5.1 MINISTERIAL DESIGNATION PORT DOUGLAS FIRE STATION

REPORT AUTHOR(S): Jenny Elphinstone, Senior Planning Officer
GENERAL MANAGER: Nicholas Wellwood, General Manager Operations
DEPARTMENT: Sustainable Communities

RECOMMENDATION

That Council:

1. **Notes the proposed Ministerial Designation for Community Infrastructure for the Port Douglas Fire Station over Lot 117 on SR670 located at 5 Port Douglas Road, Port Douglas.**

2. **Resolves to support and forward the submission, as included in Attachment 5, to the Public Safety Business Agency advising that it has no objection to the proposed Ministerial Designation for Community Infrastructure for the Port Douglas Fire Station over Lot 117 on SR670 located at 5 Port Douglas Road, Port Douglas and confirms Council's Officer comments as previously forwarded by letter dated 16 September 2016.**

EXECUTIVE SUMMARY

The Minister for Police, Fire and Emergency Services has an ability under the *Sustainable Planning Act 2009* to designate land to exempt development on land from the requirements of Council's Planning Scheme and the requirement to pay adopted infrastructure charges. The Public Safety Business Agency, operating under the Minister, has advised Council of a proposed Ministerial Designation for the Port Douglas Fire Station. The consultation process for the referral agencies was run concurrently with a public consultation process and submissions were required to be lodged prior to a Council meeting being available to consider the proposal. A submission was lodged by Council officers, within the required period, raising minor issues with the proposal. The report details the authority for the Minister to make a designation, the proposed development and the matters outlined in the Officer submission. The report recommends Council resolve to lodge a further submission confirming Council's consideration of the proposal.

PROPOSED MINISTERIAL DESIGNATION

Council was notified by letter dated 22 August 2016 that the Public Safety Business Agency had identified a need for the land at 5 Port Douglas Road, Port Douglas to be designated under Chapter 5, Part 2 of the *Sustainable Planning Act 2009* for 'Community Infrastructure'. The land is occupied by the Port Douglas Fire Station which was established under an approval issued by the former Douglas Shire Council in January 1981. Figure 1 - Locality Plan below identifies the land. The land has frontage to both Port Douglas Road and Davidson Street. 'Community Infrastructure' is described in Schedule 2 of the *Sustainable Planning Regulation 2009* as including:

(7) emergency services facilities; and

(15) Storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.

The correspondence included an Initial Assessment Report and details of an intended upgrade to the facility. Extracts from the report outlining the development is included in Attachment 1. Plans for the proposed upgrade are included in Attachment 2.

The State Agency officers advised that the station upgrade was identified by the Premier as a significant regional infrastructure project and the proposed Ministerial Designation is part of the State Agency's standard process to facilitate an infrastructure upgrade.

LOCALITY PLAN

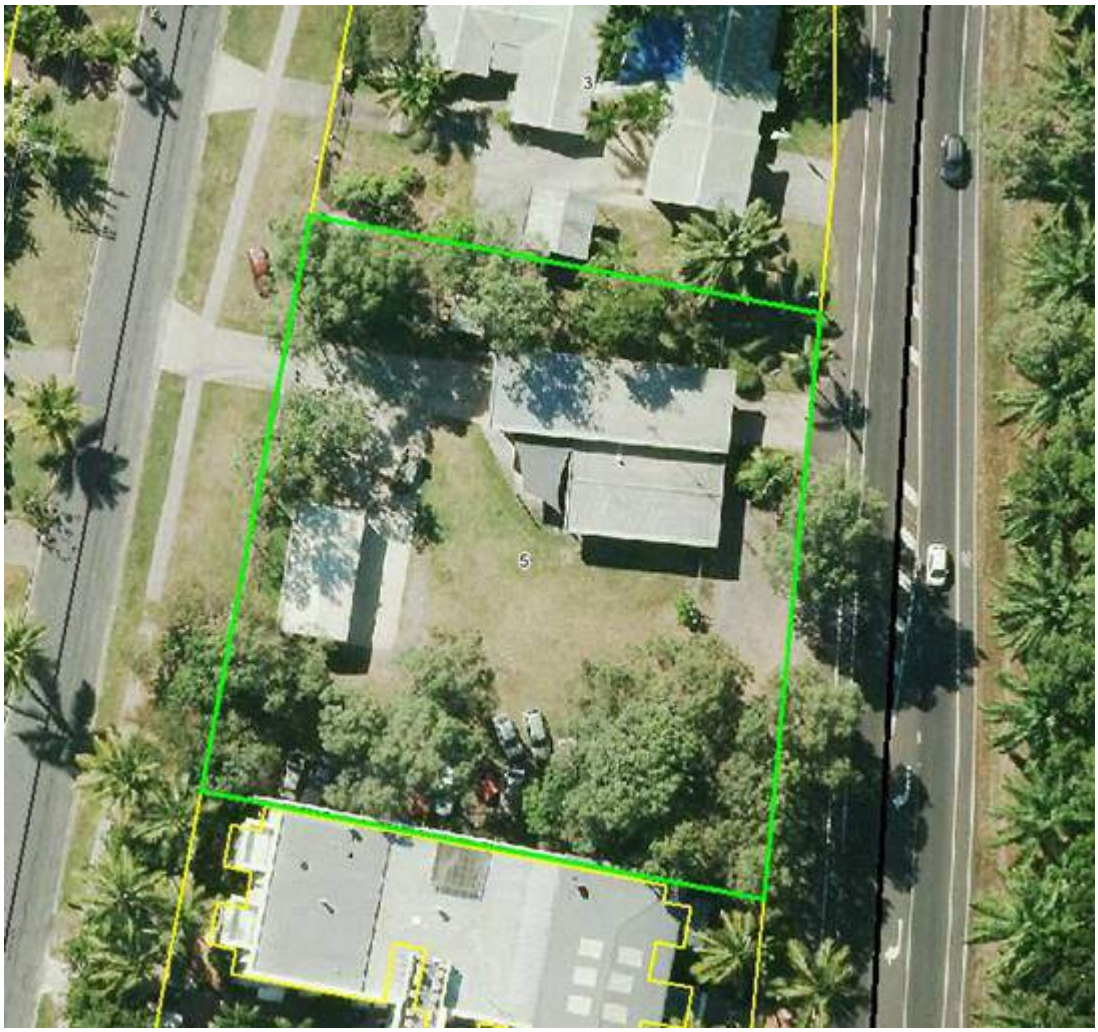


Figure 1 - Locality Plan

CONSIDERATIONS

Planning

The effect of a Ministerial Designation is to exempt development on the land from assessment against the Council's Planning Scheme and from the payment of any adopted infrastructure charges.

The correspondence advised that the consultation with relevant agencies, including Council, and the consultation with public would be run concurrently. A notice appeared in the Port Douglas and Mossman Gazette on 25 August 2016. A copy of this notice is included in Attachment 3. All submissions were to be received within 15 business days that concluded on Friday 16 September 2016. Given this limited period of consultation a submission was provided by Council Officers.

The submission reflects Council Officers' assessment of the proposal and raised concern with the short consultation process, outlines the development of the land under the original approval, provides minor comments regarding the design details and advises of Council's current public notification of the proposed Douglas Planning Scheme. A copy of this submission is included in Attachment 4.

