

YOUR REF: PR124533/OCK/AF/L741
OUR REF: MCUI 560/2014 (449179)

26 February 2015

P Reid
Lot 5 Heritage Lane
CRAIGLIE QLD 4877

Dear Madam,

**NEGOTIATED DECISION NOTICE UNDER S 363 SUSTAINABLE PLANNING
ACT 2009: DEVELOPMENT APPLICATION FOR HERITAGE LANE CRAIGLIE**

With reference to the abovementioned Development Application, please find attached the Negotiated Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

Should you have any enquiries in relation to this Negotiated Decision Notice, please contact Neil Beck of Development and Environment on telephone number 07 4099 9451.

Yours faithfully

Donna Graham
Manager Development & Environment

Att

APPLICANT DETAILS

P Reid
Lot 5 Heritage Lane
CRAIGLIE QLD 4877

ADDRESS

Heritage Lane CRAIGLIE

REAL PROPERTY DESCRIPTION

Lot 5 on SP181510

PROPOSAL

Undefined Land Use (Horse Riding Arena)

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

26 February 2015 (This Negotiated Decision Notice replaces Decision Notice dated 18 February 2015)

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Proposal Plan - Horse Riding Arena	Drawing No. 124533-1-P01 Sheet 1 / 2 Revision A	12 November 2014
Proposal Plan - Horse Riding Arena	Drawing No. 124533-1-P01 Sheet 2 / 2 Revision A	12 November 2014
Elevations	S01 Revision D	16 September 2014
Section	S02 Revision D	16 September 2014
Structural Member Plan	S03 Revision D	16 September 2014

ASSESSMENT MANAGER CONDITIONS

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Parking

3. The amount of defined onsite vehicle parking for the Horse Riding Arena must be a minimum of five (5) spaces.

Access & Parking Area

4. The designated access, low level concrete crossing and onsite car parking area must be constructed prior to commencement of use to the satisfaction of the Chief Executive Officer. The parking area and driveway access to the parking area must be constructed of a minimum with 100 mm of free draining gravel.

Potable Water Supply

5. To ensure the water quality of the bore water and / or rainwater tank is suitable as potable water and will not create a public health risk, a Water Management

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Plan must be prepared and endorsed by Council prior to the Commencement of Use.

A water sample must be tested by a National Association of Testing Authorities (NATA) accredited facility with a Certificate of Analysis submitted to Council prior to the Commencement of Use and then annually thereafter.

Alternatively,

All water for consumption and use in the amenities facility (inclusive of dishwashing water) must be boiled before hand in order to ensure that the consumption of water on the premises does not create a public health risk. A sign advising that the tap water is not suitable for drinking must also be displayed in a prominent position in the amenities facility. The owner must also advise customers of this matter upon arrival at the premises and encourage all persons to bring their own water.

Building Colours

6. The exterior finishes and colour of the roof must be non-reflective and must blend with the natural colours of the surrounding environment. Roofs and structures (including Water Tanks) must be of moderately dark to darker shades of green, grey, blue and brown.

Cottage Green is an approved colour for the roof of the structure.

Lawful Point of Discharge

7. The applicant/owner must ensure that the flow of all external stormwater from the property is directed to a lawful point of discharge being Heritage Lane such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Sediment and Erosion Control

8. Soil and water management measures must be installed / implemented prior to discharge of water from the site during the construction of the Arena, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act 1994*, and the FNQROC Development Manual).

Signage

9. No sign other than a sign not exceeding 0.3m² and having only the name and occupation of the operator/operation is displayed. There must be only one (1) sign for the property and it must not be illuminated.

Business Operation

10. Permitted hours of operation are limited to daylight hours seven (7) days a week including public holidays. The facility is not to be artificially lit to allow night time use unless otherwise approved by the Chief Executive Officer.

FURTHER ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. For further information with regard to complying with Condition 5 of the Development Permit and to assist with the content of a Water Management Plan, please contact Council's Environmental Health Unit on 4099 9444.
5. For information relating to the *Sustainable Planning Act 2009* log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

