

5.3. SHIPPING CONTAINER - 'MEN'S SHED' 22 MILL ST MOSSMAN

REPORT AUTHOR(S): Susanna Andrews, Property Officer
GENERAL MANAGER: Darryl Crees, General Manager Corporate Services
DEPARTMENT: Governance

RECOMMENDATION

That Council:

1. **approves the development of a shipping container on land located at 22 Mill Street, Mossman, also described as Lot 5 on RP706271, subject to the following conditions:**

- a. **Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s):**

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

Drawing or Document	Reference	Date
Clarkeville Designs site layout	Dwg No 3 – 5 – 16.	16/05/16
Clarkeville Designs container footings	Dwg No3 – 5 – 16.	16/05/16

- b. **In the event that any part of Council's existing sewer/water or road infrastructure is damaged as a result of construction activities occurring on the site, the lessee must notify Council immediately of the affected infrastructure and have it repaired or replaced at the lessee's cost, prior to Commencement of Use.**
 - c. **This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.**
2. **Delegates the authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to determine and finalise any and all matters associated with this request.**

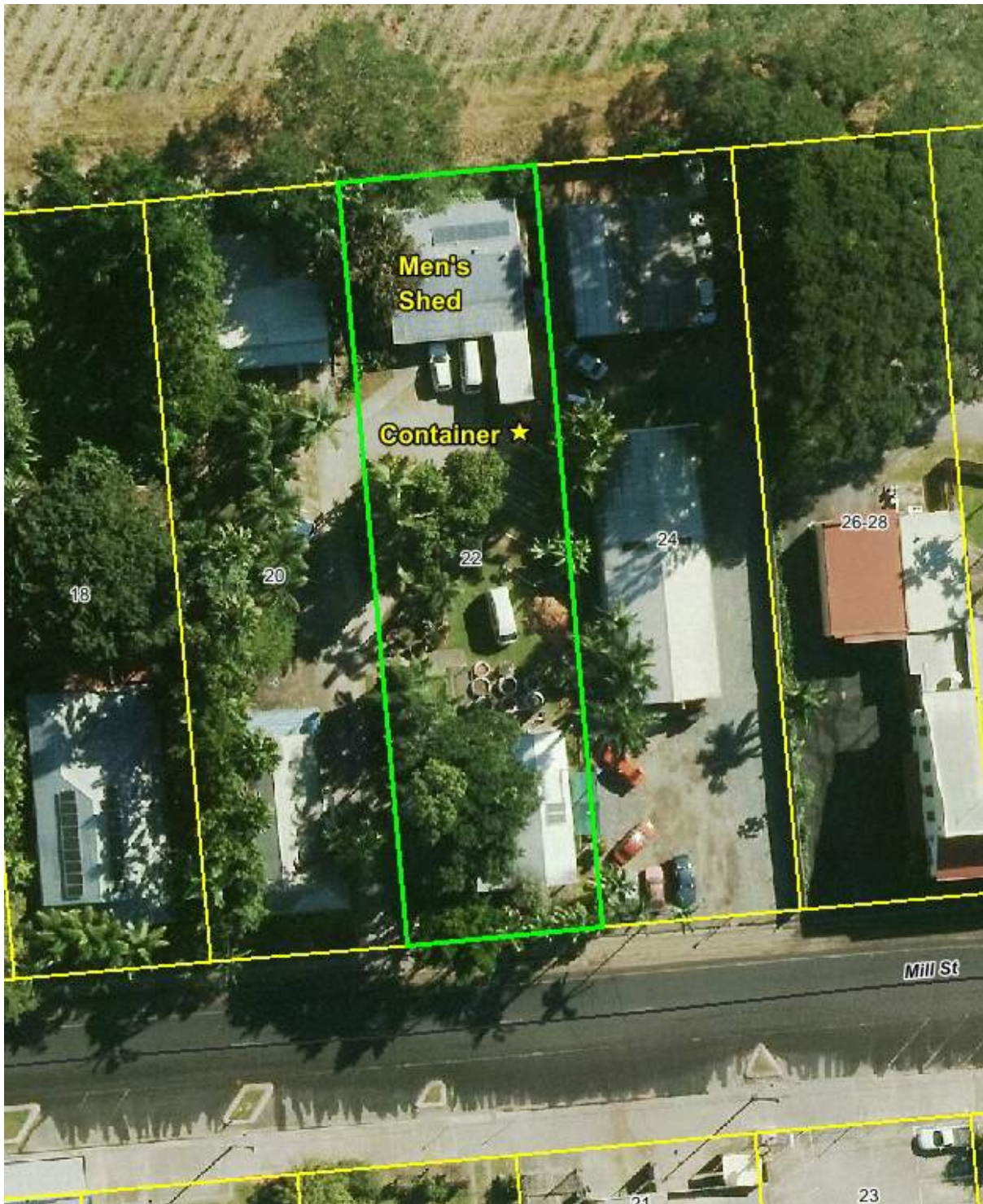
EXECUTIVE SUMMARY

Council has received a request from the Douglas Shire Community Services Association Ltd, more particularly the 'Men's Shed' community group, to develop a shipping container on land located at 22 Mill Street, Mossman, of which Douglas Shire Council is the registered owner. The whole of the subject land is leased to the Douglas Shire Community Services Association Inc. The 'Men's Shed' occupies the rear of the site. The container will be used mainly for storage purposes and will be located adjacent to an existing shed.

BACKGROUND

The 'Men's Shed' is a successful local community group which provides men with a relaxed and friendly place to socialise while completing a variety of trade-based workshop activities. The group has the use of two (2) sheds at the rear of the subject site, with the office of the Douglas Shire Community Services Association Inc occupying the front of the site. The balance of the land provides car parking and open space / landscaping.

Douglas Shire Council is the registered owner of the land.



The 'Men's Shed' has outgrown its current facilities. It has requested that it be given permission to relocate a shipping container onto the land adjacent to an existing shed along the eastern boundary of the land. The shipping container will be used mainly for storage purposes.

