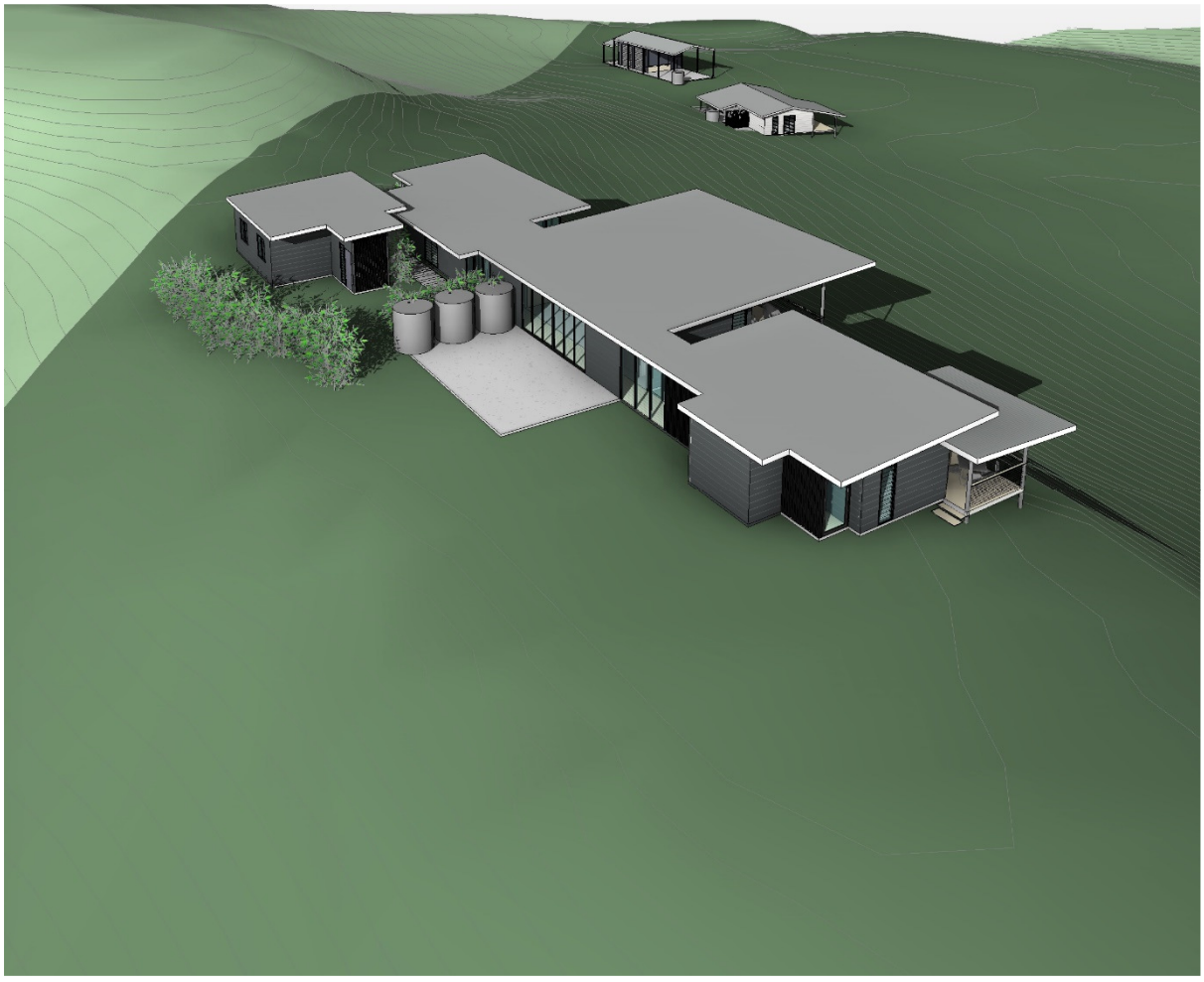
Material Change of Use
for a Rural Residential Allotment

Santacatterina Rd, Finlayvale Lot 1 RP898230



NEA RCHITECTURE

Issue:	Preliminary Approval	24/11/2023
	MCU Development Application	22/12/2023

Contents

1.0 Summary

1.1 Development Application Details

Proposed development:	Residential Single Detached Dwelling, Secondary Dwelling, & Shed
Type of approval sought:	Development Permit for Material Change of Use for a Residential Single Detached Dwelling, Secondary Dwelling, & Shed
Site address:	Lot 1, Santacatterina Rd, Finlayvale
Real property description:	Lot 1 on RP898230
Site area:	124,800 sqm
Assessment manager:	Douglas Shire Council
Owner details:	Vladimir & Jelena Cvetkovic
Applicant details:	Nicole Ewing, Director of NEArchitecture Pty Ltd

1.2 Planning Instrument Details

Planning scheme:	Douglas Shire Planning Scheme 2018
Zone:	Rural Zone
Local plan:	Douglas Shire Planning Scheme 2018
Level of assessment:	Code
Applicable overlays:	Acid Sulphate Soils Hillslopes – Not Triggered Landscape Values – Not Applicable Potential Landslide Hazard Natural Areas – Not Triggered
Applicable codes:	Rural Zone Code Dwelling House Code Rural Activities Code Acid Sulphate Soils Overlay Code Potential Landslide Hazard Overlay Code

2.0 Site Details

2.1 Site Description

Existing land use	Vacant Rural Lot
Existing structures	Nil
Frontage and access	190.5m frontage to Santacatterina Road, with existing dirt crossover. The proposed development includes the provision of a new crossover, as per FNQROC Standard S1105.
Topography and views	The site rises steadily from the North to the South-West. The Northern boundary is the lowest part of the site and is the street frontage. The site faces North-East, with the proposed primary and secondary residences placed on the existing cleared flattened ridge.
Existing vegetation	The North-Eastern section of the site is predominantly cleared, as shown in the aerial imagery. The development does not intend to clear beyond the existing line of vegetation.
Existing waterways	Nil

2.2 Aerial Imagery

Figure 1: Aerial view of site. Source – Qglobe

2.3 Surrounding Land Uses

North	Rural
South	Rural
East	Rural
West	Rural & Conservation

Figure 2: Zone Mapping. Source – DSC Plan Mapping System

3.0 Proposed Development Details

3.1 Summary

The proposed MCU is for a new detached primary residential dwelling, a secondary detached residential dwelling for immediate family occupation, and a shed on a 12.4 ha lot within the Rural Zone. The structures are to be located within the existing cleared area of the site.

3.2 Development Aspects

Building height	Varies - max 6.1 metres
Site coverage	0.4% site cover
Car parking	Primary - 2 car enclosed garage Secondary – 1 car carport Shed – 3 bay equipment parking
Site access	Upgrade to existing crossover from Santacatterina Rd
Proposed lots	1

4.0 Planning Assessment

4.1 Rural Zone Code

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	**AO1.1** Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height. **AO1.2** Rural farm sheds and other rural structures are not more than 10 metres in height.	**Complies** The primary & secondary dwellings have a maximum height of 6.1 metres. The shed has a maximum height of 5.5 metres.
Setbacks		
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	**AO2** Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	**Complies** The structure closest to Santacatterina Road has an 86 metre setback. Refer Site Plan. The minimum setback from any side or rear boundary is 6 metres. Refer Site Plan.
PO3 Buildings/structures are designed to maintain the rural character of the area.	**AO3** White and shining metallic finishes are avoided on external surfaces of buildings.	**Complies** The proposed structures are non-reflective, have large eaves to shade the walls, and 'white' will not be used externally. Sheds will be colorbond or equivalent, residences will be lapped cladding / render.

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	**AO4** Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	**Complies** The proposed use is not outlined in the 'inconsistent uses' table.

Performance outcomes	Acceptable outcomes	Applicant response
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	**AO5** No acceptable outcomes are prescribed.	**Complies** The proposed development will provide accommodation to the owner and immediate family.
PO6 Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.	**AO6** No acceptable outcomes are prescribed.	**Complies** The proposed development is located away from existing watercourses, and on the area of the site that is already cleared.
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.	**AO7** No acceptable outcomes are prescribed.	**NA**

4.2 Dwelling House Code

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 Secondary dwellings: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; (c) are established on appropriate sized lots; (d) do not cause adverse impacts on adjoining properties.	**AO1.1** The secondary dwelling: (a) has a total gross floor area of not more than 80m$_2$, excluding a single carport or garage; (b) is occupied by 1 or more members of the same household as the dwelling house.	**Complies** Using the definition of GFA, the secondary dwelling has an area of 72.6sqm. The proposed occupant will be a family member of the primary residence.
PO2 Resident's vehicles are accommodated on- site.	**AO2** Development provides a minimum number of onsite car parking spaces comprising: (a) 2 car parking spaces which may be in tandem for the dwelling house; (b) 1 car parking space for any secondary dwelling on the same site.	**Complies** The primary residence has a double garage, the secondary residence has a single carport.
PO3 Development is of a bulk and scale that: (a) is consistent with and complements the built form and front boundary setbacks prevailing in the street and local area; (b) does not create an overbearing development for adjoining dwelling houses and their private open space; (c) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (d) ensures that garages do not dominate the appearance of the street.	**AO3** Development meets the acceptable outcome for building height in the applicable Zone code associated with the site.	**Complies** The proposed structures all below the maximum prescribed heights for the Rural Zone Code.

4.3 Acid Sulphate Soils Overlay Code

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	**AO1.1** No excavation or filling occurs on the site. or **AO1.2** An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	**Complies** No excavation or filling will take place in the construction of the proposed crossover.
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	**AO2.1** The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (i) actual acid sulfate soils being moved below the water table; (ii) previously saturated acid sulfate soils being aerated. or **AO2.2** The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:	**Complies** No excavation or filling will take place in the construction of the proposed crossover.

Performance outcomes	Acceptable outcomes	Applicant response
	(a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.	
PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.	**AO3** No acceptable outcomes are prescribed.	**Complies** No excavation or filling will take place in the construction of the proposed crossover.

4.4 Potential Landslip Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through: (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas.	**AO1.1** Development is located on that part of the site not affected by the Potential landslide hazard overlay. or **AO1.2** Development is on an existing stable, benched site and requires no further earthworks or **AO1.3** A competent person certifies that: (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented; (e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal.	**Complies** Construction is to take place on the benched sections of the site. Where structure hangs over sloped sections (i.e. the primary residence deck), the structure will be designed as post and beam construction by a suitably qualified structural engineer.
	Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report, but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given	

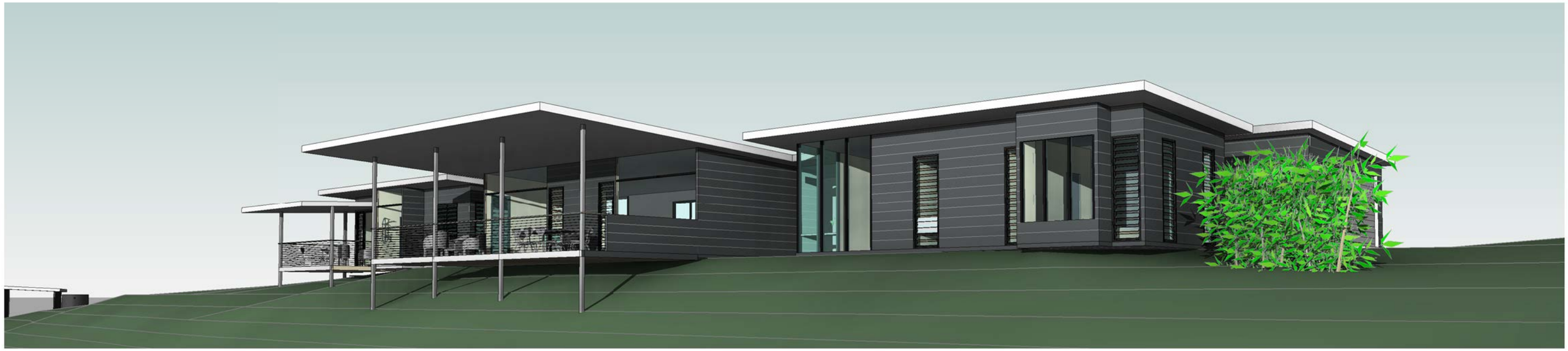
Performance outcomes	Acceptable outcomes	Applicant response
PO2 The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.	**AO2** Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2 metre wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.	**Complies** No cutting and filling will take place, eventuating in batters or retaining greater than 1.2m. No earthworks will occur within 2 metres of property boundaries.
Additional requirements for Community infrastructure		
PO3 Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.	**AO3** Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function. Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geotechnical assessment.	**Complies** No development will be undertaken that requires earthworks that will impede services or increase the risk of landslide.

Appendices

A1. Architectural Sketch Design Drawings A01 – A07
A2. Rural Allotment Access Documentation
A3. Waste Water Management System – Earth Test
A4. DA Form 1
A5. Owner Consent

Cvetkovic Residence & Farm

PRELIMINARY
NOT FOR CONSTRUCTION



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PRELIMINARY
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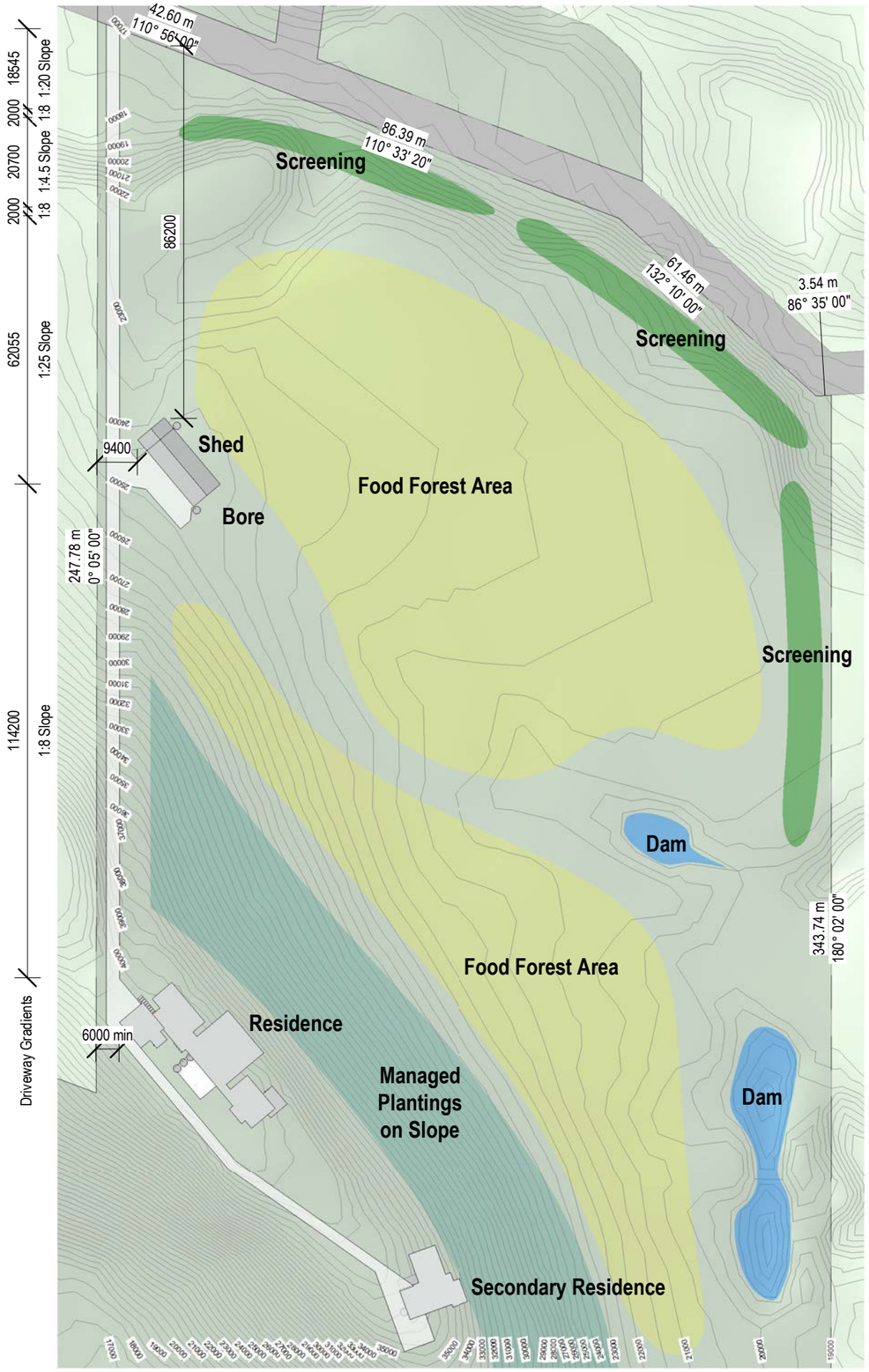
Site Information: Lot 1 on RP898230
Parish of Whyanbeel
County of Solander
Site Area - 124,800 sqm

1 Locality Plan
1 : 2000



2 Site Plan
1 : 1250

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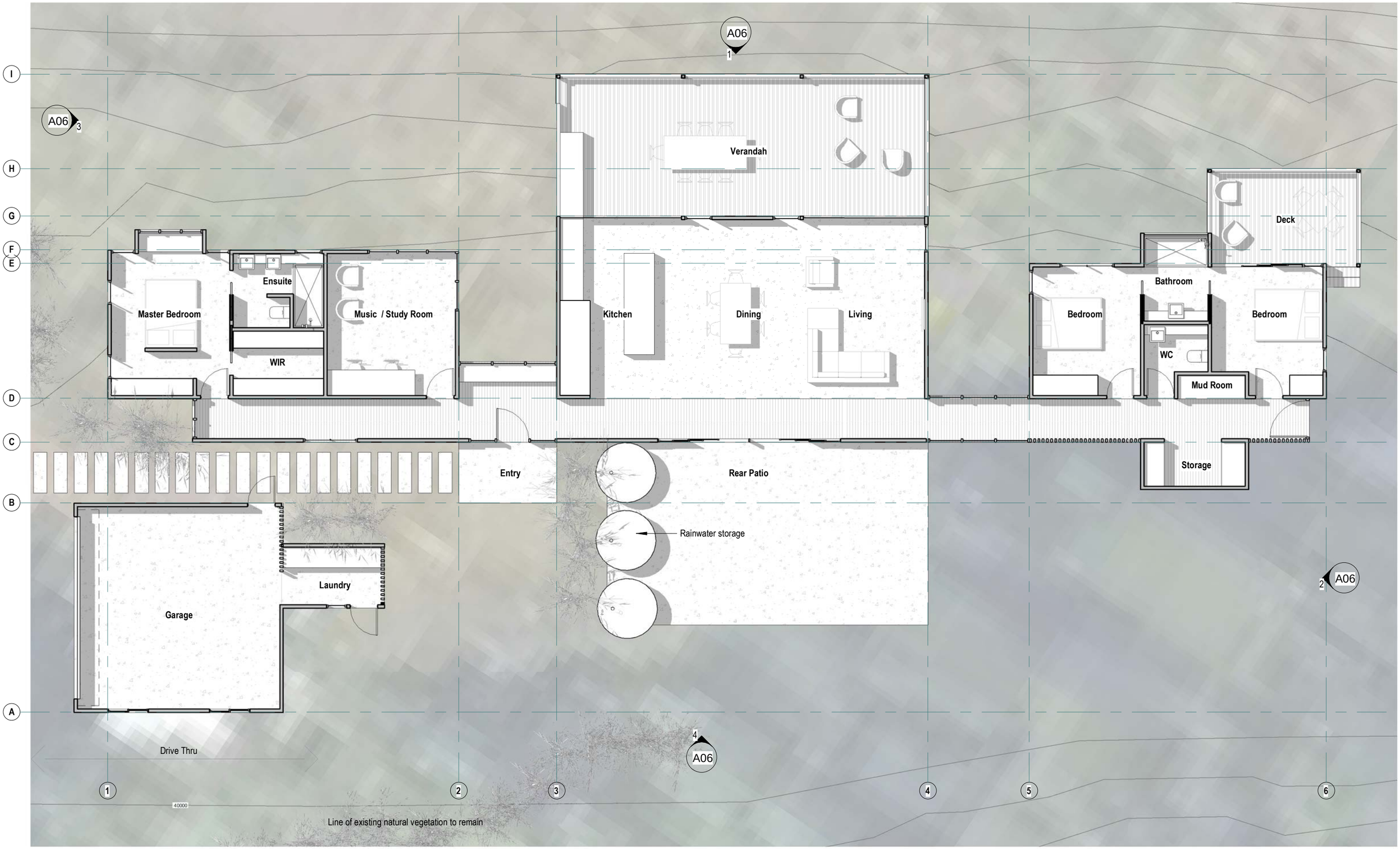
2307CVET Cvetkovic Residence & Farm **Site Plan** 22-12-23 A02 5

Floor Area (FECA) - 194.5 sqm
Other (UCA) - 102.9 sqm

PRELIMINARY
NOT FOR CONSTRUCTION

N



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2307CVET Cvetkovic Residence & Farm **Floor Plan - Residence** **22-11-23** **A03** **4**

