

6.15. PROPOSAL FOR AMALGAMATION OF COUNCIL PROPERTIES 9 AND 11 MILL STREET MOSSMAN

REPORT AUTHOR	Property Officer
MANAGER	Manager Community Services
DEPARTMENT	Community Services

RECOMMENDATION

That Council:

- 1. As the owner of freehold land described as Lot 13 and Lot 14 RP707231 being 9-11 Mill Street, Mossman, consents to Douglas Arts Studio Gallery Inc (also known as Douglas Arts Base or DAB) undertaking action to amalgamate Lots 13 and 14 into one lot to allow for the construction of a new shed in proximity to the southern boundary of the amalgamated lot, subject to:**
 - (a) The process of amalgamation and all associated costs relevant thereto being borne by Douglas Arts Base.**
 - (b) Douglas Arts Base lodging necessary documentation, for approval by Council, relevant to the design and construction of the new shed.**
 - (c) Douglas Arts Base accepting all costs associated with the supply and construction and connection of services, if required, for the new shed.**
 - (d) A new freehold lease being negotiated between Council and Douglas Arts Base with a defined lease area based on that of the current lease (Dealing 713474228) with the inclusion of that additional area required to accommodate the new shed; and**
- 2. Delegates authority under Section 257(1)(b) of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise and execute any and all matters associated with the matter.**

EXECUTIVE SUMMARY

Amalgamation of two Council-owned freehold properties being Lot 13 and Lot 14 RP707231, is required to facilitate the construction of a second shed at the Douglas Arts Base (DAB), due to insufficient space at the rear of Lot 14 and to accommodate increased demand for art classes.

This report seeks the required consent from Council to allow DAB to undertake the action required to amalgamate the lots.

BACKGROUND

Douglas Arts Studio Gallery Inc. occupies the heritage-listed building at 11 Mill Street Mossman (Lot 14), where they have held tenure since 2002. DAB as it is commonly known, is a not-for-profit community arts centre that teaches, promotes and encourages the artistic development, appreciation and personal expression of people living in the Douglas Shire.

COMMENTS

- DAB is currently in a 10-year freehold lease with Council that expires in October 2027. Amalgamation of Lot 13 and Lot 14 will warrant a new lease that includes the second shed in the defined lease area and excludes the carpark adjacent to the heritage building, which provides public carparking for the Mill Street vicinity.
- A reciprocal easement exists between the carpark (Lot 13) and the adjoining privately owned Lot 1 RP743968, which includes a carpark for the building known as 'Pinjarra Place'. The easement is, in essence, a shared driveway access to the carparks.
- Advice to Council from a local surveyor suggests the easement between Lot 13 and the adjoining Lot 1 RP743968 will carry forward as an encumbrance on the new lot upon amalgamation of Lot 13 and Lot 14.
- The proposed location of the second shed will be outside of the heritage footprint and will have no visual impact to the heritage building.
- The establishment of a second shed is not expected to impact the adjacent public carpark or existing lavatory facilities. Art classes are not held simultaneously and are generally capped at 10 participants at any one time.

PROPOSAL

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 - (a) The process of amalgamation and all associated costs relevant thereto being borne by Douglas Arts Base.
 - (b) Douglas Arts Base lodging necessary documentation, for approval by Council, relevant to the design and construction of the new shed.
 - (c) Douglas Arts Base accepting all costs associated with the supply and construction and connection of services, if required, for the new shed.
 - (d) A new freehold lease being negotiated between Council and Douglas Arts Base with a defined lease area based on that of the current lease (Dealing 713474228) with the inclusion of that additional area required to accommodate the new shed; and
2. Delegates authority under Section 257(1)(b) of the *Local Government Act 2009* to the Chief Executive Officer to negotiate, finalise and execute any and all matters associated with the matter.

FINANCIAL/RESOURCE IMPLICATIONS

Nil cost to Council. All costs associated with the aforementioned processes will be borne by the Lessee. Provision of a new lease will require Council's Property Team to undertake preparation and ultimate lodgment of the lease and associated documents with Titles Queensland as well as liaison with Douglas Arts Base, as necessary. No additional cost burden will fall to Council for these processes.

