

**Cairns Office**

135 Abbott Street, PO Box 1949, Cairns QLD Australia 4870

T +61 7 4031 1336 F +61 7 4031 2942 E [cairns@rpsgroup.com.au](mailto:cairns@rpsgroup.com.au) W [rpsgroup.com.au](http://rpsgroup.com.au)

Our Ref: PR124533/OCK/AF/L74198

Date: 20 November 2014

Attn: Mr Neil Beck  
Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873

Via: Mail and Email

Dear Sir

**RE: DEVELOPMENT APPLICATION FOR A HORSE RIDING ARENA ON LAND AT  
HERITAGE LANE, DESCRIBED AS LOT 5 ON SP181510, CRAIGLIE**

We confirm RPS Australia East Pty Ltd ('RPS') has been commissioned to prepare and lodge the above described material change of use development application with Council.

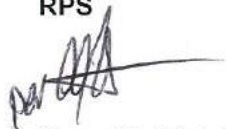
To assist Council with its consideration of the development application, we provide the following:

- A hard copy of the attached Planning Report prepared in support of the development application, in addition to the copy forwarded by e-mail in PDF format;
- The completed IDAS Development Application Forms (including owners consent) (refer to **Appendix A** of the Planning Report); and
- A cheque to the value of \$3,107.00, Council's development application fee, as previously advised.

If required, we welcome the opportunity to further discuss the proposal. Should you seek to discuss the proposal, please do not hesitate to contact the undersigned in the Cairns office.

Yours sincerely

RPS



Owen Caddick-King  
Principal - Planning

enc: **Attachment A – Planning Report**  
Cheque

cc: Ms Prue Reid  
Lot 5 Heritage Lane  
CRAIGLIE QLD 4877



# Attachment A

## Planning Report



# Application for a Material Change of Use for a Horse Riding Arena

**Lot 5 Heritage Lane, Craiglie**

---

Prepared by:

**RPS AUSTRALIA EAST PTY LTD**

135 Abbott Street  
PO Box 1949  
CAIRNS QLD 4870

T: +61 7 4031 1336  
F: +61 7 4031 2942  
E: [owen.caddick-king@rpsgroup.com.au](mailto:owen.caddick-king@rpsgroup.com.au)

Prepared for:

**PRUE REID**

Lot 5 Heritage Lane  
CRAIGLIE QLD 4877

Client Manager: Owen Caddick-King  
Report Number: PR124533 / R74199  
Version / Date: November 2014

**IMPORTANT NOTE**

Apart from fair dealing for the purposes of private study, research, criticism, or review as permitted under the Copyright Act, no part of this report, its attachments or appendices may be reproduced by any process without the written consent of RPS Australia East Pty Ltd. All enquiries should be directed to RPS Australia East Pty Ltd.

We have prepared this report for the sole purposes of Prue Reid ("**Client**") for the specific purpose of only for which it is supplied ("**Purpose**"). This report is strictly limited to the purpose and the facts and matters stated in it and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter.

In preparing this report we have made certain assumptions. We have assumed that all information and documents provided to us by the Client or as a result of a specific request or enquiry were complete, accurate and up-to-date. Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

This report is presented without the assumption of a duty of care to any other person (other than the Client) ("**Third Party**"). The report may not contain sufficient information for the purposes of a Third Party or for other uses. Without the prior written consent of RPS Australia East Pty Ltd:

- (a) this report may not be relied on by a Third Party; and
- (b) RPS Australia East Pty Ltd will not be liable to a Third Party for any loss, damage, liability or claim arising out of or incidental to a Third Party publishing, using or relying on the facts, content, opinions or subject matter contained in this report.

If a Third Party uses or relies on the facts, content, opinions or subject matter contained in this report with or without the consent of RPS Australia East Pty Ltd, RPS Australia East Pty Ltd disclaims all risk and the Third Party assumes all risk and releases and indemnifies and agrees to keep indemnified RPS Australia East Pty Ltd from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

In this note, a reference to loss and damage includes past and prospective economic loss, loss of profits, damage to property, injury to any person (including death) costs and expenses incurred in taking measures to prevent, mitigate or rectify any harm, loss of opportunity, legal costs, compensation, interest and any other direct, indirect, consequential or financial or other loss.

**Document Status**

Version	Purpose of Document	Orig	Review	Review Date
A	Development Application	MF	OCK	18/11/2014

**Approval for Issue**

Name	Signature	Date
Owen Caddick-King		19/11/2014

## Contents

<b>SUMMARY .....</b>	<b>1</b>
<b>1.0 INTRODUCTION .....</b>	<b>2</b>
<b>2.0 THE SITE .....</b>	<b>3</b>
2.1 Locality.....	3
2.2 Cadastral Information .....	3
2.3 State Interests .....	3
2.4 Zoning and Overlays.....	3
2.5 Land Use .....	4
2.6 Physical Characteristics.....	4
<b>3.0 THE PROPOSAL .....</b>	<b>5</b>
<b>4.0 PLANNING ASSESSMENT .....</b>	<b>6</b>
4.1 State Planning Policy.....	6
4.2 Planning Scheme Provisions.....	6
4.2.1 Desired Environmental Outcomes .....	6
4.2.2 Locality and Planning Area .....	6
4.2.3 Vehicle Parking and Access .....	7
4.2.4 Natural Areas.....	7
4.2.5 Overlays.....	7
<b>5.0 CONCLUSION .....</b>	<b>8</b>

## Appendices

Appendix A	IDAS Application Forms & Owners Consent
Appendix B	Locality Plan
Appendix C	Survey Plan & Current Title
Appendix D	State Mapping
Appendix E	Proposal Plans
Appendix F	DA Assessment

## Summary

Site Details		
Site Address:	Lot 5 Heritage Lane, Craiglie	
Real Property Description:	Lot 5 on SP181510	
Site Area:	8.146 ha	
Locality:	Rural Areas and Rural Settlements	
Zoning:	Rural	
Overlays:	Natural Hazards – Medium risk	
Ownership:	Prudence Louise Reid	
Type of Application		
Aspect of Development	Preliminary Approval	Development Permit
Material Change of Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State Interests		
Nil		
Proposal		
Brief Description/ Purpose of Proposal:		
Material Change of Use for a Horse Riding Arena (Undefined Use)		
Development Staging:	No	
Pre-Lodgement Consultation		
Entity	Yes/No	Date
Douglas Shire Council	<input checked="" type="checkbox"/> <input type="checkbox"/>	24 October '14
		Mr Neil Beck
Other		
Level of Assessment:	<input type="checkbox"/> Code <input checked="" type="checkbox"/> Impact	
Public Notification	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (15 b.d.) <input type="checkbox"/> Yes (30 b.d.)	
Superseded Planning Scheme:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Applicant Contact Person:	Owen Caddick-King, RPS Cairns Office	

## I.0 Introduction

This application is made on behalf of Prue Reid ("the applicant") and seeks the following development permit over Lot 5 on SP181510, Heritage Lane, Craiglie ("the site"):

- A Material Change of Use (MCU) for a Horse Riding Arena (an undefined use)

This report contains full details of the site, the proposal and the assessment of the proposed development against the assessment framework specified under the *Sustainable Planning Act 2009* ("SPA").

The relevant IDAS application forms are contained in **Appendix A**.

The assessment manager for this application is the Douglas Shire Council ("Council"). The application will require impact assessment and will not trigger referral to the State Assessment and Referral Agency (SARA).

All enquiries and correspondence should be directed to:

**Prue Reid**  
**c/- RPS Australia East Pty Ltd**  
**PO Box 1949**  
**Cairns QLD 4870**  
**Attention: Owen Caddick-King**

**Telephone:** 4031 1336  
**Facsimile:** 4031 2942  
**Email:** [owen.caddick-king@rpsgroup.com.au](mailto:owen.caddick-king@rpsgroup.com.au)

## 2.0 The Site

### 2.1 Locality

**Appendix B** contains a locality plan.

The site is located to the west of Port Douglas township; 7km from the main township and 2km from the Port Douglas turn off. The site fronts onto Heritage Lane, and is located 500m west of the junction of Heritage Lane and the Bruce Highway

The site is surrounded by semi rural land uses with lots ranging from 4.6ha to 60ha. These lots are mostly improved by single detached dwellings, with some remaining as vacant rural parcels.

Land used for cane farming purposes is generally located to the north of Heritage Lane.

To the west of the site is the Mowbray National Park area which comprises part of the Wet Tropics World Heritage Area.

### 2.2 Cadastral Information

**Appendix C** contains copies of the survey plan and title details for the site.

The site includes one allotment comprising an area of 8.146ha. The lot gains access from the 236.7m frontage to Heritage Lane.

The allotment is owned by Prudence Louise Reid and there are no easements or encumbrances over the site.

### 2.3 State Interests

**Appendix D** contains the relevant State Government Mapping.

Mapping provided as part of the State Assessment and Referral Agency (SARA) has confirmed that a portion of the site to the south-west is identified as containing Remnant Vegetation (Least Concern).

Mapping provided as part of the Single State Planning Policy has identified the site contains the following State Interests:

- *Agricultural Land – Class A & B*
- *MSES – Wildlife Habitat*
- *MSES – Protected Area*
- *MSES – Regulated Vegetation (intersecting a watercourse)*
- *Potential Bushfire Impact Buffer*
- *Coastal Zone*

### 2.4 Zoning and Overlays

The site is identified as being located within the Rural Planning Area within the Rural Areas and Rural Settlements Locality, under the Douglas Shire Planning Scheme (hereafter; 'the planning scheme'). The site is identified as being affected by overlays relating to Natural Hazards (Medium Bushfire Risk).



## **2.5 Land Use**

The site is currently improved by a single detached dwelling with a long driveway running through the centre of the allotment to Heritage Lane. The existing dwelling is generally surrounded by existing remnant vegetation and palm trees have been established along the driveway. The remainder of the site is vacant and cleared.

## **2.6 Physical Characteristics**

The site is mostly cleared and gently slopes towards the Heritage Lane road frontage.

A formed drainage line runs from Heritage Lane which connects to a natural drainage line located within the western portion of the site. The access through the site runs parallel to the formed drainage line and a concrete low level crossing has been provided where the access crosses the formed drainage line.

The undisturbed vegetated hill slopes of the Mowbray National Park rise steeply to the west of the site.

### 3.0 The Proposal

The Proposal Plans (Site Plan and Building Design Plans) are provided for reference in **Appendix E**.

The applicant proposes to establish a covered Horse Riding Arena on the site where it is intended to provide horse riding lessons to riders, one to four riders any one time, generally within the confines of the all weather facility.

The Horse Riding Arena will be established under a roof structure of 20m x 33.6m which will provide a covered Arena area of 30m x 22m which is also intended to include a utility room to be used as an office and kitchenette and for storage purposes and visitor amenities (toilet/shower).

The business is to operate year round, offering lessons to both adults and children. It is expected there will generally be four (4) riders in any one hour during peak usage (3 clients/students and the owner/teacher). However, during peak season, there is potential for a fifth horse to be used thereby allowing for an additional client/student.

To maintain a safe training environment persons attending the site will be encouraged to be limited to riders. The owner is aware that particular attention will need to be given to ensure all visitors are monitored and in a safe environment at all times and a suitable waiting area will be provided for non-riding visitors.

The business is expected to be a single person operation, operated by the owner and resident on-site.

Once established, it is intended that four horses will be kept on the property throughout the year and an additional fifth horse maybe kept on the property during the peak season. Three horses are currently kept on the property. The property is of an adequate size to accommodate the additional horses without the need for supplementary feeding however it is noted that supplementary daily feeding is intended.

Stabling of horses is not appropriate in the tropics and once established, the horses will be able to use part of the Arena area as shelter.

Five (5) gravel formed car parks are proposed with access via the existing gravel driveway to Heritage Lane.

The proposed visitor amenities/kitchenette facilities will connect to the existing on-site sewerage facility which has capacity to cope with the limited demand likely to arise from the proposed activity in addition to wastewater generated by the existing dwelling.

The site is not connected to a reticulated water supply. The existing house has tank water and bore water supplies. The bore water supply is intended to be connected to the Horse Riding Arena and be used for potable and non-potable purposes. The bore water has been used as drinking water in the past and has been found to be suitable for such purposes.

The Arena roof structure is to be constructed approximately 10m from the south-eastern boundary and a row of Bush Lemon trees is proposed to be planted between the roof structure and the boundary.

## 4.0 Planning Assessment

This application is impact assessable. The assessment framework for the application is set out in Section 314 (impact assessment) of the *Sustainable Planning Act 2009* ("SPA") and essentially comprises any applicable state planning policies (SPPs) not identified as being reflected in the planning scheme and relevant/applicable planning scheme provisions.

### 4.1 State Planning Policy

In accordance with the SPA, a development application must address all relevant State interests.

In respect of the Matters of State Environmental Significance (MSES), the subject area is not located in or immediately adjacent to the areas of mapped vegetation and is not expected to have any impact on the functioning of the vegetated areas which are located upslope of the proposed horse riding Arena and are fenced where the Arena is to be located to prevent access by the horses.

The subject site is identified as containing Class A & B GQAL. However, the site is too small and the surrounding area too fragmented to be utilised as viable cropping land. Additionally, should the land be utilised for a cropping activity, it would be constrained by the surrounding rural residential use of adjoining land.

Further, the Horse Riding Arena only occupies a small portion of the cleared rural land and is located within one of the steeper sloping portions of the cleared rural land, thereby limiting the impact on potential productive agricultural activities. The Horse Riding Arena activity requires a covered roof structure that fits into the rural landscape and is a rural based activity which is appropriately located in a semi-rural setting.

This proposal is not considered to have an adverse impact on the surrounding State Interests.

### 4.2 Planning Scheme Provisions

#### 4.2.1 Desired Environmental Outcomes

The development will not compromise the desired environmental outcomes of the Planning Scheme. The development has a focus enhancing the semi rural nature of the locality whilst avoiding all significant natural areas. The proposal will not require any vegetation clearing, and is located away from the nearby protected areas. It is a suitably located development which will enhance the local character of the neighbourhood and offers a facility that is expected to be used by the local community as well as tourists staying in the region.

Despite being located on GQAL, the site is too small and fragmented for viable cropping. The proposal offers a suitable development outcome for the site which will not compromise the overall outcomes of the region.

Commentary against each of the DEO's is included for reference in **Appendix F**.

#### 4.2.2 Locality and Planning Area

The development is consistent with the Locality and Planning Area provisions related to the site. The proposal is a suitable use within a semi rural area, which will conserve the rural character of the neighbourhood. The use will protect the area from encroachment of urban development, and protect the nearby high value areas, including remnant vegetation, from any incompatible development.