Secondary Residence

Floor Area (FECA) - 72.6 sqm
Other (UCA) - 33.1 sqm

PRELIMINARY
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2307CVET Cvetkovic Residence & Farm

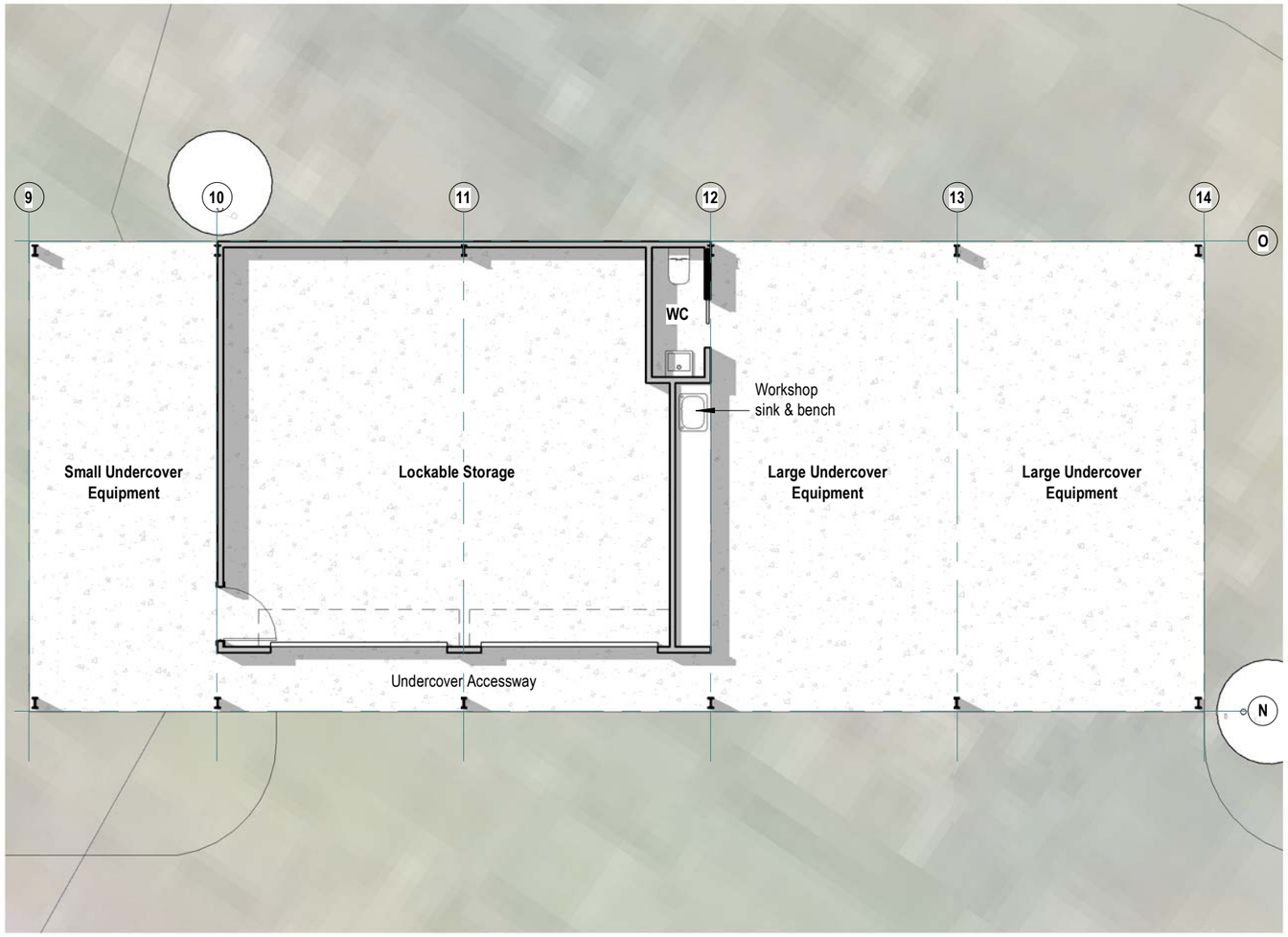
Floor Plan & 3D Perspective - Secondary Residence

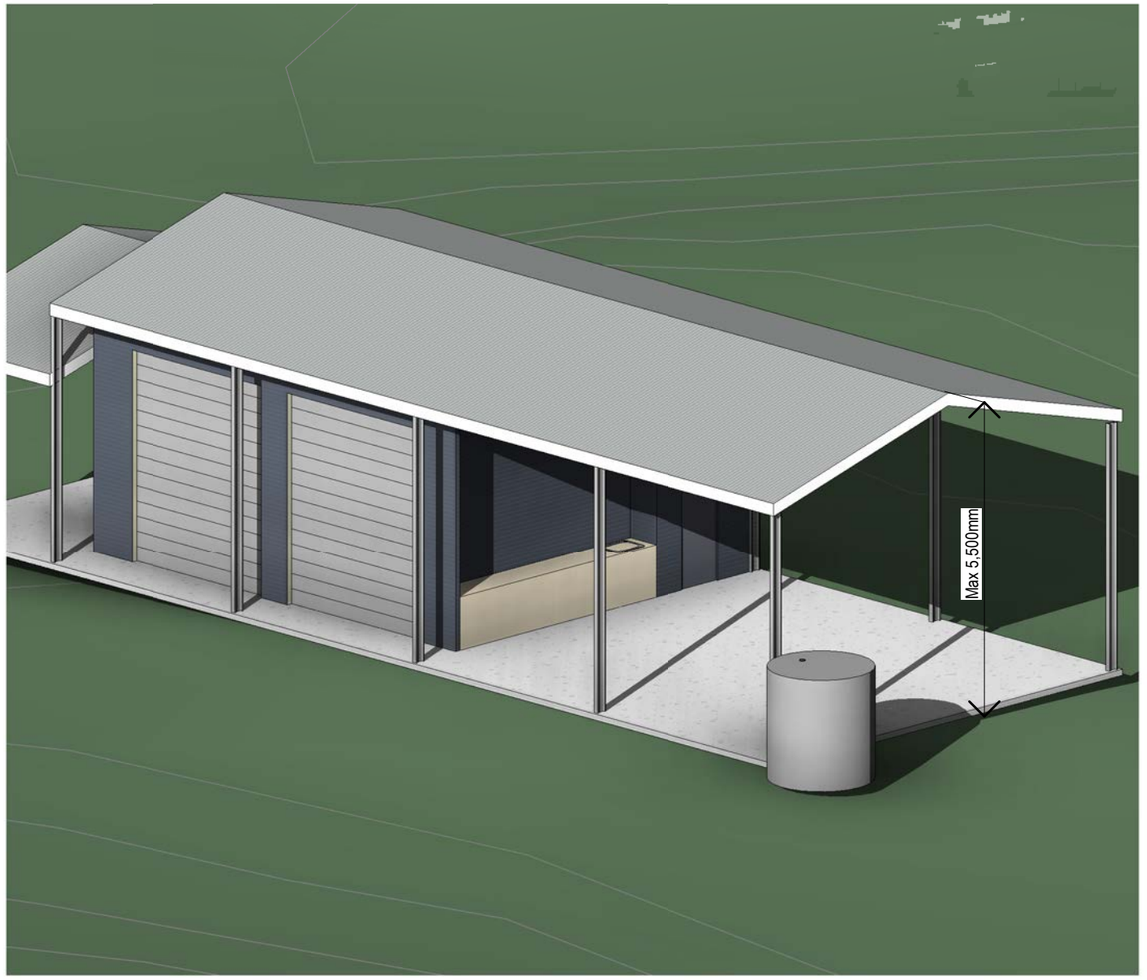
22-11-23 **A04** **4**

PRELIMINARY
NOT FOR CONSTRUCTION

Shed

Floor Area (FECA) - 56 sqm
Other (UCA) - 104 sqm





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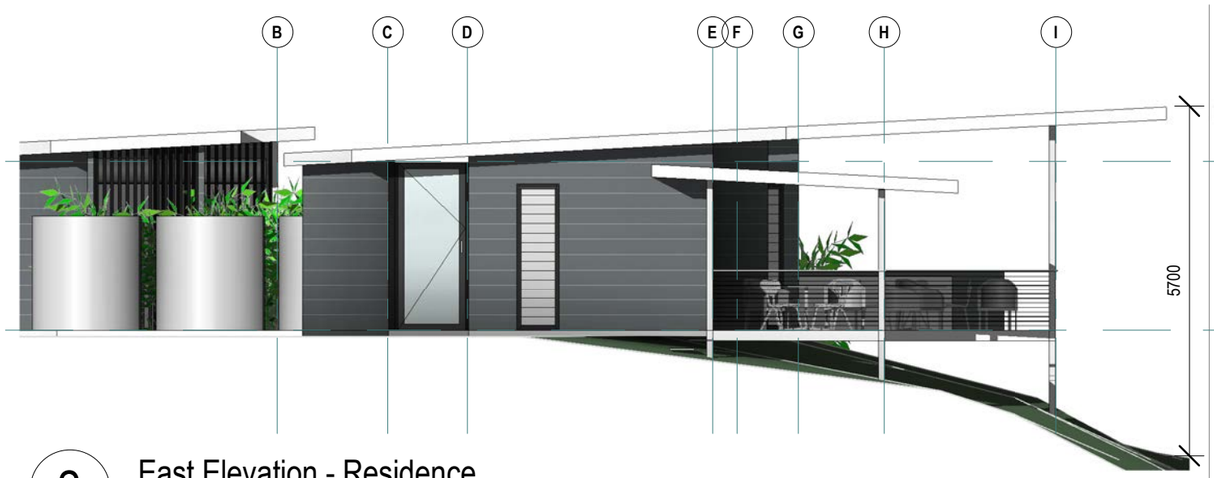
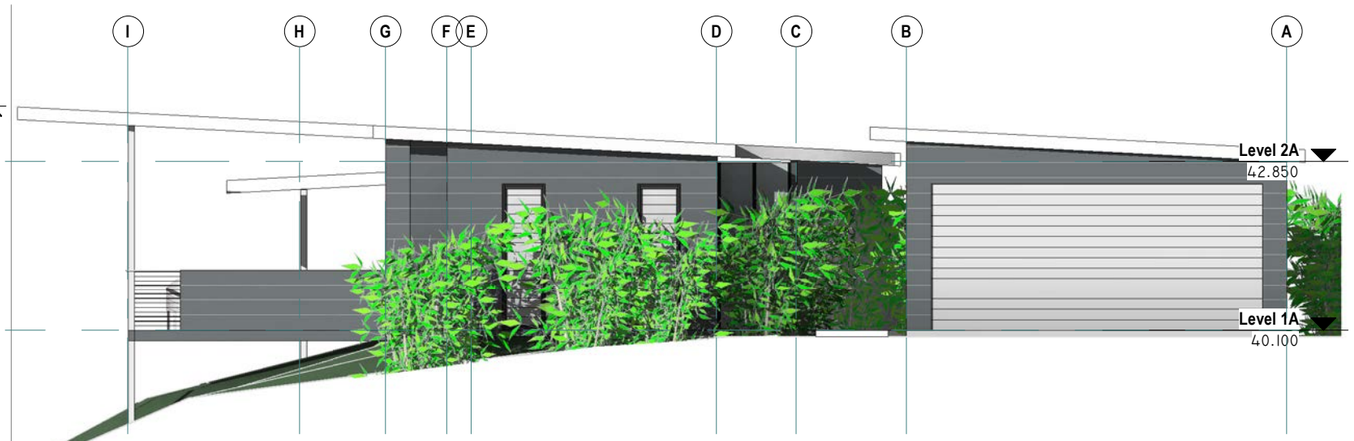
1 North Elevation - Residence

1 : 100



2 East Elevation - Residence

1 : 100



3 West Elevation - Residence

1 : 100

4 South Elevation - Residence

1 : 100

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2307CVET Cvetkovic Residence & Farm **Elevations - Residence** **22-11-23** **A06** **4**

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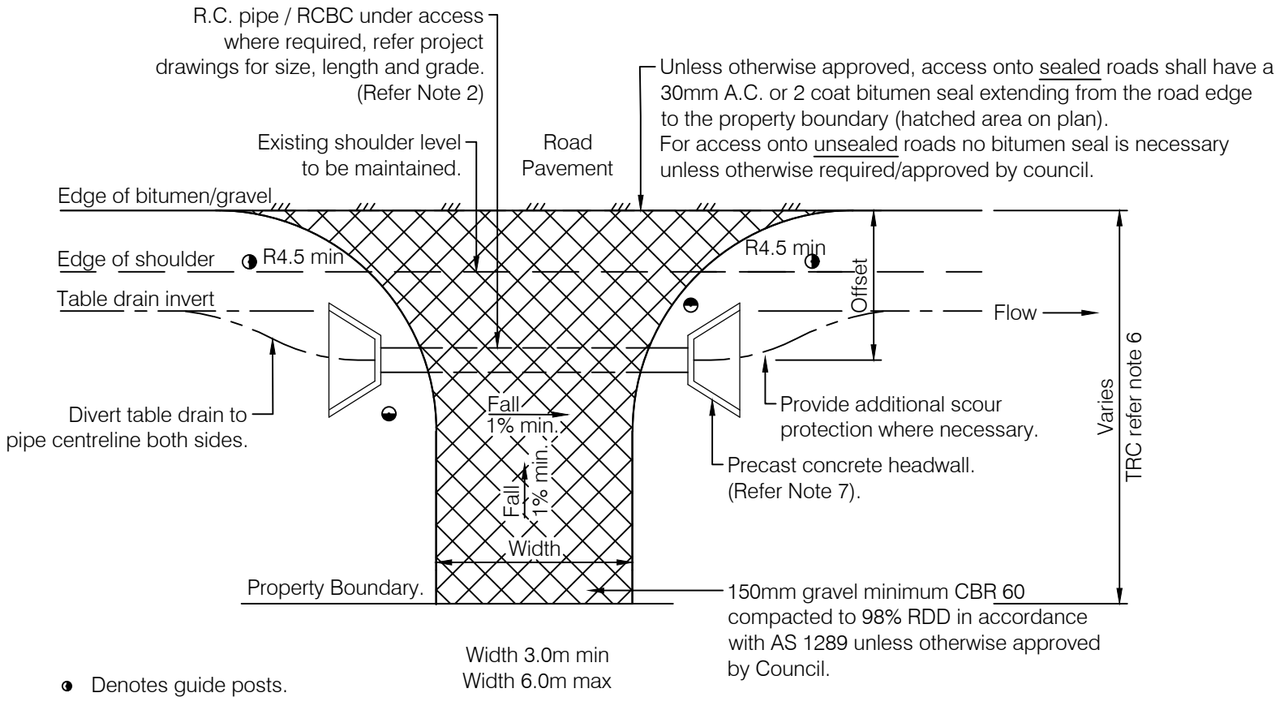
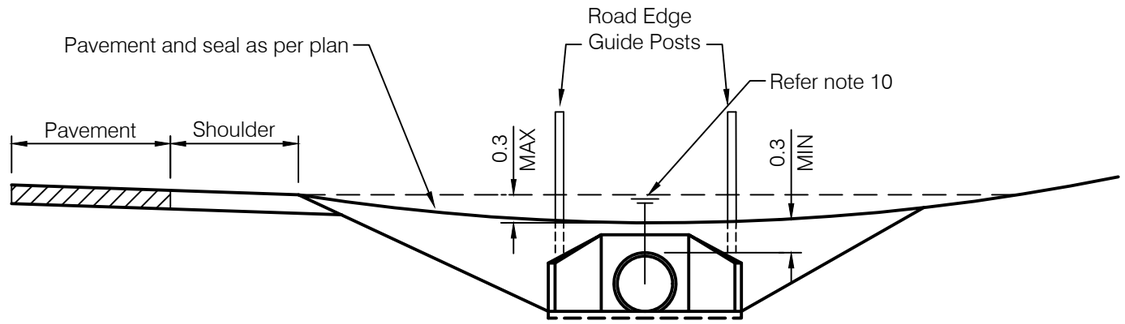
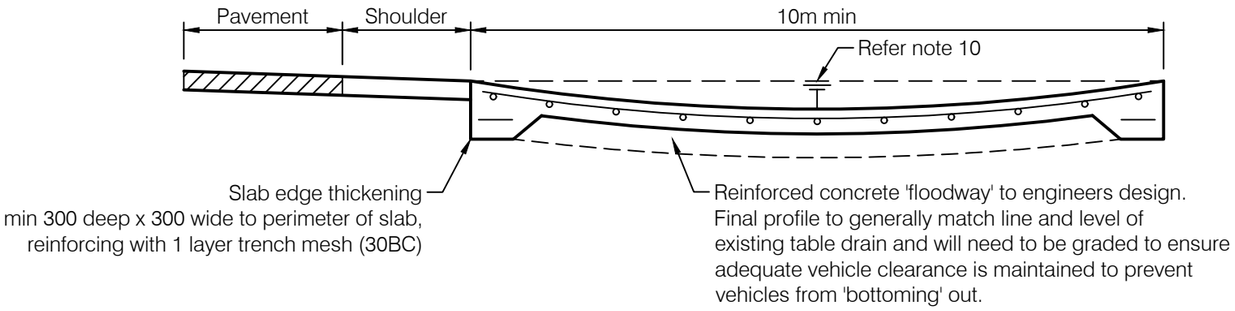


PLAN



END ELEVATION



TYPICAL ALTERNATIVE FLOODWAY TYPE ACCESS
(Where approved by Council)

NOTES

1. Minimum length of culvert shall be 4.8m for single access, 7.2m for double access.
2. Minimum pipe size shall be Ø375. Minimum RCBC to be 300mm high.
3. Minimum RC pipe / RCBC gradient shall be 1:100.
4. Where cover to RC pipes is less than 260mm pipe shall have 100mm concrete encasement or bridging slab per S1015.
5. Drainage from access must not flow over the through road. All stormwater runoff shall bedirected to the table drain.
6. Maximum 10 metres from edge of bitumen seal or where grade is steeper than 6% the bitumen seal shall extend from the road edge to the property boundary unless otherwise approved.
7. Precast sloping headwalls shall be used when :
   a) the through road has a signposted speed of 80km/hr or greater.
   b) the through road has a signposted speed of 60km/hr and the offset distance from the traffic lane to the culvert is less than 4.5m.
8. Concrete shall be grade N25 in accordance with AS 1379 and AS 3600.
9. All dimensions are in millimetres.
10. Hydraulic capacity of pipe and access to match the capacity of the table drain. This may require the use of multiple pipes.
11. Minimum sight distances at accesses should comply with "Sight Distance at Property Entrances" Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.
12. In instances where the detail/s shown on this drawing cannot be achieved due to existing constraints, Council shall be contacted to achieve an acceptable alternative.

	REVISIONS	DATE
E	MINOR AMENDMENTS	26/11/14
D	COMBINED PLAN DETAIL AND ADDED SECTIONS	28/11/12
C	VARIOUS MINOR AMENDMENTS	13/01/06
F	MINOR AMENDMENTS	27/08/20

FNQROC

RURAL ALLOTMENT ACCESSES

Standard Drawing
S1105

F		C	D	E

Site Classification

And

Wastewater Management System

For

Vladimir Cvetkovic

At

Lot 1 Santacatterina Road

Finlayvale

Postal address: Earth Test, PO Box 1042, Tolga, Qld 4882. Phone: 4095 4734
e-mail: info@earthtest.com.au

INTRODUCTION:

Earth Test has been engaged by Vladimir Cvetkovic to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 1 Santacatterina Road, Finlayvale.
Real Property Description:-
Lot 1, on RP 898230
Local Authority: Douglas Shire Council.

It is understood the intention is to construct a new main dwelling, secondary dwelling, shed and caretakers residence at the site.
A site and soil evaluation was carried out in September 2023.

SITE FACTORS:

The site was identified during a meeting a representative of the owner on-site.
The lot has an area of 124800 square metres and is covered with grass.
The location of the proposed buildings where identified.
The water supply for the dwelling will be from a bore onsite.
Seven Dynamic Cone Penetrometer tests were performed at locations DCP1 through DCP7, Six boreholes BH1 through BH6, 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, 3 and 5.

Site testing at Lot 1 Santacatterina Road, Finlayvale

Shed Location at Lot 1 Santacatterina Road, Finlayvale

Existing steep batter at Lot 1 Santacatterina Road, Finlayvale

SITE INVESTIGATION REPORT
BOREHOLE LOG

CLIENT: Vladimir Cvetkovic. **PROJECT:** Lot 1 Santacatterina Road, Finlayvale. **REPORT DATE:** 27/10/2023	**DATE SAMPLED:** 28/09/2023 **Sampled by:**

BOREHOLE No: BH1

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.3	Sandy Gravelly SILT, Brown	Disturbed sample 0.6- 0.9m.
0.3-1.2	Sandy Gravelly SILT, Yellow	Watertable not encountered.
1.2	Refusal	

BOREHOLE No: BH2

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.6	Sandy Gravelly SILT, Brown	Watertable not encountered.
0.6-1.1	Sandy Gravelly SILT, Yellow	
1.1	Refusal	

BOREHOLE No: BH3

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.3	Sandy Gravelly SILT, Yellow	Disturbed sample 0.6- 0.9m
1.3	Refusal	Watertable not encountered.

