

DECISION NOTICE – APPROVAL – 190277

Planning Act 2016 section 63

Applicant / Owner: C. Penshorn & S. Rayner
Address: 30 Durham Crescent,
 Bray Park QLD 4500
Phone: 3881 0446

Address of development: 1 - 7 Convertible Court, Burpengary QLD 4505
Lot/DP: 16 RP.840614
Local Government Area: Moreton Bay Regional Council
Details of proposed development: New 2 storey Dwelling and integral Garages, and
 Detached as-constructed Outbuilding (Shed)
Building Classification: 1a, 10a (Garages & Shed)

Dear Owners,

I wish to advise that, on 02/12/2019, the above development application was:

☒ **APPROVED IN FULL WITH CONDITIONS***

*Note: The conditions of this approval are set out in Attachment 1. The conditions show which conditions have been imposed by the assessment manager and which conditions have been imposed by a referral agency.

1. Details of the Approval

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

Type of approval	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Carrying out building work (assessable under the <i>Building Act 1975</i>)	Schedule 9, part 1	☒	☐

2. Conditions

This approval is subject to the conditions set out in Attachment 1.

3. Further Development Permits

Not applicable.

4. Referral Agencies for the Application

Not Applicable.

5. Other requirements under section 43 of the Planning Regulation

- Building work under section 43 (c) of the Planning Regulation** The proposed classification of parts of the building under the Building code are as follows: **1a, 10a.**
- Section 43 (e) of the Planning Regulation** Not applicable.

6. Approved Plans and Specifications

The approved plans and/or documents for this development approval are listed in the following table:

Plan/Document Number	Plan/Document Name	Prepared by	Date
Lot 16 Rev G	Working Drawings	Ozset Homes	13/05/2017
2018/11/3 Rev A	Structural	Auspacific Engineers Pty Ltd	01/06/2019
J19/01	Site Classification	Wagner Soil Testing	07/05/2019
88298	Energy Efficiency Assessment	Q-Bears	13/11/2019

7. Currency Period for the Approval (section 85 of the *Planning Act 2016*) – this development approval will lapse in 24 months.

8. Appeal Rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see [schedule 1 of the Planning Act 2016](#).

If you wish to discuss this matter further, please contact the undersigned.

Yours sincerely,

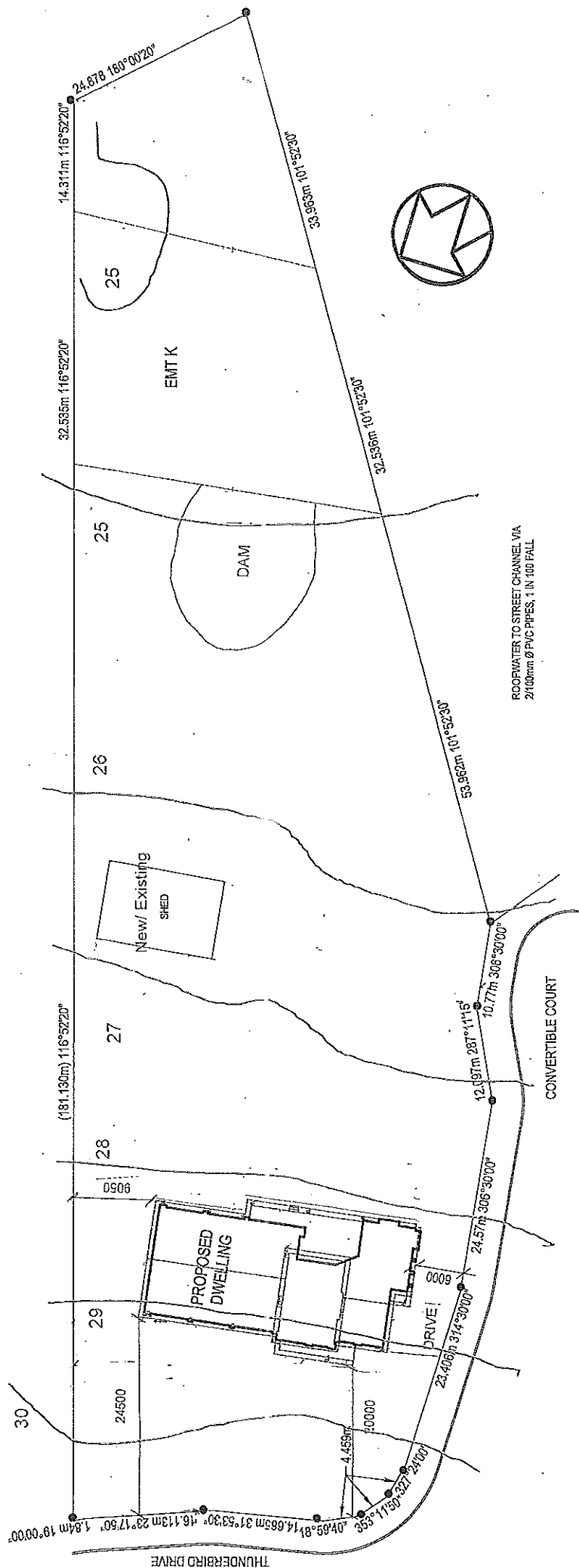
Dated: 02 December 2019



Peter Wyatt
A722379

PROPERTY DESCRIPTION
 LOT No 16
 PLAN No 640814
 PARISH REDCLIFFE
 COUNTY STANLEY
 SITE AREA 7984 sqm
 SITE COVER

PLANS APPROVED
 In accordance with the Qld Building Act 1975
 BA Reference Number: 190277 pages 1 to 6
 Private Building Certifier: Peter H Wyatt
 QBCC Licence: A722379
 Certifier Notes/ Comments form part of this approval.

