

5.1. DEVELOPMENT APPLICATION - STORAGE SHED - REEF STREET PORT DOUGLAS

REPORT AUTHOR(S)	Neil Beck, Planning Officer
GENERAL MANAGER	Nick Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Building Work Assessable against Planning Scheme (Storage Shed)
APPLICANT	Port Douglas Outrigger Canoe Club Inc PO Box 42 PORT DOUGLAS QLD 4877
LOCATION OF SITE	14-22 Reef Street PORT DOUGLAS
PROPERTY	Lot 64 on SR573

LOCALITY PLAN



Figure 1 - Locality Plan

LOCALITY	Port Douglas and Environs
PLANNING AREA	Conservation
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	None Applicable
NUMBER OF SUBMITTERS	Not applicable
STATUTORY ASSESSMENT DEADLINE	12 July 2017
APPLICATION DATE	17/05/2017

RECOMMENDATION

That Council approves the development application for a Storage Shed over land described as Lot 64 on RP573, located at 14-22 Reef Street Port Douglas, subject to the following:

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

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

Drawing or Document	Reference	Date
Site Plan	Received 13 June 2017 (#817814)	Undated
Floor Plan & Elevations	Drawing No. 608-16 Rev C	8 May 2017

ASSESSMENT MANAGER CONDITIONS

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

Except where modified by these conditions of approval

Timing of Effect

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

Drainage

- 3. Undertake further investigations including site levels and detail how stormwater generated from the Storage Shed will be adequately controlled and managed as not to cause a nuisance to the surrounding area or result in standing water. Drainage details must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Work with the necessary works being undertaken prior to Commencement of Use.**

Vegetation Removal

- 4. The footprint of the shed must be pegged onsite and the extent of vegetation to be removed including any pruning of existing trees must be clearly identified and inspected and approved by Council Officers prior to any works taking place.**

Temporary Fencing & Construction

- 5. During construction of the Storage Shed, the site must be securely fenced using temporary construction fencing or equivalent to identify the site as a work site. The site must remain clean, tidy and presentable at all times during the construction phase and once works are complete and the use has commenced.**

ADVICE

- 1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse 4 years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act 2009*.**
- 2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.**
- 3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.**

EXECUTIVE SUMMARY

At Council's Ordinary Meeting on 15 July 2014, Council resolved to grant a Trustee Lease in favour of Port Douglas Outrigger Canoe Club (PDOCC) over part of land described as Lot 64 on SR573. The land forms part of Four Mile Park. The purpose of the lease was to formalise an area of land on which to place a boat storage facility for the club.

Council is now in receipt of a development application for Building Works Assessable against the Planning Scheme for the construction of a storage shed for the PDOCC on the lease area.

The site is contained in the Conservation Planning Area under the current Planning Scheme in which undertaking building works is code assessable development.

The shed will be used for the purpose of storing outrigger vessels and equipment associated with the sporting club. The proposed structure is consistent with the Trustee Lease.

Approval of the application is recommended subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

Council at its Ordinary Meeting on 15 July 2014 resolved to grant a Trustee Lease in favour of Port Douglas Outrigger Canoe Club (PDOCC) over part of land described as Lot 64 on SR573. The land forms part of Four Mile Park.

The term of the Trustee Lease is ten (10) years and commenced on 27 January, 2015. The size of the lease area is 1529m². An extract from the lease documentation identifying the surveyed lease area forms Attachment 1.

At the time of seeking approval for the Lease over part of Four Mile Park, the PDOCC had identified the need for a boat storage shed to locate on the site. As a consequence, the Trustee Lease details boat storage as a permitted use in the lease documentation.

The PDOCC are now seeking to obtain the necessary approvals associated with the construction of the boat storage. The approvals will form supporting documentation for PDOCC grant funding application which seeks to secure additional funds towards construction costs.

Proposal

The proposal involves the construction of a boat storage shed having dimensions of 8m x 16m and is located in the north western portion of the lease area. The siting of the facility has given due regard to existing vegetation and use of the remaining lease area, in addition substantial set backs to the western boundary. The storage shed has a setback from the western boundary ranging from 7 metres to 9.4 metres. Building setbacks for the Conservation Planning Area nominates 10 metres from side boundaries. Further discussion on this aspect is provided below.

The storage shed will be used for the purposes of storing outrigger canoes and equipment used by the club.

A copy of the site plan and proposal plan forms Attachment 2.

