

APPLICATION FOR MATERIAL CHANGE OF USE

OUTDOOR SPORT AND RECREATION (Horse-riding Facility)

IMPACT ASSESSMENT



14 Seris Road, Peacock Siding – Lot 1 on RP703060

Ingham Riding for the Disabled Association Inc

1.0 Summary

This report forms part of a development application to the Hinchinbrook Shire Council for land located along Seris Road, Peacock Siding and more formally described as Lot 1 on RP703060.

This application seeks approval for a Development Permit – Material Change of Use: Outdoor Sport and Recreation (Horse-riding Facility). The proposed development is located within the Rural zone and is subject to Impact Assessment.

It is submitted that the proposed development achieves the intent of all relevant elements of the *Hinchinbrook Shire Council Planning Scheme 2017* (the Planning Scheme) and its component purposes and overall outcomes. Compliance summaries against the applicable planning scheme codes have been prepared and demonstrate that the proposal accords or can be conditioned to accord with the Performance Outcomes and Acceptable Outcomes.

In summary, this Town Planning Assessment Report supports the approval for the Development Application and recommends that the proposed development be approved subject to reasonable and relevant conditions.

1.1 Development application details

Proposed development:	Outdoor Sport and Recreation (Horse-riding Facility)
Type of approval sought:	Development Permit for Material Change of Use
Site address:	Seris Road Peacock Siding QLD 4850
Real property description:	Lot 1 on RP703060
Site area:	2.14ha (approximately)
Assessment manager:	Hinchinbrook Shire Council
Owner details:	Matthew S Batty and Christine L Perry
Applicant details:	Ingham Riding for the Disabled Association Inc
Applicant contact details:	14 Seris Road Peacock Siding QLD 4850
Telephone Number:	0458 384 597
Email:	christineperry@westnet.com.au

1.2 Planning instrument details

Planning scheme:	<i>Hinchinbrook Shire Planning Scheme 2017</i>
Applicable preliminary approval:	Not Applicable
Strategic framework:	<i>Hinchinbrook Shire Planning Scheme 2017</i> Strategic Framework <ul style="list-style-type: none"> - 3.3 Economy <ul style="list-style-type: none"> - Element – Diversity - Element – Rural Areas - Element – Resources and Mining - Element – Natural Environments - 3.4 Thriving Places <ul style="list-style-type: none"> - Element – Hinchinbrook Style - Element – Natural Hazards - 3.5 Savvy Infrastructure <ul style="list-style-type: none"> - Element – Location and Constraints - Element – Delivery and Sequencing - Element – Level of Service
Zone:	Rural Zone
Regional plan:	North Queensland Regional Plan (NQRP)
Level of assessment:	Impact Assessment
Applicable overlays:	Transport Network Overlay <ul style="list-style-type: none"> - State-controlled Road - Major Rural Road Agricultural Land Overlay <ul style="list-style-type: none"> - Class A Bushfire Hazard Overlay <ul style="list-style-type: none"> - Medium Risk Area
Applicable codes:	<u>Rural Zone Code</u> ; <u>Infrastructure, Services and Works Code</u> ; <u>Landscaping Code</u> ; <u>Parking & Access Code</u> ; and <u>Bushfire Hazard Overlay Code</u> .

1.3 Referral agencies

Referral requirement	Referral agency and role
Material Change of Use of premises near a State transport corridor or that is a future State transport corridor <i>Planning Regulation 2017, Schedule 10, Part 9, Division 4, Table 4</i>	State Assessment Referral Agency Department of State Development, Manufacturing, Infrastructure and Planning PO Box 5666 TOWNSVILLE QLD 4810 Email: NQSARA@dsdmip.qld.gov.au

As per the matters of State interest, outlined in the attached State Assessment and Referral Agency mapping, the proposed Material Change of Use – Outdoor Sport and Recreation (Horse-riding Facility) on the premises located along Seris Road, Peacock Siding, does trigger assessment by the State Assessment Referral Agency (DSDMIP) due to its contiguous location to a defined State transport corridor.

2.0 Site details

2.1 Site description

The proposal site is located approximately 21km south-west from the centre of the Ingham Township and currently improved with an existing dwelling, associated farm sheds and established horse shelters. The site has undertaken a change in accepted agricultural land use over the past several years, being developed for horse/cattle grazing in lieu of cane production area.

The rural zoned site (see Figure 1) is serviced via an established bore and is not serviced by existing reticulated water or sewerage infrastructure.

The allotment is subject to an established historical easement (see Figure 3) along the eastern side boundary which facilitates access by a variety of agricultural haulage vehicles to existing cane rail infrastructure located between Lot 1 on RP703060 and Lot 2 on RP703060.

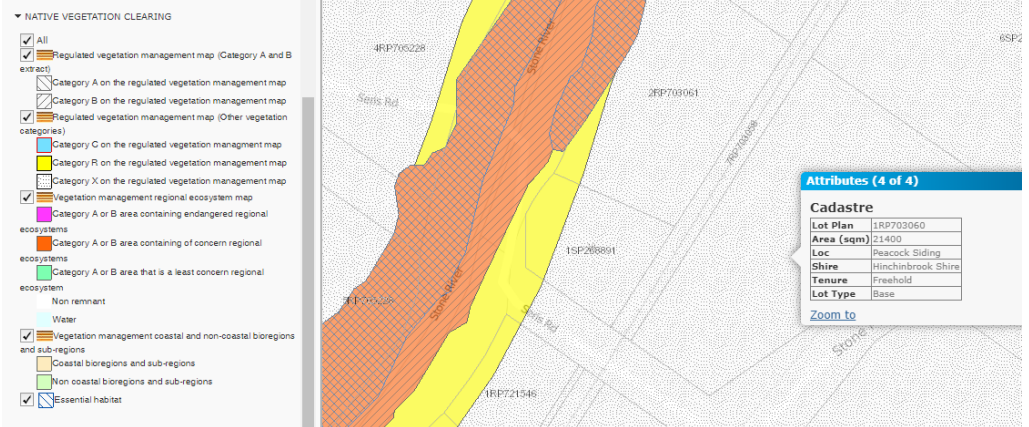
Access to the allotment is via the local road network, being Seris Road, Peacock Siding, with the proposed use to be facilitated by the installation of a secondary access point allowing for forward-facing ingress and egress from the site.

Table 1: Site description

Site characteristic	Description
Existing land use	The 2.14ha allotment is wholly contained within the Rural zone and is currently utilised for a Dwelling house, horse agistment, grazing and stabling.
Existing structures	The allotment is currently improved with an existing Class 1a dwelling, farm shed(s) and horse/animal shelters.
Frontage access and	<p>The site maintains two points of access from both Seris Road and Stone River Road, Peacock Siding.</p> <p>Access to the proposed outdoor sport and recreation (horse-riding facility) will be from Seris Road, Peacock Siding. Additional access along Seris Road, Peacock Siding, is proposed to facilitate forward-facing ingress and egress from the site and limit queuing of vehicles along the local road network.</p>
Topography and views	The site has a generally flat topography with no visible incline or mountainous area.

Existing vegetation

The allotment contains established vegetation surrounding the existing dwelling, with minimal vegetation present within the defined grazing and/or stabling areas. The allotment does not contain any regulated or remnant vegetation as identified by the State.



Existing waterways

The site contains no defined waterways and/or watercourses as identified by the State.



Figure 1: Zoning site identification (source Hinchinbrook Shire Council Planning Scheme 2017)



Figure 4: Proposed Development Site (photo source 2018, Hinchinbrook Shire Council)

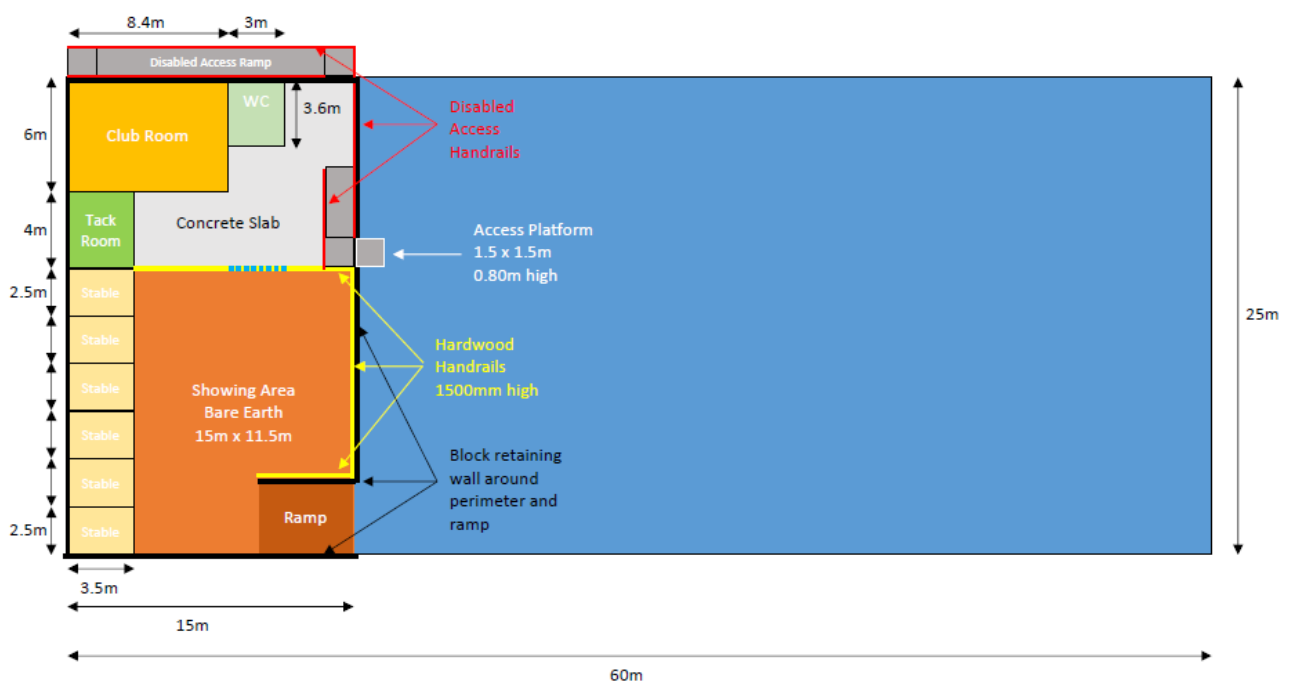


Figure 5: Proposed Concept Design (75mts)

60 x 25 Fenced Arena

15 x 25 Clubroom, toilet, stables and tack, waiting area, showing area.

2.2 Surrounding land uses

The area surrounding the proposal site is made up of cane production paddocks, rural homesites and cattle breeding, fattening and grazing activities.

Surrounding Land Uses

North	The adjoining allotment directly to the North of the premises is cane rail infrastructure which then borders established cane production land. Further to the North of the allotment is Stone River.
South	Built road infrastructure, being Seris Road, is located along the Southern aspect of the allotment. Further South rural homesites are located which have long established cattle grazing and horse agistment activities.
East	Built road infrastructure, being the State-controlled Stone River Road, is located along the Eastern aspect of the allotment. Further East extensive amounts of established cane production land exists.
West	The adjoining allotment directly to the West of the premises is another rural homesite which borders land utilised for both cattle agistment and cane production.

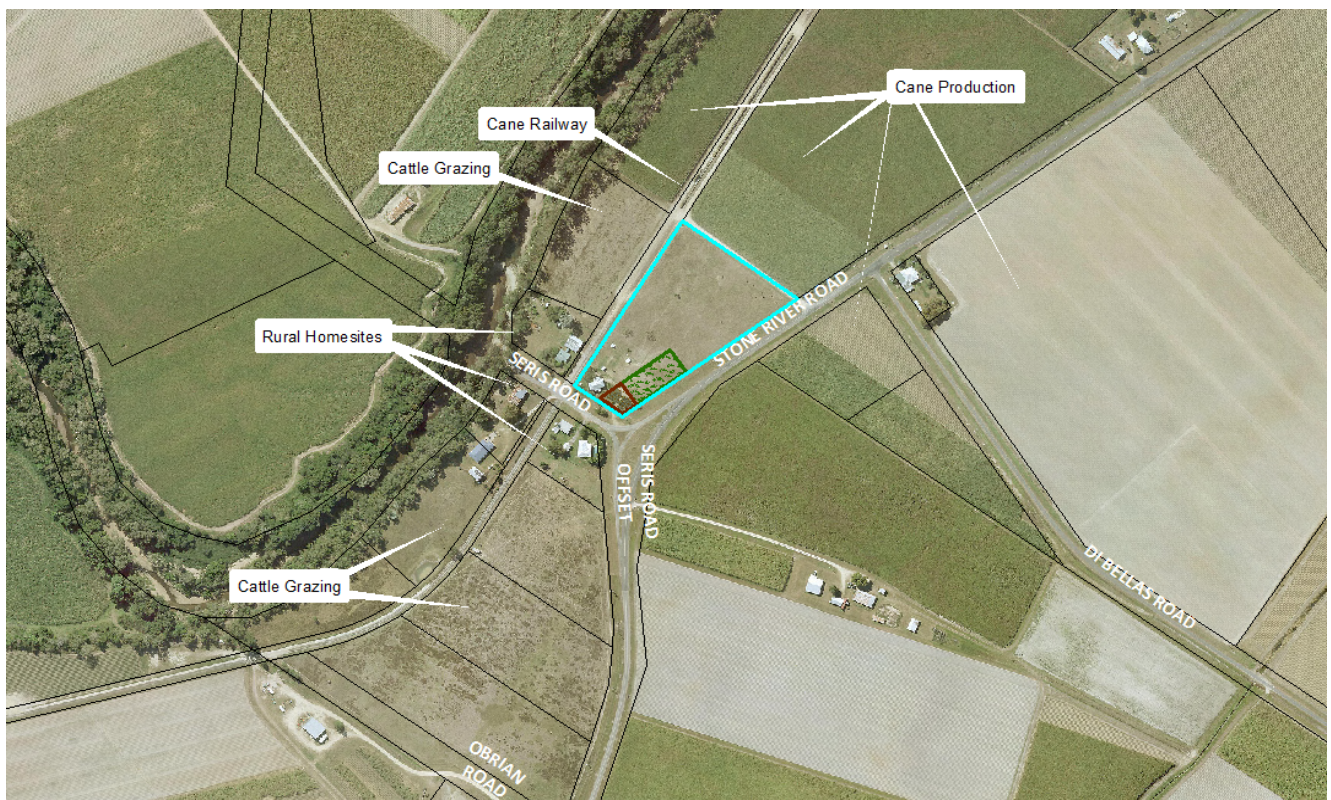


Figure 6: Aerial surrounding land uses (photo source 2018, Hinchinbrook Shire Council)

3.0 Proposed development details

The Applicant seeks an approval to undertake a staged material change of use development to facilitate an outdoor sport and recreation use from the Rural zoned allotment.

The proposed horse-riding facility, established under the auspices of the RDAA (Riding for the Disabled Association of Australia) will establish a recognised facility with accredited coaches, riding and safety equipment to deliver a range of equestrian activities for people with a wide variety of disabilities. The program will allow participants to experience enjoyment, challenge, rehabilitation and a sense of achievement, and include activities such as:

- Structured therapeutic riding classes;
- Vaulting;
- Recreational Horse Riding;
- Hippotherapy;
- Dressage;
- Mounted games/competitive riding.