RISK MANAGEMENT IMPLICATIONS

Excluding the carpark area from the new lease will ensure that it remains available for public use and does not impact parking availability in the Mill Street vicinity.

SUSTAINABILITY IMPLICATIONS

Economic:	Nil. Lot 13 (carpark) and Lot 14 (DAB) do not produce general rates revenue for Council.
Environmental:	Nil
Social:	Amalgamation of Lot 13 and Lot 14 for the purpose of constructing a second shed will ultimately benefit the arts community by enabling DAB to cater to increased demand for art classes.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2019-2024 Initiatives:

Theme 1 - Celebrating Our Communities

Douglas Shire Council embraces the diversity of our communities and values the contribution that all people make to the Shire. We recognise that it is a core strength of the region. We acknowledge our past so that it may guide us in the future. We recognise the wrongs done to our Indigenous community and we actively seek to reconcile so that we may all benefit from and enjoy our Shire. We acknowledge early European settlers who forged an agricultural base for our economy and we welcome all new arrivals as part of our broader community.

Goal 4 - We will promote arts and cultural programs and events that bring vibrancy to the community and compliment the tourist experience.

Operational Plan 2024-2025 Actions:

Public Art & Placemaking - Support creative projects and initiatives that empower our communities to express their connection to place.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Custodian	Council owns and manages infrastructure, facilities, reserves, resources and natural areas. In fulfilling its role as custodian, Council will be mindful of the community, the economy, the environment, and good governance.
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CONSULTATION

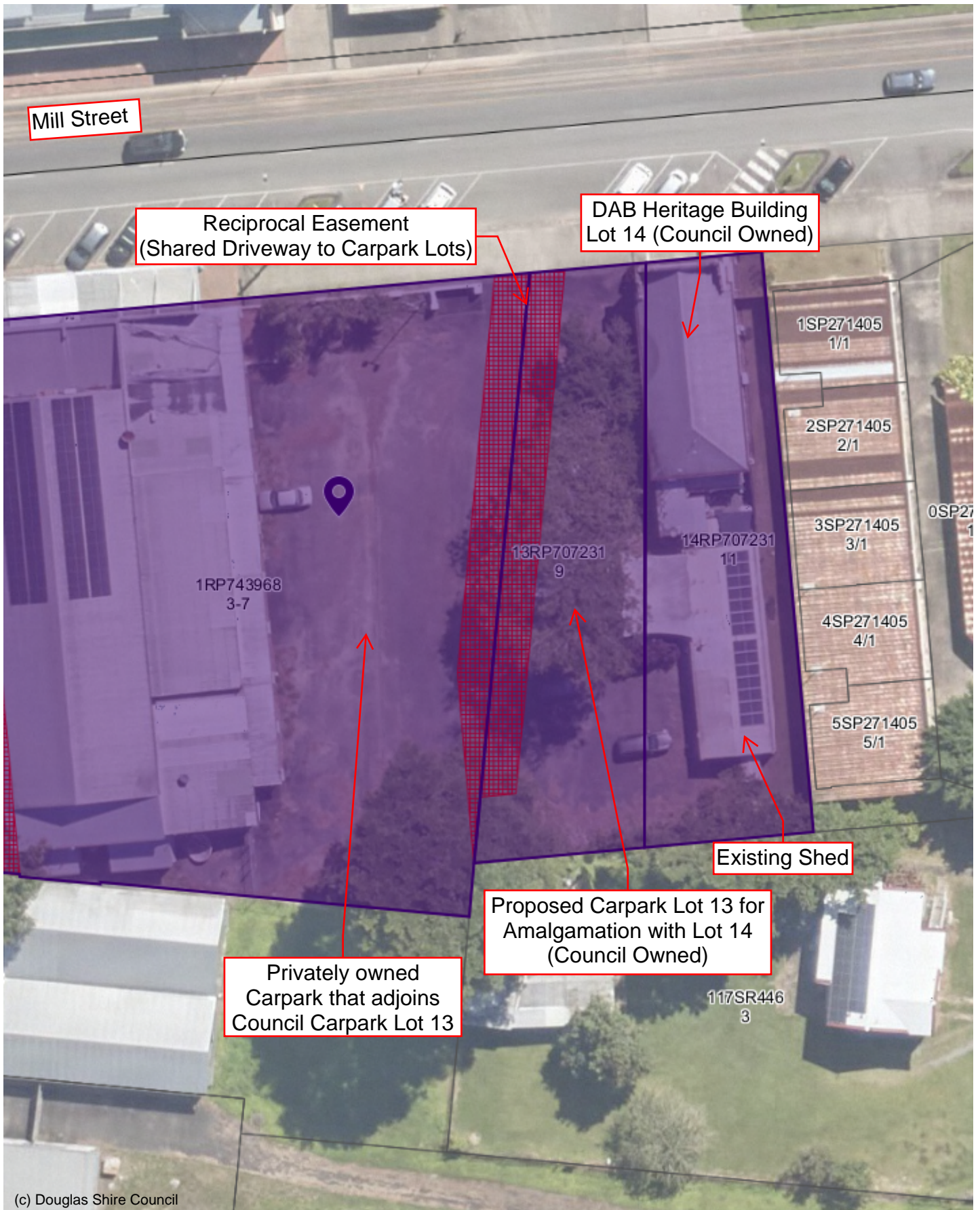
Internal:	Planning and Building Facilities sections. Council Workshop 25 February 2025.
External:	MD Land Surveys on behalf of DAB.