Commentary against the Locality Code and Planning Area Code is included in **Appendix F**.

### **4.2.3 Vehicle Parking and Access**

Five (5) gravel base car parks are intended to be provided for the proposed development. Schedule 1 of the Planning Scheme does not specify rates for the proposed use, and this number is considered sufficient for the expected level of business. There will be a maximum of 4 customers partaking in the riding lessons at any one time, and it is expected that many of the customers will arrive in the same cars (children and parents, tourist groups, friends etc). The small number of parks aligns with the rural nature and scale of the proposal.

The proposal will utilise the existing access. The existing driveway and proposed car park are intended to be gravel which is consistent with the rural locality and the scale of the proposal.

### **4.2.4 Natural Areas**

The site does contain an area of remnant vegetation to the west. The proposal will not impact this area and is not located immediately adjacent to it. No vegetation is proposed to be cleared, with the area maintaining all ecological processes and biodiversity values.

### **4.2.5 Overlays**

#### **4.2.5.1 Bushfire Risk**

Despite being mapped as medium risk to bushfire hazards, the land is mostly cleared and is not considered to be of a dangerous risk. The proposal is located near the road frontage, away from the vegetation on site which shall provide suitable access for evacuation, if required.

## 5.0 Conclusion

This application contains full details of the site and the proposed development, as well as an assessment of the proposed development against the assessment framework defined under SPA.

The assessment has demonstrated that the proposed development will achieve substantial compliance with all aspects of the assessment framework.

Overall, it is considered that the proposed development is a positive outcome for the subject site and it is recommended for approval subject to reasonable and relevant conditions.

## Appendix A

### IDAS Application Forms & Owners Consent

# IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.1 effective 4 July 2014)

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* (SPA) 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 MyDAS at [www.dsdip.qld.gov.au/MyDAS](http://www.dsdip.qld.gov.au/MyDAS)

## 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)

**Prue Reid C/- RPS Australia East Pty Ltd**

For companies, contact name

**Owen Caddick-King**

Postal address

PO Box 1949

Suburb Cairns

State QLD

Postcode

4870

Country

Australia

Contact phone number

07 4031 1336

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

owen.caddick-king

@ rpsgroup.com.au

Applicant's reference number (non-mandatory requirement)

PR124533

**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 Riding Arena (Undefined Use)

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 D and/or Table E as applicable. Identify each lot in a separate row.)

**Table D**—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)			Heritage Lane, Craiglie	4877	5	SP181510	Douglas Shire Council
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 Areas and Rural Settlements Locality	Rural Zone	Natural Hazards – medium risk
ii)			
iii)			

**Table E**—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)

8.146ha

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

Single detached dwelling and rural uses

**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 F, Table G or Table H as applicable

**Table F**

Name of owner/s of the land	
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 G**

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

**Table H**

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. 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 I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ 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)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

**Table I**

Name of water body, watercourse or aquifer

Table J	
Lot on plan description for strategic port land	Port authority for the lot

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)

**8. 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

**9. 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

**10. 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 12 ☐ Yes

**11. 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 L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

**12. 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)

**13. 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 MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Forms 1 and 5 and RPS submission in support of Development Application, dated 18 Nov 2014	Email and mail

**14. 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 an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

**Question 7**

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the Sustainable Planning Regulation 2009 identifies where compliance assessment is required.

**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](http://www.qleave.qld.gov.au). For further information contact QLeave on 1800 803 481 or visit [www.qleave.qld.gov.au](http://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 should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, 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

## 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

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 agency.

**Individual owner's consent to the making of a  
development application under the *Sustainable Planning Act 2009***

I, **PRUDENCE LOUISE REID** \_\_\_\_\_ [insert name in full]

as owner of premises identified as follows

**LOT 5 ON SP181510**

\_\_\_\_\_  
[insert street address, lot on plan description, or coordinates of the premises the subject of the application]

consent to the making of a development application under the *Sustainable Planning Act 2009* by

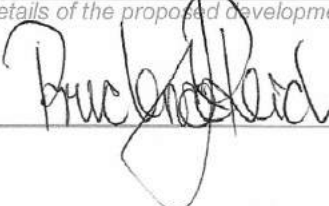
**PRUE REID**

\_\_\_\_\_  
[insert name of applicant]

on the premises described above for the purposes of:

**MATERIAL CHANGE OF USE – UNDEFINED USE (HORSE ARENA)**

\_\_\_\_\_  
[insert details of the proposed development, e.g. material change of use for three storey apartment building]

 \_\_\_\_\_ [signature of owner]

signed on the 17<sup>th</sup> day of November 2014

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

(Sustainable Planning Act 2009 version 3.0 effective 1 July 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 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on 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* that requires assessment against the land use plan for that land. 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 MyDAS at [www.dsdip.qld.gov.au/MyDAS](http://www.dsdip.qld.gov.au/MyDAS)

## Mandatory requirements

- 1. Describe the proposed use.** (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 Riding Arena	Undefined		Mon – Sat 7am to 7pm Sunday 8am to 5pm	1

- 2. Are there any current approvals associated with the proposed material change of use?** (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 the following? (Tick all applicable boxes.)**

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

**Mandatory supporting information**

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

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
<b>All applications</b>		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are <b>recommended</b> scales) which shows the following:</p> <ul style="list-style-type: none"> <li>the location and site area of the land to which the application relates (<i>relevant land</i>)</li> <li>the north point</li> <li>the boundaries of the relevant land</li> <li>any road frontages of the relevant land, including the name of the road</li> <li>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)</li> <li>any existing or proposed easements on the relevant land and their function</li> <li>the location and use of buildings on land adjoining the relevant land</li> <li>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</li> <li>for any new building on the relevant land, the location of refuse storage</li> <li>the location of any proposed retaining walls on the relevant land and their height</li> <li>the location of any proposed landscaping on the relevant land</li> <li>the location of any stormwater detention on the relevant land.</li> </ul>	<input checked="" type="checkbox"/> Confirmed	Email
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Email
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	Email
<p>Information that states:</p> <ul style="list-style-type: none"> <li>the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused)</li> <li>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).</li> </ul>	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email



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

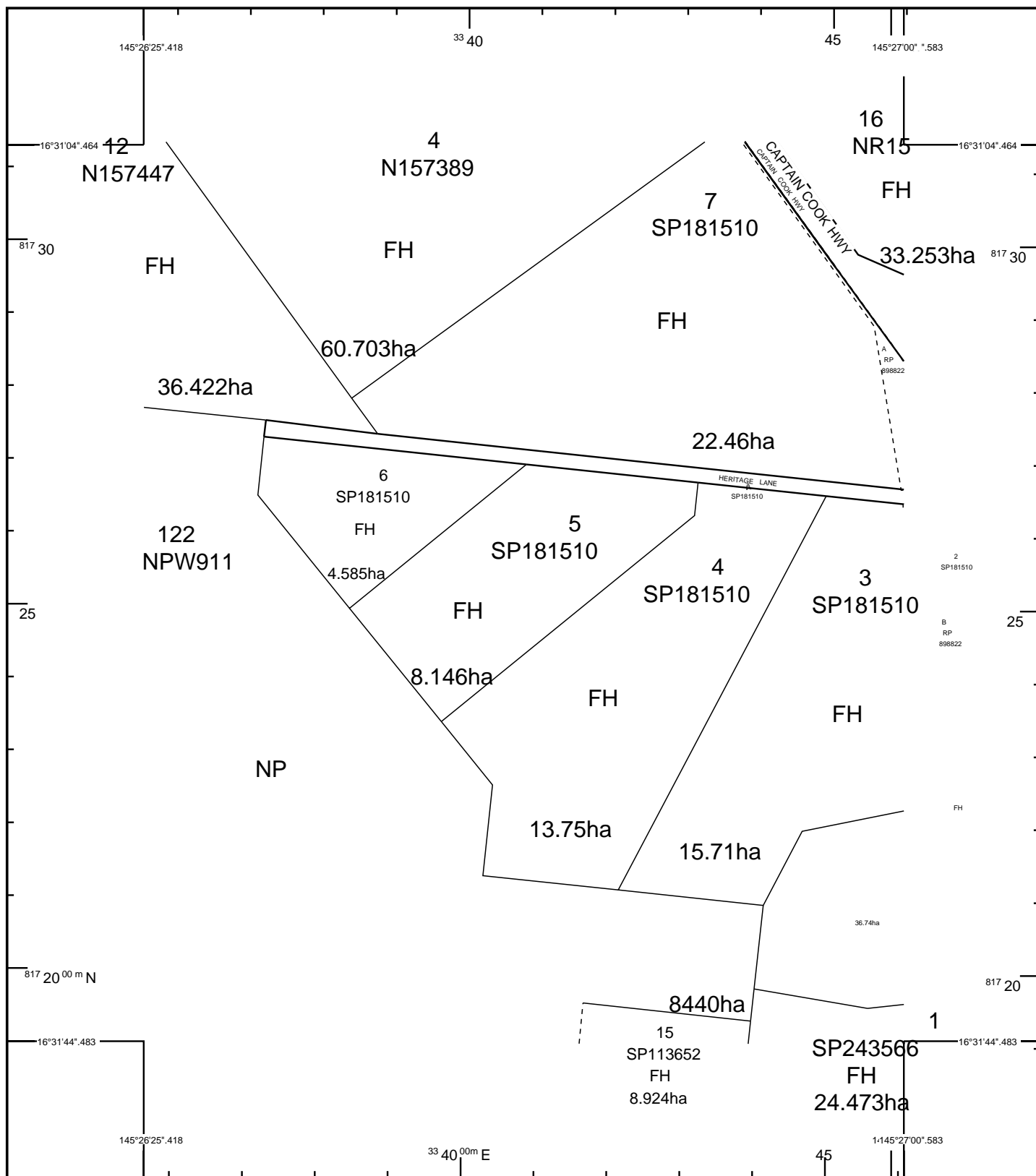
Date received

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 agency.

## Appendix B

### Locality Plan



STANDARD MAP NUMBER  
7964-11143

0 150 300 450 600 750 m  
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 7500

MAP WINDOW POSITION &  
NEAREST LOCATION

145°26'43"  
16°31'24".473  
CASSOWARY  
2.07 KM

#### SUBJECT PARCEL DESCRIPTION

DCDB	5/SP181510
Lot/Plan	8.146ha
Area/Volume	FREEHOLD
Tenure	DOUGLAS SHIRE
Local Government	CRAIGLIE
Locality	SALISBURY
Parish	SOLANDER
County	8622/83
Segment/Parcel	

#### CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 28/10/2014

DCDB 27/10/2014

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>

**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



Queensland  
Government

(c) The State of Queensland,  
(Department of Natural  
Resources and Mines) 2014.



## Appendix C

### Survey Plan & Current Title

62295\_02/EH/FB

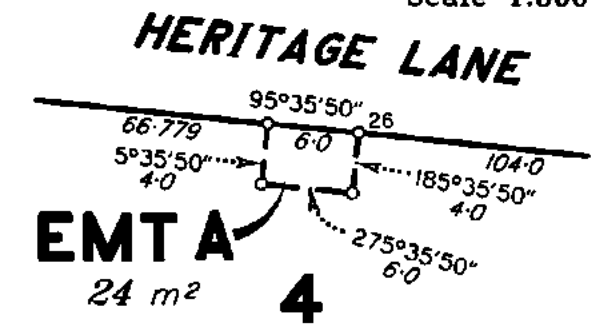
Land Title Act 1994; Land Act 1994  
Form 21 Version 2

## SURVEY PLAN

Sheet  
1 of  
2

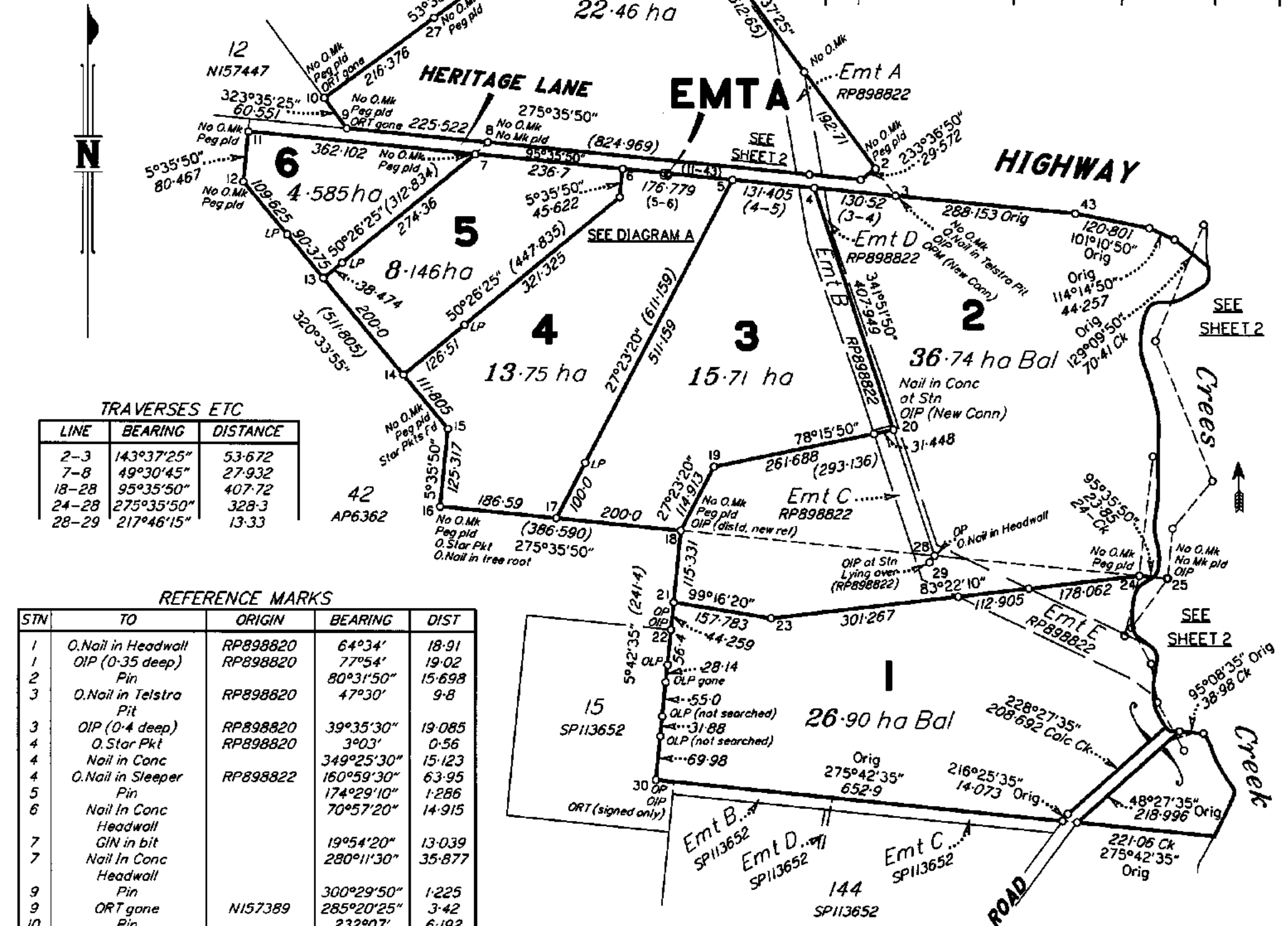
## DIAGRAM A

Scale 1:500



## REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
20	Nail in Conc Railway Sleeper		342°35'40"	1-52
21	Pin		346°58'30"	8-808
22	OIP	IS106601	233°05'	1-885
23	Pin		31°08'50"	1-036
25	OIP	RC899473	246°14'40"	0-5
26	GIN in bit		60°44'30"	22-17
27	Nail in Conc		178°36'	3-765
27	Pin		56°32'30"	24-769
28	O.Nail in Headwall	RP898822	123°41'	1-175
28	Nail in Conc		25°52'45"	7-257
30	OIP	IS106601	66°52'	1-465
30	ORT (sighted only)	NI57695	69°12'	3-219
30	GIN in bit		135°06'20"	15-246