The land is leased to the Douglas Shire Community Services Association Inc until 31 December 2035. Condition 5.6 of the lease states *'the Lessee shall not make or cause to be made any alterations, additions or improvements to the Demised Premises or to the Services thereto or appurtenances therein contained without the prior consent in writing of the Lessor which consent may be granted or refused or granted subject to conditions at the discretion of the Lessor'*.

Council is requested to provide such consent, subject to conditions, for the development of the shipping container on the land.

The Douglas Shire Community Services Association Inc will still be required to obtain a Building Approval and any other required approvals or permits prior to the development of the shipping container.

COMMENT

The land is located in the Mossman and Environs Locality and the Commercial Planning Area. There are no town planning requirements associated with the proposal.

Consent from the Lessor, Douglas Shire Council, is required prior to the development of the shipping container on the land.

PROPOSAL

That Council provides consent to the development of a shipping container on land located at 22 Mill Street, Mossman, subject to conditions.

FINANCIAL/RESOURCE IMPLICATIONS

There are no financial / resource implications in regard to the proposal.

RISK MANAGEMENT IMPLICATIONS

There should be no risk management implications if the shipping container is developed in accordance with the approved plans and all building or other statutory requirements.

SUSTAINABILITY IMPLICATIONS

Economic: There are no economic sustainability implications.

Environmental: The 'Men's Shed' members utilise mainly recycled materials for their workshop activities and the added storage facility will enable more of these items to be donated for use by the group.

Social: Support for a local community group such as the 'Men's Shed' assists with the provision of important social activities and networking opportunities for the long-term benefit of community members.

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

1.1.5 – Support local non-profit community, sporting and cultural organisations to build their capacity.

1.3.4 – Provide and enhance community facilities and opportunities that cater for the arts, recreational and cultural pursuits.

Theme 5 – Governance

5.2.1 – Provide Councillors and community with accurate, unbiased and factual reporting to enable accountable and transparent decision-making.

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:

Asset-Owner Meeting the responsibilities associated with owning or being the custodian of assets such as infrastructure.

