areas Overlay Code

Dwelling House Code

Access, Parking and Servicing Code

Infrastructure works Code

Vegetation Management Code

*It is noted that the premises are identified within the extents of the Transport Noise Corridors and the Transport Network Overlay Code, the Overlay Code is not identified as an applicable code for consideration in the assessment of the proposed development identified in the Tables of Assessment for the Environmental Management Zone.

PLANNING ASSESSMENT OF THE PROPOSED DEVELOPMENT

The proposed development has been assessed against the relevant provisions of the Douglas Shire Planning Scheme 2018. This application and attached material demonstrate that the proposed development complies with the applicable provisions of the Douglas Shire Planning Scheme 2018. As

such, it is considered appropriate that Council favourably consider the proposed development and approve the Development Application, subject to reasonable and relevant conditions.

Given that the proposed development largely remains unchanged with respect to the location and siting of the secondary dwelling to that previously considered and approved by Council, a full compliance statement assessment against all of the above codes is not provided. However a summary of the findings (as also detailed in the previous application) is re-submitted and updated where necessary to assist Council.

Summary

The proposed secondary dwelling is subordinate to the existing dwelling and is to be occupied by a member of the same household as the existing dwelling house notwithstanding the ability to separately let the dwelling as a consequence of recent changes to legislation.

As secondary dwellings are considered as part of, and included in the definition of a Dwelling House, the establishment of the proposed secondary dwelling on the premises is consistent with the purpose and outcomes sought for the zone.

It is not considered appropriate to use any of the existing buildings on site given their state of repair and, in particular their location to the existing dwelling. The establishment of a modern secondary dwelling in the location proposed is preferred as this location offers a high amenity, prominent creek front on an existing cleared area adjacent to the existing dwelling.

Additionally, the proposed development has been designed and located to consider and respond to the constraints present over the premises and ensures that it is appropriately serviced to the required standards.

Zone and Use Codes

The proposed development is consistent with the purpose and outcomes sought for the Environmental management zone and Dwelling house codes.

The proposed development reflects the preferred development outcomes for the Environmental management zone (a dwelling house is a preferred development outcome for the zone).

The proposed secondary dwelling is subordinate to the existing dwelling. As secondary dwellings are considered as part of, and included in the definition of a Dwelling House, there is no increase in residential density as there remains one principle dwelling house on the premises.

The proposed secondary dwelling is located on an area of the site which is already cleared and benched so no further major works are required to establish the dwelling.

Also, the lot is of appropriate size to accommodate the proposed secondary dwelling. The secondary dwelling is marginally over the assessment benchmark of 80m² of GFA which excludes deck areas and car accommodation. The proposed secondary dwelling as shown in Attachment 1 has a GFA of 92m² and up to approximately 110m² if the covered area on the ground floor was enclosed in the future to make the dwelling more practical and functional. As mentioned above, it is requested that Council include a condition in the approval which allows a maximum GFA of 110m². The marginal increase is the allowable GFA is negated in this instance given the large isolated nature of the premises and that the secondary dwelling will not be visible from views external to the site. In addition, the development footprint remains the same with the open deck above on the 1st floor.

Consideration of Constraints

Acid Sulfate Soils

The proposed development is located within the < 5m AHD and 5-20m AHD area of the Acid Sulfate Soils Overlay mapping present over the premises.

No bulk excavation or fill will be required to prepare the site for the establishment of the proposed secondary dwelling therefore avoiding the disturbance of any potential acid sulfate soils or actual acid sulfate soils present on the premises.

Bushfire

The proposed development is located within the Potential Impact Buffer area of the Bushfire Overlay mapping present on the premises. As it is not located within a Bushfire Hazard area the proposed development does not materially intensify vulnerable uses to the risk associated with Bushfire. Any risk of bushfire on people, property and the environment is minimised as the development is located on existing cleared and benched area located approximately 60m from the nearest bushfire hazard area on the premises.

Coastal Environment

The proposed development is located within the Coastal Management District and Erosion Prone Area of the Coastal Environment Overlay mapping present on the premises. The proposed development is located approximately 500m inland from the coastline on the banks of Hartley's Creek. Hartley's Creek is a well-established waterway corridor with no erosion or movement of the channel experienced in the locality to date.

The development is also located on an existing cleared and benched area on top of the bank approximately 7m above and 15m from Hartley's Creek. As such, the proposed development is of a scale and is located and designed to:

- avoid areas of coastal erosion risks; and

- maintain the natural processes operating in the area consistent with the intent of the overlay code; and
- not impact on natural coastal landscapes, views and vistas.

In addition, the proposed development reflects the preferred development outcomes in accordance with the zoning of the site (i.e. in the Environmental Management Zone where a dwelling house is a preferred development outcome in accordance with the zoning of the site) that satisfies the requirements of the overlay code.

Flood and Storm Tide Hazard

The Medium Storm Tide Hazard and Floodplain Assessment Overlay area of the Flood and Storm Tide Hazard Overlay mapping is present over the premises. Upon closer analysis of the overlay mapping it is considered that the proposed development is only located within the Floodplain Assessment Overlay area, as shown below.



Extent of the Flood and Storm Tide Hazard Overlay mapping

The proposed development is located on top of the bank of Hartley's Creek approximately 7m above and 15m from Hartley's Creek. There is no existing flood or storm tide data for the premises.

Anecdotaly, the site is not significantly impacted by flood or storm tide during flood events with floodwaters primarily being contained within the channel of Hartley's Creek, having never breached the top of bank where the development is proposed to be located. It is important to note that the location and level of the proposed secondary dwelling is identical to that of the existing dwelling

which has not been impacted by floods. In addition, it is understood that Council rely on the building certification process to establish flood immunity in instances where Council does not have flood level data.

Hillslopes

The proposed development is located on parts of the site that are not within the Hillslopes constraint.

The proposed secondary dwelling is located on an area of the site which is already cleared and benched. No further excavation or fill or clearing or disturbance of vegetation is required to establish the secondary dwelling.

The proposed secondary dwelling is also of a scale that ensures that it does not adversely affect the amenity of the zone and adjoining land uses.

Landscape Values

The proposed development is located within the Scenic route buffer and High landscape values areas of the Landscape Values Overlay mapping present over the premises.

The proposed development is of a scale, is designed and located so that any impacts on the landscape values are negligible and do not adversely affect the amenity of the zone and adjoining land uses or scenic corridors. The proposed development is screened from view by an existing native vegetation buffer.

Natural Areas

The location of the proposed development is only located within the extent of the mapped MSES - Regulated Vegetation areas of the Natural Areas Overlay mapping present over the premises.

The establishment of a secondary dwelling is consistent with the planning intent for the zone for the premises. The minor scale, design and siting of the proposed development further minimises any adverse direct or indirect impacts on areas of environmental significance. Also, the proposed secondary dwelling is located on an area of the site which is already cleared and benched so no further major works are required to establish the dwelling.

Access, parking, infrastructure and vegetation management

Vehicular access to the secondary dwelling (and car port) is to be provided from the existing driveway via an unsealed driveway, approximately 40m in length. The driveway will be constructed and maintained to comply with the relevant requirements of Planning Scheme Policy 5 – FNQROC Development Manual.

The existing onsite water supply is via an intake from Hartley's Creek, treatment and storage in two 40,000L storage tanks located on land to the south of the premises. The proposed secondary dwelling will be connected to the internal reticulation network through the site.

The existing wastewater treatment and disposal system is an underground anaerobic treatment and disposal system for a hydraulic flow of 3000L/day or organic loading of 800 grams/day. The wastewater system overview and onsite sewerage facility site and soil report is contained in Attachment 4. The proposed secondary dwelling will be connected to the onsite wastewater treatment and disposal system.

There is a sufficient capacity within the existing onsite water supply and wastewater systems to accommodate the anticipated minor demand generated by the proposed secondary dwelling. For reference, the estimated daily use for a household (3 bedrooms) is 200-300L of water and production of wastewater.

The proposed development provides the required number car parking spaces (1 spaces) in accordance with the requirements of the Access, parking and servicing code.

The proposed secondary dwelling is located on an area of the site which is already cleared and benched. No further excavation or fill or clearing or disturbance of vegetation is required to establish the secondary dwelling.

Conditions may be placed on the Development Permit regarding the standards at which access, parking, water supply and wastewater infrastructure provision is required.