Under the *Hinchinbrook Shire Planning Scheme 2017*, the use is defined as follows:

Outdoor Sport and Recreation – means the use of a premises for:

- 1) A recreation or sporting activity that is carried on outdoors and requires areas of open space; or
- 2) Providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (1).

Examples include: Driving range, golf course, swimming pool, tennis courts, football ground or cricket oval

The proposed Outdoor Sport and Recreation (horse riding facility) use will be wholly contained within Lot 1 on RP703060. The site has historically been utilised for rural activities such as cane production land and more recently for horse agistment and grazing.

Stage 1 will involve:

- Riding arena fencing;
- Access and Carpark civil works (including fencing);
- Stable construction;
- Covered disabled access ramp works;
- Covered disabled access walkway;
- Covered 2 bay carpark;
- Undercover waiting area; and
- Tack room, Club room and disabled toilet facility construction
- 1 metre raised 15 x 25 section of land

Stage 2 will involve:

- Covered arena construction; and
- Lighting installation

The proposed Outdoor Sport and Recreation (horse riding facility) use will be managed operationally as follows:

- Operating hours are 9:00am to 5:00pm Monday to Friday
- Maximum number of volunteers on-site at any given time is 10
- Maximum number of participants at any given time is 4
- Vehicle movements to and from the site, associated with the proposed use, involves on average 8 movements per day.

The proposal plans included in [Appendix B](#) detail the location of the proposal on site and its relationship to adjacent tenancies and properties.

Table 3: Summary of development aspects

Material Change of Use																	
Building height	<p>The proposed building height of the structures associated with Stage 1 of the development is 4.5 metres.</p> <p>The proposed building height of the covered arena associated with Stage 2 of the development is 5 metres.</p> <p>These heights do not exceed the building heights specified in the <u>Rural zone code</u>.</p>																
Gross floor area (GFA)	<p>The proposed gross floor area (GFA) of the structures associated with Stage 1 of the development is 118.2 square metres.</p> <table><tr><th>Structure</th><th>Under-roof dimensions</th><th>GFA (m²)</th></tr><tr><td>Clubroom</td><td>6m x 8.4m</td><td>50.4</td></tr><tr><td>Stables & tack</td><td>3m x 19m</td><td>57</td></tr><tr><td>Toilet</td><td>3m x 3.6m</td><td>10.8</td></tr><tr><td colspan="2">TOTAL</td><td>118.2</td></tr></table> <p>The proposed gross floor area (GFA) of the covered arena area associated with Stage 2 of the development is 1,500 square metres (25m x 60m roofed), noting the sides of this additional structure are not enclosed.</p>		Structure	Under-roof dimensions	GFA (m ²)	Clubroom	6m x 8.4m	50.4	Stables & tack	3m x 19m	57	Toilet	3m x 3.6m	10.8	TOTAL		118.2
Structure	Under-roof dimensions	GFA (m ²)															
Clubroom	6m x 8.4m	50.4															
Stables & tack	3m x 19m	57															
Toilet	3m x 3.6m	10.8															
TOTAL		118.2															
Non GFA site use area	<p>The site area not covered by gross floor area (GFA) of built structures is 750 square metres (30 x 25 m).</p>																
Site area	<p>21,400m² or 2.14ha(approx.)</p>																
Car parking	<p>Car parking will be provided to the Seris Road frontage of the allotment.</p> <p>As Table 9.4.3.4c (Parking Rates) in the Hinchinbrook Shire Planning Scheme 2017 does not specify on-site parking numbers for this particular proposed outdoor sport and recreation use, on-site car parking has been determined based on expected numbers of attendees for each lesson.</p> <p>On-site parking will incorporate 1 space per volunteer along with 1 space per lesson attendee.</p> <p>This means a maximum number of on-site parking spaces of 14</p> <p>The proposed access and car park area will be designed to allow forward facing ingress and egress from the site and be constructed of dust free surfacing, such as road base.</p>																
Site access	<p>With a 60m approximately road frontage to Seris Road, Peacock Siding, there is sufficient space and access to the site which will ensure no conflict exists from the existing use to the proposed use expansion.</p>																
Proposed lots	<p>Not Applicable. There is no proposed allotment creation as a result of the material change of use application.</p>																
Proposed servicing arrangements	<p>There are no expected issues with electricity, telecommunication and potable water services as the proposal to formalise an outdoor sport and recreation use requires no further utility services augmentation.</p>																
Operational work	<p>Minor operational works may need to be undertaken to facilitate the construction of the tack room, club room and toilets along with the disabled ramp, pathway, carpark and raised section of land.</p> <p>The operational work impact for the proposed use to be assessed as part of the material change of use application.</p>																

4.0 Planning assessment

4.1 Pre-lodgement

The Applicant presented to Council in a Connect Session, in December 2019, with a follow-up meeting held on Thursday 6 February 2020 with Council's Strategic Planning Consultant, Mr George Milford.

Subsequently the Applicant met with Council's Planning Consultant, Matteo Sandona and Built Environment Team Leader, Hayley Roy on Wednesday 2 September 2020.

At the September 2020 meeting Council Officers provided advice regarding minimum levels of information required to satisfactorily assess a proposed application, along with advice regarding matters of State interest and potential referral triggers.

4.2 Key issues

This section should summarise the key planning issues associated with the proposed development. Use each sub-heading below to identify and explain the key issues that relate to the application.

4.2.1 Access & Traffic Movement

Seris Road is a formed road within the Hinchinbrook Shire Local Road Network which requires only limited annual maintenance from Council. Stone River Road is a State-controlled road managed by the Department of Transport and Main Roads. Given the limited number of attendees at the proposed Outdoor Sport and Recreation (horse riding facility) at any one time, there is expected to be a negligible impact to the quality of the road surface as a result of the use.

The proposal will not affect traffic flow and/or queuing to the site. The Applicant proposes to establish a drive-through access arrangement, allowing for forward facing movement to and from the site. Existing access arrangements to the site will allow for adequate ingress and egress in a forward-facing direction. The Applicant proposes to establish on-site parking designed to allow sufficient space for traffic maneuvering of all vehicles to mitigate on-site traffic safety concerns.

As required under the auspices of their governing body, being the RDAA (Riding for the Disabled Association of Australia), the Applicant will implement industry regulated workplace, health and safety control measures to ensure the safe management of all use practices (dwelling and horse riding facility) internal to the site.

4.2.2 Noise

The proposal development's noise and/or vibration are not anticipated to impact on the broader community as all immediately adjoining properties are rural homesites with established horse or cattle activities on-site.

Given the limited number of attendees at the proposal site at any one time, there is expected to be negligible noise impact on adjoining rural/residential dwellings, cane production area or cattle grazing sites.

4.2.3 Neighbourhood Amenity & Outlook

The proposed use will be wholly contained within Lot 1 on RP703060. All established structures on-site will be constructed to comply with necessary building approvals and meet all building regulations and guidelines.

The externally lit covered arena area, proposed as part of Stage 2, will not detract from the rural outlook for neighbours as it will be located along the south eastern side of the allotment and adjacent to the Stone River Road frontage. This area does not have any visually attractive vegetation or outlooks for neighbouring residents which could be hindered by the arena's construction. Additionally, all external light illumination will be focused on the centre of the arena, when and if in use.

Any established vegetation which is proposed to be removed to facilitate access and car park construction will be reinstated elsewhere on site to buffer the site's use from adjoining rural/residential homesites.

4.2.4 Odour

No adverse odours are expected to impact adjoining rural zoned allotments. The horses associated with the proposed use are already located on-site within the existing grazing/agistment paddock. Additionally, given the use of land in the immediate vicinity for both horse agistment and cattle grazing, the proposed use is not likely to have any further compounding odour impacts.

4.2.5 Non-rural Uses

The establishment of the proposed Outdoor Sport and Recreation use is technically a non-rural land use on the Rural zoned allotment. However, given that the application relies heavily on utilising land which is already designated for horse agistment and grazing, it is unlikely to reduce the operating capability and capacity of the surrounding premises to conduct rural activities.

The site area of the proposed use will not impact on the existing access easement to the northern end of the allotment for cane production vehicles to access existing cane rail infrastructure.

4.3 Town Planning Compliance Summary

The Hinchinbrook Shire Council identifies the development site in the planning scheme as being located within the Rural zone, where the proposed use is **Impact Assessable**. The Tables of Assessment within the planning scheme deem the following as relevant applicable codes to this application.

Primary Codes

- Rural Zone Code

Secondary Codes

- Infrastructure, Services and Works Code;
- Landscaping Code;
- Parking & Access Code; and
- Bushfire Hazard Overlay Code.

A summary/assessment of the most pertinent provisions of these codes has been detailed below and a compliance review against these codes is included in [Appendix D](#).

Rural Zone Code

The overall purpose of this Code seeks to achieve:

- (1) *Provision for rural uses and activities; and*
- (2) *Provision for other uses and activities that are compatible with:*
 - i. Existing and future rural uses and activities; and*
 - ii. The character and environmental features of the zone; and*
- (3) *Maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.*

It is offered that the proposal can achieve the above purpose for the zoning and will have limited impacts on the surrounding rural land activities.

The proposal allows for the provision of other uses, existing and current within the surrounding area and for future rural uses and activities. The character and environmental features of the zone will not be altered, as only a small portion of the lot will be utilised for the proposal. The proposal is not considered to be detrimental in maintaining a quality of life for surrounding existing and future generations within the immediate vicinity.

Infrastructure, Services and Works Code

The overall purpose of this Code seeks to ensure:

That development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and that works occur in a manner that does not adversely impact upon character and amenity, environmental values and flooding and drainage.

Ingress and egress from the premises will be via an upgraded drive-through access along Seris Road. Given the proposal is located along a local road network with reduced land ownership, it is expected that neighbouring properties will not be impacted by queuing along formed road as traffic associated with the proposed use will be limited in nature and able to utilise the upgraded access and car park area.

It is offered that there will be negligible infrastructure requirements to establish the proposal on site. The proposal will not enhance risk to community health, safety or amenity, therefore is compliant. The environmental values and impacts will not be substantial as the proposed horse-riding facility is not located in an area with identified significant environmental values.

Landscaping Code

The overall purpose of this Code seeks to ensure:

That development is landscaped to enhance the appearance of the development, the amenity and environmental values of the site, the streetscape and the local environs.

Native vegetation landscaping along the front property boundary exists and where possible will be retained. Some vegetation clearing may be required to construct the access and car park area, but this can be offset by the planting of additional vegetation on the premises to buffer the site's use from adjoining sites and maintain the visual amenity of the locality.

Parking and Access Code

The overall purpose of this Code seeks to ensure:

That parking and access infrastructure and loading/service and manoeuvring areas are provided to service the demand of the development.

The lots size is 2.14ha approximately, with sufficient space nominated within the proposal site to accommodate on-site parking and traffic maneuverability.

As Table 9.4.3.4c (Parking Rates) in the *Hinchinbrook Shire Planning Scheme 2017* does not specify on-site parking numbers for this particular proposed outdoor sport and recreation use, on-site car parking has been determined based on expected numbers of attendees for each lesson.

On-site parking will incorporate 1 space per volunteer along with 1 space per lesson attendee, resulting in a requirement for 14 on-site parking spaces.

The proposal will not disrupt any existing on-street parking arrangements of the surrounding area or adversely impact on the safety and efficiency of the road network.

Bushfire Hazard Overlay Code

The overall purpose of this Code seeks to achieve:

- (1) *The purpose of the Bushfire hazard overlay is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.*
- (2) *The purpose of the overlay will be achieved through the following overall outcomes—*
 - (a) *Development in areas at risk from bushfire hazard is compatible with the nature of the hazard.*
 - (b) *The risk to people, property and the natural environment from bushfire hazard is minimised.*
 - (c) *Development is sited and designed to assist emergency services in responding to any bushfire threat.*

The proposal of the Outdoor Sport and Recreation use will not alter the existing bushfire hazard environment as the proposal does not increase risk to the public, property, adjoining properties and the generalised environment. The program will not operate during hazard events.

The development will establish an emergency and bushfire management plan (refer [Appendix C](#)) which identifies evacuation procedures and emergency access/exit points.

5.0 State assessment and other matters

5.1 State interests

5.1.1 Matters established in the Planning Regulation

As per the matters of State interest, outlined in the attached State Assessment and Referral Agency mapping, the proposed Material Change of Use – Outdoor Sport and Recreation (Horse-riding Facility) on the premises located along Seris Road, Peacock Siding, does trigger assessment by the State Assessment Referral Agency (DSDMIP) due to its contiguous location to a defined State transport corridor.



Figure 5.1.1 State-controlled road (Stone River Road) (Source State of Queensland, DAMS mapping)

5.2 Pre-lodgement meeting

No pre-lodgement meetings with potential referral agencies were undertaken prior to the lodgement of the development application with Hinchinbrook Shire Council.

6.0 Conclusion

Following the assessment, it is considered that the proposed development seeking a Material Change of Use approval to facilitate an Outdoor Sport and Recreation (Horse Riding Facility) use along Seris Road, Peacock Siding (Lot 1 on RP703060) can comply with all the relevant provisions identified within the *Hinchinbrook Shire Planning Scheme 2017*.

The proposed development is consistent with the strategic intent of the rural zone and results in an appropriate development on the site which is considered suitable given its location and established uses in the immediate vicinity.

This report therefore recommends that the application be approved subject to reasonable and relevant conditions.

Owners Consent for Development Application:

Individual owner's consent for making a development application under the *Planning Act 2016*

Ms Christine Perry & Mr Matthew Batty

as owner of the premises identified as follows:

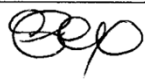
14 Seris Road, Peacock Siding.
Lot 1 on RP 703060

consent to the making of a development application under the *Planning Act 2016* by:

Ms Christine Perry & Ingham Riding for Disabled Association Inc

on the premises described above for:

Outdoor Sports and Recreation – Horse Riding Facility for Disabled



Christine Perry

17-10-2020



Matthew Batty

17.10.2020

8.0 Appendices

[Appendix A \[DA Form 1 – Development Application Details\]](#)

[Appendix B \[Proposed Plans of Development\]](#)

[Appendix C \[Emergency and Bushfire Management Plan\]](#)

[Appendix D \[Planning Scheme Code Response\]](#)

Appendix A [DA Form 1 – Development Application Details]

DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	Ingham Riding for the Disabled Association
Contact name (only applicable for companies)	Christine Perry
Postal address (P.O. Box or street address)	14 Seris Road
Suburb	Peacock Siding
State	QLD
Postcode	4850
Country	Australia
Contact number	0458 384 597
Email address (non-mandatory)	christineperry@westnet.com.au
Mobile number (non-mandatory)	0458 384 597
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	N/A

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
- ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS**3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)**

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
- ☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		14	Seris Road	Peacock Siding
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4850	1	RP703060	Hinchinbrook
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (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)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
N/A		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
N/A		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- ☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

Not Applicable

- ☐ On strategic port land under the Transport Infrastructure Act 1994

Lot on plan description of strategic port land:

Not Applicable

Name of port authority for the lot:

<input type="checkbox"/> <i>In a tidal area</i>	
Name of local government for the tidal area (if applicable):	Not Applicable
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> <i>On airport land under the Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	Not Applicable
<input type="checkbox"/> <i>Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994</i>	
EMR site identification:	Not Applicable
<input type="checkbox"/> <i>Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994</i>	
CLR site identification:	Not Applicable

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

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

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

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Material Change of Use – Outdoor Sport and Recreation (Horse-riding Facility)

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

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

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

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use ☒ Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot ☐ Yes – complete division 2

Operational work ☐ Yes – complete division 3

Building work ☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Horse-riding facility associated with the Riding for the Disabled Association, run by accredited coaches and volunteers. The development will proceed in stages and deliver equestrian experiences and activities to provide enjoyment, rehabilitation, developmental and lifestyle benefits for people with a range of disabilities.	Outdoor Sport and Recreation means the use of a premises for: 1. A recreation or sporting activity that is carried on outdoors and requires areas of open space; or 2. Providing or selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (1).	Not Applicable.	