SITE INVESTIGATION REPORT
BOREHOLE LOG

CLIENT: Vladimir Cvetkovic. **PROJECT:** Lot 1 Santacatterina Road, Finlayvale. **REPORT DATE:** 27/10/2023	**DATE SAMPLED:** 28/09/2023 **Sampled by:** G. Negri

BOREHOLE No: BH4

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.2 1.2	Sandy Gravelly SILT, Yellow Refusal	Watertable not encountered.

BOREHOLE No: BH5

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.6 1.6	Sandy Gravelly SILT, Brown Refusal	Disturbed sample 0.7- 0.9m Watertable not encountered.

BOREHOLE No: BH6

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.5	Sandy Gravelly CLAY, Brown	Watertable not encountered.

ATTERBERG LIMITS TEST REPORT

CLIENT: Vladimir Cvetkovic

PROJECT: Lot 1 Santacatterina Road, Finlayvale.

SAMPLE DETAILS: BH1 0.6-0.9m

REPORT DATE: 27/10/2023

SAMPLE No: SI 619-23

DATE SAMPLED: 28/09/2023

Sampled by: G. Negri

Tested By: K. Hodgson

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	36%
Plastic Limit: AS 1289.3.2.1	27%
Plasticity Index: AS 1289.3.3.1	9%
Linear Shrinkage: AS 1289.3.4.1	6.5%
Length Of Mould:	127mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	7.4%
% Passing 0.075mm:	

ATTERBERG LIMITS TEST REPORT

CLIENT: Vladimir Cvetkovic

PROJECT: Lot 1 Santacatterina Road, Finlayvale.

SAMPLE DETAILS: BH3 0.7-0.9m

REPORT DATE: 27/10/2023

SAMPLE No: SI 613.2-23

DATE SAMPLED: 28/09/2023

Sampled by: G. Negri

Tested By: K. Hodgson

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	42%
Plastic Limit: AS 1289.3.2.1	29%
Plasticity Index: AS 1289.3.3.1	13%
Linear Shrinkage: AS 1289.3.4.1	11.0%
Length Of Mould:	125mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	7.3%
% Passing 0.075mm:	

ATTERBERG LIMITS TEST REPORT

CLIENT: Vladimir Cvetkovic

PROJECT: Lot 1 Santacatterina Road, Finlayvale.

SAMPLE DETAILS: BH5 0.6-0.9m

REPORT DATE: 27/10/2023

SAMPLE No: SI 619.3-23

DATE SAMPLED: 28/09/2023

Sampled by: G. Negri

Tested By: K. Hodgson

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	33%
Plastic Limit: AS 1289.3.2.1	21%
Plasticity Index: AS 1289.3.3.1	12%
Linear Shrinkage: AS 1289.3.4.1	5.5%
Length Of Mould:	125mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	19.1%
% Passing 0.075mm:	

DYNAMIC CONE PENETROMETER REPORT
AS 1289.6.3.2

CLIENT: Vladimir Cvetkovic.

SAMPLE No: SI 619-23

PROJECT: Lot 1 Santacatterina Road, Finlayvale.

DATE SAMPLED: 28/09/2023

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

Tested By: G. Negri

REPORT DATE: 27/10/2023

DEPTH (Metres)	Site: DCP1	Site: DCP2	Site: DCP3	Site: DCP4	Site: DCP5
	No Blows	No Blows	No Blows	No Blows	No Blows
0.0 – 0.1	6	2	2	2	2
0.1 – 0.2	8	4	3	3	2
0.2 – 0.3	12	6	2	2	3
0.3 – 0.4	19	6	2	2	2
0.4 – 0.5	26/50mm	3	3	3	2
0.5 – 0.6		5	5	4	3
0.6 – 0.7		6	6	4	2
0.7 – 0.8		20/50mm	10	8	5
0.8 – 0.9			12	10	9
0.9 – 1.0			10	10	10
1.0 – 1.1			15	11	11
1.1 – 1.2			15	11	15
1.2 – 1.3			26/80mm	12	15
1.3 – 1.4				13	14
1.4 – 1.5					
1.5 – 1.6					
1.6 – 1.7					
1.7 – 1.8					
1.8 – 1.9					
1.9 – 2.0					

SITE CLASSIFICATION

Lot 1 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 $0 < y_s \leq 20$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 1 Santacatterina Road, Finlayvale.

The site and soil evaluation carried out on 28/09/2023 provided the following results.

Site Assessment

Site Factor	Result
Slope	Varies Degrees – Level at top Pad – 5 Degree at bottom pad
Shape	Linear Planar
Aspect	Varies
Exposure	Good
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted.
Vegetation	Grass
Watercourse	Not in area affected by Land Application Area.
Water table	Not encountered during investigation.
Fill	None.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist at top LAA, Moist, Soft at Bottom
Other site specific factors	Bore as shown on the site plan

Soil Assessment

Soil Property	Result
Colour	Yellow & Brown
Texture	Sandy Clay-Loam
Structure	Moderate structured
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	Indicative permeability 0.06-0.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	10

Main Residence & Secondary Residence
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 eight (8) persons has been chosen for the proposed three bedroom main dwelling and two bedroom secondary dwelling.

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 two dwellings (8 persons @ 150 L/person/day) will be 1200 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3500 L.

To comply with the minimum requirements, a 3000L septic tank shall be installed at both the main dwelling and the secondary dwelling.

The tank at the main dwelling must NOT be fitted with an outlet filter.

A pump well will be required to transfer effluent from the septic tank at the secondary dwelling to the land application area. The discharge pipe shall be fitted with a non-return valve. A high water alarm float switch in the pump well shall be connected to an alarm light displayed in a prominent position in the residence.

LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

L = Q / (DLRxW)

Where:
L = length in m
Q = design daily flow in L/day
DLR = Design Loading Rate in mm/d
W = Width in m

L = 1200/12*5.38
= 18.6m.

Use one 18.6m long by 5.38m wide advanced enviro septic bed.
See site plan and detail cross-section.

Its recommended that 1kg gypsum per m² 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

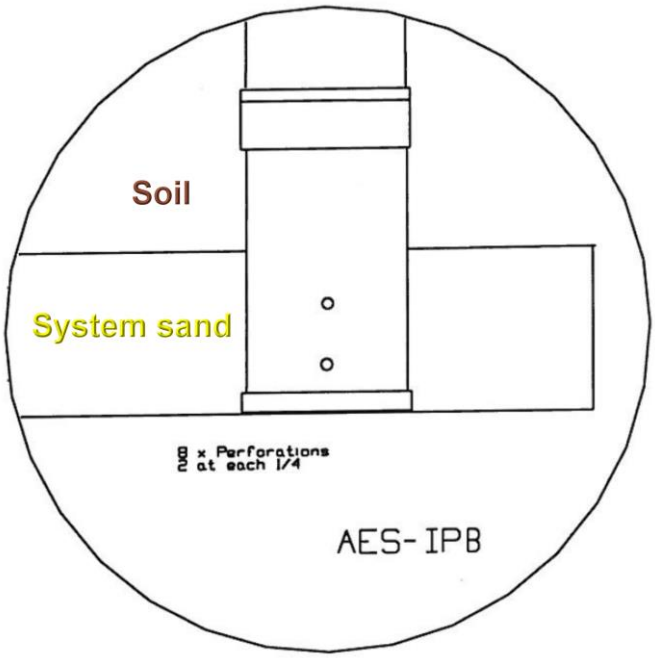
The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

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.

Gavin Negri
Earth Test



AES Inspection point detail

Shed & Caretakers Residence
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 four (4) persons has been chosen for the proposed two bedroom caretakers residence and 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 and shed (4 persons @ 150 L/person/day) will be 600 L/day.

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

The tank at the main dwelling 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 / (DLRxW)

Where:
L = length in m
Q = design daily flow in L/day
DLR = Design Loading Rate in mm/d
W = Width in m

L = 600/10*4.76
= 12.6m.

Use one 12.6m long by 4.76m wide advanced enviro septic bed.
See site plan and detail cross-section.

Its recommended that 1kg gypsum per m² 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

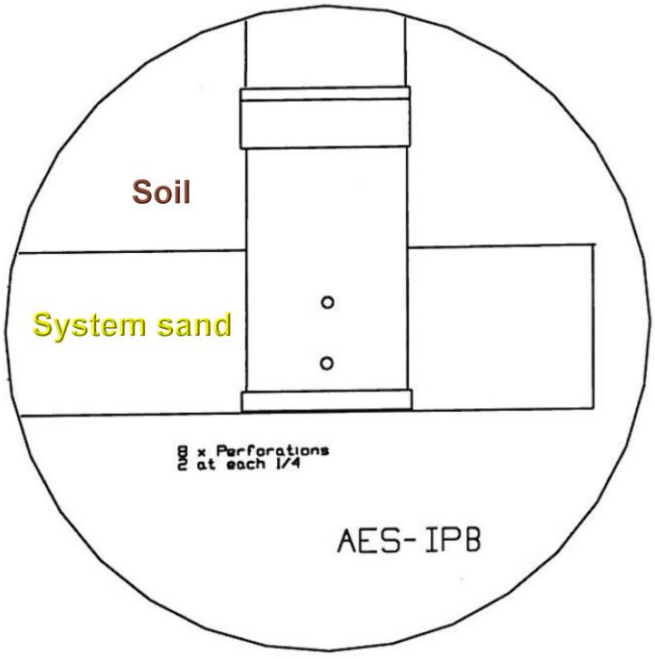
The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

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.