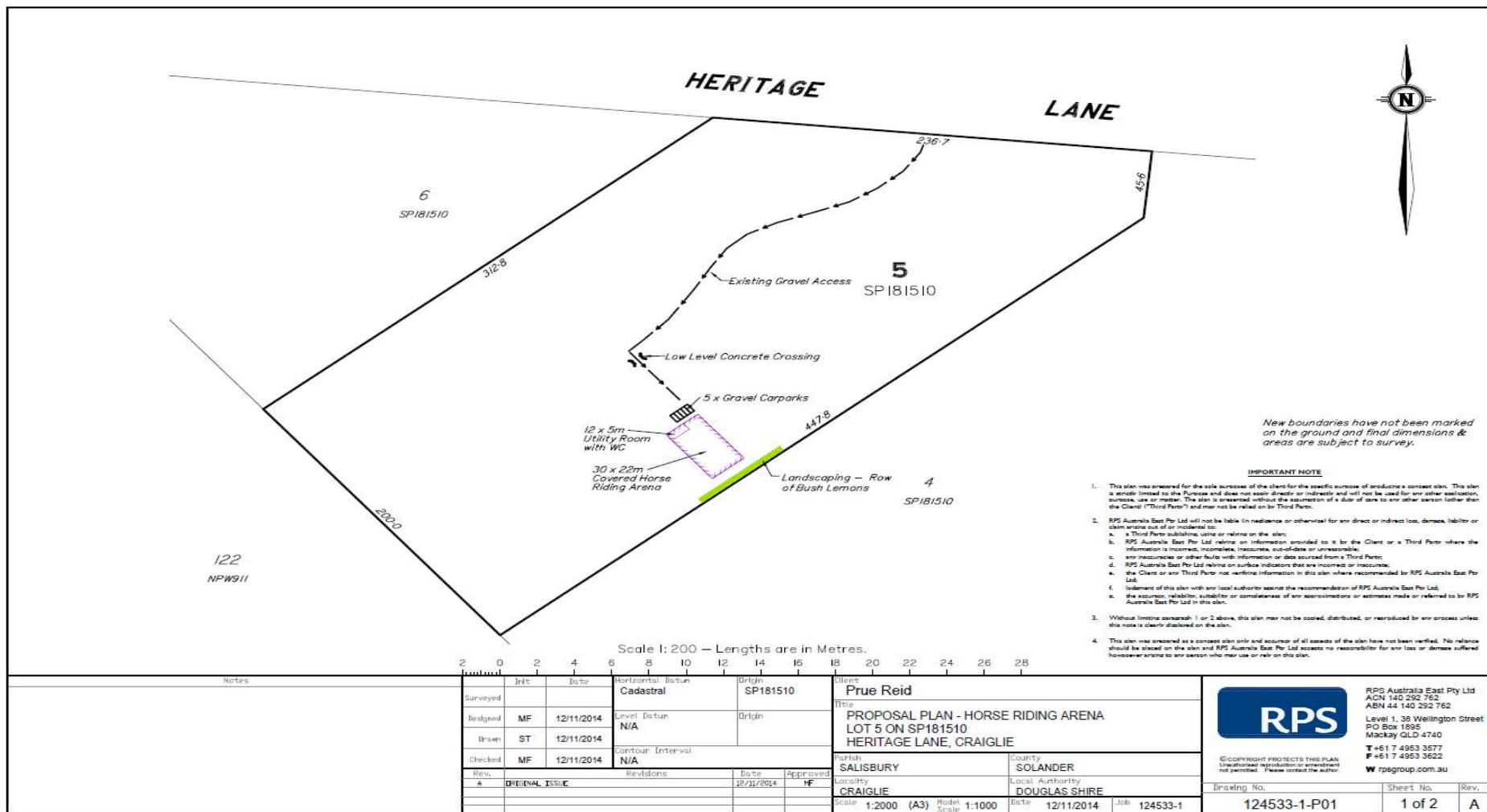
RIGHTS OF APPEAL

Attached

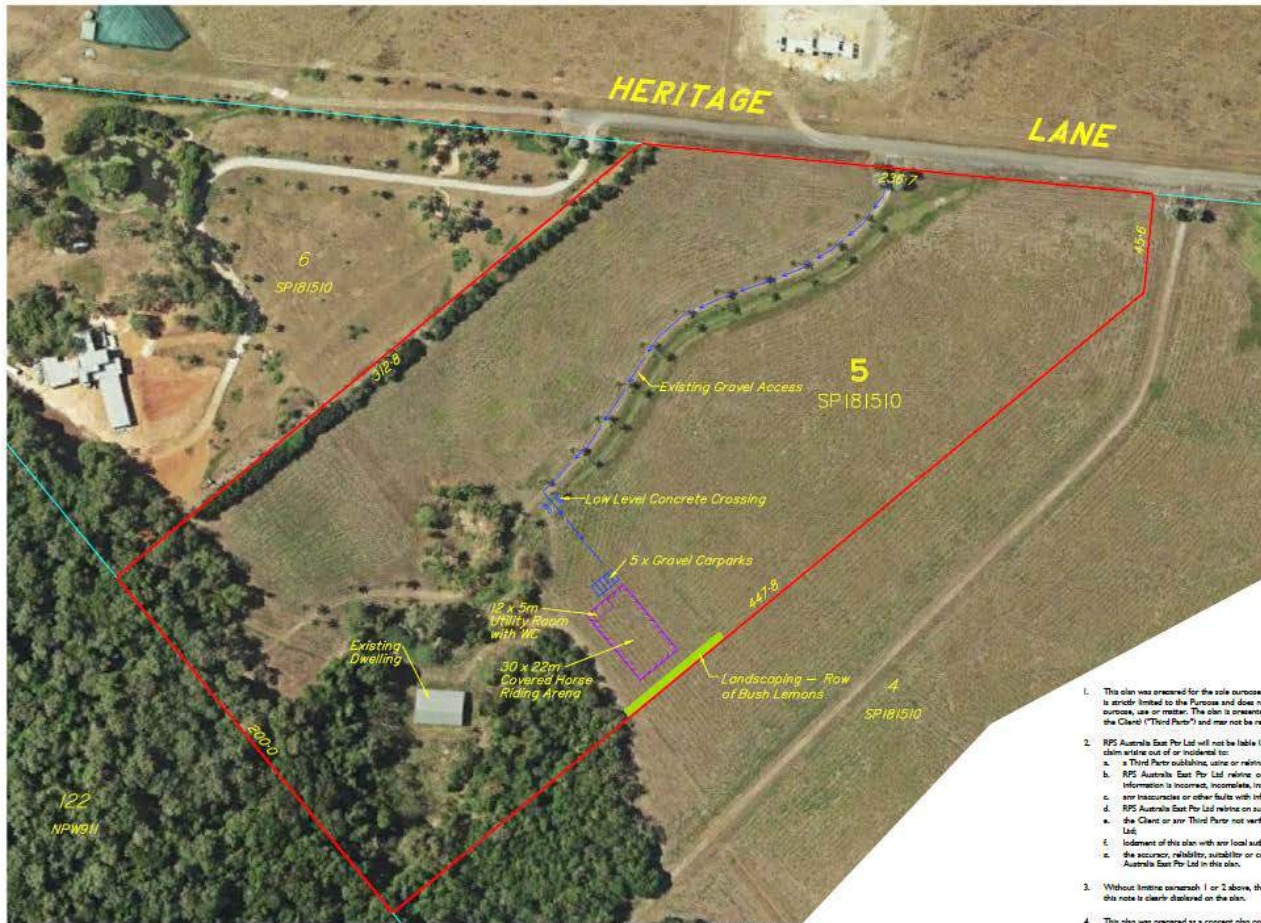
End of Decision Notice

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APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)



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

IMPORTANT NOTE

1. 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 assist directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is prepared 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.
2. 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:
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 - b. 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;
 - c. any inaccuracies or other faults with information or data sourced from a Third Party;
 - d. RPS Australia East Pty Ltd relying on surface indicators that are incorrect or inaccurate;
 - e. the Client or any Third Party not verifying information in this plan where recommended by RPS Australia East Pty Ltd;
 - f. lodgement of this plan with any local authority having the recommendation of RPS Australia East Pty Ltd;
 - g. the accuracy, reliability, suitability or completeness of any representations or statements made or referred to by RPS Australia East Pty Ltd in this plan.
3. 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.
4. 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		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 3522 W rpsgroup.com.au	
		Surveyed				Cadastral		SP181510		Prue Reid			
		Designed		MF 12/11/2014		Level Datum		Origin		Time		PROPOSAL PLAN - HORSE RIDING ARENA LOT 5 ON SP181510 HERITAGE LANE, CRAIGLIE	
		Drawn		ST 12/11/2014		N/A				Parish			
		Checked		MF 12/11/2014		Contour Interval		N/A		County		SOLANDER	
		Rev.		A		Revisions		Date		Local Authority		DOUGLAS SHIRE	
								12/11/2014		Date		12/11/2014	
								MF		Job		124533-1	
										Scale		1:2000 (A3) Model Scale 1:1000	
										Drawing No.		124533-1-P01	
										Sheet No.		2 of 2	
										Rev.		A	