Douglas Shire Planning Scheme Assessment

Table 2

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
Locality	Port Douglas and Environs	✓	Complies
Planning Area	Conservation	✓	See discussion below
Defined Use	Not applicable	x	N/A
Overlay Codes	Acid Sulfate Soils Code	x	N/A
	Cultural Heritage and Valuable Sites Code	x	N/A
	Natural Hazards Code	x	N/A
General Codes	Design and Siting of Advertising Devices Code	x	N/A
	Filling and Excavation Code	x	N/A
	Landscaping Code	x	N/A
	Natural Areas and Scenic Amenity Code	x	N/A
	Reconfiguring a Lot Code	x	N/A
	Vehicle Parking and Access Code	x	N/A
	Sustainable Development Code	x	N/A
	Vegetation Management Code	x	N/A

Compliance Issues

Undertaking Building Works within the Conservation Planning Area is code assessable development under the Planning Scheme triggering assessment against the Port Douglas & Environs Locality Code and the Conservation Planning Area Code. The proposed development is consistent with the Port Douglas & Environs Locality Code.

The siting of the storage shed does not comply with the nominated acceptable solution of 10 metres for side boundary setbacks as contained within the Conservation Planning Area Code. The setbacks for the storage shed range from 7 metres to 9.4 metres from the western boundary. The siting of the shed has been determined by the existing vegetation of the site to limit vegetation damage/removal. Several coconut palms will be removed to construct the shed. In addition, a concrete block panelling fence having a height of approximately 2 metres and a significant vegetation buffer is contained along the common boundary between the adjacent Lot 3 and the lease area as illustrated below.

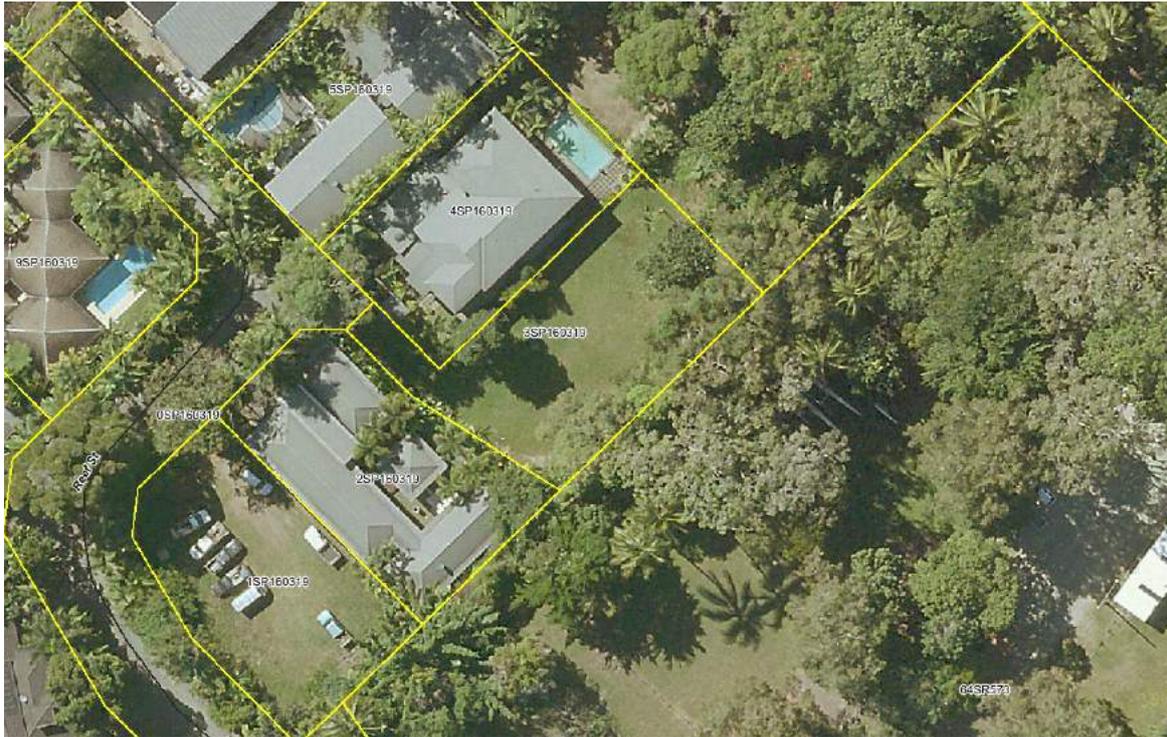


Figure 2. Note – The location of the longer vessels represents the location of the proposed Storage Shed.



Figure 3. Note – Vegetation buffer and concrete fence located on adjacent boundary. The orange conduit in the foreground is the most eastern extent of the Storage Shed.

The proposed setbacks are supported having regard to the fence treatment and the vegetation buffer in place. A condition of approval requires the footprint of the building to be pegged and inspected by Council Officers prior to building approval being issued. In addition, any pruning of trees and removal of branches is also to be identified and approved prior to works commencing.