COMMUNITY ENGAGEMENT

Nil

ATTACHMENTS

1. Lot 14 R P 707231; Lot 13 R P 707231; and Lot 1 R P 743968 [**6.15.1** - 1 page]
2. New Shed Preliminary Plans [**6.15.2** - 3 pages]



10 m

Scale = 1:442,260

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Shed

the Extension

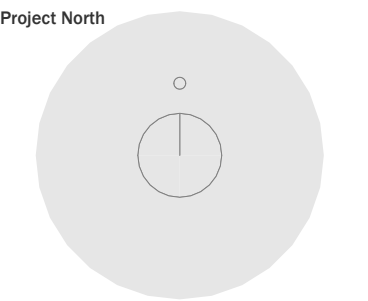
11 Mill St
Mossman
4873

Project No. 19001



Revisions

- Notes
- 1. Your note number one.
 - 2. Your note number two.
 - 3.



Scale 1 : 150

site plan

E1.3



1

site plan - Working

SCALE: 1 : 150



BUILDING DETAILS

BUILDING CLASS	Garage Skillion 9b Enclosed
BUILDING SIZE	Garage Skillion 6m (w) x 18.37m (l) x 3m (h)
ROOF PITCH	Skillion 5°
WALL CLADDING	Trimdek Cladding 0.47 TCT Colour Surfmist®
ROOF CLADDING	Trimdek Cladding 0.47 TCT Colour Deep Ocean®
BARGE TYPE	TrimClad Barge Capping Colour Deep Ocean®
GUTTER	Emline Fascia Gutter (Slotted) Colour Deep Ocean®
DOWNPIPE	100 x 75 Downpipe 1.8m Colour Surfmist®
SLAB CONNECTION	On Slab
INTERNAL WALLS	
WEIGHT	3346kg

FRAME DETAILS

COLUMNS	Frame 1, 4 - C Section 152 x 64 x 1.5
	Frame 2, 3 - C Section 203 x 76 x 1.9
RAFTERS	Frame 1, 4 - C Section 152 x 64 x 1.5
	Frame 2, 3 - C Section 203 x 76 x 1.5
GIRTS	Z Section 152 x 64 x 1.5 (Screwed)
PURLINS	Z Section 152 x 64 x 1.5 (Screwed)

WINDOWS/ DOORS/ EXTRAS

OPENINGS	1x Opening 2400h x3000w
WINDOWS	2x Sliding Window 790h x 1731w 4mm Clr Fit S1600 U4000 W300pa Basalt®
SLIDING DOORS	2x Sliding Door 2100h x 1810w 4mm Clr Tghn S1200 U3000 W300pa w/Trim Basalt® With Fibreglass Barrier Screen



Shed
the Extension

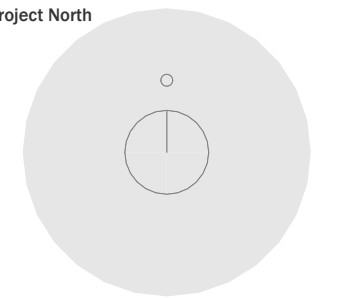
Project No. 19001



Revisions

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1. Your note number one.
2. Your note number two.
3.