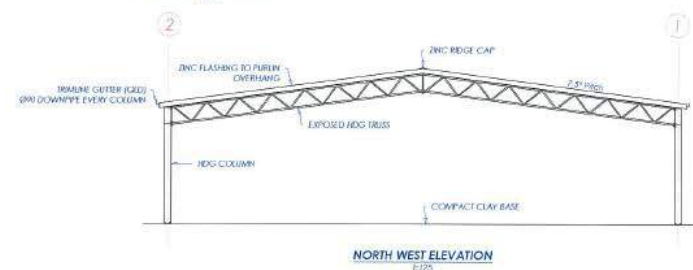
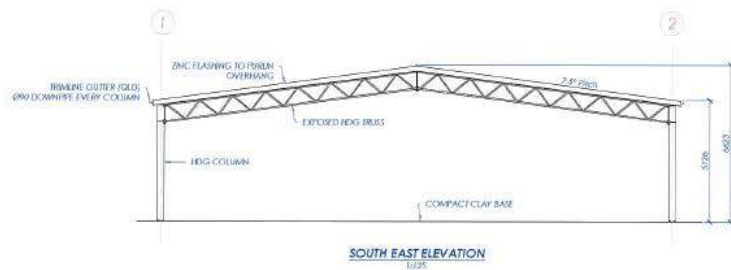
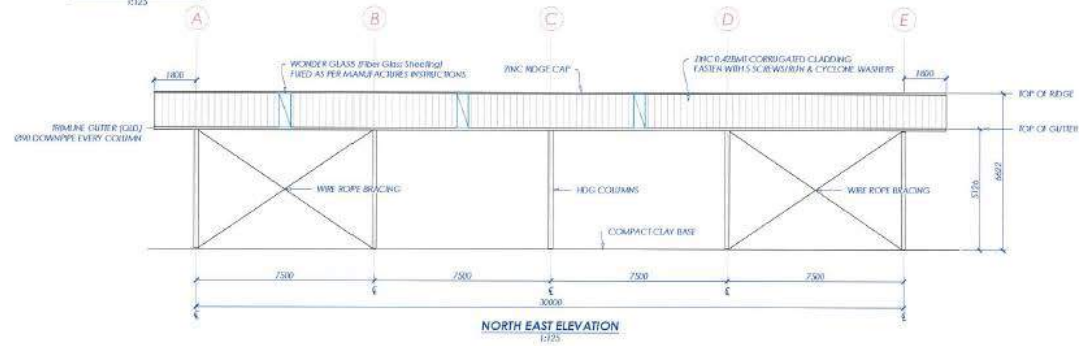
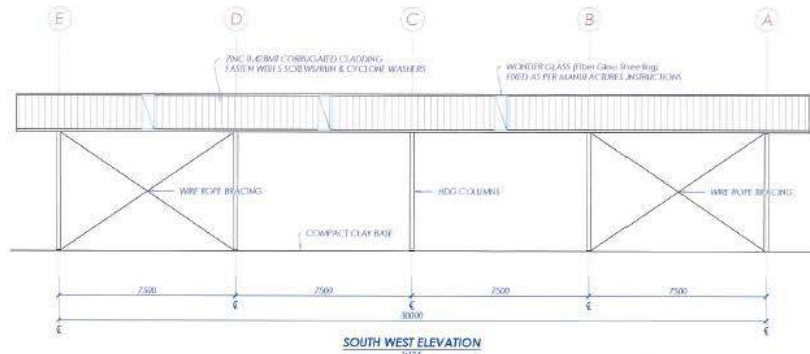
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PROPOSED 22m (W) X 30m (L) X 5m (H) HORSE ARENA FOR PRUE REID, LOT 5 HERITAGE LANE, CRAIGLIE, QLD, 4877

CERTIFIED CORRECT

Registered Professional Engineer 903655
Mr Maxwell J McDonald
 PE/AS/CP/ENG/CP/STR/STRUC/ENGR/ENR
 Signature: *[Signature]* 16.9.14
 Registered for the NPS in the area of practice of
Civil / Structural
 National Professional Engineers Register

Abbot Design (Aust) Pty Ltd
 ABN 70 164 816 997
 Consulting Engineers
 PO Box 252 Coorabong NSW 2265
 phone 1800 027 882 fax 1800 074 772
 email: admin@abbotdesign.com.au



