

28 June 2023

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

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

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**RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (COMBINED DWELLING HOUSE AND SHED) OVER LAND ON SANTACATTERINA ROAD, FINLAYVALE, MORE FORMALLY DESCRIBED AS LOT 2 ON SP161472**

Aspire Town Planning and Project Services act on behalf of Alan Favier (the 'Applicant' and the 'Land Owner') in relation to the above described Development Application.


On behalf of the Applicant, please accept this correspondence and the accompanying attachments as a properly made Development Application pursuant to Sections 50 and 51 of the *Planning Act 2016* seeking a Development Permit for a Material Change of Use (Combined Dwelling House and Shed).

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

- Duly completed DA Form 1 (Attachment 1);
- Site, Floor and Elevation Plans (Attachment 2); and
- Waste Water Design Report (Attachment 3).

The relevant Application Fee is calculated to be \$344 under the Douglas Shire Council Fees and Charges Schedule for Years 2022/2023. It is respectfully requested that Council issue an Invoice, so the fee can be paid directly by the Applicant. Thank you for your time in considering the attached Development Application. If you wish to inspect the property or have any further queries, please contact the undersigned.

Regards,



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

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## **1.0 Executive Summary**

Aspire Town Planning and Project Services act under the instruction of the registered 'Landowner' of the land who is also the 'Applicant'.

This Development Application is for a Material Change of Use for a Combined Dwelling House and Shed over land on Santacatterina Road, Finlayvale and is more formally described as Lot 2 on SP161472.

The land is 4,000m<sup>2</sup> in area and has approximately 6m frontage to Santacatterina Road. Access to the property is via an access handle approximately 65m in length.

The land is currently unimproved and was being used for agricultural purposes until it was recently sold.

The proposed Combined Dwelling House and Shed is sited within an existing cleared area of the site approximately 13.1m in from the rear boundary and 3.6m in from the eastern side boundary. No vegetation clearing is required to facilitate the proposed development and only minor earthworks are required to prepare the site for Building Works and installation of services.

The land is located within the Rural Zone under the Douglas Shire Planning Scheme 2018 V1.0 (the 'planning scheme'). Ordinarily the proposed development is Self Assessable, however due to non-compliance particularly with the Rural Zone Code, the proposed development reverts to Code Assessable.

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

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

**Figure 1: Site location and aerial mapping (source: QLD Globe June 2023)**

### 3.0 Description of Proposed Development

The proposal seeks a Development Permit for a Material Change of Use for a Combined Dwelling House and Shed over land on Santacatterina Road, Finlayvale and more formally described as Lot 2 on SP161472, refer to the Site, Floor and Elevation Plans included under Attachment 2.

The proposed Combined Dwelling House and Shed is located towards the rear of the site approximately 13.1m from the rear southern boundary and 3.6m in from the side eastern boundary, see Figure 2 below.

The land gently slopes to the north and east. The building area is relatively level and minimal earthworks will be required to facilitate the proposed development. No vegetation damage or clearing is required.

A Waste Water Design Report has been developed for the site and is included for reference under Attachment 3. It is noted that this report illustrates a superseded layout of the proposed building, however the number of total bedrooms within the building remains unchanged and therefore the sizing of the system remains relevant. Under the current building layout it is considered that sufficient area is available between the building and the rear boundary (13.1m) to accommodate the required disposal area (9.6m long x 3.13m wide). However, regardless other unconstrained areas are available within the site, particularly to the north of the proposed building, should an alternative disposal area be required. When reading the Waste Water Report, please note the included Site Plan is not to scale.



Figure 2: Extract from Site, Floor and Elevation Plans and Aerial Overlay (source: QLD Globe June 2023)

## **4.0 State Planning Framework**

### **4.1 State Planning Policies**

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

### **4.2 FNQ Regional Plan**

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

### **4.3 State Agency Referral**

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

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

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



## 5.0 Local Government Planning Context

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

The subject unit is located within the Rural Zone under the Douglas Shire Planning Scheme 2018 V1.0, see Figure 3 below.



**Figure 3: Site Zoning (source: 2018 Douglas Shire Council Planning Scheme Property Report)**

### 5.2 Local Plan

The site is not located within a mapped Local Plan Area.

### 5.3 Planning Scheme Overlays

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

- Acid Sulfate Soils Overlay 5-20m AHD categories)
- Flood and Storm Tide Hazard Overlay (100 Year ARI – Mossman and Port Douglas Flood Studies)
- Landscape Values Overlay (High Landscape Values)
- Landslide Hazard Overlay (High and Medium Hazard)
- Natural Areas Overlay (MSES – Regulated Vegetation)
- Transport Network Overlay (Minor Rural Road)

Assessment against the relevant Overlay Codes is included under S5.5 of this report.

## 5.4 Level of Assessment

In accordance with the Rural Zone Table of Assessment the proposed development is ordinarily Self Assessable. However, due to non-compliance with a number of the prescribed Acceptable Outcomes, the level of assessment reverts to Code Assessable.

## 5.5 Code Assessment

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

Assessment Benchmark	Matter of Non-compliance	Comment
<b>Rural Zone Code</b> <b>General discussion:</b> A Dwelling House is a consistent land use within the Rural Zone. The building is 6.084m high, with an overall dimension of 18.4m long and 18.0m wide (including an open awning of 18.4m long and 6.0m wide). The building complies with the maximum height requirements.  The proposed development complies with the minimum boundary setback requirements with the exception of the proposed side boundary setback to the east, refer to further discussion below.  The external colour scheme is not yet selected, refer to further discussion below.  Overall it is submitted that the proposed use and building design is appropriate in the context of the site and surrounds.		
<b>Exterior Finishes</b>	AO2	<b>Alternative solution:</b> The proposed building is setback 3.6m from the side eastern boundary. Given the nature of the adjoining property, which is used for agricultural purposes, the proposed setback will not impact on the rural character of this site, nor compromise the ongoing agricultural use of the adjoining land.  The building has been sited to the rear of the site for the purpose of maintaining an open, unconstrained area to the north of the building, in any event a more modern Dwelling House is established on the site at a later date.  The building has been orientated also in this particular position to maximise protection from adverse weather from the prevailing south-east.  The building has been sited to avoid vegetation removal and also the existing bore which is located approximately 4m to the west of the proposed building.
<b>Exterior Finishes</b>	AO3	<b>Alternative solution:</b> The proposed external colour scheme has not yet been selected. It would be reasonable for Council to condition any specific requirements in this regard.  It is noted that the due to location of the proposed building site, topography and vegetation coverage, the building will not be easily visible from external vantage points. A restriction to the use of darker colours and non-reflective materials would serve little benefit in this instance.

**Acid Sulfate Soils Overlay Hazard Overlay**

**General discussion:** the site is located within the 5-20m AHD trigger area. Excavation works will be limited to that necessary for the driveway construction, footings and onsite waste water system installation. The risk of disturbing Potential Acid Sulfate Soils is considered minimal, however will be monitored and managed during construction onsite.

There are no notable matters of non-compliance.

**Flood and Storm Tide Hazard Overlay Code**

**General discussion:** review of the Overlay Mapping shows that the 100 year ARI level extends into the site only so far as approximately 15m along the access handle in from Santacatterina Road. The proposed building is located clear of the 100 year ARI.

There are no notable matters of non-compliance.

**Landscape Values Overlay**

**General discussion:** Not applicable to the assessment of a Dwelling House.

**Landslide Hazard Overlay**

**General discussion:** the proposed building is located clear of the mapped Potential Landslide Hazard Areas.

There are no notable matters of non-compliance.

**Natural Areas Overlay**

**General discussion:** the proposed building is located within an area that has been previously disturbed and does not require removal or damage to vegetation. Furthermore, it is noted that the proposed building is located in excess of 10m from the top of bank of the drainage gully to the rear and outside of the property boundary.

There are no notable matters of non-compliance.

**Transport Network Overlay**

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

There are no notable matters of non-compliance.

**Dwelling House Code**

**General discussion:** the proposed building provides sufficient undercover parking and is designed within the maximum height limits for the Rural Zone.

There are no notable matters of non-compliance.

**Access, Parking and Services Code**

**General discussion:** Access to the site is via an existing concrete crossover. A new compacted gravel driveway will be established to the proposed building. Given the topography of the site vehicle access should not be a concern.

There are no notable matters of non-compliance.

**Filling and Excavation Code**

**General discussion:** only minimal earthworks are expected to facilitate the preparation of the site for Building Works, installation of the onsite waste water system and driveway construction.



Given the minor extent of earthworks, no notable matters of non-compliance are identified.

**Vegetation Management Code**

**General discussion:** no vegetation damage or removal is necessary to facilitate the proposed development.

There are no notable matters of non-compliance.

## **6.0 Conclusion**

This Development Application is for a Material Change of Use for a Combined Dwelling House and Shed over land on Santacatterina Road, Finlayvale and more formally described as Lot 2 on SPI61472.

This Development Application demonstrates that the proposed development is:

- Consistent with Acceptable Solutions and where conflict exists the Performance Outcomes of the Rural Zone, under the Douglas Shire Planning Scheme 2018 V1.0;
- Complies with all the other applicable Code Acceptable Outcomes under the Douglas Shire Planning Scheme 2018 V1.0;
- The building design and siting is appropriate in the context of the site size, constraints and location; and
- Is / can be appropriately serviced.

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

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

# **Attachment I**

**Duly completed DA Form I**

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Alan Favier
Contact name (only applicable for companies)	c/- Daniel Favier (Aspire Town Planning and Project Services)
Postal address (P.O. Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418 826 560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2023-06-67 – Favier – Santacatterina Road, Finlayvale

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
			Santacatterina Road	Finlayvale
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	2	SP161472	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)
c)	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: <input type="text"/>	

##### ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
☒ Not required

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

<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="text"/>
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land: <input type="text"/>
Name of port authority for the lot: <input type="text"/>
<input type="checkbox"/> In a tidal area

Name of local government for the tidal area <i>(if applicable)</i> :	
Name of port authority for tidal area <i>(if applicable)</i> :	
<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="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

**5) Are there any existing easements over the premises?**

*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

#### 6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Development Application for a Material Change of Use (Combined Dwelling House and Shed)

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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



### 6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

## Section 2 – Further development details

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

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

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

#### 8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Single combined residential dwelling and shed	Dwelling House		

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

☐ Yes

☒ No

### Division 2 – Reconfiguring a lot

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

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

#### 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?

☐ Yes – provide additional details below

☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

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

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

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

### Division 3 – Operational work

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

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

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>• that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</li> <li>• Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul> Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .

## PART 7 – FURTHER DETAILS

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

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

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

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

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application  
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

### 22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

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

### 23) Further legislative requirements

#### **Environmentally relevant activities**

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

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

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

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

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

#### **Hazardous chemical facilities**

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

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

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

### **Clearing native vegetation**

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

### **Environmental offsets**

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala habitat in SEQ Region**

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

### **Water resources**

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

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

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

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

### **Marine activities**

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

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



### **Quarry materials from a watercourse or lake**

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
☒ No

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

### **Quarry materials from land under tidal waters**

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
☒ No

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Referable dams**

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application  
☒ No

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

### **Tidal work or development within a coastal management district**

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - ☐ A certificate of title
- ☒ No

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

### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below  
☒ No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

### **Brothels**

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

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

### **Decision under section 62 of the Transport Infrastructure Act 1994**

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

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

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

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

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

☒ No

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

☒ Yes

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

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

### 25) Applicant declaration

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

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

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

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

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

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

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

## PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

---

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

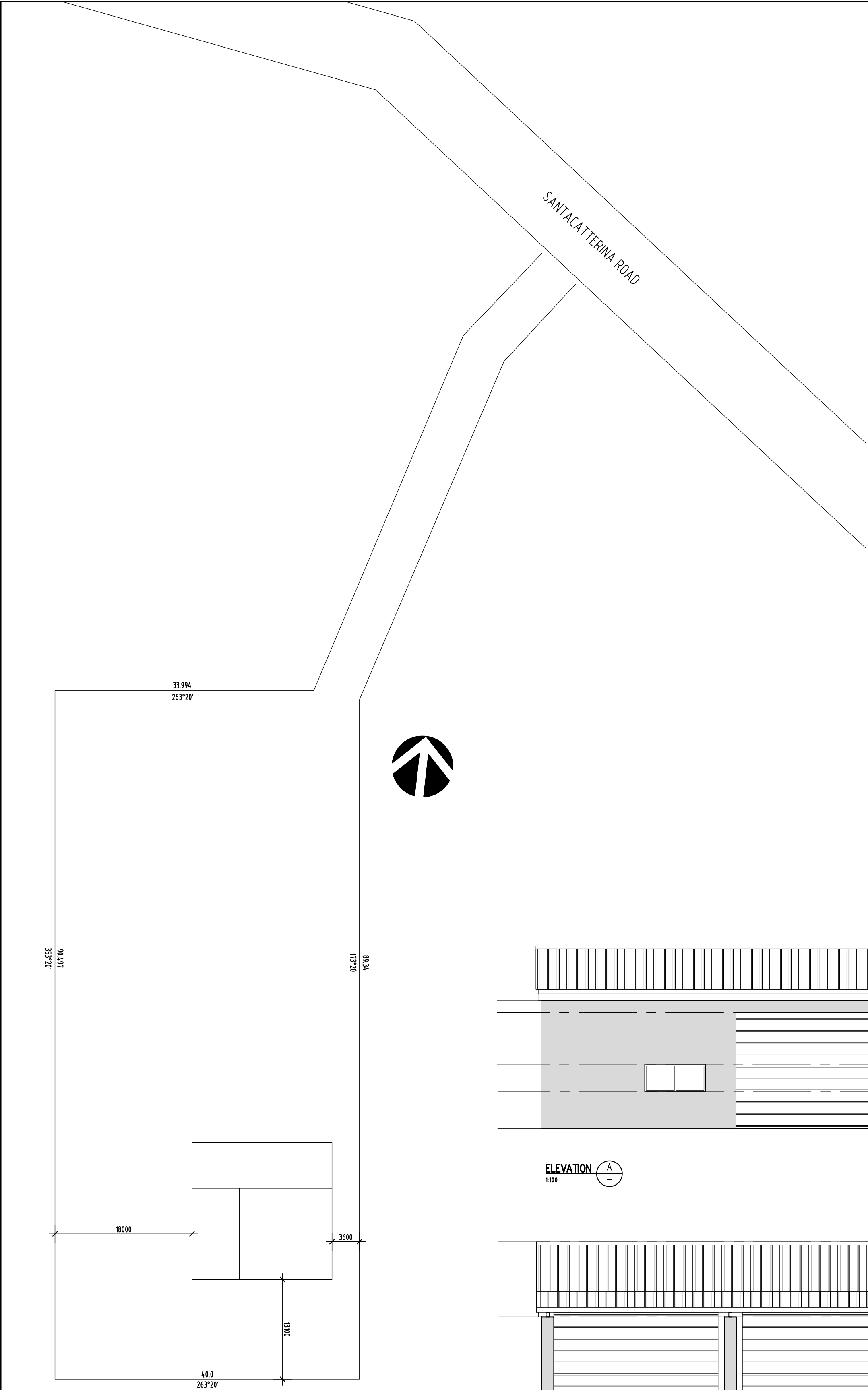
### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

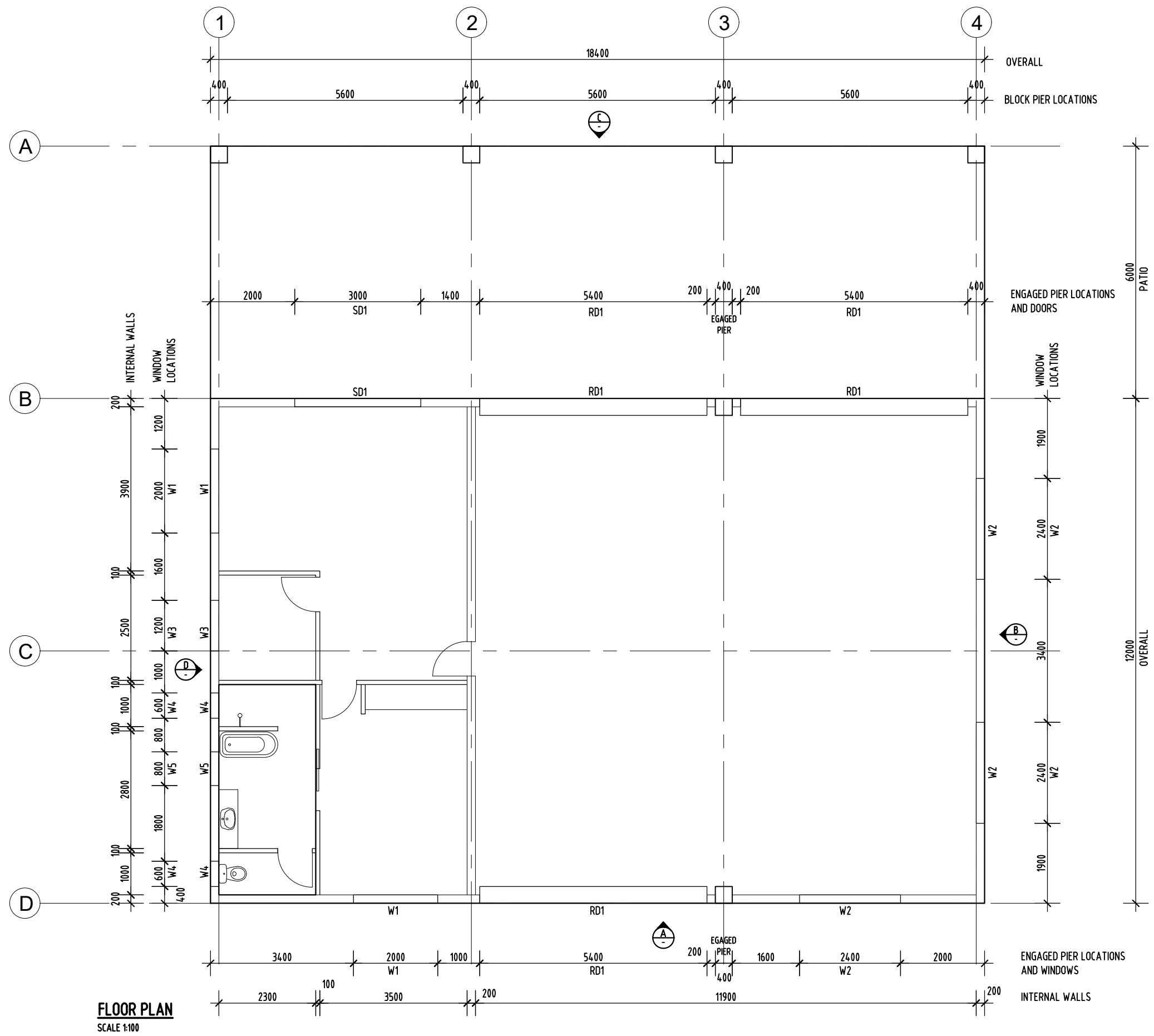
Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