## TRAVERSES ETC

LINE	BEARING	DISTANCE
2-3	143°37'25"	53-672
7-8	49°30'45"	27-932
18-28	95°35'50"	407-72
24-28	275°35'50"	328-3
28-29	217°46'15"	13-33

## REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O.Nail in Headwall	RP898820	64°34'	18-91
1	OIP (0-35 deep)	RP898820	77°54'	19-02
2	Pin		80°31'50"	15-698
3	O.Nail in Telstra Pit	RP898820	47°30'	9-8
3	OIP (0-4 deep)	RP898820	39°35'30"	19-085
4	O.Star Pkt	RP898820	3°03'	0-56
4	Nail in Conc		349°25'30"	15-123
4	O.Nail in Sleeper	RP898822	160°59'30"	63-95
5	Pin		174°29'10"	1-286
6	Nail in Conc Headwall		70°57'20"	14-915
7	GIN in bit		19°54'20"	13-039
7	Nail in Conc Headwall		280°11'30"	35-877
9	Pin		300°29'50"	1-225
9	ORT gone	NI57389	285°20'25"	3-42
10	Pin		232°07'	6-192
10	ORT gone	NI57389	246°10'25"	8-248
11	Pin		179°52'30"	1-42
12	Pin		55°25'15"	15-627
13	Pin		94°57'10"	1-354
14	Pin		336°36'30"	1-31
15	Star Pkt Fd (flush)		270°48'	2-72
15	Star Pkt Fd (flush)		302°27'	4-405
16	O.Star Pkt (top)	RP898822	3°51'	1-475
16	O.Nail in Tree Root	RP898822	185°32'	1-62
16	Pin		49°18'	2-27
17	Pin		14°21'	1-14
18	OIP disturbed	RC899473	62°46'	2-0
19	Pin		165°56'40"	2-8
20	OIP	RP898822	341°51'50"	1-273

Original information compiled from  
RP893100, SR588, NI57274, SP113652 in the  
Department of Natural Resources and Mines.

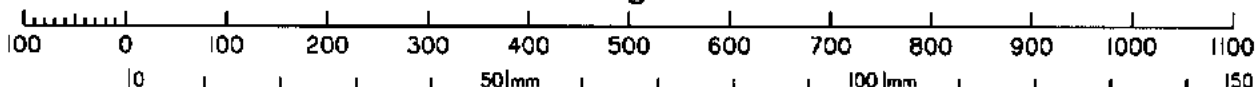
Peg placed at all new corners, unless  
otherwise stated.

## PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
1-OPM	SR459	136°39'20"	381-583	20784
3-OPM	SR471	97°45'05"	514-06	44987

New Conn  
New Conn

Scale 1:7500 - Lengths are in Metres.



C&B Consultants Pty Ltd (ACN 055 931 096) hereby certify that the company has by Laurence Rohan GREEN and Ben Christopher SHEPHERD surveyed the land comprised in this plan and that the plan is accurate, that the survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 28-04-2005.



Date

## Plan of Lots 1-7 & Easement A in Lot 4

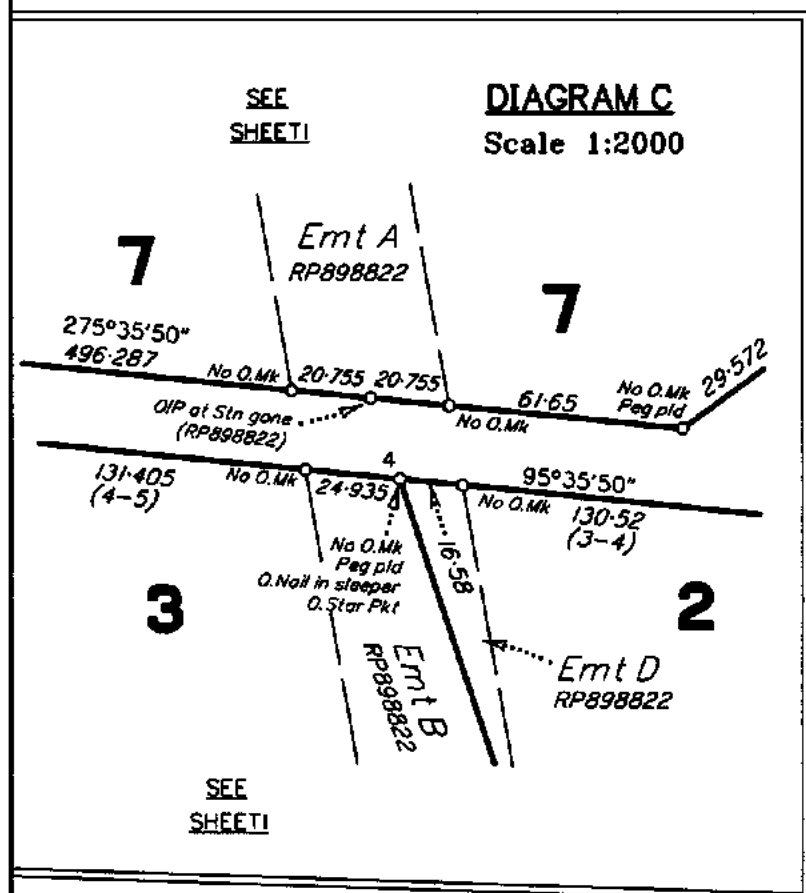
Cancelling Lot 2 on RP893100, Lot 2 on SR588  
& Lots 1-5 on RP712405

PARISH: **SALISBURY**COUNTY: **Solander**Meridian: **RP898822**F/N's: **Yes**Scale: **1:7500**Format: **STANDARD****SP181510**

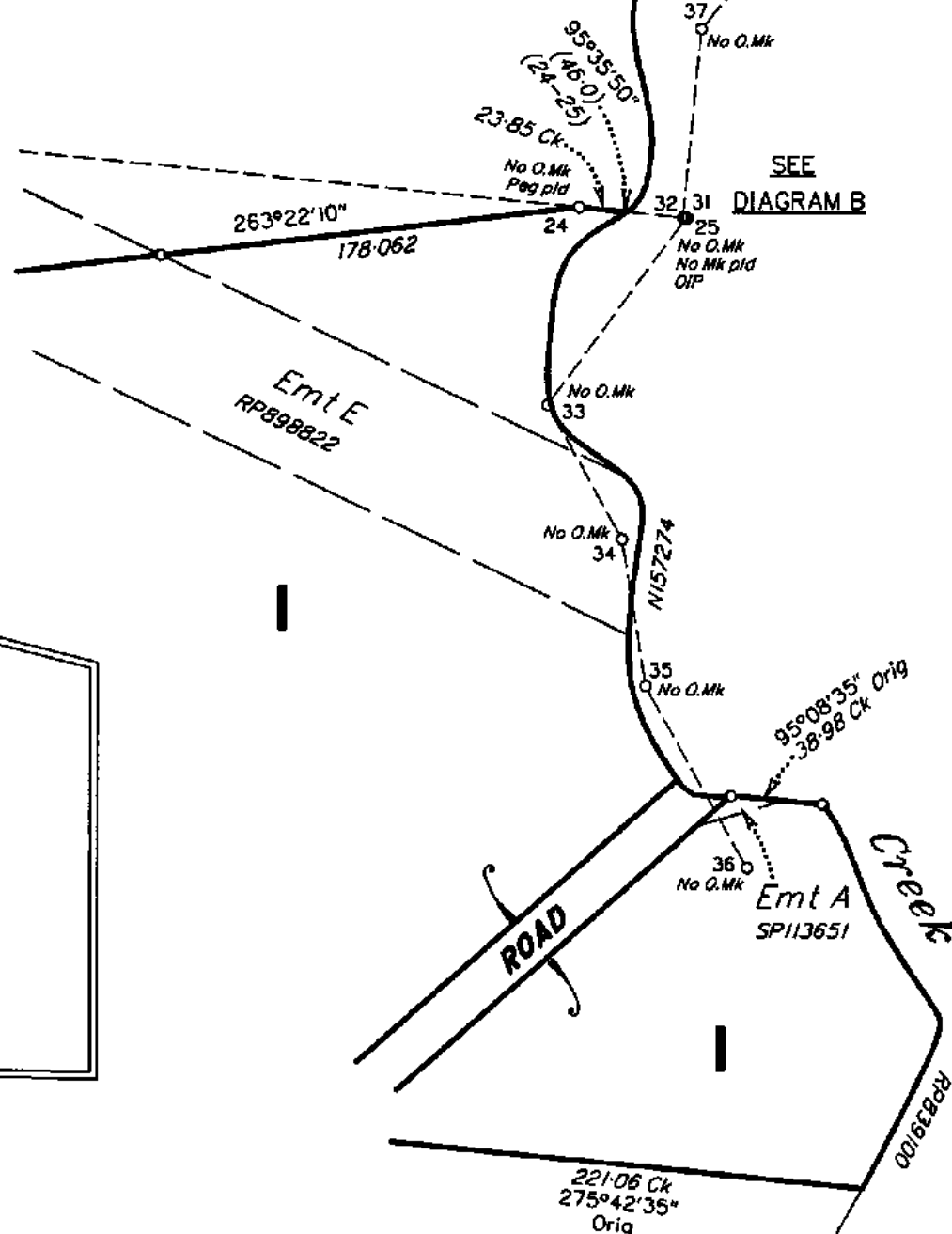
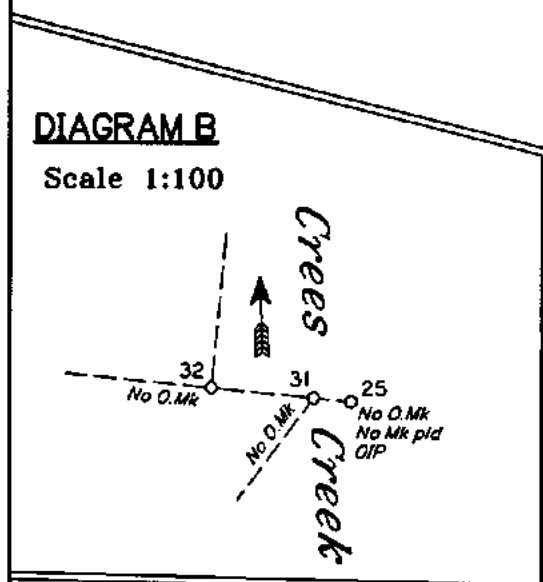
Plan Status:

14. Insert Plan Number	SP181510
------------------------------	----------

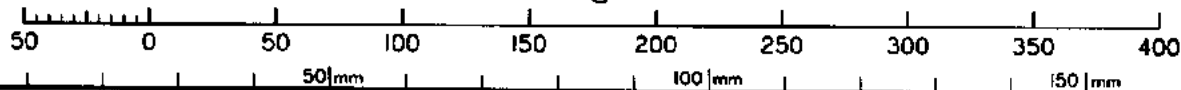
# CAPTAIN COOK HIGHWAY



LINE	BEARING	DISTANCE
31-33	216°29'50"	98.572
31-25	95°35'50"	0.492
32-31	95°35'50"	1.354
32-37	5°35'50"	80.467
32-31	95°35'50"	1.354
33-34	151°02'50"	65.178
34-35	170°43'50"	62.966
35-36	150°47'50"	88.112
37-38	39°35'50"	100.584
38-39	337°35'50"	241.402
39-40	22°35'50"	201.168
42-33	38°41'20"	16.26



Scale 1:3000 - Lengths are in Metres.



State copyright reserved.