FINANCIAL/RESOURCE IMPLICATIONS

There are currently no additional financial or resource implications for Council in making a submission.

As the original approvals over the land anticipated future extensions and provided conditions for future additions, adopted charges would not apply to the proposed upgrade.

RISK MANAGEMENT IMPLICATIONS

None identified.

SUSTAINABILITY IMPLICATIONS

Economic: Nil

Environmental: Nil

Social: The proposed fire station upgrade provides improved facilities to local communities.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2014-2019 Initiatives:

Theme 1 - Celebrating Our Communities
1.2.3 - Develop and support opportunities to build resilience and sustainability of community groups and agencies.

Theme 4 - Engage, Plan, Partner
4.2.3 - Work with regional, state, national and international stakeholders to promote beneficial partnerships to support strong, resilient and sustainable communities.

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:

Advocate	Supporting communities and groups by advocating for certain actions from other organisations (usually other levels of government)
Information Provider	Bringing people together to develop solutions to problems.
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 Planning Scheme. The proposed ministerial designation seeks to exempt development from the Council's Planning Scheme. A proposed submission confirming Council's consideration is included in Attachment 5.

CONSULTATION

Internal: Development Assessment and Coordination

External: Public Safety Business Agency

COMMUNITY ENGAGEMENT

The Public Safety Business Agency is required to undertake all consultation for the designation in accordance with the process outlined in the *Sustainable Planning Act 2009.* State Agency officers have advised that the details of the proposed Ministerial designation, while not available on the Agency's website, are provided to the public free of charge upon request.

ATTACHMENTS

Attachment 1 - Extract from the Initial Assessment Report explaining the proposed upgrade.

Attachment 2 - Proposed plans for the intended upgrade to the fire station facility.

Attachment 3 - Public Notice in the Port Douglas and Mossman Gazette.

Attachment 4 - Council Officer Submission.

7. Proposed Community Infrastructure Designation

7.1 Intent of Designation

It is proposed to designate the site for the purposes of a fire station which is further described below and illustrated on the proposal plans contained in **Appendix 2.**

7.2 Proposed Use

The *Port Douglas Fire Station* was constructed and primarily designed to accommodate a 10 / 14 staffing model of one (1) officer and two (2) firefighters. The current facility operates one (1) appliance with a staffing establishment of four (4) personnel per shift. The current location of the facility provides good operational response capability and community safety functions as well as ease for public access.

The general condition of station amenities is becoming aged and has a number of inherent work place health and safety issues. A number of minor upgrades and renovations have taken place in the fire station building over the years on an ad hoc basis however the fire station lacks a number of contemporary operational and administrative requirements for current and future service delivery to the community. It is also understood that asbestos containing materials exists in the building.

The proposed development is for the extension of the fire station adding floor area to the northern side of the current building. It is not expected that there will be an increase in staff / vehicles at the new station.

7.3 Scope of Works

The scope of the project is to provide an emergency response capability, which meets the current and projected demand for services, and to maintain key performance indicators for vehicle response times.

To accommodate current and future service delivery requirements, the facility is to be based on a "FS" standard station design, the project will include the following:

- FS 3 – Large Auxiliary Fire and Rescue Station.

A station of this design typically includes:

- 2 x Bay Engine Room with Associated Facilities;
- BA/Equipment Room;
- Turnout Room with Alcove and connecting Patio;
- Covered Public Entry;
- Offices;
- Multi-purpose/Training Room;

- Kitchen; and
- Bathrooms.

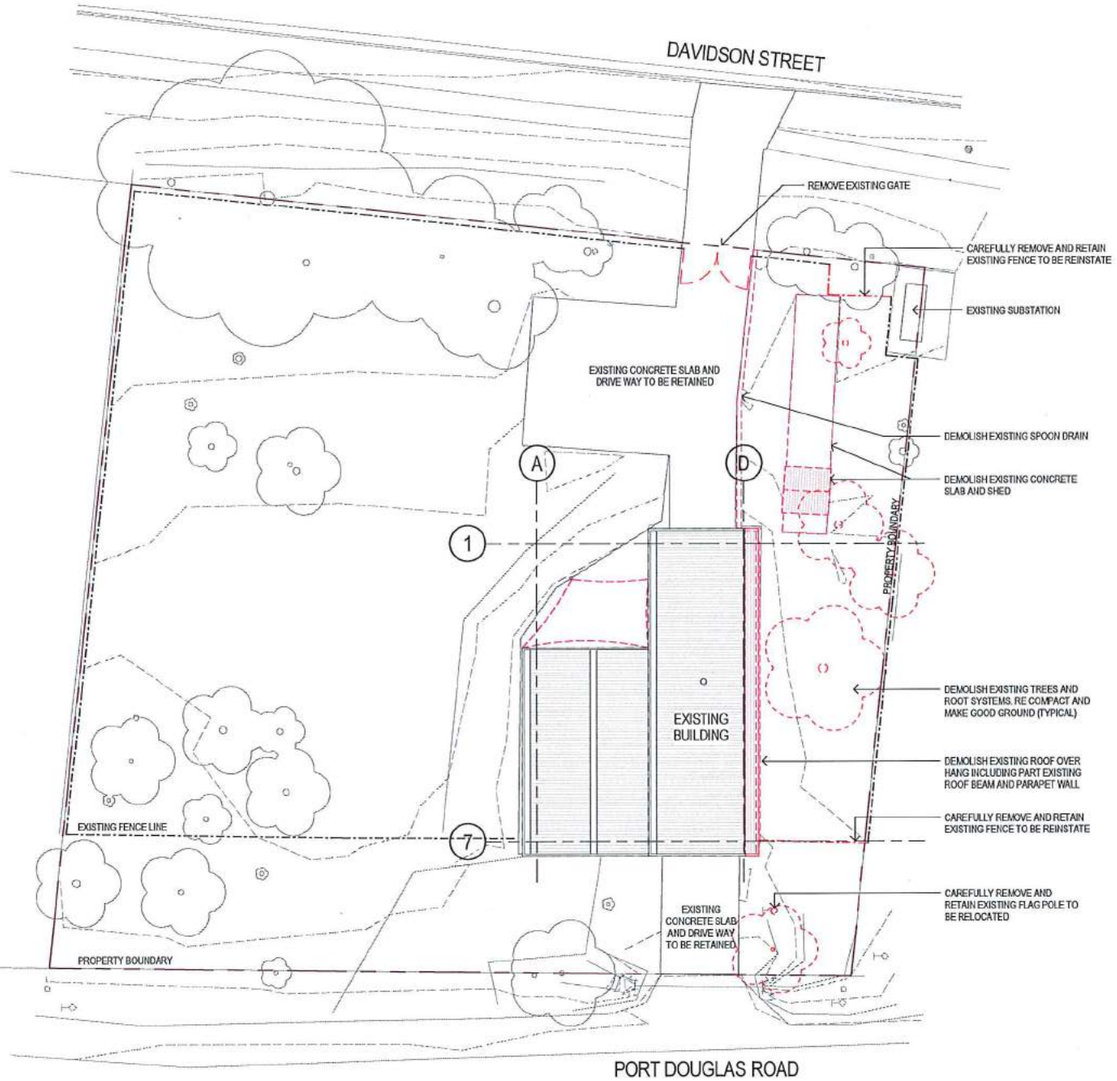
Disability Access

Under D3.4 of the *Building Code of Australia*, access by the general public is required to the entry, treatment room and accessible toilet / shower. All other areas of the station are accessible only to operational staff that are required to undertake tasks of a physical nature that would not be possible for a person with a mobility impairment or physical disability.