## **Attachment 2**

### **Site, Floor and Elevation Plans**



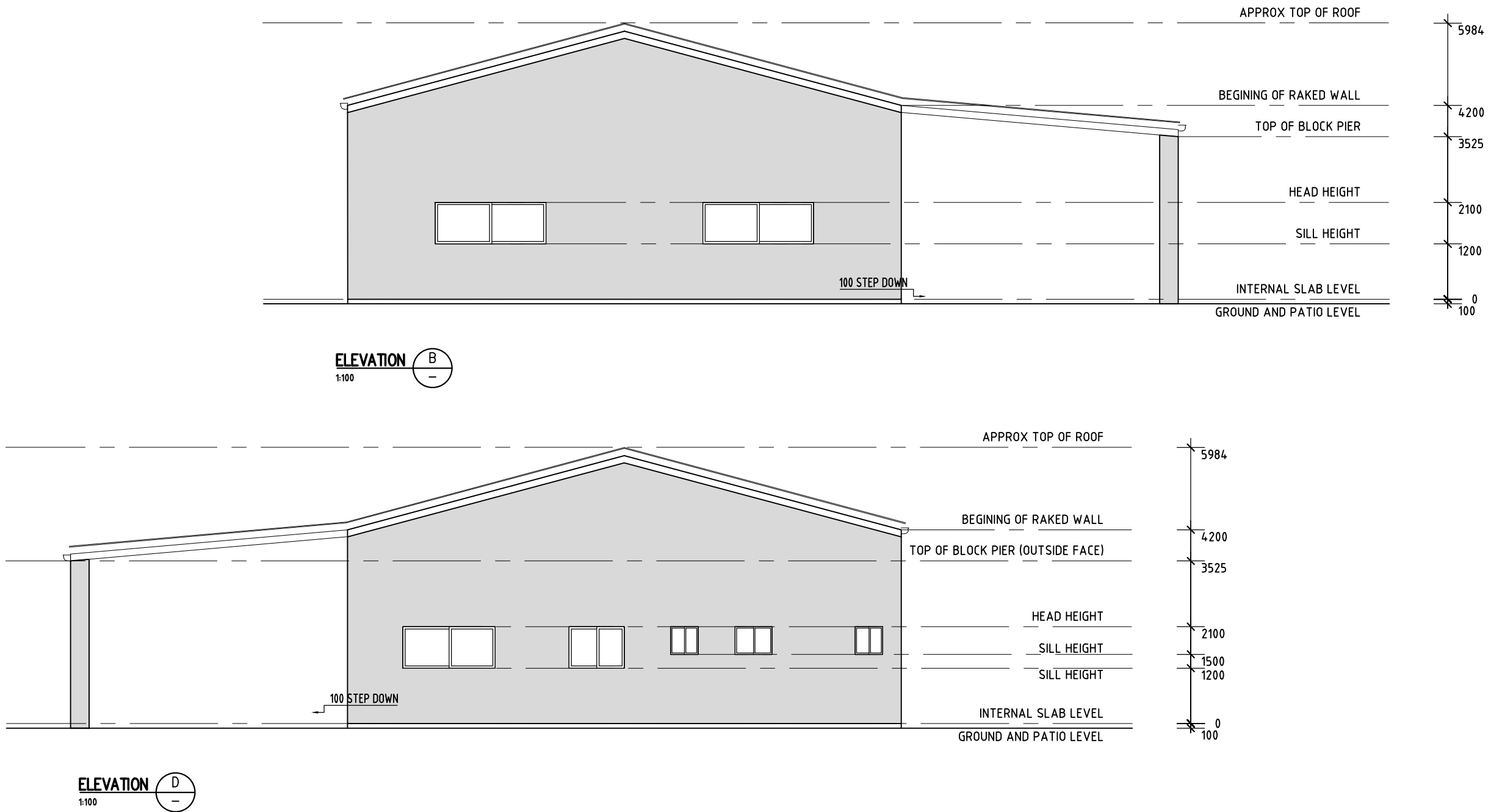
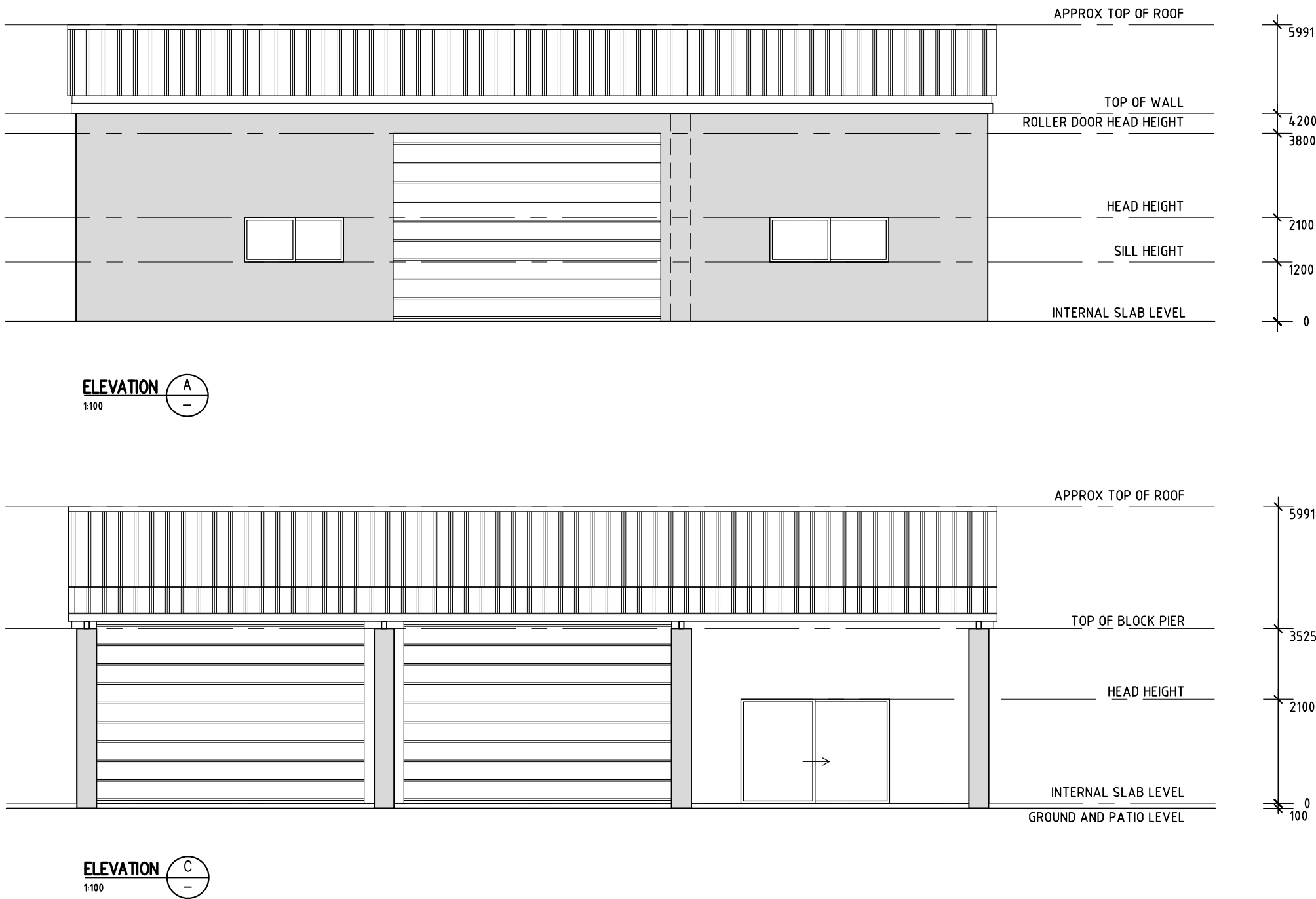
SITE PLAN  
SCALE 1:100  
LOT 2 SPENCE STREET, CAIRNS QLD



WINDOW SCHEDULE					
No.	WINDOW HEIGHT x WIDTH	SILL HEIGHT	QUANTITY	DESCRIPTION	GLAZING
W1	900 x 1200	1200	2	OX SLIDING POWDERCOAT ALUMINIUM FRAME	CLEAR
W2	900 x 2400	1200	3	OX SLIDING POWDERCOAT ALUMINIUM FRAME	CLEAR
W3	900 x 1200	1200	1	OX SLIDING POWDERCOAT ALUMINIUM FRAME	CLEAR
W4	600 x 600	1500	2	OX SLIDING POWDERCOAT ALUMINIUM FRAME	OPADIE
W5	600 x 800	1500	1	OX SLIDING POWDERCOAT ALUMINIUM FRAME	CLEAR

DOOR SCHEDULE				
No.	DOOR HEIGHT x WIDTH	QUANTITY	DESCRIPTION	GLAZING
RD1	2000 x 3000	3	ROLLER DOOR	CLEAR
SD1	2000 x 3000	1	OX SLIDING POWDERCOAT ALUMINIUM FRAME	CLEAR
D1	2000 x 600	3	INTERNAL TIMBER DOOR	-
D2	2000 x 600	1	INTERNAL TIMBER SLIDING DOOR	-

- UNO ALL DOORS AND WINDOWS ARE VIEWED FROM OUTSIDE  
- TYPICAL HEAD HEIGHT - 2100 A.F.L. UNO  
- ALL DOOR & WINDOW JOINERY TO BE DESIGNED FOR WIND CLASSIFICATION C2  
- UNO ALL DOOR & WINDOW FRAMES ARE TO BE PAINTED TIMBER

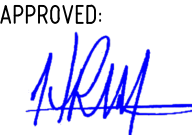


REV	DESCRIPTION	APP'D	DATE
BA	FOR BUILDING APPROVAL		26.6.23

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CLIENT:	ALAN FAVIER
PROJECT:	PROPOSED LIVABLE SHED at: LOT 2 SANTACATTERINA RD, MOSSMAN QLD