8.2) Does the proposed use involve the use of existing buildings on the premises?

☐ Yes

☒ No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

Not Applicable

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (complete 10))

☐ Dividing land into parts by agreement (complete 11))

☐ Boundary realignment (complete 12))

☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				N/A
Number of lots created				

10.2) Will the subdivision be staged?

☐ Yes – provide additional details below

<input type="checkbox"/> No	
How many stages will the works include?	Not Applicable
What stage(s) will this development application apply to?	Not Applicable

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
				N/A
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
N/A			
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
N/A				

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation N/A
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Hinchinbrook Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application

- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☒ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☒ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

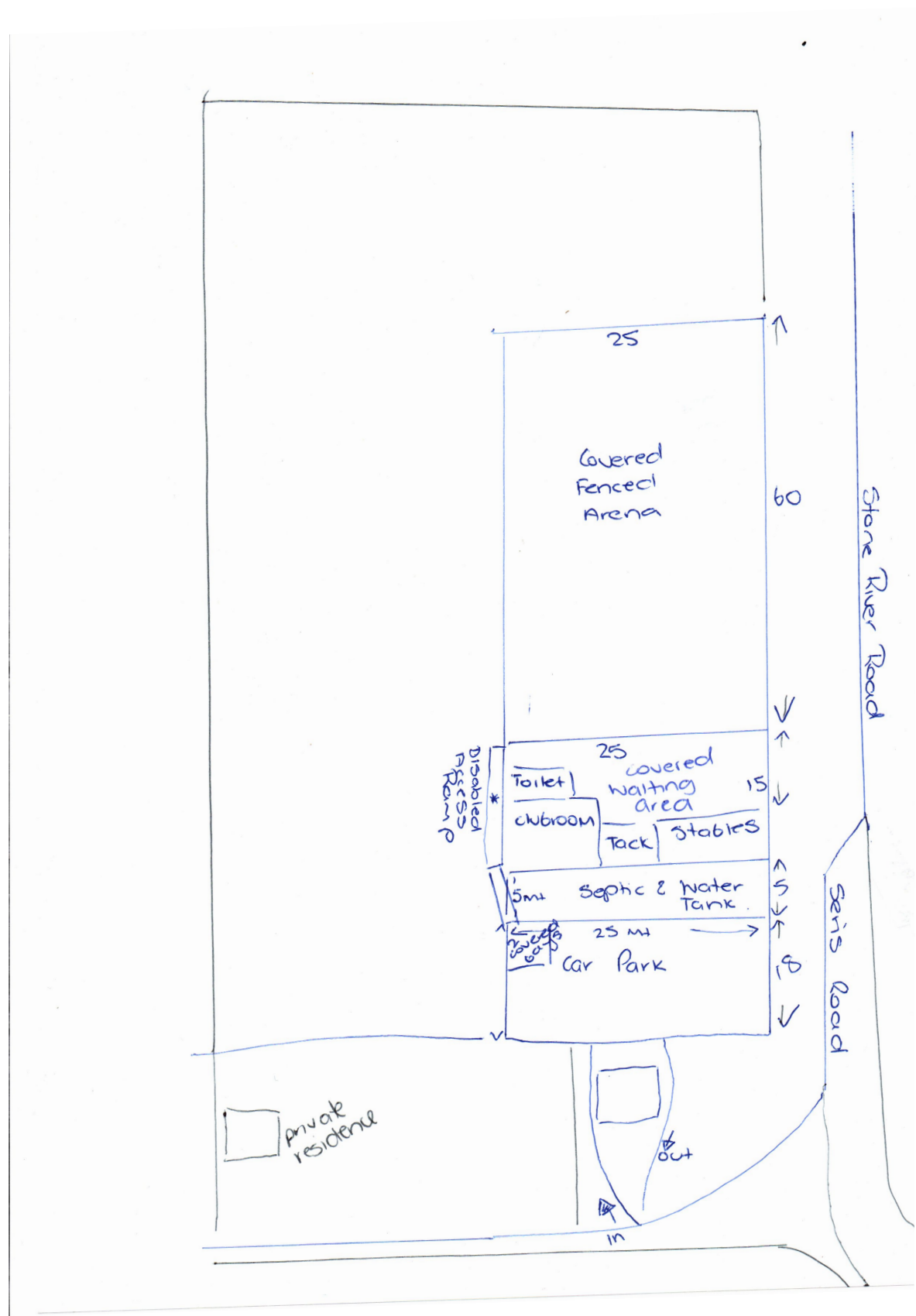
QLeave notification and payment

Note: For completion by assessment manager if applicable

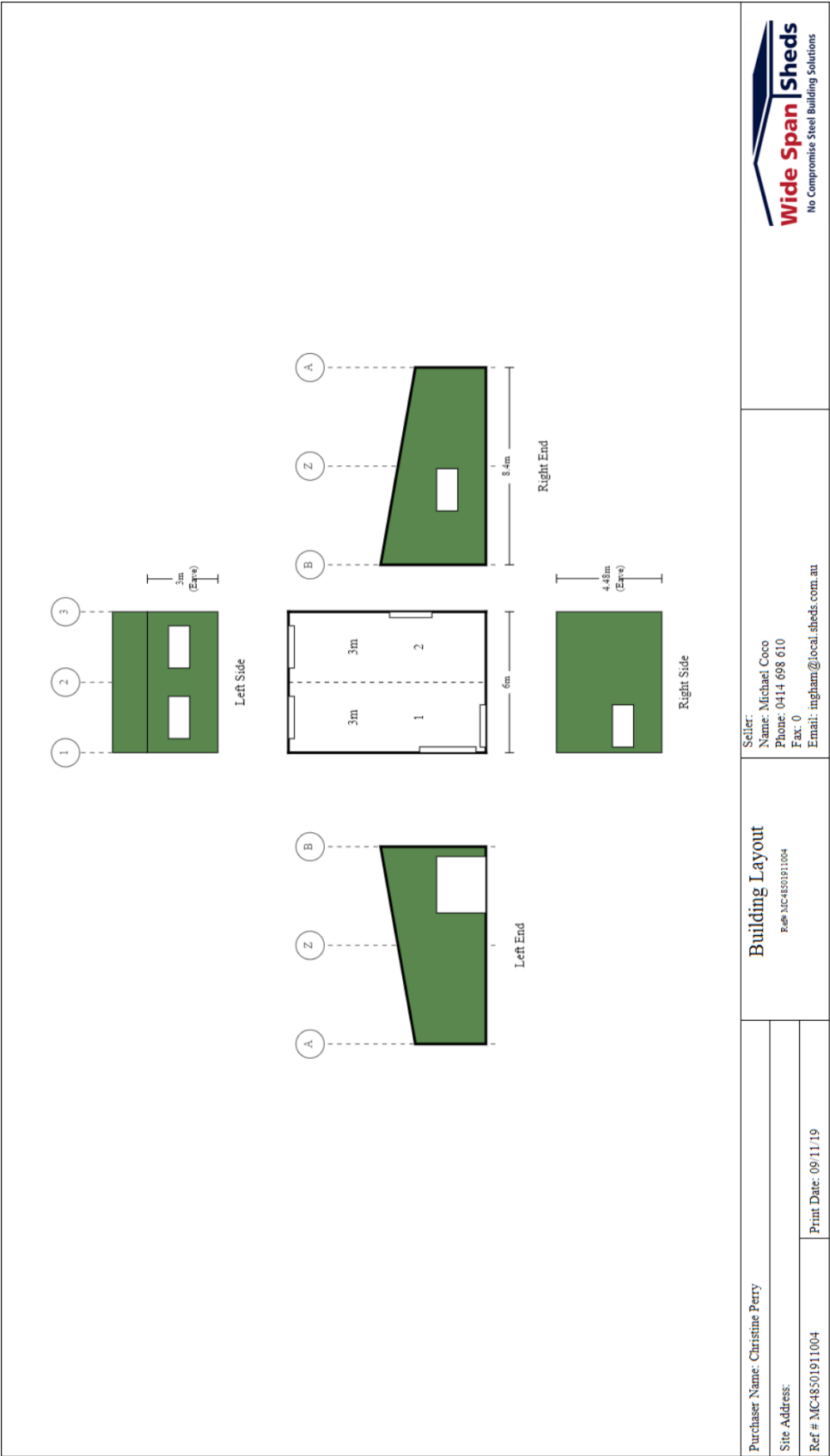
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Appendix B [Proposed Plans of Development]

Site Plan:



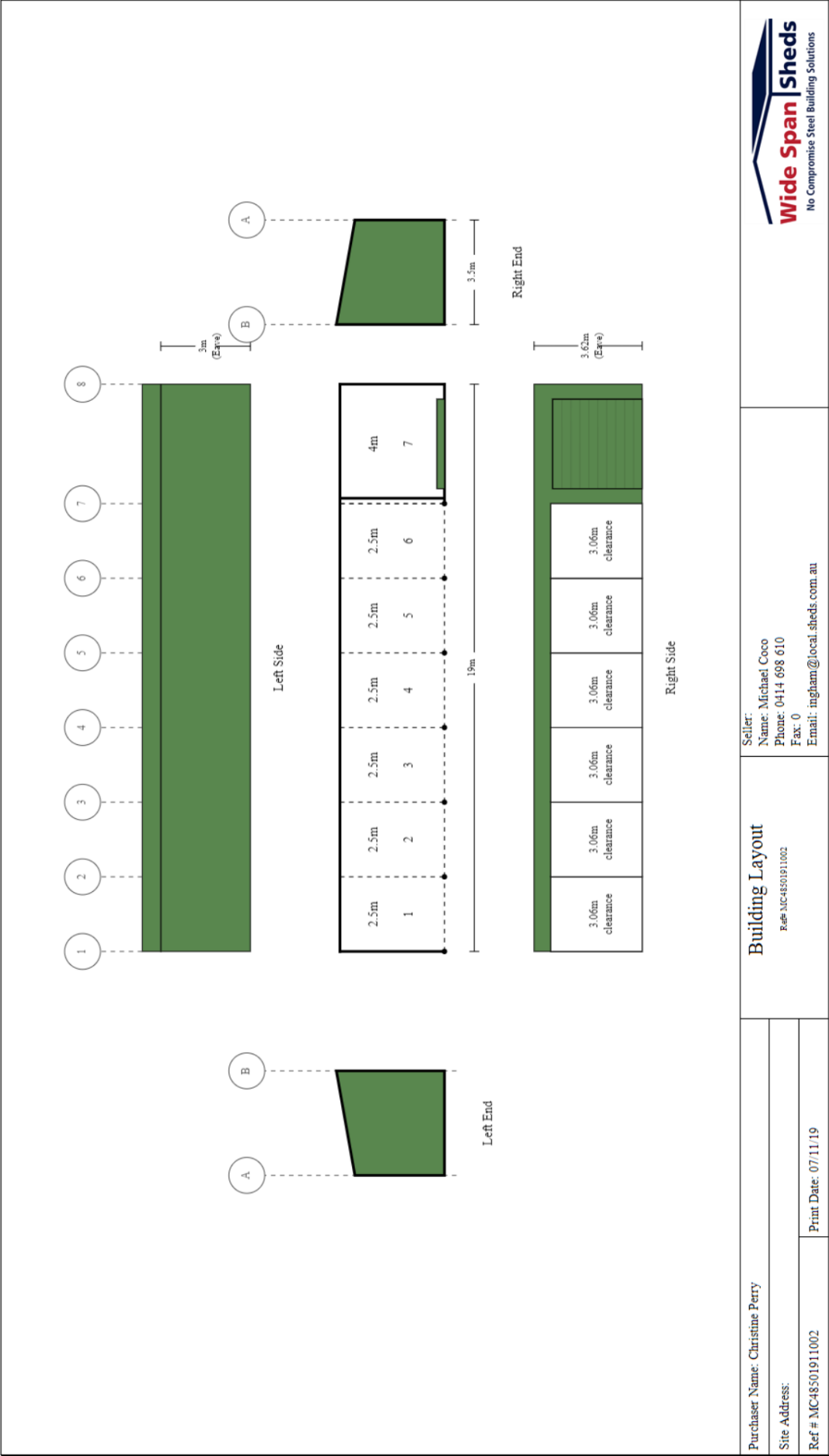
Proposed Club Room:



Details of your Wide Span Sheds Building

Weight	Approximately: 2,300 kg
Span	8.4 metres
Length	6 metres (2 Bays of 3 metres each)
Height	3 metres (Low Side), 4.48 metres (High Side)
Roof Type	Skillion, 10 degree pitch
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Window Openings	Materials to frame up for window opening(s) including a header flashing to suit One (1) 2100x2400 glass sliding door and Four (4) 900x1800 windows (the supply of windows is NOT included).
Vermin Proofing	Metal Vermin Proofing has been included to the perimeter of the building excluding any openings.
Bracing	The building will have Knee braces. Minimum internal knee clearances are: Main Building 2.701m (Left Side), 2.788m (Right Side) . Side Walls bracing will be supplied as cable.
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The purlins and girts are Z 100. Brackets are provided so that the Z is bolted through the web.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