Gavin Negri
Earth Test

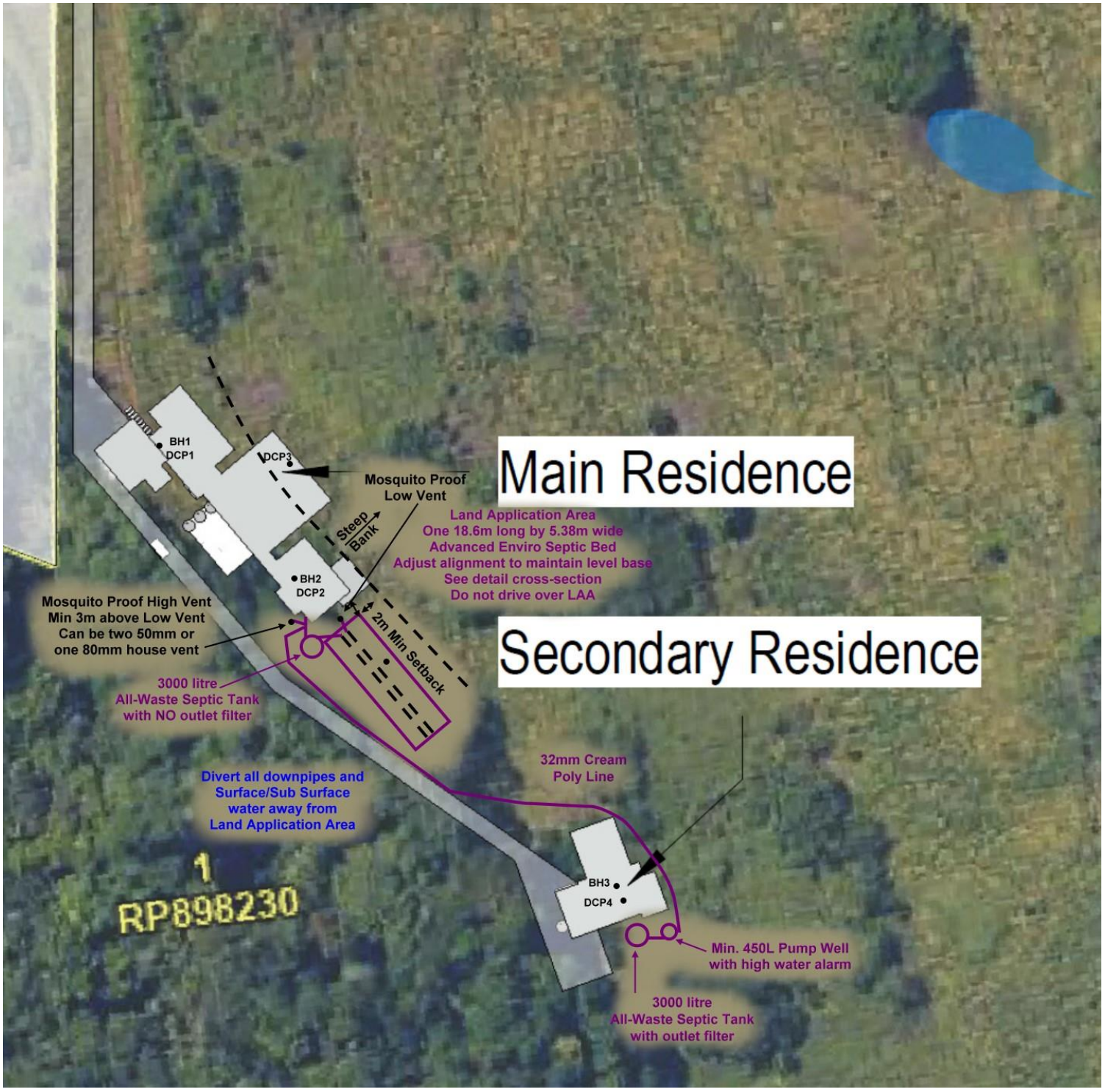


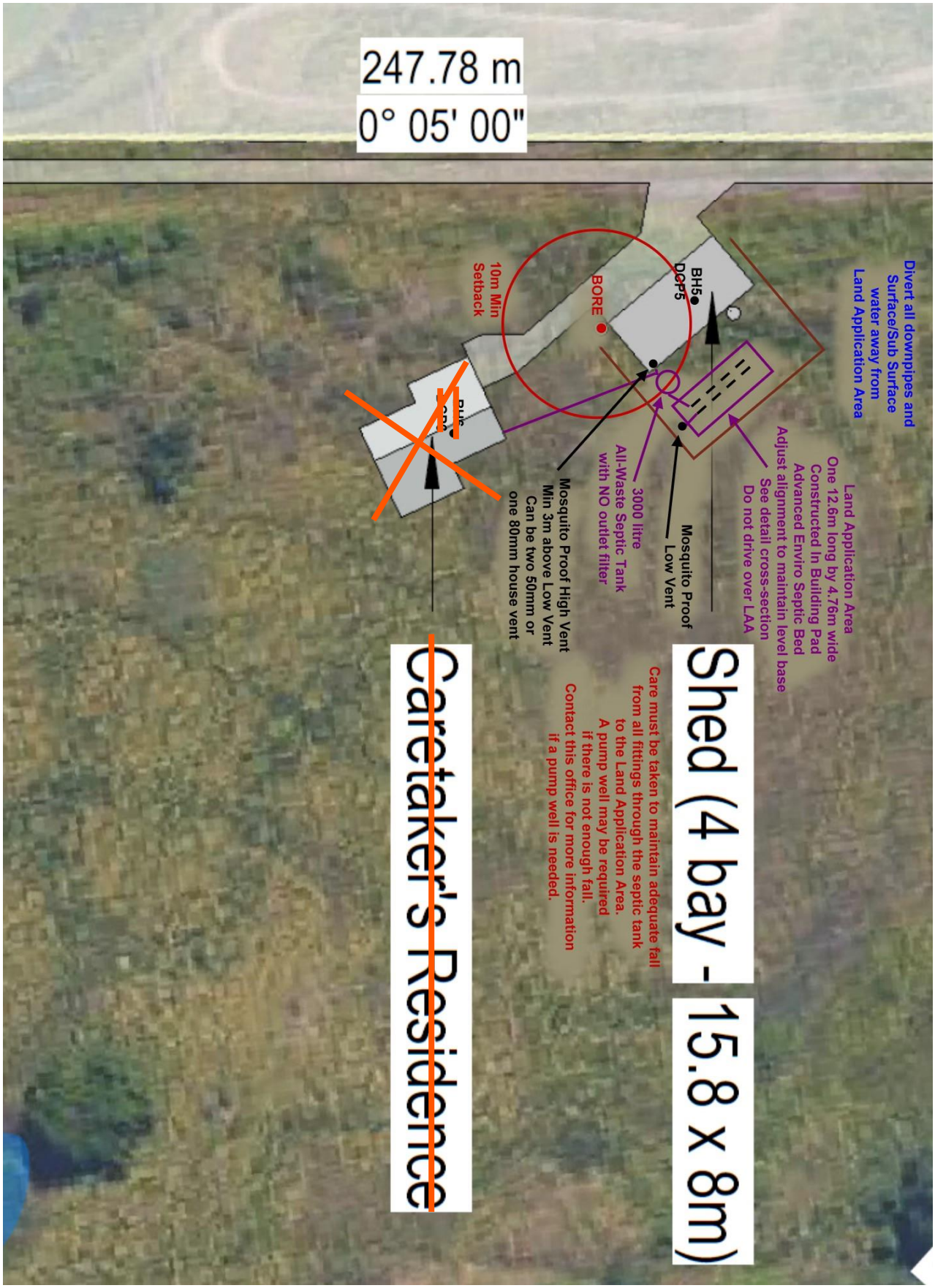
AES Inspection point detail

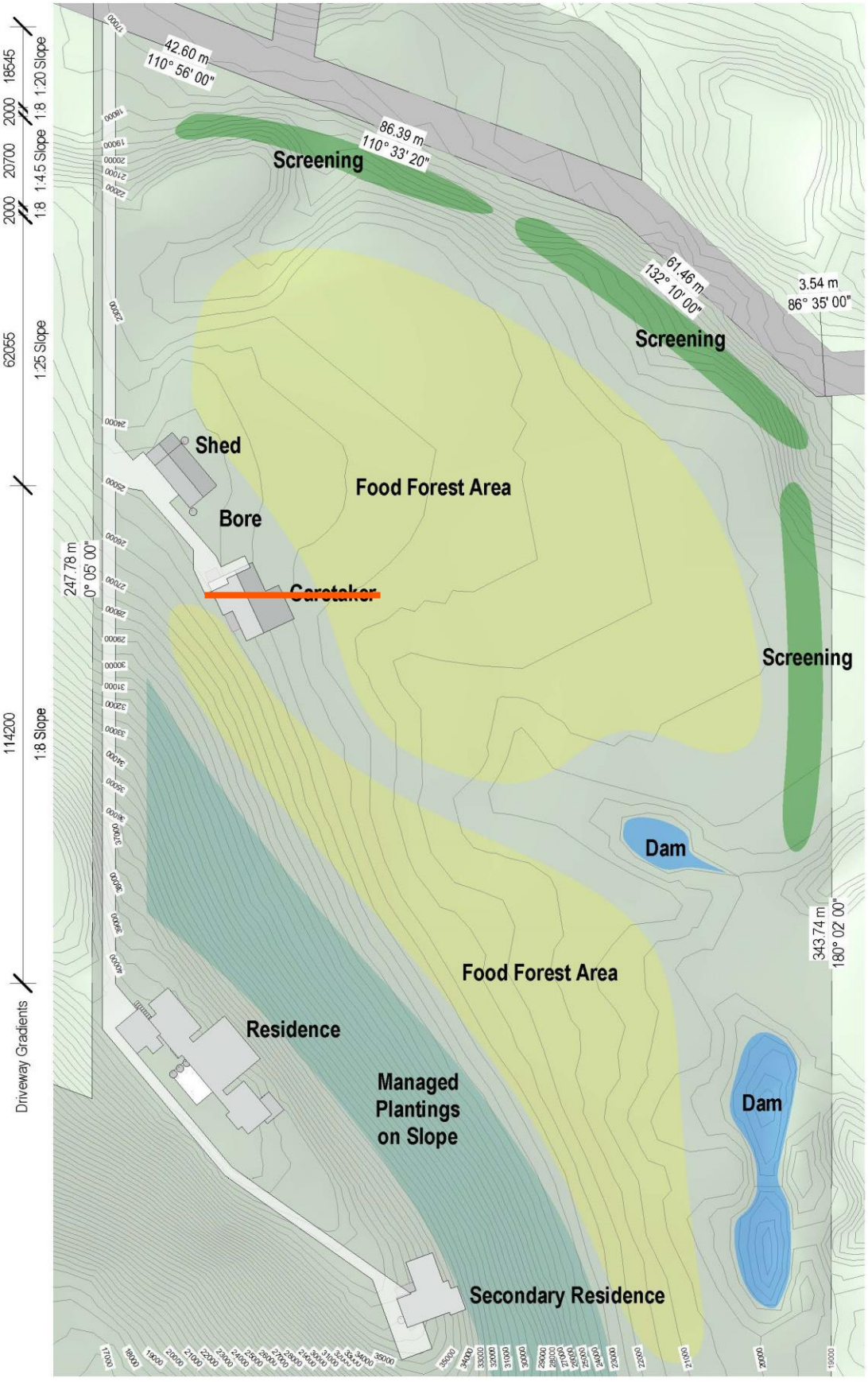
SITE PLAN

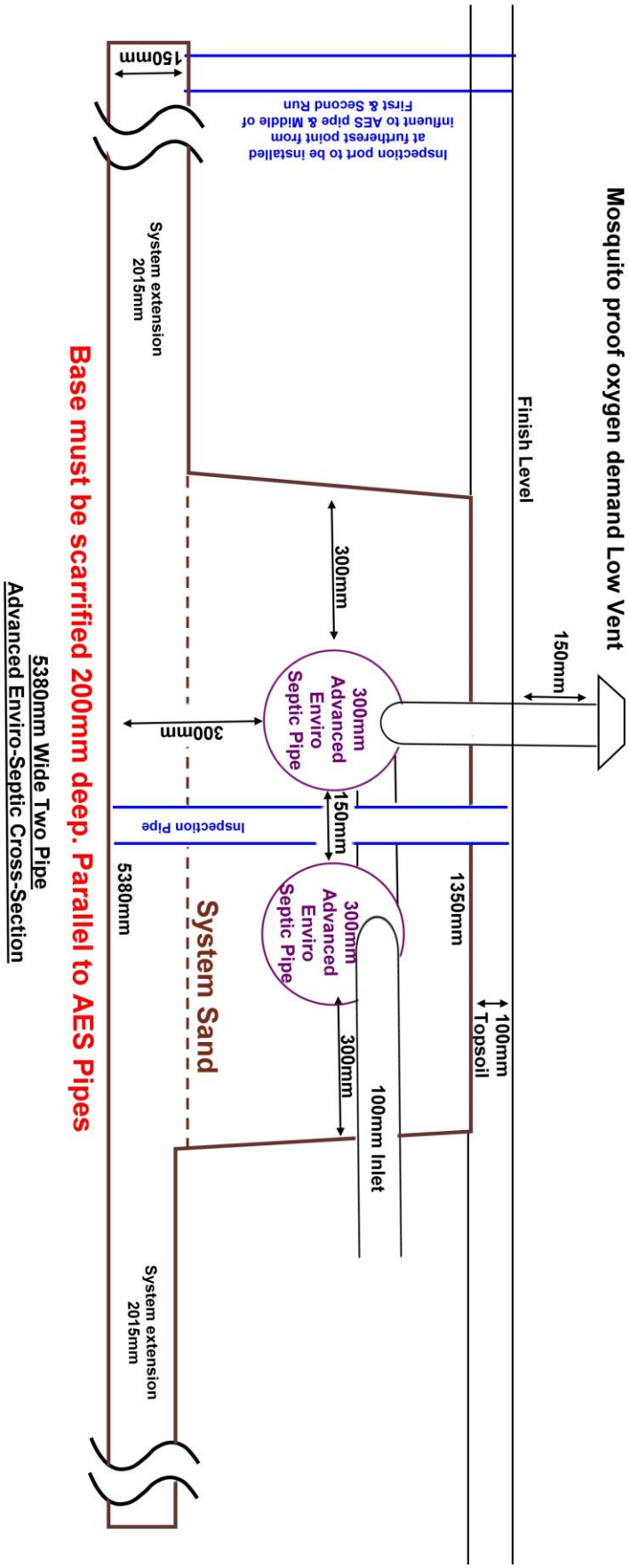
Lot 1 Santacatterina Road, Finlayvale.

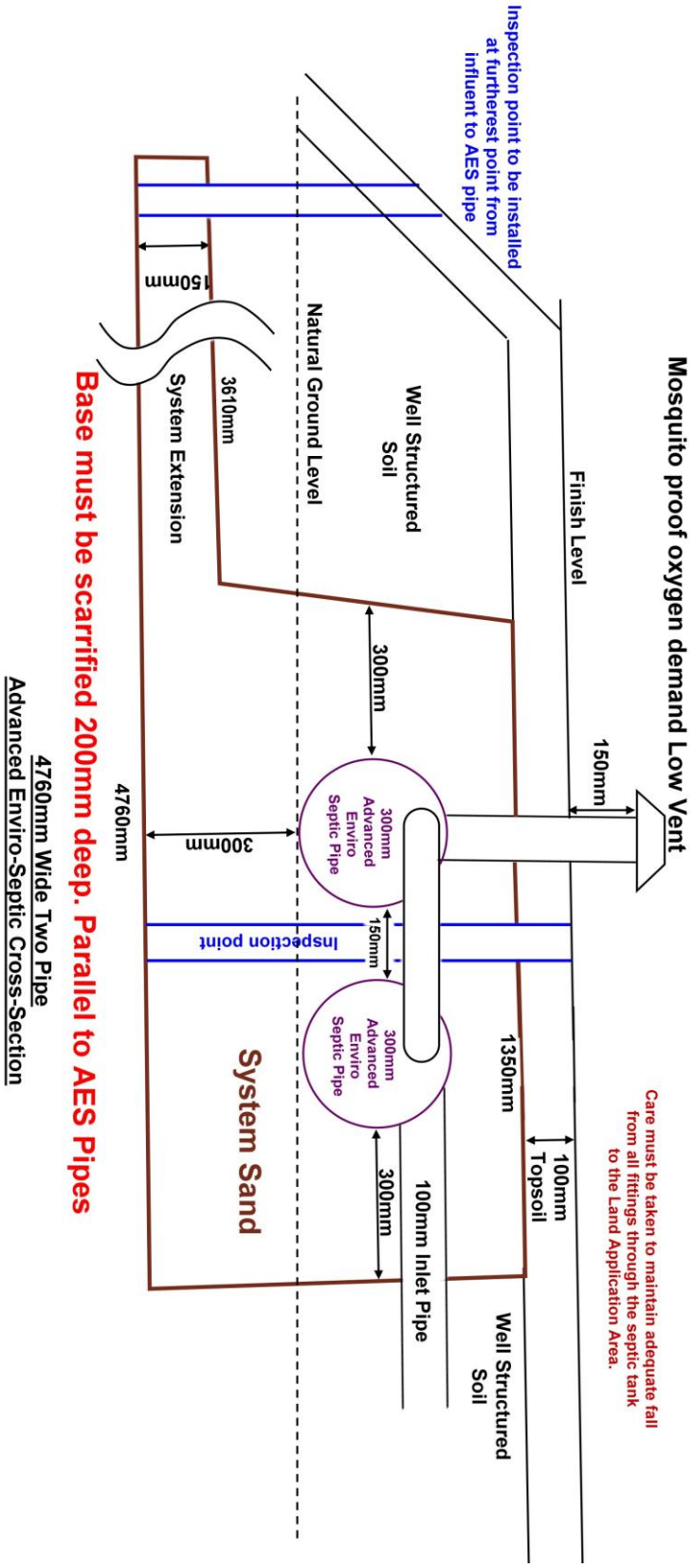
NOT TO SCALE



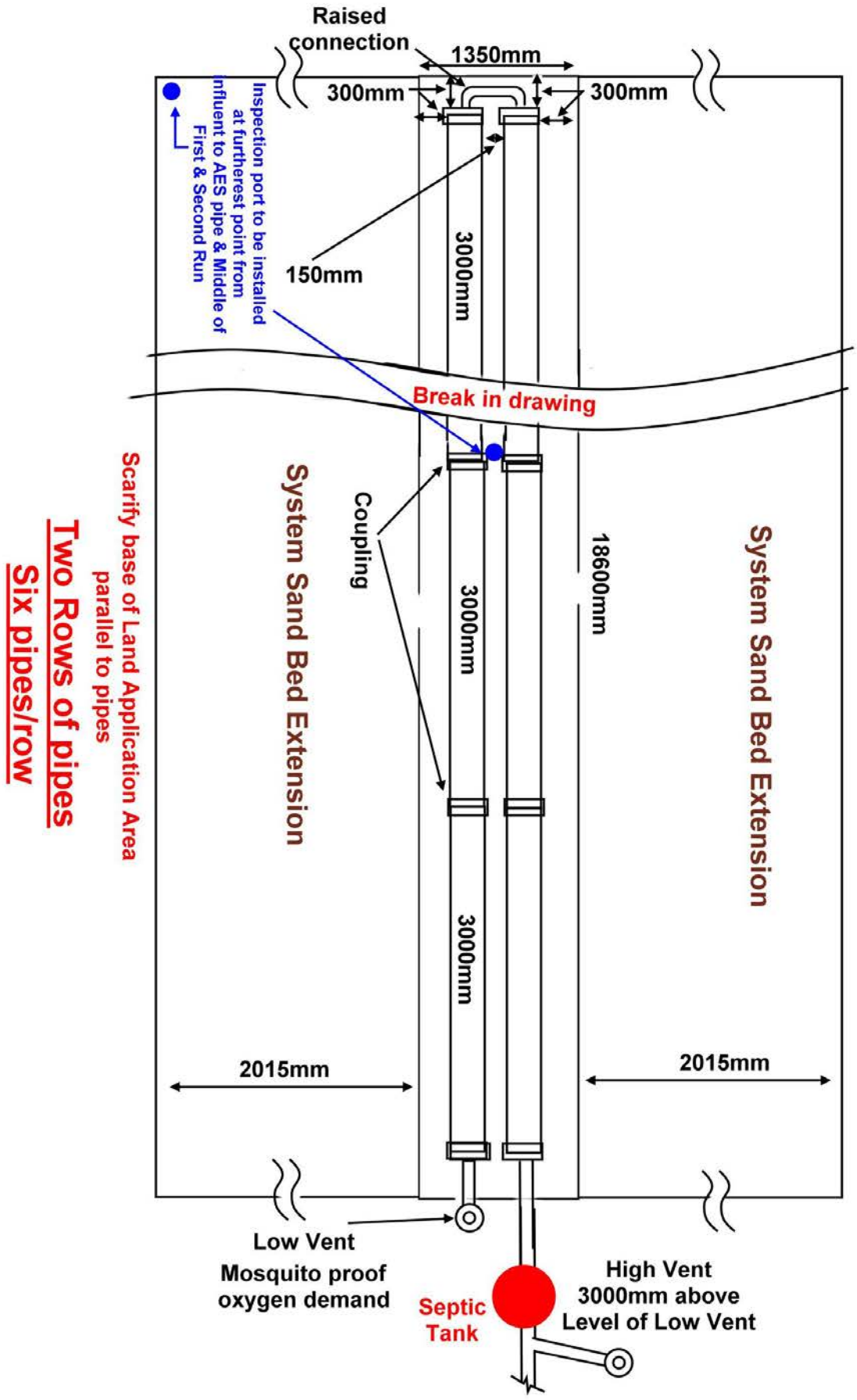

247.78 m
0° 05' 00"
Divert all downpipes and Surface/Sub Surface water away from Land Application Area
Land Application Area
One 12.6m long by 4.76m wide Constructed In Building Pad
Advanced Enviro Septic Bed
Adjust alignment to maintain level base
See detail cross-section
Do not drive over LAA
BH5
DCP5
BORE
10m Min Setback
Mosquito Proof Low Vent
3000 litre All-Waste Septic Tank with NO outlet filter
Mosquito Proof High Vent Min 3m above Low Vent Can be two 50mm or one 80mm house vent
Shed (4 bay - 15.8 x 8m)
Care must be taken to maintain adequate fall from all fittings through the septic tank to the Land Application Area.
A pump well may be required if there is not enough fall.
Contact this office for more information if a pump well is needed.
Caretaker's Residence

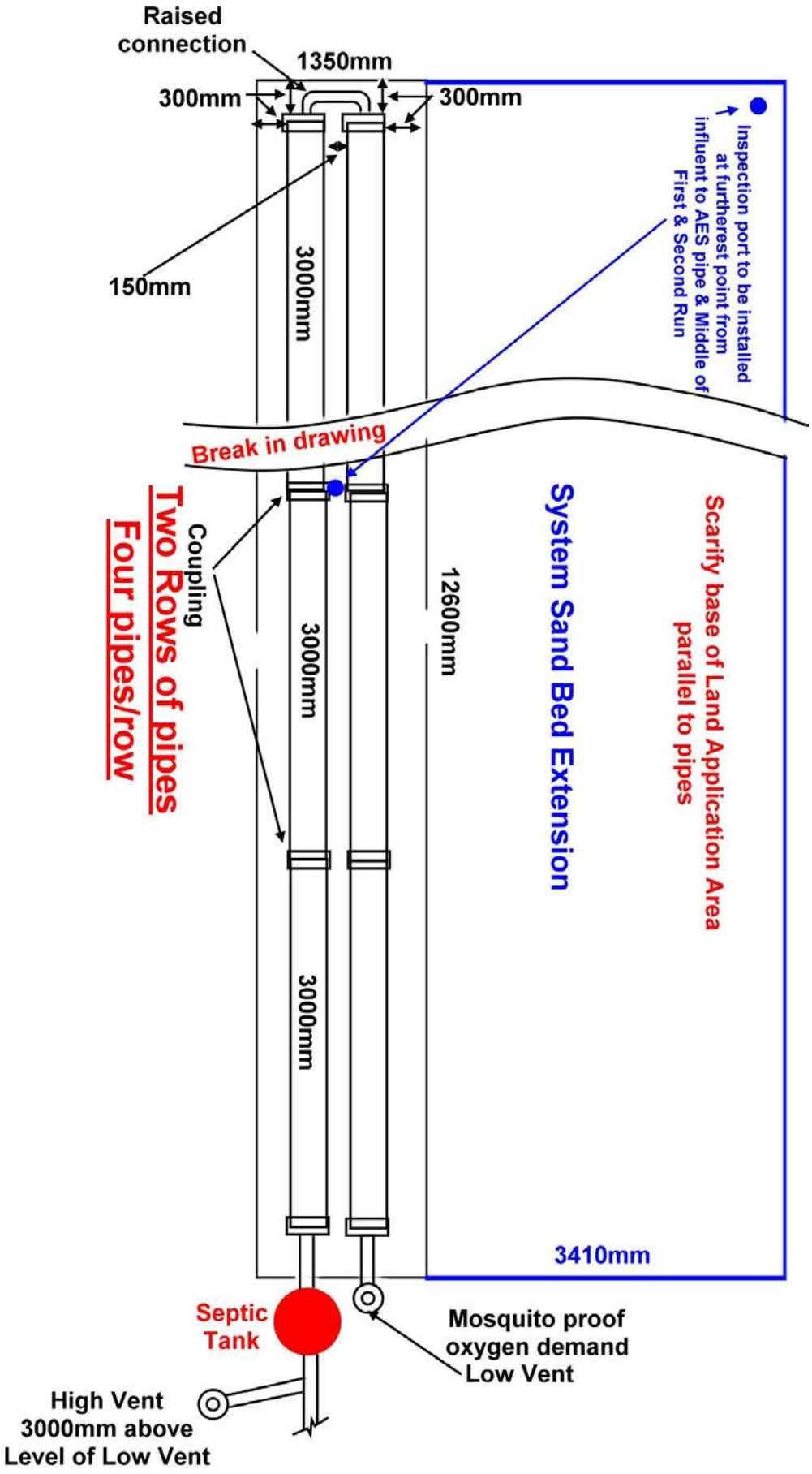

42.60 m
110° 56' 00"
86.39 m
110° 33' 20"
Screening
61.46 m
132° 10' 00"
3.54 m
86° 35' 00"
Screening
Shed
Food Forest Area
Bore
247.78 m
0° 05' 00"
Caretaker
Screening
Dam
343.74 m
180° 02' 00"
Food Forest Area
Residence
Managed
Plantings
on Slope
Dam
Secondary Residence
Driveway Gradients
18545
1:20 Slope
2000
1:8
20700
1:4.5 Slope
2000
1:8
62055
1:25 Slope
114200
1:8 Slope


Mosquito proof oxygen demand Low Vent
Finish Level
150mm
100mm Topsoil
1350mm
100mm Inlet
300mm
300mm Advanced Enviro Septic Pipe
300mm Advanced Enviro Septic Pipe
150mm
Inspection Pipe
300mm
System Sand
5380mm
Base must be scarified 200mm deep. Parallel to AES Pipes
System extension 2015mm
System extension 2015mm
150mm
Inspection port to be installed at furtherest point from influent to AES pipe & Middle of First & Second Run
5380mm Wide Two Pipe Advanced Enviro-Septic Cross-Section



4760mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section


Raised connection
1350mm
300mm
300mm
Inspection port to be installed at furtherest point from Influent to AES pipe & Middle of First & Second Run
150mm
3000mm
Break in drawing
Coupling
System Sand Bed Extension
3000mm
18600mm
System Sand Bed Extension
3000mm
Scarify base of Land Application Area parallel to pipes
Two Rows of pipes
Six pipes/row
2015mm
2015mm
Low Vent
Mosquito proof
oxygen demand
Septic Tank
High Vent
3000mm above
Level of Low Vent


Raised connection
1350mm
300mm
300mm
150mm
3000mm
Inspection port to be installed at furtherest point from influent to AES pipe & Middle of First & Second Run
Break in drawing
Coupling
Two Rows of pipes
Four pipes/row
3000mm
12600mm
System Sand Bed Extension
Scarify base of Land Application Area parallel to pipes
3000mm
3410mm
Septic Tank
Mosquito proof oxygen demand Low Vent
High Vent 3000mm above Level of Low Vent

Advanced Enviro-septic Design Calculator V9.0 ©

AES The World Leader in Passive Solutions ©

Site Address	Lot 1 Santacatterina Road, Finlayvale - Shed and Caretakers	State	QLD	Post Code	4873
Client Name	Vladimir Cvetkovic			Date of Site Visit	
Designers Name	Earth Test	Designers Ph Number	07 4095 4734	Designer Lic (e.gQBCC)	15092731
Lic Plumber	TBA	Plumber Ph Number	TBA	Plumb / Drainer Lic Number	TBA
Council Area	Douglas Shire Council	Designers AES Cert Number	1164	Date	30/10/2023

This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.

System Designers site and soil calculation data entry		IMPORTANT NOTES
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	30	>> *This design is for an ADVANCED SECONDARY system*
Is this a new installation Y or N	Y	**>> Minimun single vent size is 80mm or 2 x 50mm house vents**
Number of Bedrooms	**2**	**>> This is not used in ANY Calculation. If not known use N/A or 0.**
Number of persons	**4**	**>> A septic tank outlet filter is NOT RECOMMENDED**
Daily Design Flow Allowance Litre/Person/Day	**150**	
Number of rows required to suit site constraints	**2**	**>> The maximum length of a single AES pipe run is 30m or 10 PIPES**
Infiltration Soil Category from site/soil evaluation. CATEGORY	**4**	**>> Catagory may require design considerations. Ref AS1547**
Design Loading Rate based on site & soil evaluation DLR (mm/day)	**10**	**>> Soil conditioning may be necessary. Ref AS1547 & Comments.**
Bore log depth below system Basal area	**1.5m**	**>> Min depth 1.5m. Check water table/restrictive layer**
Is this design a GRAVITY system with no outlet filter? Y or N	**Y**	**>> GRAVITY. A House Vent & LOW VENT required on this system**

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES

COMMENTS :- *" The outcome must be important to everyone. "*

- 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 familar 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 especilly important in these soil types. Refer AS1547 & AES installation Instructions

AES System Calculator Outcomes		
Total System load - litres / day (Q).	**600**	l/d
Min Length of AES pipe rows to treat loading	**10.25**	**lm**
Number of FULL AES Pipe lengths per row	**4**	lths
Total Capacity of AES System pipe in Litres	**1696**	ltr.

AES dimensions	AES System	System Extension
Length:(L)	**12.60m**	**12.60m**
Width:(W)	**1.35m**	**3.41m**
Sand Depth :	**0.75m**	**0.15m**
Area m2	**17.0 m^2**	**43.0 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

AES INFILTRATION FOOT PRINT AREA - L = Q / (DLR x W)	**Length**		**Width**		**Minimum AES foot print required**	
for this Basic Serial design is	**12.60m**	x	**4.76m**	=	**60.0**	m2 total

AES pipes are best centered in the trench parallel to the site slope

Code	AES System Bill of Materials.			**Chankar Environmental Use Only**
AES-PIPE	AES 3 metre Lengths required	**8**	lths	
AESC	AES Couplings required	**6**	ea	
AESO	AES Offset adaptors	**4**	ea	
AESODV	AES Oxygen demand vent	**1**	ea	
AES-IPB	AES 100mm Inspection point base	**2**	ea	
TD Kit 4	4 Hole Distribution Box Kit		ea	
TD Kit 7	7 Hole Distribution Box Kit		ea	
VS43-4	Sweet Air Filter VS43-4		ea	
AES DESO	Double Offset Adaptors		ea	
	TOTAL SYSTEM SAND REQUIRED (Estimate Only)	**23**	m3	

Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to

designreview@enviro-septic.com.au

designreview@enviro-septic.com.au

> 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 www.enviro-septic.com.au OR 07 5474 4055

Advanced Enviro-septic Design Calculator V9.0 ©

AES The World Leader in Passive Solutions ©

Site Address	Lot 1 Santacatterina Road, Finlayvale Main Dwelling		State QLD	Post Code	4873
Client Name	Vladimir Cvetkovic			Date of Site Visit	
Designers Name	Earth Test	Designers Ph Number	07 4095 4734	Designer Lic (e.gQBCC)	15092731
Lic Plumber	TBA	Plumber Ph Number	TBA	Plumb / Drainer Lic Number	TBA
Council Area	Douglas Shire Council	Designers AES Cert Number	1164	Date	30/10/2023

This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.