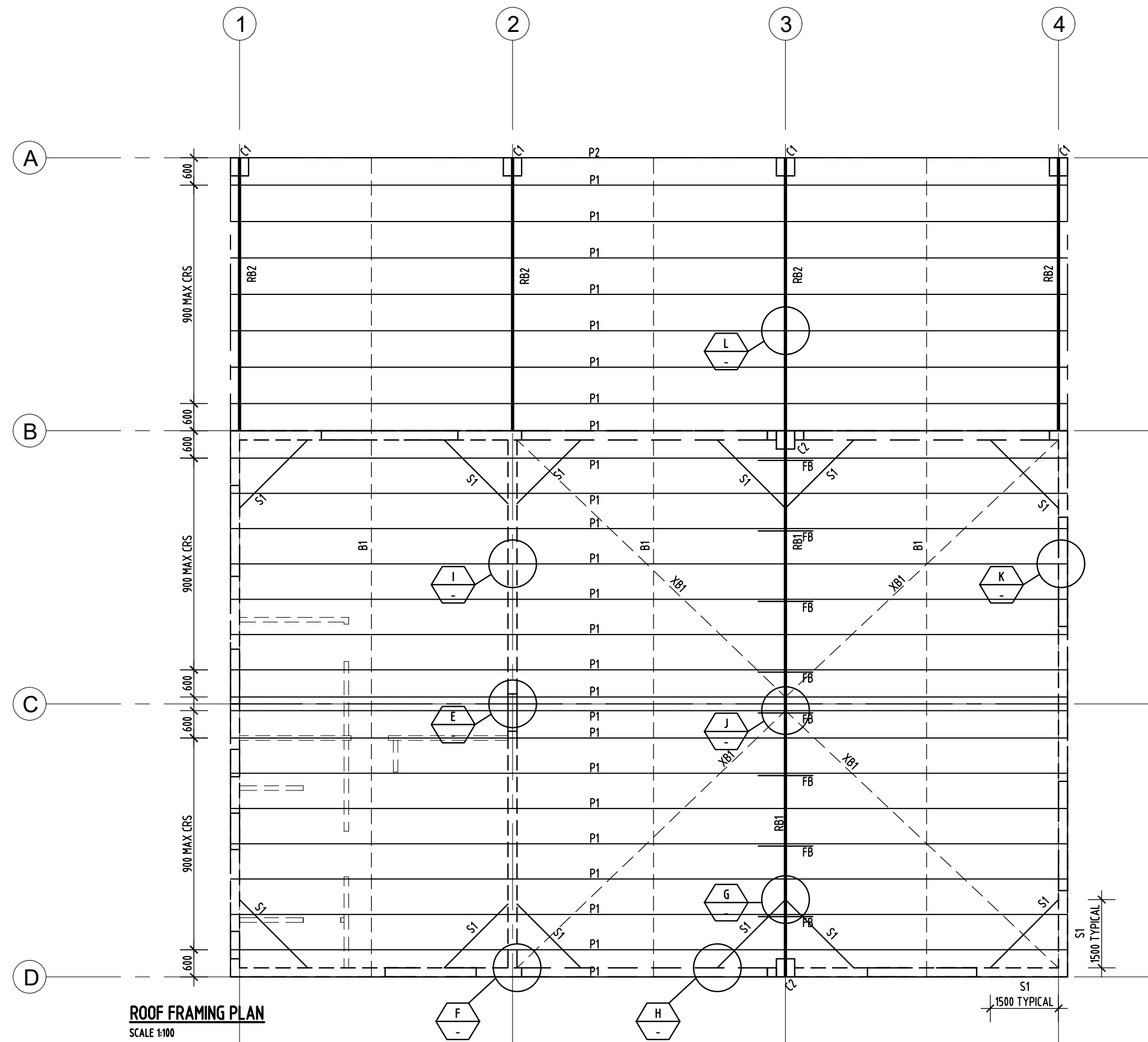
**RODGERS** CONSULTING ENGINEERS  
124 SPENCE STREET  
P.O. BOX 1769  
CAIRNS 4870  
admin@rogersconsulting.com.au  
PHONE: 07 4051 9466  
FAX: 07 4051 9477

TITLE: ARCHITECTURAL PLANS AND ELEVATIONS			
DRAFTED: CR	REVIEWED: -	APPROVED: 	
DESIGNED: HR	A1 PLAN	DWG NO: 230140	REV: BA
SCALE: AS NOTED	PROJECT NO: 230140	DWG NO: A01	REV: BA

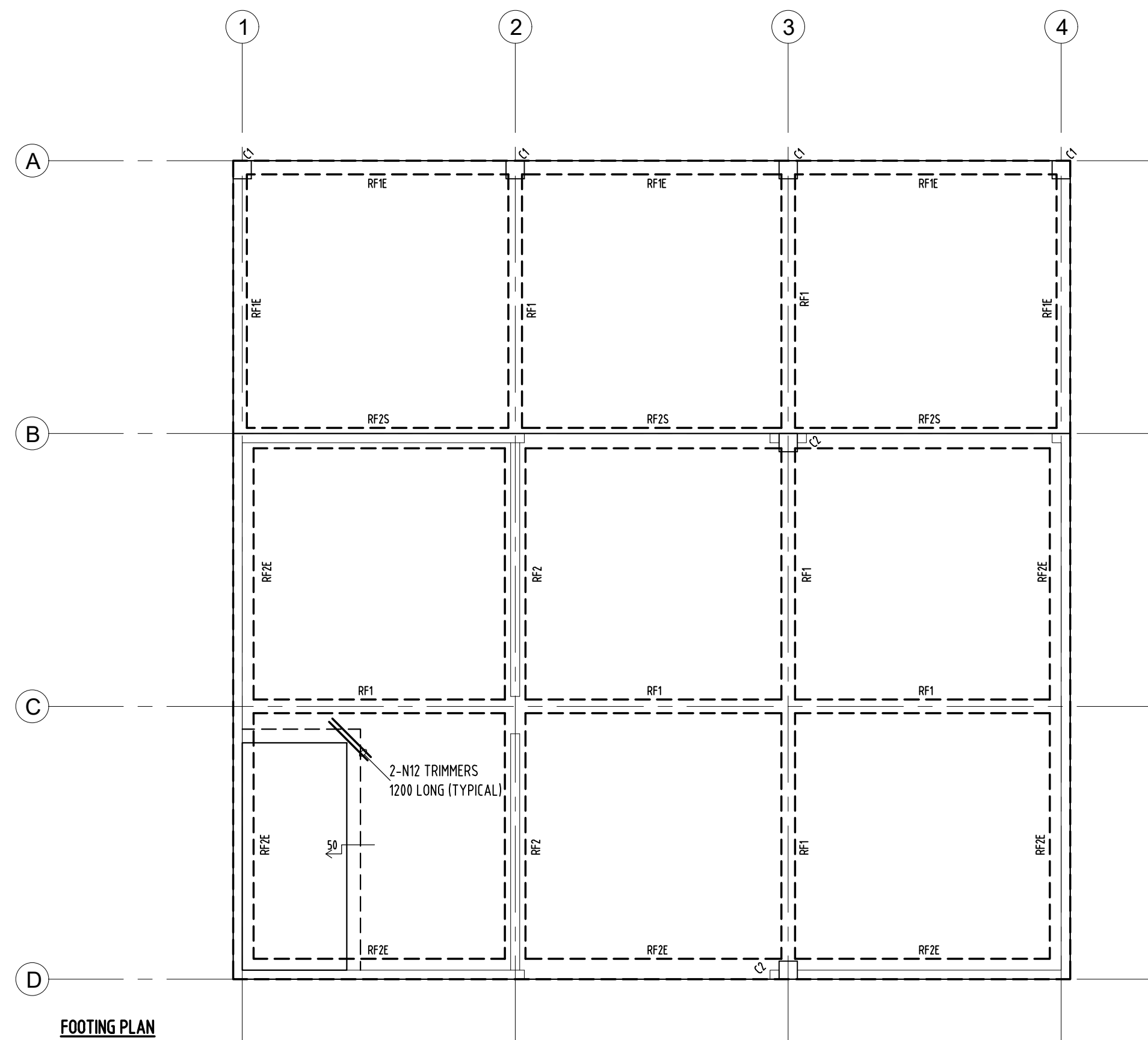






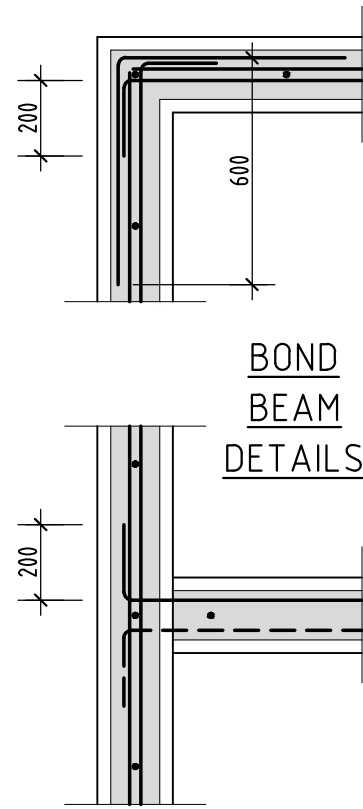


ROOF FRAMING PLAN  
SCALE 1:100

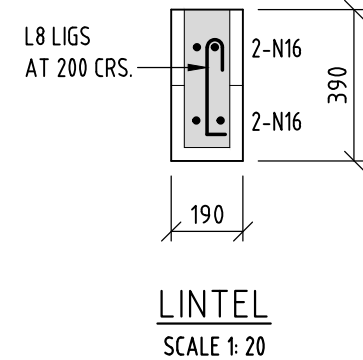


FOOTINGS PLAN  
SCALE 1:100  
100mm THICK SLAB UNO  
ON COMPACTED FILL OR SUBGRADE  
SL82 MESH, 30 TOP COVER UNO

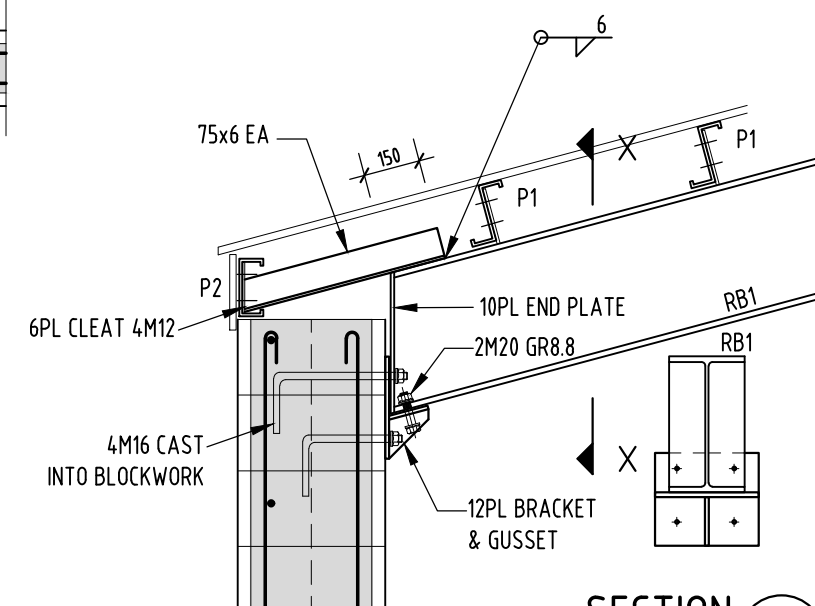
MEMBER SCHEDULE	
P1	Z20019 PURLIN
P2	C20019 EDGE PURLIN
RB1	360UB50 ROOF BEAM FB@1800
RB2	200x100x4 RHS ROOF BEAM
B1	PURLIN BRIDGING
XB1	M16 ROD CROSS BRACING WITH TURNBUCKLES
S1	60x3.2 CHS STRUTS 15x15m



