NOTES:

BUILDING SITING
1. * A concurrence agency referral form can be submitted to Redland City Council with regard to designated building setback regulations where a reduction in offset is proposed. This is often successful where neighbour's residence will not be impacted.
2.BUSHFIRE HAZARD OVERLAY may affect siting. Refer to accompanying The Island Engineer GUIDE TO BUILDING IN BUSHFIRE PRONE AREAS.

WASTE BED SITING
2- The advised areas of Waste Water beds are equally divided between primary treatment beds and reserve beds - these may be shown as one individual area.

3- These beds need not be place beside each other and can be separated if the type of system allows it to be the case - A pump system will allow more flexibility in location of bed areas with waste being able to be pumped up-slope. Gravity fed system will not allow that flexibility.

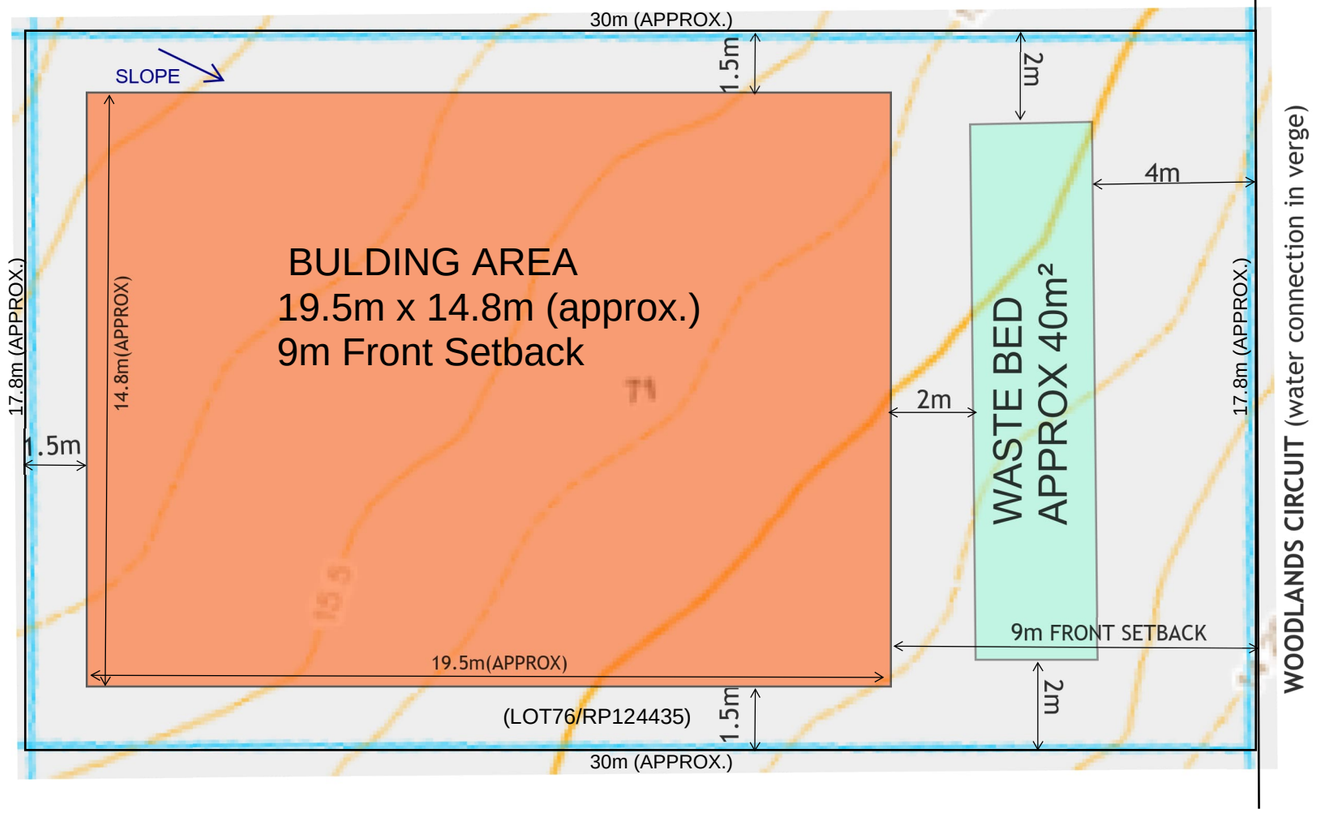
4 - We are not Wastewater designers and are not expert in determining the area required. The area shown is predicted based on experience and the permeability achieved on your lot. Typicality Category 5 & 6 Soils require a in-tank treatment system with pumps & aerators. The best results that we are aware of are achieved with a treatment system in the septic tank - for example the Fuji System.