CONSULTATION

Internal: Development Assessment and Coordination

External: Douglas Shire Community Services Association Ltd

ATTACHMENTS

Attachment 1 – Site layout and footing plan

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Douglas Shire Community Services Association Ltd

Mossman Support Services

Supporting Our Community

20 Mill St Mossman, Q. 4873
Po Box 682 Mossman, Q. 4873
Community Centre (07) 4098 2005
ABN: 60 077 203 004
ACN: 603 136 429

25 May 2016

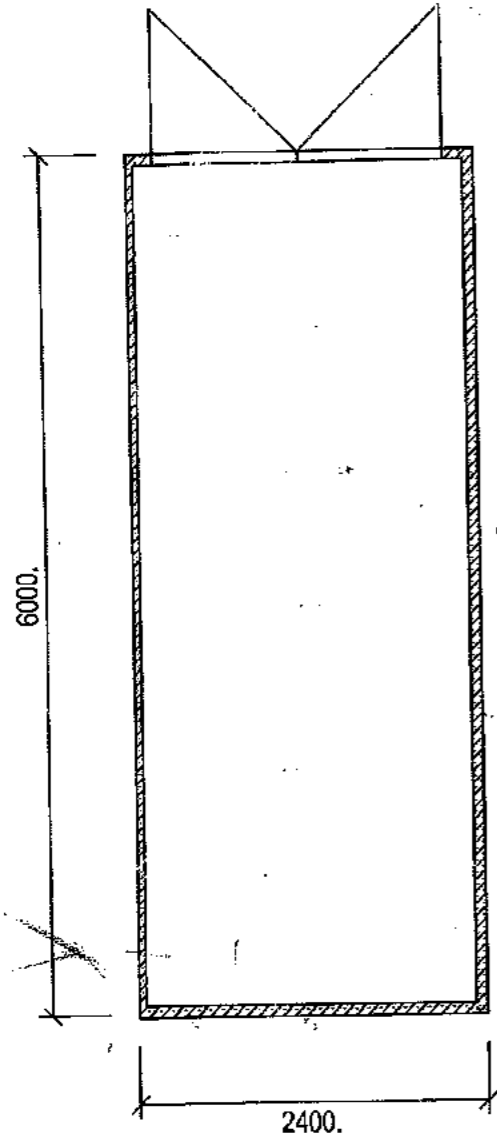
Attention --Property Services

DOUGLAS SHIRE COMMUNITY SERVICES ASSOCIATION LTD	
Received	
File Name:	CP\Main\Comm.Cert...
Document No.	
25 MAY 2016	
Attention	RJD orig ✓
information	

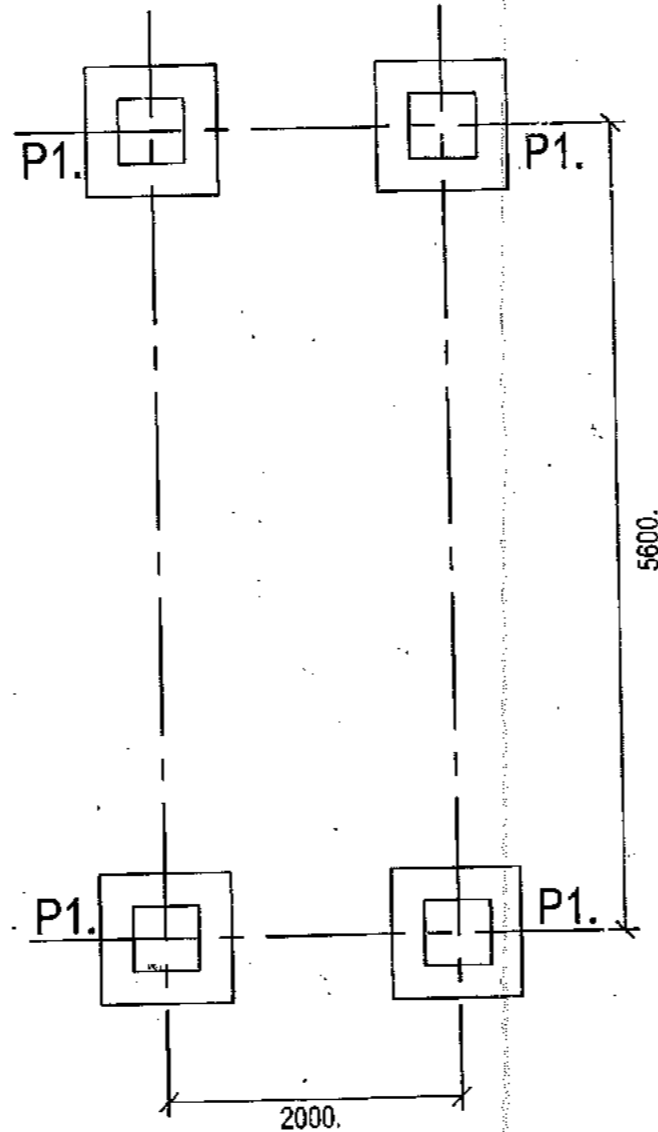
Site Layout and Footing Plan for Container at 20-22 Mill Street, Mossman