7.4 Statement of Public Benefit

The emergency services facilities are defined as community infrastructure under Schedule 2 of the *Sustainable Planning Regulation 2009* (SPR), providing assets necessary to support the community and for the public benefit. The proposed community infrastructure will facilitate the efficient allocation of resources and satisfy statutory requirements or budgetary commitments of the State for the supply of community infrastructure.

The project will be constructed and operated in a manner that avoids adverse environmental impacts on the surrounding natural environment.



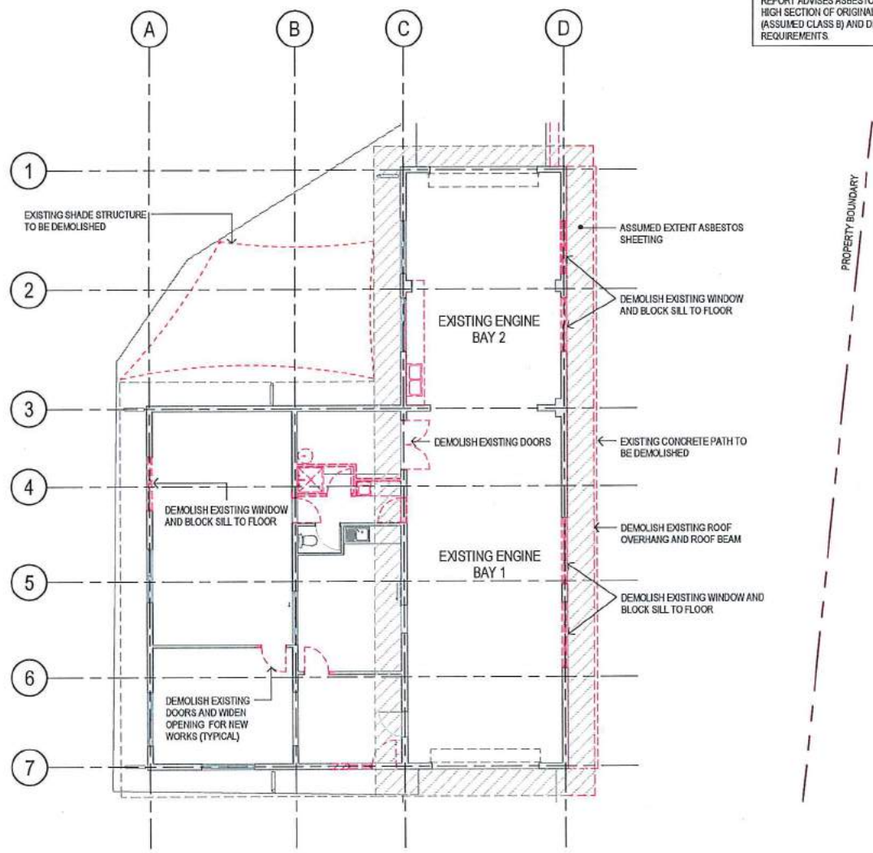
EXISTING SITE PLAN
SCALE 1 : 200

DEMOLITION NOTES

1. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF SUPERINTENDENT IMMEDIATELY BEFORE ACTION IS TAKEN.
2. WHERE ADDITIONAL ASBESTOS IS FOUND, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT IMMEDIATELY. NOTE ASBESTOS REGISTER FOR THE PROPERTY IS AVAILABLE ALL ASBESTOS IS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LEGISLATION.
3. CARRY OUT ALL DEMOLITION WORKS AS NOTED, OR IF NOT SPECIFICALLY NOTED AS REQUIRED TO COMPLETE THE PROPOSED WORKS AS SHOWN ON THE DRAWINGS, INCLUDING ANY CONSEQUENTIAL AND/OR MINOR WORKS - MAKE GOOD FINISHES AND ADJACENCIES AS NECESSARY TO COMPLETE WORKS.
4. ANY WORKS REQUIRED TO BE DEMOLISHED TO BE REMOVED ENSURING NO DAMAGE TO EXISTING AND/OR RETAINED MATERIALS.
5. REMOVE ALL DEMOLITION MATERIAL FROM THE SITE AND DISPOSE OF IN ACCORDANCE WITH THE AUTHORITIES REQUIREMENTS UNLESS NOTED OTHERWISE.
6. CARRY OUT ALL DEMOLITION WORKS IN A SAFE MANNER ENSURING THAT NO PART OF THE STRUCTURE IS OVERSTRESSED DURING DEMOLITION OPERATIONS. REFER ANY QUERIES TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORKS.
7. ANY ITEMS REQUIRED TO BE DEMOLISHED / REMOVED ENSURE THAT ALL ASSOCIATED FIXINGS, PLATES, ETC ARE ALSO REMOVED.
8. WHERE REMOVED ITEMS RESULT IN PENETRATIONS OF THE BUILDING FABRIC, CONTRACTOR TO ENSURE THAT SAME MATERIALS IS USED TO MAKE GOOD PENETRATIONS.
9. DETERMINE ALL SERVICES AFFECTED BY THE DEMOLITION WORKS AND RENDER THEM SAFE. SERVICES TO BE INCORPORATED INTO THE WORKS TO BE MAINTAINED. TERMINATED SERVICES ARE TO BE CAPPED AND/OR SEALED OR OTHERWISE TERMINATE THE SERVICES IN ACCORDANCE WITH THE AUTHORITIES REQUIREMENTS.
10. ANY ITEMS CALLED UP FOR POSSIBLE REUSE ARE TO BE STORED SAFELY ON SITE UNDER COVER. LOCATION TO BE CONFIRMED WITH SUPERINTENDENT, SUCH THAT THE SUPERINTENDENT AND PRINCIPAL CAN INSPECT THE ITEMS TO BE DETERMINE THEIR SUITABILITY FOR REUSE. CONTRACTOR TO MAKE SEPARATE ALLOWANCES TO DISPOSE OF THESE ITEMS IF THEY ARE DEEMED TO BE NOT REQUIRED BY PRINCIPAL.
11. CONTRACTOR TO CONFIRM THAT NONE OF THE PROPOSED WORKS IMPACTS EXISTING / ACTIVE SERVICES BEFORE COMMENCEMENT OF REMOVAL BY SITE INVESTIGATION. WHERE SERVICES ARE IDENTIFIED AS CURRENT / ACTIVE, CONTRACTOR TO ADVISE SUPERINTENDENT FOR DIRECTION.
12. IF DEEMED NECESSARY TO CONDUCT INVASIVE INVESTIGATIONS TO DETERMINE ACTIVE SERVICES, CONTRACTOR TO SEEK APPROVAL BEFORE REVEALING.

ASBESTOS REGISTER FOR PORT DOUGLAS FIRE STATION - REPORT No 31584

REPORT ADVISES ASBESTOS SHEETING TO EAVES ON HIGH SECTION OF ORIGINAL ROOF DEMOLISH EXISTING AC (ASSUMED CLASS B) AND DISPOSAL TO AUTHORITY REQUIREMENTS.