Insert  
Plan  
Number **SP181510**

# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 19679679

Search Date: 29/10/2014 13:20

Title Reference: 50566037

Date Created: 28/07/2005

Previous Title: 20442165

20442167

## REGISTERED OWNER

Dealing No: 715392314 28/10/2013

PRUDENCE LOUISE REID

## ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 181510

County of SOLANDER

Parish of SALISBURY

Local Government: DOUGLAS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by

Deed of Grant No. 10618015 (POR 107)

Deed of Grant No. 20178065 (POR 14V)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

\*\* End of Current Title Search \*\*

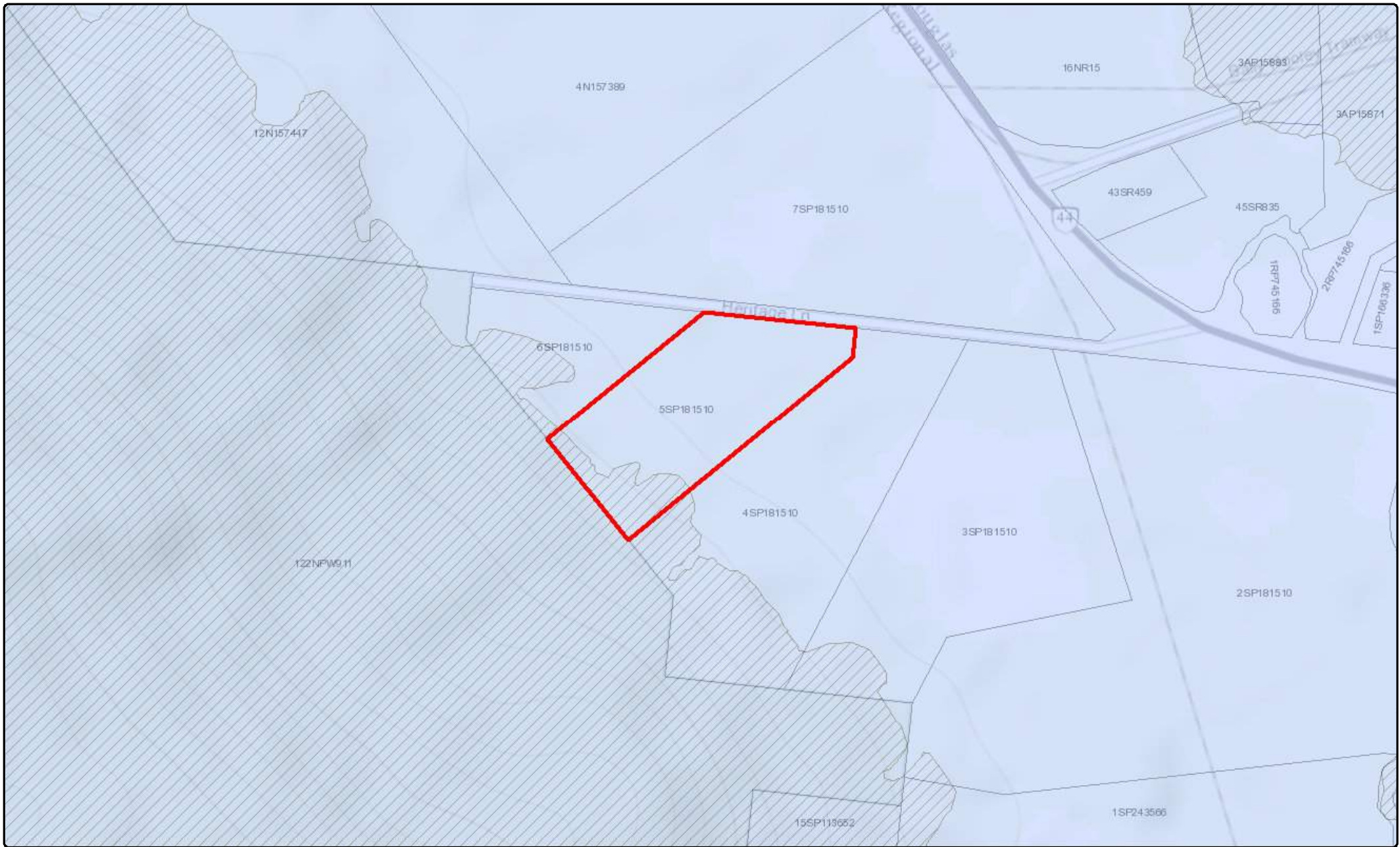
COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2014]

Requested By: D APPLICATIONS GLOBAL X



## Appendix D

### State Mapping



## State Assessment and Referral Agency



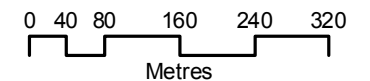
Department of  
State Development  
Infrastructure and Planning

© The State of Queensland 2014.

Date: 18/09/2014


Disclaimer:


This map has been generated from the information supplied to the Department of State Development, Infrastructure and Planning for the purposes of Development Assessment Mapping Online. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.




# Legend

Category A and B extract from the regulated vegetation management map

 Category A on the regulated vegetation management map

 Category B on the regulated vegetation management map

Coastal zone

 Coastal zone

# Matters of Interest by Lot Plan

Lot Plan: 5SP181510 (Area: 81,460 m<sup>2</sup>)  
Category A and B extract from the regulated vegetation management map  
Coastal zone

# State Assessment and Referral Agency



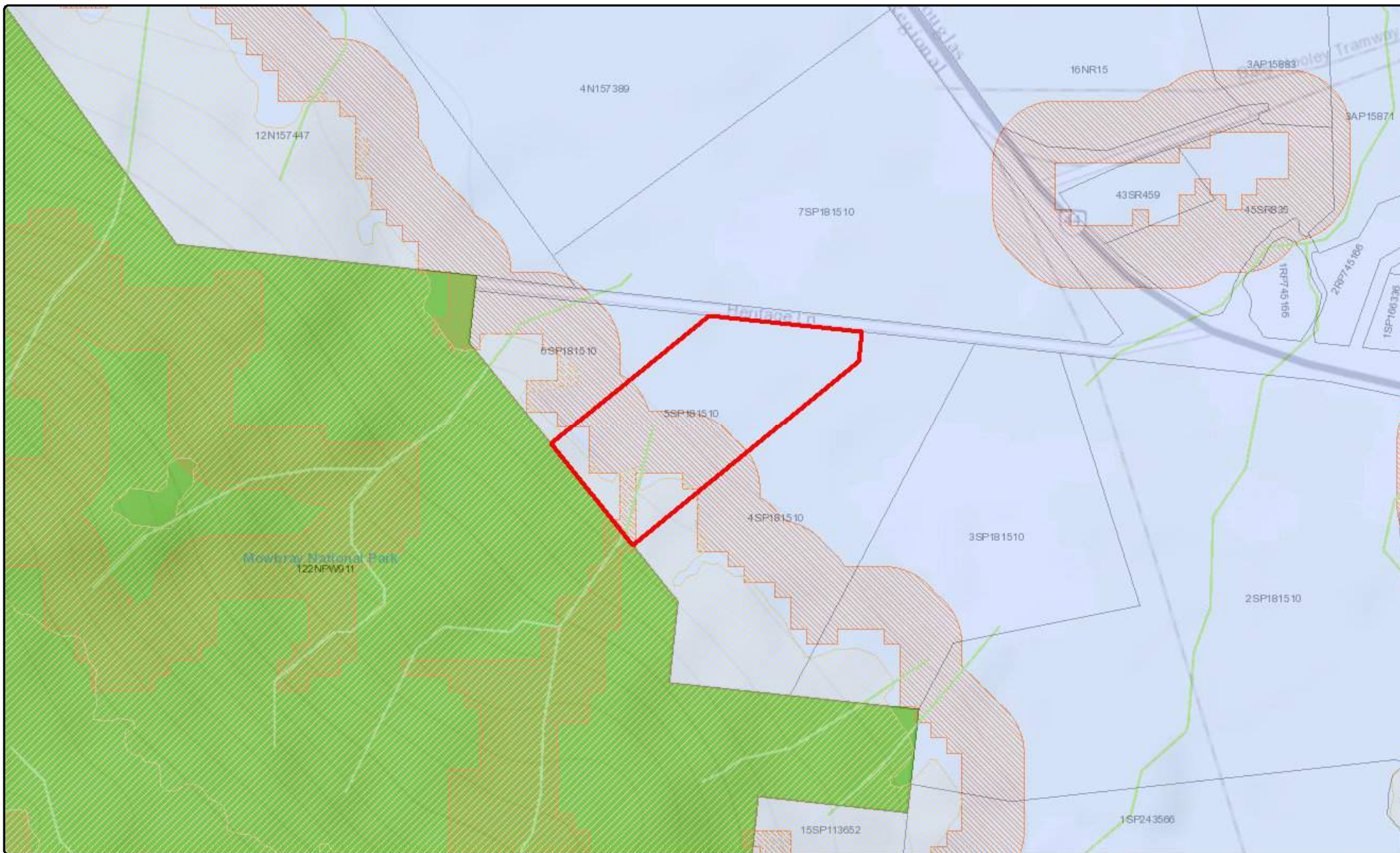
Department of  
State Development  
Infrastructure and Planning

© The State of Queensland 2014.

Date: 18/09/2014

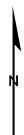
Disclaimer:  
This map has been generated from the information supplied to the Department of State Development, Infrastructure and Planning for the purposes of Development Assessment Mapping Online. It has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.





Department of  
State Development  
Infrastructure and Planning

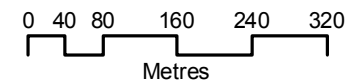
© The State of Queensland 2014.



## State Planning Policy

Local government development assessment

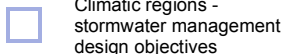
Date: 18/09/2014



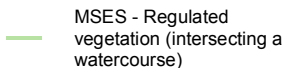
Disclaimer: This map has been prepared with due care based on the best available information at the time of publication. The department holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. Please note whilst Bushfire Hazard Areas have not been triggered they may still apply. Whilst the report has been printed, not all mapping layers and legend symbols may be present. Please refer to the SPP Interactive Mapping System for a definitive representation of mapping layers. A complete list of legend symbols is also available on the SPP Interactive Mapping System website.

## Legend

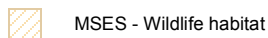
### Climatic regions - stormwater management design objectives



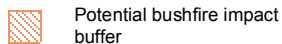
### MSES - Regulated vegetation (intersecting a watercourse)



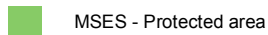
### MSES - Wildlife habitat



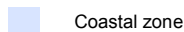
### Potential bushfire impact buffer



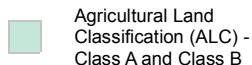
### MSES - Protected area



### Coastal zone



### Agricultural Land Classification (ALC) - Class A and Class B



## State Interest by Lot Plan

### Lot Plan: 5SP181510 (Area: 81,460 m<sup>2</sup>)

*Climatic regions - stormwater management design objectives*

*MSES - Regulated vegetation (intersecting a watercourse)*

*MSES - Wildlife habitat*

*Potential bushfire impact buffer*

*MSES - Protected area*

*Coastal zone*

*Agricultural Land Classification (ALC) - Class A and Class B*



Department of  
State Development  
Infrastructure and Planning

© The State of Queensland 2014.