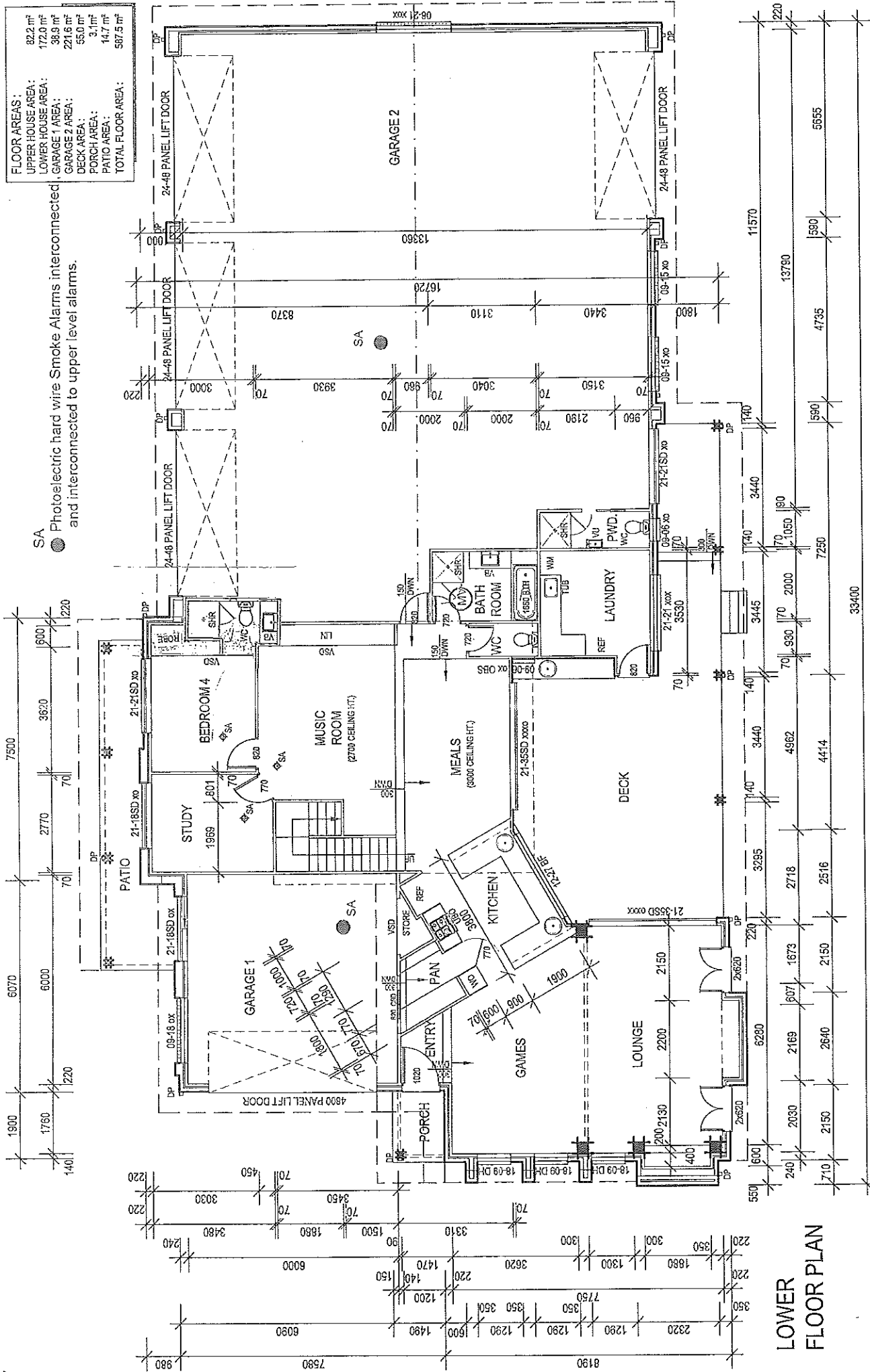


SITE PLAN

CLIENT: S. & S. RAYNOR PROPOSED DWELLING LOT 16 CONVERTIBLE COURT BURPENGARY		JOB No. LOT 16 1 OF 6 DRAWN BY: JDB DATE: N3 FEB '16	SHEET No. 16 1 OF 6	COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF OZSET HOMES AND IS PROVIDED FOR THE USE DESCRIBED AND MAY NOT BE REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
NO. REVISIONS A. SKETCH - 19/02/2016 B. AMENDED SKETCH - 17/03/2016 C. AMENDED SKETCH - 22/08/2016 D. PRELIMINARY PLANS - 10/12/2016 E. PRELIMINARY PLANS - 13/12/2016 F. WORKING DRAWINGS - 13/05/2017		SCALES (AT A3 SIZE): 1:500 1:1000 1:2000		
Shono Raynor Lic No: 4519 837 494 Ph: 3283 0640 Fax: 3205 8515 30 DURIAM CRES, BRAY PARK 4500 Q.S.E.L. No. 852278		OZSET HOMES		

FLOOR AREAS:	
UPPER HOUSE AREA:	82.2 m ²
LOWER HOUSE AREA:	172.0 m ²
GARAGE 1 AREA:	38.9 m ²
GARAGE 2 AREA:	221.6 m ²
DECK AREA:	55.0 m ²
PORCH AREA:	3.1 m ²
PATIO AREA:	14.7 m ²
TOTAL FLOOR AREA:	587.5 m ²

