

**5.05. REQUEST FOR OWNERS CONSENT TO FACILITATE LODGMENT OF MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) - UNDEFINED USE (ACCOMMODATION OF MOTORHOMES AND CAMPERVANS NOT EXCEEDING 20 SITES) & CARETAKER'S RESIDENCE**

**REPORT AUTHOR(S):** Neil Beck, Planning Officer  
**GENERAL MANAGER:** Paul Hoyer, General Manager Sustainable Communities  
**DEPARTMENT:** Development Assessment and Coordination

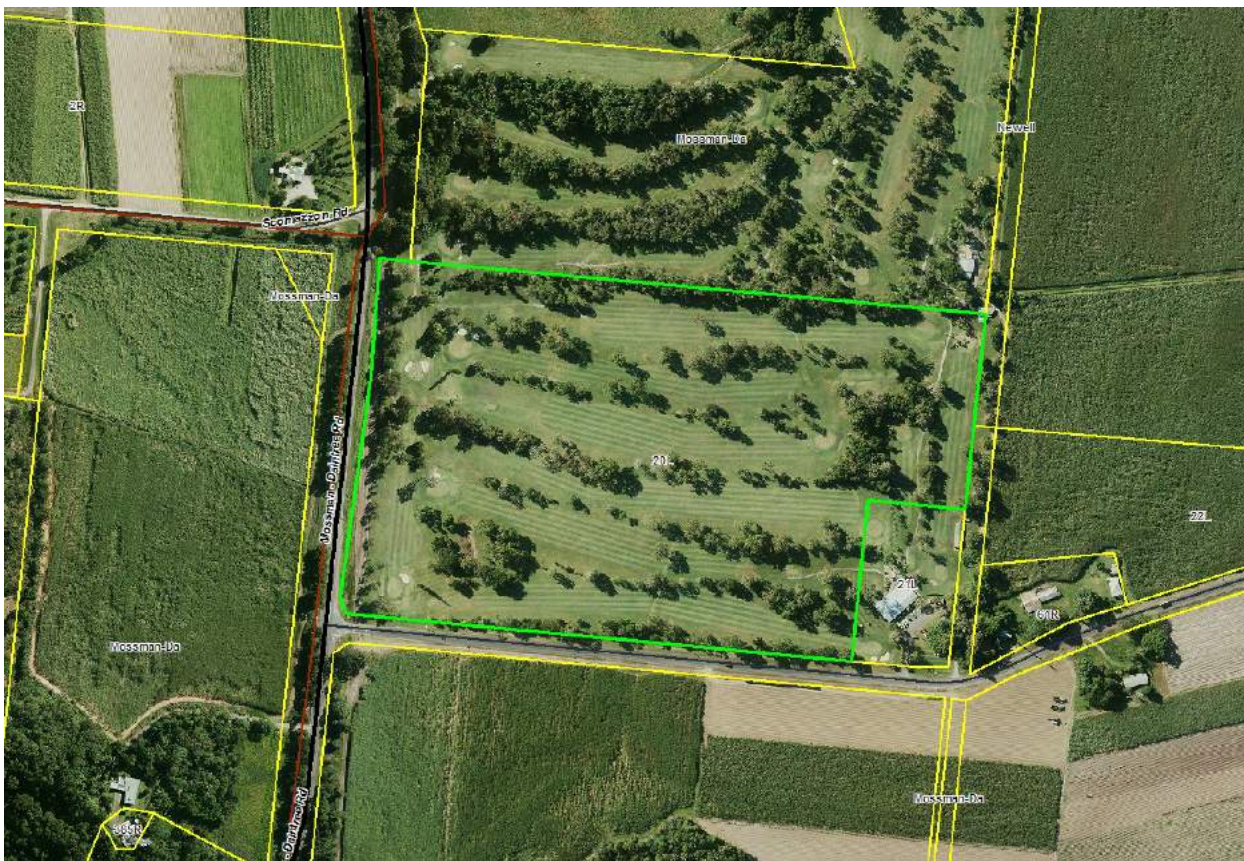
**PROPOSAL** Request for Owners Consent to facilitate lodgment of Material Change of Use (Impact Assessment) - Undefined Use (Accommodation of Motorhomes and Campervans not exceeding 20 sites) & Caretaker's Residence