DEMOLITION FLOOR PLAN
SCALE 1 : 100

PRELIMINAR

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
A	PRELIMINARY ISSUE		PWP			

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SCALE 1:200 AT ORIGINAL SIZE
0 1000 2000 3000 4000 5000mm
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Date			
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Client Q EENSLAND FIRE EMERGENC SERVICES
Project E TENSIONS PORT DO GLAS FIRE STATION
Title ARCHITECT RAL AND STR CT RAL SERVICES DEMOLITION PLANS AND NOTES

Original Size A1 Drawing No: 42 18182 02 G002 Rev: A

Plot Date: 3/06/2014 4:24:00 PM
Cad File No: C:\Users\leffner\Documents\42-18182-02-EXTENTION PORT DOUGLAS STATION_CENTRAL_Leffner.rvt

GENERAL NOTES

1. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO DIMENSIONS SCALED OFF DRAWINGS.
3. SMALL SCALE DETAILS TAKE PRECEDENCE OVER GENERAL ARRANGEMENT PLANS.
4. DO NOT SCALE DRAWINGS. DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
5. PROVIDE ALL MATERIALS AND LABOUR, INCLUDING MAKING GOOD TO AFFECTED AREAS, TO ENSURE COMPLETELY SAFE AND RELIABLE INSTALLATION.
6. A DEFECTS LIABILITY PERIOD SHALL APPLY AFTER PRACTICAL COMPLETION. THE CONTRACTOR SHALL PROVIDE MINIMUM 12 MONTHS WARRANTY ON ALL MATERIALS AND LABOUR USED TO COMPLETE THE CONTRACTS WORKS.
7. THE SCOPE OF WORKS INCLUDES, BUT IS NOT LIMITED TO THE SUPPLY OF LABOUR AND MATERIALS TESTING COMMISSION AND MAINTENANCE, AS SHOWN ON THE DRAWINGS.
8. THE CONTRACT WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND COMPLY WITH ALL REGULATIONS: NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2013, NATIONAL CODE OF PRACTICES FOR THE CONSTRUCTION INDUSTRY AND AUSTRALIAN GOVERNMENT GUIDELINES FOR THE NATIONAL CODE OF PRACTICE FOR THE CONSTRUCTION INDUSTRY

SAFE DESIGN REPORT - WSH 2011 ACT AND REGULATIONS

SCHEDULE OF ATYPICAL OR UNUSUAL HAZARD FOR ARCHITECTURAL WORKS
NIL - THE DESIGN USES CONVENTIONAL CONSTRUCTION AND MATERIAL.
NOTE - ASBESTOS SHEETING PRESENT IN EXISTING BUILDING.

KEYNOTE ABBREVIATIONS LEGEND

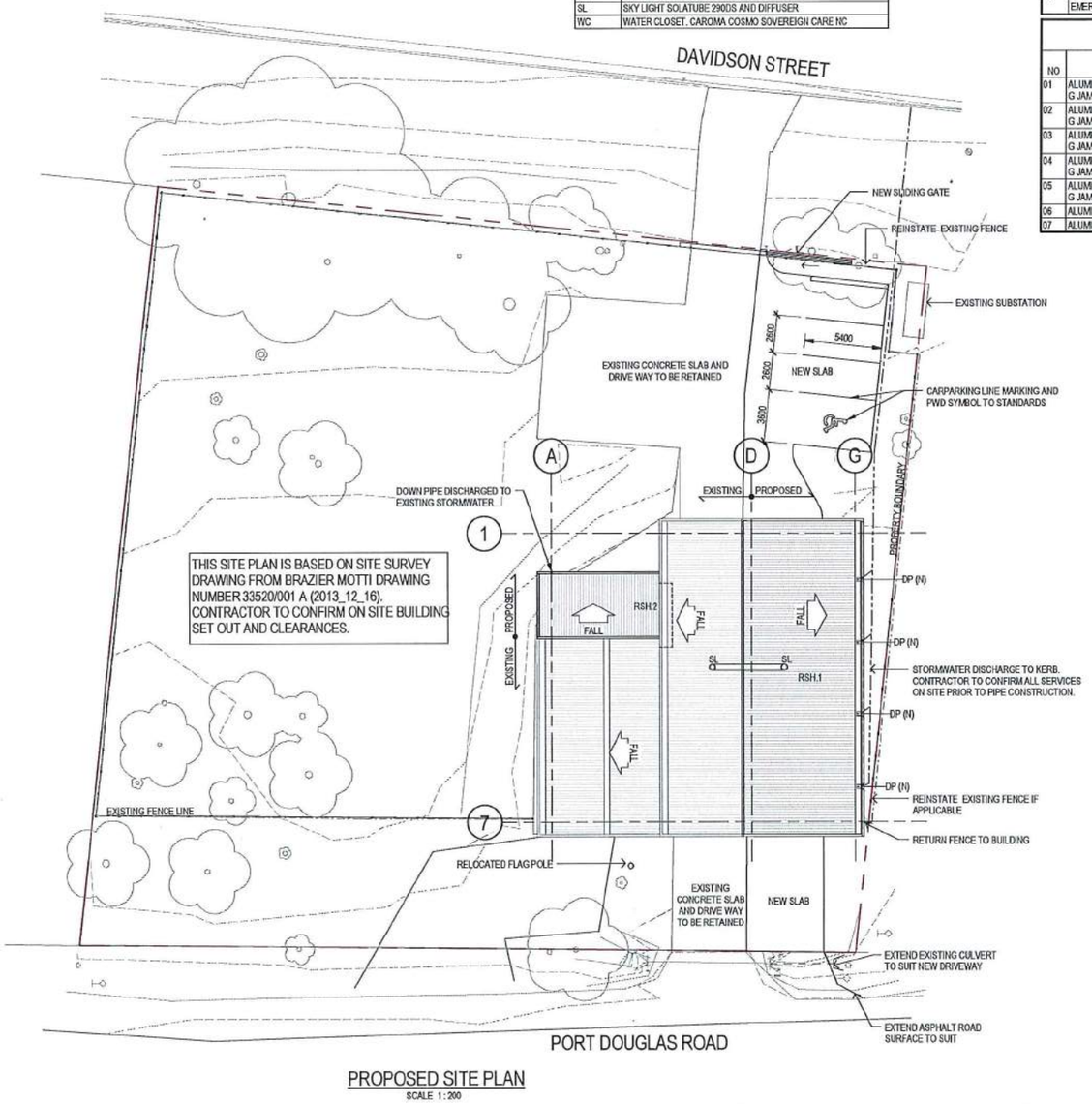
B	WALL BASIN COMPACT
BF	BARGE FLASHING
BG (N)	BOX GUTTER NEW STAINLESS STEEL 450x150
BSN	CAROMA CONCORDE 500 WITH SHROUD TO SUIT AS 1428.1
CH	COAT HOOK
CSK	CLEANERS SINK, STODDART CS-202-450 WALL MOUNTED SS SPLASHBACK HINGED BUCKET GRATE
DP (E)	DOWNPIPE ROUND EXISTING
DP (N)	DOWNPIPE ROUND
FS	FOLDING SHOWER SEAT
GB	GRAB RAILS TO AS 1428.1
GUI	GUTTER COLORBOND HALF ROUND.
M	MIRROR 900x600 SURROUND FRAME FIX TO WALL
OF	OVER FLASHING
PD	PAPER DISPENSER JD Mc DONALD SURFACE MOUNT
RS	ROLLER SHUTTER
RSH.1	ROOF SHEETING
RSH.2	ROOF SHEETING
SC	SOFFIT LINING. COLOUR BOND CUSTOM ORB 'WINDSPRAY'
SD	SOAP DISPENSER
SH	SHELF. SS FIXED SHELF
SHR	SS RAIL SHOWER ROSE AND MIXER
SL	SKY LIGHT SOLATUBE 290DS AND DIFFUSER
WC	WATER CLOSET. CAROMA COSMO SOVEREIGN CARE NC