ATTACHMENTS

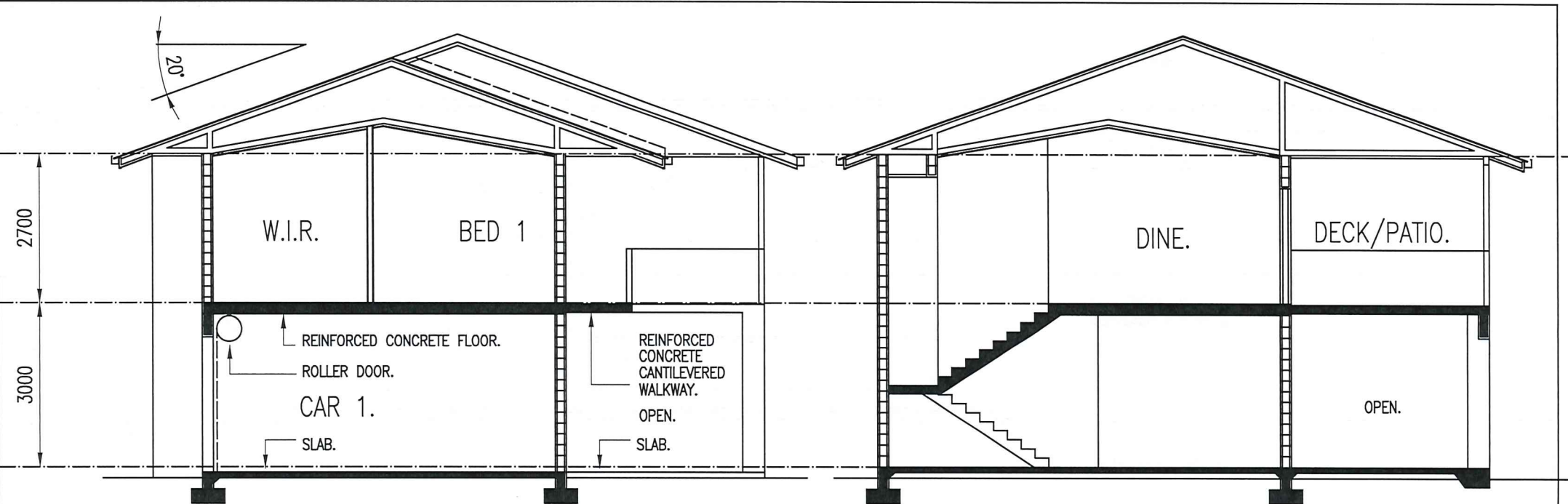
Attachment 1 - Proposed site and design plans.

Attachment 2 – Smart map and title search for the premises.

Attachment 3 – Onsite wastewater system overview and onsite sewerage facility site and soil report.

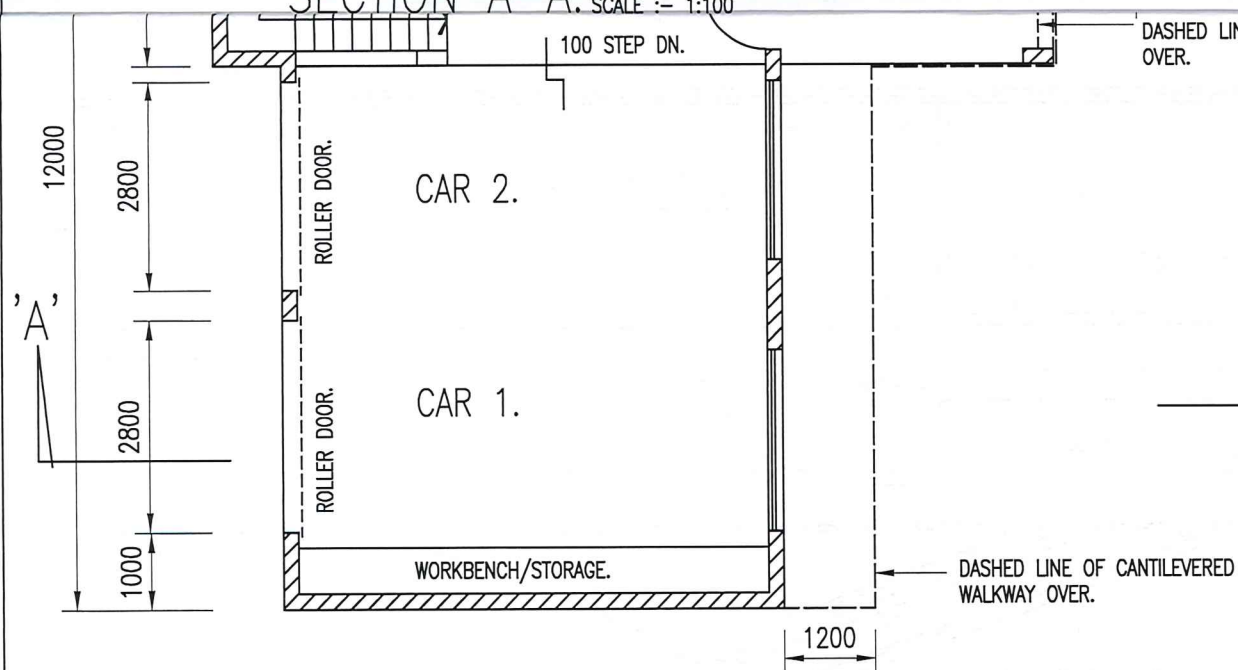
Attachment 1 – Proposed Site and Design Plans





SECTION A-A. SCALE :- 1:100

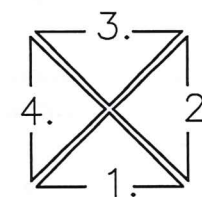
SECTION B-B. SCALE :- 1:100



GROUND FLOOR PLAN. SCALE :- 1:100

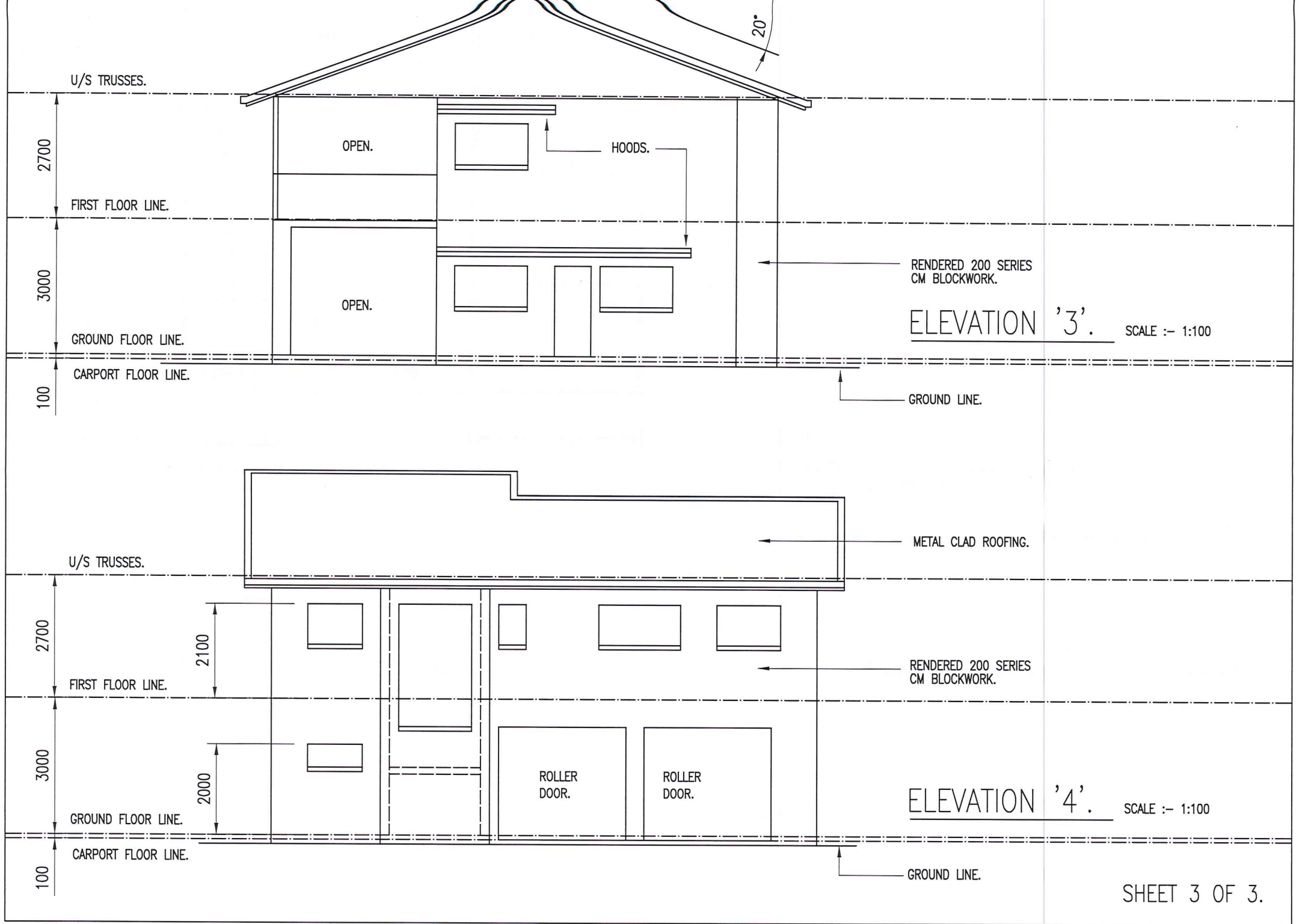
DASHED LINE OF CM LINTEL OVER.

ELEVATION KEY.