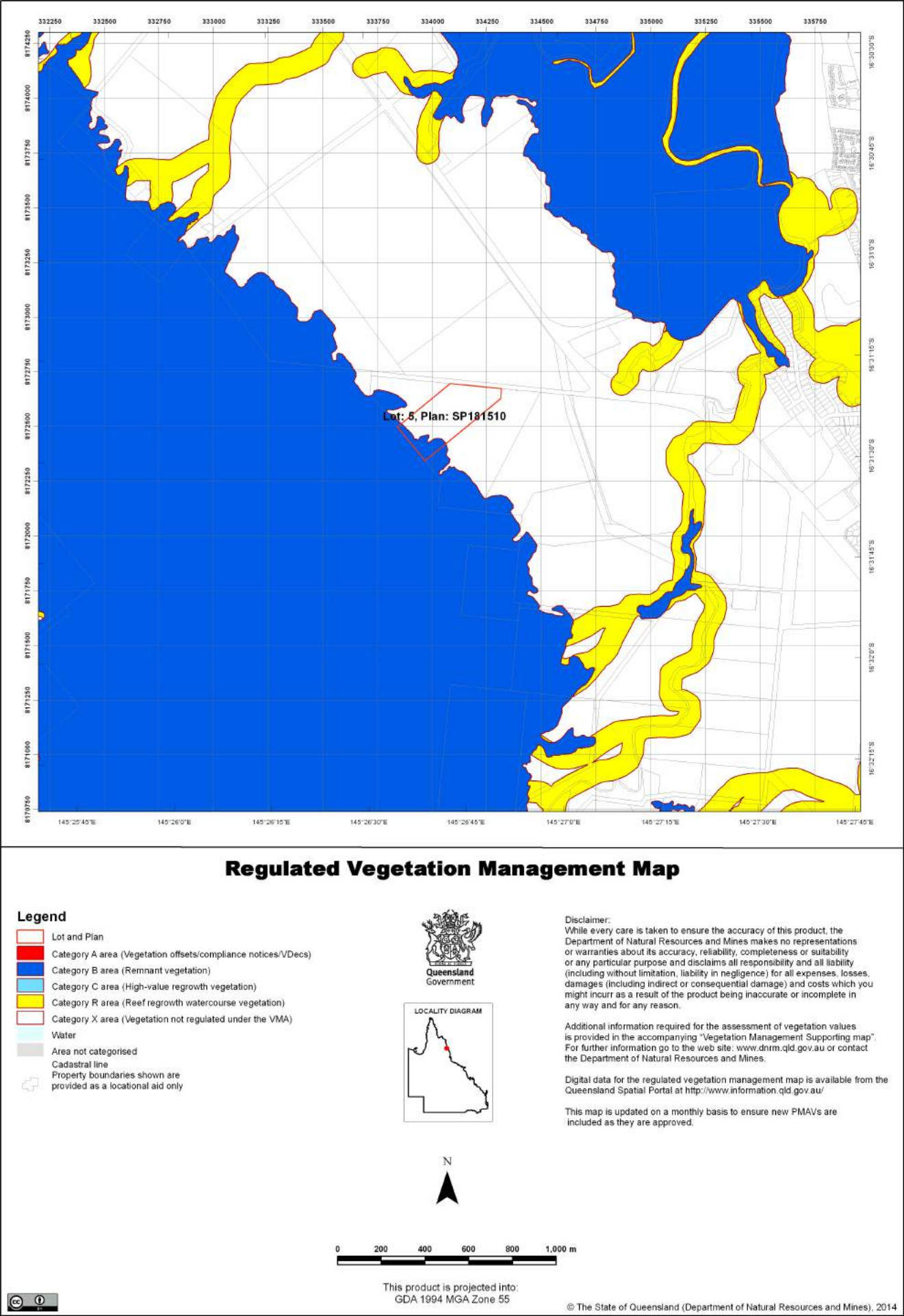
## State Planning Policy

Local government development assessment

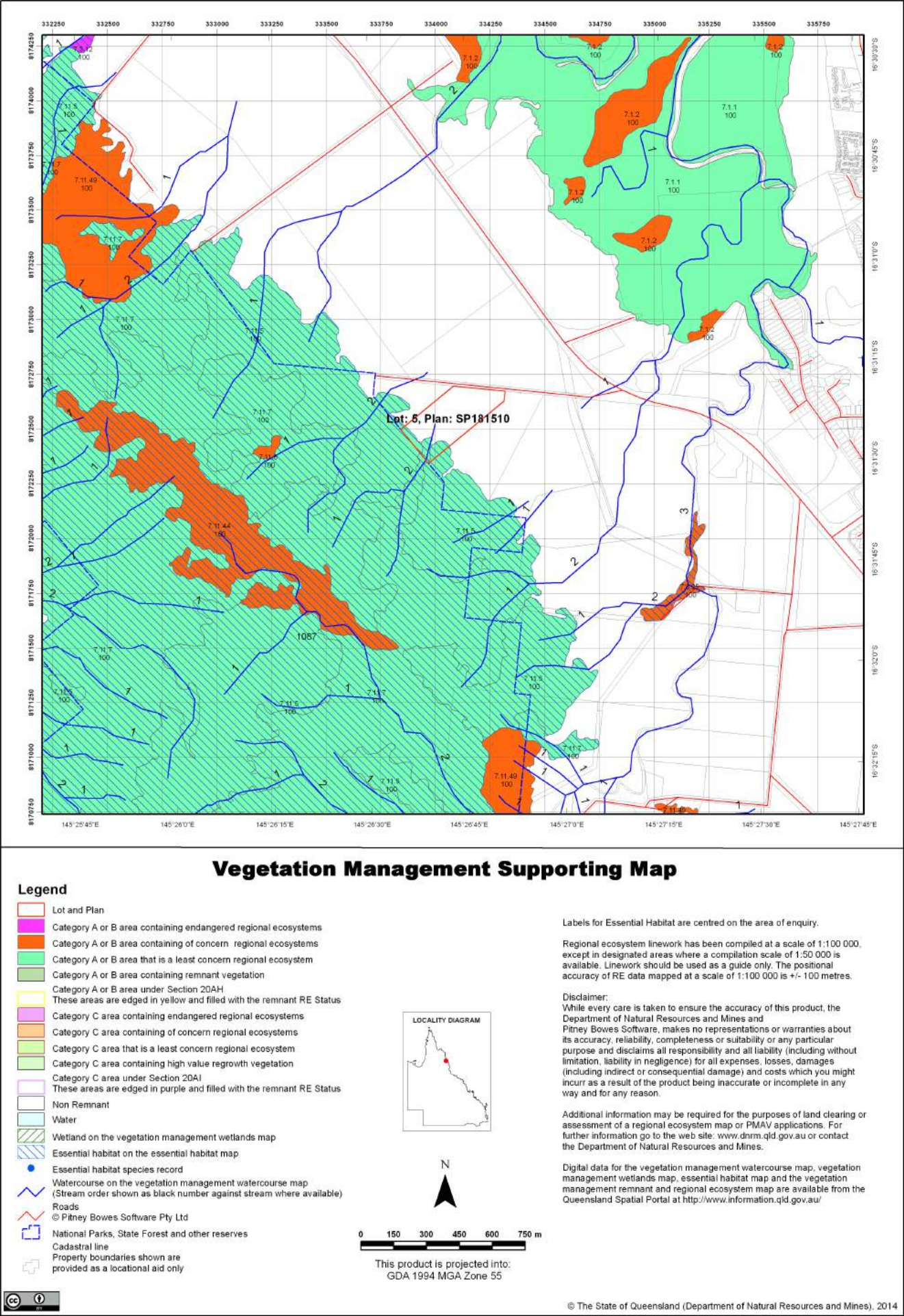
Date: 18/09/2014

Disclaimer: This map has been prepared with due care based on the best available information at the time of publication. The department holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. Please note whilst Bushfire Hazard Areas have not been triggered they may still apply; Whilst the report has been printed, not all mapping layers and legend symbols may be present. Please refer to the SPP Interactive Mapping System for a definitive representation of mapping layers. A complete list of legend symbols is also available on the SPP Interactive Mapping System website.









Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - Module 8: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Sustainable Planning Act 2009*; and
- Self-assessable vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s or on and within 2.2 km of an identified coordinate on the accompanying essential habitat map.

This report identifies essential habitat in Category A, B and Category C areas.  
The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.  
Essential habitat is compiled from a combination of species habitat models and buffered species records.

The Department of Natural Resources and Mines website (<http://www.dnrm.qld.gov.au>) has more information on how the layer is applied under the State Development Assessment Provisions - Module 8: Native vegetation clearing and the *Vegetation Management Act 1999*.

Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.  
Essential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

- 1) (a) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or
- 2) (b) in which the protected wildlife, at any stage of its life cycle, is located.

Essential habitat identifies endangered or vulnerable native wildlife prescribed under the *Nature Conservation Act 1994*.

Essential habitat in Category A and B (Remnant vegetation species record) areas:1100m Species Information

(no results)

Essential habitat in Category A and B (Remnant vegetation species record) areas:1100m Regional Ecosystems Information

(no results)

Essential habitat in Category A and B (Remnant vegetation) areas:1100m Species Information

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
1087	Casuarium casuarium johnsonii (southern population)	Southern Cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.	no soil information	None

Essential habitat in Category A and B (Remnant vegetation) areas:1100m Regional Ecosystems Information

Label	Regional Ecosystem (this is a mandatory essential habitat factor, unless otherwise stated)
1087	7.1.3, 7.2.1, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.11, 7.3.1, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.10, 7.3.12, 7.3.17, 7.3.23, 7.3.25, 7.3.36, 7.3.37, 7.3.38, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.14, 7.11.1, 7.11.2, 7.11.5, 7.11.6, 7.11.7, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.18, 7.11.23, 7.11.24, 7.11.25, 7.11.28, 7.11.29, 7.11.30, 7.11.34, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.7, 7.12.9, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.39, 7.12.40, 7.12.44, 7.12.47, 7.12.50, 7.12.68. Also includes secondary habitat within identified priority corridors, and secondary habitat surrounded by primary habitat. Secondary regional ecosystems are 7.1.1, 7.1.2, 7.1.4, 7.1.5, 7.2.2, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.3.2, 7.3.9, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.26, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.39, 7.3.40, 7.3.43, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.11, 7.8.12, 7.8.13, 7.8.15, 7.8.16, 7.11.16, 7.11.19, 7.11.21, 7.11.26, 7.11.27, 7.11.31, 7.11.32, 7.11.36, 7.11.39, 7.11.40, 7.11.42, 7.11.43, 7.11.44, 7.11.46, 7.11.49, 7.12.10, 7.12.11, 7.12.12, 7.12.21, 7.12.22, 7.12.32, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.34, 7.12.35, 7.12.37, 7.12.41, 7.12.45, 7.12.48, 7.12.49, 7.12.53, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.67

Essential habitat in Category C (High value regrowth vegetation) areas:1100m Species Information

(no results)

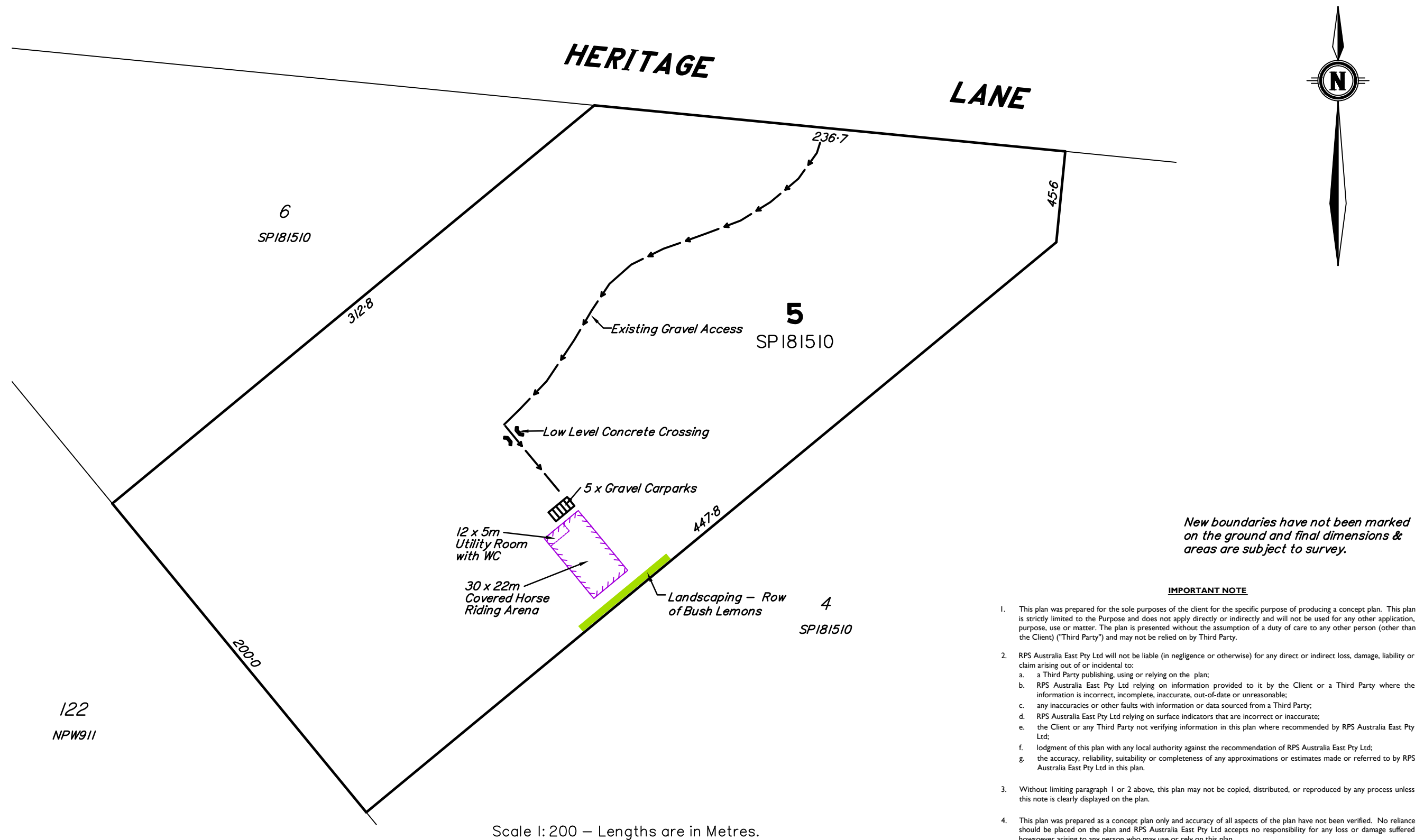
Essential habitat in Category C (High value regrowth vegetation) areas:1100m Regional Ecosystems Information

(no results)



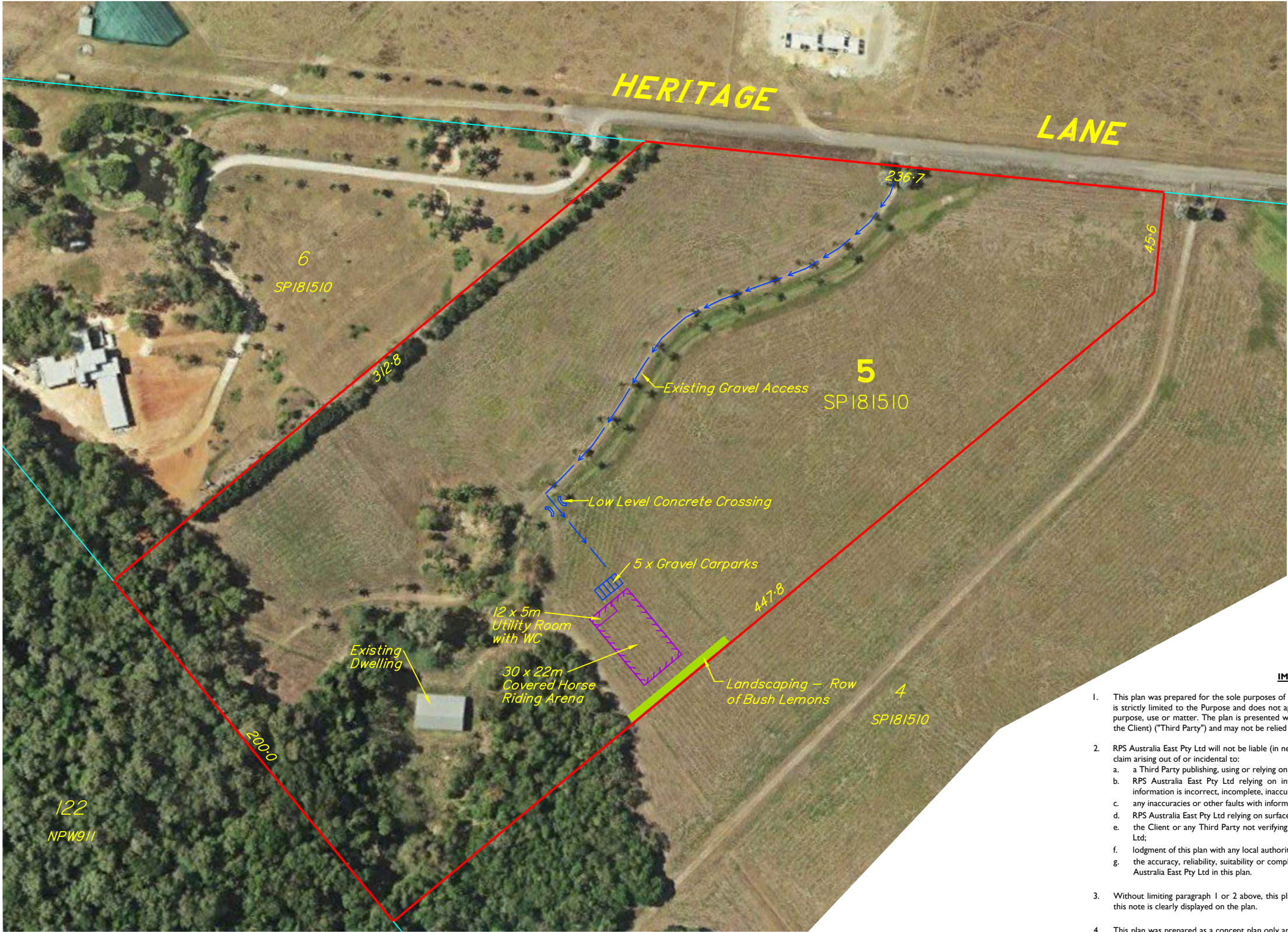
## Appendix E

### Proposal Plans



Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							</
-------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----





*New boundaries have not been marked on the ground and final dimensions & areas are subject to survey.*

**IMPORTANT NOTE**

- This plan was prepared for the sole purposes of the client for the specific purpose of producing a concept plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
- RPS Australia East Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:
  - a Third Party publishing, using or relying on the plan;
  - RPS Australia East Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unreasonable;
  - any inaccuracies or other faults with information or data sourced from a Third Party;
  - RPS Australia East Pty Ltd relying on surface indicators that are incorrect or inaccurate;
  - the Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd;
  - lodgment of this plan with any local authority against the recommendation of RPS Australia East Pty Ltd;
  - the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS Australia East Pty Ltd in this plan.
- Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.
- This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

Scale 1: 2000 – Lengths are in Metres.