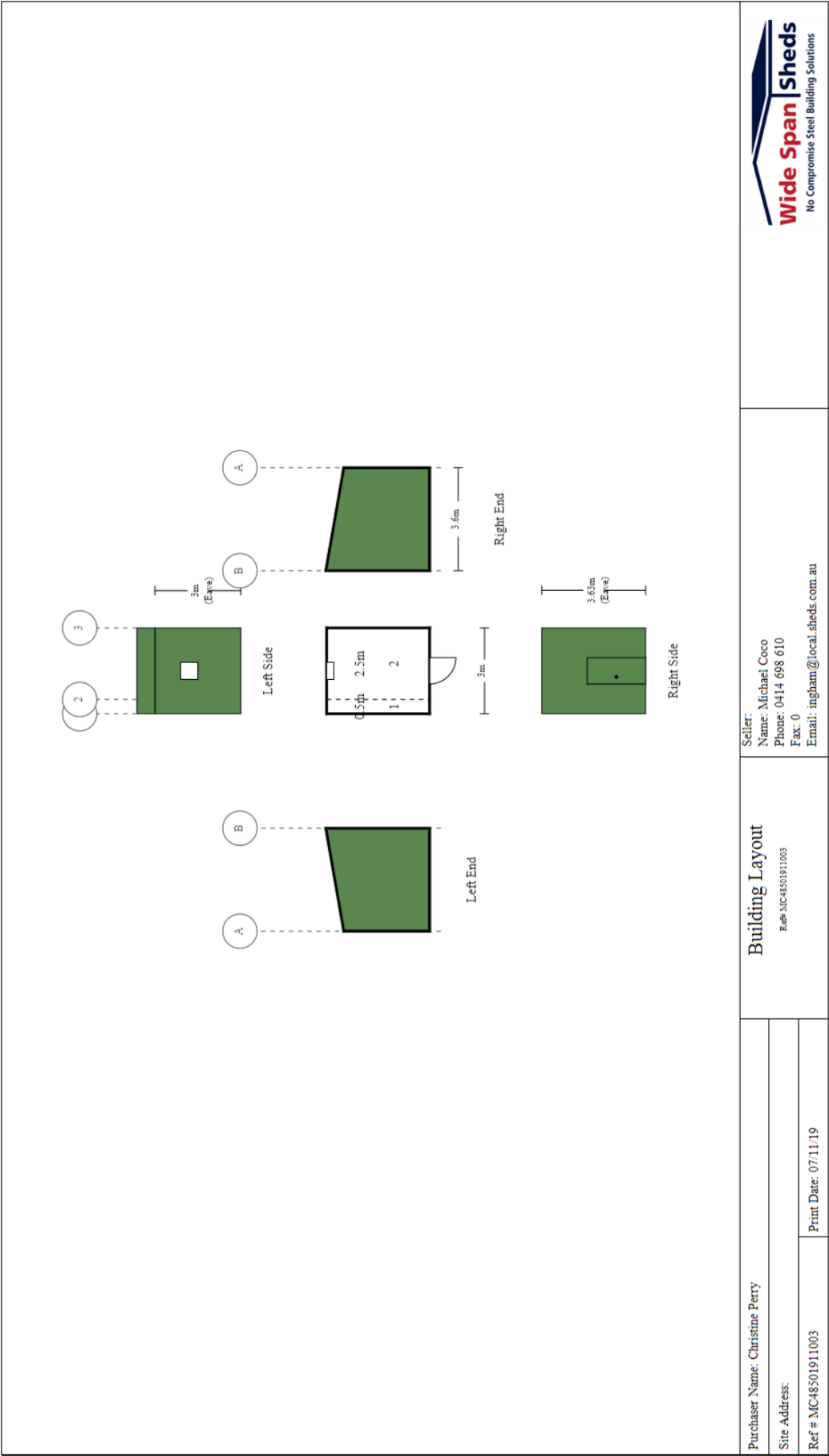
Proposed Stables & Tack:



Details of your Wide Span Sheds Building

Weight	Approximately: 2,900 kg
Span	3.5 metres
Length	19 metres (7 Bays: 2.5 metres, 2.5 metres, 2.5 metres, 2.5 metres, 2.5 metres, 2.5 metres, 4 metres)
Height	3 metres (Low Side), 3.62 metres (High Side)
Roof Type	Skillion, 10 degree pitch
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Roller Doors	One (1) COLORBOND® steel 3m high x 3m wide roller door (roller door is wind rated). Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Door is boxed or steel wrapped for protection during transport.
Dividing Walls	One (1) running across the span of the building. COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting.
Open Bays	Six (6) 2.5m open bays - along the sides of the steel building. Refer to Layout (attached) for location & height clearances.
Bracing	The building will have Knee braces. Minimum internal knee clearances are: Main Building 2.787m (Left Side), 2.527m (Right Side) .
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The purlins and girts are Z 100. Brackets are provided so that the Z is bolted through the web.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

Proposed Disabled Toilet:



Details of your Wide Span Sheds Building

Weight	Approximately: 900 kg
Span	3.6 metres
Length	3 metres (2 Bays: 0.5 metres, 2.5 metres)
Height	3 metres (Low Side), 3.63 metres (High Side)
Roof Type	Skillion, 10 degree pitch
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Gutters	Guttering has been removed from the building.
PA Doors	One (1) 920mm wide pre-hung double skin COLORBOND® steel door with keyed lockset and lever handle on both sides;
Window Openings	Materials to frame up for window opening(s) including a header flashing to suit One (1) 600x600 window (supply of the window is NOT included).
Bracing	The building will have Knee braces. Minimum internal knee clearances are: Main Building 2.736m (Left Side), 2.494m (Right Side) . Side Walls bracing will be supplied as cable.
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The roof purlins are Z 150, the side girts are Z 150 and the end girts are Z 100. Brackets are provided so that the Z is bolted through the web.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

Plan View: Shows a 15-bay building layout. The total length is 60m. Each bay is 4m wide. The total width is 15m. The building is divided into three sections of 5 bays each. The clearances are 4.69m on the left and right sides, and 5m on the top and bottom sides. The building is labeled 'Left Side' and 'Right Side'.

Left End View: Shows the building's profile from the left. The total height is 7.2m (Apex). The building is divided into three sections of 5 bays each. The clearances are 4.69m on the left and right sides, and 5m on the top and bottom sides. The building is labeled 'Left End'.

Right End View: Shows the building's profile from the right. The total height is 7.2m (Apex). The building is divided into three sections of 5 bays each. The clearances are 4.69m on the left and right sides, and 5m on the top and bottom sides. The building is labeled 'Right End'.

Dimensions and Clearances:

- Bay width: 4m
- Total length: 60m
- Total width: 15m
- Clearance (Left): 4.69m
- Clearance (Right): 4.69m
- Clearance (Top): 5m
- Clearance (Bottom): 5m

Purchaser Name: Christine Perry		Ref # MC48501911001	
Site Address:		Print Date: 07/11/19	
Building Layout		Ref # MC48501911001	
Seller: Name: Michael Coco		Phone: 0414 698 610	
Fax: 0		Email: ingham@local.sheds.com.au	
Wide Span Sheds		No Compromise Steel Building Solutions	

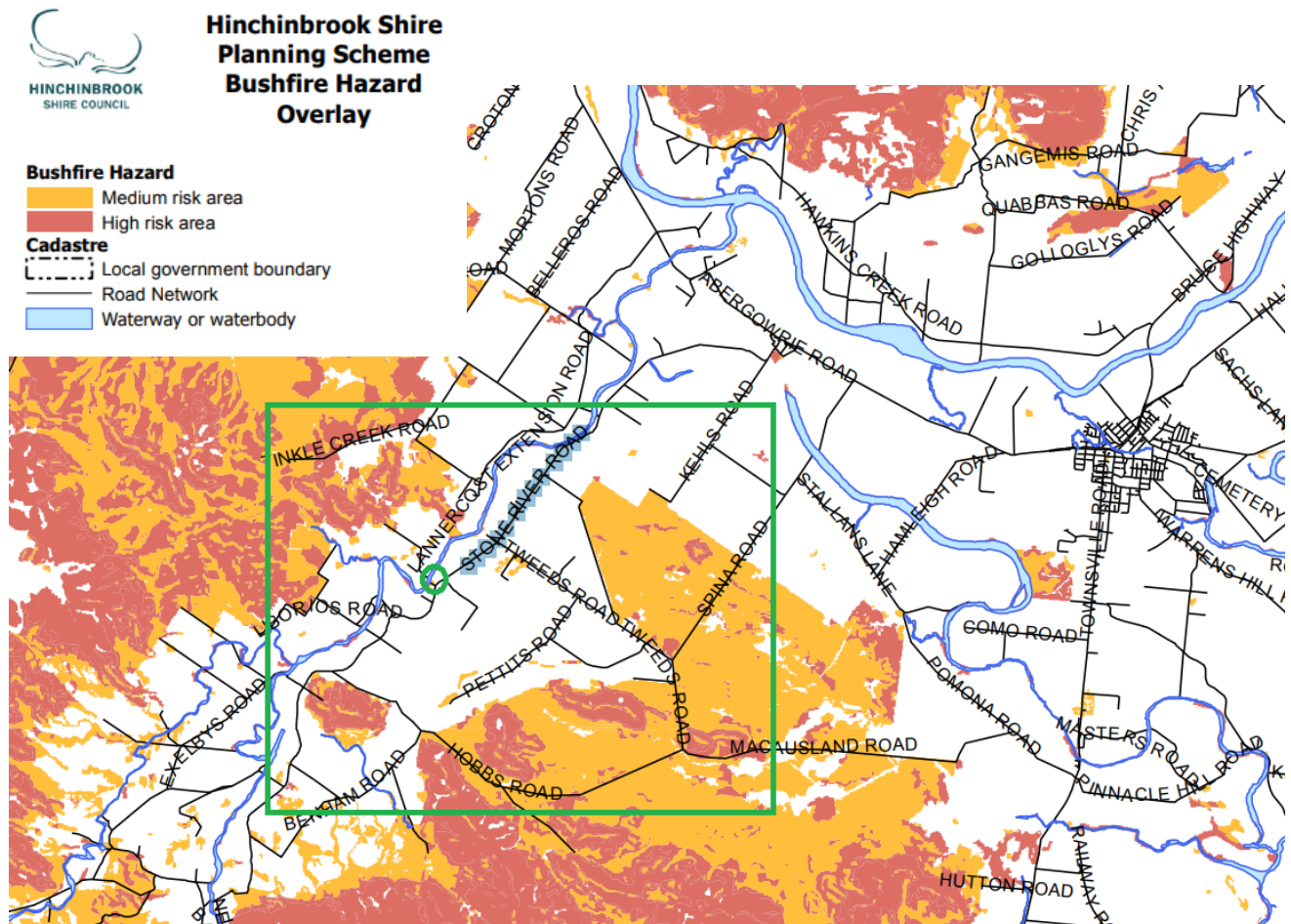
Details of your Wide Span Sheds Building

Weight	Approximately: 35,600 kg
Span	25 metres
Length	60 metres (12 Bays of 5 metres each)
Height	5 metres
Roof Type	Gable, 10 degree pitch
Roof	COLORBOND® steel CORODEK® 0.42 BMT (0.47TCT) sheeting, BlueScope
Walls & Trims	COLORBOND® steel CORODEK® 0.42 BMT (0.47TCT) sheeting, BlueScope
Open Bays	Twenty-Four (24) 5m open bays - along the sides of the steel building. Twelve (12) 4.17m open bays on the ends of the steel building. Refer to Layout (attached) for location & height clearances.
Open Gable-Ends	and one or more right-end-wall-mullions have been removed Refer to the Layout attached.
Bracing	The building will have Knee and Apex braces. Minimum internal knee clearances are: Main Building 2.856m.
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The roof purlins are Z 150, the side girts are Z 150 and the end girts are Z 100. Brackets are provided so that the Z is bolted through the web.
Fixing to Concrete	Columns embedded into the concrete footings.

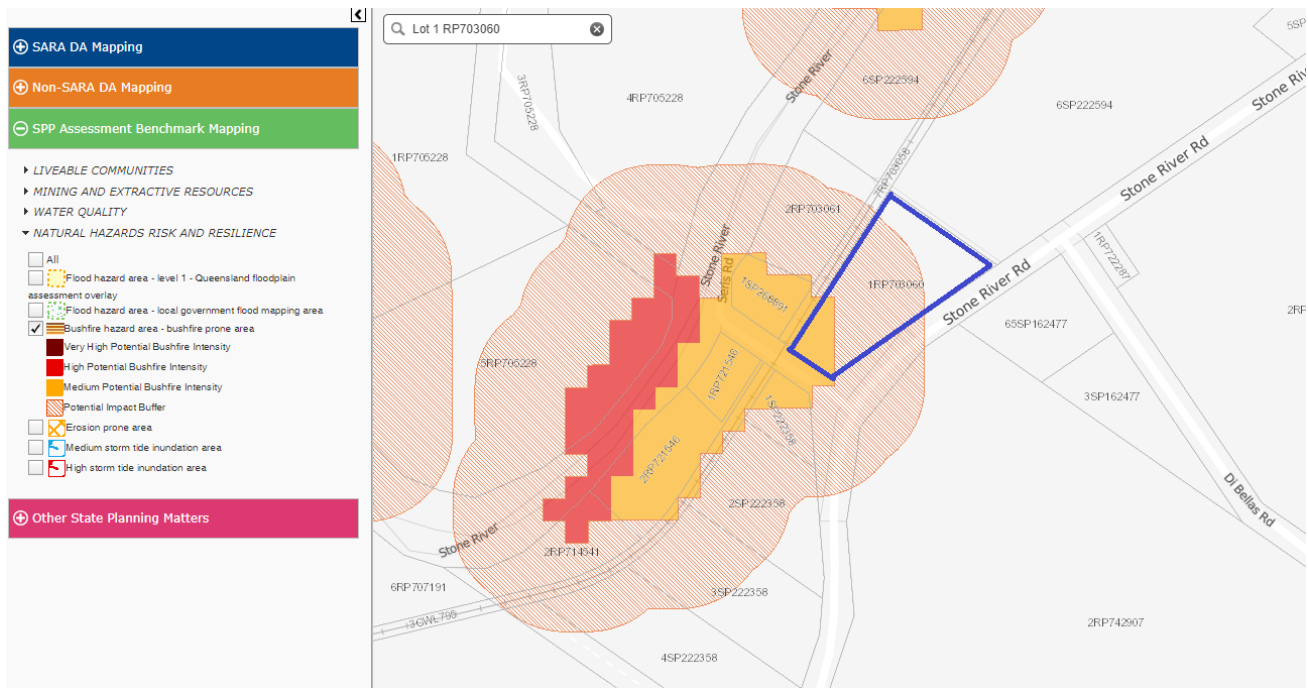
Appendix C [Emergency and Bushfire Management Plan]

The property located at 14 Seris Road Peacock Siding (Lot 1 on RP703060) is outside the significant areas of medium and high risk bushfire hazard, from what can be determined from the PDF map, given the bushfire hazard layers are not available in the interactive mapping tool. The area has been largely cleared for agricultural activity, and most of the retained vegetation exists in the riparian zone along Stone River.

https://os-data-2.s3-ap-southeast-2.amazonaws.com/hsc/bundle218/om_02_bushfirehazard.pdf