DOOR SCHEDULE

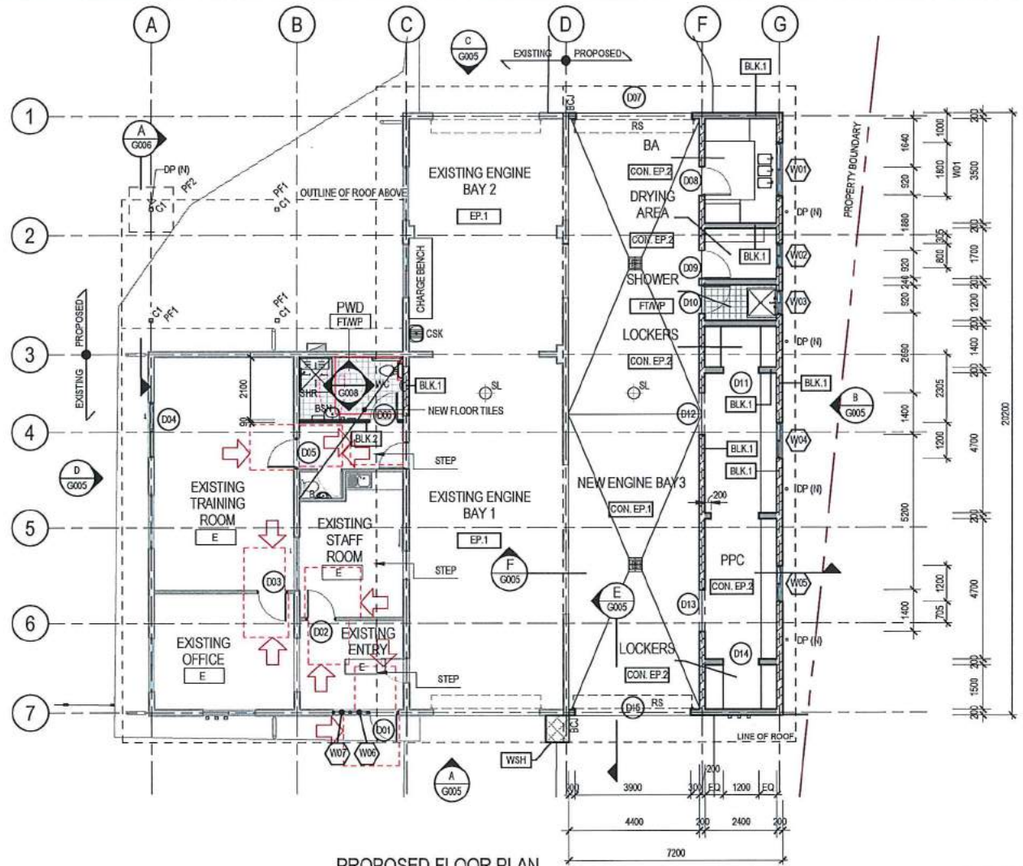
NO	DESCRIPTION	OPENING HEIGHT	OPENING WIDTH(S)	OPENING THICKNESS	FRAME TYPE	FRAME FINISH	LEAF TYPE	LEAF FINISH	HARDWARE SET	COMMENTS
01	SINGLE HINGED DOOR, DISABLED COMPLIANT (850 CLEAR OPENING)	2100	920	35	TIMBER	PAINTED	SOLID CORE	PAINT	ENTRANCE LOCK KEYED TO GMK	
02	SINGLE HINGED DOOR, DISABLED COMPLIANT (850 CLEAR OPENING)	2100	920	35	TIMBER	PAINTED	SOLID CORE	PAINT		
03	SINGLE HINGED DOOR, DISABLED COMPLIANT (850 CLEAR OPENING)	2100	920	35	TIMBER	PAINTED	SOLID CORE	PAINT	PASSAGE SET	
04	G-JAMES 245 SERIES	2000	1800		ALUM	CLEAR	ANODISED	-	EXTERNAL LOCK	AMPLIMESH SCREEN
05	SINGLE HINGED DOOR, DISABLED COMPLIANT (850 CLEAR OPENING)	2100	920	35	TIMBER	PAINTED	SOLID CORE	PAINT	PASSAGE SET	VIEW PANEL OBSCURE
06	SINGLE HINGED DOOR, DISABLED COMPLIANT (850 CLEAR OPENING)	2100	920	35	TIMBER	PAINTED	SOLID CORE	PAINT	PRIVACY	VIEW PANEL OBSCURE
07	AUTOMATIC ROLLER SHUTTER (MOTORISED) (VENTED) WITH EMERGENCY CHAIN OPERATION	4000	3900	0			SLAT VENT TO 1m	POWDER COAT	SIDE MOUNT	WIND LOCKED IN ACCORDANCE WITH AS4505. FIXED TO BLOCKWORK WITH M16 BOLTS AT 1m MAX. CENTRES WITH 1 BOLT TOP AND BOTTOM 125mm MIN. EMBEDMENT. REFER SPECIFICATION.
08	SINGLE HINGED DOOR	2100	920	35	TIMBER	PAINTED	SOLID CORE	PAINT	PASSAGE SET	VIEW PANEL CLEAR
09	SINGLE HINGED DOOR	2100	920	35	TIMBER	PAINTED	SOLID CORE	PAINT	PASSAGE SET	VIEW PANEL CLEAR
10	SINGLE HINGED DOOR	2100	920	35	TIMBER	PAINTED	SOLID CORE	PAINT	PRIVACY INDICATOR LATCH	
11	CLEAR OPENING	2400	1200		N/A	PAINTED	N/A	N/A		
12	PLASTIC CURTAIN STRIP	2400	1400	-	N/A	PAINTED	N/A	N/A		
13	PLASTIC CURTAIN STRIP	2400	1400	-	N/A	N/A	N/A	N/A		
14	CLEAR OPENING	2400	1200	-	N/A	N/A	N/A	N/A		
15	AUTOMATIC ROLLER SHUTTER (MOTORISED) (VENTED) WITH EMERGENCY CHAIN OPERATION	4000	3900	0 -			SLAT VENT TO 1m	POWDER COAT	SIDE MOUNT	WIND LOCKED IN ACCORDANCE WITH AS4505. FIXED TO BLOCKWORK WITH M16 BOLTS AT 1m MAX. CENTRES WITH 1 BOLT TOP AND BOTTOM 125mm MIN. EMBEDMENT.