Notes		Init	Date	Horizontal Datum	Origin	Client	
		Surveyed		Cadastral	SP181510	Prue Reid	
		Designed	MF	12/11/2014	Level Datum N/A	Title PROPOSAL PLAN - HORSE RIDING ARENA LOT 5 ON SP181510 HERITAGE LANE, CRAIGLIE	
		Drawn	ST	12/11/2014	Contour Interval N/A	Parish SALISBURY	County SOLANDER
		Checked	MF	12/11/2014		Locality CRAIGLIE	Local Authority DOUGLAS SHIRE
		Rev.	Revisions		Date	Approved	Scale 1:2000 (A3) Model Scale 1:1000
		A	ORIGINAL ISSUE		12/11/2014	MF	Date 12/11/2014 Job 124533-1

RPS Australia East Pty Ltd  
ACN 140 292 762  
ABN 44 140 292 762  
Level 1, 38 Wellington Street  
PO Box 1895  
Mackay QLD 4740  
T +61 7 4953 3577  
F +61 7 4953 3622  
W rpsgroup.com.au

©COPYRIGHT PROTECTS THIS PLAN  
Unauthorised reproduction or amendment  
not permitted. Please contact the author.

Drawing No.	Sheet No.	Rev.
124533-1-P01	2 of 2	A



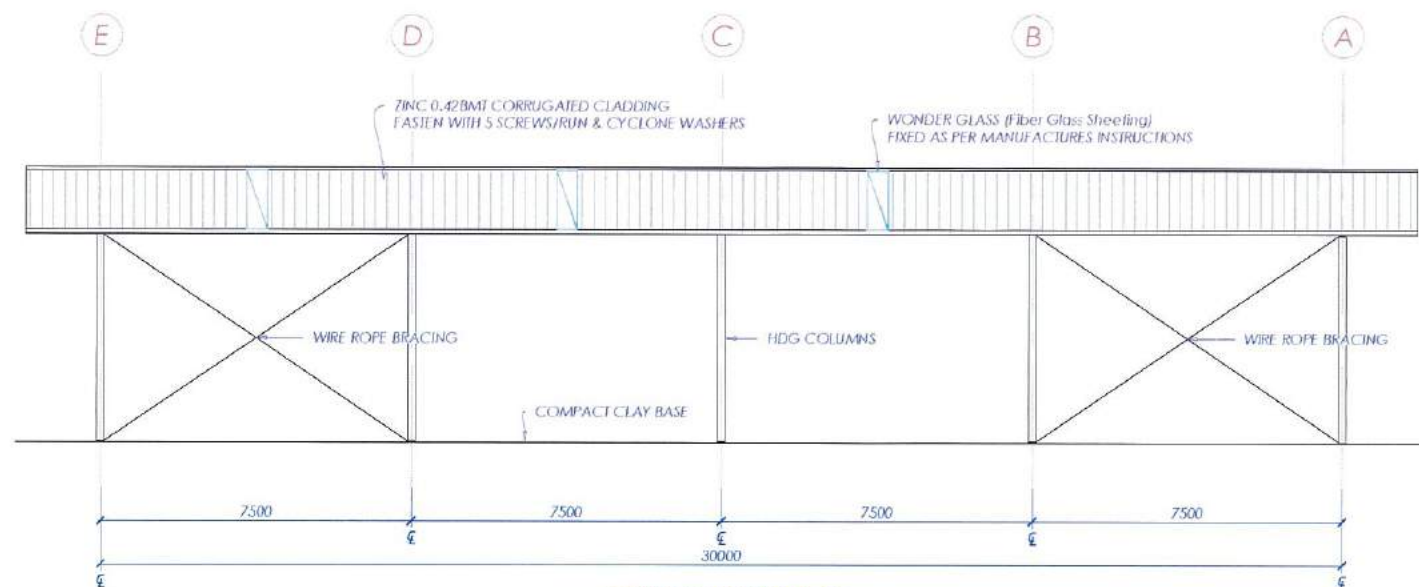
PROPOSED 22m (W) X 30m (L) X 5m (H) HORSE ARENA FOR PRUE REID, LOT 5 HERITAGE LANE, CRAIGLIE, QLD, 4877

CERTIFIED CORRECT

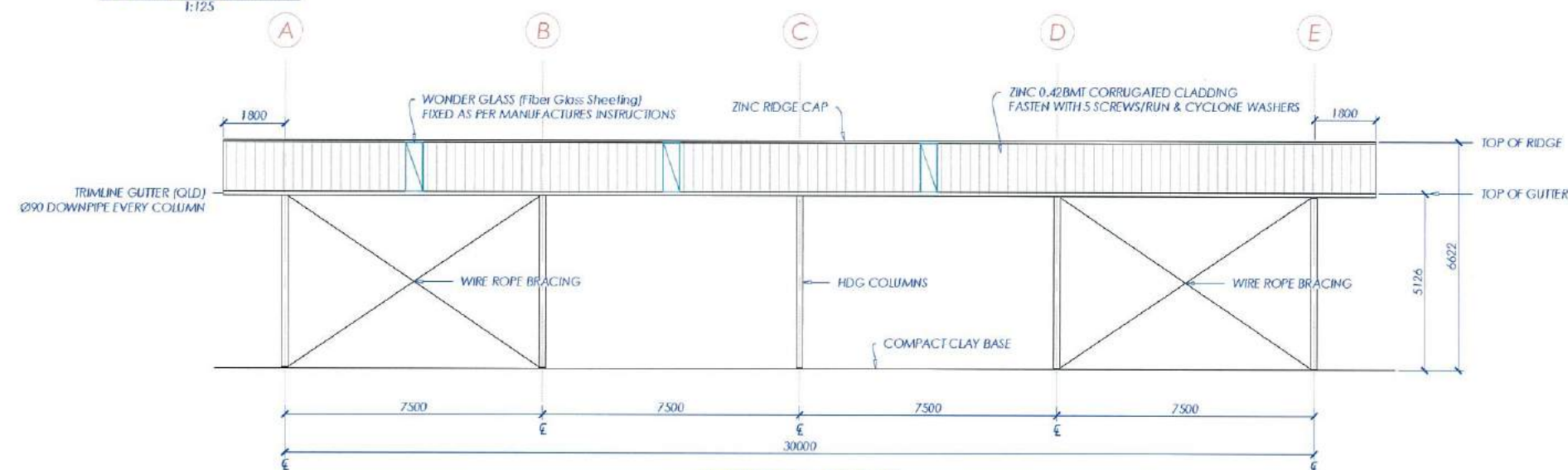


Abbot Design (Aust) Pty Ltd

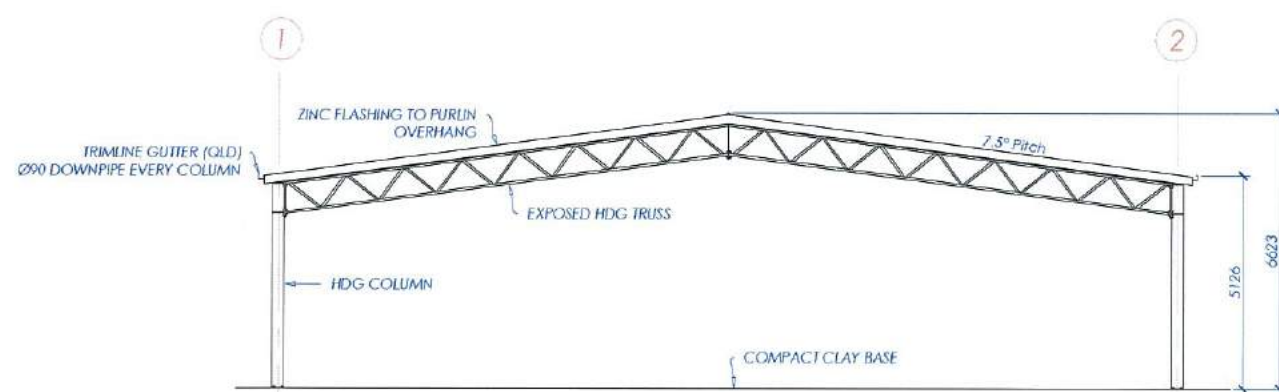
ABN 79 164 816 997  
Consulting Engineers  
PO Box 252 Cooranbong NSW 2265  
phone 1800 027 882 fax: 1800 074 772  
email: admin@abbotdesign.com.au



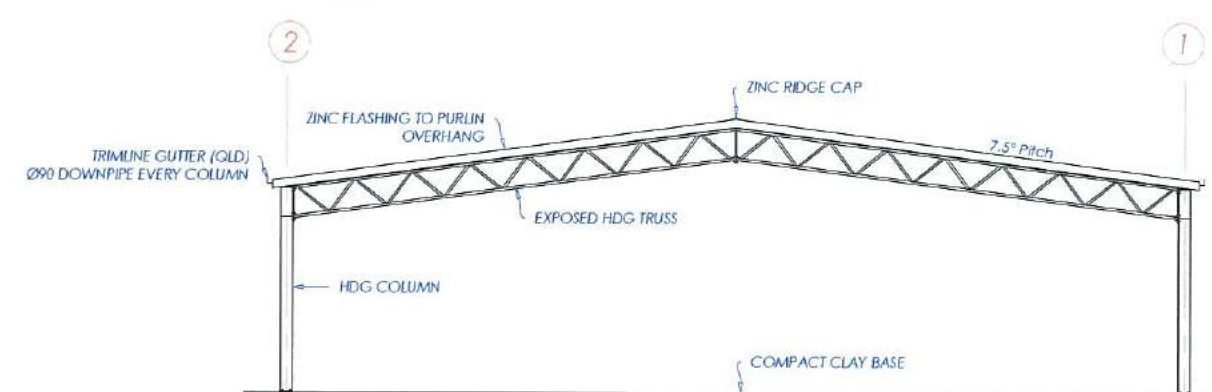
SOUTH WEST ELEVATION  
1:125



NORTH EAST ELEVATION  
1:125



SOUTH EAST ELEVATION  
1:125



NORTH WEST ELEVATION  
1:125

NOTE: ALL STORMWATER TO RUN TO THE SATISFACTION OF THE RELEVANT AUTHORITIES



SPANLIFT AUSTRALIA  
12 WIRELESS ROAD  
MOUNT GAMBIER S.A. 5290  
PH - (08) 8723 4321  
FX - (08) 8723 2725

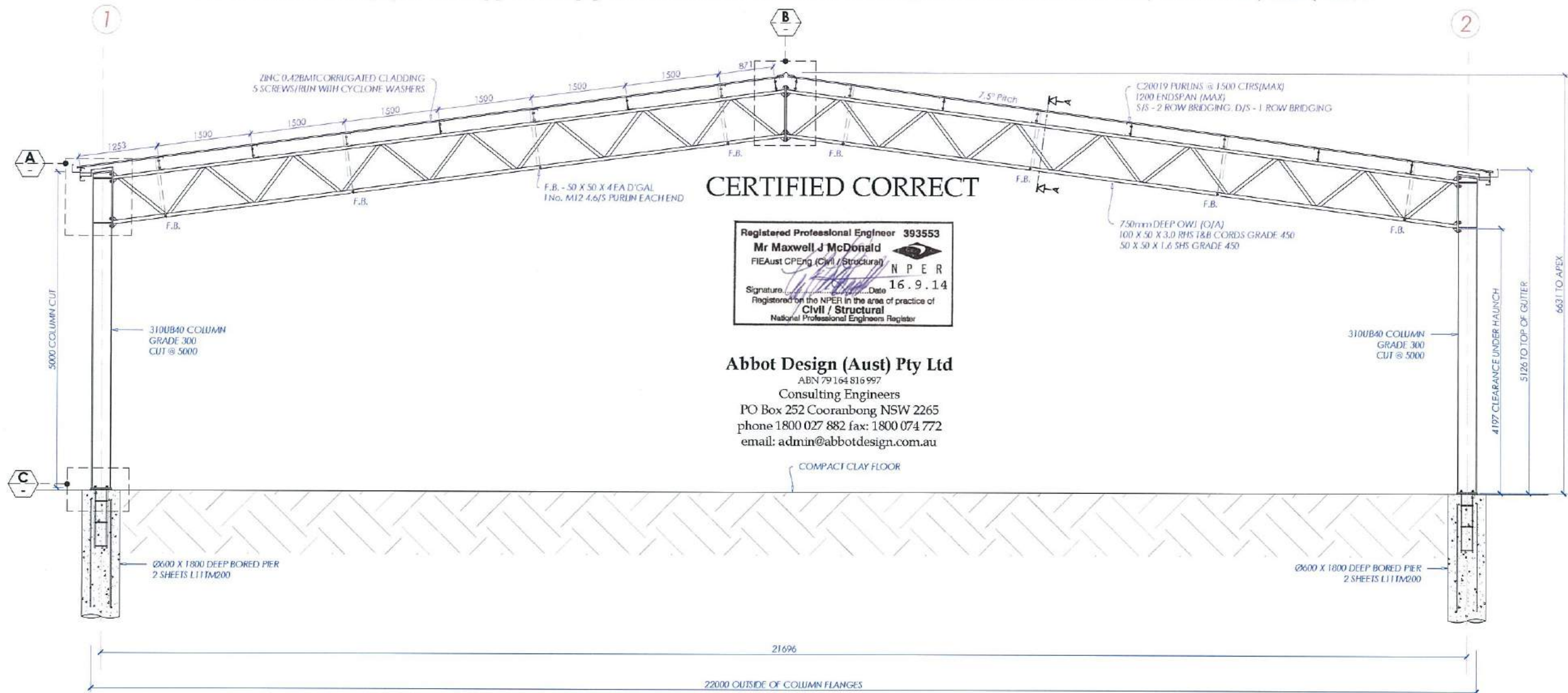
NOTES:

© THIS DRAWING IS THE PROPERTY OF SPANLIFT AUSTRALIA. THIS DRAWING & ANY ASSOCIATED DRAWINGS AND/OR COMPUTATIONS MUST NOT BE MANUFACTURED FROM, COPIED FROM OR TRANSMITTED TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM SPANLIFT AUSTRALIA.