Regards

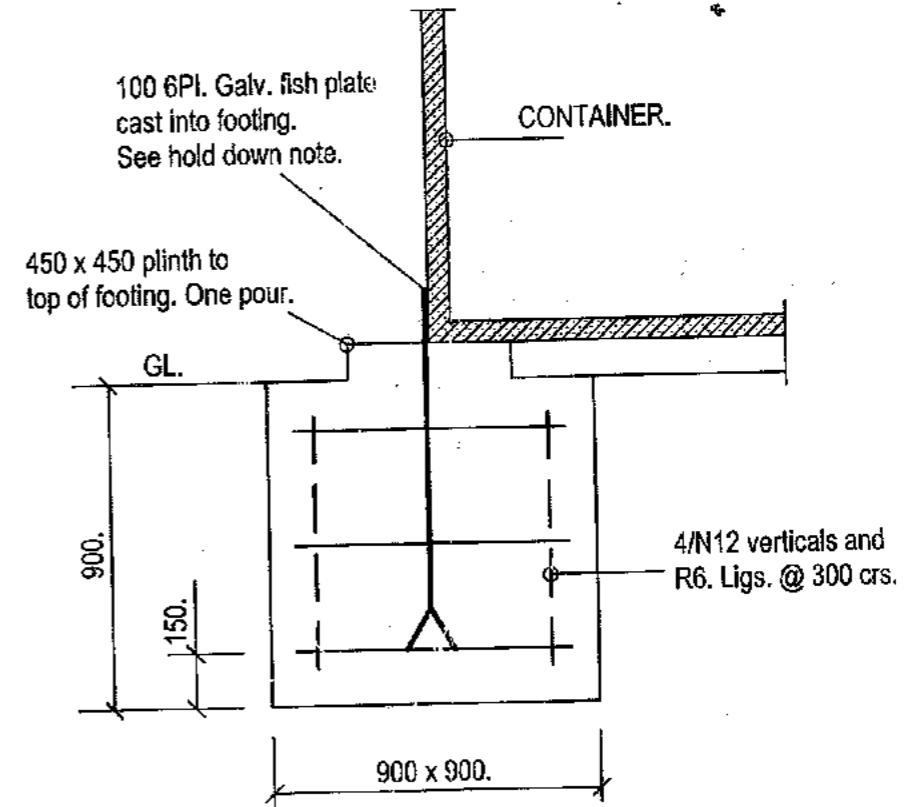
Jill Bradley
Community Development Officer



PLAN. 1:50.



FOOTING PLAN. 1:50.



FOOTING P1. 1:20.

FOOTING NOTES.

- Remove all grass and topsoil containing roots from footing site.
- Compact approved imported fill, if necessary, 150mm. max. layers to 98% SRDD.
- Cure concrete 7 days before loading.
- Concrete N20, 80mm. slump, 20mm. max. aggregate.

HOLD DOWN NOTE.

Provide 10mm. Galv. chain, 1/19mm. Galv. shackle to fish plate each corner and cfw. chain to container.

Dwg.No.	3 - 5 - 16.
Sheet.	2 of 2.
Scale.	1:100 or as shown.
Drawn.	B.W.C. QBSA. 66619.
Date.	16/5/16.

PROJECT.
 CONTAINER FOOTINGS.
 DOUGLAS SHIRE COMMUNITY SERVICES ASSOC.
 20-22 Mill St. Mossman.

CLARKEVILLE DESIGNS
Custom Building Designs.
 Phone: 40981129. Mob: 0428183638.
 www.clarkevilledesigns.com

Do not scale off this drawing.