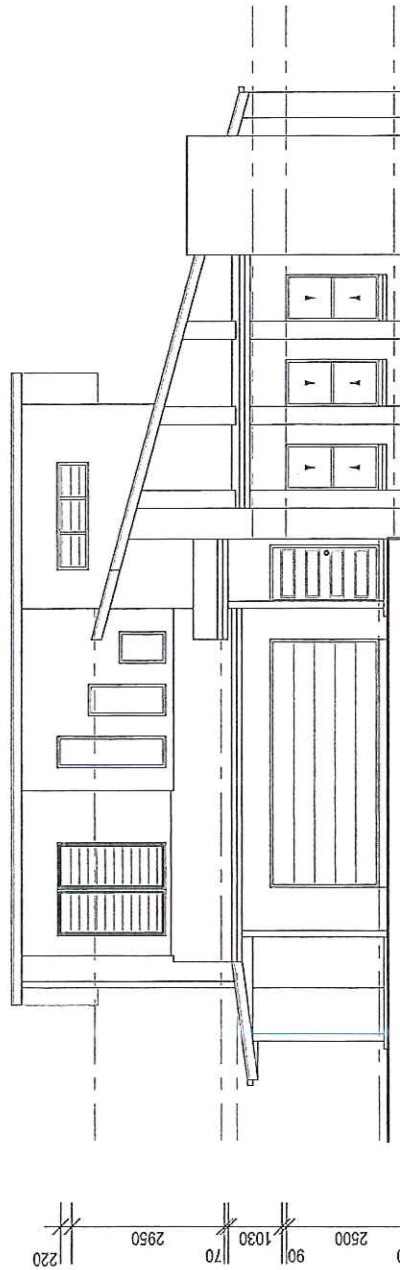
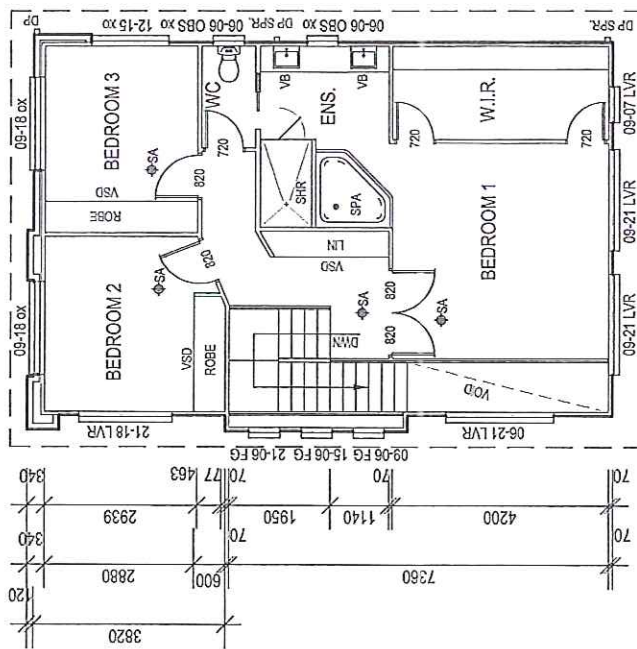
SA ● Photoelectric hard wire Smoke Alarms interconnected and interconnected to upper level alarms.



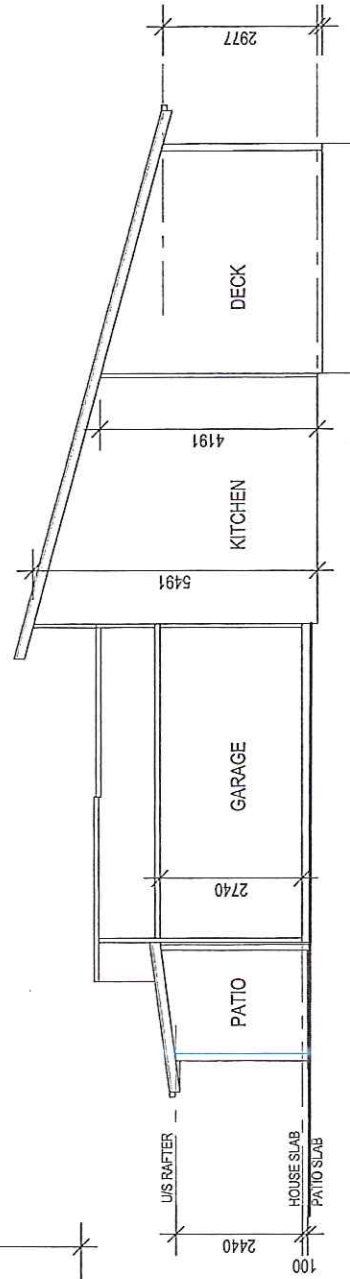
LOWER FLOOR PLAN

No. REVISIONS A. SKETCH - 19/02/2016 B. AMENDED SKETCH - 17/03/2016 C. AMENDED SKETCH - 22/08/2016 D. PRELIMINARY PLANS - 10/12/2016 E. PRELIMINARY PLANS - 13/12/2016 F. WORKING DRAWINGS - 13/05/2017	CLIENT: S. & S. RAYNOR PROPOSED DWELLING LOT 16 CONVERTIBLE COURT BURPENARY	SCALES (AT A3 SIZE) 1 : 100	JOB NO. LOT 16	SHEET NO. 2 of 6	COPYRIGHT © THIS DRAWING REMAINS THE PROPERTY OF OSSET HOMES AND IS PROVIDED FOR THE USE DESCRIBED AND MAY NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

SA - Photoelectric hard wire Smoke Alarms interconnected, and interconnected to lower level alarms.