Drainage

Four Mile Park is not formalised with regard to drainage infrastructure. How stormwater generated from the storage shed to ensure it will not create a nuisance to surrounding areas is yet to be detailed. It is noted that the land does rise to the adjoining western boundary so stormwater generated from the shed will not have an impact on the neighbouring property. However, further detail in relation to site levels to ensure water will drain away and not pond is required. A condition has been added to address this matter.

Other conditions have been added to the approval to ensure the site is secured during the construction phase and kept in a clean, tidy and presentable state during the construction phase and once the use has commenced.

Referral Agency Requirements

The Development Application did not require referral to a Referral Agency under the Sustainable Planning Regulation 2009.

Public Notification / Submissions

The application is code assessable and therefore public notification was not required.

ADOPTED INFRASTRUCTURE CHARGES

The proposed development does not trigger Adopted Infrastructure Charges.

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.

ATTACHMENTS

1. Attachment 1 - Lease Area **[5.1.1]**
2. Attachment 2 - Approved Plans and Documents **[5.1.2]**

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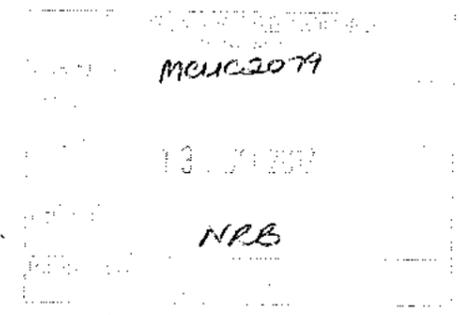
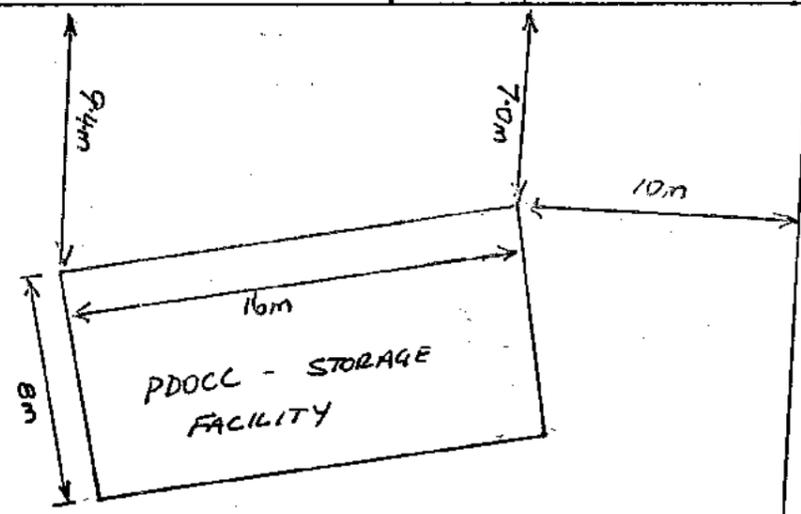
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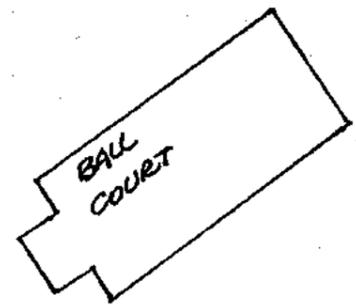
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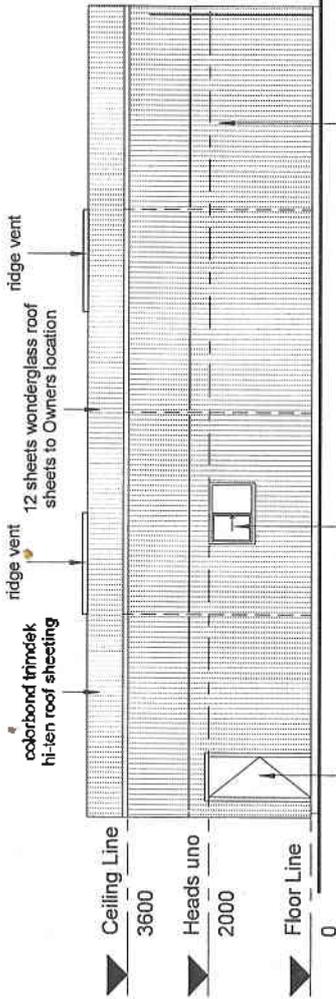
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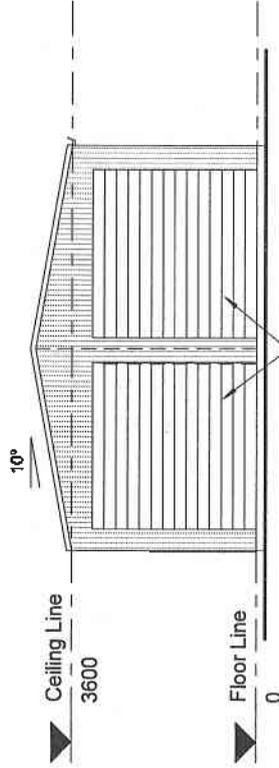
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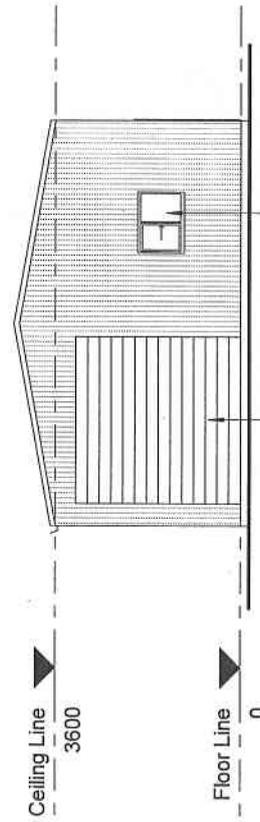