BOND  
BEAM  
DETAILS



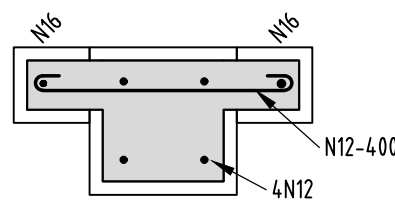
LINTEL  
SCALE 1:20



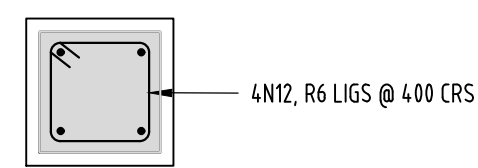
SECTION X-X



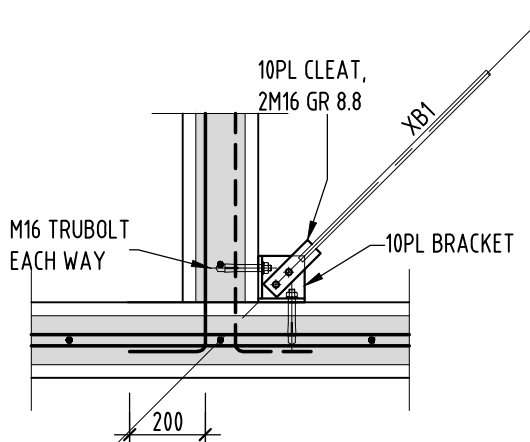
DETAIL A  
SCALE 1:20



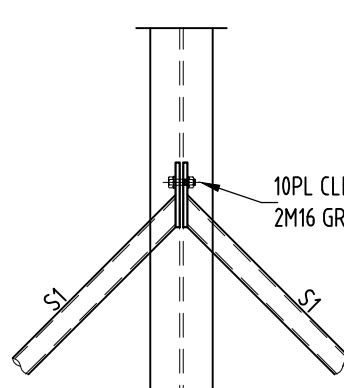
C2  
SCALE 1:20



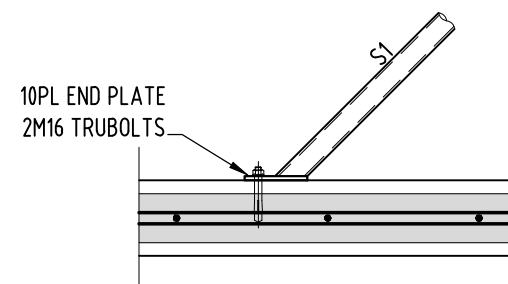
C1  
390 SQ CM PIER  
SCALE 1:20



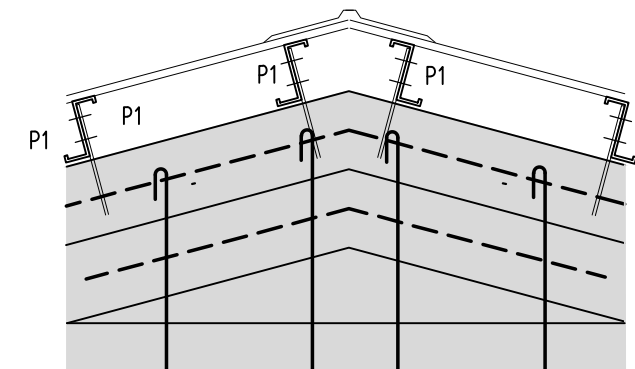
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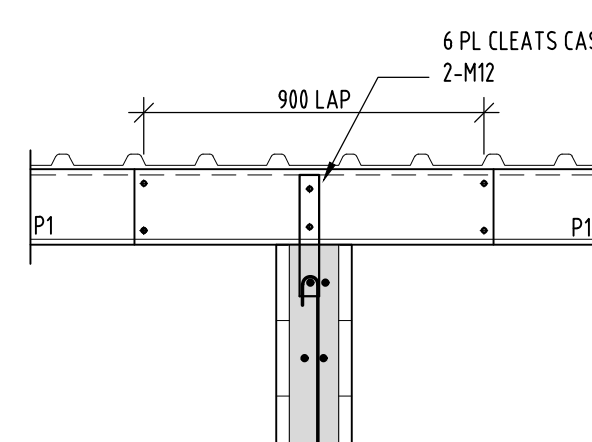
DETAIL G  
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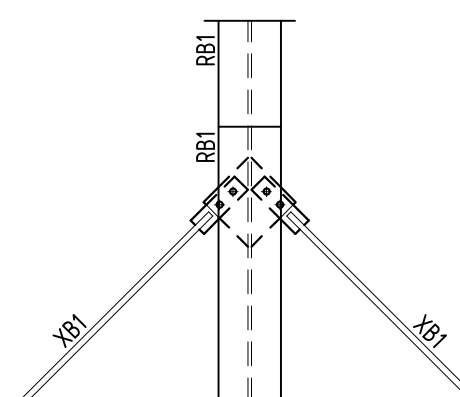
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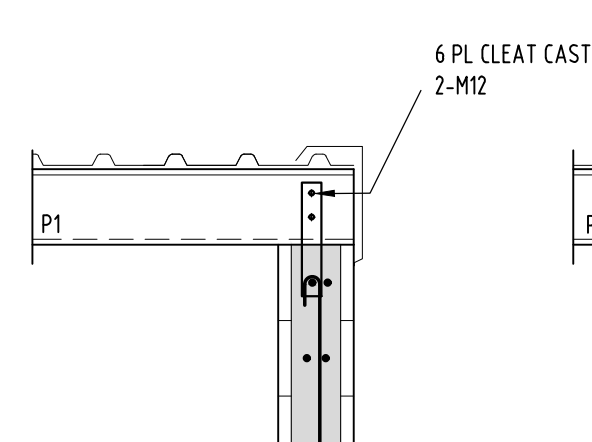
DETAIL E  
SCALE 1:20



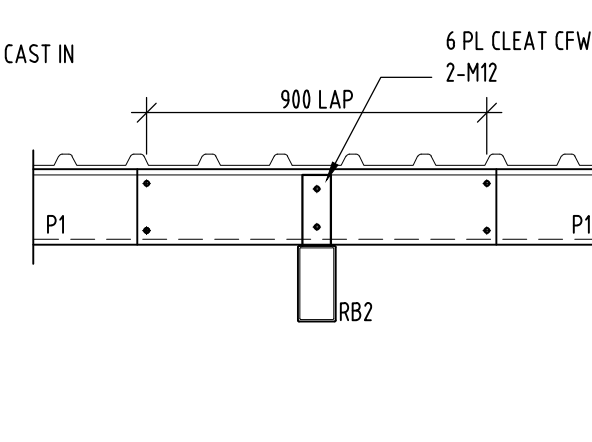
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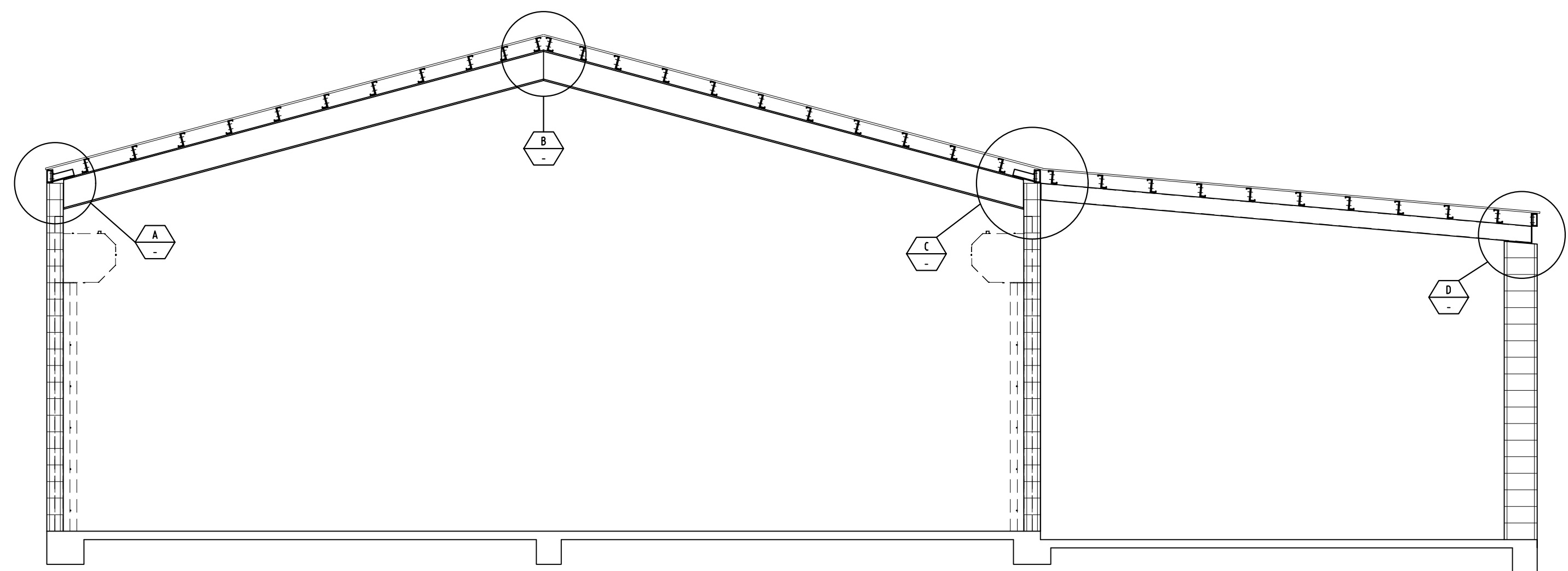
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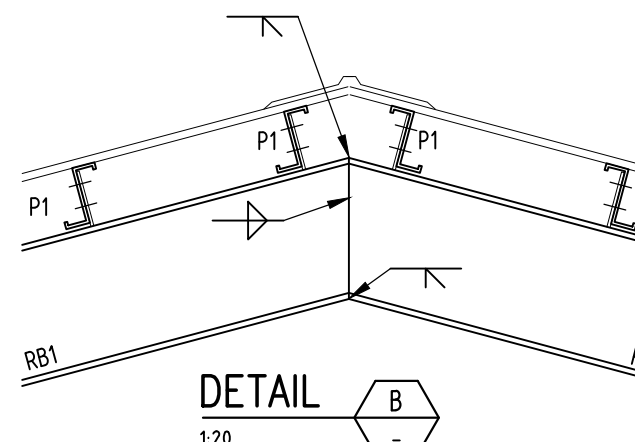
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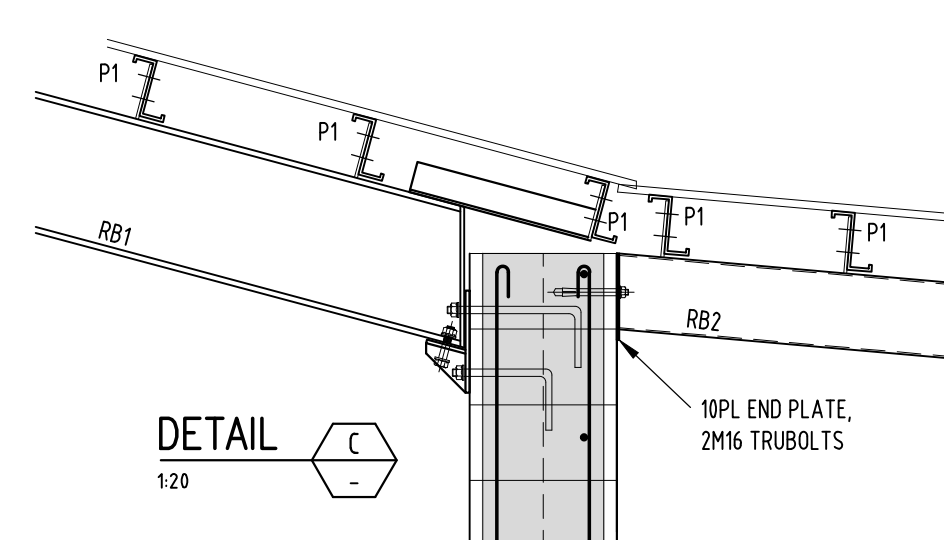
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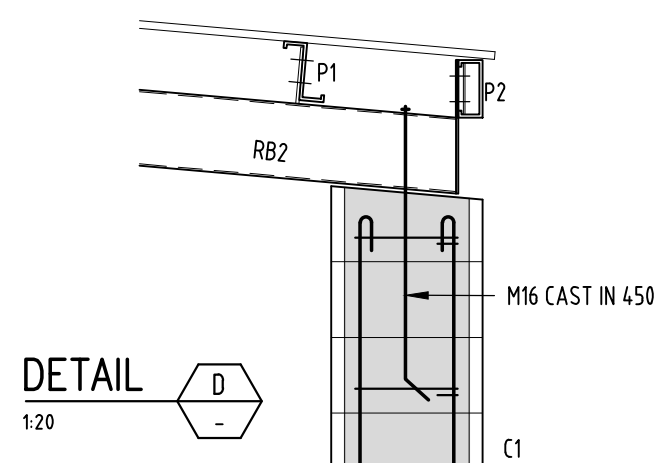
TYPICAL SECTION  
SCALE 1:50