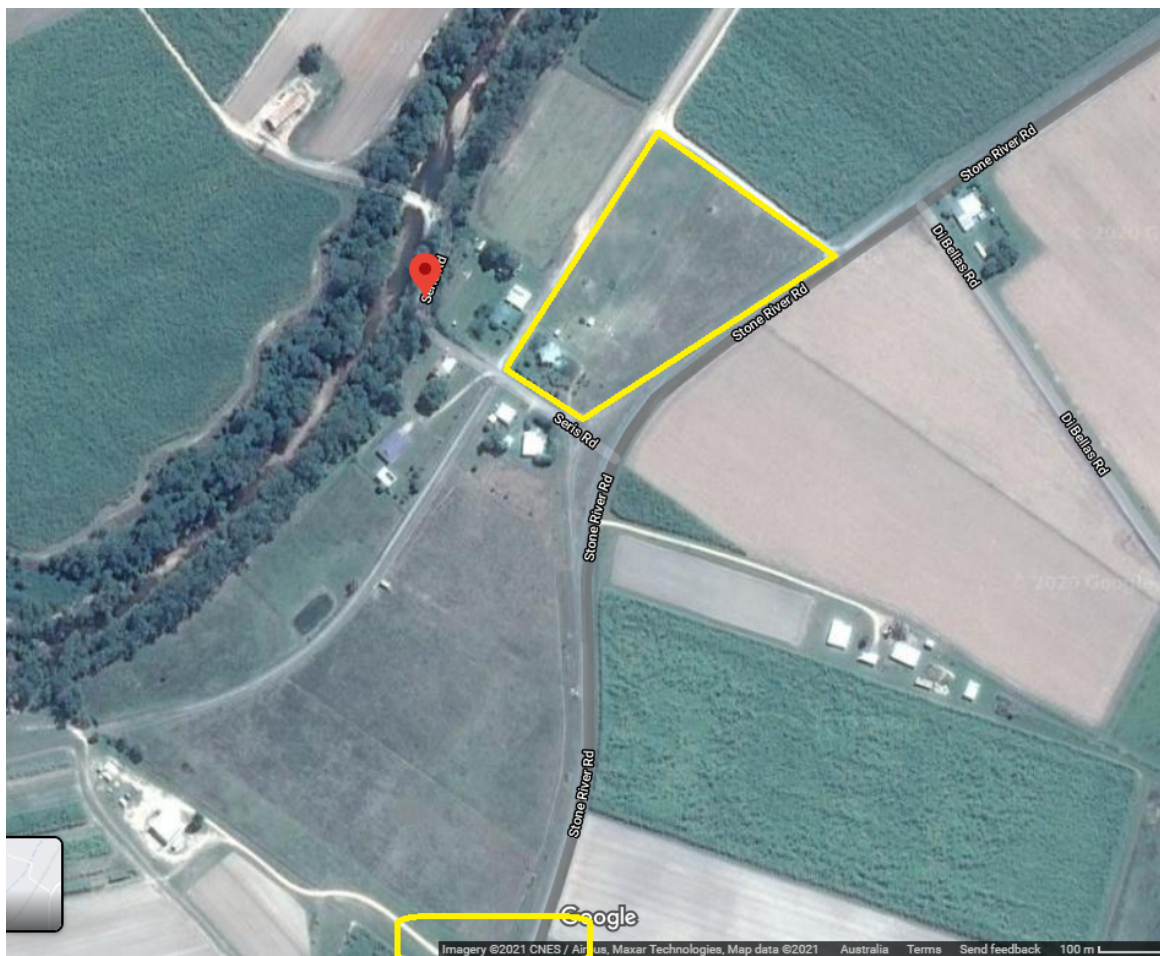
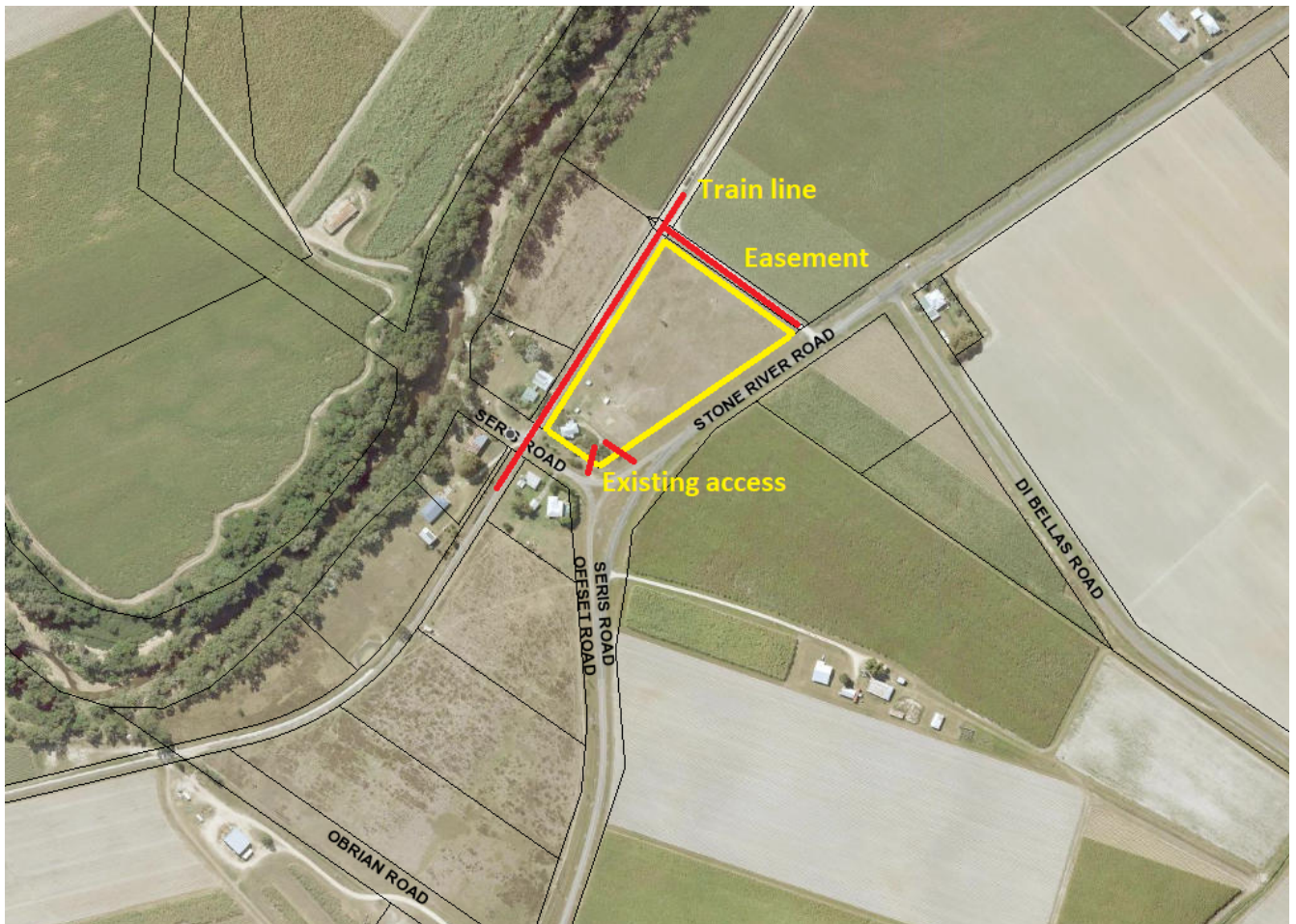


The Queensland Government's SPP mapping indicates a medium potential on the south-western side of the property, which is where the existing dwelling is located. A potential impact buffer exists over much of the remainder of the property, which is predominantly clear of vegetation.



Aerial imagery (2018) and Google Maps satellite imagery (illustrated below) indicates the site itself represents a low hazard, being predominantly flat and mostly cleared.

There is existing access to the site from Seri's Road and informal (emergency) access from Stone River Road. If an evacuation becomes required, access is also possible via the easement on the eastern boundary of the property, currently used by haulage vehicles, and along the train line. As well as access, the train line, easement, Stone River Road and Seri's Road each provide a mitigating buffer and/or separation zone for the property in the event of a fire. Stone River Road provides access for fire-fighting appliances. While the property is not connected to reticulated water supply, there is adequate water available on-site. The existing fire management provisions associated with adjacent rural/agricultural uses provide some mitigation of risk for the proposed use. Stone River also provides a water source and emergency refuge point. Depending on the direction of the threat, there are multiple possible safe assembly points.



The proposed riding facility will not materially increase the number of people exposed to bushfire risk, as the use is limited in hours and the number of people on site at any point in time. Some patrons attending classes will have limited mobility, however they are required to have carers and/or other support people with them to ensure their safety in the event of an emergency.

The proposed structures will have adequate setback / separation from any potentially hazardous vegetation. The proposed secondary access point along Seris Road for forward-facing ingress and egress will also assist with evacuation in the event of a hazard/threat. There are no additional actions required to mitigate bushfire risk for people, property or livestock as a result of the development.

Appendix D [Planning Scheme Code Response – Hinchinbrook Shire Planning Scheme 2017]

RURAL ZONE CODE

Performance outcomes	Acceptable outcomes	Comments
General		
PO1 The height of buildings and structures is: <ul style="list-style-type: none"> (a) in keeping with the amenity of adjoining premises; and (b) complimentary to the character of the area; and (c) sufficient to achieve resilience to flood and storm tide hazard. 	AO1.1 Buildings and structures are a maximum of 8.5m and 2 storeys in height.	COMPLIANT Buildings and structures associated with both Stages 1 and 2 of the proposed Outdoor Sport and Recreation use, will not exceed 8.5m in height and are all single storey.
PO2 Dwellings are located in accessible areas for effective emergency management and service provision.	AO2 Dwellings are located on lots with access from roads identified on Transport network overlay map .	NOT APPLICABLE The proposal does not involve the construction of any additional dwellings for habitation.
PO3 Buildings and structures are set back to: <ul style="list-style-type: none"> (a) maintain the rural character of the area; and (b) achieve appropriate separation from rural activities occurring on adjoining premises; and (c) achieve separation from neighbouring buildings and from road frontages. 	AO3.1 Buildings and structures are setback a minimum of: <ul style="list-style-type: none"> (a) 10m from any property boundary, except for Roadside stalls; and (b) 25m from cane rail infrastructure; and (c) Roadside stalls are: <ul style="list-style-type: none"> (i) not located within the road reserve; and (ii) setback a minimum of 10m from side boundaries. AO3.2 Residential dwellings and other sensitive receptors achieve a minimum separation distance from adjoining rural zoned land of: <ul style="list-style-type: none"> (a) 1,000m; or (b) 50m: <ul style="list-style-type: none"> i. with a minimum planted width of 10m of a variety of tree and shrub species of differing growth habits, at spacings of 4m –5m; and 	NOT COMPLIANT Buildings and structures associated with the proposed Outdoor Sport and Recreation use are to be sited within the 10m boundary setback. However, the proposed siting is not expected to negatively impact the rural character of the area. The south eastern placement of the proposed arena and carpark area adjacent to the Stone River Road frontage, does not have any visually attractive vegetation or outlooks for neighbouring residents which could be hindered by the arena's construction. Despite its proposed placement contiguous to the State-controlled road, the site will not impact traffic views and visibility.

Performance outcomes	Acceptable outcomes	Comments
	<ul style="list-style-type: none"> ii. include species with long, thin and rough foliage; and iii. have species that has foliage is from the base to the crown; and iv. include species which are fast growing and hardy and have a minimum mature tree height 15m. <p>Note—Figure 6.2.1.3a provides an example of a Vegetated buffer element</p>	
PO4 Home based business: <ul style="list-style-type: none"> (a) a small-scale activity sympathetic to and compatible with the rural character of the locality; and (b) subordinate to the primary use of the dwelling as a permanent residence; and (c) maintains the rural appearance of the dwelling and street; and (d) maintains the low traffic flows in the rural street; and (e) signage is small and unobtrusive. 	AO4.1 Activities on the premises do not involve: <ul style="list-style-type: none"> (a) the display of goods; or (b) hiring out of any item; or (c) repairing, servicing, cleaning or loading of motor vehicles. AO4.2 The total area used for the home-based business is less than 30% of the GFA of the dwelling or outbuildings. AO4.3 The home-based business is conducted by a resident or residents of the premises and a maximum of one non-resident employee. AO4.4 Unless for a residential use (such as a bed and breakfast), the home-based business: <ul style="list-style-type: none"> (a) is conducted between the hours of 8:00am to 7:00pm Monday to Saturday; and (b) is not conducted on Sundays or on public holidays. AO4.5 One sign may be provided for the home-based business where: <ul style="list-style-type: none"> (a) it is located on the premises; and (b) has a maximum face area of 1m². AO4.6	NOT APPLICABLE The proposed use is not for a home-based business.

Performance outcomes	Acceptable outcomes	Comments
	<p>The home-based business does not attract more than two clients at any one time.</p> <p>Note— one client may be a couple or family.</p>	
Tourist Accommodation Uses		
<p>PO5 Guest accommodation maintains the appearance of a dwelling house.</p>	<p>AO5.1 Accommodation (including bed and breakfasts) is within the primary dwelling house; and: (a) the visual appearance is not altered to accommodate the use; and (b) the accommodation is constructed and designed using the same materials and elements as the existing primary dwelling house on the site.</p> <p>AO5.2 Accommodation must be located within the main dwelling and may not be detached.</p> <p>AO5.3 One sign may be provided for the home-based business where: (a) it is located on the premises; and (b) has a maximum face area of 0.75m².</p>	<p>NOT APPLICABLE The proposed use is not for a Tourist Accommodation Use.</p>
<p>PO6 Guest accommodation does not compromise the primary use of the premises as a residence.</p>	<p>AO6.1 The primary use of the residential structure remains a dwelling house.</p> <p>AO6.2 At least one bedroom within the dwelling is excluded from short-stay accommodation use, for the residential occupation of the owner/ operator.</p>	<p>NOT APPLICABLE The proposed use is not for a Tourist Accommodation Use.</p>
<p>PO7 Urban areas maintained as the primary location for residential and accommodation uses.</p>	<p>AO7 Guests stay no longer than fourteen consecutive days.</p>	<p>NOT APPLICABLE The proposed use is not for a Tourist Accommodation Use.</p>
Roadside Stall		
PO8	AO8.1	NOT APPLICABLE

Performance outcomes	Acceptable outcomes	Comments
<p>Roadside stalls:</p> <ul style="list-style-type: none"> (a) are a small-scale rural activity; and (b) are safe; and (c) do not impact on the amenity and character of the surrounding area. 	<p>The Roadside stall:</p> <ul style="list-style-type: none"> (a) is for the sale of primary produce grown on the same farm or on rural properties in the immediate locality; and (b) operates within daylight hours only; and (c) has no more than two signs with each sign a maximum of face area of 1m². <p>AO8.2 Buildings and structures comprising the roadside stall:</p> <ul style="list-style-type: none"> (a) have a maximum of 20m² gross floor area; and (b) are constructed of lightweight materials and are temporary in nature unless the roadside stall forms part of an existing farm building; and (c) are a maximum of 5m in height. <p>AO8.3 Parking is designed and located to:</p> <ul style="list-style-type: none"> (a) be on the site and not in the road reserve; and (b) allow vehicles to enter and exit the site in a forward gear. 	<p>The proposed use is not for a Roadside Stall.</p>
Solar Energy Development		
<p>PO9 The nature and scale of the solar energy development project is appropriately communicated to the Council and community.</p>	<p>AO9.1 Prior to construction commencing, written confirmation is provided to Council identifying:</p> <ul style="list-style-type: none"> (a) the site layout; (b) construction timing; (c) workforce accommodation strategy; and (d) energy supply agreements with relevant electricity network providers. <p>AO9.2 A sign is erected on all road frontages that:</p> <ul style="list-style-type: none"> (a) details the project; and (b) provides contact details for community members to seek further information 	<p>NOT APPLICABLE The proposed use is not for a Solar Energy Development.</p>
PO10	AO10.1	NOT APPLICABLE

Performance outcomes	Acceptable outcomes	Comments
The use is appropriately scaled and sited.	The total use area of the facility does not exceed 100ha. AO10.2 The development provides an access strip, of a minimum of 10m, along each boundary.	The proposed use is not for a Solar Energy Development.
Development Generally		
PO11 Development is consistent with the purpose and overall outcomes sought for the code.	No acceptable outcome provided.	COMPLIANT Refer summary .
PO12 The site coverage of buildings, structures and associated services does not have an intrusive effect on the rural or scenic values of the site.	No acceptable outcome provided.	COMPLIANT The south eastern placement of the proposed arena and carpark area adjacent to the Stone River Road frontage, does not have any visually attractive vegetation or outlooks for neighbouring residents which could be hindered by the arena's construction.
Non-rural Uses		
PO13 Non-rural uses: (a) are compatible with agriculture, the environmental features, and landscape character of the area; and (b) do not compromise the long-term use of the land for rural purposes; and (c) value add to rural activities or support nature based rural tourism; and (d) are of an appropriate size and scale for the use and locality; and (e) include appropriate separation distances or buffers from rural uses. Note—non-rural uses are considered to be those uses that are impact assessable in the zone and may include café, tearoom, farm stay, cabins, educational-tourism, festivals and events.	No acceptable outcome provided.	COMPLIANT The proposal is compatible with the allotment and surrounding allotments environmental features/ landscape character and will not compromise long-term use of the land for rural purposes. The proposal will be utilised in conjunction with existing rural activities (i.e. cane production access and horse agistment/grazing). The proposal is not considered to be detrimental in maintaining a quality of life for surrounding existing and future generations within the immediate vicinity.