Scale

shed views

E1.4



Shed
the Extension
11 Mill St
Mossman
4873

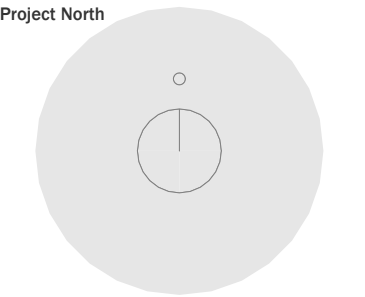
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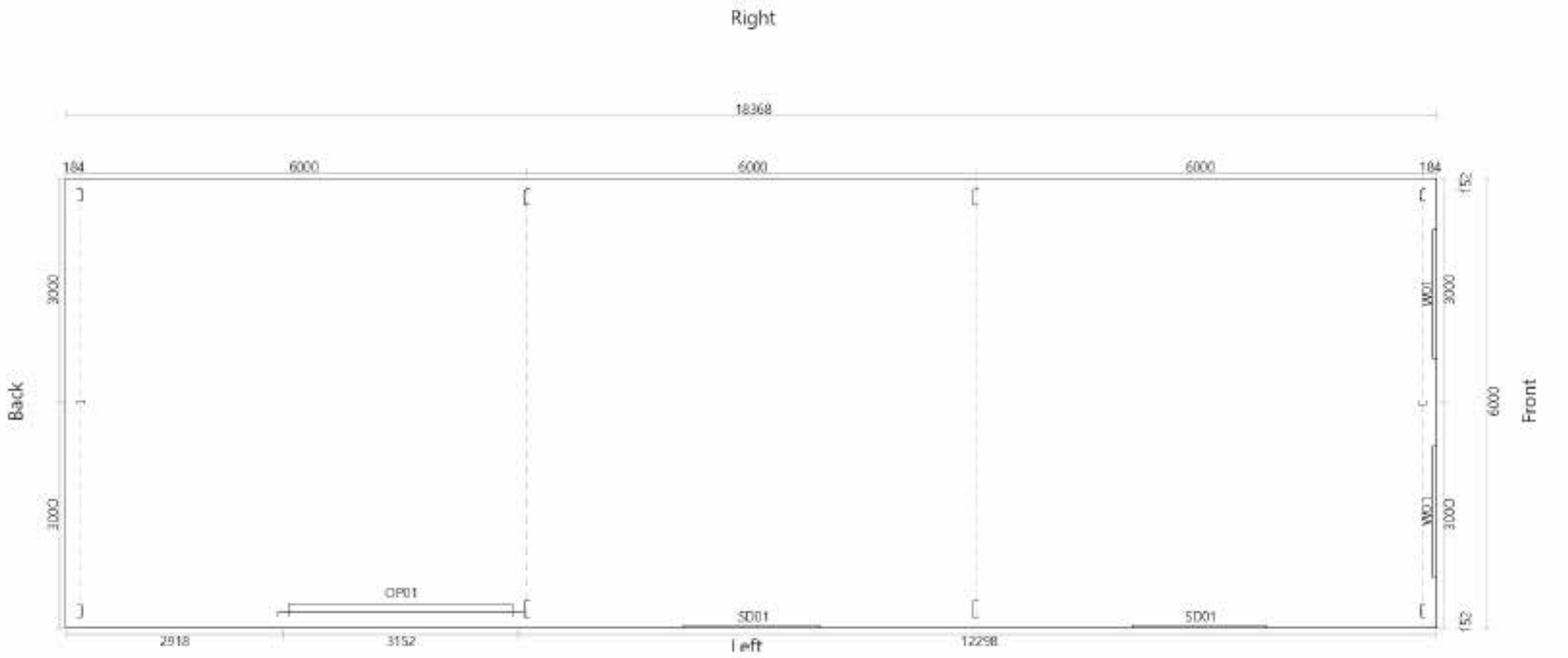