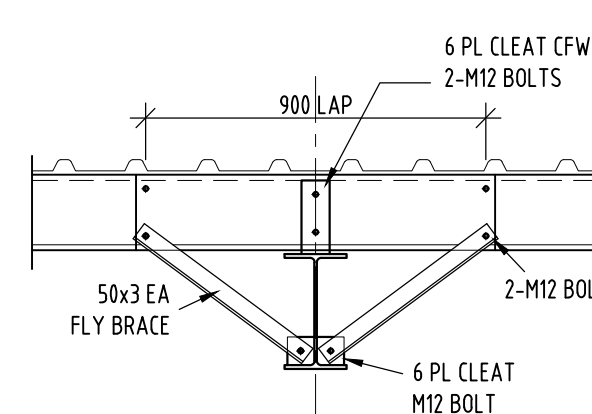
DETAIL B  
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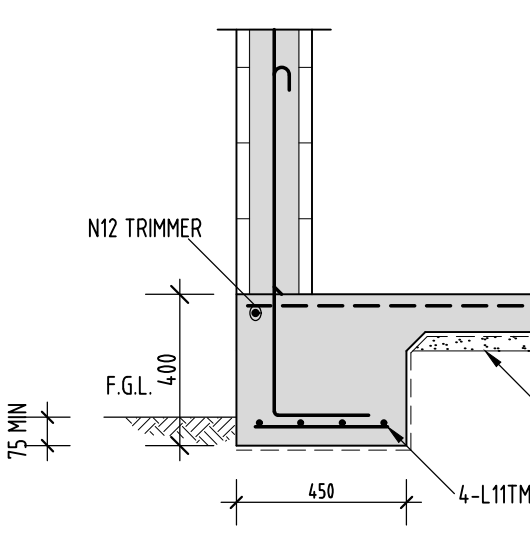
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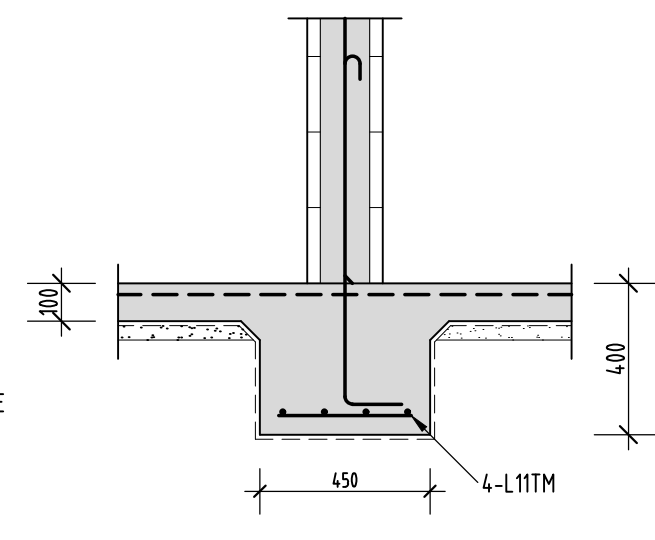
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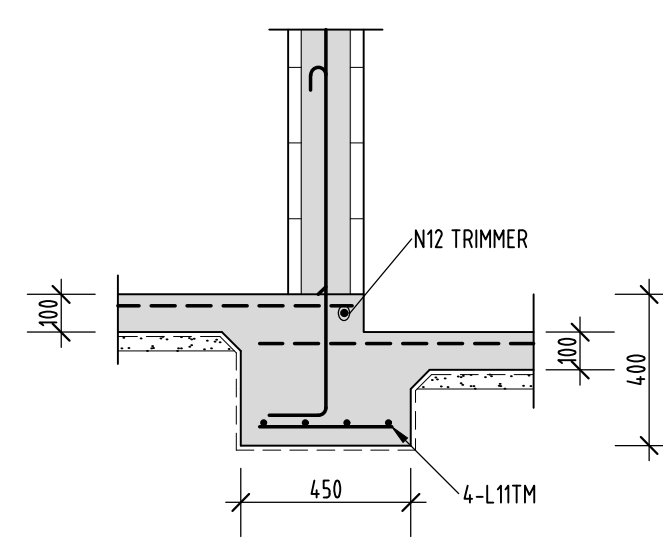
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SCALE 1:20



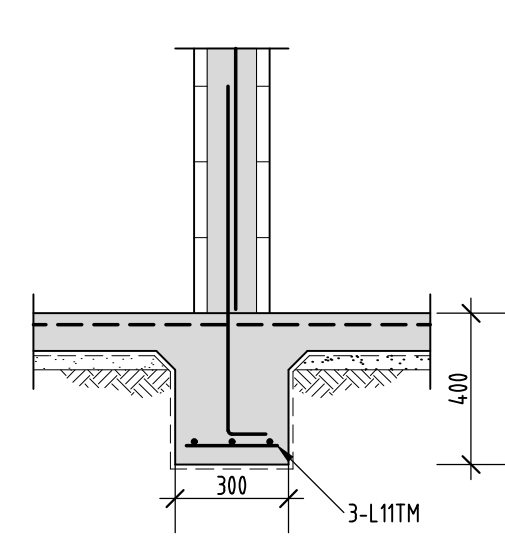
RF2E - RAFT FOOTING -EDGE  
SCALE 1:20



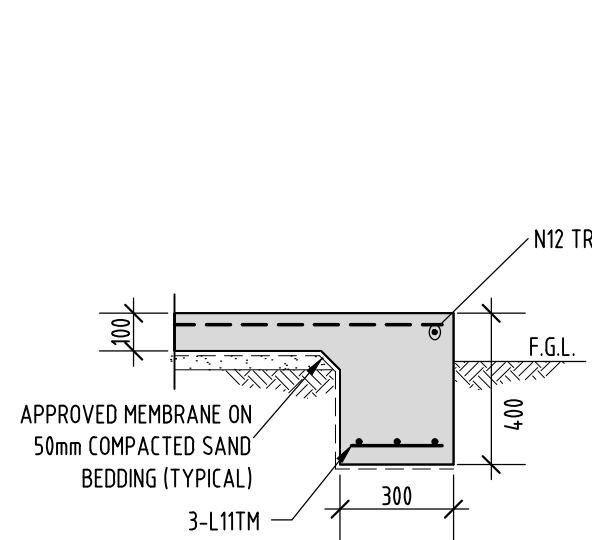
RF2 - RAFT FOOTING  
SCALE 1:20



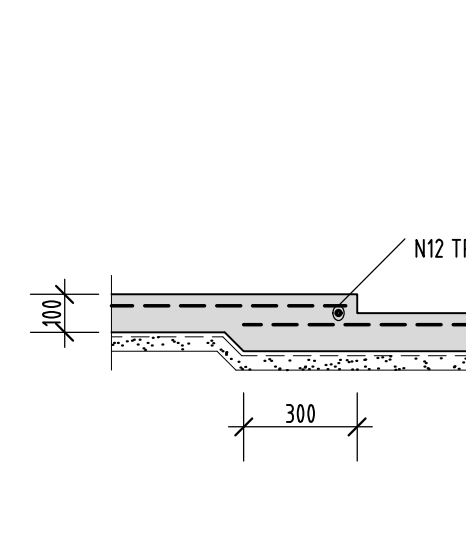
RF2S - RAFT FOOTING -STEP  
SCALE 1:20



RF1 - RAFT FOOTING  
SCALE 1:20



RF1E - RAFT FOOTING -EDGE  
SCALE 1:20



SLAB SETDOWN  
SCALE 1:20

BA	FOR BUILDING APPROVAL	26.6.23			
REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION

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CLIENT:	ALAN FAVIER
PROJECT:	PROPOSED LIVABLE SHED at: LOT 2 SANTACATTERINA RD, MOSSMAN QLD

RODGERS CONSULTING ENGINEERS	
124 SPENCE STREET P.O. BOX 1769 CAIRNS 4870 admin@rodgersconsulting.com.au	PHONE: 07 4051 9466 FAX: 07 4051 9477

TITLE: STRUCTURAL PLANS AND DETAILS			
DRAFTED: CR	REVIEWED: -	APPROVED: [Signature]	
DESIGNED: HR	A1 PLAN		
SCALE: AS NOTED	PROJECT NO: 230140	DWG NO: S01	REV: BA

## **Attachment 3**

### **Waste Water Design Report**



**Site Classification**

**And**

**Wastewater Management System**

**For**

**A. Favier**

**At**

**Lot 2 Santacatterina Road**

**Finlayvale**



## **INTRODUCTION:**

Earth Test has been engaged by A. Favier to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 2 Santacatterina Road, Finlayvale.