Performance outcomes	Acceptable outcomes	Comments
Note—refer to the Agricultural land overlay map for information on Agricultural Land Classification		
Extractive Industries		
PO14 Extractive industry operations are adequately separated from sensitive land uses to minimise nuisance.	AO14 Extraction, processing and separation activities are separated from existing Noise sensitive land uses by: <ul style="list-style-type: none"> (a) 150m from the boundaries of the premises; and (b) 200m where the extractive resource does not involve blasting or crushing; and (c) 1000m where the extraction or processing of the resource involves blasting or crushing; and (d) the minimum distance shown on the Extractive Resource Overlay Map for a Key Resource Area. <p>Note—blasting or crushing is generally associated with rock quarries.</p> <p>Note—sand, gravel, clay and soil extractive industries are generally not associated with blasting or crushing.</p>	NOT APPLICABLE The proposed use is not for an Extractive Industry Development.
PO15 Quarry haul routes: <ul style="list-style-type: none"> (a) avoid residential areas; and (b) minimise the number of dwelling houses affected; and (c) follow the shortest practical route to the nearest State controlled road; and (d) are constructed to minimise dust nuisance, noise nuisance, erosion and sedimentation of water courses and maintenance costs. 	No acceptable outcome provided.	NOT APPLICABLE The proposed use is not for an Extractive Industry Development.
PO16	AO16.1	NOT APPLICABLE

Performance outcomes	Acceptable outcomes	Comments
Extractive industry does not compromise public safety.	Safety fencing and signage is provided around extractive industry stockpiles and operation to prevent unauthorised access. AO16.2 Blasting does not result in materials escaping or being ejected from the site.	The proposed use is not for an Extractive Industry Development.
PO17 Extractive industry activities occur at times that will not result in disturbance at surrounding uses.	AO17 Extractive Industry operations are confined to the following periods: (a) Blasting operations are limited to 8:00am to 5:00pm Monday to Friday; and (b) Extraction, crushing, screening, loading, operation of plant equipment, ancillary activities and haulage are limited to 6:00am to 6:00pm Monday to Saturday; and (c) Maintenance of equipment and vehicles is carried out so as not to cause nuisance at nearby sensitive land uses; and (d) No operations are conducted on Sundays or public holidays.	NOT APPLICABLE The proposed use is not for an Extractive Industry Development.
PO18 Extractive industries include the staged rehabilitation of the site such that the site: (a) is safe and clear of contamination; and (b) provides an acceptable degree of visual amenity; and (c) is suitable for alternative land uses; and (d) is re-contoured and stable; and (e) is revegetated in disturbed areas.	No acceptable outcome provided.	NOT APPLICABLE The proposed use is not for an Extractive Industry Development.
Protection of Sugar Mills		

Performance outcomes	Acceptable outcomes	Comments
PO19 (a) Development does not constrain the operation of the Victoria Sugar Mill, the Macknade Sugar Mill, or any future sugar mills within the Shire.	No acceptable outcome provided.	NOT APPLICABLE The proposed use will not detract from the site's ability to maintain cane production access to the adjacent cane rail network and will therefore not constrain the operation of Victoria or Macknade Sugar Mills or any future sugar mills within the Shire.

INFRASTRUCTURE, SERVICES AND WORKS CODE

Performance outcomes	Acceptable outcomes	Comments
Water Supply		
PO1 A potable water supply is provided that is adequate for the needs of the intended use.	AO1.1 Where within an area designated for urban development, the development is connected to Council's reticulated water supply system. OR AO1.2 Otherwise, the development is provided with an onsite water supply that is sufficient to meet the demand generated by the development. AO1.3 Water supply systems and connections are designed and constructed in accordance with Council's standards.	COMPLIANT The site is serviced with on-site bore water. No further augmentation of water supply is required to facilitate the proposed use.

Performance outcomes	Acceptable outcomes	Comments
Sewer and Effluent Management		
PO2 Development is connected to reticulated sewer, or includes infrastructure to treat and dispose of effluent, appropriate for the level of demand, to ensure: (a) no adverse impacts on water quality; and (b) no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AO2.1 Where within Council's sewer area, the development is connected to Council's reticulated sewerage system. AO2.2 Reticulated sewerage infrastructure is designed and constructed in accordance with Council's standards. OR AO2.3 Otherwise, the development is serviced with an effluent disposal system that is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended). OR AO2.4 Where for a rural use within the rural zone, on-site effluent is appropriately managed to deal with demand generated by the use.	COMPLIANT The site is serviced with on-site and self-contained effluent disposal. The establishment of any disabled toilet facilities will need to link into existing treatment system, or new system established at the direction of a suitably qualified plumber.
Energy Supply		
PO3 The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.	AO3.1 Development is serviced by: (a) an underground electricity supply approved by the relevant energy authority; or (b) an overhead supply approved by the relevant energy authority where not in the residential or centres zone and within an area where the existing supply is overhead. OR	COMPLIANT The site is serviced with electricity infrastructure which runs along both Stone River Road and Seri's Road, Peacock Siding. Further augmentation of the transformer supply electricity to the allotment may be needed to facilitate external lighting to the proposed stage 2 (covered arena), however this will be at the direction of the energy provider.

Performance outcomes	Acceptable outcomes	Comments
	AO3.2 Where connection to electricity supply is not available, development is serviced by an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use).	
Telecommunications		
PO4 The development is provided with telecommunications services that are suited to the needs of its users.	AO4 Development is serviced with a connection to the telecommunications network.	COMPLIANT The site is serviced with telecommunication infrastructure and no further augmentation is expected as a result of this proposal.
Stormwater		
PO5 Development does not adversely impact on other premises as a result of storm water drainage flows or flooding.	AO5 Storm water drainage flows must be taken to a lawful point of discharge.	COMPLIANT The proposal will not alter the storm water drainage flows or increase flooding.
Location of Buildings		
PO6 Buildings do not obstruct surface drainage flows or utility services, and are located to provide access to for future maintenance.	AO6 Buildings are located clear of any overland flow path.	COMPLIANT All buildings, structures and ramps will be designed and constructed as to create negligible stormwater impact to surrounding residences. All stormwater from the proposed use to be directed to a legal point of discharge.
Excavation and Filling		
PO7 Excavation or filling does not adversely impact on other premises as a result of storm water drainage flows or flooding.	AO7.1 Excavation and filling: (a) does not cause the ponding of water on the premises or nearby land; and (b) does not impede the flow of water in any overland flow path; and	COMPLIANT Any excavation or filling of land associated with the proposals buildings, structures and ramps will be designed and constructed as to create negligible stormwater impact to surrounding residences.

Performance outcomes	Acceptable outcomes	Comments
	<p>(c) does not increase velocity of overland flow on premises or adjacent premises.</p> <p>A07.2 Excavation or filling must not result in an increase in the volume of water or concentration of water in:</p> <p>(e) overland flow paths of the premises and other premises; and</p> <p>(f) waterways.</p>	All stormwater from the proposed use to be directed to a legal point of discharge.
<p>PO8 Filling or excavation does not impact adversely on natural areas or environmental values.</p>	<p>A08 Excavation or filling does not occur within 25m of a waterway.</p>	<p>NOT APPLICABLE The proposal is not located within an area of defined environmental significance by the State.</p>
<p>PO9 Filling or excavation does not impact adversely upon transport infrastructure.</p>	<p>A09 Excavation or filling does not occur within 25m of cane railway infrastructure or road infrastructure.</p>	<p>NOT COMPLIANT The proposal will involve some cut & fill associated with proposed structures which will be located within 25m of road infrastructure.</p> <p>However, any excavation or filling of land associated with the proposals buildings, structures and ramps will be designed and constructed as to create negligible stormwater impact to surrounding residences.</p> <p>All stormwater from the proposed use to be directed to a legal point of discharge.</p>

Performance outcomes	Acceptable outcomes	Comments
PO10 Excavation or filling does not have an adverse impact on the streetscape or amenity, safety, stability, access to or function of the site or adjoining premises.	AO10.1 Excavation or fill is set back a minimum of 1.5m from property boundaries in accordance with Figure 9.4.1.3a – Filling setbacks for stormwater management. AO10.2 Filling or excavation does not involve a change in level of more than 1m relative to the natural ground level at any point. AO10.3 If filling greater than 650mm in height, site specific modelling is undertaken to ensure there are no unacceptable off-site impacts.	COMPLIANT Any excavation or filling of land associated with the proposals buildings, structures and ramps will be designed and constructed as to create negligible stormwater impact to surrounding residences. All stormwater from the proposed use to be directed to a legal point of discharge. COMPLIANT The proposed use will result in a change in the natural ground level to facilitate any proposed buildings/structures or ramps, however given the site's location this change is unlikely to result in an adverse impact to the streetscape, amenity, safety, stability or access to any adjoining allotments.
PO11 Filling or excavation does not result in any contamination of land.	AO11 No contaminated material is: (a) used as fill; or (b) excavated or disturbed.	COMPLIANT The proposed activity will not result in any contamination of land, nor is the land identified on any Environmental Management Register or Contaminated Land Register managed by the State.
Soil Erosion and Sediment Control		

Performance outcomes	Acceptable outcomes	Comments
PO12 Works do not result in: (b) accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; or (c) any associated loss of chemical, physical or biological fertility — including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients within or outside the lot(s) that are the subject of the application.	AO12 Earthworks are undertaken in accordance with a soil erosion and sediment control plan which includes measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development. Note – For guidance on developing a sediment and erosion control plan, please refer to the IECA (2008) Best practice erosion & sediment control document	NOT APPLICABLE The proposed activity is not within an Erosion Prone Area defined within the <i>Hinchinbrook Shire Planning Scheme 2017</i> .
Stormwater Quality		
PO13 Development has adequate provision for controlling stormwater, to ensure that the environmental values of the surface and ground water resources are not diminished.	AO13 Industrial development: (a) has physical measures for intercepting and treating surface water drainage and spilled substances prior to their release to the waterways; (b) provides bunding or areas within sites or integrated drainage systems which include waste water treatment measures, where chemicals, fuels, lubricants and other soluble pollutants are being handled on site; (c) is designed so that all liquid wastes are contained and discharged to a sewer or removed from the site for treatment and disposal to an approved facility; and (a) is designed to ensure protection of the Shire's potable water supply and aquifers.	COMPLIANT The proposal demonstrates adequate provisions for stormwater management in relation to environmental values of the surface and ground water resources.
Service, Storage and Refuse Areas		
PO14 Service, utility and refuse storage are unobtrusive and adverse impacts on adjoining properties are mitigated.	AO14 Service, storage and refuse storage areas: (a) are not visible from the street or public areas; and (b) are not located adjacent to residential lots; and (c) are accessible by waste collection vehicles.	COMPLIANT Given the low number of participants and the relatively short duration of program activities, the proposal is not expected to generate significant additional refuse. The proposal includes facilities to manage the service and storage of required equipment.

LANDSCAPING CODE

Performance outcomes	Acceptable outcomes	Comments
PO1 Development provides areas for landscaping to create a quality landscape character for the site, street and local areas.	AO1.1 A minimum 1m wide landscaped strip is provided to all property boundaries except where there is a building or structure. AO1.2 A minimum 1m wide landscaped strip is provided between any access ways, driveways, vehicle manoeuvring areas and car parking and: (a) a road frontage excluding pedestrian and vehicle access; and (b) side and rear property boundaries. AO1.3 For development in the centre zone parking areas include a minimum of 1 shade tree for every 10 parking spaces. AO1.4 All landscaping areas are maintained to the reasonable satisfaction of Council for the life of the use.	COMPLIANT The proposal is located to the south-eastern side of the allotment, landscaping does not exist along this boundary, but can be facilitated to ensure quality landscape character for the site.
PO2 Development maintains the conveyance of overland flow and does not act as barrier to debris.	AO2 (a) Landscaping is used for screening in preference to fencing, to allow the overland flow of water; or (b) Where fencing is used it is <ol style="list-style-type: none"> constructed of open material such as aluminium pool fencing; and includes a removable panel below the 1 in 100 ARI level. 	COMPLIANT Existing and proposed tree and landscaping does/ will not adversely impact the overland flow of stormwater.
For assessable development		
PO3	AO3.1	COMPLIANT

Performance outcomes	Acceptable outcomes	Comments
Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.	<p>Existing vegetation on site is retained and incorporated into the site design, wherever possible.</p> <p>AO3.2 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p>AO3.3 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the tropical locality.</p>	<p>Established trees and landscaping on-site reflects primary rural nature of the allotment.</p> <p>COMPLIANT Any future/ proposed landscaping deemed necessary to facilitate the proposed use will be undertaken with suitable plant species in mind.</p>

PARKING AND ACCESS CODE

Performance outcomes	Acceptable outcomes	Comments
Parking rates and dimensions		

Performance outcomes	Acceptable outcomes	Comments
PO1 Sufficient parking spaces are provided on the site to accommodate the amount and type of vehicle traffic generated by the development of the site, having particular regard to: <ul style="list-style-type: none"> (a) the desired character of the area in which the premises is located; and (b) the nature and scale of the development; and (c) accessibility to the premises; and (d) the nature and frequency of public transport serving the area; and (e) whether or not the development involves the retention of an existing building, particularly an identified historic building, and the previous requirements for car parking for the building; and (f) whether or not the use involves the retention of other cultural heritage features or significant vegetation; and (g) the different types of vehicles that visit the premises are adequately accommodated. 	AO1.1 The minimum number of parking spaces provided is as prescribed in Table 9.4.4.4c – Parking rates for the particular development. OR Where the use only involves the re-use of existing building and either: <ul style="list-style-type: none"> (a) no building works; or (b) minor building works only, it does not result in the loss of on-site carparking.	COMPLIANT As Table 9.4.3.4c (Parking Rates) in the <i>Hinchinbrook Shire Planning Scheme 2017</i> does not specify on-site parking numbers for this particular proposed outdoor sport and recreation use, on-site car parking has been determined based on expected numbers of attendees for each lesson. On-site parking will incorporate 1 space per permanent employee or volunteer along with 1 space per lesson attendee and 1 space per waiting attendee. This means a maximum number of on-site parking spaces of 14. The proposed access car park area will be designed to allow forward facing ingress and egress from the site and constructed of dust free surfacing, such as road base.
Parking, loading and manoeuvring areas		
PO2 Parking, loading and manoeuvring areas are designed and constructed to allow efficient, safe and convenient access.	AO2.1 Vehicle parking spaces are designed in accordance with Australian Standard: <ul style="list-style-type: none"> (a) AS2890.1 <i>off-street car parking</i>; or (b) AS2890.6 <i>Parking facilities - Off-street parking for people with disabilities</i>. AO2.2 Parking, loading and manoeuvring areas are drained, line marked. AO2.3 All parking, loading and manoeuvring areas are: <ul style="list-style-type: none"> (a) located to the side or rear of the building; and 	COMPLIANT The proposed car parking area will allow for sufficient parking, loading and manoeuvring area within the allotment which are efficient, safe and convenient access.