**APPLICANT** Mossman Golf Club Inc  
C/- Flanagan Consulting Group  
PO Box 5820  
Cairns QLD 4870

**LOCATION OF SITE** 20L Mossman-Daintree Road Newell,  
211 Newell Road Newell

**PROPERTY** Lot 20 & Lot 21 On SP212664

**LOCALITY PLAN**



<b>LOCALITY</b>	Rural Areas and Rural Settlements
<b>PLANNING AREA</b>	Community & Recreation Facilities
<b>PLANNING SCHEME</b>	Douglas Shire Planning Scheme 2006

## **RECOMMENDATION**

**That Council delegate authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to provide Owner's Consent with respect to Lot 20 on SP212664 and sign IDAS Form 1 to enable the development application to be considered properly made in accordance with section 260 of the *Sustainable Planning Act 2009*.**

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## **EXECUTIVE SUMMARY**

The Mossman Golf Club is seeking approval to use part of Lot 20 and Lot 21 on SP212664 to provide accommodation of Motorhomes and Campervans and a Caretaker's Residence. The total number of Motorhome and Campervan sites is not to exceed twenty (20).

Lot 20 contains a number of fairways comprising the golf course. Lot 20 is owned by Douglas Shire Council as freehold land. Lot 21 which contains the Club House is owned by the Mossman Golf Club Incorporated as freehold land.

In order for the application to be properly made under the Sustainable Planning Act, the consent of Douglas Shire Council as the owner of Lot 20 is required.

The Mossman Golf Club is therefore seeking Owners Consent to enable the application to be considered properly made.

It is recommended that Council favourably consider the request and grant Owners Consent for the purpose of lodging the development application.

## **TOWN PLANNING CONSIDERATIONS**

### **Proposal**

The Mossman Golf Club proposes to develop part of Lot 20 and Lot 21 for the purpose of providing not more than twenty (20) sites for Motorhomes and Campervans. The proposal also involves the establishment of a Caretaker's Residence. However it is understood that this component of the application seeks to use part of Lot 263 on SR540 which is Crown land and will require Owners Consent from the State prior to application being made over this allotment.

The area of land to contain the Motorhomes and Campervans is approximately 1960m<sup>2</sup>.

A copy of the Site Plan and Proposal Plan is at Attachment 1.

### **Officer Comment**

As highlighted above, the consent of Douglas Shire Council as owner of Lot 20 is required in order for the application to be properly made under the Sustainable Planning Act.

The development is considered an Undefined Use for the purpose of the Planning Scheme and therefore is impact assessable development. The application will require public notification in accordance with the requirements of the Sustainable Planning Act.

A thorough assessment of the development application will be undertaken against the Planning Scheme and other relevant planning instruments once the development application is deemed to be properly made.

Council's Property Officer has raised no issue with the request for Council to provide Owner's Consent. However, advice was received that the freehold lease granted to the Mossman Golf Club will require amending to reflect activities undertaken on the land in the event approval is granted by Council and the approval acted upon.

## **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 area outlines where Council has a clear responsibility to act:

**Regulator:** Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

## **CONSULTATION**

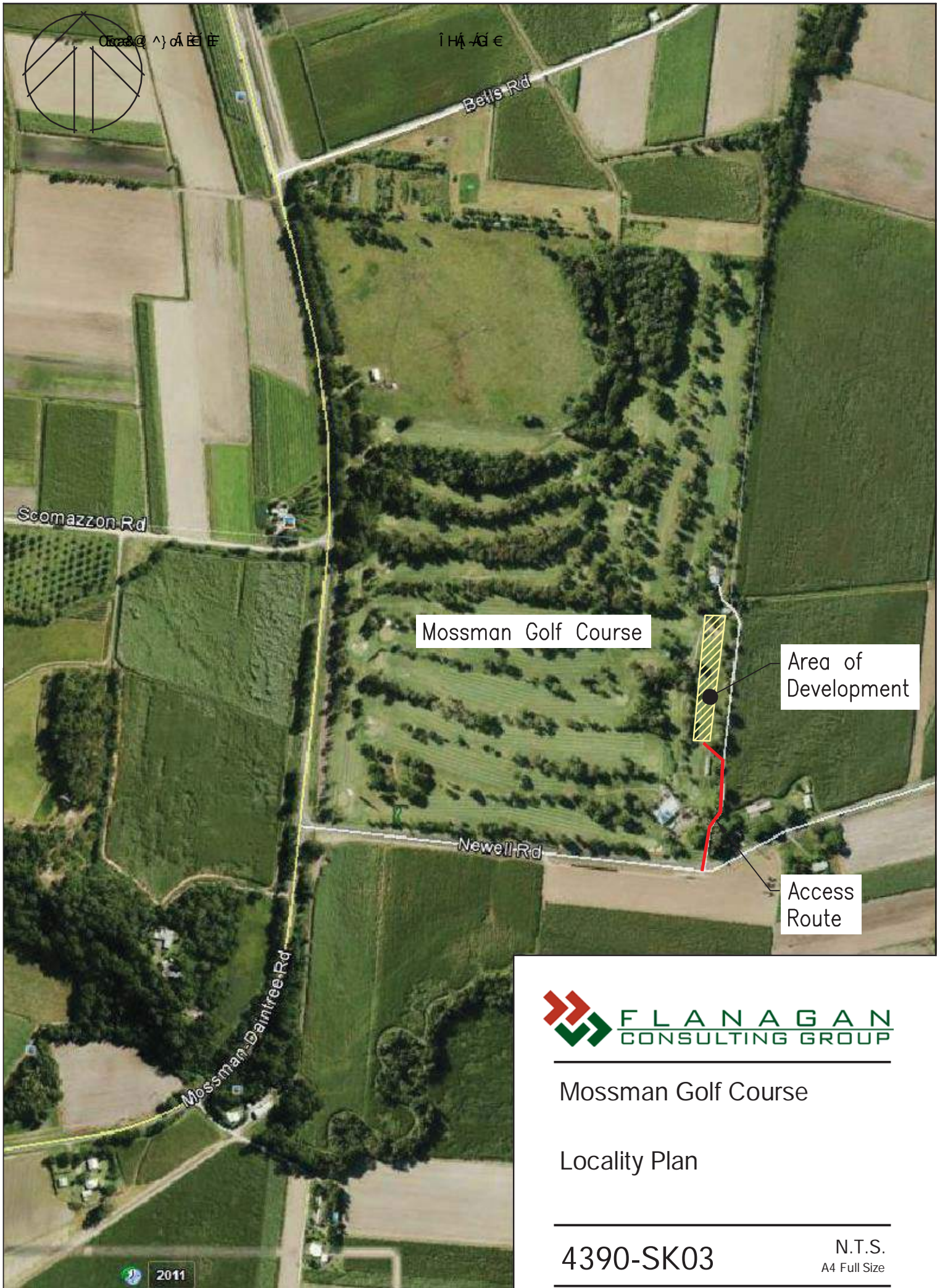
**Internal:** Comment has been sought from Council's Property Officer as discussed above.

**External:** The development application will be publically notified in accordance with the Sustainable Planning Act. This provides the community with the opportunity to provide comment.

## **ATTACHMENTS**

Attachment 1 – Site Plan and Proposal Plan





Mossman Golf Course

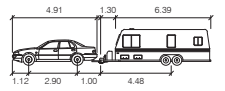
Locality Plan

4390-SK03

N.T.S.  
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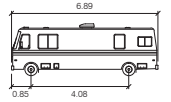


TYPICAL VEHICLES



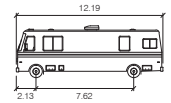
**CAR & CARAVAN**

meters	
Car Width	: 1.86
Trailer Width	: 2.45
Car Track	: 1.83
Trailer Track	: 2.34
Lock to Lock Time	: 6.0
Steering Angle	: 23.9
Articulating Angle	: 70.0



**SMALL MOTORHOME**

meters	
Width	: 2.30
Track	: 1.96
Lock to Lock Time	: 6.0
Steering Angle	: 37.0



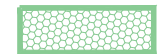
**LARGE MOTORHOME**

meters	
Width	: 2.59
Track	: 2.59
Lock to Lock Time	: 6.0
Steering Angle	: 44.3

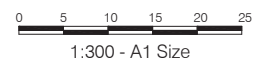
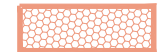
PARKING BAYS

**DIMENSIONS**  
 5.0m Wide x 15m Long  
 Parking Bays  
 Angled at 45°  
 3.0m Min. Separation

Un-Serviced Bay



Serviced Bay (Water/Elec)



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Mossman Golf Course

Proposed RV Parking