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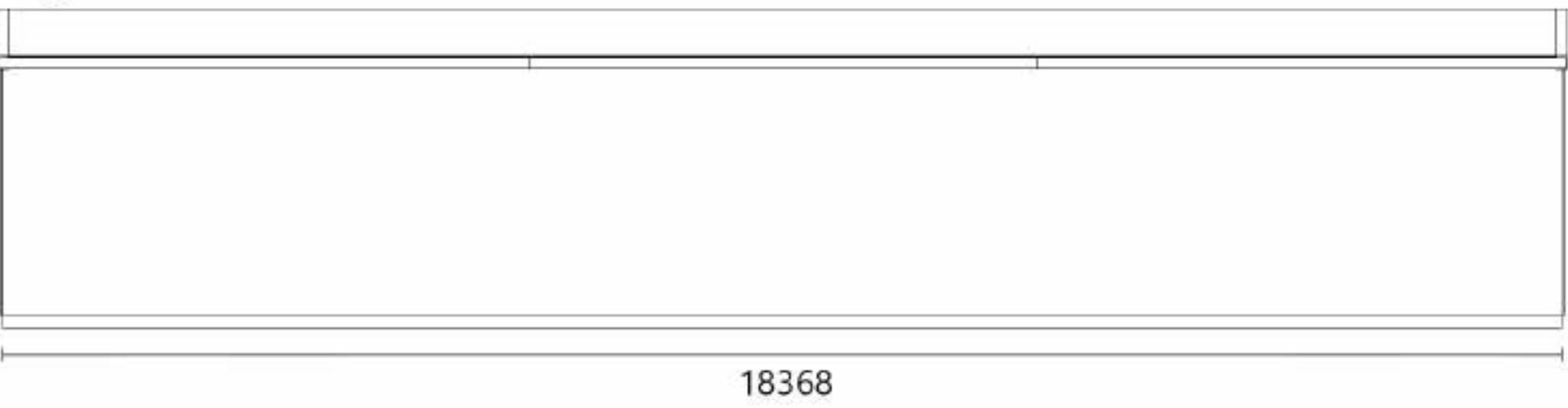
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shed
plan
view