WINDOW SCHEDULE

NO	DESCRIPTION	DIMENSIONS WIDTH	DIMENSIONS HEIGHT	GLAZING TYPE	GLAZING THICKNESS	FRAMING TYPE	FRAMING FINISH	COMMENTS
01	ALUMINIUM FRAMED WINDOW WITH SLIDING PANEL XO G JAMES 165 SERIES	1800	1100		6 mm	ME	CLEAR ANODISED	AMPLIMESH SCREEN TO MATCH EXISTING. WATERPROOF MEMBRANE TO OPENING.
02	ALUMINIUM FRAMED WINDOW WITH SLIDING PANEL XO G JAMES 165 SERIES	800	500		6 mm	ME	CLEAR ANODISED	AMPLIMESH SCREEN TO MATCH EXISTING. WATERPROOF MEMBRANE TO OPENING.
03	ALUMINIUM FRAMED WINDOW WITH SLIDING PANEL XO G JAMES 165 SERIES	800	500		6 mm	ME	CLEAR ANODISED	AMPLIMESH SCREEN TO MATCH EXISTING. WATERPROOF MEMBRANE TO OPENING.
04	ALUMINIUM FRAMED WINDOW WITH SLIDING PANEL XO G JAMES 165 SERIES	1200	500		6 mm	ME	CLEAR ANODISED	AMPLIMESH SCREEN TO MATCH EXISTING. WATERPROOF MEMBRANE TO OPENING.
05	ALUMINIUM FRAMED WINDOW WITH SLIDING PANEL XO G JAMES 165 SERIES	1200	500		6 mm	ME	CLEAR ANODISED	AMPLIMESH SCREEN TO MATCH EXISTING. WATERPROOF MEMBRANE TO OPENING.
06	ALUMINIUM FRAMED SIDE LIGHT WINDOW WITH FIXED PANEL	635	2100		6 mm	ME	CLEAR ANODISED	SIZE TO FIT EXISTING OPENING. CONFRIM ON SITE. WATER PROOF MEMBRANE TO OPENING.
07	ALUMINIUM FRAMED SIDE LIGHT WINDOW WITH FIXED PANEL	635	2100		6 mm	ME	CLEAR ANODISED	SIZE TO FIT EXISTING OPENING. CONFRIM ON SITE. WATER PROOF MEMBRANE TO OPENING.



PROPOSED SITE PLAN
SCALE 1 : 200



PROPOSED FLOOR PLAN
SCALE 1 : 100

PRELIMINAR

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Drafting Check		Design Check	
Approved (Project Director)		Date	
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Client Q EENSLAND FIRE EMERGENC SERVICES
Project E TENSIONS PORT DO GLAS FIRE STATION
Title ARCHITECT RAL AND STR CT RAL SERVICES PLANS AND SCHED LES

Original Size A1 Drawing No: 42 18182 02 G003 Rev: A

Plot Date: 3/06/2014 4:24:04 PM
Cad File No: C:\Users\offner\Documents\42-18182-02-EXTENTION PORT DOUGLAS STATION_CENTRAL_Loffner.rvt

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Light industrial space. Ideal location.
Will suit studio, workshop,
small business, warehouse etc.
From 23m2 7m x 3.3m From $460pcm

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SWIMMING POOL MAINTENANCE Pool Run for Sale, 0740590171.

Cars For Sale

MERCEDES BENZ A class 160, good rubber and rego, $2,500 as is! Phone 4094 1536

Church and Religious Notices

Generations CHURCH
loving God, loving people, loving life.

Port Douglas Community Hall
Sunday 10.00am
Contemporary worship, great people
Senior Pastors: John & Pauline Wedrat
Contact: 4057 6438 m: 0421 409 144
All welcome

1098365ra

In Memoriam

Funeral Notices

John Raymond LANCASTER (Lanco)

Late of Mossman. John passed away peacefully at the Mossman Hospital on Monday, the 22nd of August 2016, aged 70 years. Loving Father and Partner of Joan, Nuella, Sheree, Michael, Daniel and their Families.

Family and Friends are warmly invited to attend a **Funeral Service** for John, to be held at **St. Augustine's Catholic Church, Mossman on Thursday (TODAY) the 25th of August 2016, commencing at 10.00 a.m.** At the conclusion of the Service the cortege will then proceed to the Mossman Lawn Cemetery.

In lieu of flowers a donation to Cancer Council Australia would be appreciated. A donation box will be available at the Service.

Mossman & Port Douglas Community Funerals
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www.communityfunerals.com.au
Your Local Community Funerals

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Public Notices

Meals on Wheels Delivery Roster

Mossman
29.08.16
Elsie Fisher & Mary Fapani
31.08.16
Wendy Brackman
02.09.16
Volunteers Required

Port Douglas
29.08.16
Maureen Verri
31.08.16
Elaine Ng
02.09.16
Jo Wallace, Trish, louise

Kitchen
29.08.16
TBA
31.08.16
TBA
02.09.16
TBA
Volunteers Required
4098 8233

MOWBRAY VALLEY RURAL FIRE BRIGADE - ANNUAL GENERAL MEETING
Sat 3rd September at 353 Mowbray River Rd (next to Spring Creek Causeway) 9am.
All Mowbray and Oak Beach residents welcome.

Where do you turn first when you have something to SELL?
CLASSIFIEDS 4099 8551

Public Notices

Notice of Proposed Ministerial Designation of Land for Community Infrastructure under the Sustainable Planning Act 2009 V Public Notification Stage
PROPOSED PORT DOUGLAS FIRE AND RESCUE STATION
5 PORT DOUGLAS ROAD, PORT DOUGLAS

Proposal for the Minister to designate land
The Public Safety Business Agency proposes to make a request to The Honourable Bill Byrne, Minister for Police, Fire and Emergency Services, to designate land for community infrastructure under the Sustainable Planning Act 2009, Chapter 5. The Public Safety Business Agency invites submissions about the proposed designation of land and development for the community infrastructure.

Description of the land to which the proposed designation applies
The proposed Ministerial designation applies to land located at 5 Port Douglas Road, Port Douglas. The land is described as Lot 117 on SR670.

Type of community infrastructure for which the land is proposed to be designated
The land is proposed to be designated to facilitate the development of a fire and rescue station and associated facilities.
This community infrastructure is described under the Sustainable Planning Regulation 2009, schedule 2 as:
(7) emergency services facilities; and
(15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentions in this part.

How to view details of the proposed designation of land and development for the community infrastructure
A copy of the assessment report about the proposed designation of land and development for the community infrastructure may be viewed during the public notification at the Public Safety Business Agency, Roma Street Police Headquarters, 200 Roma Street, Brisbane (Monday V Friday, 9:00am V 4:00pm), during the public notification period which begins **Friday 26 August 2016** and concludes **Friday 16 September 2016**. Alternatively, a copy of the report can be requested by contacting Andrea Walker on Tel: (07) 3364 6232
or via email:ministerial.designation@psba.qld.gov.au

For further information about the proposed designation
Any questions about the proposed designation of land and development for the community infrastructure should be directed to Andrea Walker on
Tel: (07) 3364 6232
or via email: ministerial.designation@psba.qld.gov.au

Making a submission about the proposed designation
Any person or entity may make a submission about any aspect of the proposed designation of land and development for the community infrastructure. The submission should:
•be in writing, dated and signed by each person or entity who made the submission;
•state the name and address of each person or entity who made the submission; and
•state the grounds of the submission and the facts and circumstances relied on in support of the grounds.