System Designers site and soil calculation data entry		IMPORTANT NOTES
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	38	*>> This design is for a SECONDARY system.*
Is this a new installation Y or N	Y	**>> Minimun single vent size is 80mm or 2 x 50mm house vents**
Number of Bedrooms	**5**	**>> This is not used in ANY Calculation. If not known use N/A or 0.**
Number of persons	**8**	**>> A septic tank outlet filter is NOT RECOMMENDED**
Daily Design Flow Allowance Litre/Person/Day	**150**	
Number of rows required to suit site constraints	**2**	**>> The maximum length of a single AES pipe run is 30m or 10 PIPES**
Infiltration Soil Category from site/soil evaluation. CATEGORY	**4**	**>> Catagory may require design considerations. Ref AS1547**
Design Loading Rate based on site & soil evaluation DLR (mm/day)	**12**	**>> Soil conditioning may be necessary. Ref AS1547 & Comments.**
Bore log depth below system Basal area	**1.5m**	**>> Min depth 1.5m. Check water table/restrictive layer**
Is this design a GRAVITY system with no outlet filter? Y or N	**Y**	**>> GRAVITY. A House Vent & LOW VENT required on this system**

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES

COMMENTS :- *" The outcome must be important to everyone. "*

- 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 familar 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 especilly important in these soil types. Refer AS1547 & AES installation Instructions

AES System Calculator Outcomes		
Total System load - litres / day (Q).	**1200**	l/d
Min Length of AES pipe rows to treat loading	**15.79**	**lm**
Number of FULL AES Pipe lengths per row	**6**	lths
Total Capacity of AES System pipe in Litres	**2544**	ltr.

AES dimensions	AES System	System Extension
Length:(L)	**18.60m**	**18.60m**
Width:(W)	**1.35m**	**4.03m**
Sand Depth :	**0.75m**	**0.15m**
Area m2	**25.1 m^2**	**74.9 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

AES INFILTRATION FOOT PRINT AREA - L = Q / (DLR x W)	**Length**		**Width**		**Minimum AES foot print required**	
for this Basic Serial design is	**18.60m**	x	**5.38m**	=	**100.0**	m2 total

AES pipes are best centered in the trench parallel to the site slope

Code	AES System Bill of Materials.			**Chankar Environmental Use Only**
AES-PIPE	AES 3 metre Lengths required	**12**	lths	
AESC	AES Couplings required	**10**	ea	
AESO	AES Offset adaptors	**4**	ea	
AESODV	AES Oxygen demand vent	**1**	ea	
AES-IPB	AES 100mm Inspection point base	**2**	ea	
TD Kit 4	4 Hole Distribution Box Kit		ea	
TD Kit 7	7 Hole Distribution Box Kit		ea	
VS43-4	Sweet Air Filter VS43-4		ea	
AES DESO	Double Offset Adaptors		ea	
	TOTAL SYSTEM SAND REQUIRED (Estimate Only)	**36**	m3	

Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to

designreview@enviro-septic.com.au

designreview@enviro-septic.com.au

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> 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 www.enviro-septic.com.au OR 07 5474 4055

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*)	NEArchitecture
Contact name *(only applicable for companies)*	Nicole Ewing
Postal address *(P.O. Box or street address)*	PO Box 7316
Suburb	Cairns
State	Qld
Postcode	4870
Country	Australia
Contact number	0407 991 868
Email address *(non-mandatory)*	nicole@nearchitecture.com.au
Mobile number *(non-mandatory)*	0407 991 868
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ 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	1	RP898230	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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

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

☐ Not required

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

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*:

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
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)*:

Primary & secondary residence & 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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ 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)*
2 residences for one household	Dwelling house		267
Rural Shed			56

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)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ 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^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☒ Other – please specify:	New crossover	
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☒ No		
14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*		
$5,000		

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
☒ 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)*

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- 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

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☐ 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 *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application
☐ 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:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*			
☐ Yes – provide details below or include details in a schedule to this development application ☒ No			
List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*		
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
☐ Yes – show cause or enforcement notice is attached ☒ No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?			
☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below ☒ No ***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a **hazardous chemical facility**?			
☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application ☒ No ***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*			

Clearing native vegetation

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

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

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.*

DA templates are available from https://planning.dsdmip.qld.gov.au/. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

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

Marine activities

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

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

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

***Note**: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.*

Referable dams

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

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

***Note**: See guidance materials at www.dnrme.qld.gov.au for further information.*

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Queensland and local heritage places

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

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

***Note**: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:		Place ID:	

Brothels

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

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

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

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

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

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

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

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

☒ No

***Note**: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ 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			

To: Nicole Ewing (NEA Architecture)
PO Box 7316, Cairns QLD 4870
office@nearchitecture.com.au

Wednesday22/11/2023

From: Vladimir and Jelena Cvetkovic
42 Gladstone Street,
BELMORE NSW 2192
meastoso@fastmail.fm
Jelena10@fastmail.fm

We, Jelena Cvetkovic and Vladimir Cvetkovic owners of Lot 1 Santacatterina Road, Finlayvale,(RP898230) give the authority to Nicole Ewing from NEArchitecture to lodge the MCU with Port Douglas Council on our behalf.

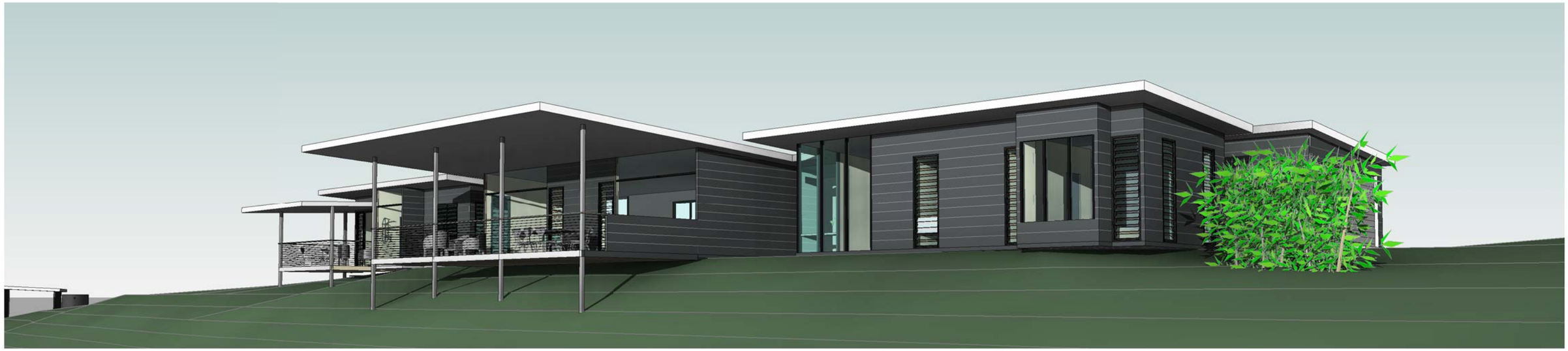
Jelena Cvetkovic

J Cvetkovic

Vladimir Cvetkovic

Cvetkovic Residence & Farm

PRELIMINARY
NOT FOR CONSTRUCTION

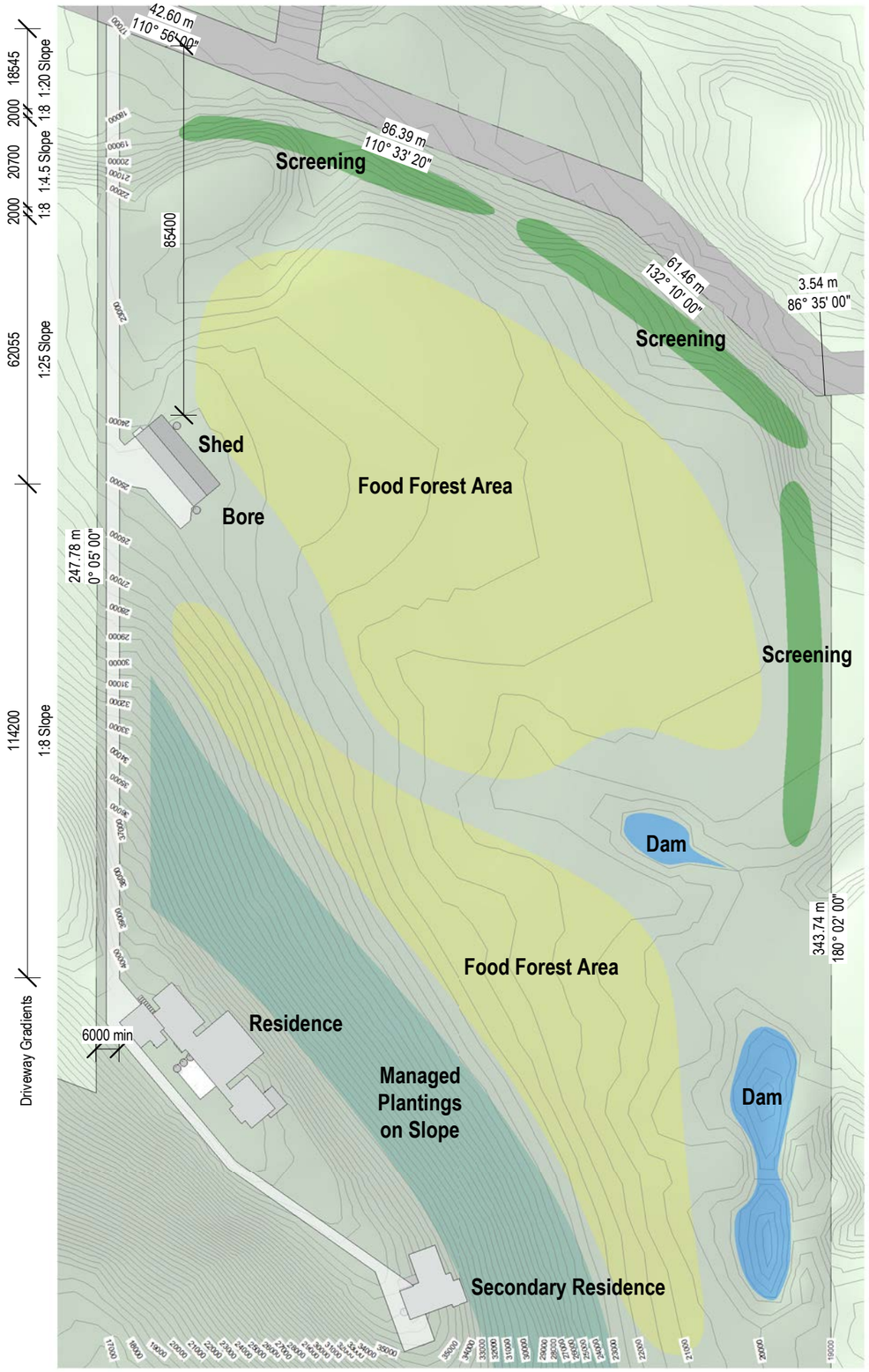


NEA RCHITECTURE
nicole@nearchitecture.com.au
www.nearchitecture.com.au
0407 991 868
ABN 44 165 823 174
BOAQ Registration No. 3989

PRELIMINARY
NOT FOR CONSTRUCTION

Site Information: **Lot 1 on RP898230**
Parish of Whyanbeel
County of Solander
Site Area - 124,800 sqm

1 Locality Plan
1 : 2000



2 Site Plan
1 : 1250

NEARCHITECTURE
nicole@nearchitecture.com.au
www.nearchitecture.com.au
0407 991 868
ABN 44 165 823 174
BOAQ Registration No. 3989

2307CVET Cvetkovic Residence & Farm **Site Plan** **12-01-24** **A02** **6**

Floor Area (FECA) - 194.5 sqm
Other (UCA) - 102.9 sqm

PRELIMINARY
NOT FOR CONSTRUCTION

N

10400 | 2900 | 11000 | 3000 | 8800

A06 1

A06 3

Verandah

Deck

Ensuite

Master Bedroom

Music / Study Room

WIR

Kitchen

Dining

Living

Bathroom

Bedroom

Bedroom

WC

Mud Room

Storage

Entry

Rear Patio

Rainwater storage

Laundry

Garage

A06 2

Drive Thru

4 A06

Line of existing natural vegetation to remain

2800 | 1400 | 1000 | 400 | 4000 | 1300 | 1800 | 6200

I H G F E D C B A

1 2 3 4 5 6

40000

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ABN 44 165 823 174
BOAQ Registration No. 3989

2307CVET Cvetkovic Residence & Farm **Floor Plan - Residence** 12-01-24 A03 5

Secondary Residence

Floor Area (FECA) - 72.6 sqm
Other (UCA) - 33.1 sqm

PRELIMINARY
NOT FOR CONSTRUCTION

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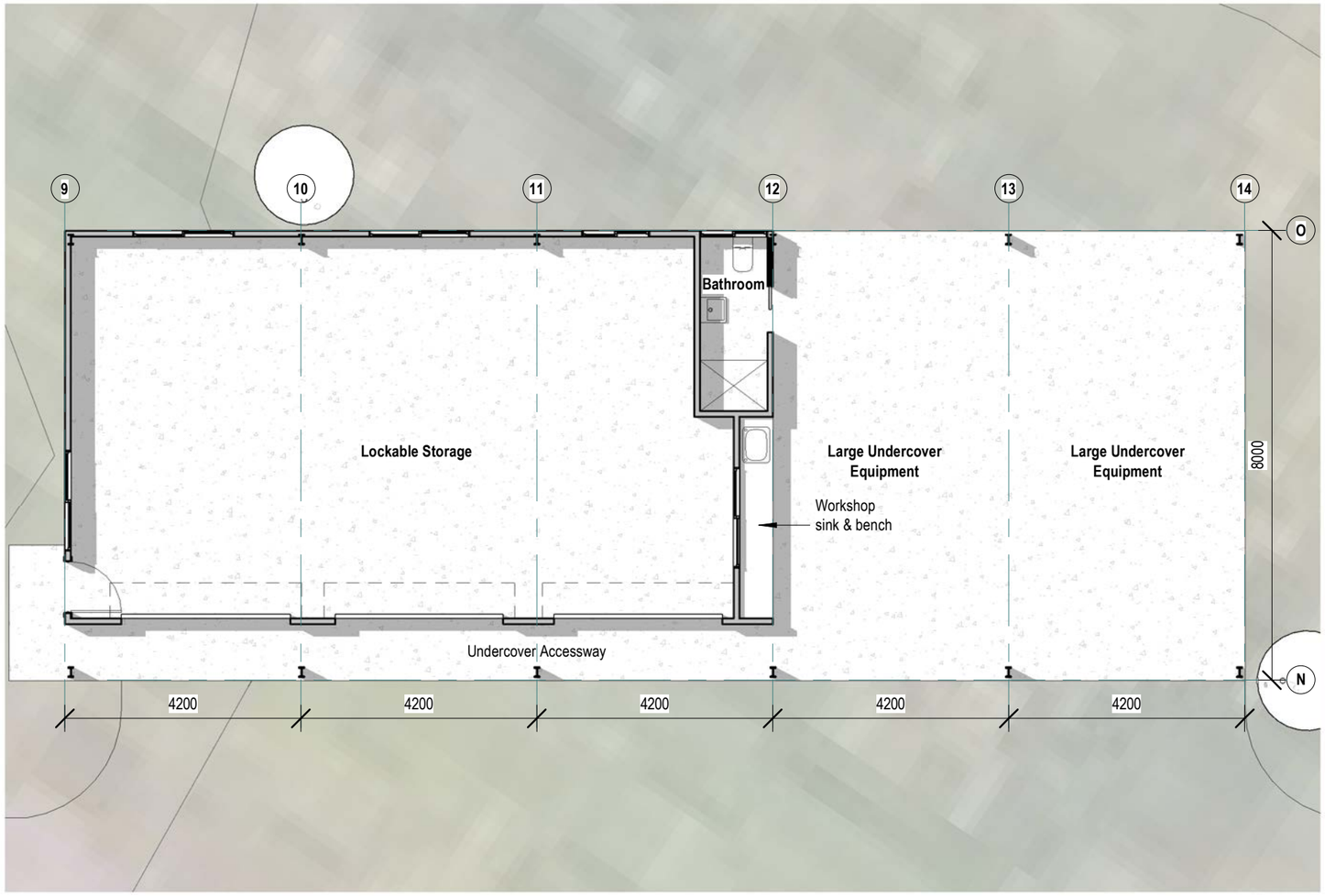
Floor Plan & 3D Perspective - Secondary Residence

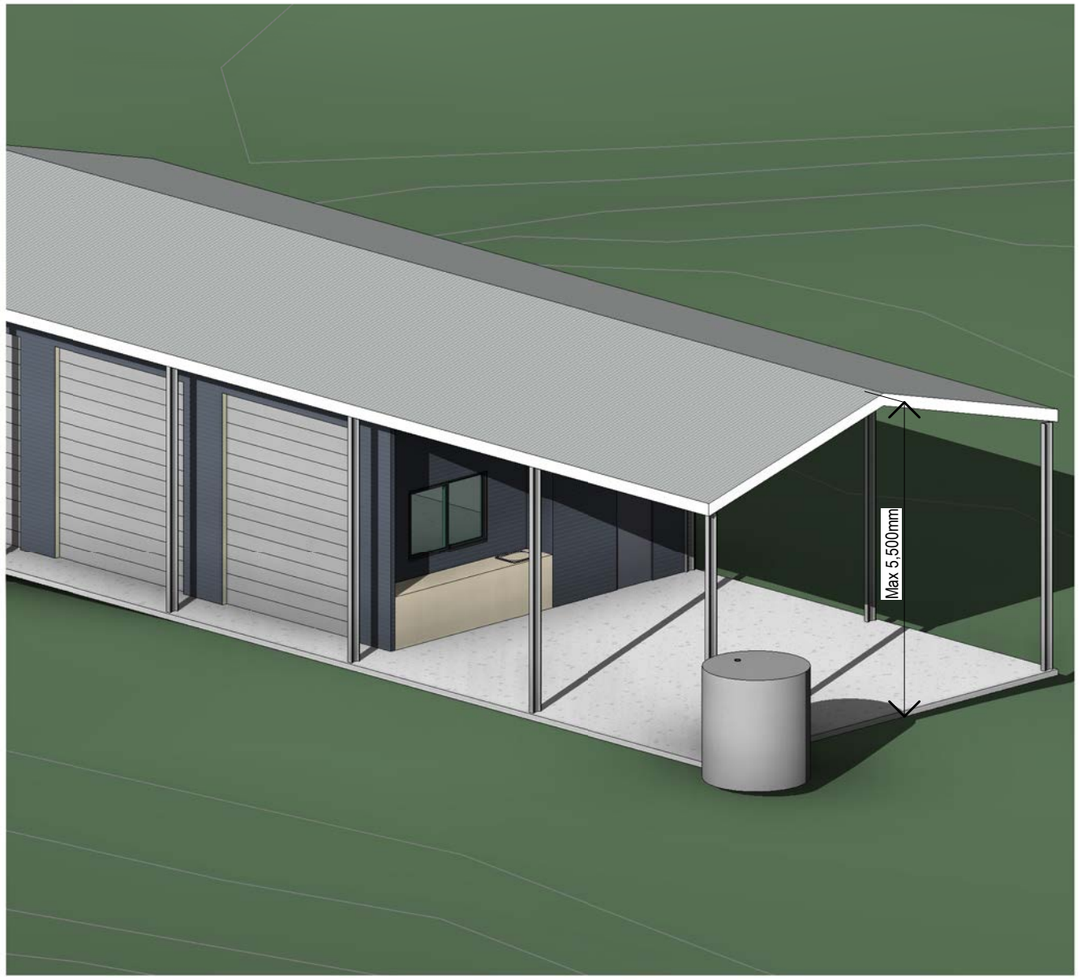
12-01-24 **A04** **5**

PRELIMINARY
NOT FOR CONSTRUCTION

Shed

Floor Area (FECA) - 82 sqm
Other (UCA) - 87 sqm





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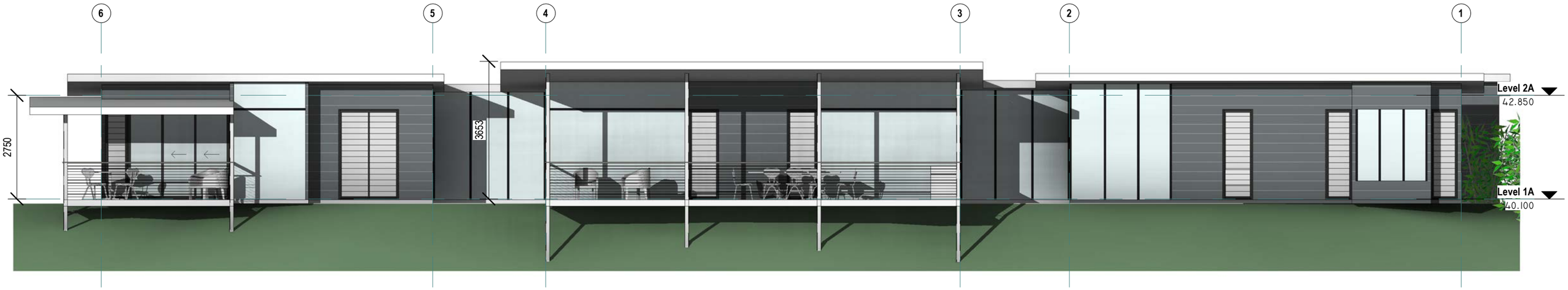
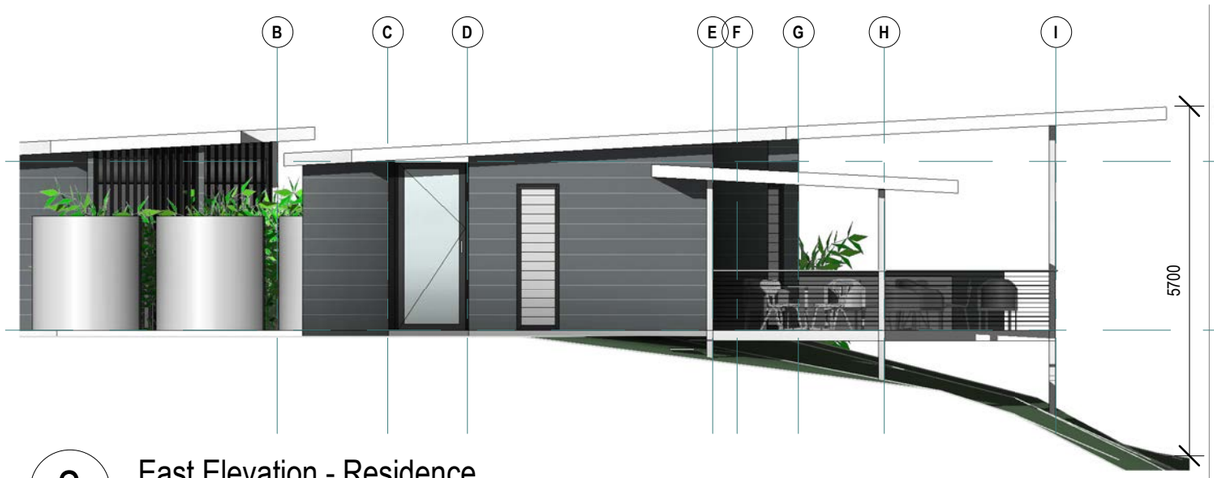