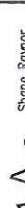


FRONT ELEVATION

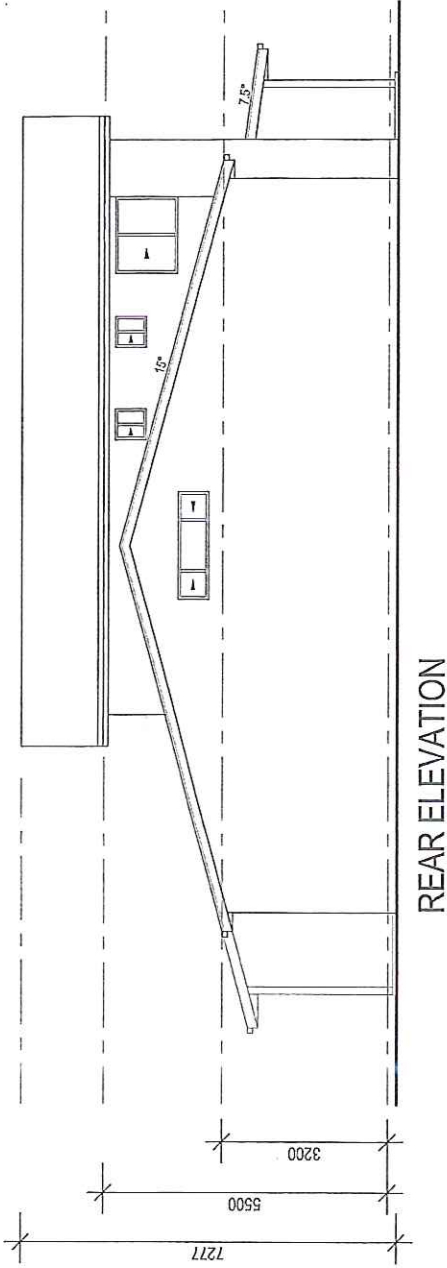


SECTION

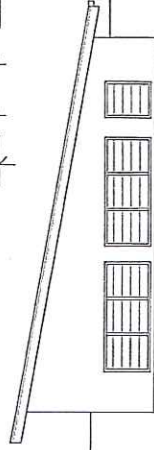
UPPER FLOOR PLAN

No. REVISIONS		 Shane Raynor MOB: 9410 837 454 FAX: 3258 9515 30 DURHAM CRES. BRAY PARK 4500 Q.B.S.A. Ltd. 10632779		CLIENT: S. & S. RAYNOR PROPOSED DWELLING LOT 16 CONVERTIBLE COURT BURPENGARY		SCALES (AT A3 SIZE) 1 : 100 		JOB No. LOT 16 DRAWN BY/PRD No. JDB	SHEET NO 3 of 6	COPYRIGHT © THIS DRAWING REMAINS THE PROPERTY OF OZSET HOMES AND IS PROVIDED FOR THE USE DESCRIBED AND MAY NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN PERMISSION
						MIND DATE N3 FEB '16				
A. SKETCH - 19/02/2016										
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D. PRELIMINARY PLANS - 10/12/2016										
E. PRELIMINARY PLANS - 13/12/2016										
G. WORKING DRAWINGS - 13/05/2017										

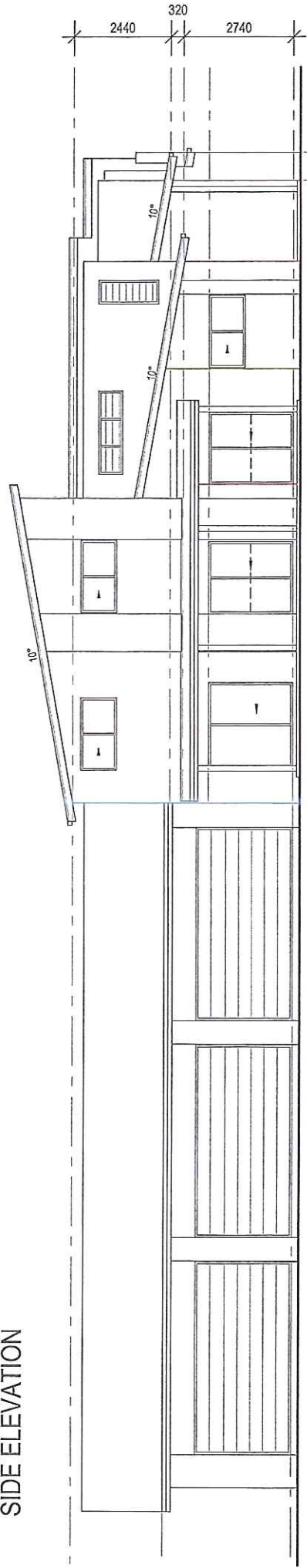
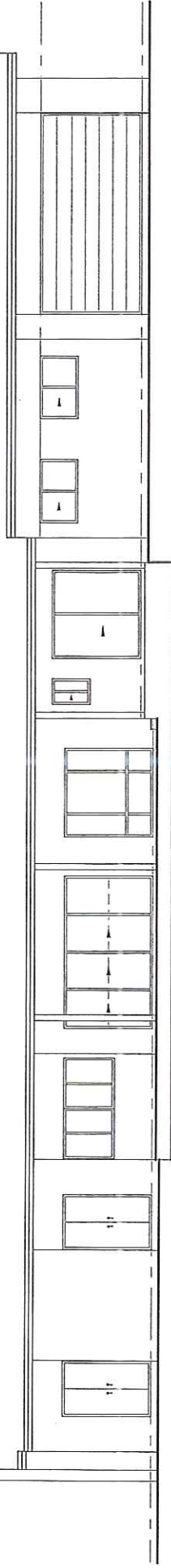
PRELIMINARY
PLANS ONLY