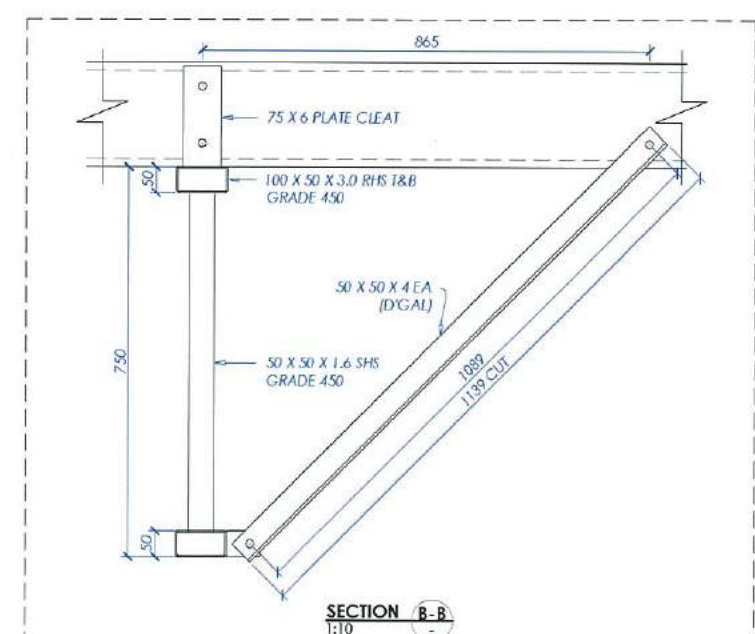
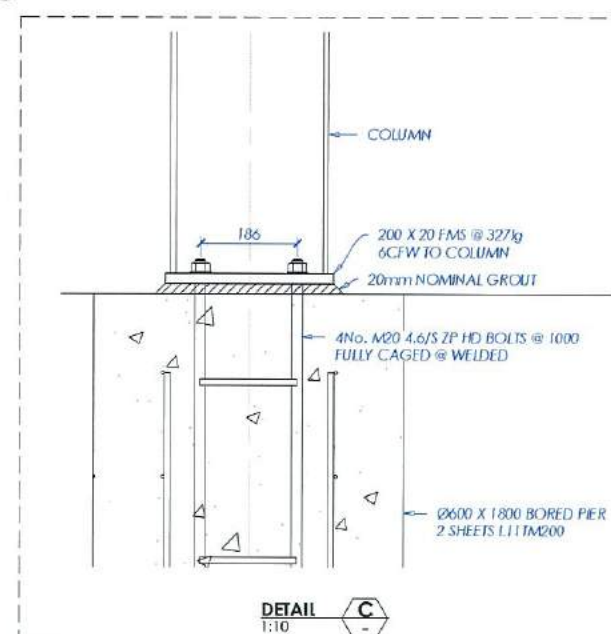
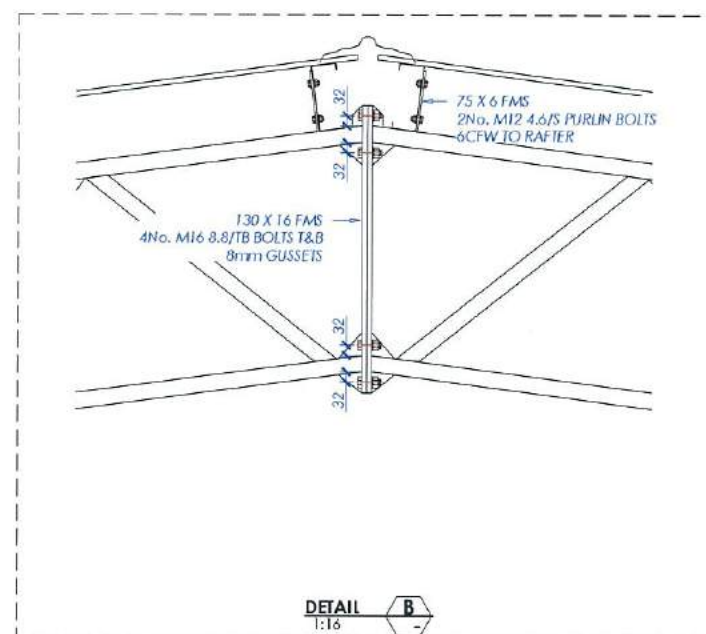
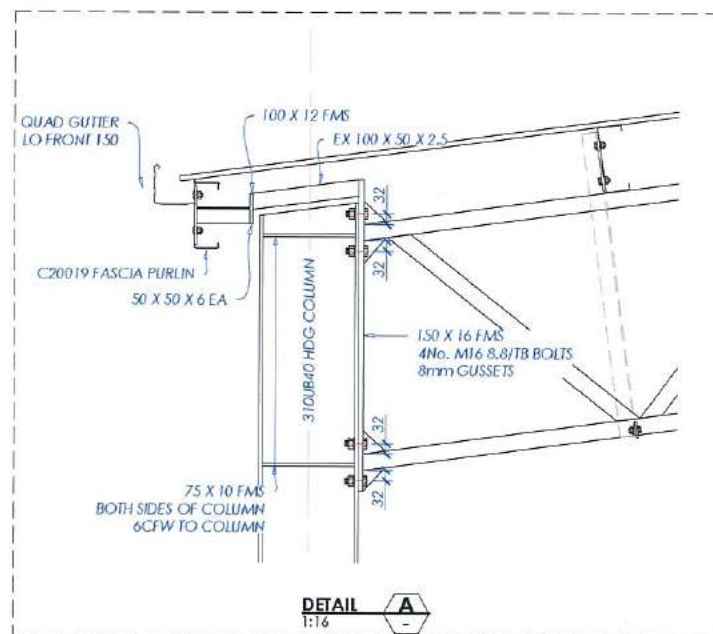
REV NO:	DESCRIPTION:	DATE:	DRAWING NO:	DATE:	SCALE:
A	ISSUED FOR INTERNAL CHECKING	10/09/2014	RKP 1021	10/09/2014	AS NOTED
B	ISSUED FOR CLIENT APPROVAL	10/09/2014	DRAWING NAME: ELEVATIONS		
C	REVISED CLEAR SHEETING & GUTTER SPECS	11/09/2014			
D	BUILDING PERMIT ISSUE	16/09/2014	DRAWN: R. Pudney	SIZE: A-2	SHEET: S01
			REV: D	JOB No 1021	



PROPOSED 22m (W) X 30m (L) X 5m (H) HORSE ARENA FOR PRUE REID, LOT 5 HERITAGE LANE, CRAIGLIE, QLD, 4877



SECTION A-A  
1:50



NOTES:

© THIS DRAWING IS THE PROPERTY OF SPANLIFT AUSTRALIA THIS DRAWING & ANY ASSOCIATED DRAWINGS AND/OR COMPUTATIONS MUST NOT BE MANUFACTURED FROM, COPIED FROM OR TRANSMITTED TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM SPANLIFT AUSTRALIA.

REV NO:	DESCRIPTION:	DATE:	DRAWING NO:	DATE:	SCALE:
A	ISSUED FOR INTERNAL CHECKING	10/09/2014	RKP 1021	10/09/2014	AS NOTED
B	ISSUED FOR CLIENT APPROVAL	10/09/2014	<b>DRAWING NAME:</b> <b>SECTION</b>		
C	REVISED CONNECTION DETAILS, FOOTING DETAILS & GUTTER SPECS	11/09/2014			
D	BUILDING PERMIT ISSUE	16/09/2014	<b>DRAWN:</b> R. Pudney	<b>SIZE:</b> A-2	<b>SHEET:</b> S02
			<b>REV:</b> D	<b>JOB No</b> 1021	

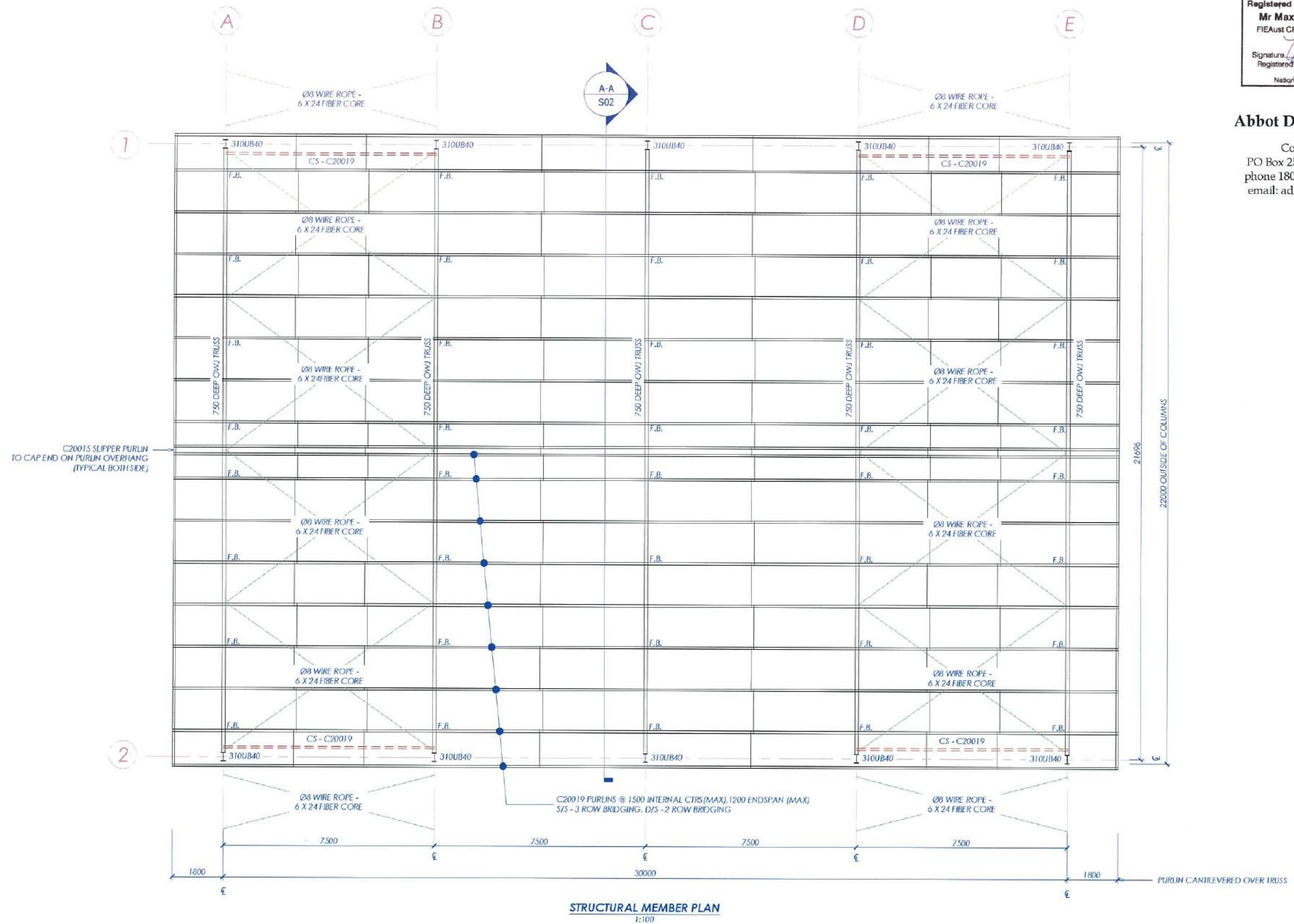


# PROPOSED 22m (W) X 30m (L) X 5m (H) HORSE ARENA FOR PRUE REID, LOT 5 HERITAGE LANE, CRAIGLIE, QLD, 4877

CERTIFIED CORRECT

Registered Professional Engineer 393553  
**Mr Maxwell J McDonald**  
 FIEAust CPENG (Civil / Structural) NPER  
 Signature: *[Signature]* Date: 16.9.14  
 Registered by the NPER in the area of practice of  
 Civil / Structural  
 National Professional Engineers Registrar

**Abbot Design (Aust) Pty Ltd**  
 ABN 79 164 816 997  
 Consulting Engineers  
 PO Box 252 Cooranbong NSW 2265  
 phone 1800 027 882 fax: 1800 074 772  
 email: admin@abbotdesign.com.au



## NOTES:

THIS DRAWING IS THE PROPERTY OF SPANLIFT AUSTRALIA. THIS DRAWING & ANY ASSOCIATED DRAWINGS AND/OR COMPUTATIONS MUST NOT BE MANUFACTURED FROM, COPIED FROM OR TRANSMITTED TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM SPANLIFT AUSTRALIA.

REV NO:	DESCRIPTION:	DATE:	DRAWING NO:	DATE:	SCALE:
A	ISSUED FOR INTERNAL CHECKING	10/09/2014	RKP 1021	10/09/2014	AS NOTED
B	ISSUED FOR CLIENT APPROVAL	10/09/2014	DRAWING NAME: <b>STRUCTURAL MEMBER PLAN</b>		
C	REVISED BRACING SIZES & PURLIN OVERHANG DETAILS	11/09/2014			
D	BUILDING PERMIT ISSUE	16/09/2014	DRAWN: R. Pudney	SIZE: A-2	SHEET: S03
			REV: D	JOB No 1021	



**SPANLIFT AUSTRALIA**  
 12 WIRELESS ROAD  
 MOUNT GAMBIER S.A. 5290  
 PH - (08) 8723 4321  
 FX - (08) 8723 2725

## Appendix F

### DA Assessment

## Desired Environmental Outcomes

DEO	Comments
DEO 1 – The unique environmental values of the Shire, which result from its location within the Wet Tropics Bioregion, are maintained and protected for current and future generations.	The proposal will not have any adverse impacts on the environmental values, including those immediately adjacent to the site. The site area is a cleared portion of land suitably located in a semi-rural area close to the main township.
DEO 2 – Those parts of the Shire located within the Wet Tropics and Great Barrier Reef World Heritage Areas and other adjacent areas of environmental value and ecological significance, are preserved and protected for nature conservation, landscape/scenic quality, Biodiversity and habitat values, in particular the protection of the Southern Cassowary and its habitat and to ensure the integrity of natural processes.	The proposal will not have any adverse impacts on the environmental values, including those immediately adjacent to the site. It is expected that area will be maintained as it is currently.
DEO 3 – Natural waterways such as the Daintree River, the Mossman River, the Mowbray River and Dicksons Inlet, all wetlands but particularly those on the Directory of Wetlands of Importance in Australia, being the Lower Daintree River, Alexandra Bay and the Hilda Creek Headwater; and all catchments located in coastal areas within the Shire, are managed to protect their ecological processes, enhance water quality, conserve riparian ecological values and landscape/scenic quality, while acknowledging nature based recreation opportunities.	The proposal will not have any impact on the Shire's natural waterways and their processes.
DEO 4 – The unique environmental character of the Shire comprised of internationally renowned landscapes, ecologically significant rainforest systems, sensitive coastal systems and areas of unsurpassed natural beauty, are maintained in association with sustainable development practices, which seek to minimise the effects of development on the natural environment.	The proposal will not have any impact on the Shire's natural development. The site is suitably located in a cleared, developed area away from key natural areas and provides for a scale of development that can be expected within the semi-rural environment that it is located.
DEO 5 – A prosperous community with a strong rural sector, a dynamic tourism industry and commercial and industrial activities offering a diverse range of employment opportunities, is supported by the sustainable use and management of the natural resources of the Shire.	The proposal directly enhances this outcome by providing a unique rural use within a suitable area. The business will benefit the local community and tourists staying in the region and will supplement any other future productive rural use of the land.
DEO 6 – The natural resources of the Shire, such as GQAL, extractive resources, water and forestry resources, are protected and managed in a manner that ensures their ecological and economic values are assured for present and future generations.	The site is identified as GQAL, however the site is too small and fragmented for the viable use of cropping land. The proposal is suitably located and will not have an adverse impact on any surrounding natural areas, ensuring their values are protected.
DEO 7 – The values of the Shire are protected by a preferred pattern of development through identifying GQAL which sustains productive primary industries, particularly the sugar, horticultural and cattle grazing industries, and consolidates growth and employment opportunities, primarily in the identified locations of Mossman and Port Douglas.	The site is identified as GQAL, however the site is too small and fragmented for the viable use of cropping land. The use remains semi rural which is consistent with the Scheme's intent.