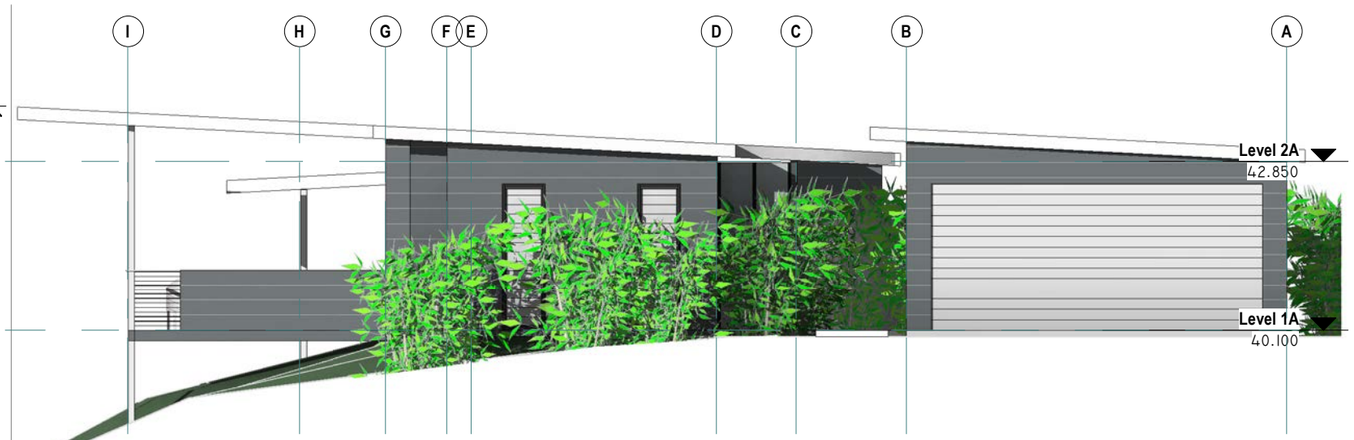
1 North Elevation - Residence

1 : 100



2 East Elevation - Residence

1 : 100



3 West Elevation - Residence

1 : 100

4 South Elevation - Residence

1 : 100

PRELIMINARY
NOT FOR CONSTRUCTION

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BOAQ Registration No. 3989

2307CVET Cvetkovic Residence & Farm **Elevations - Residence** **12-01-24** **A06** **5**

PRELIMINARY
NOT FOR CONSTRUCTION

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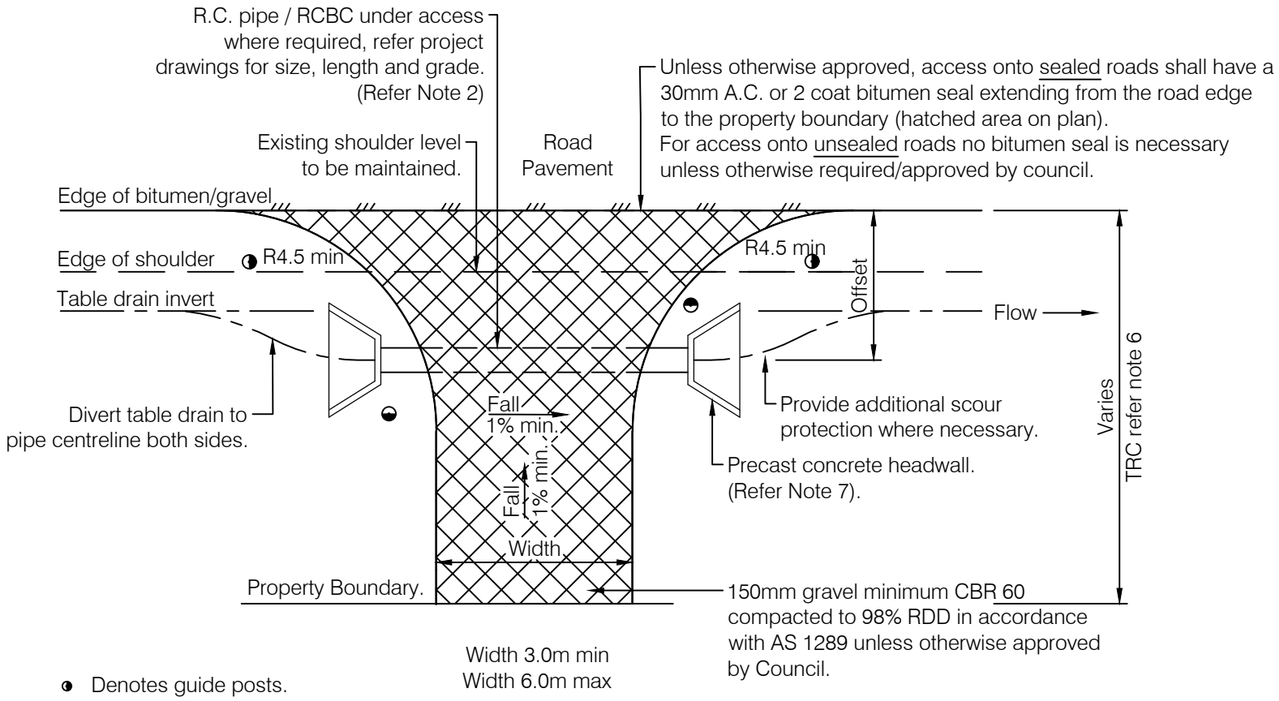
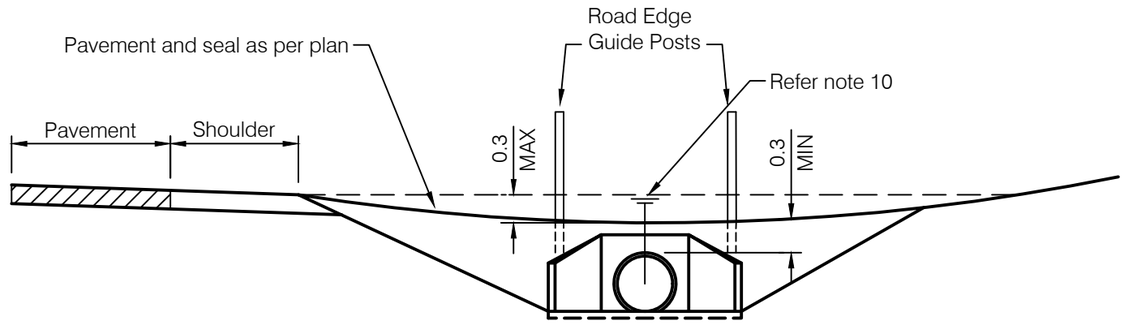
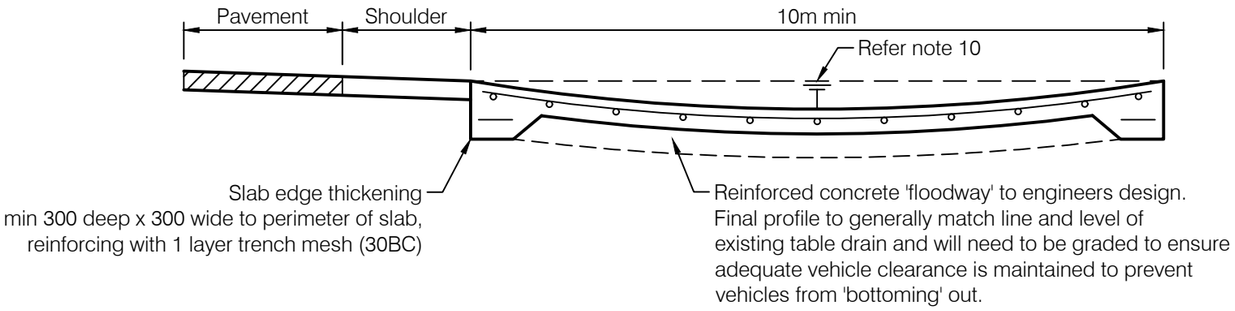
2307CVET Cvetkovic Residence & Farm **3D Views** **12-01-24** **A07** **5**



PLAN



END ELEVATION



TYPICAL ALTERNATIVE FLOODWAY TYPE ACCESS
(Where approved by Council)

NOTES

1. Minimum length of culvert shall be 4.8m for single access, 7.2m for double access.
2. Minimum pipe size shall be Ø375. Minimum RCBC to be 300mm high.
3. Minimum RC pipe / RCBC gradient shall be 1:100.
4. Where cover to RC pipes is less than 260mm pipe shall have 100mm concrete encasement or bridging slab per S1015.
5. Drainage from access must not flow over the through road. All stormwater runoff shall bedirected to the table drain.
6. Maximum 10 metres from edge of bitumen seal or where grade is steeper than 6% the bitumen seal shall extend from the road edge to the property boundary unless otherwise approved.
7. Precast sloping headwalls shall be used when :
   a) the through road has a signposted speed of 80km/hr or greater.
   b) the through road has a signposted speed of 60km/hr and the offset distance from the traffic lane to the culvert is less than 4.5m.
8. Concrete shall be grade N25 in accordance with AS 1379 and AS 3600.
9. All dimensions are in millimetres.
10. Hydraulic capacity of pipe and access to match the capacity of the table drain. This may require the use of multiple pipes.
11. Minimum sight distances at accesses should comply with "Sight Distance at Property Entrances" Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.
12. In instances where the detail/s shown on this drawing cannot be achieved due to existing constraints, Council shall be contacted to achieve an acceptable alternative.

	REVISIONS	DATE
E	MINOR AMENDMENTS	26/11/14
D	COMBINED PLAN DETAIL AND ADDED SECTIONS	28/11/12
C	VARIOUS MINOR AMENDMENTS	13/01/06
F	MINOR AMENDMENTS	27/08/20

FNQROC

RURAL ALLOTMENT ACCESSES

Standard Drawing
S1105

F		C	D	E

Site Classification

And

Wastewater Management System

For

Vladimir Cvetkovic

At

Lot 1 Santacatterina Road

Finlayvale

Postal address: Earth Test, PO Box 1042, Tolga, Qld 4882. Phone: 4095 4734
e-mail: info@earthtest.com.au

INTRODUCTION:

Earth Test has been engaged by Vladimir Cvetkovic to assess, design and report on Site Classification and a Domestic Wastewater Management System at Lot 1 Santacatterina Road, Finlayvale.
Real Property Description:-
Lot 1, on RP 898230
Local Authority: Douglas Shire Council.

It is understood the intention is to construct a new main dwelling, secondary dwelling, shed and caretakers residence at the site.
A site and soil evaluation was carried out in September 2023.

SITE FACTORS:

The site was identified during a meeting a representative of the owner on-site.
The lot has an area of 124800 square metres and is covered with grass.
The location of the proposed buildings where identified.
The water supply for the dwelling will be from a bore onsite.
Seven Dynamic Cone Penetrometer tests were performed at locations DCP1 through DCP7, Six boreholes BH1 through BH6, 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, 3 and 5.

Site testing at Lot 1 Santacatterina Road, Finlayvale

Shed Location at Lot 1 Santacatterina Road, Finlayvale

Existing steep batter at Lot 1 Santacatterina Road, Finlayvale

SITE INVESTIGATION REPORT
BOREHOLE LOG

CLIENT: Vladimir Cvetkovic. **PROJECT:** Lot 1 Santacatterina Road, Finlayvale. **REPORT DATE:** 27/10/2023	**DATE SAMPLED:** 28/09/2023 **Sampled by:**

BOREHOLE No: BH1

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.3	Sandy Gravelly SILT, Brown	Disturbed sample 0.6- 0.9m.
0.3-1.2	Sandy Gravelly SILT, Yellow	Watertable not encountered.
1.2	Refusal	

BOREHOLE No: BH2

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-0.6	Sandy Gravelly SILT, Brown	Watertable not encountered.
0.6-1.1	Sandy Gravelly SILT, Yellow	
1.1	Refusal	

BOREHOLE No: BH3

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.3	Sandy Gravelly SILT, Yellow	Disturbed sample 0.6- 0.9m
1.3	Refusal	Watertable not encountered.

SITE INVESTIGATION REPORT
BOREHOLE LOG

CLIENT: Vladimir Cvetkovic. **PROJECT:** Lot 1 Santacatterina Road, Finlayvale. **REPORT DATE:** 27/10/2023	**DATE SAMPLED:** 28/09/2023 **Sampled by:** G. Negri

BOREHOLE No: BH4

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.2 1.2	Sandy Gravelly SILT, Yellow Refusal	Watertable not encountered.

BOREHOLE No: BH5

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.6 1.6	Sandy Gravelly SILT, Brown Refusal	Disturbed sample 0.7- 0.9m Watertable not encountered.

BOREHOLE No: BH6

DEPTH (m)	DESCRIPTION	COMMENTS
0.0-1.5	Sandy Gravelly CLAY, Brown	Watertable not encountered.

ATTERBERG LIMITS TEST REPORT

CLIENT: Vladimir Cvetkovic

PROJECT: Lot 1 Santacatterina Road, Finlayvale.

SAMPLE DETAILS: BH1 0.6-0.9m

REPORT DATE: 27/10/2023

SAMPLE No: SI 619-23

DATE SAMPLED: 28/09/2023

Sampled by: G. Negri

Tested By: K. Hodgson

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	36%
Plastic Limit: AS 1289.3.2.1	27%
Plasticity Index: AS 1289.3.3.1	9%
Linear Shrinkage: AS 1289.3.4.1	6.5%
Length Of Mould:	127mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	7.4%
% Passing 0.075mm:	

ATTERBERG LIMITS TEST REPORT

CLIENT: Vladimir Cvetkovic

PROJECT: Lot 1 Santacatterina Road, Finlayvale.

SAMPLE DETAILS: BH3 0.7-0.9m

REPORT DATE: 27/10/2023

SAMPLE No: SI 613.2-23

DATE SAMPLED: 28/09/2023

Sampled by: G. Negri

Tested By: K. Hodgson

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	42%
Plastic Limit: AS 1289.3.2.1	29%
Plasticity Index: AS 1289.3.3.1	13%
Linear Shrinkage: AS 1289.3.4.1	11.0%
Length Of Mould:	125mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	7.3%
% Passing 0.075mm:	

ATTERBERG LIMITS TEST REPORT

CLIENT: Vladimir Cvetkovic

PROJECT: Lot 1 Santacatterina Road, Finlayvale.

SAMPLE DETAILS: BH5 0.6-0.9m

REPORT DATE: 27/10/2023

SAMPLE No: SI 619.3-23

DATE SAMPLED: 28/09/2023

Sampled by: G. Negri

Tested By: K. Hodgson

TEST METHOD	RESULT
Liquid Limit: AS 1289.3.9.2	33%
Plastic Limit: AS 1289.3.2.1	21%
Plasticity Index: AS 1289.3.3.1	12%
Linear Shrinkage: AS 1289.3.4.1	5.5%
Length Of Mould:	125mm
Cracking, Crumbling, Curling, Number Of Breaks:	Nil
Sample History:	Oven Dried
Preparation Method:	Dry Sieved
Insitu Moisture Content:	19.1%
% Passing 0.075mm:	

DYNAMIC CONE PENETROMETER REPORT
AS 1289.6.3.2

CLIENT: Vladimir Cvetkovic.

SAMPLE No: SI 619-23

PROJECT: Lot 1 Santacatterina Road, Finlayvale.

DATE SAMPLED: 28/09/2023

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

Tested By: G. Negri

REPORT DATE: 27/10/2023

DEPTH (Metres)	Site: DCP1	Site: DCP2	Site: DCP3	Site: DCP4	Site: DCP5
	No Blows	No Blows	No Blows	No Blows	No Blows
0.0 – 0.1	6	2	2	2	2
0.1 – 0.2	8	4	3	3	2
0.2 – 0.3	12	6	2	2	3
0.3 – 0.4	19	6	2	2	2
0.4 – 0.5	26/50mm	3	3	3	2
0.5 – 0.6		5	5	4	3
0.6 – 0.7		6	6	4	2
0.7 – 0.8		20/50mm	10	8	5
0.8 – 0.9			12	10	9
0.9 – 1.0			10	10	10
1.0 – 1.1			15	11	11
1.1 – 1.2			15	11	15
1.2 – 1.3			26/80mm	12	15
1.3 – 1.4				13	14
1.4 – 1.5					
1.5 – 1.6					
1.6 – 1.7					
1.7 – 1.8					
1.8 – 1.9					
1.9 – 2.0					

SITE CLASSIFICATION

Lot 1 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 $0 < y_s \leq 20$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 1 Santacatterina Road, Finlayvale.

The site and soil evaluation carried out on 28/09/2023 provided the following results.

Site Assessment

Site Factor	Result
Slope	Varies Degrees – Level at top Pad – 5 Degree at bottom pad
Shape	Linear Planar
Aspect	Varies
Exposure	Good
Erosion/land slip	Not noted.
Boulders/rock outcrop	Not noted.
Vegetation	Grass
Watercourse	Not in area affected by Land Application Area.
Water table	Not encountered during investigation.
Fill	None.
Flooding	Not likely.
Channelled run-off	Not found
Soil surface conditions	Firm, Moist at top LAA, Moist, Soft at Bottom
Other site specific factors	Bore as shown on the site plan

Soil Assessment

Soil Property	Result
Colour	Yellow & Brown
Texture	Sandy Clay-Loam
Structure	Moderate structured
Coarse Fragments	Nil
Measured Permeability Ksat (m/d)	Indicative permeability 0.06-0.5
Dispersion	Slakes
Soil Category	4
Resultant Design Load Rating, DLR (mm/d)	10

Main Residence & Secondary Residence
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 eight (8) persons has been chosen for the proposed three bedroom main dwelling and two bedroom secondary dwelling.

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 two dwellings (8 persons @ 150 L/person/day) will be 1200 L/day.

From AS/NZ 1547:2012 Table J1 the minimum capacity of the All-Waste septic tank required is 3500 L.

To comply with the minimum requirements, a 3000L septic tank shall be installed at both the main dwelling and the secondary dwelling.

The tank at the main dwelling must NOT be fitted with an outlet filter.

A pump well will be required to transfer effluent from the septic tank at the secondary dwelling to the land application area. The discharge pipe shall be fitted with a non-return valve. A high water alarm float switch in the pump well shall be connected to an alarm light displayed in a prominent position in the residence.

LAND-APPLICATION SYSTEM

DISPOSAL AREA SIZING

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

L = Q / (DLRxW)

Where:
L = length in m
Q = design daily flow in L/day
DLR = Design Loading Rate in mm/d
W = Width in m

L = 1200/12*5.38
= 18.6m.