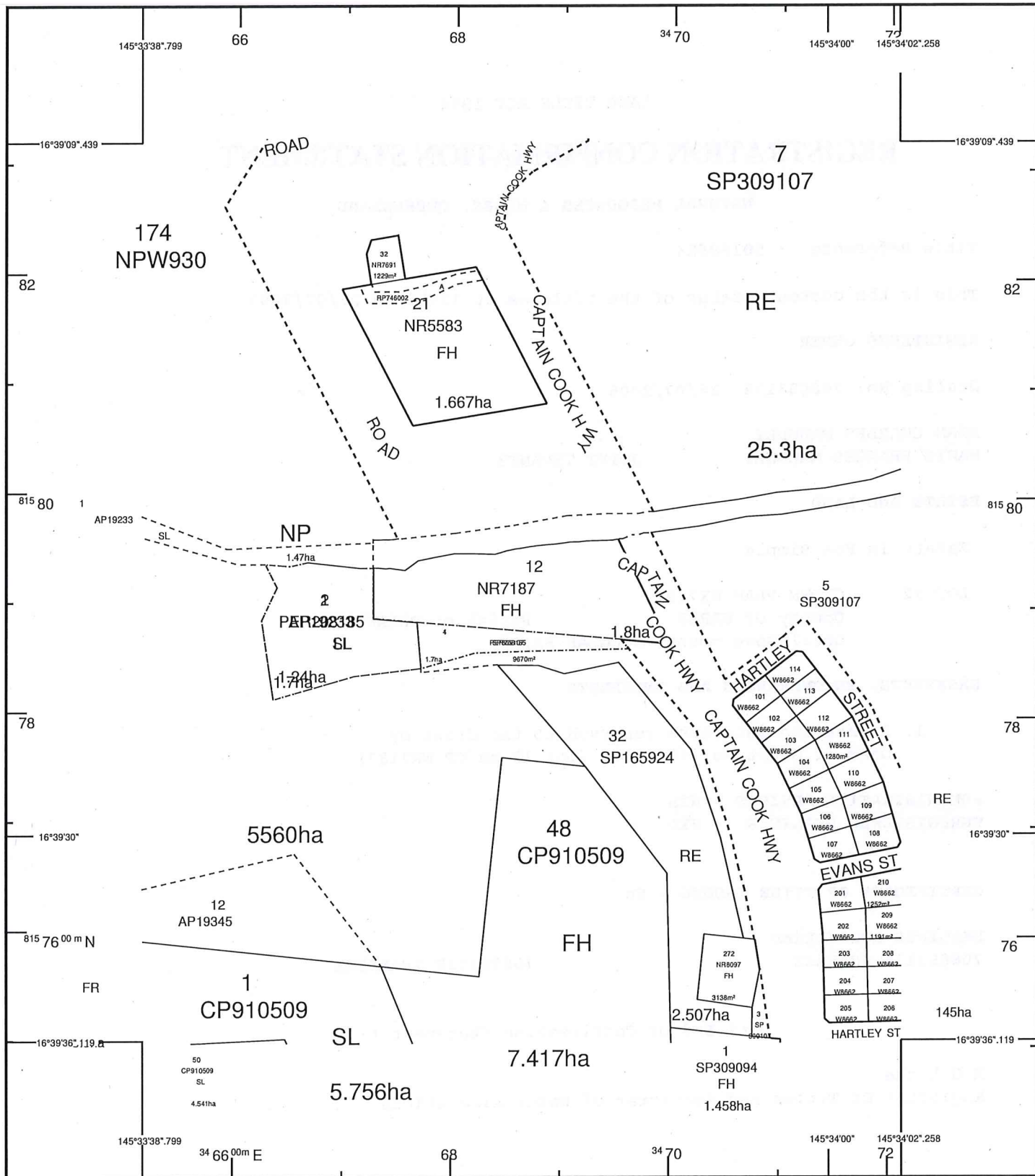


'A'

DASHED LINE OF CANTILEVERED WALKWAY OVER.



Attachment 2 – Smart Map & Title Search



STANDARD MAP NUMBER

8064-43134

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	12/NR7187
Lot/Plan	1.8ha
Area/Volume	FREEHOLD
Tenure	DOUGLAS SHIRE
Local Government	WANGETTI
Locality	9868/51
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 01/02/2021

DCDB 30/01/2021

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SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2021.

REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES & MINES, QUEENSLAND

Title Reference : 50168624

This is the current status of the title as at 13:58 on 27/07/2005

REGISTERED OWNER

Dealing No: 708853132 26/07/2005

DEAN CHARLES MAHONEY

MARIE FRANCES MAHONEY

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 12 CROWN PLAN NR7187

County of NARES

Parish of DULANBAN

Local Government: DOUGLAS SHIRE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40010011 (Lot 12 on CP NR7187)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED

708853130 RELEASE

708853132 TRANSFER

** End of Confirmation Statement **

M G Locke

Registrar Of Titles and Registrar Of Water Allocations

Lodgement No: 1957638

Email: tanya.pringle@farrellys.com.au

FARRELLYS

Office: CAIRNS

Box: 31

Attachment 3 – Onsite Waste Water System Overview & Site & Soil Evaluation Report



Non-chemical waste water treatment, re-use and monitoring systems

H2O Pure Plus®
**Installation, Operation
and
Maintenance Manual**

urban solutions
home and garden
industry and food processing
commercial buildings and
cooling towers
rural industry and farming
boating and marine
resort and recreation
sustainable schools

Congratulations!

You are now in possession of the finest wastewater treatment and re-use system available today. The H2O Pure Plus® system has undergone the most rigorous water quality testing regime in Australia and has set new wastewater quality standards and achieving international quality assurance accreditation. The following certification applies:



NATA Accredited Laboratory – Ipswich City Council Environmental Laboratory



QLD. GOVT LOGO: Advanced Secondary Quality Effluent – approval by Queensland Plumbers & Drainers Board and Building Codes Queensland, July 2008

JAS-ANZ

- AS/NZS 1546.1:1998
- AS/NZS 1546.3:2001
- AS 4020:2005
- AS/NZS ISO 9001:2000
- ISO14001: 2004

Joint Accreditation System – Australia and New Zealand

Australian/New Zealand Standard On-site domestic wastewater treatment units Part 1: Septic tanks.

Australian/New Zealand Standard On-site domestic wastewater treatment units Part 3: Aerated wastewater treatment systems.

Australian Standard for Testing of products for use in contact with drinking water, including types of water other than drinking water.

Quality Management System applicable to manufacture of pressed, injection moulded parts and assemblies for general industries.

The international Environmental Management Standard (EMS) relating to the environmental impact of corporate activities, products or services



Five ticks Standard Mark™ Australian Standard Certified Product independently quality assured by SAI Global.

The H2O Pure Plus® system is internationally patented and uses state-of-the-art natural media and technology to purify wastewater to the highest standards yet possible without harming you or your environment. With proper handling, installation, and maintenance, your H2O Pure Plus® system will provide many years of faithful service, and will probably outlast the internal and other fittings to which it is attached.

Please review the material in this manual thoroughly before unpacking, handling and installing your H2O Pure Plus® system. Damage to your system through improper handling, installation, or maintenance will void your warranty.

System Overview

The H2O Pure Plus® system works through the anaerobic (free of oxygen) breakdown of solids and impurities within a sealed module (or modules), which contain a natural filtration media (not membrane). The system includes a submersible electric pump, which is used to transfer purified water to storage tanks for later use or for direct internal and external applications, such as irrigation. Also included is a proprietary real-time Monitoring unit, which measures water quality and other performance indicators of the system on a continuous basis. Some H2O Pure Plus® systems will also include a Zeta Rod™, an internationally patented ceramic electrode, which exposes particles suspended in water to electrostatic charges to minimise the build-up of fine deposits and bio-fouling. Please refer to separate Zeta Rod™ Installation, Operation and Maintenance Manual.

Depending on the H2O Pure Plus® system ordered, your system may include some or all of the following:

System Modules & Components

System:

- SAPS – AWT (Sealed Anaerobic Purification System – All Waste Treatment)
- SAPS – GWT (Sealed Anaerobic Purification System – Grey Water Treatment)
- SAPS – BGSWT (Sealed Anaerobic Purification System – Black/Grey Split Waste Treatment)

Modules:

- SAPS – PTM (Primary Treatment Module)
- SAPS – STM (Secondary Treatment Module)

Monitoring:

- SAPS – MON-C (Monitoring Unit - Commercial)
- SAPS – MON-D (Monitoring Unit - Domestic)

Submersible Pump:

H2O Pure Plus® supplies Feka 600 and Nova 600 submersible pumps with each system. DAB PUMPS S.p.a of Italy manufactures the pumps. Manufacturers Technical and Installation data sheets and Warranty are provided with each H2O Pure Plus® installation.

Ultraviolet (UV)

H2O Pure Plus® supplies the Sterilight Ultraviolet Water Sterilizer UV S12Q-PA made by R-CAN Environmental Inc of Ontario, Canada. The UV S12Q-PA disinfects up to 90 litres per minute and achieves 99.9% destruction of any bacteria and viruses.

Zeta Rod™ (Optional)