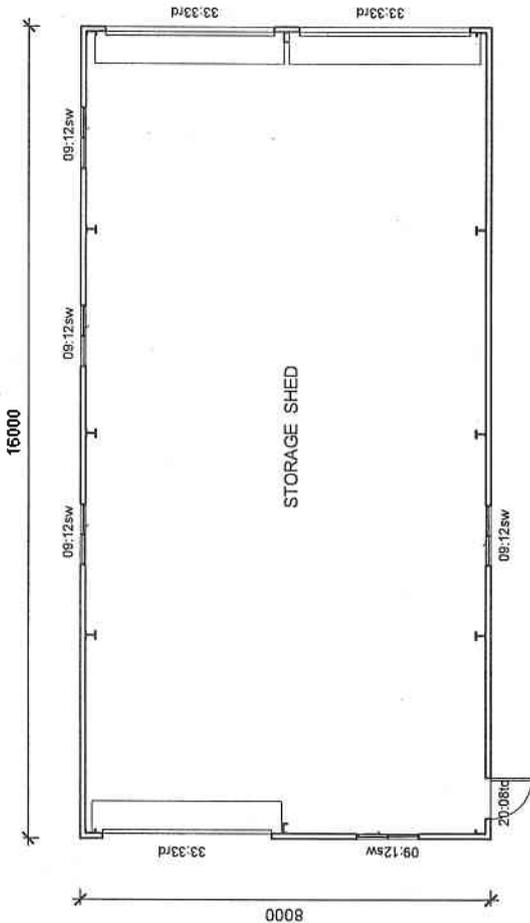
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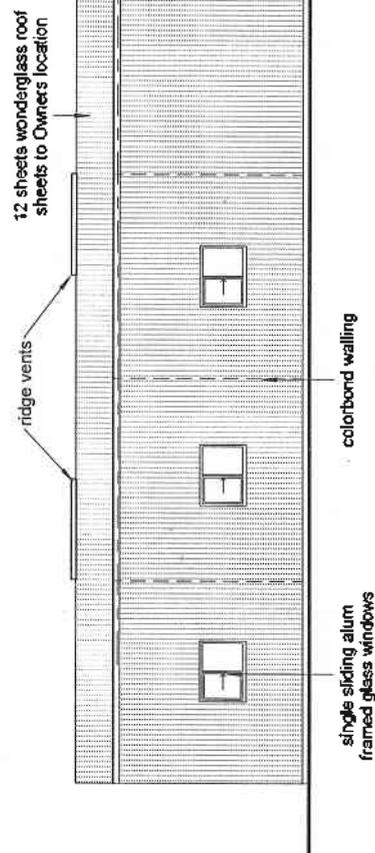
3 North Elevation
1 : 100



5 South Elevation
1 : 100



1 Floor Plan
1 : 100



4 West Elevation
1 : 100

<p>GREG SKYRING <i>Design</i> and DRAFTING Pty. Ltd. Lic Under QBSA Act 1991 - No 1040371 11 Noli Close, Mossman Q. 4873 Phone/Fax: (07) 49982061 Mobile: 0419212652 Email: greg@skyringdesign.com.au</p>	<p>PROJECT Proposed Storage Shed PORT DOUGLAS</p>	<p>CLIENT Port Douglas Outriggers</p>	<p>WIND CLASS C2</p>	<p>PLAN NUMBER 608-16</p>	<p>SHEET 1 of 1</p>
	<p>SCALES 1 : 100</p>	<p>PLAN TITLE Floor Plan, Elevations</p>	<p>DATE OF ISSUE 08.05.17</p>	<p>REV C</p>	