Performance outcomes	Acceptable outcomes	Comments
	<p>(b) have sufficient manoeuvring areas to allow vehicles to exit the site in a forward direction; and</p> <p>(c) kept and used exclusively for parking and loading; and</p> <p>(d) maintained in a suitable condition for parking and circulation of vehicles.</p> <p>AO2.5 In the industry zone, parking, loading and manoeuvring areas may be finished with a dust free compacted surface.</p>	
Access and queuing		
<p>PO3 Access points are located, designed and constructed:</p> <p>(a) to operate safely and efficiently; and</p> <p>(b) to accommodate the anticipated type and volume of vehicles; and</p> <p>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; and</p> <p>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area; and</p> <p>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; and</p> <p>(f) so that they do not adversely impact current and future on-street parking arrangements; and</p> <p>(g) so that they do not adversely impact upon existing services within the road reserve adjacent to the site.</p>	<p>AO3.1 Access is a minimum of</p> <p>(a) 3.5m wide in a residential zone; or</p> <p>(b) 8.0m in all other zones.</p> <p>AO3.2 The location of the access points is in accordance with the provisions of Australian Standards AS 2890.1 and AS 2890.2.</p> <p>AO3.3 Access is located as far a practical from the intersection.</p>	<p>COMPLIANT The proposal will not affect traffic flow and/or queuing to the site.</p> <p>The Applicant proposes to establish a drive-through access arrangement, allowing for forward facing movement to and from the site.</p> <p>Existing access arrangements to the site will allow for adequate ingress and egress in a forward-facing direction.</p> <p>The Applicant proposes to establish on-site parking designed to allow sufficient space for traffic maneuvering of all vehicles to mitigate on-site traffic safety concerns. .</p>
<p>PO4 Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO4.1 Queuing and set down areas are designed and constructed in accordance with Australian Standard AS2890.1.</p> <p>AO4.2 Development provides adequate area for onsite vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up</p>	<p>COMPLIANT There exists unencumbered land area, within the proposal site, to allow sufficient space for traffic maneuvering for all vehicles to mitigate on-site traffic safety concerns.</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>services are proposed as part of the use, including but not limited to the following land uses:</p> <ul style="list-style-type: none"> (a) car wash; or (b) child care centre; or (c) educational establishment; or (d) a drive-through facility for any use including food and drink outlet; hardware and trade supplies; hotel; or (g) service station. 	
On-street parking		
PO5 On-street parking supplements off-street parking areas, and: <ul style="list-style-type: none"> (a) creates activity on the street; and (b) provides an appropriate level of parking, relative to demand; and (c) provides for enhanced landscaping of the verge or carriageway. 	AO5.1 Where more than 2 parking spaces are required for the development, on-street parking located within the immediate frontage of the site, can be counted as part of the parking provision. Note— Figures 9.4.4.4a and Figures 9.4.4.4b below show possible parking scenarios.	COMPLIANT As Table 9.4.3.4c (Parking Rates) in the <i>Hinchinbrook Shire Planning Scheme 2017</i> does not specify on-site parking numbers for this particular proposed outdoor sport and recreation use, on-site car parking has been determined based on expected numbers of attendees for each lesson.

BUSHFIRE HAZARD OVERLAY CODE

Performance outcomes	Acceptable outcomes	Comments
Water supply for fire fighting purposes		
PO1 Development provides an adequate water supply for fire fighting purposes that is reliable, safely located and accessible.	AO1.1 Development is connected to a reticulated water supply where within a water supply area. OR AO1.2 Where outside a water supply area, a storage of at least 10,000L is provided.	COMPLIANT Whilst the proposal is not connected to reticulated water supply, there exists sufficient quantity of water supply, in excess of 10,000L to facilitate adequate supply for fire-fighting provision.
General		

Performance outcomes	Acceptable outcomes	Comments
PO2 Development including lot boundaries, use areas or building envelopes (including existing or potential future buildings or structures) are appropriately separated from hazardous vegetation.	AO2 Development is provided with a setback that is 1.5 times the mature height of the predominant nearby vegetation.	COMPLIANT The proposed use area will result in structures having sufficient setback from hazardous vegetation.
Water quality and integrity		
PO3 Development does not cause adverse impacts on the quality and integrity of water in upstream or down-stream catchments, including the Great Barrier Reef Marine Park.	No acceptable outcome provided.	COMPLIANT
ASSESSABLE DEVELOPMENT		
Performance outcomes	Acceptable outcomes	Comments
PO3 Development is consistent with the purpose and overall outcomes sought for the code.	No acceptable outcome provided.	COMPLIANT
Safety of people and property		
PO4 Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding people living or congregating in bushfire hazard areas.	AO4 Development is not located in and does not result in new lots within Medium or High bushfire hazard area.	COMPLIANT The proposal does not represent an increased risk to the safety of people and property within the vicinity. The proposal does not represent a material increase in people living or congregating in bushfire hazard areas. Applicant to implement an emergency and bushfire management plan for use in the event of a hazard.
Community infrastructure		
PO5 Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after bushfire events.	AO5.1 Community infrastructure is not located within a confirmed Medium or High bushfire hazard area. OR AO5.2 Where located in a confirmed medium or High bushfire hazard area, development involving community	NOT APPLICABLE The proposal does not represent an increased risk to Community Infrastructure as none is located within the immediate vicinity.

Performance outcomes	Acceptable outcomes	Comments
	infrastructure is designed to function effectively during and immediately after bushfire events.	
Access and evacuation routes		
PO6 Development: (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire; and (d) allow for efficient emergency access to buildings for firefighting.	AO6.1 Lots are designed so that their size and shape allow for efficient emergency access to buildings for fire fighting (e.g. by avoiding long narrow lots). AO6.2 The road layout provides for through-roads and avoids cul-de-sacs. AO6.3 Roads have a maximum gradient of 12.5%.	COMPLIANT Access to the proposal site is via a cleared and maintained formed road. The proposed location of the use on-site via formed internal roads will allow for easy and safe movement in the event of an encroaching fire.
Fire breaking trails		
PO7 Development provides a fire break which also facilitates adequate access for fire fighting and emergency vehicles, and safe evacuation.	AO7.1 Lot boundaries and use areas or building envelopes (including existing or potential future buildings or structures) are separated from hazardous vegetation by a distance that is 1.5 times the mature height of the predominant nearby vegetation. AO7.2 The separation area mentioned in AO4.1 contains a fire access trail that: (a) has a minimum cleared and formed width of 6m; (b) has vehicular access at each end; (c) provides passing bays and turning areas for fire-fighting appliances; and (d) is either located on public land, or within an access easement that is granted in favour of Council and QFRS.	COMPLIANT Access to the proposal site is via a cleared and maintained formed road. The proposed location of the use on-site via formed internal roads will allow for easy and safe movement in the event of an encroaching fire.

Your Ref: MCU21\0001
Our Ref: PC:AG

24 February 2021

Ingham Riding for the Disabled Association Inc
C/- Christine Perry
14 Seris Road
PEACOCK SIDING QLD 4850

christineperry@westnet.com.au

Dear Ms Perry

Confirmation Notice – Material Change of Use – Outdoor Sport and Recreation (Horse-riding Facility)
Seris Road Peacock Siding – Lot 1 on RP703060
Planning Act 2016

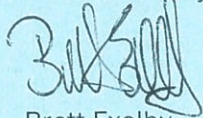
Receipt of your development application on Tuesday 12 January 2021 seeking a Development Permit for Material Change of Use – Outdoor Sport and Recreation (Horse-riding Facility) at Seris Road, Peacock Siding is acknowledged and its contents noted.

Please be advised that your submitted application has been reviewed by relevant staff and was deemed to be a properly made application on Wednesday 10 February 2021 following payment of the relevant assessment fee.

The enclosed Confirmation Notice has been prepared in accordance with the Development Assessment Rules under the *Planning Act 2016* and contains information relevant to the processing and assessment of the application.

Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

Yours sincerely



Brett Exelby
Director Corporate and Financial Services

Encl - Confirmation Notice



25 Lannercost Street
INGHAM QLD 4850



PO Box 366 INGHAM QLD 4850
ABN 46 291 971 168



4776 4600
4776 3233



council@hinchinbrook.qld.gov.au
HinchinbrookShireCouncil

24 February 2021

APPLICATION DETAILS

Details of the development application are listed below:

Application Number	MCU21\0001
Property ID Number	106775
Applicant Details	Ingham Riding for the Disabled Association Inc C/- Christine Perry 14 Seris Road PEACOCK SIDING QLD 4850
Owner Details	Matthew Batty and Christine Perry 14 Seris Road PEACOCK SIDING QLD 4850
Property Description	Seris Road Peacock Siding Lot 1 on RP703060
Proposal	Material Change of Use – Outdoor Sport and Recreation (Horse-Riding Facility)
Level of Assessment	Impact assessment
Applicable Benchmarks	<i>Hinchinbrook Shire Council Planning Scheme 2017; and Planning Act 2016</i>

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme? ☐ Yes ☒ No

PUBLIC NOTIFICATION DETAILS

Is Public Notification required? ☒ Yes ☐ No

An Explanatory Note for Public Notification is enclosed for your reference.

REFERRAL AGENCIES

Is a Referral Agency required? ☒ Yes ☐ No

Based on the information accompanying the lodged application, referral of the application is required in accordance with the following referral triggers:

Referral Agency and Address	Referral Triggers
State Assessment and Referral Agency Planning Group Queensland Treasury PO Box 5666 TOWNSVILLE QLD 4810 Email: NQSARA@dsdmip.qld.gov.au	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4– Material change of use of premises near a State transport corridor

INFORMATION REQUEST

The applicant agrees to receive an Information Request if determined necessary for this development application.

☒ Confirmed

FURTHER INFORMATION

You are advised that the truth and accuracy of the information provided in the application forms and accompanying information is relied upon when assessing and deciding this application.

Should you require any further clarification or information concerning this matter, please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658, for the necessary assistance.

EXPLANATORY NOTE FOR PUBLIC NOTIFICATION

Planning Act 2016 and Development Assessment Rules

INTRODUCTION

The purpose of this Explanatory Note is to provide guidance to applicants on the public notification requirements under Section 53 of the *Planning Act 2016* (the Act) and under the Development Assessment Rules (the Rules). The Act and the Rules, set out the requirements for the giving of public notice. These guidelines quote much of the material contained within the Act and the Rules.

If there is doubt about a particular public notification aspect, the applicant should refer to the Act and the Rules or have the public notice procedures undertaken by a consultant who is familiar with the public notice requirements.

Whilst every care has been taken in preparation of this explanatory note, ultimately it is the applicant's responsibility to ensure that the procedures are correctly followed. Council will not accept any responsibility for incorrect giving of public notice.

OVERVIEW OF PUBLIC NOTIFICATION PROCEDURES (PUBLIC NOTICE)

There are three distinct tasks to be undertaken when carrying out public notice:

1. Publishing a notice in a local newspaper;
2. Placing a notice or notices on the premises; and
3. Giving notice to adjoining owners.

Prior to commencing public notification, the applicant must give notice to the assessment manager of the intended start date of public notification.

After the notification period has ended, the applicant must give the assessment manager notice of compliance with the public notice requirements.

One key aspect to note is that an application automatically lapses if public notification does not start within 20 business days of the completion of the relevant preceding part. Furthermore, the application also automatically lapses if applicant does not give the assessment manager the notice of intention to start public notification (17.2 of the Rules), and the notice of compliance with the public notice requirements within 10 business days from the day after the last day on which a submission may be made (18.1 of the Rules).

WHEN NOTIFICATION STARTS

The following is an extract from Part 4 of the Development Assessment Rules which outlines when public notification starts:

16. When this part starts

16.1 If there are no referral agencies for the application and part 3 does not apply because:

- (a) the Applicant has advised that it does not wish to receive an Information request and it is not an application mentioned in section 11.3; or

- (b) the Assessment Manager state in the confirmation notice that it does not intend to make an information request;

Public notification must start within 20 days of the day after the confirmation notice is given to the Applicant.

16.2 If –

- (a) the Applicant has advised that it does not wish to receive an information request; and
(b) it is not an application mentioned in section 11.3; and
(c) there are referral agencies.

Public notification must start within 20 days after the day the last referral assessment period for any referral agency has started.

16.3 If sections 16.1 and 16.2 do not apply public notification must start within 20 days of the day after part 3 has ended.

16.4 For a changed application, where public notification is required to be undertaken again from its beginning, public notification must commence within 20 days –

- (a) if both part 2 and part 4 are relevant to the application as a result of the changed application, the day after part 3 has ended;
(b) otherwise, the day after the day notice is given under section 26.2(a) or 26.2(c).

WHAT IS PUBLIC NOTICE

The following is extracted from Part 4 of the Development Assessment Rules:

17. Public notice requirements

- 17.1 The Applicant or the Assessment Manager acting under section 53(10) of the Act, must give public notice by –
- (a) publishing a notice at least once in a newspaper circulating generally in the locality of the premises of the subject of the application; and
(b) placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day; and
(c) giving notice to the adjoining owners of all lots adjoining the premises the subject of the application.
- 17.2 The Applicant must give notice to the Assessment Manager of the intended start date of the public notification.
- 17.3 Schedule 3 prescribes the way in which public notice must be given.
- 17.4 All public notice requirements under section 17.1 and 17.2 must be undertaken within the period prescribed under section 16.

18. Notice of compliance

- 18.1 If the Applicant gives public notice, it must, within 10 days from the day after the last day on which a submission may be made, or a further period agreed between the Applicant and the Assessment Manager, give the Assessment Manager of compliance with the public notice requirements.