Submissions are to be clearly marked as Port Douglas addressed to Andrea Walker, Property and Facilities, Public Safety Business Agency, GPO Box 1440, Brisbane QLD 4001 and received on or before **16 September 2016**.

Queensland Government

ADVERTISING CONDITIONS

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DOUGLAS SHIRE COUNCIL

HALF-YEARLY RATE NOTICES
DUE 30 AUGUST 2016

Half Yearly Rate Notices were issued on the 27 July, 2016.

Ratepayers have until the close of business 30 August 2016 to pay their accounts.

Payments can be made via different methods outlined on the Rates and Water Payment Options page of Council's website www.douglas.qld.gov.au.

Anyone in the Douglas Shire Council area who has not received their Half Yearly Rates notice or is having difficulty paying their rates is asked to contact Council immediately on 4099 9444.

DISCRIMINATION

There are certain laws regarding advertising. If the *Port Douglas and Mossman Gazette* refuses certain words, or suggests alternatives, remember that "The publisher and the client who places the advertisement are equally liable". 167813C07F

DOUGLAS SHIRE COUNCIL

NEW DEVELOPMENT APPLICATIONS

New Development Applications received by Council between 10 July 2016 and 22 August 2016:

Operational Works (Remove Vegetation) - 1A Ti Tree Street, Port Douglas (lodged 12 July 2016)

Shed – 130-136 South Arm Dr, Wonga Beach (lodged 20 July 2016)

Caravan Park – Lot 45 Captain Cook Hwy, Port Douglas - Lot 45 on SP835 (lodged 27 July 2016)

ROL (1 into 3) & MCUC (3 x Houses) – 24 Mudlo St, Port Douglas (lodged 27 July 2016)

Preliminary approval for Undefined Use (education, sport and entertainment facility) – Andreassen Rd, Craiglie - Lots 1-6 C2254, Lot 87 SR370, Lot 90 SR678 (lodged 27 July 2016)

Service industry in existing shed – 29 Owen St, Craiglie - Lot 103 on SP256262 (lodged 1 August 2016)

Operational Works (Remove Vegetation) – 366 Port Douglas Rd, Port Douglas - Lot 13 on RP734535 (lodged 16 August 2016)

Current Development Applications can be viewed on Council's website **www.douglas.qld.gov.au/development/planning-services/**

CLASSIFIEDS WORK
4099 8551

Public Notices

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Advertising accepted for publication in the *Port Douglas and Mossman Gazette* publications is subject to the conditions set out in their rate cards and the rules applicable to advertising laid down from time to time by the Media Council of Australia. Every advertisement is subject to the Publisher's approval and the Publisher may, at its discretion, refuse to accept an advertisement for publication if it believes the advertisement may infringe the rights of any person or may not comply with all laws and regulations of the States and Territories. The Publisher accepts no responsibility or liability in relation to any loss due to the failure of an advertisement to appear according to instructions.

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Rates are based on the understanding that the monetary level ordered is used within the period of the order. Maximum period of any order is one year. Should an advertiser fail to use the total monetary level ordered the rate will be amended to coincide with the amount of space used. The word "advertisement" will be used on copy which in the opinion of the Publisher, resembles editorial matter.

The above terms are subject to change without notification, at the discretion of the Publisher.

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While every care is taken in the publication of advertisements, the *Port Douglas and Mossman Gazette* cannot be held responsible for errors or their subsequent effects.

If brought to our attention on day of publication, adjustments may be made, but only for that space actually occupied by the error. The right is reserved to alter, abbreviate, omit or re-classify advertisements for any reason without notice.

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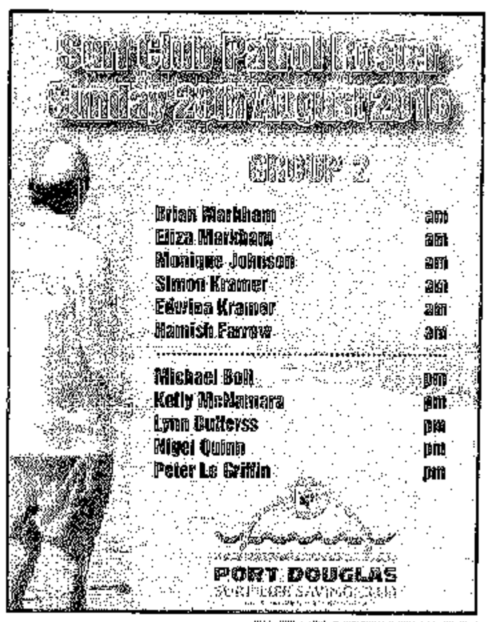

Wanted

WANTED 12x3m coastal tea tree posts. Phone: 4098 7569

Garage Sales

PORT DOUGLAS 10 Limpet Avenue. Sat 27th. not before 9am.

TRADES & SERVICES DIRECTORY
4099 8551

CRGE01Z01MA - V1

DOUGLAS
SHIRE COUNCIL

PO Box 723 Mossman Qld 4873
www.douglas.qld.gov.au
enquiries@douglas.qld.gov.au
ABN 71 241 237 800

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

YOUR REF: Pt Douglas Fire Station Ministerial Designation
OUR REF: D#788287

16 September 2016

Ms Andrea Walker
Executive Manager
Property and Facilities Management
Public Safety Business Agency
PO BOX 1440
BRISBANE QLD 4001

Dear Madam

PROPOSED MINISTERIAL DESIGNATION OF LAND FOR COMMUNITY INFRASTRUCTURE, PORT DOUGLAS FIRE STATION, 5 PORT DOUGLAS ROAD, PORT DOUGLAS, LOT 117 ON SR670

Council refers to your letter dated 22 September 2017 (Council's electronic reference number D#787495) and advises as follows.

Period for Lodgement of Submissions

Council notes the Agency's advice that the standard two stage consultation process is being run concurrently for this matter. Significant concern is raised with this chosen process as it has not provided the ability for Douglas Shire Council, as the local government responsible for the Douglas Shire Planning Scheme, to consider the matter at a Council Meeting prior to the expiration of the local agency and public consultation period.

To this extent the advice provided is offered by Council's officers and will be supplemented by the Council's formal consideration of the matter at its earliest Meeting availability.

Background

Council's records indicates that the existing fire station was established under a development approval issued by the former Douglas Shire Council at its General Meeting held on 20 January 1981. The application was made over Lot 117 on SR670. The application was accompanied by plans detailing an initial small station, along with an anticipated extension. The conditions of the approval, a copy of which are attached as Appendix 1, do not limit the use to the plans as submitted. The conditions include a requirement that buildings are setback 6 metres from the road frontages and 1.5 metres from the side and rear boundaries, to the outermost projection.

Proposed Development

The report accompanying the Proposed Ministerial Designation of the land includes details of the intended upgrade to the Fire Station, including the removal of trees, widening of the vehicle crossing to Port Douglas Road, construction of new fire engine bays and staff amenities to the fire station building and construction of car parking at the rear of the building. The car parking at the rear of the building includes a disabled person's car parking space. The report comments that persons of limited abilities would not use all areas of the new station.