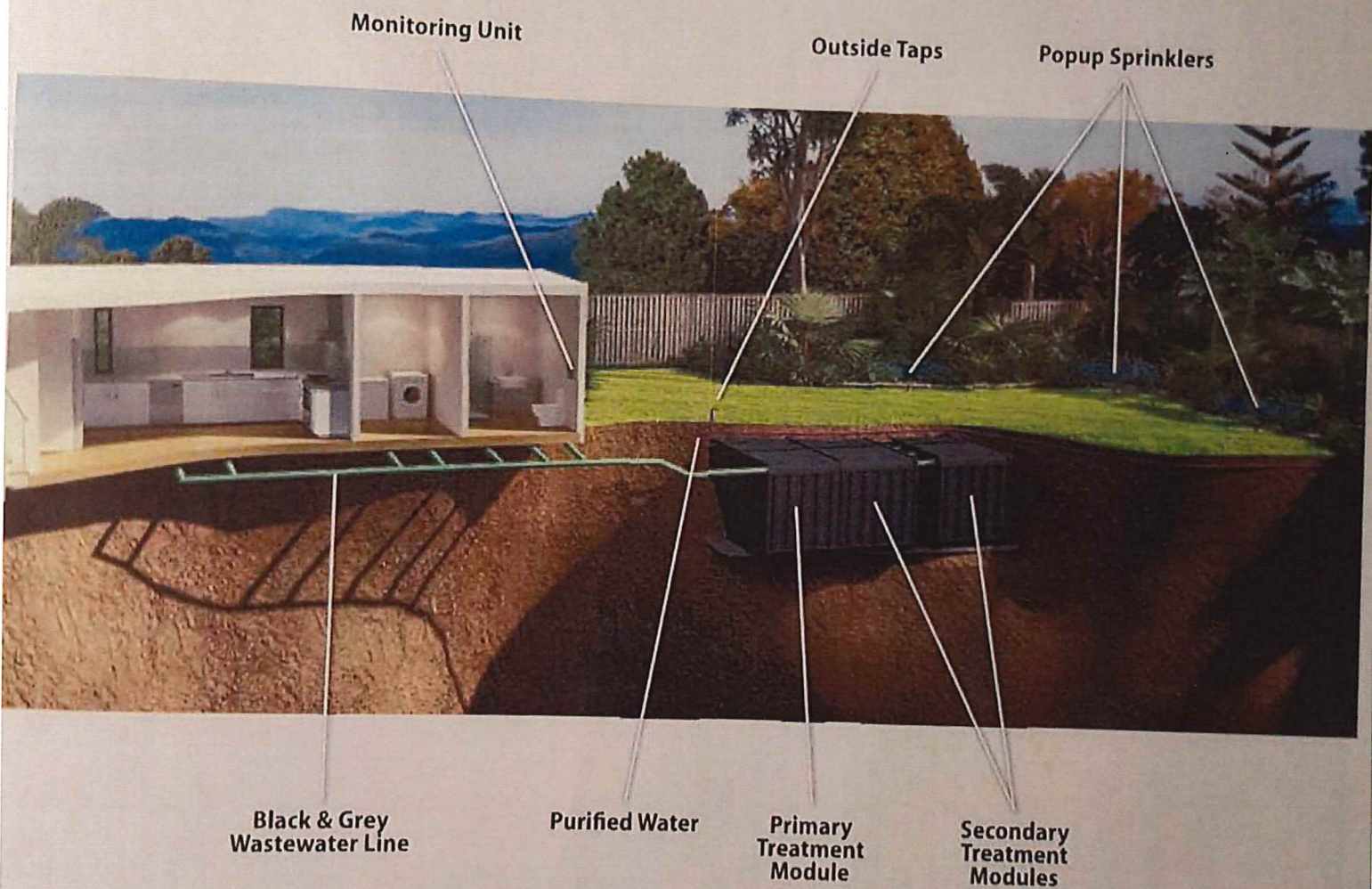
The Zeta Rod™ is a patented ceramic electronic biofouling and deposit control system manufactured by Zeta Corporation of Tucson Arizona in the U.S.

ATTENTION: Your H2O Pure Plus® system is comprised of carefully selected components that have been tested and proven reliable and compatible. Substitution or combination of non H2O Pure Plus® supplied components may result in improper operation or system failure, and may void your warranty. In case of doubt, contact H2O Pure Plus®.



System:

The H2O Pure Plus® system naturally treats both grey and black (from the toilet/sanitation closet) water either contemporaneously or separately to the highest standards of purification available today. The system does not use artificial membranes or chemicals, such as chlorine, and requires no mechanical assistance or electrified blower for aeration of the wastewater. There is no requirement for monthly maintenance. In some jurisdictions government regulation requires the application of UV (Ultra Violet) sterilisation as a final fluid disinfectant prior to dispersal and use, though the system does not depend on UV for the high levels of water quality and purification delivered.



The H2O Pure Plus® system usually comprises three separate models, which have been designed to suit most, if not all, domestic and commercial applications. Each installation is subject to individual application and fee and is subject to assessment and approval by the relevant approving authority. They are described on the following pages.



- Hydraulic Design & Consulting
- Fire Protection Systems
- Backflow Prevention Certification
- Alternate Fire Solutions
- Wastewater Management

ON SITE SEWERAGE FACILITY SITE AND SOIL EVALUATION REPORT

A: SITE EVALUATOR

Name: Shane Barnes

Signature: _____

Date: 19.03.2010

B: SITE INFORMATION (desk-top evaluation)

Location Details,

Locality: Lot 12, Captain Cook Highway, WANGETTI

Owner: Dean Mahoney

Phone No:

Survey Plan Details: SP

Lot No: 12

Local Government: Parish: Cairns

County: Nares

Site Plan Details Attached, Ref. No. or Description: Proposed Residence, Site plan attached

Soil Type from Soil Maps etc: N/A

Climate

Annual Rainfall: 2028 mm

Annual Potential Evapotranspiration: 2239 mm

Intended Water Supply Source:

Town Water Supply ☒

Rainwater (Roof Collection) ☐

Dam ☐

Bore/Well ☐

Other ☐



SITE AND SOIL EVALUATION REPORT

C: SITE ASSESSMENT

Topography

Slope: Minimal Sloping Site

Ground Cover: Grass/Forestry

Geology: N/A

Drainage Patterns: (Site Plan details attached) HARTELYS CREEK

Available Clearances: (Site Plan details attached)

Boundaries: 4 Meters from All Boundaries

Wells, Bores: 30 Meters Available

Embankments: 30 Meters Available

Stands of Trees, Shrubs: 30 Meters Available

Buildings: 4 Meters from All Buildings

Other: _____

Site History (Land Use): Unknown

Environmental Concerns: N/A

Site Stability:

Is expert Evaluation Necessary? Yes / No

If Yes, attach stability report and give details here of:

Author: _____

Designation: _____

Company: _____

Date: _____

Drainage Controls

Depth of Seasonal water table:

WINTER: N/A

SUMMER: N/A

Need for groundwater cut-off drains?

Yes / No

Need for surface water collection / cut-off drains?

Yes / No

Availability of Reserve / Setback Areas

Reserve Area available for disposal: 100 % of design area:

Setback area: 100 %

(between site development and on-site disposal design reserve area % of total area)

Evaluator's Photographs attached Yes / No



SITE AND SOIL EVALUATION REPORT

D: SUBSOIL INVESTIGATION

Soil Profile Determination

Method: Falling Water ☒

Test Pit ☐

Other ☒

Soil Texture Test \ Soil Classification Test

Report: _____

Estimated Soil Category:

Soil Category	Description	Tick One
1.	Gravels and Sand	<input type="checkbox"/>
2.	Loamy Sand	<input type="checkbox"/>
3.	Sandy Loams	<input type="checkbox"/>
4.	Loams	<input type="checkbox"/>
5.	Clay Loams	<input checked="" type="checkbox"/>
6.	Light Clays	<input type="checkbox"/>
7.	Medium to Heavy Clays	<input type="checkbox"/>

Reasons for placing in Stated Soil Category:

On Site Test

Reasons for Design Loading Rate (DLR) recommendation:

**Based on Test and have assumed
DLR of 10 to AS 1547:2000**

General Comments

Need for Groundwater Quality Protection: Yes / No

Type of Land Application Facility considered best suited to site: **Secondary Treated
Effluent with Absorption Area or Irrigation.**

Evaluator's preliminary assessment of minimum Land Application Area for the site:

30m² of Absorption Area or 200m² of Irrigation – Using Water Saving Devices

Estimated Daily Flow: **Based on a 6 bed home = 10 people x 180 litres per day = 1800 lit**

Design Considerations: **6 Bedrooms**

Consultation with other parties:

Neighbours	<input type="checkbox"/>	Local Environment Groups	<input type="checkbox"/>
Environment Agencies	<input type="checkbox"/>	Not Applicable	<input checked="" type="checkbox"/>
Report Attached		Yes / No	



DISPOSAL SYSTEMS for EFFLUENT from DOMESTIC PREMISES A.S 1547-2000

SIZING OF DISPOSAL AREA CALCULATIONS

1. ABSORPTION AREA OR TRENCH

$$A_w = Q / \text{LTAR}$$

A_w = wetted area in square meters

Q = daily flow in litres

DLR = Design Loading Rate in mm per day

$$A_w = (6 \text{ bedroom} = 10 \text{ persons} \times 180 \text{ lit per person per day}) / 10$$

$$A_w = 1800 / 10$$

$A_w = 180\text{m}^2$ of wetted area required

2. LENGTH OF TRENCH

$$L = A_w / B$$

L = trench length in meters

A_w = wetted area in square meters

B = trench width in meters

$$L = 180 / 0.6$$

$L = 300$ meters 3 x (6 x 20 meters) of 600mm wide x 600mm deep absorption trench.

3. CONCLUSION

Area is available on-site for this amount of absorption trench plus 100% replacement

With the use of Water Reduction Fixtures, 6/3 Toilets, Flow Restricted Showers and Aerated spouts on Basins, Baths and Sinks the Length of Absorption Trench would be reduced to 240 meters this is based on 10 people with the effluent being reduced from 180 litres per person to 145 litres per person per day.

THIS METHOD OF TREATMENT IS AVAILABLE / VIABLE



DISPOSAL SYSTEMS for EFFLUENT from DOMESTIC PREMISES A.S 1547-2000

SIZING OF DISPOSAL AREA CALCULATIONS

1. EVAPOTRANSPIRATION – ABSORPTION AREA

$$Ae = Nq / Ec - (1-C) \times R + N \times (DLR)$$

Ae = area in square meters

N = number of days in month

Q = daily flow in litres

Ec = average monthly pan evaporation in millimetres

C = rainfall run off co-efficient

R = average monthly rainfall in millimetres

DLR = Design Loading Rate

$$Ae = 30 \times 1800 \text{ lit} / 187 - ((1-0.2) \times 168) + (30 \times 6)$$

$$Ae = 540000 / 187 - 135.2 + 180$$

$$Ae = 54000 / 232$$

$$Ae = 93\text{m}^2 \text{ of area required}$$

2. LENGTH OF TRENCH

$$L = Ae / Be$$

L = trench length in meters

Ae = area in square meters

$$L = 232 / 3$$

$$L = 77 \text{ meters of 3 meter wide x 600 deep Evapotranspiration Bed}$$

3. CONCLUSION

Area is available on-site for this amount of Evapotranspiration – Absorption Area plus 100% replacement.

