



IDAS form 1—Application details

(Sustainable Planning Act 2009 version 2.0 effective 31 March 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using eDA at www.smarteda.qld.gov.au

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Gordon Pringle

For companies, contact name

Postal address

PO Box 677

Suburb Mossman

State QLD

Postcode 4873

Country (if other than Australia)

Contact phone number

0418774932

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

e-mail address (non-mandatory requirement)

info

@ daintreestation.com

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

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

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

- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Horse Trail Ride facility utilising existing buildings

d) What is the level of assessment? (Please only tick one box.)

- ☒ Impact assessment ☐ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

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

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

- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table E and/or Table F as applicable. Identify each lot in a separate row.)

Table E—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises. (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address and lot on plan (All lots must be listed.)
☐ Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		1082	Mossman-Daintree Rd	4873	43	SP219618	Cairns
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory.)

Lot	Applicable zone/precinct	Applicable local plan/precinct	Applicable overlay/s
i)	Rural Zone		
ii)			
iii)			

Table F—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row.)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of the premises on which the development is proposed (indicate square metres)

101 acres = 408732 m²

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

House and farm shed

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table G, Table H or Table I as applicable

Table G


Name of owner/s of the land	Gordon Pringle
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table H

Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager	

Table I

Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Does the application involve a state resource? (E.g. the application involves taking water or quarry material, or interfering with the flow of water. Refer to the notes at the end of this form for more information) (Non-mandatory requirement.)

☒ No ☐ Not identified whether or not the application involves a State resource ☐ Yes—complete Table J

Table J

Nature of state-owned resource (if identified)

8. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☒ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table K
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table L
- ☐ In a tidal water area—complete Table M
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (no table requires completion)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table K

Name of water body, watercourse or aquifer

Coral Sea

Table L

Lot on plan description for strategic port land

Port authority for the lot

Table M

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

Port authority for the tidal area (if applicable)

9. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc.)

- ☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

10. Does the proposal include new building work or operational work on the premises? (Including any services.)

- ☒ No ☐ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

11. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

- ☐ No—go to question 13 ☐ Yes

12. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

- ☐ No
- ☐ Yes—complete Table N and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table N

Amount paid

Date paid
(dd/mm/yy)

QLeave project number (6 digit number starting with A, B, E, L or P)

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13. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

- ☒ No
- ☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

14. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using eDA.)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Form 5	
Building plans	
Council Planning Codes	
Statement of Intensity	
Letter of Request for small application fee	

15. Applicant's declaration

- ☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information.)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the

application. If a development application relates to a state resource, the application is not required to be supported by evidence of resource entitlement. However, where owner's consent to the application is required under section 263, and the State is the owner of the subject land, the written consent of the state as landowner will be required. Some departments, such as the Department of Natural Resources and Mines, have specific requirements for applying for owners consent. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If a development application involves a state resource, the application is not required to be supported by evidence of resource entitlement. The allocation or entitlement to the resource is a separate process and should be obtained prior to development commencing.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- ☐ Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 2.1 effective 1 April 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form must also be used for material change of use 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using eDA at www.smarteda.qld.gov.au

Mandatory requirements

1. How is the proposed use/s defined in the applicable planning scheme? (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*) (Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Horse Trail Rides	Outdoor Sport & Recreation		Refer to reports	3

2. Are there any current approvals associated with this application for the change of use of the premises? (e.g. a preliminary approval.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve (Tick applicable box/es.)

The reuse of existing buildings on the premises	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
New building work on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
The reuse of existing operational work on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
New operational work on the premises	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans (an existing site plan and proposed site plan) may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	
A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	
<p>information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of 	<input type="checkbox"/> Confirmed	

storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) • the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses).	<input checked="" type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys, and existing maximum height above natural ground level of the buildings to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input type="checkbox"/> Confirmed N/A	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input type="checkbox"/> Confirmed N/A	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-cover (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-cover (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

Department of State Development, Infrastructure and Planning
PO Box 15009 City East Qld 4002
tel 13 QGOV (13 74 68)
info@dsdip.qld.gov.au

www.dsdip.qld.gov.au

IDAS form 5

Department of State Development, Infrastructure and Planning
Brisbane, Queensland

December 3, 2013

MCU Application

Lot 43, SP 219618

I write regarding my application for Material Change of Use for Lot 43 SP219618. With the nature of the business being rural based and that is it only going to be a small operation, guided by Marine Park permits, I request that the small application fee of \$1464 apply to this application.

As you will see by the supporting documentation and application forms, the Horse Trails rides will utilize existing buildings and operate on a very small portion of the land. The property as a whole will still be able to be used for Rural operations.