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

No. REVISIONS	CLIENT: S. & S. RAYNOR		SHEET NO. 6 OF 6	COPYRIGHT © THIS DRAWING REMAINS THE PROPERTY OF OZSET HOMES AND IS PROVIDED FOR THE USE DESCRIBED AND MAY NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
	PROPOSED DWELLING LOT 16 CONVERTIBLE COURT BURPENGARY			
Shane Raynor Mob: 0410 637 454 Ph: 3203 0446 Ph: 3203 9315 30 DURHAM CRES. BRAT PARK 4500 Q.B.S.A. Lic. 1002379		JOB NO. LOT 16 DRAWN BY JDB AND DESIGNED N3 DATE FEB '16		
A SKETCH - 19/02/2016 B AMENDED SKETCH - 17/03/2016 C AMENDED SKETCH - 22/08/2016 D PRELIMINARY PLANS - 10/12/2016 E PRELIMINARY PLANS - 13/12/2016 G WORKING DRAWINGS - 13/05/2017		SCALES (AT A3 SIZE) 1 : 100 0 100 200 10° 10°		

ROOF PITCH: °
ROOF OVERHANG: -mm
LOWER CEILING (NOMINAL): -mm
UPPER CEILING (NOMINAL): -mm
ROOF TYPE: -



- STAIRS:-
- WALKING SURFACES TO HAVE SAFE GRADIENTS
- SUTABLE LANDINGS TO BE USED TO AVOID UNDUE FATIGUE OF USERS
- TO BE SIZED FOR SAFE PASSAGE IN RELATION TO THE NATURE, VOLUME AND FREQUENCY OF LIKELY USAGE
- TO HAVE SLIP-RESISTANT WALKING SURFACES
- TO BE IN ACCORDANCE WITH BCA 2.5.1, 3.9.1 AND 3.9.2
- THIS DETAIL DOES NOT RELATE TO SPIRAL STAIRS
- RISER:- MAX: 190mm MIN: 115mm
- SLOPE RATIO (RISE:GOING):- MAX: 1:1
- 700mm MIN: 550mm
- GOING:- MAX: 355mm MIN: 240mm
- STRINGER AND TREAD MATERIALS TO BUILDERS SPECIFICATIONS AND ACCORDING TO BCA NOTES
- 125mm SPHERE MUST NOT PASS THROUGH TREADS.
- RAILINGS:-
- MUST BE ALONG AT LEAST ONE SIDE OF THE FLIGHT FOR THE FULL LENGTH
- TO HAVE NO OBSTRUCTION ON ABOVE EXCEPT FOR NEVEL POSTS, OR THE LIKE
- DOES NOT APPLY TO A CHANGE IN ELEVATION OF 1m; A LANDING; A WINDER WITH A NEVEL POST; A CLASS 10 BUILDING
- 850mm MINIMUM HEIGHT FROM STEP TO TOP OF HANDRAIL MEASURED VERTICALLY.
- BUILDERS SPECIFICATIONS AND ACCORDING TO BCA NOTES
- 1000mm MINIMUM FROM LANDING TO TOP OF RAIL
- 125mm SPHERE MUST NOT PASS THROUGH BALUSTERS (IF APPLICABLE).

STANDARD STAIR NOTES:-

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- WALKING SURFACES TO HAVE SAFE GRADIENTS
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- FLIGHT:
 - MUST HAVE NO MORE THAN 18 RISERS, NOR LESS THAN 2 RISERS
 - MUST HAVE A CONSISTENT RISE, GOING AND RATIO FOR EACH FLIGHT
 - MUST HAVE NO MORE THAN 3 WINDERS PER EACH QUARTER LANDING, OR 6 WINDERS PER EACH HALF LANDING
 - TREADS MUST BE OF A SOLID CONSTRUCTION
 - IF STAIRWAY IS MORE THAN 10m HIGH OR CONNECTS MORE THAN 3 STOREYS
- LANDINGS:-
 - MUST NOT BE LESS THAN 750mm LONG, INCLUDING THE LENGTH OF A CHANGE OF DIRECTION AT 500mm MINIMUM RADIUS FROM INSIDE EDGE
 - MUST BE PROVIDED ABOVE 3 RISERS OR 570mm MAX
 - THAN 1:50

LANDINGS:-

- MUST NOT BE LESS THAN 750mm LONG, INCLUDING THE LENGTH OF A CHANGE OF DIRECTION AT 500mm MINIMUM RADIUS FROM INSIDE EDGE
- MUST BE PROVIDED ABOVE 3 RISERS OR 570mm MAX
- MUST NOT HAVE A GRADIENT STEEPER THAN 1:50

No.	REVISIONS
A	SKETCH - 19/02/2016
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CLIENT: S. & S. RAYNOR PROPOSED DWELLING LOT 16 CONVERTIBLE COURT BURPENGARY	SCALES (AT A3 SIZE) 1 : 20	JOB No. LOT 16	SHEET NO. 5 of 6	COPYRIGHT © THIS DRAWING REMAINS THE PROPERTY OF OZET HOMES AND IS PROVIDED FOR THE USE RECORDED AND MAY NOT BE USED OR REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
		DRAWN BY/REP'D NO	JDB	

Shane Raynor
 MOBILE: 0410 637 454
 P/H: 3881 0446
 F/F: 3205 9515
 330 DURHAM CRES,
 BRAY PARK 4500
 C.B.S.A. Ltd. 1052370