Real Property Description:-

Lot 2, on SP 161472

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 November 2012.

## **SITE FACTORS:**

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

The lot has an area of 4000 square metres and is covered with grass.

The location of the proposed dwelling was identified.

The water supply for the dwelling will be from an existing bore onsite.

Two Dynamic Cone Penetrometer tests were performed at locations DCP1 and 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.



**Site testing at Lot 2 Santacatterina Road, Finlayvale**



## **SITE INVESTIGATION REPORT**

### **BOREHOLE LOG**

<b>CLIENT:</b> A. Favier.		<b>DATE SAMPLED:</b> 28/04/2023
<b>PROJECT:</b> Lot 2 Santacatterina Road, Finlayvale.		<b>Sampled by:</b> G. Negri
<b>REPORT DATE:</b> 01/05/2023		
<b>BOREHOLE No:</b> BH1		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.3	Grey-Brown Sandy-Clay	Disturbed sample 0.6- 0.9m.
0.3-2.0	Yellow-Brown Sandy-Clay	Watertable not encountered.
<b>BOREHOLE No:</b> BH2		
<b>DEPTH (m)</b>	<b>DESCRIPTION</b>	<b>COMMENTS</b>
0.0-0.4	Grey-Brown Sandy-Clay	Watertable not encountered.
0.4-2.0	Yellow-Brown Sandy-Clay	



## **ATTERBERG LIMITS TEST REPORT**

**CLIENT:** A. Favier

**SAMPLE No:** SI 256-23

**PROJECT:** Lot 2 Santacatterina Road, Finlayvale.

**DATE SAMPLED:** 28/04/2023

**SAMPLE DETAILS:** BH1 0.6-0.9m

**Sampled by:** G. Negri

**REPORT DATE:** 01/05/2023

**Tested By:** K. Hodgson

TEST METHOD	RESULT
<b>Liquid Limit:</b> AS 1289.3.1.2	31%
<b>Plastic Limit:</b> AS 1289.3.2.1	19%
<b>Plasticity Index:</b> AS 1289.3.3.1	12%
<b>Linear Shrinkage:</b> AS 1289.3.4.1	5.5%
<b>Length Of Mould:</b>	125mm
<b>Cracking, Crumbling, Curling, Number Of Breaks:</b>	Nil
<b>Sample History:</b>	Oven Dried
<b>Preparation Method:</b>	Dry Sieved
<b>Insitu Moisture Content:</b>	18.5%
<b>% Passing 0.075mm:</b>	





## **DYNAMIC CONE PENETROMETER REPORT**

### **AS 1289.6.3.2**

**CLIENT:** A. Favier.

**SAMPLE No:** SI 256-23

**PROJECT:** Lot 2 Santacatterina Road, Finlayvale.

**DATE SAMPLED:** 28/04/2023

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

**Tested By:** G. Negri

**REPORT DATE:** 01/05/2023

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



## **SITE CLASSIFICATION**

### **Lot 2 Santacatterina Road, Finlayvale.**

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

The Atterberg Limits test results indicate a slightly reactive soil.

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

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

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

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

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

Gavin Negri  
Earth Test



## **SITE AND SOIL EVALUATION**

### **Lot 2 Santacatterina Road, Finlayvale.**

The site and soil evaluation carried out on 28/04/2023 provided the following results.

#### **Site Assessment**

<b><u>Site Factor</u></b>	<b><u>Result</u></b>
Slope	2 Degrees and Level
Shape	Linear Planar
Aspect	East
Exposure	Good
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted.
Vegetation	Grass
Watercourse	As shown on the site plan
Water table	Not encountered during investigation.
Fill	None.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Soft, Moist.
Other site specific factors	Not noted

#### **Soil Assessment**

<b><u>Soil Property</u></b>	<b><u>Result</u></b>
Colour	Brown to Yellow-Brown
Texture	Sandy-Clay
Structure	Weakly structured
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	Indicative Permeability 0.08-0.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	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 studio/shed.

The site is connected to a bore 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

$$\begin{aligned} L &= 450/15 \times 3.13 \\ &= 9.6\text{m.} \end{aligned}$$

**Use one 9.6m long by 3.13m wide advanced enviro septic bed.**

See site plan and detail cross-section.

**Its recommended that 1kg gypsum per m<sup>2</sup> be applied to the scarified base before laying the sand**

### **SYSTEM SAND**

All Advanced Enviro-Septic systems require the use of “system sand” surrounding the pipe. This sand, typically washed coarse sand, must adhere to the following specification.

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 proposed for use will meet the requirements please contact Earth Test for further advice.

## **SYSTEM INSTALLATION**

The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

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

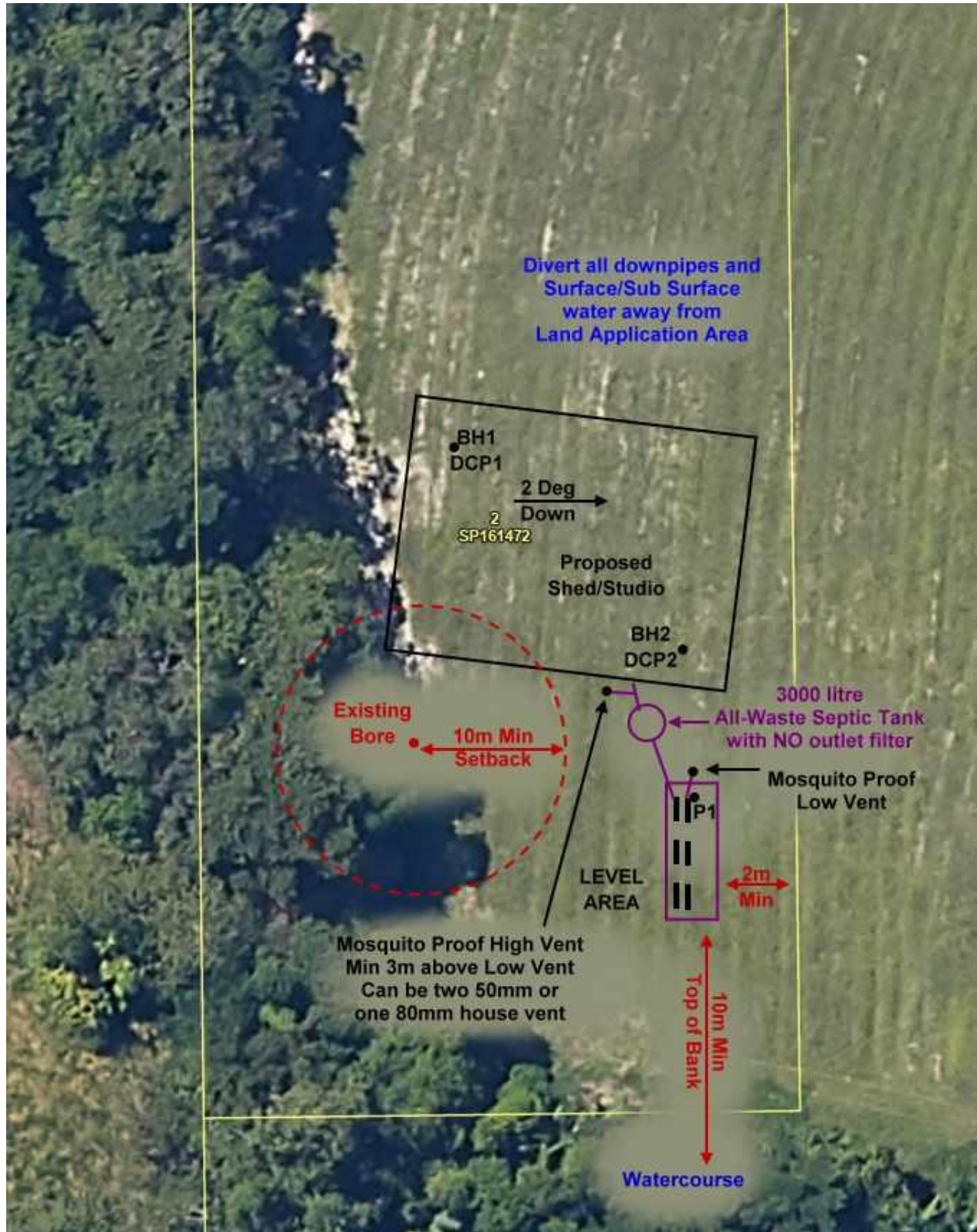
## **Operation and Maintenance**

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

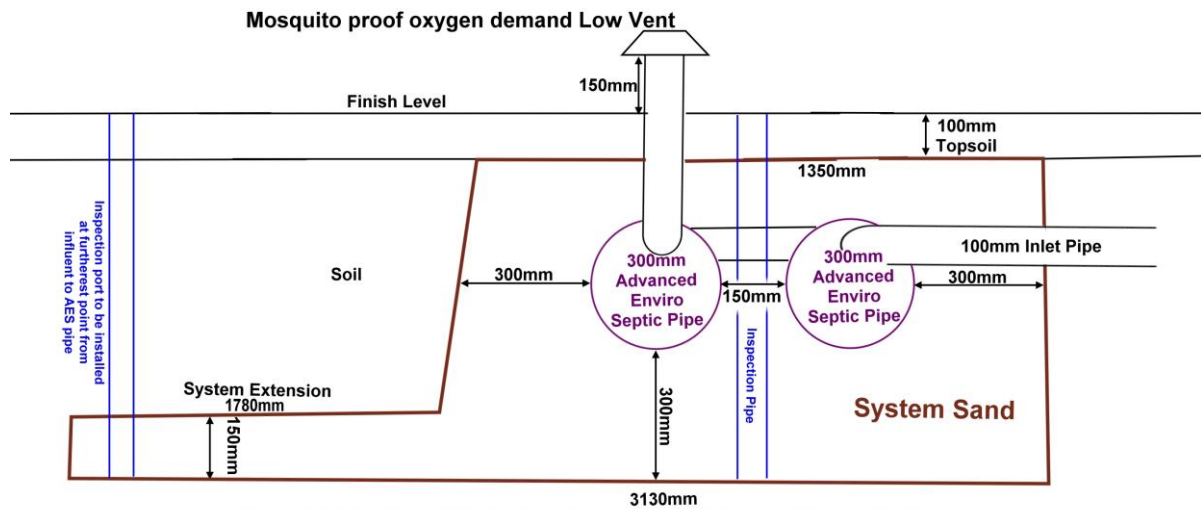
A handwritten signature in blue ink, appearing to read "Gavin Negri".