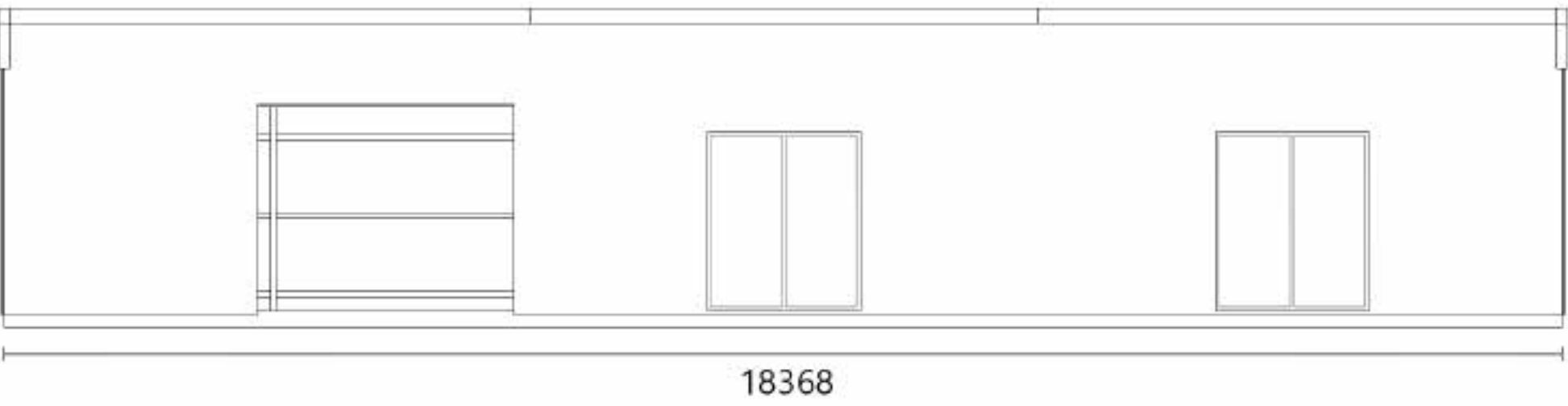
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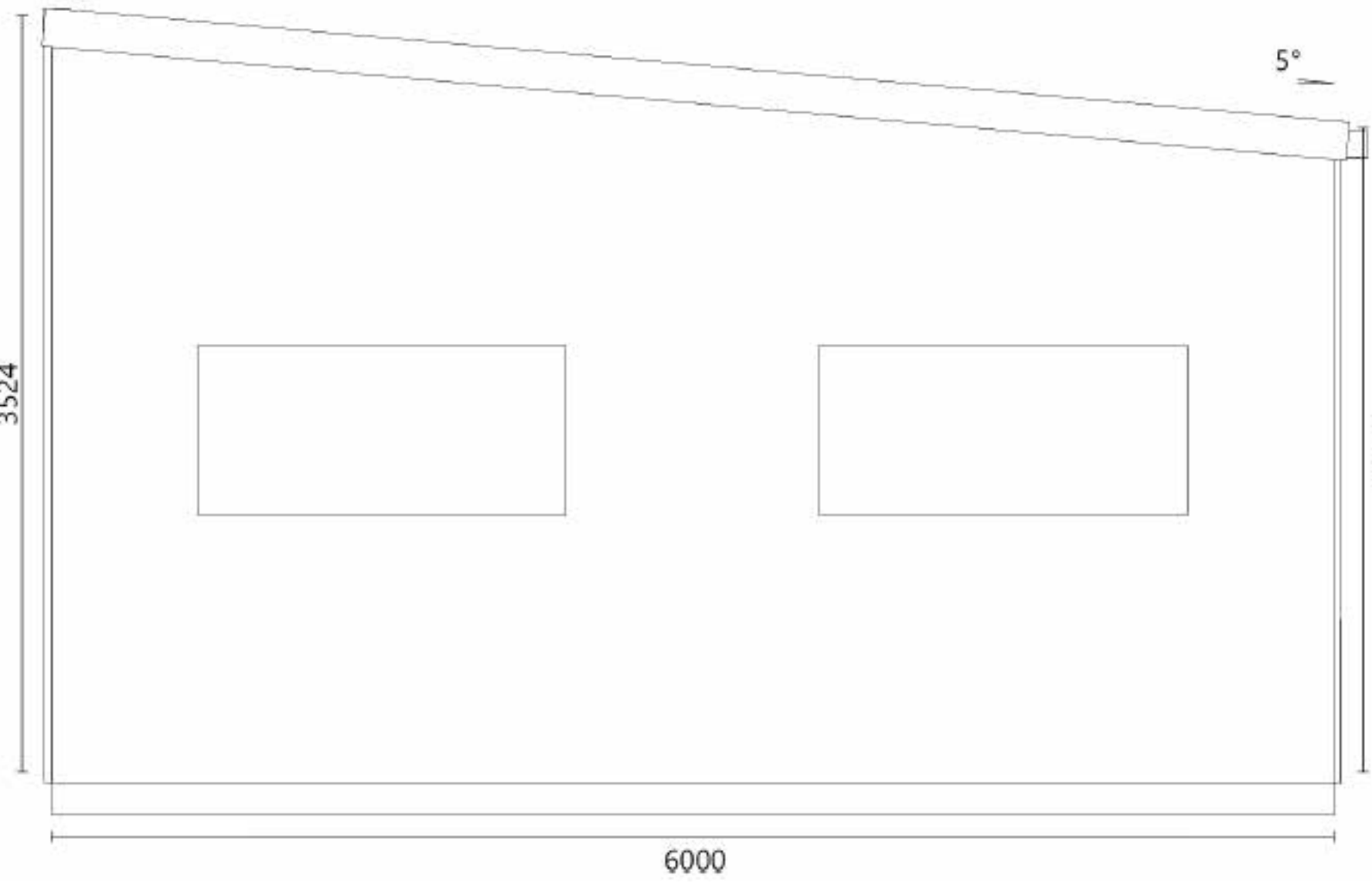
Right Elevation



Left Elevation



Front Elevation



Back Elevation