GENERAL NOTES

- LEGEND :
- A.F.L. - ABOVE FLOOR LINE
 - A/C - AIR CONDITIONER
 - B/BAR - BREAKFAST BAR
 - BR - BROOM CUPBOARD
 - BS - BATH SPOUT
 - BTH - BATH TUB
 - BTH - BATH TUB
 - CL - CLOTHES LINE
 - CSD - CAVITY SLIDING DOOR
 - CUP - CUPBOARD
 - DH - DOUBLE HANG WINDOW
 - DP - DOWN PIPE
 - DW - DISHWASHER
 - DR - DRAWER
 - FG - FIXED GLASS WINDOW
 - FW - FLOOR WASTE
 - GB - GAS BOTTLES
 - HP - HOT PLATE
 - HW - HOT WATER SYSTEM
 - LB - LETTER BOX
 - LBW - LOAD BEARING WALL
 - LIN - LINEN CUPBOARD
 - M - MIXER
 - MB - METER BOX
 - MH - MANHOLE
 - MIR - MIRROR
 - MSD - MIRROR SLIDING DOOR
 - MW - MICROWAVE
 - OGS - OBSCURE GLASS WINDOW
 - PHC - OVERHEAD CUPBOARD
 - PAN - PANTRY

- | | |
|-------------------------------|--|
| INCLUDING TAP AND OHC | 01. LIFT OFF HINGES TO COMPLY WITH THE BCA, PART 3.8.3 |
| RH - RANGEHOOD | (REQUIRED WHERE PAN IS LESS THAN 1200MM FROM DOOR |
| RL - REDUCED LEVEL | HINGE). |
| S/S - SPLIT SYSTEM | 02. SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH BCA |
| SA - SMOKE ALARM | 3.7.2 AND AS3786. AS3786 REQUIRED INSTALLATION TO BE |
| SD - SLIDING DOOR | CONNECTED TO CONSUMER MAINS POWER AND LOCATED |
| SHR - SHOWER (900x900 U.N.O.) | BETWEEN EACH PART OF THE DWELLING CONTAINING |
| SPV - SHELVES | BEDROOMS AND THE REMAINDER OF THE DWELLING; WHERE |
| SFR - SPREADER | BEDROOMS ARE SERVED BY A HALLWAY, IN THAT HALLWAY, |
| SR - SHOWER RAIL | AND ANY OTHER STOREY NOT CONTAINING BEDROOMS. |
| STV - STOVE | 03. PROVIDE THRESHOLDS TO EXTERNAL DOORS IN ACCORDANCE |
| TR - TOWEL RAIL | WITH CLAUSE 3.9.1 OF BCA (WHERE STEPDOWNS ARE MORE |
| TRH - TOILET ROLL HOLDER | THAN 190mm) |
| TWR - TOWEL ROLL HOLDER | 04. WHERE APPLICABLE ARTICULATION OF BRICKWORK AS PER |
| TUB - LAUNDRY TUB | ENGINEERS DESIGN REPORT AND THE BUILDING CODE |
| UBO - UNDER BENCH OVEN | OF AUSTRALIA, PART 3.3.1. |
| VB - VANITY BASIN | 05. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE |
| VSD - VINYL SLIDING DOOR | 06. WRITTEN ALL SLIDING U.N.O. |
| VUL - VANITY UNIT | |

- WM - WALKING MACHINE SPACE
(INCLUDING HOT & COLD TAP)
YG - YARD GULLY

01. PLATFORM RL TO BE CONFIRMED ON SITE BY BUILDER BEFORE WORK COMMENCES.
02. UNLESS NOTED OTHERWISE LEVEL OF SLAB TO RESIDENCE BY BUILDER TO GIVE EAVE AND FILL, TAPER BATTERS TO 1 IN 2 CUT AND 1 IN 4 FILL max
03. ALL BUILDING WORK TO BE CONTAINED WITHIN THE PROPERTY BOUNDARIES, INCLUDING RETAINING WALLS AND DRAINAGE. SURVEYORS CERTIFICATE CONFIRMING THAT ALL BOUNDARIES TO BE SUPPLIED AT FINAL STAGE (FOR ZERO LOT CONSTRUCTION).
04. IF APPLICABLE, NO BUILDING WORK IS TO BE CARRIED OUT WITHIN THE EASEMENT BURENING THIS PROPERTY.
05. DRIVEWAY TO BE CONSTRUCTED AT NO MORE THAN A MAXIMUM GRADIENT OF 1 IN 4.
06. MINIMUM 100 x 75 DOWNPIPES (EACH TO DRAIN MAX 50.00sqm ROOF AREA) DISCHARGING INTO STORMWATER DRAINAGE PIPES AS SHOWN. MINIMUM GRADE TO STORMWATER SEWER TO BE 1%.
07. SEWERAGE AND STORMWATER LINE POSITIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH LOCAL COUNCIL RECORDS.
08. WIND CLASSIFICATION TO BE CONFIRMED BY ENGINEER PRIOR TO CONSTRUCTION.

TIE DOWN SPECIFICATION

- NOTE: ALL STRUCTURAL DESIGN FOR GARAGE 2 TO BE DONE BY ENGINEER, INCLUDING BRACING AND TIE-DOWN.

TRUSSES @ 600 MAX. CRS

- GARAGE 2 TO BE DONE BY
ENGINEER, INCLUDING BRACING AND
TIE-DOWN.