## Desired Environmental Outcomes

DEO	Comments
DEO 8 – The economic development of the Shire is facilitated by the provision of physical infrastructure which complements the conservation economy of the Shire with 82% of its lands within the WTWHA in an efficient, equitable and environmentally safe manner, as well as circulation networks which provide for the efficient movement of people and goods, without compromising the Captain Cook Highway as the scenic entry corridor to the Shire.	The proposal will have all on-site infrastructure supplies so will not compromise the existing networks. These will be located away from the significant vegetation on site. The site has an existing access which will be utilised for this proposal, which is accessed via an existing Council road.
DEO 9 – Places of cultural and heritage significance, both Indigenous and European, are identified, protected and retained for their significance and importance to the history and identity of the Shire.	The site is not a known place of cultural heritage, and will not have any impact on any nearby known places of cultural heritage.
DEO 10 – A range of housing options, which provide a high standard of living and a variety of different residential lifestyle opportunities, are available in the Shire and are provided in a sustainable manner with regard to the environment, including its people and communities and the provision of services and facilities.	The proposal is not for housing so will not compromise achievement of this outcome.
DEO 11 – The distinctive character and unique sense of place of the towns, villages and other settlement areas in the Shire including the Daintree Lowlands Community, are maintained, promoting community pride and well-being and community safety and prosperity.	The proposal is for a semi rural use within a suitable area, enhancing the locality's sense of character and place.
DEO 12 – Residential communities, particularly communities within the major tourism areas of Port Douglas, Daintree Village and the Daintree Lowlands maintain a prosperous economy, a sense of community with the natural features, character of those areas and community values and cohesion, promoting harmony between residents and visitors.	The proposal is for a semi rural use within a suitable area, enhancing the locality's sense of community, in relation to the surrounding environment.

## Planning Area Code

Performance Criteria	Acceptable Solutions	Comments
<b>Building/Structure Setbacks</b>		
<p>P4. Buildings/structures are Setback to:</p> <ul style="list-style-type: none"> <li>maintain the rural character of the area; and</li> <li>achieve separation from neighbouring Buildings and from Road Frontages.</li> </ul>	<p>A4.1 Buildings/structures are Setback not less than:</p> <ul style="list-style-type: none"> <li>40 metres from the property boundary adjoining a State-Controlled Road; or</li> <li>25 metres from the property boundary adjoining the Cape Tribulation Road; or</li> <li>20 metres from the property boundary fronting any other Road; and</li> <li>6 metres from the side and rear property boundaries of the Site.</li> </ul>	<p><b>P4 Complies by Meeting A4.1</b></p> <p>The shed is located 10m from the side boundary.</p>
<p>P5 Rural activities north of the Daintree River are screened to protect the Scenic Amenity of the area.</p>	<p>A5.1 A 10 metre Setback on rural land adjacent to any Road Frontage north of the Daintree River including Dense Planting of the setback area.</p>	<p><b>Not Applicable</b></p> <p>The site is not located north of the Daintree River.</p>
<b>Rural Character</b>		
<p>P6. Buildings/structures are designed to maintain the rural character of the area.</p>	<p>A6.1 White and shining metallic finishes are avoided on external surfaces of Buildings located in prominent view.</p>	<p><b>P6 Complies</b></p> <p>The proposed structure will maintain the character of the area as it is typical development for the locality. The covered arena will be open sided which will limit the buildings impact on the rural landscape.</p>
<b>Protecting and Enhancing Native Vegetation and Adjacent Environmentally Sensitive Area</b>		
<p>P7. Native vegetation existing along watercourses and in or adjacent to areas of environmental value or areas of remnant vegetation of value is protected.</p>	<p>No Acceptable Solution</p>	<p><b>P7 Complies</b></p> <p>The proposal will not impact any native vegetation along watercourses.</p>

## Planning Area Code

Performance Criteria	Acceptable Solutions	Comments
<b>Sloping Sites</b>		
P8. Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	<p>A8.1 Building/structures are Erected on land with a maximum slope not exceeding 15%.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.</p> <p>OR</p> <p>Development proposed to be Erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign- off that the Site can be stabilised.</p> <p>AND</p> <p>Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.</p>	<p><b>P8 Complies by Meeting A8.1</b></p> <p>The structure is located on an area which is sloping land not exceeding 15%.</p>
P9 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	A9.1 A split level building form is utilised.	<b>Not Applicable</b>
	A9.2 A single plane concrete slab is not utilised.	<b>Not Applicable</b>
	A9.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.	The covered arena will be open sided which will limit the buildings impact on the rural landscape.
P10 Development on sloping sites minimises any impact on the landscape character of the surrounding area.	A10.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	Complies

## Planning Area Code

Performance Criteria	Acceptable Solutions	Comments
P11 Development on sloping sites ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A11.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	Stormwater will be directed to the drainage line which flows to Heritage Lane.
<b>Scenic Amenity and Natural Values</b>		
P11. Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality.	No Acceptable Solution.	<b>P11 Complies</b> The development will not impact surrounding areas of high environmental values. The proposal includes a building structure which is consistent with the rural locality and will not compromise the scenic amenity of the locality.
<b>Indigenous Interests</b>		
The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A12.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	<b>Not Applicable</b> The site does not include any ILUA's
<b>Sustainable Siting and Design of Houses on land where the Natural Areas and Scenic Amenity Code is triggered</b>		
P12. A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	A12.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law – Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m2 and is sited clear of the High Bank of any Watercourse.  EXCEPT In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700m2. (The 800m2/700m2 area of Clearing does not include an access driveway.)	<b>P12 Complies</b> Although not specifically for a house, the site area is a cleared area.
	A12.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	<b>Not Applicable</b>

## Planning Area Code

Performance Criteria	Acceptable Solutions	Comments
P13 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A13.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	<b>Not Applicable</b>
P14 The exterior finishes of a House complements the surrounding natural environment.	<p>A14.1 The exterior finishes and colours of Building/s are non-reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>AND</p> <p>For self assessable development the exterior colours of Buildings/structures are chosen from the following list of Colourbond Colours:</p> <ul style="list-style-type: none"> <li>a. Jasper</li> <li>b. Sandbank</li> <li>c. Paperbark</li> <li>d. Dune</li> <li>e. Windspray</li> <li>f. Woodland Grey</li> <li>g. Bushland</li> <li>h. Pale Eucalypt</li> <li>i. Wilderness</li> <li>j. Cottage Green</li> <li>k. Plantation</li> <li>l. Blue Ridge and</li> <li>m. Ironstone.</li> </ul>	<p><b>P14 Complies</b></p> <p>The covered arena is not a house. The covered arena roof structure is of a scale that is consistent with that expected in the rural locality and will be open sided which will limit the building's impact on the rural landscape which is dominated by the by the forested hillside background located to the west.</p>
P15 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A15.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.	<p><b>P15 Complies</b></p> <p>Although not specifically for a house, the structure is an open structure allowing the business to be functional in the humid environment.</p>

## Planning Area Code

Performance Criteria	Acceptable Solutions	Comments
P16 Any filling and excavation work does not create a detrimental impact on slope stability, erosion potential or Visual Amenity of the Site or the surrounding area.	A16.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.	<b>Not Applicable</b> The proposal is not expected to involve any cut or fill earthworks that would exceed 2 metres in height.
P17 The bulk and scale of a House is not visually obtrusive and does not compromise the Visual Amenity of the site and the surrounding area.	A17.1 The Gross Floor Area of the House does not exceed 250m <sup>2</sup> .	<b>Not Applicable</b>

## Rural Area and Rural Settlements Code

Performance Outcomes	Specific Solutions	Comments
P1. Buildings and structures complement the Height of surrounding development and/or are subservient to the surrounding environment and are in keeping with the character of the Locality.	A1.1 In all Planning Areas in this Locality the maximum Height of Buildings/structures is 6.5 metres and 2 Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum Height of 3.5 metres.	<b>P1 Complies</b> The roof structure that is intended to provide the covered arena area is proposed to be 6.623m in height at its peak. The structure is open sided and is subservient to the background hillside forested landscape and is consistent with the type of building that is established in the rural area.
P2. Development is connected to all urban services or to sustainable on Site infrastructure services.	A2.1 Development is connected to available urban services by underground connections, wherever possible. AND/OR Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water Supply and Sewerage Headworks and Works External Contributions. OR Water storage tank/s with a minimum capacity of not less than 30 000 litres to service the proposed use, including fire fighting capacity and Access to the tank/s for fire trucks. Tank/s to be fitted with a 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting. AND An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive. AND On-site sewerage facilities are provided in accordance with the On-site Sewerage Code	<b>P2 Complies</b> The shed will connect to the existing on site sewerage, which has adequate capacity for the small increase in use.  Bore water supply is intended to be provided using an existing water supply bore and stormwater and access are intended to use existing infrastructure on-site.

## Rural Area and Rural Settlements Code

Performance Outcomes	Specific Solutions	Comments
P3. Landscaping of development Sites complements the existing rural character of the Locality.	A3.1 Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality. AND A minimum of 60% of the total proposed species are endemic or native species.	<b>P3 Complies</b> There will be a row of Bush Lemon Trees planted between the shed and side boundary to partially screen the view from the adjacent property. Given the semi-rural nature of the site, this is considered adequate.
P4. Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	<b>P4 Complies</b> The proposal will utilise the existing road and gravel driveway access and provide 5 gravel car parks. Given the rural locality and limited scale of the development, the proposed access provision is considered adequate.
<b>Amenity</b>		
P5. Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on Site or in the surrounding area.	A5.1 Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.	<b>Not Applicable</b>
P6. Any community facilities or service infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.	A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate.	<b>Not Applicable</b>
	A6.2 Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width. AND All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.	<b>Not Applicable</b>



## Rural Area and Rural Settlements Code

Performance Outcomes	Specific Solutions	Comments
P7. Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality.	<p>A7.1 The old Rocky Point School Site is developed for residential purposes in accordance with the following:</p> <p>Reconfiguration is in accordance with the Rural Settlement Planning Area requirements specified in Table 1 of the Reconfiguring a Lot Code and all the relevant requirements of the Reconfiguring a Lot Code, taking account of the existing topography of the Site.</p> <p>AND</p> <p>The remnant vegetation on the western boundary of the Site is dedicated as public park.</p>	<b>Not Applicable</b>
P8. Areas at Rocky Point included in the Residential 1 Planning Area maintain the integrity of the dominant landscape qualities of the area and ensure safe Access onto Mossman-Daintree Road.	<p>A8.1 The minimum lot size in this area is 3500m<sup>2</sup>.</p> <p>AND</p> <p>Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access driveway for any additional lots.</p>	<b>Not Applicable</b>
	<p>A8.2 Any new lots are included in a Designated Development Area (DDA) identified on the proposal plan of reconfiguration and ultimately, on the registered survey plan.</p>	<b>Not Applicable</b>

## Rural Area and Rural Settlements Code

Performance Outcomes	Specific Solutions	Comments
	<p>A8.3 Development located within a Designated Development Area is sited where Clearing is limited to a maximum area of 800 m<sup>2</sup> of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m<sup>2</sup> area of Clearing does not include an access driveway.)</p> <p>OR, ALTERNATIVELY</p> <p>If a greater part of the Site is to be cleared, that part of a Site not cleared is to be included in a Conservation Covenant to protect the integrity of the natural environment.</p>	<b>Not Applicable</b>
	<p>A8.4 Clearing is limited to the DDA and the DDA is sited on that part of the lot which is least constrained by slope, vegetation or Access constraints, and does not require extensive cut and fill and/or complex geotechnical solutions and/or complex geotechnical solutions.</p>	<b>Not Applicable</b>
	<p>A8.5 The DDA is sited so that the development of a House does not obstruct the views from any adjacent existing Houses.</p> <p>AND</p> <p>Ensures the new House is not visually prominent from adjacent public viewing points, such as Mossman- Daintree Road and Rocky Point.</p>	<b>Not Applicable</b>
P9. Development of Lot 32 on RP850495, Vixies Road, Wonga Beach is connected to urban services.	<p>A9.1 Any future reconfiguration of Lot 32 on RP 850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.</p>	<b>Not Applicable</b>

## Rural Area and Rural Settlements Code

Performance Outcomes	Specific Solutions	Comments
P10. The development of part of Lots 10 and 11 on SP 132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.	<p>A10.1 Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road.</p> <p>AND</p> <p>The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site.</p> <p>AND</p> <p>Only one access point from the site to the State-Controlled Road is permitted.</p> <p>AND</p> <p>At reconfiguration stage a broad vegetation screen is provided along the elevated frontage of the site to the Mossman-Daintree Road so that the residential development is screened from the road.</p> <p>AND</p> <p>The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.</p>	<b>Not Applicable</b>
<b>Scenic Amenity and Natural Values</b>		
P11. Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality.	No Acceptable Solution.	<p><b>P11 Complies</b></p> <p>The proposal is not located on any areas with higher natural values.</p>
<b>Indigenous Interests</b>		
P12. The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A12.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	<p><b>Not Applicable</b></p> <p>The site is does not include any ILUA's.</p>