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



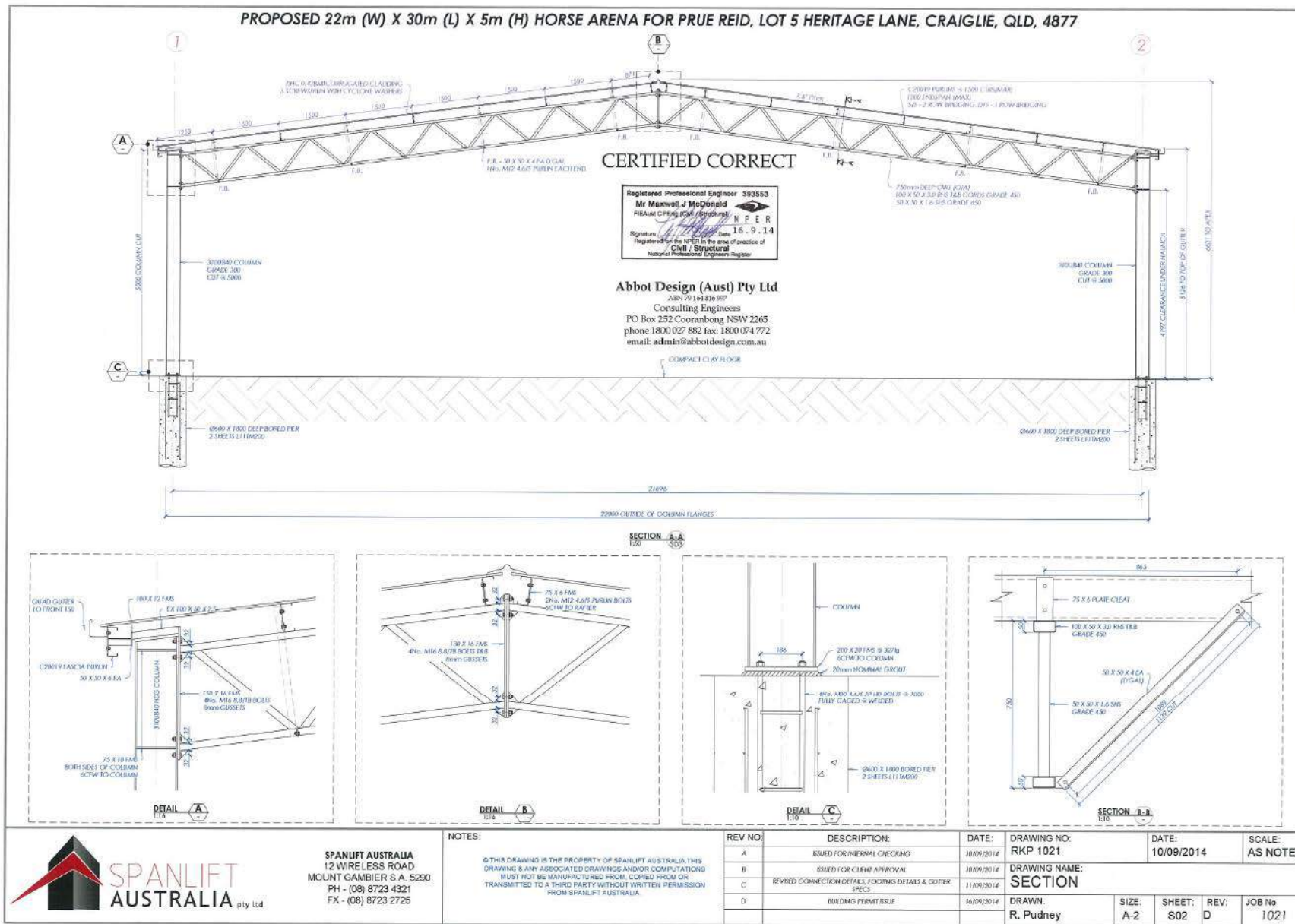
SPANLIFT AUSTRALIA
 12 WIRELESS ROAD
 MOUNT GAMBIER S.A. 5290
 PH - (08) 8723 4321
 FX - (08) 8723 2725

NOTES:

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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	10/09/2014	DRAWN: R. Pudney	SIZE: A-2	SHEET: S01
			REV: D	JOB No 1021	