Kind Regards

A handwritten signature in black ink, appearing to read 'Gordon Pringle', with a stylized flourish at the end.

Gordon Pringle

Ride the Beach Adventures – Rocky Point

Statement of intensity

As a business, Ride the Beach Adventures, will operate twice daily beach trail rides.

The trail ride will encompass the open fields on the property and utilise the existing beach access tracks for beach access.

Marine Park permits (QFN13/0016) stipulate that a maximum of 10 horses per day are permitted on the beach with a max of 7 at one time. These factors specify the intensity at which we can operate.

The business will operate 7 days a week, except for Christmas Day, New Years Day and Good Friday. Therefore over a 12 month period there will be a maximum of 3620 participants taking part in the activity.

As we are aware, the tourism market can fluctuate substantially, so I would imagine the above figure would be a high target in the first 12 months of operation.

Existing buildings and shed will be utilised for storage. Horses are currently being grazed on the property. A new stable complex would be erected for shelter along with a yard made from portable panels for a safe training / instruction arena.

A car park facility will be constructed to accommodate the vehicles of participants.

There will be no large-scale construction taking place to transform the property for this business. Currently it operates as a rural farm. The Horse Trail rides would only make up a very small part of the use of the property and would make use of this for the trail rides. It would continue to operate as a rural farm.

Rural Areas and Rural Settlement Locality Code

The purpose of this code is to facilitate the achievement of the following outcomes for the Rural Areas and Rural Settlement Locality:

retain rural areas for primary industry

conserve the rural character and rural landscape elements as important and distinctive to the scenic value of the shire

protect rural areas from encroachment by incompatible urban development

protect and conserve valuable riverine vegetation and systems in rural areas

retain the rural lifestyle opportunities and amenity of rural settlement areas with no further compromise to surrounding productive rural areas

ensure rural settlement areas remain unobtrusive and have no detrimental impact on the scenic amenity of surrounding rural areas

facilitate any future land use aspirations of the local Indigenous communities which are compatible with achieving the other planning outcomes for the area

Performance Criteria	Solution
Buildings and structures compliment the height of surrounding development and/or are subservient to the surrounding environment are in keeping with the character of the locality	Current buildings and structures located on the site already comply with the code. Any additional structures required will be kept to a minimum and blend in with the character and environment. See Appendix A
Development is connected to all urban services or to sustainable on site infrastructure services	Where possible services will be connected via underground connections to the already existing services. A power supply already exists on the property, town water supply is also connected
Landscaping of development sites compliments the existing rural character of the locality	Landscaping utilises predominantly native species and a minimum of 60% of the total species are endemic or native species to the region. The land is currently cleared pastoral land with grazing and coastal vegetation

Development sites are provided with efficient and safe vehicle access and manoeuvring areas on site and to the site	Access to the site has an existing road which is covered in an current permit for the location. Good assess from the main road with a sealed entry point. Further development of car parks and roads ways will be made with sufficient and safe access. See Appendix C
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Rural Planning Area Code

The purpose of this code is to facilitate the achievement of the following outcomes for the Rural Planning Area:

conserve areas for use for a primary production, particularly areas of GQAL

facilitate the establishment of a wide range of agricultural and animal husbandry uses, together with other compatible primary production uses

ensure that rural activities are protected from the intrusion of incompatible uses

ensure that areas of remnant vegetation are riparian vegetation are retained or rehabilitated

ensure that land which is not classified as GQAL, but which is important to the scenic landscape of the Shire, retains its rural character and function

Performance Criteria	Solution
The establishment of uses is consistent with the outcomes sought for the Rural Planning Area	Uses identified as inconsistent uses in the Assessment table are not established
GQAL is only used for agricultural uses and primary production purposes.	This parcel of land is not registered as GQAL (Good Quality Agricultural Land)
Buildings / structures are setback to: - maintain the rural character of the area - achieve separation from neighbouring buildings and from road frontages	Buildings/ structures are set back 40 metres from the property boundary adjoining a state controlled road Buildings/ structures are set back not less than 6 metres from the side and rear property boundaries
Rural activities north of the Daintree River are screened to protect the scenic amenity of the area	N/A
Buildings / structures are designed to maintain the rural character of the area	Buildings located in a prominent view will be themed to match the location and uses on the land. Horse stable, fences and registration building will be designed to fit in with the theme.