30x0.8mm LOOPED G.I. STRAP 4/2.8mm Ø NAILS EACH END, EACH TRUSS (13.0 kN)

- TOP PLATE TO STUDS TO BOTTOM PLATE (UPLIFT FORCE = 7.05 kN)
 30x90x8 mm G.I. STRAP @2.8mm Ø NAILS EACH END @ 1200 MAX. CRS (4.7 kN)
 30x90x8 mm OR R 10 ANCHOR BOLTS or RODS @ 1200 MAX. CRS (5.0 kN)
- BOTTOM PLATE TO FLOOR FRAME OR SLAB (UPLIFT FORCE = 2.1 kN)
 10x10 ANCHORS BOLTS or RODS @ 1200crs & ALONGSIDE OPENINGS (15.0kN)
- BEARERS TO STEEL POST
 11M10 COACH SCREW OR BOLT
 FLOOR JOIST TO BEARER
 27/27 x 3.05 mm DIA. NAILS
 NOGGINGS TO STUDS
 27/27 x 3.05 mm NAIL SKEWED OR THROUGH NAILED
- MULTIPLE STUDS
 11/75 x 3.05 mm NAIL AT 600 CENTRES MAX.
 POSTS TO BEARERS OR JOISTS
 11M12 OR 2M10 BOLTS (UNLESS OTHERWISE SPECIFIED)
 VERANDAH BEAMS AND ROOF BEAMS TO POST
 11M12 OR 2M10 BOLTS (UNLESS OTHERWISE SPECIFIED FOR TIE-DOWN)

TIMBER FRAMING NOTES

01. NAILS TO BE FIXED AS PER TABLE 9.20 OF IS1684-2:2010 - 1/4"10 BOLT TO SIDES OF OPENING, AND TOP PLATE TO BE BOLTED TO Lintel WITHIN 100MM OF EACH TRUSS OR RAFTER
02. ROOF BRACING TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND DESIGN
03. TIMBER SIZES DESIGNED USING "DESIGN IN HYNE VERSION 7.0" PROGRAM

CASE REPORT

- | | | |
|---|--------------------------------|--|
| A | SKETCH - 19/02/2016 | |
| B | AMENDED SKETCH - 17/03/2016 | |
| C | AMENDED SKETCH - 22/08/2016 | |
| D | PRELIMINARY PLANS - 10/12/2016 | |
| E | PRELIMINARY PLANS - 13/01/2017 | |
| G | WORKING DRAWINGS - 13/05/2017 | |



SPALFS / AT 03 NUF

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 WHOLE OR IN PART WITHOUT

Enquiries: Building & Plumbing Services

Phone: (07) 3205 0555

Our Ref: PL/3494/2019/SPDOMU

Date: 18-Nov-2019

Miss Cherie Penshorn
30 Durham Crescent
BRAY PARK QLD 4500

STANDARD PERMIT - OSSF

Property Address: 1-7 Convertible Court, BURPENGARY QLD 4505
Property Location: Lot 16 RP 840614
Description of Work: Dwelling + OSSF

Please find attached a copy of the Form 17 Permit for plumbing, drainage and on-site sewerage work.

If you have any questions regarding this Permit, please contact Council's Plumbing Services Section on (07) 3205 0555.

Yours faithfully,



Bradley Hodgkinson
Coordinator Plumbing Services
Regulatory Services Department

Catalyst Environment

A Division of Catalyst Environment & Education Services Pty Ltd
ABN 45 104 941 942 QBCC Licence Number 1175100

66-68 Excelsior Drive
Morayfield QLD 4506

Tel 07 5428 7499

Mob 0407 151 447
Email: info@cees.com.au

Site and Soil Evaluation Report

Site Address:	1-7 Convertible Ct Burpengary (Lot 16 RP 840614)	Allotment Size:	7984 m ²
Local Authority:	MBRC		
Date of Evaluation	11/7/2017	Number of bedrooms	4

Site Assessment Details

Slope (%)	2-10%	Ground Cover (vegetation):		Grassed/bare scattered trees and scrub		
Weather Conditions:		Total Rainfall Previous 7 days:		11 mm		
		Rainfall Previous 24 hours:		0 mm		
Water Supply:		Reticulated:	✓	Rain water:		Bore/Well/Dam:
Nominated Typical Wastewater Flow Allowance (litres per person per day)					150 L/person/day	
Type & Performance of Existing Systems Within General Locality:						
Septic/greywater and HSTP satisfactory						
Reason For Report:		Construction of new dwelling				
Other Site Considerations: (for example; existing structures, environmental concerns, site exposure; the risk to adjoining properties, water supplies, by seepage or run-off from the site; the effect of seepage and surface water from higher levels on the disposal area (eg requirement for cut-off drains))						
See site plan and sprinkler detail						
Proposed Disposal Method:		Coarse droplet spray irrigation				✓

Soil Assessment Details

Borehole 1 (see Site Plan)						
Layer	Lower Depth (mm)	Moisture Condition	Coarse Fragments (% vol)	Soil Texture	Structure	Clay Content (%)
1	400	Dry	2%	Sandy, gritty, silt	Weak	20%
2	600	Sl. Damp	1%	Silty, sandy clay	Moderate	35%
3						
4						

Borehole 2 (see Site Plan)						
Layer	Lower Depth (mm)	Moisture Condition	Coarse Fragments (% vol)	Soil Texture	Structure	Clay Content (%)
1	200	Sl. Damp	1%	Silty, sandy clay	Moderate	35%
2	600	Damp	1%	Silty light clay	Moderate	40%
3						
4						
5						