Officer Consideration of Proposed Development

Considering the original approval under the Interim Development Order (IDO) did not limit the extent of buildings, other than setbacks, the approval *material change of use* is considered to be over the whole of the lot and no further *material change of use* is necessary.

It is noted that the building eave to the northern side boundary is well within 1.5 metres from the boundary. Council officers would be prepared to support a request to amend the conditions of the original IDO approval to permit the proposed siting where clarification is provided that the building is suitably fire rated in respect to the setback.

Provided the proposed crossing to Port Douglas Road is designed and constructed to a commercial vehicle crossing standard as per the FNQROC Development Manual no further approval is considered necessary for this crossing.

It is noted that the disabled person car parking space is located at the rear off Davidson Street which is distanced from the public entry that faces Port Douglas Road. It is suggested that either practical access for a disabled person be provided in respect to the provision of parking facilities or alternatively relocate the car parking space to be off Port Douglas Road. It is recommended that consideration be given to the Commonwealth Government's *Premises Standard* requirements for disabled person access as these persons may provide office and/or training support to the facility.

Besides the very minor change for siting of the building within 1.5 metres of the side boundary, as stated above, the only other planning consideration under the current Scheme would be a requirement for a code assessable approval for the damage/removal of significant vegetation, being trees that are 7.5 metres or greater in height and positioned between the street and the frontage of the building. A review of the design and the trees that are proposed to be removed would be supported should an application be lodged for Operational Work – Vegetation Management. Given the community purpose for the development Council would be willing to waive the fee associated with this application.

New Planning Scheme

Please note Council's proposed SPA Scheme is currently being publically notified with submissions due on 30 September 2016.

Conclusion

The proposed Ministerial Designation appears to be superfluous given the above comments. The future development of the station could occur sufficiently under the current scheme and continuing use rights provisions under the legislation.

Yours faithfully

Nick Wellwood
GENERAL MANAGER OPERATIONS

Attached

Original Council Approval For The Fire Station

DOUGLAS SHIRE COUNCIL

NOTICE OF MEETING

20TH JANUARY, 1981

CR.

NOTICE is hereby given that a General Meeting of the Council of the Shire of Douglas will be held in the Council Chambers, Mossman, on TUESDAY, 20TH JANUARY, 1981 commencing at 9.00 a.m.

R.J. Ives.
ACTING SHIRE CLERK.
14.1.81

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FILE L26
(Clause 1 B.S. Report)

on land described as Lot 36 on R.P. 33181, Parish of Noah, County of Solander subject to the conditions as recommended by the Building Surveyor if the application were to be approved and as contained in his report of 14th January, 1981."

CARRIED.

INTERIM DEVELOPMENT APPLICATION NO. 602 - MOSSMAN FIRE BRIGADE BOARD
FILE L26
(Clause 1 B.S. Report)

Moved Cr. Watson, seconded Cr. Barry, "That approval be granted to the Interim Development Application as submitted by the Mossman Fire Brigade Board for the development of a Fire Brigade Sub-Station on land described as Portion 117, Parish of Salisbury, County of Solander subject to the conditions as recommended by the Building Surveyor in his report of the 14th January, 1981."

CARRIED.

INTERIM DEVELOPMENT APPLICATION NO. 604 - W. & I. KROMHOUT
FILE L26
(Clause 1 B.S. Report)

Moved Cr. Mijo, seconded Cr. O'Donoghue, "That approval be granted to the Interim Development Application as submitted by W. & I. Kromhout for the development of a land subdivision of Portion 155, Parish of Whyanbeel, County of Solander into six lots ranging in size from 3.23 ha to 5.56ha subject to the conditions as recommended by the Building Surveyor if the application were to be approved and as contained in his report of 14th January, 1981."

CARRIED.

INTERIM DEVELOPMENT APPLICATION NO. 606 - C.C. & P.M. MORRISH
FILE L26
(Clause 1 B.S. Report)

Moved Cr. Weightman, seconded Cr. Barry, "That approval be granted to the Interim Development Application as submitted by C.C. & P.M. Morrish for the development of a dwelling on land described as Allotment 3, Section 17, Town of Port Douglas, Parish of Salisbury, County of Solander subject to the conditions as recommended by the Building Surveyor in his report of the 14th January, 1981."

CARRIED.

INTERIM DEVELOPMENT APPLICATION NO. 607 - E.W. & G. BOOTH
FILE L26
(Clause 1 B.S. Report)

The Acting Shire Clerk advised that two objections to the granting of the Application had been received - one from J. Sands of Maxwell Street, Mossman (reference G-B&TP3) and the other from J. Puglisi of Maxwell Street, Mossman (reference G-B&TP4). Both objections were read in full to the Meeting.

Moved Cr. Weightman, seconded Cr. Mijo, "That the Council refuse the Application because of the following reasons:-

1. That the proposed use of the land would detrimentally affect the amenity of the area.

2. That the approval of the Application would prejudice the interests of the inhabitants of the area."

CARRIED with Cr. Barry dissenti

Moved Cr. Mijo, seconded Cr. Tessier, "That

DOUGLAS SHIRE COUNCIL

BUILDING SURVEYOR'S REPORT Page 6.

The Chairman and Councillors,
Douglas Shire Council,
MOSSMAN.

I herewith submit my report for the period ending 14th January, 1981.

Clause 1

Eleven (11) Interim Development applications were received and signs were erected on the respective properties, see attached Schedule.

re: Interim Development By-laws - Application No. 601

No objections have been received to the application. This application is for a Youth Hostel which is an accommodation building, and under the Town Planning Schedule accommodation Buildings are prohibited in residential rural zonings. However, should Council rezone the land to permit this development to proceed the following conditions should apply.

1. Should, within a period of two (2) years from the date of this permit work on the development as approved not be commenced, Council may implement action to revoke the approval as given.
2. The approval does not constitute a building permit and a building permit must be obtained before building operations proceed.
3. The minimum boundary clearances are as follows:
   From street or road frontages - 6 metres;
   From side and rear boundaries - 1.5 metres to the outermost projection.
4. Details of a potable water supply to supply the needs of the development are to be submitted for Council approval.
5. The area of land not built on is to remain in a clean and tidy condition at all times.

re: Interim Development By-laws - Application No. 602

No objections have been received to the application and should Council grant approval to the application the following conditions should apply.

1. Should, within a period of two (2) years from the date of this permit work on the development as approved not be commenced, Council may implement action to revoke the approval as given.
2. The approval does not constitute a building permit and a building permit must be obtained before building operations proceed.
3. The minimum boundary clearances are as follows:
   From street and road frontages - 6 metres;
2 From side and rear boundaries - 1.5 metres to the outermost projection.
4. Ingress and egress from Davidson Street is to be approved by the Department of Main Roads.
5. The area of land not built on is to remain in a clean and tidy condition at all times.

re: Interim Development By-laws - Application No. 603

Two (2) objections have been received to the application. Should Council grant approval to the application the following conditions should apply.

1. Should, within a period of two (2) years from the date of this permit work on the development as approved not be commenced, Council may implement action to revoke the approval as given.
2. The approval does not constitute a building permit and a building permit must be obtained before building operations proceed.

[illegible] of the site.