5 - Septic must run down slope to enter the in-ground tank about 300 mm below ground - from there they need to be either pumped to the location of your waste beds that can be up-slope or gravity fed to a down slope treatment bed. For gravity systems care must be taken where the location of the reserve bed is selected.

6 - Gravel driveways with surface concrete sleepers may be placed over reserve beds with council approval.

7 - Please note this advice should be checked with your Wastewater Designer to determine the accuracy no responsibility is taken for any errors in the above advice. The primary purpose of this siting plan is to allow you to plan the size and approximate location of buildings on the lot

RCC DESIGNATED BUSHFIRE HAZARD OVERLAY
1. SITE: VERY HIGH POTENTIAL BUSHFIRE INTENSITY
2. SITES: ADJACENT & OPPOSITE SIDE OF STREET: VERY HIGH POTENTIAL BUSHFIRE INTENSITY.



HOUSE SITING - POST SUPPORTED

SCALE 1:150

Zone	Front Setback	Side Setback	Rear Setback	Site Cover
SMBI Residential	6m*	1.5m*	1.5m*	50%
Any setbacks marked with the * are as per the Queensland Development Code. Structures exceeding 4.5m in height will require a greater side/rear setback than 1.5m.				
In the Queensland Development Code, MP1.1 & MP1.2, carports & sheds can be located closer to the side and rear boundary than listed in the table above, provided they meet all of the following criteria: - Height of the structure (within the listed boundary setback above), is not over 4.5m, and; - Mean height of the structure is not over 3.5m (within the listed boundary setback above), and; - The total length of all buildings or structures within the setback does not exceed 9m, and; - The structure is located no closer than 1.5m to a window of a habitable room of the adjoining dwelling.				
Lot Size	Max Domestic Outbuilding Size	Overall Height	Wall height	Opening to Street Frontage
Less than 450m²	36m²	2.5m	2.4m	3m
451m² - 2000m²	54m²	3.5m	2.7m	6m
The above applies to domestic outbuildings only (carports, sheds and detached garages). A patio is not a domestic building.				

REFER TO FOLLOWING PAGE FOR GUIDE TO SETBACK DISTANCES
Note:
PROPERTY BOUNDARY SETBACKS (Mandatory)
1 Up-slope setbacks are 2.0m and cannot be varied
2 Level setbacks are 2.0m.
3 Down-slope setbacks are 4.0m

FOUNDATION SET-BACKS
These can be reduced with the approval of "The Island Engineer" as the RPEQ design engineer.
1 Up-slope setbacks are 2.0m and cannot be varied
2 Level setbacks are 2.0m.
3 Down-slope setbacks are 4.0m

CONCRETE PATHWAYS / DRIVEWAYS
The setbacks below apply however the use of removable sleepers may exempt the covered area.

THE ISLAND ENGINEER
ABN 78 229 845 467

RAYMOND SAUNDERS
CIVIL & STRUCTURAL ENGINEER
RPEQ11020

14 COOEE CRESCENT MACLEAY ISLAND
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Signed:

RAYMOND J SAUNDERS RPEQ11020

Digitally signed by RAYMOND J SAUNDERS RPEQ11020
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Reason: I am approving this document
Date: 2023.05.06 20:49:46 +10'00'

JAYDEN AND MEAGAN SHEPPARD
71 WOODLANDS CIRCUIT
RUSSELL ISLAND QLD 4184

CONCEPT SITING PLAN
504227 S01 - REV 0
29 APRIL 2023

Appendix

Part 1 – Closed loop greywater treatment systems

Table T1 – End uses of greywater where a closed loop greywater treatment system is installed on premises

End use	Parameter	Effluent compliance value
End uses in *closed loop greywater treatment system* with little or no human contact for use in a washing machine	Escherichia coli (maximum) ❶	10 cfu/100ml in any single sample. Less than 1cfu/100ml in any follow-up sample

❶ Note: Total dissolved solids, oil and grease and total suspended solids effluent compliance values for the operational functionality of the system may be conditioned as part of the approval.

Part 2 – Setback Distances

Table T2 – Setback distances for subsurface land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance❶		
	Up slope	Down slope	Level
Property boundaries, pedestrian paths, walkways, recreation areas, retaining wall, and footings for buildings and other structures.	2	4	2
Inground swimming pools	6	6	6
Inground potable water *tank* not exposed to primary effluent	6	6	6
Inground potable water *tank* exposed to primary effluent	15	15	15

❶ Distances are given in metres and are measured from the edge of trench/bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature

Table T3 –Setback distances for surface irrigated land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance ❶
Property boundaries, pedestrian paths and walkways	2
Water edge of a swimming pool	6
Dwellings, recreation areas	10

❶ Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.