Use one 18.6m long by 5.38m wide advanced enviro septic bed.
See site plan and detail cross-section.

Its recommended that 1kg gypsum per m² 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

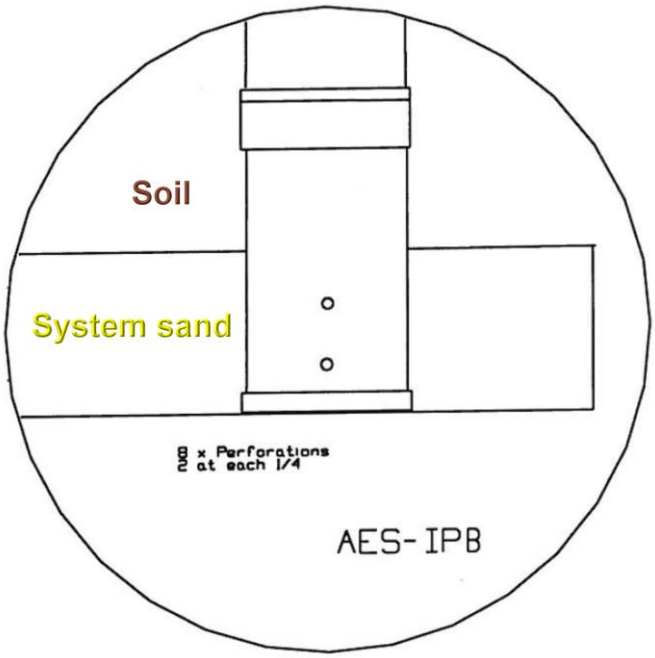
The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

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.

Gavin Negri
Earth Test



AES Inspection point detail

Shed & Caretakers Residence
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 four (4) persons has been chosen for the proposed two bedroom caretakers residence and 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 and shed (4 persons @ 150 L/person/day) will be 600 L/day.

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

The tank at the main dwelling 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 / (DLRxW)

Where:
L = length in m
Q = design daily flow in L/day
DLR = Design Loading Rate in mm/d
W = Width in m

L = 600/10*4.76
= 12.6m.

Use one 12.6m long by 4.76m wide advanced enviro septic bed.
See site plan and detail cross-section.

Its recommended that 1kg gypsum per m² 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

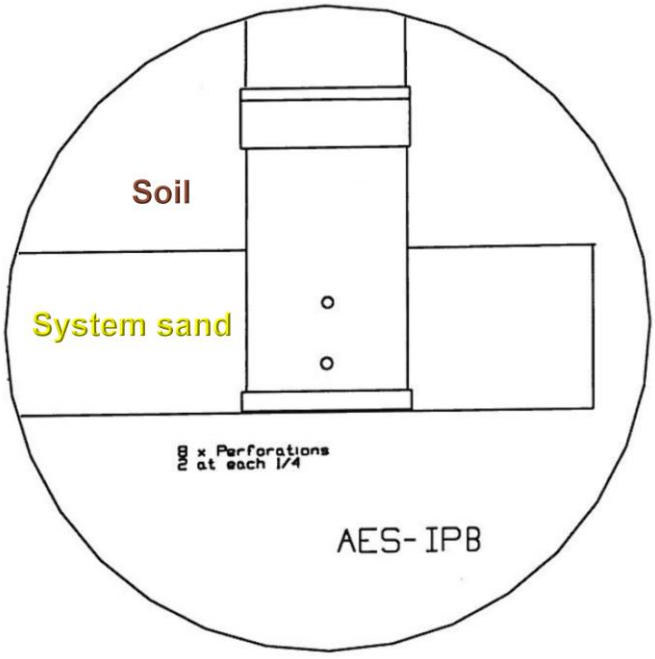
The entire bottom of the bed should be scarified a minimum of 200mm deep parallel to the AES pipes.

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.

Gavin Negri
Earth Test

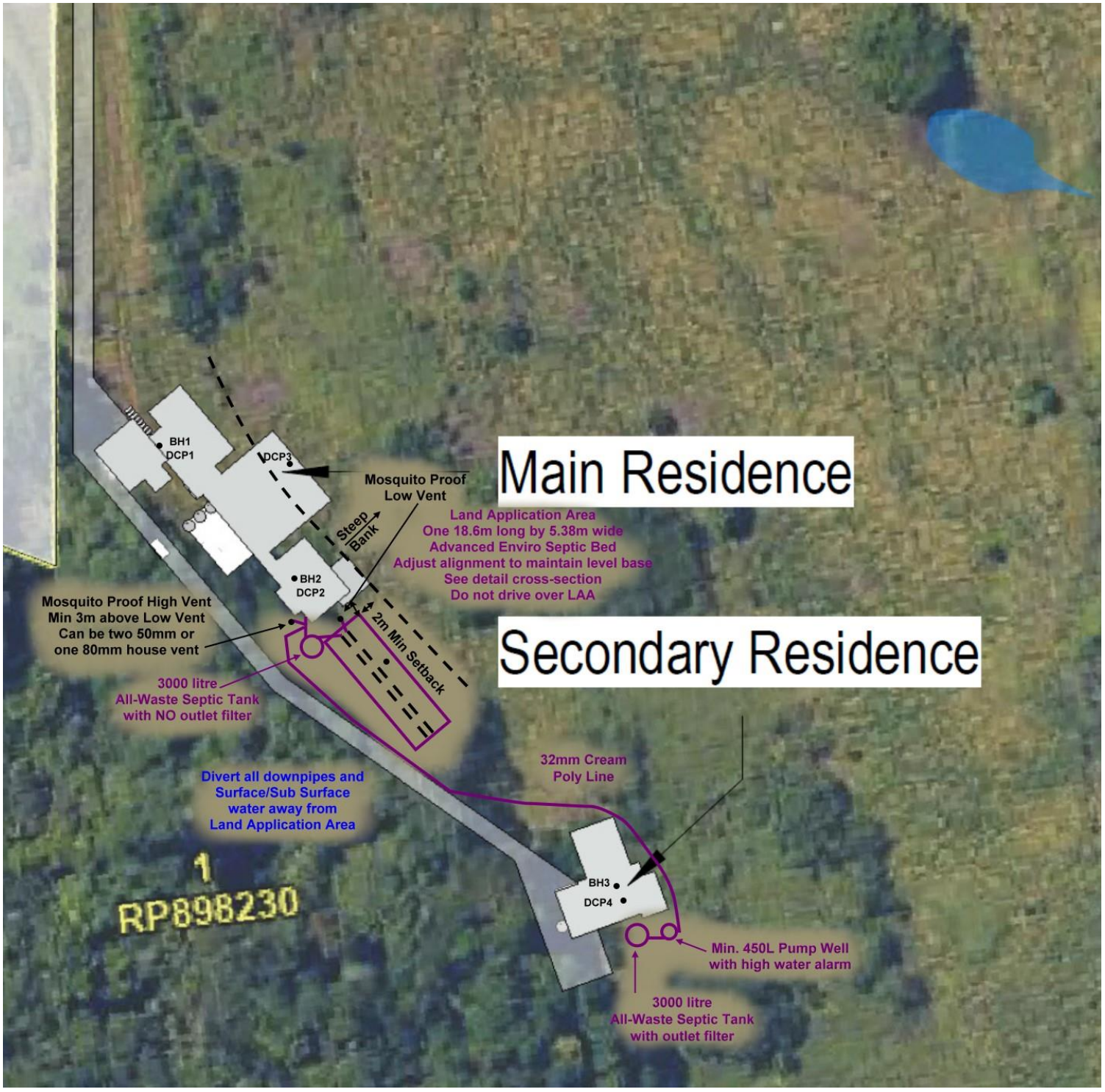


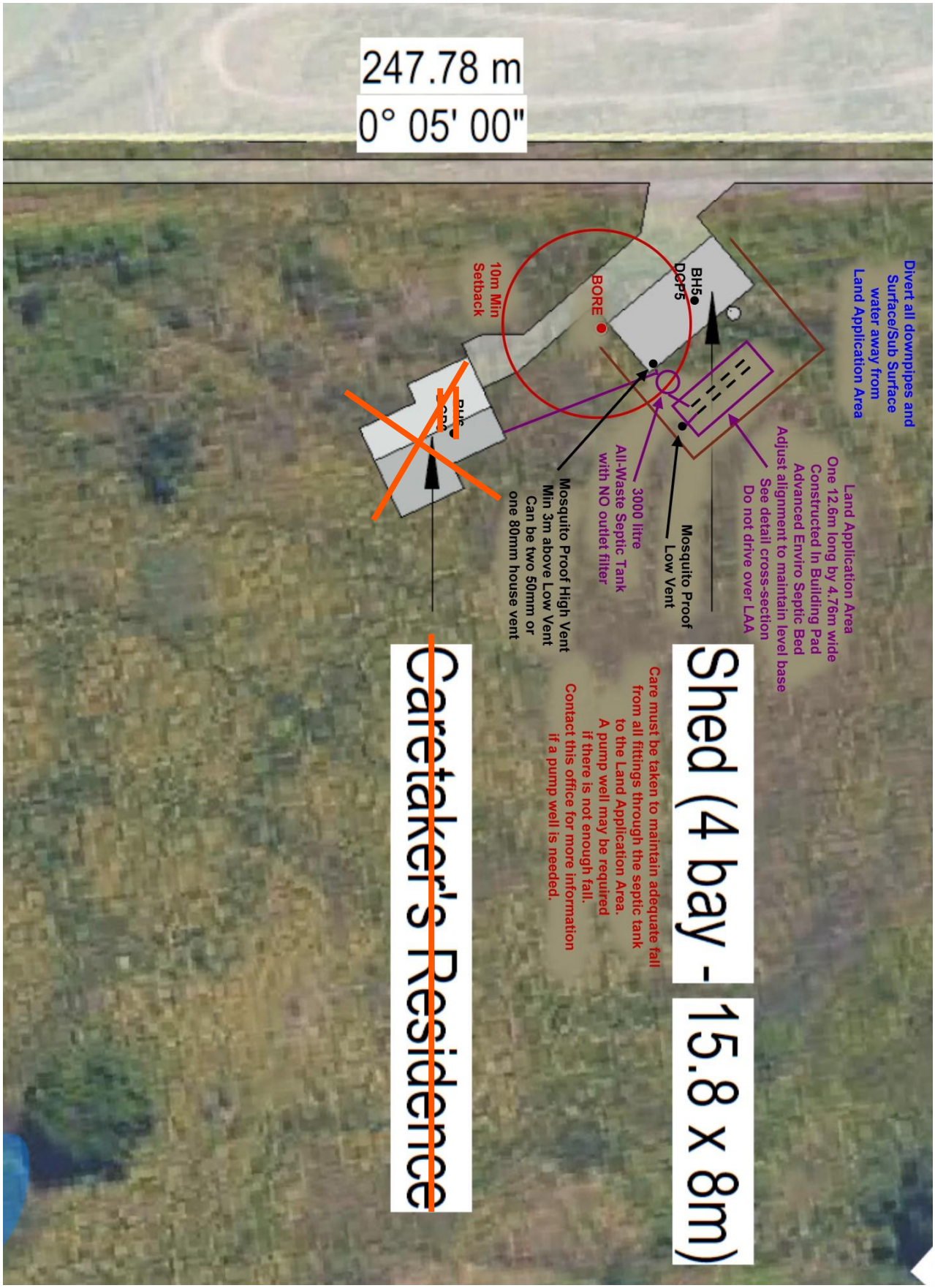
AES Inspection point detail

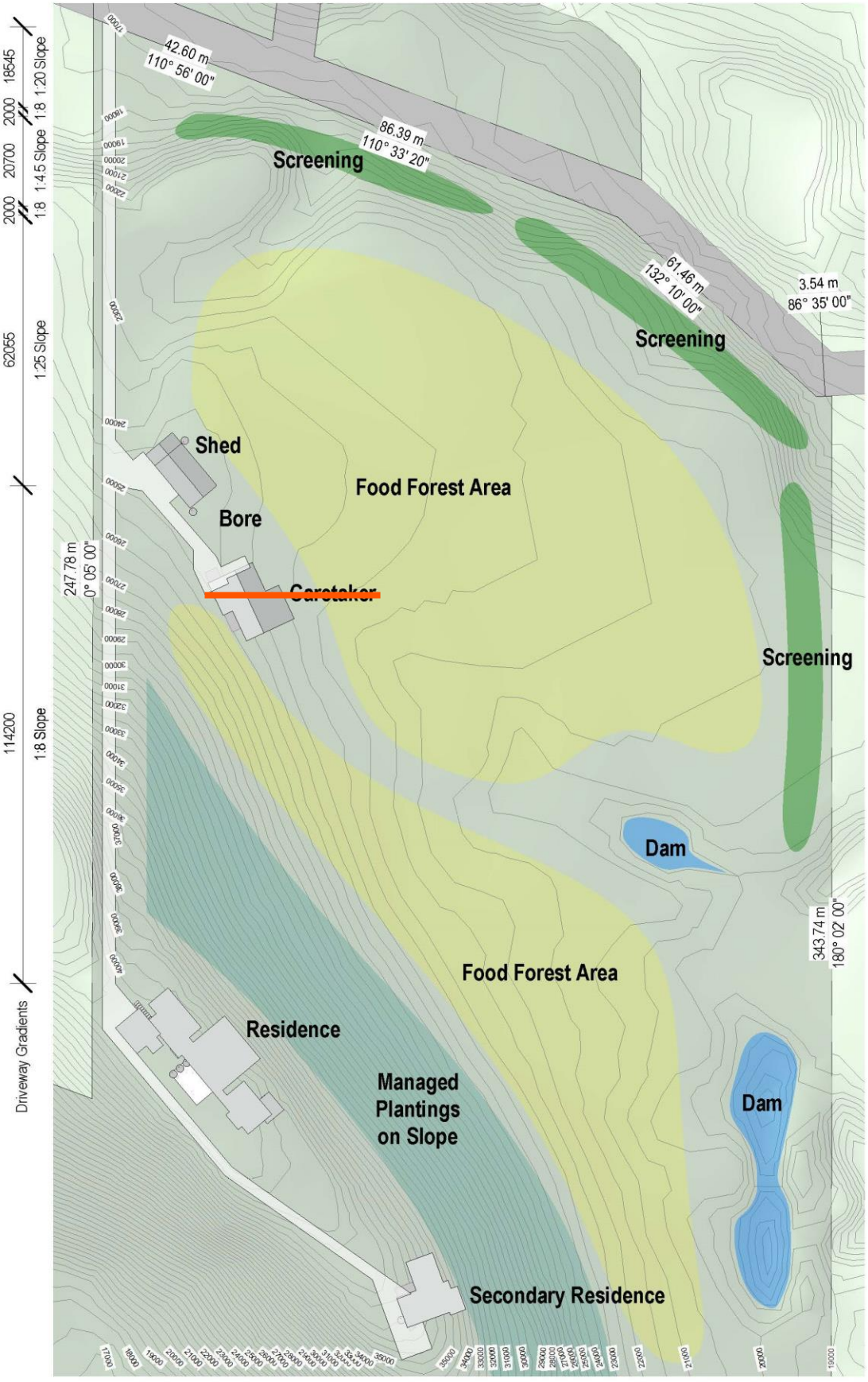
SITE PLAN

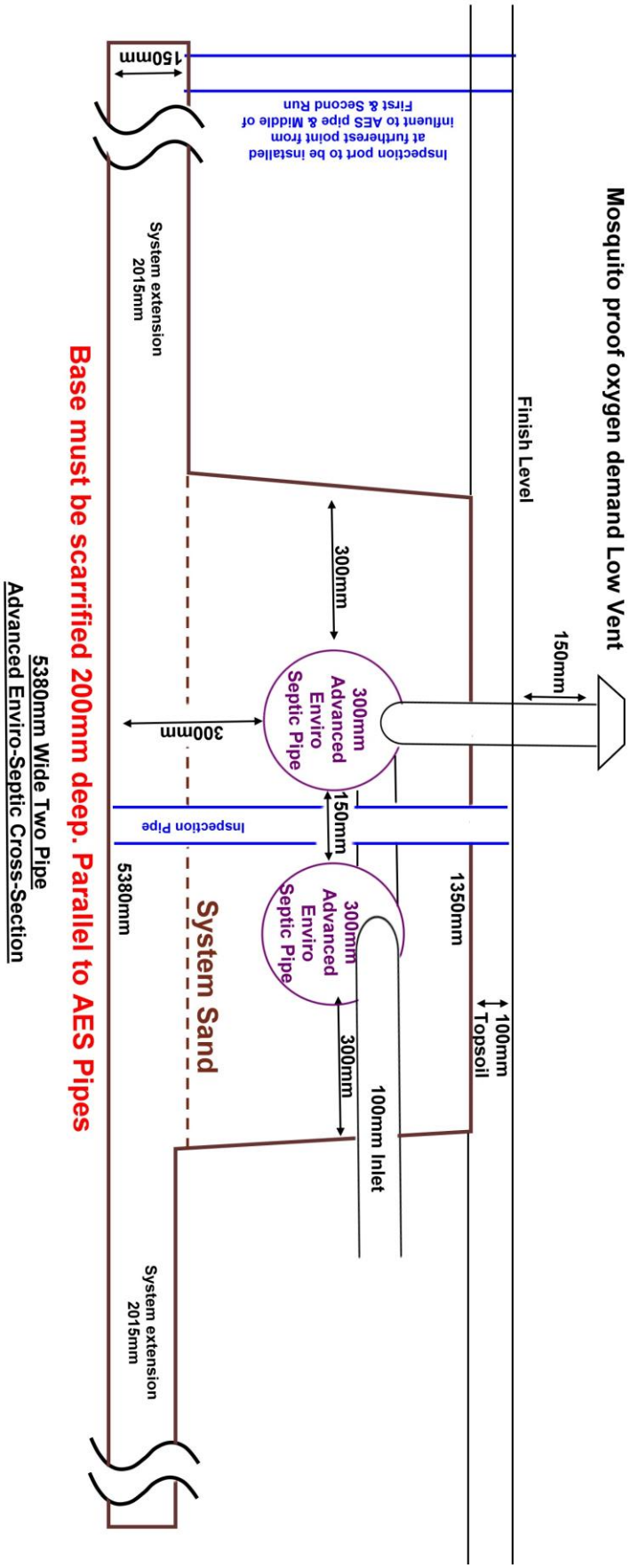
Lot 1 Santacatterina Road, Finlayvale.