With the use of Water Reduction Fixtures, 6/3 Toilets, Flow Restricted Showers and Aerated spouts on Basins, Baths and Sinks the Length of Absorption area would be reduced to 60 meters this is based on 10 people with the effluent being reduced from 180 litres per person to 145 litres per person per day.

THIS METHOD OF TREATMENT IS AVAILABLE / VIABLE



DISPOSAL SYSTEMS for EFFLUENT from DOMESTIC PREMISES A.S 1547-2000
SIZING OF DISPOSAL AREA CALCULATIONS

1. IRRIGATION AREA

$$A_i = Q_w / DIR$$

A_i = Irrigation Area required
 Q_w = quantity of effluent generated per week in litres
 DIR = Design Irrigation Rate in millimetres per week

$$A_i = 7 \times 1800 / 25$$

$$A_i = 12600 / 25$$

$$A_i = 500 \text{ m}^2 \text{ of landscaped irrigation area.}$$

2. CONCLUSION

Area is available on-site for this amount of irrigation plus 100% replacement.

With the use of Full Water Reduction Fixtures include the combined use of reduced flush 6/3 litre water closets, shower-flow restrictors, aerator faucets, front-load washing machines and flow/pressure control valves on all water-use outlets the Irrigation Area would be reduced to 400m² this is based on 10 people with the effluent being reduced from 180 litres per person to 145 litres per person per day.

THIS METHOD OF TREATMENT IS AVAILABLE / VIABLE



DISPOSAL SYSTEMS for EFFLUENT from DOMESTIC PREMISES A.S 1547-2000 SIZING OF DISPOSAL AREA CALCULATIONS

1. ABSORPTION AREA OR TRENCH

$$Aw = Q / DLR$$

Aw = wetted area in square meters

Q = daily flow in litres

DLR = Design Loading Rate in mm per day

$$Aw = (6 \text{ Bed Home} \times 10 \text{ People} \times 145 \text{ lit per person per day}) / 20$$

$$Aw = 1450 / 20$$

$$Aw = 73\text{m}^2 \text{ of wetted area required}$$

3. LEGTH OF TRENCH

$$L = Aw / B$$

L = trench length in meters

Aw = wetted area in square meters

B = trench width in meters

$$L = 73 / 0.6$$

$$L = 120 \text{ Meters of } 600\text{mm Wide} \times 500\text{mm Deep Absorption Trench.} \\ \text{or } 2 \times 20 \text{ Meters Long} \times 3 \text{ Meters Wide} \times 500 \text{ Deep Absorption Bed}$$

3. CONCLUSION

Area is available on-site for this amount of Absorption Trench\Bed.

**This Calculation is based on Table 4.2A1 on page 116 of AS 1547.2002, using
Secondary Treated Effluent with a DLR of 20.**

THIS IS USING A SECONDARY TREATMENT PROCESS.



NOTICE TO LAND OWNER

Your sanitary drainage installation consists of a septic tank and land application system. To ensure the operational effectiveness of this installation the following advice should be adhered to.

OPERATION AND MAINTENANCE: GENERALLY

On-site sewerage treatment plants and the associated land application facilities are complex systems that are prone to failure if operated and maintained incorrectly. All on-site sewerage facilities require a high degree of user dedication in terms of operation and maintenance to ensure that the design performance of the facility is achieved for the expected life of the facility.

All on-site sewerage facilities or components of the facility have a finite life. For instance, septic tanks may have an expected life of 25 years, whilst the associated land application facility may have an expected life of 5 to 15 years depending on the nature of the specific site.

OPERATION & MAINTENANCE PROCEDURES

Operation and maintenance procedures are undertaken to a regular schedule appropriate to the nature and type of treatment and land application facility and in accordance with any manufacturers instructions; and

Continuity of operation and maintenance is achieved throughout changes of ownership and/or changes in use or development of the site.

OPERATION

- Practice water conservation, and avoid exceeding the hydraulic capacity of the facility.
- Minimise the input of cleaning agents, detergents, disinfectants, bleaches, alkalis, oil, petrol, acids, degreasers, photography chemicals, cosmetics, lotions, pesticides and herbicides into the facility.
- Not place materials such as disposal nappies, female napkins, paper towels, cigarette butts, bones and coffee grounds into the facility.
- Be observant regarding signs of unsatisfactory performance, including unusual odours, leaks from the facility or choking.
- Contact the service agent following observation of unsatisfactory performance or breakdown.
- Protect facility components from structural damage, such as from vehicles.
- Be familiar with safety procedures.
- Establish a time pattern of desludging.
- Keep the area in the vicinity of the on-site sewerage facility tidy to facilitate ease of operation and maintenance.
- Where appropriate, or required by a condition of approval, enter into an annual service contract with a service agent
- Retain copies of all service reports.

SEPTIC TANKS

It is recommended that septic tanks be inspected at two yearly intervals. The inspection should include an assessment of the sludge and scum levels and checking of the outlet and inlet square junctions for blockages.

Septic Tanks should be deslugged when:

- The scum layer is within 100mm of the bottom of the inlet square junction or the sludge layer is within 200mm from the bottom of the inlet.
- The sludge occupies the basic allowance of the septic tank; or
- The sludge scum occupy two-thirds the volume of the tank (or first stage of a two stage system).

The desludging procedure should ensure that 400-500mm of liquid is retained in the tank, and that the tank is immediately refilled with water to the outlet level.

LAND APPLICATION SYSTEMS

Regular visual checking of correct system operation by households, and an annual inspection by service contractors should be undertaken. Signs of system failure include:

- Surface ponding and run-off of treated effluent;
- Degrading of soil structure (Sheet or Rill erosion, surface crusts, hard surface);
- Poor vegetation growth; and
- Unusual odours.

SUITABLE VEGETATION FOR WET SOILS

(Informative)

TYPES OF VEGETATION

(a) CLIMBERS

Bougainvillea
Hardenbergia
Hibbertia Scandens

Kennedia
Lonicera Japonica
Pandorea Jasminoides

(b) GRASSES

Buffalo

Kikuyu

(c) GROUND COVER

Acanthus Mollis
Coprosma X Kirki
Grevillea Poorinda

Liriope Muscari
Ophiopogon
Royal Mantle

(d) PERENNIALS

Agapanthus Preaeco
Astor Novi-Belgii
Canna X Generalis
Chrysanthemum Maximum

Gazania X Hybrida
Salvia X Superba
Stokesia Laevis
Viola Hederacea

(e) SHRUBS

Abelia X Grandiflora
Acacia Longifolia
Callistemon Citrinus
Cassia Bicapsularis
Ceratostigma
Chaenomeles Lagenaria
Correa Alba
Cotoneaster Glaucophyllus
Cotoneaster Lacteus
Cotoneaster Pannosus
Caphea Ignea
Euonymus Japonicus
Euphorbia Millii

Euphorbia Pulcherrima
Hebe Speciosa
Jasminum Mesnyi
Jasminum Officinale
Jasminum Polyanthum
Lantana Camara
Lantana Montevidensis
Leptospermum Flavescens
Narium Oleander
Plumbago Auriculate
Pyracantha Fortuneana
Thunbergia Alata
Westringia Fruticosa

(f) TREES

Angophora Costata
Banksia Integrifolia
Callistemon Salignus
Callistemon Viminalis
Casuarina Glauca

Casuarina Stricta
Eucalyptus Botryoides
Eucalyptus Robusta
Hakea Salicifolia
Hakea Saligna

Leptospermum Laevigatum
Leptospermum Petersonii
Melaleuca Armillaris – Sandy Soil
Melaleuca Linariifolia – Clay Soil
Melaleuca Quinquenervia – Sandy Soil
Melaleuca Styphelioides – Clay Soil
Nyssa Sylvatica
Photinea X Frasieri 'Robusta'
Tristanopsis Laurina

All vegetation should be checked with Local Authorities and Nurseries prior to installation for suitability to each region.

NOTE:

- REQUIRED SETBACKS
4 METERS FROM BOUNDARIES
4 METERS FROM BUILDINGS
6 METERS FROM FUTURE POOL
30 METERS FROM CREEK BANK
- ALL WORK MUST BE CONSTRUCTED IN ACCORDANCE WITH AS 1547-2000.
- THE FOLLOWING WATER REDUCTION FIXTURES MUST BE USED:
4/3 DUAL FLUSH TOILET,
12 LIT/MIN SHOWERS,
6 LIT/MIN BASINS,
12 LIT/MIN SINK AND TUB.

HARTLEYS CREEK

CAPTAIN COOK H'WAY

EXISTING SEPTIC TANK

HOUSE

30 METERS MIN

CLIENT SELECTED SECONDARY
AERATED WASTE WATER TREATMENT
SYSTEM MINIMUM SIZE 1100P

IRRIGATION AREA USING METAFIN
DRIPLINE WITH ROOT INTRUSION
BARRIER

PUMP IN IRRIGATION CHAMBER TO
AINTS TO BE MINIMUM DAVEY MODEL
1042A OR EQUAL.