Gavin Negri  
Earth Test

**SITE PLAN**  
**Lot 2 Santacatterina Road, Finlayvale.**  
**NOT TO SCALE**

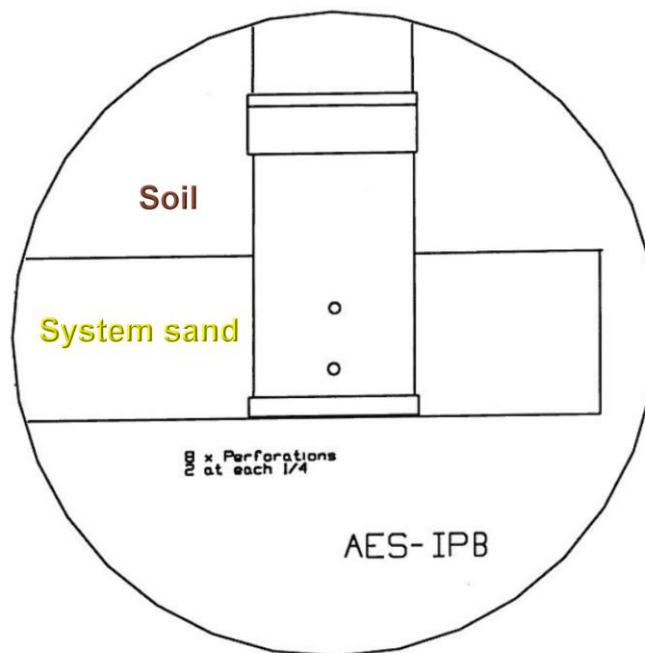






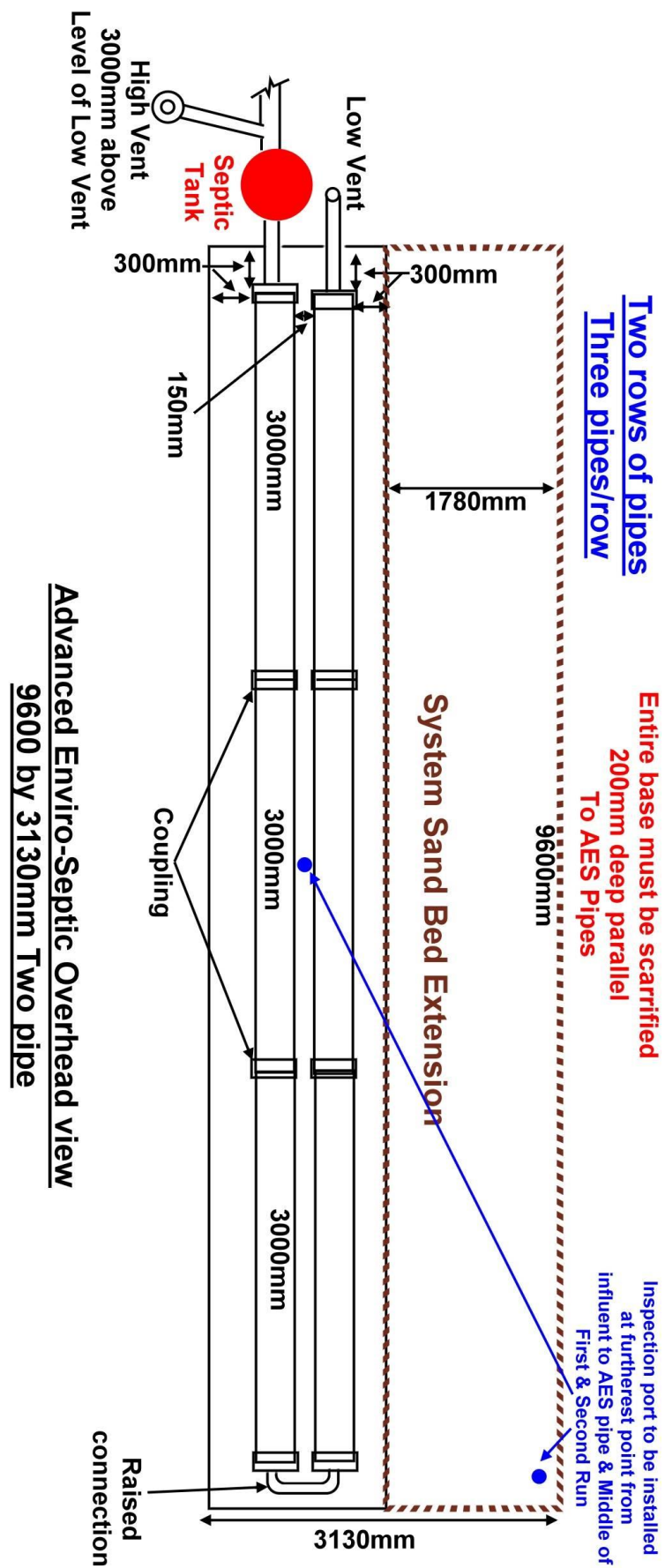
**Base must be scarrified 200mm deep. Parallel to AES Pipes**

**3130mm Wide Two Pipe  
Advanced Enviro-Septic Cross-Section**





**AES Inspection point detail**







 <b>Advanced Enviro-septic Design Calculator V9.0 ©</b>	
<b>AES The World Leader in Passive Solutions ©</b>	
Site Address	Lot 2 Santacatterina Road, Finlayvale
State	QLD
Post Code	4873
Client Name	A. Favier
Designers Name	Earth Test
Designers Ph Number	07 4095 4734
Designer Lic (e.g QBCC)	15092731
Lic Plumber	TBA
Plumber Ph Number	TBA
Plumb / Drainer Lic Number	TBA
Council Area	Douglas Shire Council
Designers AES Cert Number	1164
Date	2/5/2023
<b>This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.</b>	
<b>System Designers site and soil calculation data entry</b>	
<b>IMPORTANT NOTES</b>	
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	
30	>> This design is for an <b>ADVANCED SECONDARY</b> system
Is this a new installation Y or N	Y
Number of Bedrooms	1
Number of persons	3
Daily Design Flow Allowance Litre/Person/Day	150
Number of rows required to suit site constraints	2
Infiltration Soil Category from site/soil evaluation. CATEGORY	4
Design Loading Rate based on site & soil evaluation DLR (mm/day)	15
Bore log depth below system Basal area	1.5m
Is this design a GRAVITY system with no outlet filter? Y or N	Y
PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES	
<b>COMMENTS :- " The outcome must be important to everyone. "</b> - Ripping of receiving surface required in clay soil structures in Cat 4,5,6. In addition refer to AS 1547. Always excavate & rip parallel to the site slope/AES pipe. - Specialist soils advice & special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS1547 - Designers need to be familiar with special requirements of Local Authorities. ie - Minimum falls from Septic tank outlets to Land application areas etc - Plumbers are reminded good construction techniques as per AS1547 are especially important in these soil types. Refer AS1547 & AES installation Instructions	
<b>AES System Calculator Outcomes</b>	
Total System load - litres / day (Q).	450 l/d
Min Length of AES pipe rows to treat loading	7.50 lm
Number of FULL AES Pipe lengths per row	3 lths
Total Capacity of AES System pipe in Litres	1272 ltr.
<b>AES dimensions</b>	
AES System	System Extension
Length:(L)	9.60m
Width:(W)	1.35m
Sand Depth	0.75m
Area m2	13.0 m^2
USE CUT LENGTHS OF PIPE IN THIS DESIGN? (ENTER Y)	
IF YOU WISH TO USE A TRENCH EXTENSION DESIGN OPTION ENTER "Y"	
Enter Custom Width in metre	
<b>AES INFILTRATION FOOT PRINT AREA - <math>L = Q / (DLR \times W)</math></b> <b>for this Basic Serial design is</b>	
Length	Width
9.60m	3.13m
Minimum AES foot print required	
= 30.0 m2 total	
<b>AES pipes are best centered in the trench parallel to the site slope</b>	
<b>Chankar Environmental Use Only</b>	
Code	AES System Bill of Materials.
AES-PIPE	AES 3 metre Lengths required
AESC	AES Couplings required
AESO	AES Offset adaptors
AESODV	AES Oxygen demand vent
AES-IPB	AES 100mm Inspection point base
TD Kit 4	4 Hole Distribution Box Kit
TD Kit 7	7 Hole Distribution Box Kit
VS43-4	Sweet Air Filter VS43-4
AES DESO	Double Offset Adaptors
TOTAL SYSTEM SAND REQUIRED (Estimate Only)	15 m3
Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to <a href="mailto:designreview@enviro-septic.com.au">designreview@enviro-septic.com.au</a>	
 Digitally signed by Steve Dennis DN: cn=Steve Dennis, o=Chankar Environmental, ou=Design Review, email=steve@enviro-septic.com.au, c=US Date: 2023.05.02 09:12:54 +10'00' <a href="mailto:designreview@enviro-septic.com.au">designreview@enviro-septic.com.au</a>	
> The AES Calculator is a design aid to allow checking of the AES components, configuration and is a guide only. Site and soil conditions referencing AS1547 are calculated and designed by a Qualified Wastewater Designer. > Chankar Environmental accepts no responsibility for the soil evaluation, loading calculations or DLR entered by the designer for this calculator. > AES pipes can be cut to length on site. They are supplied in 3 meter lengths only. > AES ONLY supply AES components as detailed in the Bill of Materials. > SEPTIC Tank & other components including SAND will need to be sourced from other suppliers. Refer to our WEBSITE <a href="http://www.enviro-septic.com.au">www.enviro-septic.com.au</a> OR 07 5474 4055 AES-Design-V9.0-Calculator © Copy Right - Chankar Environmental Pty Ltd 20/1/2022	