Borehole 3 (see Site Plan)						
Layer	Lower Depth (mm)	Moisture Condition	Coarse Fragments (% vol)	Soil Texture	Structure	Clay Content (%)
1						
2						
3						
4						

Moreton Bay Regional Council
APPROVED PLAN

In accordance with the
Plumbing and Drainage Act 2018

Application Number: PL/3494/2019
Date: 18/11/2019

Calculations

Daily Water Usage Q_D = Number bedrooms x 1.5 x 140 L/day = 4 x 1.5 x 150 = 900	900 L/day
K_{sat} (m/day) / Soil Cat	0.06-0.12 m/day Cat 5
Direct Irrigation Rate (DIR) = 3	3 mm/day
Area of irrigation required = $Q_W/DIR = 900/3 = 300$	300 m ²

Recommendations

Recommended Treatment System:	Taylex advanced secondary HSTP
Recommended Type of Land Application & Size of Area Required:	300 m ² spray irrigation consisting of 3 risers, 2 with 4.9 m hose, 1 with 5.6 m of hose; and 2 sprinklers on each hose.
Basis for Recommendation:	Advanced secondary treatment in accordance with AS/NZS 1547:2012 and QLD Plumbing & Wastewater Code

Declaration

I, Robert Swindlehurst of Catalyst Environment certify that this Site & Soil Evaluation was undertaken by me in accordance with **AS/NZS 1547:2012** and the Queensland Plumbing and Wastewater Code. I accept responsibility for the information contained within this report and for the recommendations I have made. I have included a site plan indicating the location of the bore and percolation test holes (where applicable) and all other relevant site details.

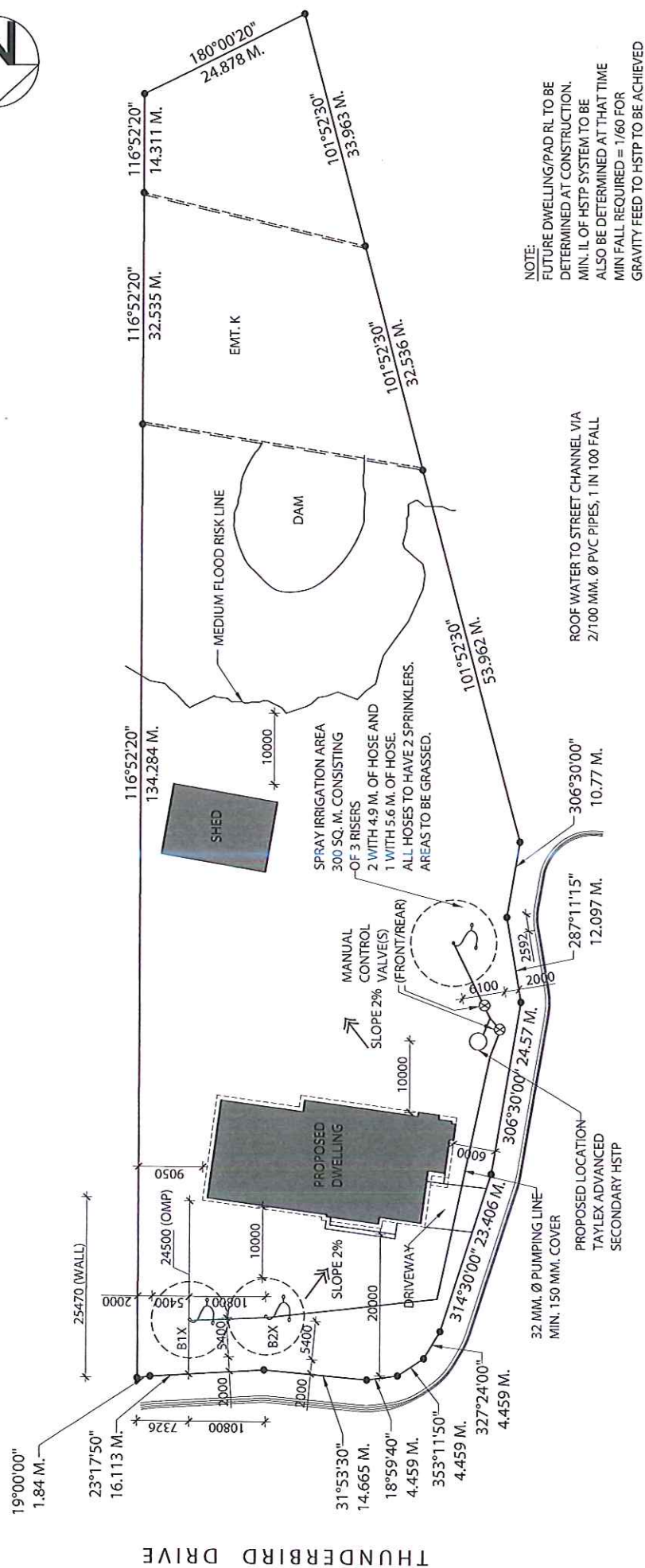
Catalyst Environment holds QBCC Site Classifier Licence (including Onsite Wastewater Management) No: 1175100

Signed:

R Swindlehurst BSc

Date: 2 November 2019





PLOT AREA: 7984 SQ. M.

MEASUREMENTS SHOULD BE CONFIRMED ONSITE

Catalyst Environment

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(wastewater components only)

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Site Address	Clients
1-7 Convertible Ct Burpengary (Lot 16 RP 840614)	C Penshorn & S Rayner

Date of Inspection 11 July 2017

Plan Description	Site Plan Wastewater Irrigation Area
	

Plan Number	1/11072017/4 (1:600 @ A3)

Drawn By

CCS