REFER TO DETAIL SHEET AND
MANUFACTURES INSTRUCTIONS FOR
INSTALLATION OF METAFIN PRODUCTS

4 METER SETBACK FROM ALL BOUNDARIES



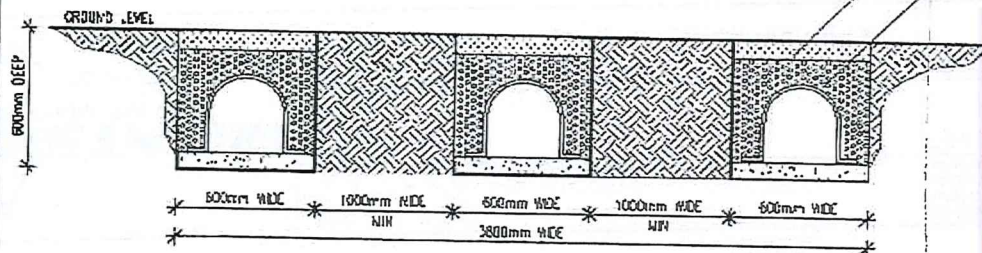
CONSULTANTS

28A/NO 211600

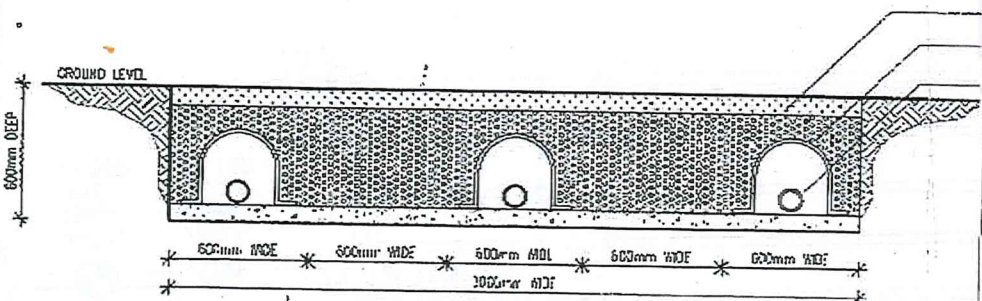
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ALBANY

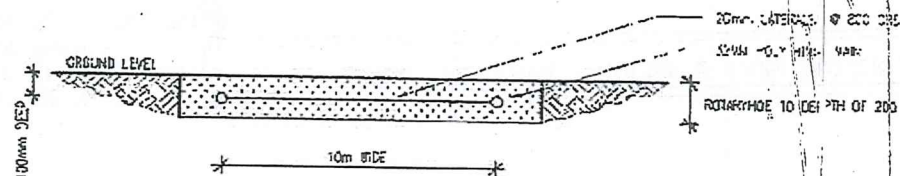
2/1/95 ANDERSON ST, CHIRNS
PO BOX 1350 DUNEDIN C.D.
PH: 07 4031160 FAX: 07 4031170
MOBILE: 0172 726600 EMAIL: daniel@h2oconsultants.com.au



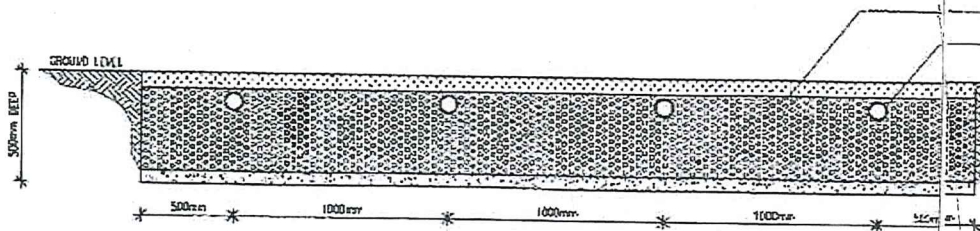
MULTIPLE ABSORPTION TRENCH DETAIL n.t.s



EVAPOTRANSPIRATION - ABSORPTION AREA DETAIL n.t.s



IRRIGATION - SUB SURFACE n.t.s



EVAPOTRANSPIRATION - ABSORPTION AREA DETAIL n.t.s

APPROVED IMPERVIOUS MATERIAL
SLOPED PLASTIC TRENCHING MATERIAL
WITH GEOTEXTILE COVER

75 mm TOP SOIL
CLEAN SOUND GRAVEL OR
CRUSHED STONE 40mm TO
80mm GAUGE
50mm MIN CLEAN COURSE
SAND OR 6mm SCREENING

NOTE:
REFER TO SOIL EVALUATION REPORT FOR
DISPOSAL METHOD AND QUANTITY.

APPROVED IMPERVIOUS MATERIAL
SLOPED PLASTIC TRENCHING MATERIAL
WITH GEOTEXTILE COVER
SLOPED AG DRAIN WITH GEOTEXTILE COVER

75 mm TOP SOIL
CLEAN SOUND GRAVEL OR
CRUSHED STONE 40mm TO
80mm GAUGE
50mm MIN CLEAN COURSE
SAND OR 6mm SCREENING

NOTE:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE
LOCAL AUTHORITY REQUIREMENTS AND THE FOLLOWING CODES:
* AS 3500 - NATIONAL PLUMBING & DRAINAGE CODE
* AS 1546 - SMALL SEPTIC TANKS
* AS 1547 - DISPOSAL SYSTEMS FROM DOMESTIC PREMISES
* CODE OF PRACTICE FOR ON-SITE SEWERAGE FACILITIES

APPROVED IMPERVIOUS MATERIAL
SLOPED PLASTIC TRENCHING MATERIAL
WITH GEOTEXTILE COVER

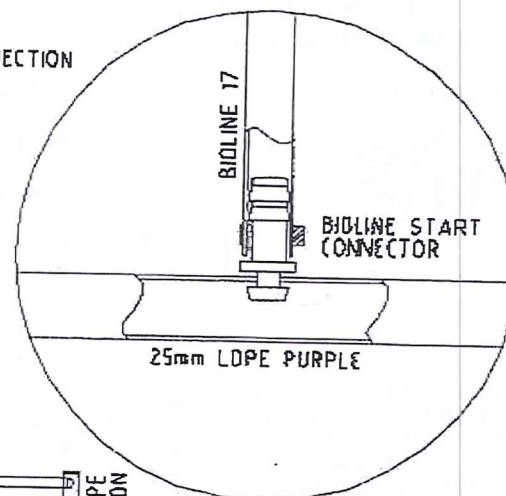
75 mm TOP SOIL
CRUSHED STONE 40mm TO
80mm GAUGE
100mm MIN
SAND SCREENING



CONSULTANTS
B.S.A No. 745552

8/146 ANDERSON ST. CAIRNS PO BOX 1358 BUNGALOW QLD
PH: 07 40321468 FAX: 07 40321754
MOBILE: 0417 726656 EMAIL: admin@h2oconsultants.com.au

DETAIL:
TAKE OFF CONNECTION
TO 25mm LDPE



AIR RELEASE VALVE
LOCATED AT HIGHEST
POINT OF SUPPLY
SUBMAIN ISEE DETAIL 31

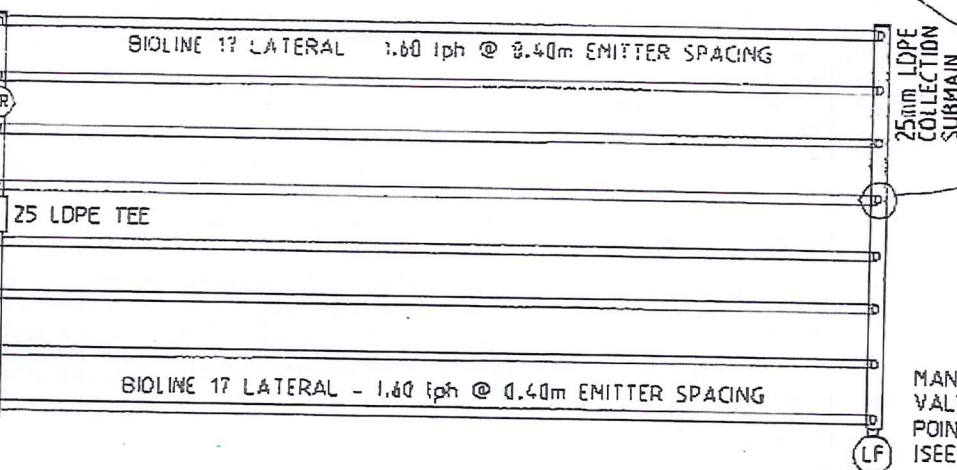


ISEE DETAIL 21

ARKAL
25mm
DISC
FILTER

ARKAL
25mm
TECH
FILTER

25mm LDPE
SUPPLY
SUBMAIN



MANUAL LINE FLUSHING
VALVE LOCATED AT LOWEST
POINT OF COLLECTOR
ISEE DETAIL 41



PROJECT NAME:
WASTEWATER DISPOSAL SYSTEM

CLIENT:

DRAWING TITLE:
SYSTEM LAYOUT & LATERAL CONNECTION DETAIL

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GH

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DETAIL 1

SCALE:
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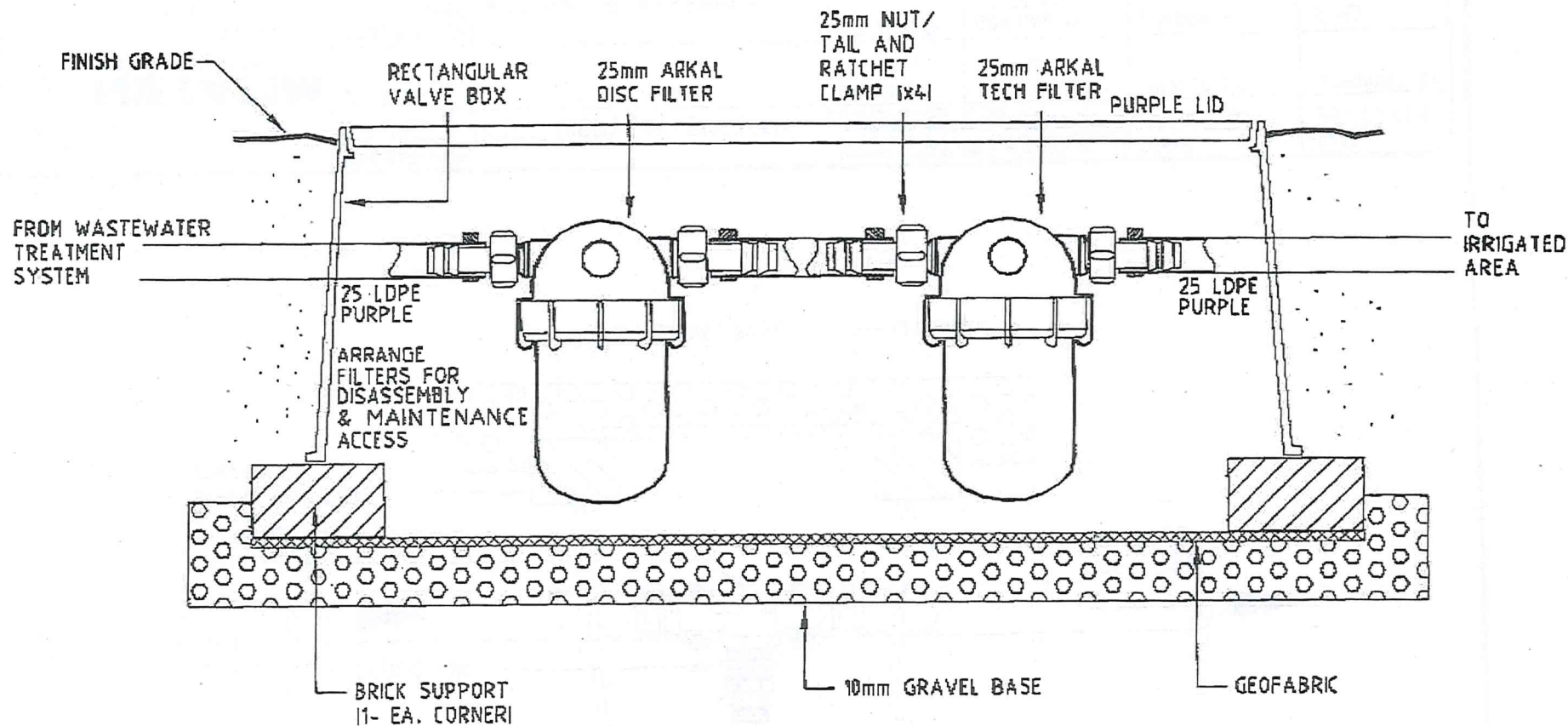
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DATE:
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PROJECT NAME:
WASTEWATER DISPOSAL SYSTEM

CLIENT:

DRAWING TITLE:
25 ARKAL DISC AND TECH FILTER ASSEMBLY

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DETAIL 2

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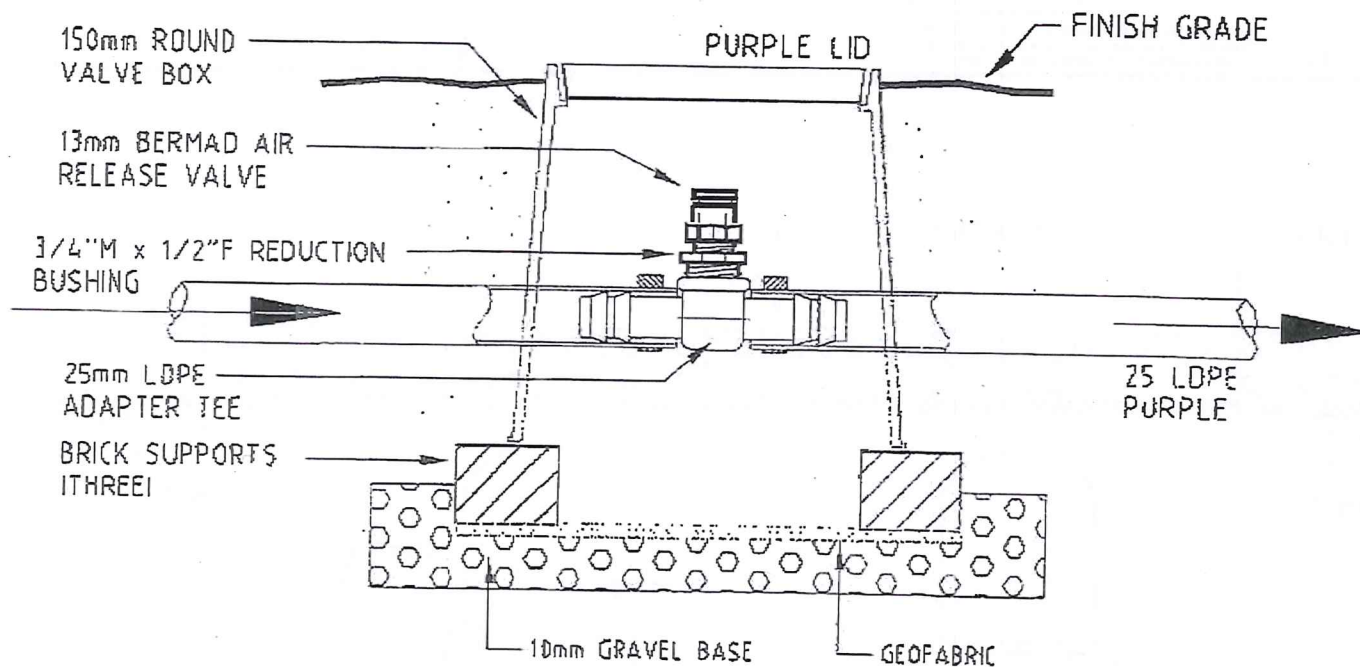
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28/05/03

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2 OF 7



PROJECT NAME:
WASTEWATER DISPOSAL SYSTEM

CLIENT:

DRAWING TITLE:
AIR RELEASE VALVE ASSEMBLY

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DETAIL 3

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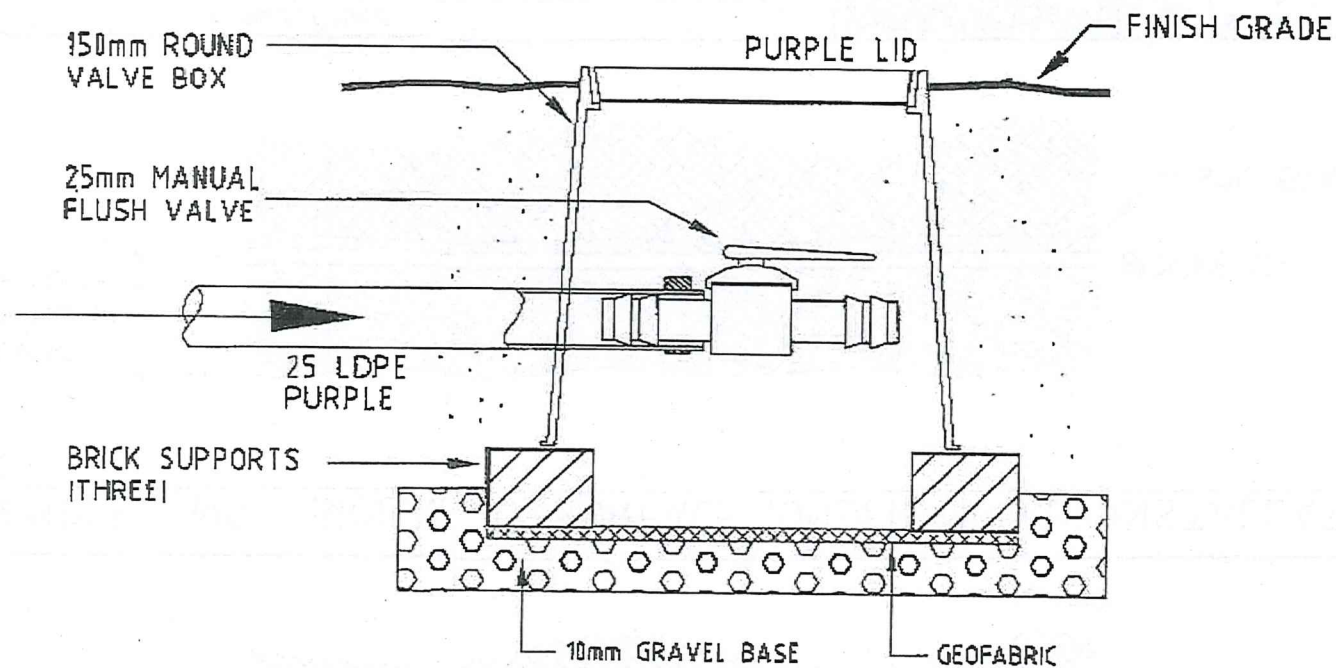
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PROJECT NAME:
WASTEWATER DISPOSAL SYSTEM

CLIENT:

DRAWING TITLE:
MANUAL FLUSH VALVE ASSEMBLY

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DETAIL 4

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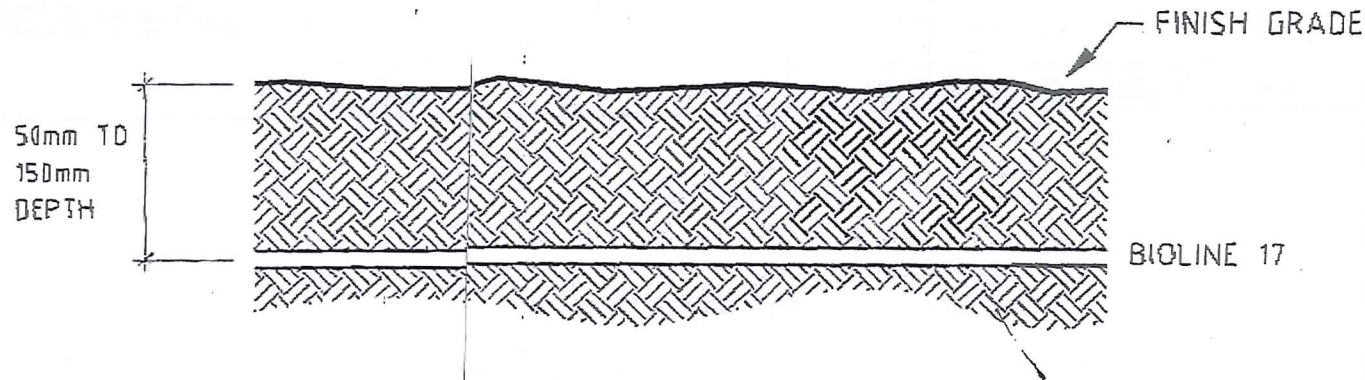
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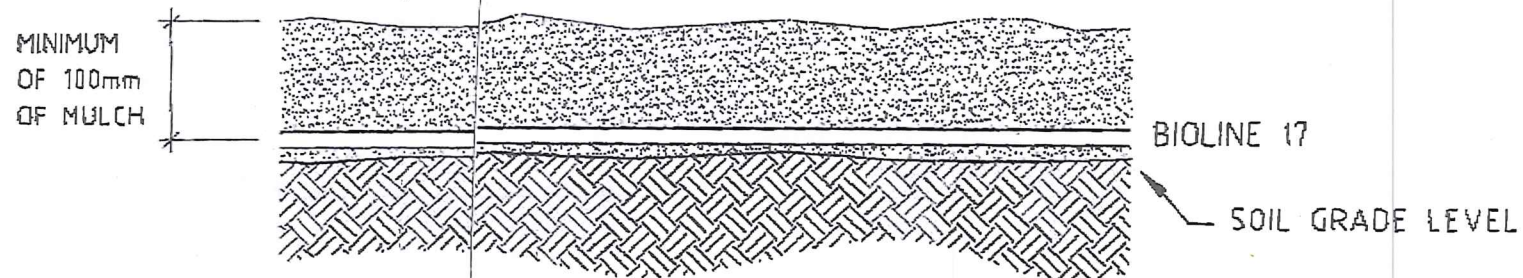
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4 OF 7

EXAMPLE ONE: BIOLINE 17 SUB-SURFACE INSTALLATION



EXAMPLE TWO: BIOLINE 17 SURFACE (UNDER MULCH) INSTALLATION



PROJECT NAME:
WASTEWATER DISPOSAL SYSTEM

CLIENT:

DRAWING TITLE:
BIOLINE 17 INSTALLATION DEPTH

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DETAIL 5

SCALE:
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5 OF 7

AIR RELEASE VALVE
LOCATED AT HIGHEST
POINT OF SUPPLY
SUBMAIN (SEE DETAIL 3)

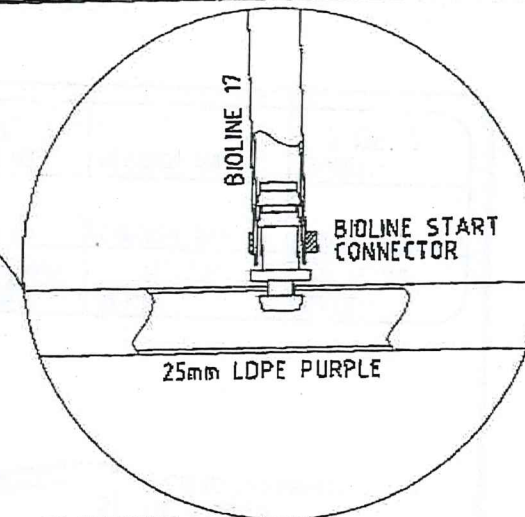
25mm LDPE
SUPPLY
SUBMAIN

BIOLINE 17 LATERAL - 1.60 lph @ 0.40m EMITTER SPACING

25mm LDPE
COLLECTION
SUBMAIN

BIOLINE 17 LATERAL - 1.60 lph @ 0.40m EMITTER SPACING

LF



MANUAL LINE FLUSHING
VALVE LOCATED AT LOWEST
POINT OF COLLECTOR
(SEE DETAIL 4)

DETAIL:
TAKE OFF CONNECTION
TO 25mm LDPE

WASTEWATER
TREATMENT
SYSTEM

(SEE DETAIL 2)

ARKAL ARKAL
25mm 25mm
DISC TECH
FILTER FILTER

DISTRIBUTION / ROTATION VALVE

AR

BIOLINE 17 LATERAL - 1.60 lph @ 0.40m EMITTER SPACING

25mm LDPE
COLLECTION
SUBMAIN

25mm LDPE
SUPPLY
SUBMAIN

BIOLINE 17 LATERAL - 1.60 lph @ 0.40m EMITTER SPACING

LF

MANUAL LINE FLUSHING
VALVE LOCATED AT LOWEST
POINT OF COLLECTOR
(SEE DETAIL 4)



PROJECT NAME:
WASTEWATER DISPOSAL SYSTEM

CLIENT:

DRAWING TITLE:
MULTIPLE BLOCK DISPERSAL SYSTEM

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DETAIL 6

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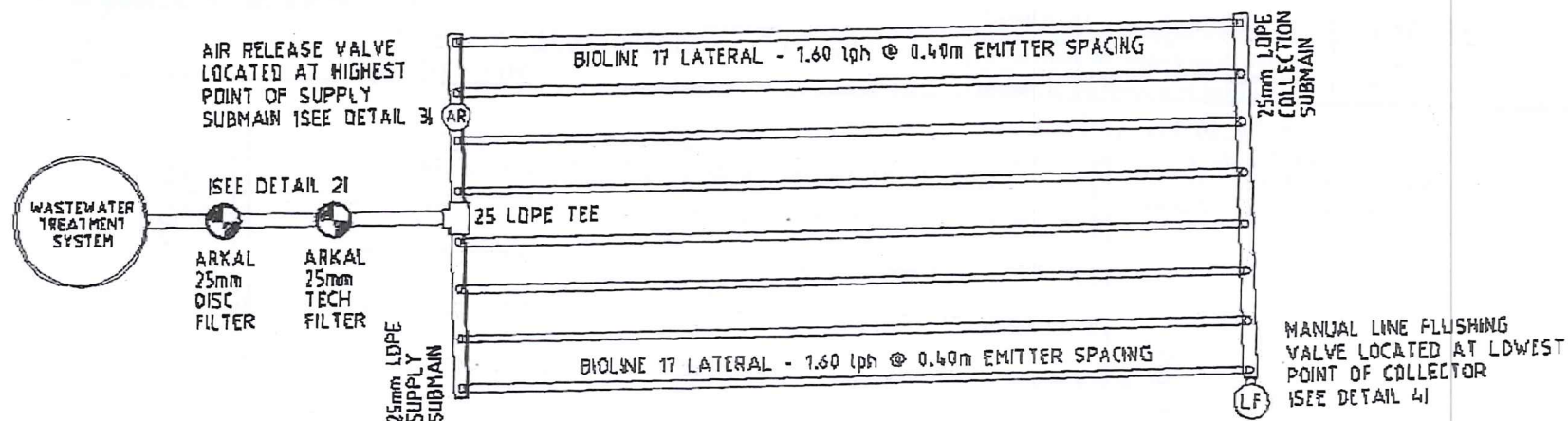
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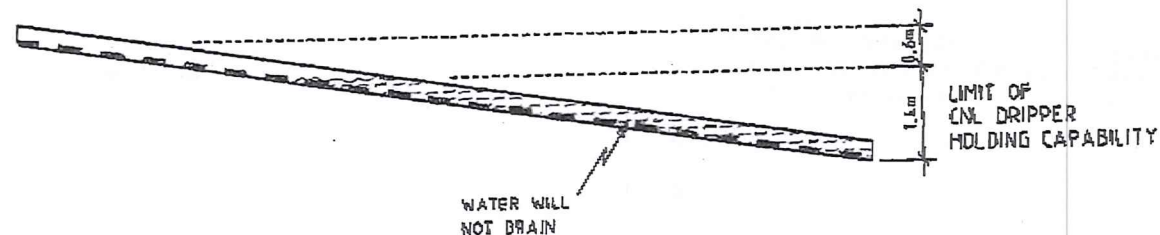
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14/01/04

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6 OF 7



PLAN



LATERAL ELEVATION



PROJECT NAME:
WASTEWATER DISPOSAL SYSTEM

CLIENT:

DRAWING TITLE:
DISPERSAL SYSTEM WITH LATERAL ELEVATION

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