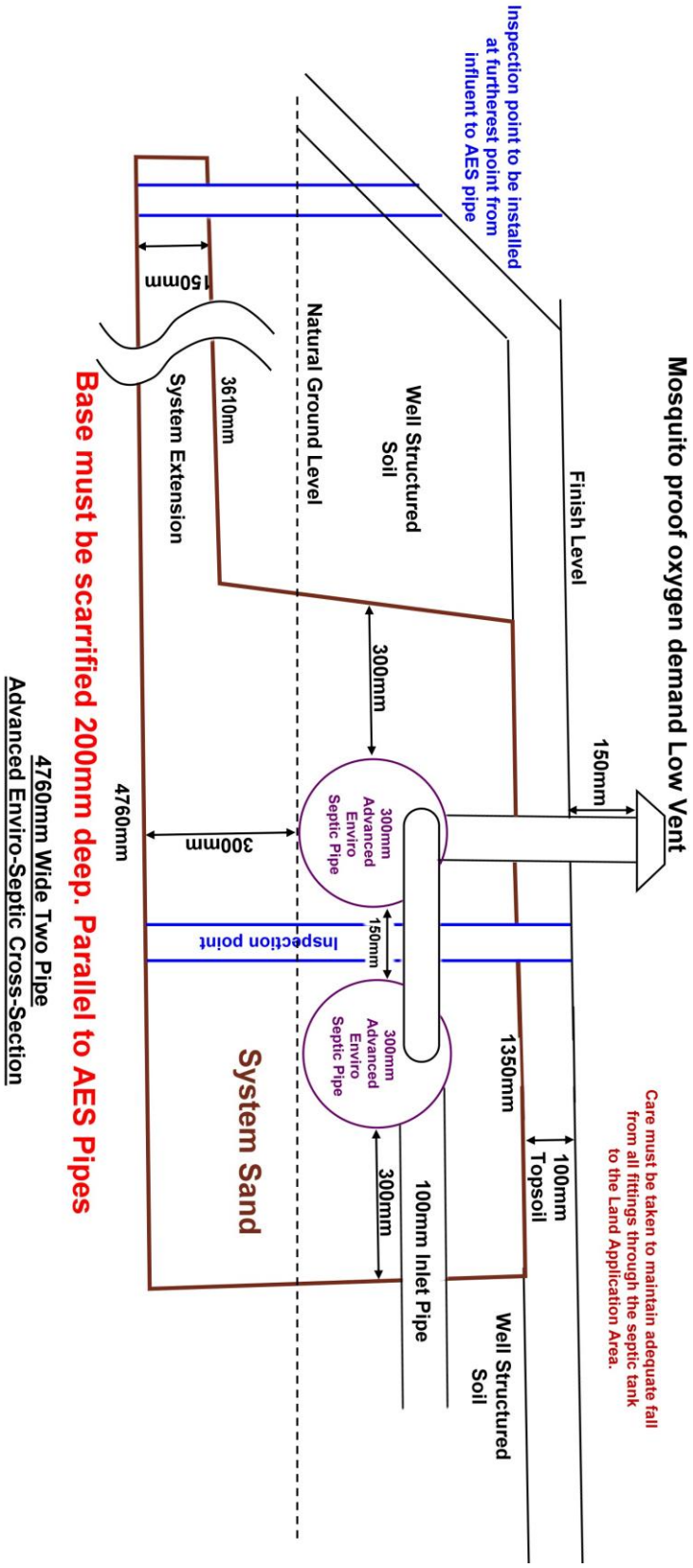
NOT TO SCALE



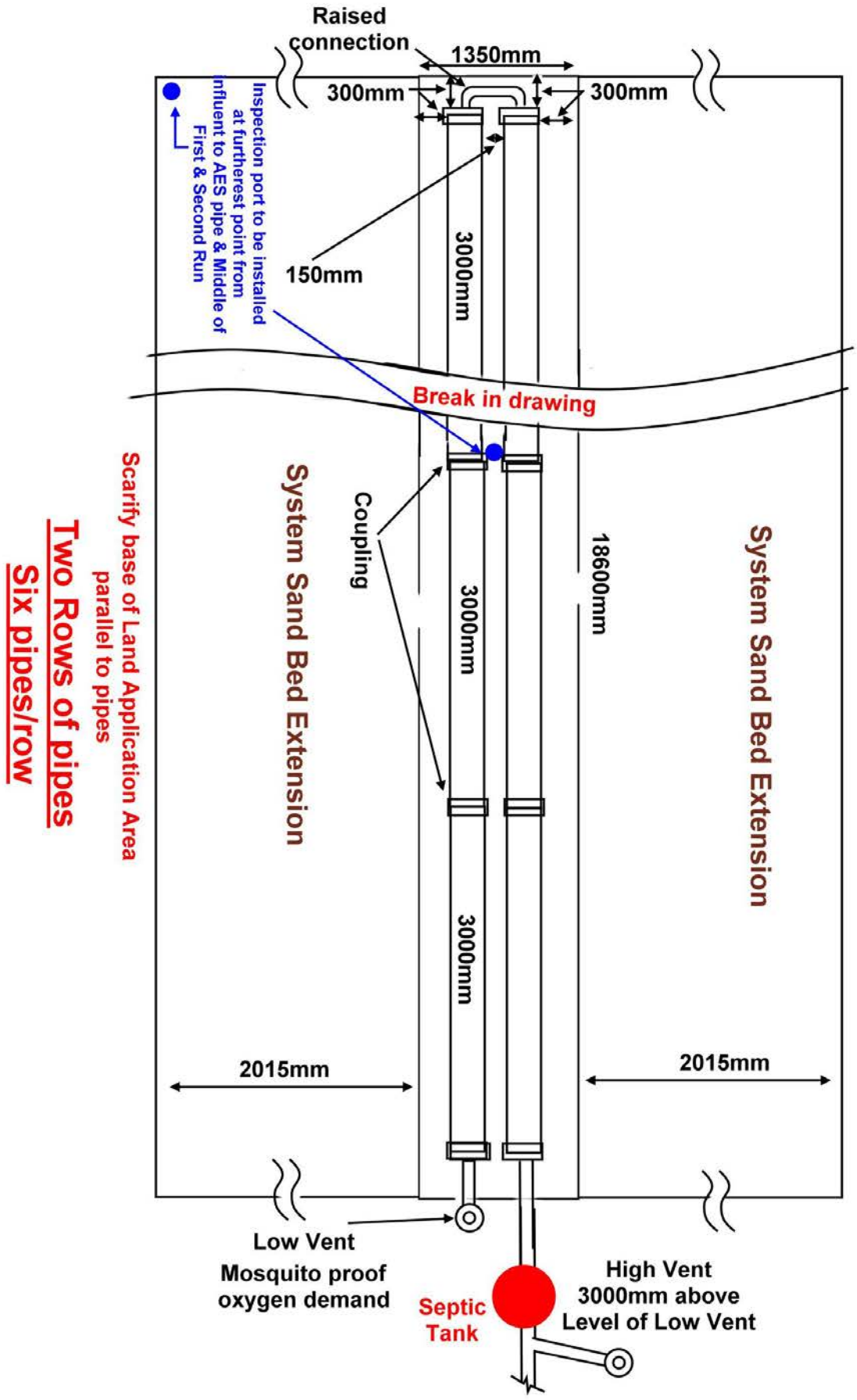

247.78 m
0° 05' 00"
Divert all downpipes and Surface/Sub Surface water away from Land Application Area
Land Application Area
One 12.6m long by 4.76m wide Constructed In Building Pad
Advanced Enviro Septic Bed
Adjust alignment to maintain level base
See detail cross-section
Do not drive over LAA
BH5
DCP5
BORE
10m Min Setback
Mosquito Proof Low Vent
3000 litre All-Waste Septic Tank with NO outlet filter
Mosquito Proof High Vent Min 3m above Low Vent Can be two 50mm or one 80mm house vent
Shed (4 bay - 15.8 x 8m)
Care must be taken to maintain adequate fall from all fittings through the septic tank to the Land Application Area.
A pump well may be required if there is not enough fall.
Contact this office for more information if a pump well is needed.
Caretaker's Residence

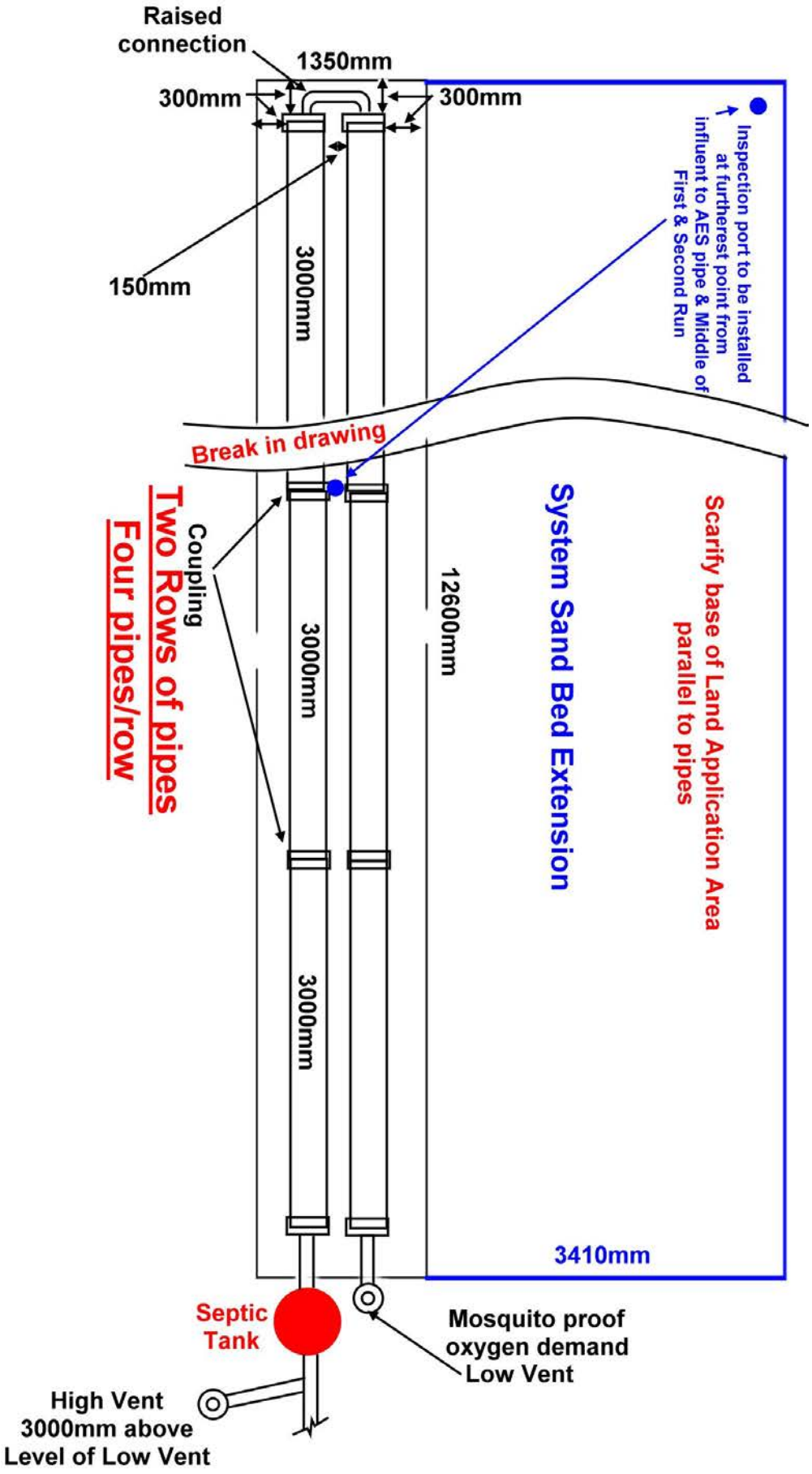

42.60 m
110° 56' 00"
86.39 m
110° 33' 20"
Screening
61.46 m
132° 10' 00"
3.54 m
86° 35' 00"
Screening
Shed
Food Forest Area
Bore
247.78 m
0° 05' 00"
Caretaker
Screening
Dam
343.74 m
180° 02' 00"
Food Forest Area
Residence
Managed
Plantings
on Slope
Dam
Secondary Residence
Driveway Gradients
18545
1:20 Slope
2000
1:8
20700
1:4.5 Slope
2000
1:8
62055
1:25 Slope
114200
1:8 Slope


Mosquito proof oxygen demand Low Vent
Finish Level
150mm
100mm Topsoil
1350mm
100mm Inlet
300mm
300mm Advanced Enviro Septic Pipe
300mm Advanced Enviro Septic Pipe
150mm
Inspection Pipe
300mm
System Sand
5380mm
Base must be scarified 200mm deep. Parallel to AES Pipes
System extension 2015mm
System extension 2015mm
150mm
Inspection port to be installed at furtherest point from influent to AES pipe & Middle of First & Second Run
5380mm Wide Two Pipe Advanced Enviro-Septic Cross-Section



4760mm Wide Two Pipe
Advanced Enviro-Septic Cross-Section


Raised connection
1350mm
300mm
300mm
Inspection port to be installed at furtherest point from Influent to AES pipe & Middle of First & Second Run
150mm
3000mm
Break in drawing
Coupling
System Sand Bed Extension
3000mm
18600mm
System Sand Bed Extension
3000mm
Scarify base of Land Application Area parallel to pipes
Two Rows of pipes
Six pipes/row
2015mm
2015mm
Low Vent
Mosquito proof
oxygen demand
Septic Tank
High Vent
3000mm above
Level of Low Vent


Raised connection
1350mm
300mm
300mm
150mm
3000mm
Inspection port to be installed at furtherest point from influent to AES pipe & Middle of First & Second Run
Break in drawing
Coupling
Two Rows of pipes
Four pipes/row
3000mm
12600mm
System Sand Bed Extension
Scarify base of Land Application Area parallel to pipes
3000mm
3410mm
Septic Tank
Mosquito proof oxygen demand Low Vent
High Vent 3000mm above Level of Low Vent

Advanced Enviro-septic Design Calculator V9.0 ©

AES The World Leader in Passive Solutions ©

Site Address	Lot 1 Santacatterina Road, Finlayvale - Shed and Caretakers		State QLD	Post Code	4873
Client Name	Vladimir Cvetkovic			Date of Site Visit	
Designers Name	Earth Test	Designers Ph Number	07 4095 4734	Designer Lic (e.gQBCC)	15092731
Lic Plumber	TBA	Plumber Ph Number	TBA	Plumb / Drainer Lic Number	TBA
Council Area	Douglas Shire Council	Designers AES Cert Number	1164	Date	30/10/2023

This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.

System Designers site and soil calculation data entry		IMPORTANT NOTES
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	30	>> *This design is for an ADVANCED SECONDARY system*
Is this a new installation Y or N	Y	**>> Minimun single vent size is 80mm or 2 x 50mm house vents**
Number of Bedrooms	**2**	**>> This is not used in ANY Calculation. If not known use N/A or 0.**
Number of persons	**4**	**>> A septic tank outlet filter is NOT RECOMMENDED**
Daily Design Flow Allowance Litre/Person/Day	**150**	
Number of rows required to suit site constraints	**2**	**>> The maximum length of a single AES pipe run is 30m or 10 PIPES**
Infiltration Soil Category from site/soil evaluation. CATEGORY	**4**	**>> Catagory may require design considerations. Ref AS1547**
Design Loading Rate based on site & soil evaluation DLR (mm/day)	**10**	**>> Soil conditioning may be necessary. Ref AS1547 & Comments.**
Bore log depth below system Basal area	**1.5m**	**>> Min depth 1.5m. Check water table/restrictive layer**
Is this design a GRAVITY system with no outlet filter? Y or N	**Y**	**>> GRAVITY. A House Vent & LOW VENT required on this system**

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES

COMMENTS :- *" The outcome must be important to everyone. "*

- 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 familar 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 especilly important in these soil types. Refer AS1547 & AES installation Instructions

AES System Calculator Outcomes		
Total System load - litres / day (Q).	**600**	l/d
Min Length of AES pipe rows to treat loading	**10.25**	**lm**
Number of FULL AES Pipe lengths per row	**4**	lths
Total Capacity of AES System pipe in Litres	**1696**	ltr.

AES dimensions	AES System	System Extension
Length:(L)	**12.60m**	**12.60m**
Width:(W)	**1.35m**	**3.41m**
Sand Depth :	**0.75m**	**0.15m**
Area m2	**17.0 m^2**	**43.0 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

AES INFILTRATION FOOT PRINT AREA - L = Q / (DLR x W)	**Length**		**Width**		**Minimum AES foot print required**	
for this Basic Serial design is	**12.60m**	x	**4.76m**	=	**60.0**	m2 total

AES pipes are best centered in the trench parallel to the site slope

Code	AES System Bill of Materials.			**Chankar Environmental Use Only**
AES-PIPE	AES 3 metre Lengths required	**8**	lths	
AESC	AES Couplings required	**6**	ea	
AESO	AES Offset adaptors	**4**	ea	
AESODV	AES Oxygen demand vent	**1**	ea	
AES-IPB	AES 100mm Inspection point base	**2**	ea	
TD Kit 4	4 Hole Distribution Box Kit		ea	
TD Kit 7	7 Hole Distribution Box Kit		ea	
VS43-4	Sweet Air Filter VS43-4		ea	
AES DESO	Double Offset Adaptors		ea	
	TOTAL SYSTEM SAND REQUIRED (Estimate Only)	**23**	m3	

Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to

designreview@enviro-septic.com.au

designreview@enviro-septic.com.au

> 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 www.enviro-septic.com.au OR 07 5474 4055

Advanced Enviro-septic Design Calculator V9.0 ©

AES The World Leader in Passive Solutions ©

Site Address	Lot 1 Santacatterina Road, Finlayvale Main Dwelling		State QLD	Post Code	4873
Client Name	Vladimir Cvetkovic			Date of Site Visit	
Designers Name	Earth Test	Designers Ph Number	07 4095 4734	Designer Lic (e.gQBCC)	15092731
Lic Plumber	TBA	Plumber Ph Number	TBA	Plumb / Drainer Lic Number	TBA
Council Area	Douglas Shire Council	Designers AES Cert Number	1164	Date	30/10/2023

This Calculator is a guide only, receiving soil classification, surface water, water tables and all other site constraints addressed by the qualified designer.

System Designers site and soil calculation data entry		IMPORTANT NOTES
Enter AES L/m loading rate, "30" for ADV Secondary or "38" Secondary	38	*>> This design is for a SECONDARY system.*
Is this a new installation Y or N	Y	**>> Minimun single vent size is 80mm or 2 x 50mm house vents**
Number of Bedrooms	**5**	**>> This is not used in ANY Calculation. If not known use N/A or 0.**
Number of persons	**8**	**>> A septic tank outlet filter is NOT RECOMMENDED**
Daily Design Flow Allowance Litre/Person/Day	**150**	
Number of rows required to suit site constraints	**2**	**>> The maximum length of a single AES pipe run is 30m or 10 PIPES**
Infiltration Soil Category from site/soil evaluation. CATEGORY	**4**	**>> Catagory may require design considerations. Ref AS1547**
Design Loading Rate based on site & soil evaluation DLR (mm/day)	**12**	**>> Soil conditioning may be necessary. Ref AS1547 & Comments.**
Bore log depth below system Basal area	**1.5m**	**>> Min depth 1.5m. Check water table/restrictive layer**
Is this design a GRAVITY system with no outlet filter? Y or N	**Y**	**>> GRAVITY. A House Vent & LOW VENT required on this system**

PLEASE CHECK YOU HAVE FALL FROM TANK TO AES SYSTEM PIPES

COMMENTS :- *" The outcome must be important to everyone. "*

- 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 familar 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 especilly important in these soil types. Refer AS1547 & AES installation Instructions

AES System Calculator Outcomes		
Total System load - litres / day (Q).	**1200**	l/d
Min Length of AES pipe rows to treat loading	**15.79**	**lm**
Number of FULL AES Pipe lengths per row	**6**	lths
Total Capacity of AES System pipe in Litres	**2544**	ltr.

AES dimensions	AES System	System Extension
Length:(L)	**18.60m**	**18.60m**
Width:(W)	**1.35m**	**4.03m**
Sand Depth :	**0.75m**	**0.15m**
Area m2	**25.1 m^2**	**74.9 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

AES INFILTRATION FOOT PRINT AREA - L = Q / (DLR x W)	**Length**		**Width**		**Minimum AES foot print required**	
for this Basic Serial design is	**18.60m**	x	**5.38m**	=	**100.0**	m2 total

AES pipes are best centered in the trench parallel to the site slope

Code	AES System Bill of Materials.			**Chankar Environmental Use Only**
AES-PIPE	AES 3 metre Lengths required	**12**	lths	
AESC	AES Couplings required	**10**	ea	
AESO	AES Offset adaptors	**4**	ea	
AESODV	AES Oxygen demand vent	**1**	ea	
AES-IPB	AES 100mm Inspection point base	**2**	ea	
TD Kit 4	4 Hole Distribution Box Kit		ea	
TD Kit 7	7 Hole Distribution Box Kit		ea	
VS43-4	Sweet Air Filter VS43-4		ea	
AES DESO	Double Offset Adaptors		ea	
	TOTAL SYSTEM SAND REQUIRED (Estimate Only)	**36**	m3	

Please email your AES Calculator (EXCEL FORMAT), Site Layout & AES Design to

designreview@enviro-septic.com.au

designreview@enviro-septic.com.au

> 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 www.enviro-septic.com.au OR 07 5474 4055

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*)	NEArchitecture
Contact name *(only applicable for companies)*	Nicole Ewing
Postal address *(P.O. Box or street address)*	PO Box 7316
Suburb	Cairns
State	Qld
Postcode	4870
Country	Australia
Contact number	0407 991 868
Email address *(non-mandatory)*	nicole@nearchitecture.com.au
Mobile number *(non-mandatory)*	0407 991 868
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ 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	1	RP898230	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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

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

☐ Not required

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

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*:

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
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)*:

Primary & secondary residence & 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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ 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)*
2 residences for one household	Dwelling house		267
Rural Shed			82

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)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ 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^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☒ Other – please specify:	New crossover	
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☒ No		
14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*		
$5,000		

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
☒ 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)*

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- 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

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☐ 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 *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application
☐ 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:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*			
☐ Yes – provide details below or include details in a schedule to this development application ☒ No			
List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*		
☐ Yes – a copy of the receipted QLeave form is attached to this development application ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid ☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
☐ Yes – show cause or enforcement notice is attached ☒ No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?			
☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below ☒ No ***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a **hazardous chemical facility**?			
☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application ☒ No ***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*			

Clearing native vegetation

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

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

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.*

DA templates are available from https://planning.dsdmip.qld.gov.au/. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

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

Marine activities

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

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

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

***Note**: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.*

Referable dams

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

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

***Note**: See guidance materials at www.dnrme.qld.gov.au for further information.*

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Queensland and local heritage places

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

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

***Note**: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:		Place ID:	

Brothels

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

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

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

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

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

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

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

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

☒ No

***Note**: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.*

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ 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			

To: Nicole Ewing (NEA Architecture)
PO Box 7316, Cairns QLD 4870
office@nearchitecture.com.au

Wednesday22/11/2023

From: Vladimir and Jelena Cvetkovic
42 Gladstone Street,
BELMORE NSW 2192
meastoso@fastmail.fm
Jelena10@fastmail.fm

We, Jelena Cvetkovic and Vladimir Cvetkovic owners of Lot 1 Santacatterina Road, Finlayvale,(RP898230) give the authority to Nicole Ewing from NEArchitecture to lodge the MCU with Port Douglas Council on our behalf.

Jelena Cvetkovic

J Cvetkovic

Vladimir Cvetkovic