Native vegetation existing along watercourses and in or adjacent to areas of environmental value or areas of remnant vegetation of value is protected	There is to be no further development of the areas along the foreshore or watercourses. Horse trail rides will access the beach area via existing pathways.
Buildings / structures are designed and sited to be responsive to the constraints of sloping sites	All buildings and structures are located on flat level land not exceeding 15% slope See Appendix B

Design and Siting of Advertising Devices Code

The purpose of this Code is to:

ensure that Advertising Devices do not adversely impact on the streetscape or detract from the amenity of the locality

ensure that Advertising Devices are appropriate to the scale of surrounding Buildings and the locality

ensure that any Advertising Devices which are incorporated in the Site design of a development or the architecture of a building, complement the Building or development

limit the number of Advertising Devices to avoid excessive signage throughout the Shire

ensuring that Advertising Devices do not dominate the surrounding vegetation, landscaping or natural features of the environment and scenic amenity values of the Shire

Performance Criteria	Solution
Advertising devices are subservient in scale to the primary use of the site and relate to the use carried out on the site	Currently there are no signs located on the property however plans for new signs will be: Directional Signs: Street Sign located on the main road, same dimensions as street sign advertising the name. Max of one directional sign attached to street sign Signage on property fence, one per road frontage
Advertising Devices are located in appropriate areas, relative to the land uses in the area and the amenity and character of the area	Appropriate signage will be put in place to be relative to the area and the use of the property

Landscaping Code

The purpose of this code is to:

ensure that new landscaping incorporates plants which encourage Biodiversity

maintain and strengthen the tropical and native landscape character of the Shire through high quality landscape works

ensure that landscaping enhances the visual quality and unique identity of different parts of the Shire by featuring endemics

create attractive streetscapes and public spaces through landscape design and the use of shade trees

ensure that native species are incorporated in landscaping, as a means of providing continuity between developed and undeveloped areas

ensure that existing vegetation on site is retained, protected during works and integrated with the built environment

Performance Criteria	Solutions
Landscape design satisfies the purpose and detailed requirements of this code	The property will remain as is currently and naturally landscaped. Additional shade trees may be added
Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual and form	When further landscaping is required, a min of 80% area remains open area Landscaping includes layers comprised of canopy, middle story, screening and groundcovers.
Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the site is to be retained wherever possible and integrated with new landscaping	Existing native vegetation on site will be retained Any mature vegetation on site which is removed or damaged during any development will be replaced with native species
Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and location	At the point of writing this application no additional development is required on the property aside from farm buildings (eg stables)

Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways	During the time of the application and opening, shade trees will be planted throughout the car park area with at least 1 shade tree per 5 vehicles If in the future landscape beds are made, they will be protected with edging
Fences along street frontages are articulated with appropriate landscaping	N/A
Landscaping with recreational areas of residential development are functional, well designed and enhance the residential amenity	N/A
Undesirable features are screened with landscaping	Blank walls of sheds, mechanical areas and the bin areas will be screened with shrubs and ground cover
The environmental values of the site and adjacent land are enhanced	Similar vegetation and native species to that currently on the land and adjacent will be used when planting
Landscaping for residential development enhances the streetscape and the visual appearance.	N/A
Landscaped areas are designed in order to be maintained in an efficient manner	Irrigation is accessible to all areas of gardens, turf and landscaping Turfed areas are accessible to mowers and equipment
Stormwater run off is minimised and re-used in landscaping where appropriate	Adequate drainage will be provided to ensure minimal damage to landscaping and natural areas
Tree species and their location accommodate vehicle and pedestrian sight lines	Any trees planted near car parks, pedestrian access and driveways will be planted to ensure there is enough line of sight for all traffic
The landscape design enhances personal safety and reduces the potential for crime and vandalism	Security and foot lighting will be provided to all common areas All walkways and common areas will be useable in all weathers

The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.

All trees and shrubs planting will be planted with consideration for access for service vehicles, equipment, overhead and underground services

No vegetation will be planted within 5 metres of an electric line or its shadow

Vehicle Parking and Access Code

The purpose of this code is to ensure that:

sufficient vehicle parking is provided on site to cater for all types of vehicular traffic accessing and parking on site, including staff, guests, residents and short term delivery vehicles.

on site parking is provided so as to be accessible and convenient, particularly for any short term use

the provision of on site parking, loading/ unloading facilities and the provision of access to the site, do not impact on the efficient function of the street network or on the area in which the development is located