PUBLIC NOTIFICATION PERIOD

Section 53 of the Act states the required public notification period. The following is an extract from Section 53:

53(4) The notice must state that -

- (a) a person may make a submission about the application to the Assessment Manager; and
- (b) any submission must be made by a stated day that is at least –
 - (i) for an application that includes a variation request – 30 business days after the notice is given; or
 - (ii) for an application of a type prescribed by regulation – the period, of more than 15 business days after the notice is given, prescribed for the application; or
 - (iii) for any other application – 15 business days after the notice is given.

53(5) However, if the development assessment rules require the notice to be given in more than 1 way, the period mentioned in subsection (4)(b) starts on the day after the day when the last notice is given.

Please ensure that all public notices that are published in the newspaper, placed on the land, and given to adjoining land owners clearly state that:

- (a) written submissions may be made electronically; and
- (b) electronic submissions are to be sent to council@hinchinbrook.qld.gov.au; and
- (c) all submissions, including individual submitter's particulars, will be published on council's website (www.hinchinbrook.qld.gov.au) and therefore will be accessible to internet search engines.

Your Ref: MCU21\0001
Our Ref: PC:MP

3 March 2021

Ingham Riding for the Disabled Association Inc
C/- Christine Perry
14 Seris Road
PEACOCK SIDING QLD 4850

christineperry@westnet.com.au

Dear Ms Perry

Information Request – Material Change of Use – Outdoor Sport and Recreation (Horse-riding Facility)
Seris Road Peacock Siding – Lot 1 on RP703060
Planning Act 2016


Please be advised that your application seeking a Development Permit for Material Change of Use – Outdoor Sport and Recreation (Horse-riding Facility) at Seris Road, Peacock Siding, has undergone preliminary assessment by relevant staff and it has been determined that additional information is required to undertake a satisfactory assessment of the proposal.

In accordance with Part 3, Section 12 of the Development Assessment Rules under the *Planning Act 2016*, the attached additional information is requested.

According to the aforementioned legislation, the period for an Applicant to respond to an information request is three months from the date the information request was made or a further period, agreed to in writing, between the Applicant and Assessment Manager.

Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

Yours sincerely



Brett Exelby
Director of Corporate and Financial Services

Encl - Information Request



25 Lannercost Street
INGHAM QLD 4850



PO Box 366 INGHAM QLD 4850
ABN 46 291 971 168



4776 4600
4776 3233



council@hinchinbrook.qld.gov.au
HinchinbrookShireCouncil

3 March 2021

APPLICATION DETAILS

Details of the development application are listed below:

Application Number	MCU21\0001
Property ID Number	106775
Applicant Details	Ingham Riding for the Disabled Association Inc C/- Christine Perry 14 Seris Road PEACOCK SIDING QLD 4850
Owner Details	Matthew S Batty and Christine L Perry 14 Seris Road PEACOCK SIDING QLD 4850
Property Description	Seris Road, Peacock Siding Lot 1 on RP703060
Proposal	Material Change of Use Outdoor Sport and Recreation (Horse-riding Facility)
Level of Assessment	Impact assessment
Applicable Benchmarks	Hinchinbrook Shire Council Planning Scheme 2017; and Planning Act 2016

REQUESTED INFORMATION

The requested information to enable satisfactory assessment of the proposed application is set out below:

Item 1 – Elevation Plans

The applicant is requested to provide elevation plans of the proposed facility demonstrating the extent of area raised above natural ground level. The layout plan indicates access ramps within the facility but does not specify the height of the proposed floor levels.

Reason

To demonstrate the scale of the proposed buildings and structures and the potential impact to the character of the area.

Item 2 – Car Parking Area
<p>The applicant is requested to provide additional information regarding the proposed car parking area including:</p> <ul style="list-style-type: none"> (a) A plan showing the proposed layout of the car parking arrangements, provided dimensioned area for a minimum of 14 parking spaces; (b) A plan showing the proposed entry and exit arrangement; and (c) Detail of the material which is to be used to form the proposed car parking area and access routes.
Reason
To ensure the proposed development complies with the <i>Parking and Access Code</i> .

END OF INFORMATION REQUEST PERIOD

Under the provisions of the Development Assessment Rules and *Planning Act 2016*, you have three (3) options available in response to this Information Request. You may give the Assessment Manager:

- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice stating that none of the information will be provided.

For any response given in accordance with option (b) or (c), you must also advise the Assessment Manager to proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules, the Applicant is to respond to any Information Request within three (3) months of the request. If you do not respond to the Information Request within this time period, or a further period agreed between the Applicant and Assessment Manager, it will be taken that you have decided not to provide a response. In the event of no response being received, assessment of the application without the information requested will continue.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly. Should any Referral Agency make an Information Request, you are reminded of your obligation to provide Council with a copy of the information response provided to that Referral Agency.

FURTHER INFORMATION

You are advised that the truth and accuracy of the information provided in the application forms and accompanying information is relied upon when assessing and deciding this application.

Should you require any further information or clarification concerning this matter, please contact Council's Built Environment Support Officer, Aimee Godfrey on 4776 4658 for the necessary assistance.

From: Temp Planning
Sent: Tue, 23 Mar 2021 09:03:57 +1000
To: Paul Cohen; Hayley Roy
Subject: FW: MCU21/0001 - Response to Information Request and Public Notification
Attachments: drawn building elevations.pdf

From: christineperry@westnet.com.au <christineperry@westnet.com.au>
Sent: Sunday, 21 March 2021 7:13 PM
To: Temp Planning <TPlanning@hinchinbrook.qld.gov.au>
Subject: Re: MCU21/0001 - Response to Information Request and Public Notification

Good Evening Paul,
I have attached our car park layout, as per our conversation Friday morning. Also, we have attached a building elevation (drawn plan) for the structures that are to be under the arena roof top. Hopefully this is enough for you to see how this is to eventually look like one day. All of our plans will not be done immediately, nor all at once. As a NFP, we will be slowly developing this with the financial funding of grants, sponsorships and donations. So it will be a slow staged development.
Regarding public notification - I received our notice from SARA which I have forwarded through Friday to you, confirming that an information request will not be issued regarding our development application, therefore, according to your email, we can now commence public notification, as we originally had planned with our last letter of intention.
Regards,
Christine

----- Original Message -----

From:
"Temp Planning" <TPlanning@hinchinbrook.qld.gov.au>
To:
"christineperry@westnet.com.au" <christineperry@westnet.com.au>
Cc:
"Paul Cohen" <PCohen@hinchinbrook.qld.gov.au>, "Aimee Godfrey" <AGodfrey2@hinchinbrook.qld.gov.au>
Sent:
Thu, 18 Mar 2021 05:27:24 +0000
Subject:
MCU21/0001 - Response to Information Request and Public Notification

Hi Christine,

Thank you for providing the response to the Information Request for the development application for Material Change of Use – Outdoor Sport and recreation at 14 Seris Road, Peacock Siding, in particular clarifying the car park will be provided with a road base type finish.

We note that you have provided a description in relation to the requested plans for the building elevations and car park. Whilst this information is useful in understanding these aspects of the

development, Council's preference is that the building elevations and car park be shown on formal plans. Council requires certainty in how these aspects of the development are to be established and there are certain requirements that need to be provided in development applications to allow Council adequately assess development applications. The proposed development also requires public notification and hence this information is integral to informing the public about the proposed development. It would be preferable if this information be provided in advance of public notification commencing to keep them informed regarding the particulars of these aspects of the development.

I also note that you have submitted the notice of intention to commence public notification for the 26 March 2021. Please note that public notification cannot commence until the State have either:

- a. Confirmed that an Information Request will not be issued in relation to the proposed development; or
- b. A response is provided to any Information Request issued by the State.

The State will need to complete either (a) or (b) before Monday, 22 March 2021 and we will keep you updated once this is received.

We appreciate your consideration of this matter and if you require anything further or wish to discuss any of the above, please do not hesitate to contact me.

MILFORD PLANNING

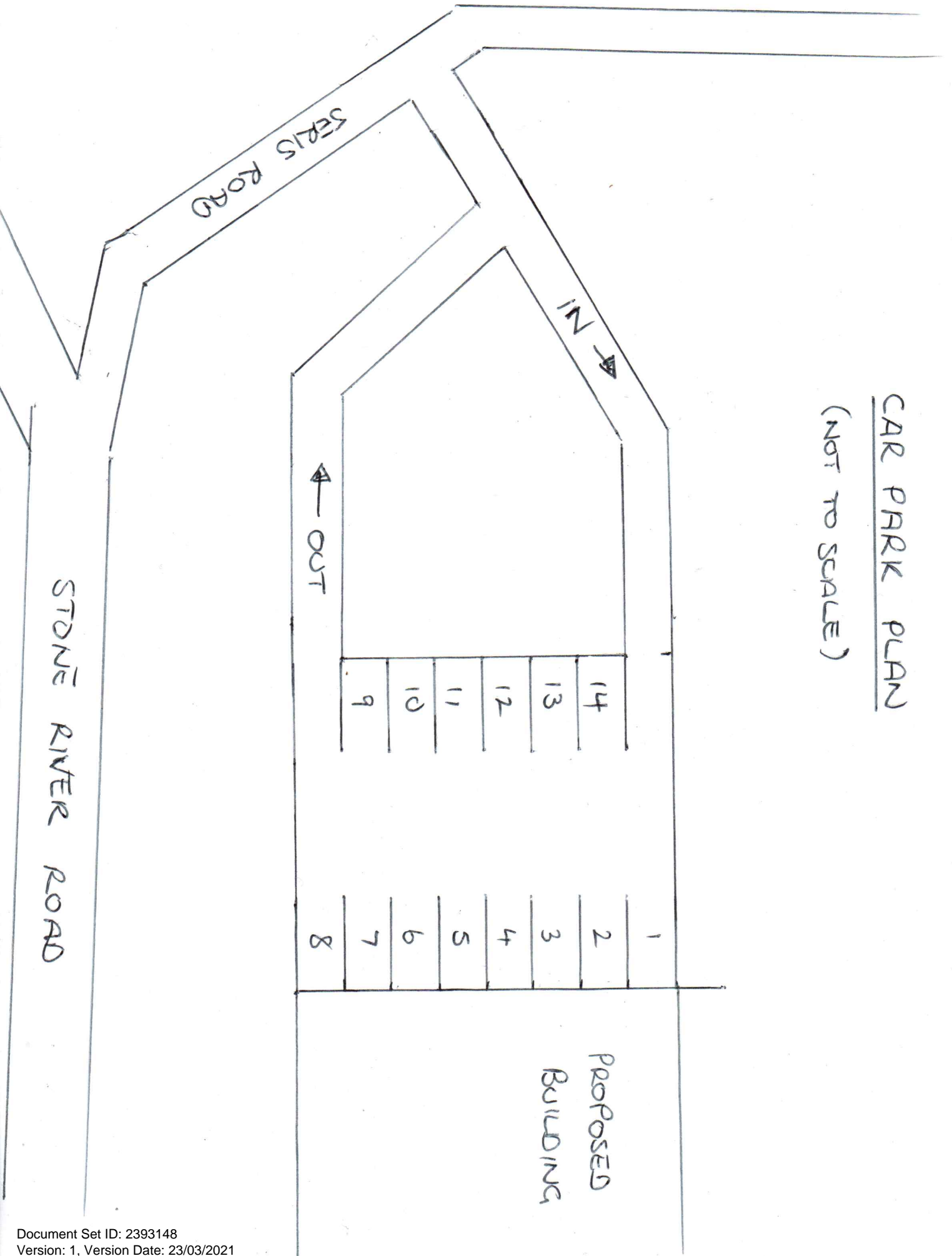
Planning Consultant - Hinchinbrook Shire Council

P 07 4776 4609 **F** 07 4776 3233 **E** tplanning@hinchinbrook.qld.gov.au
hinchinbrook.qld.gov.au | [facebook](#)

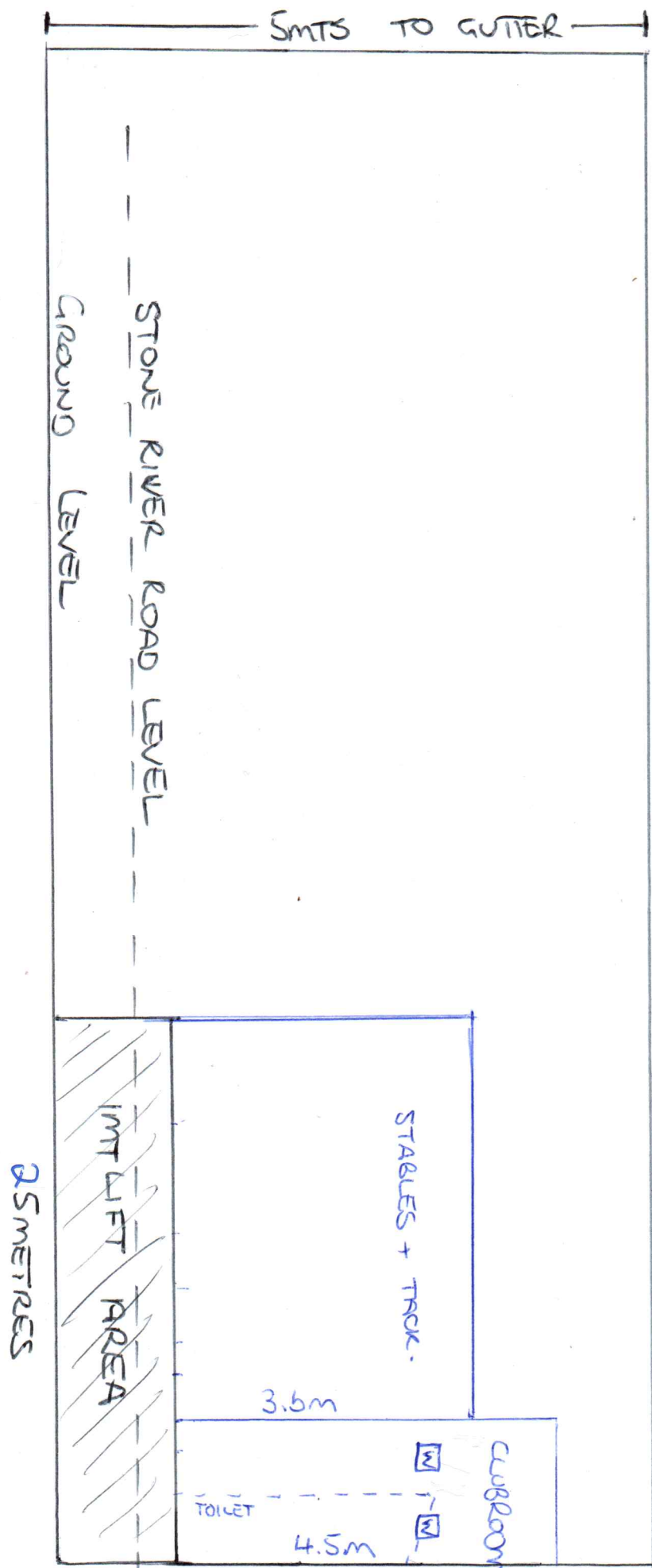
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CAR PARK PLAN
(NOT TO SCALE)



PEAK OF ROOF 7.2mts.



NOT TO SCALE

N - WINDOW