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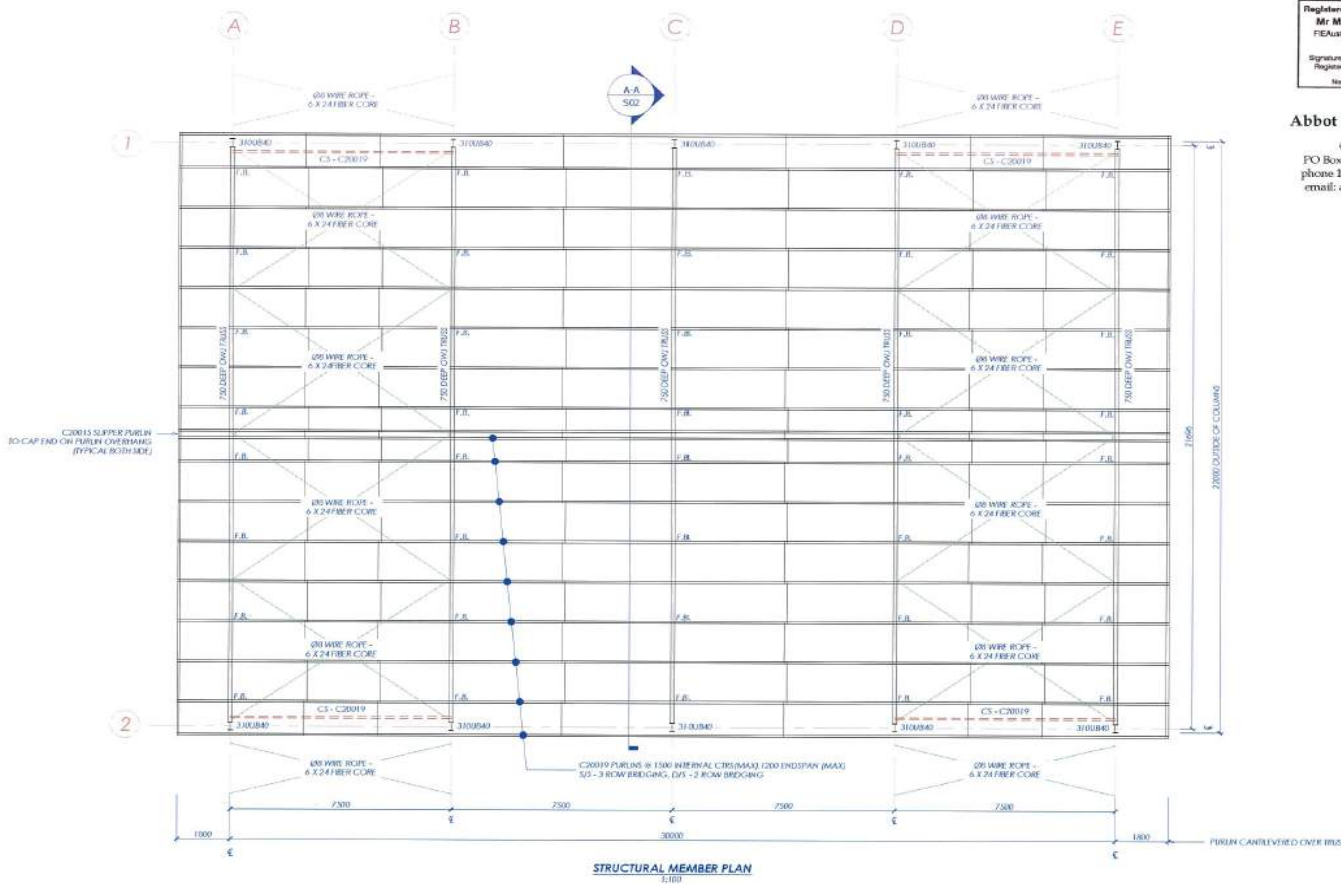
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PROPOSED 22m (W) X 30m (L) X 5m (H) HORSE ARENA FOR PRUE REID, LOT 5 HERITAGE LANE, CRAIGLIE, QLD, 4877

CERTIFIED CORRECT

Registered Professional Engineer 393553
Mr Maxwell J McDonald
 FEAust CPENG (Civil / Structural) N P E R
 Signature: [Signature] Date: 16.9.14
 Registered for the NPEER in the area of practice of
 Civil / Structural
 National Professional Engineers Register

Abbot Design (Aust) Pty Ltd
 ABN 79 104 816 897
 Consulting Engineers
 PO Box 252 Cooranbong NSW 2265
 phone 1800 027 882 fax: 1800 074 772
 email: admin@abbotdesign.com.au



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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: STRUCTURAL MEMBER PLAN		
C	REVISED BRACING SIZES & PURLIN OVERLAPPING DETAILS	11/09/2014			
D	BUILDING PERMIT ISSUE	16/09/2014	DRAWN: R. Pudney	SIZE: A-2	SHEET: S03
			REV: D	JOB No 1021	