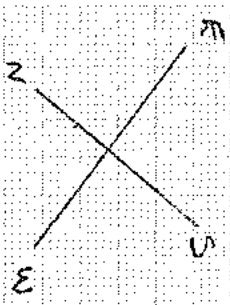
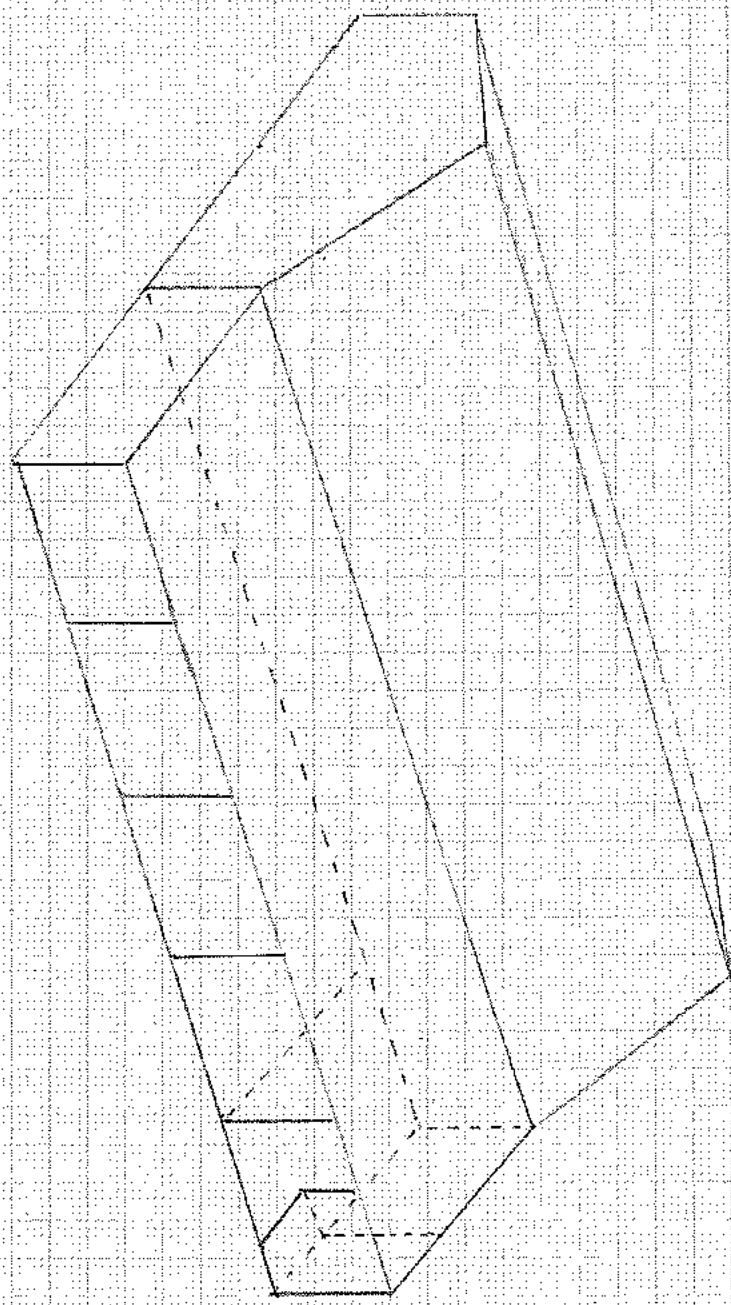
new vehicle access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt the current or future on street parking arrangements

Performance Criteria	Solution
Sufficient parking spaces are provided on the site to accommodate the amount and type of vehicle traffic expected to be generated by the use of the site	Estimated participants in relation to the Marine Park permit , allow us to have 8 guests on a trail ride at a time. Car park facilities will allow for many more than what is required in anticipation of alternative business opportunities and growth in the company.
Parking spaces are provided to meet the needs of vehicle occupants with disabilities	1 clearly marked, designated parking spot will be made for disabilities
The location of access points minimises conflicts and is designed to operate efficiently and safely	Access to the site is already established and approved from previous council permits for the property
On site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape	Parking facilities for all vehicles are planned to be located on the property where it is not visible from the public road

Parking spaces must have adequate areas for dimensions to meet user requirements	The car parking facilities will be an open area and all vehicle types will be able to utilise what area they require
On site driveways, manoeuvring areas, parking areas are designed and constructed that they are available at all times, suitable for all vehicle use and effectively drained and surfaced	All vehicle areas will be constructed to allow sufficient area, turning space and unloading. Well drained and maintained for constant use

RIDE THE BEACH ADVENTURES

- EXTENSIVE CHED



Scale:
0.5cm = 1m

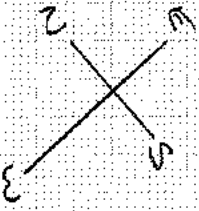
Carport Area

Existing Shed

Roadway

Car Park Area

0.50m²/m





To Port Douglas
and Mossman

LOT 43

40.45 ha (101 acres)

508 metres

