

5.7. TEMPORARY MINISTERIAL DESIGNATION

REPORT AUTHOR: Simon Clarke, Planning Coordinator
GENERAL MANAGER: Nick Wellwood, General Manager Operations
DEPARTMENT: Development Assessment and Coordination

RECOMMENDATION

That Council does not object to the proposed temporary Ministerial Designation for Community Infrastructure for the Mossman Fire Station over Lot 8 on RP895020 located at 16 Theresa Drive, Mossman and that the Public Safety Business Agency be advised accordingly.

EXECUTIVE SUMMARY

The Minister of Police, Fire and Emergency Services has an ability under the *Sustainable Planning Act 2009* to designate land exempting development from the requirements of Council's Planning Scheme. The Public Safety Business Agency, operating under the Minister, has advised Council of a proposed Ministerial Designation for 16 Theresa Drive, Mossman for the temporary occupation of the Mossman Fire Station while the existing station at 11 Thomas Street is upgraded (likely completion 2018/2019). The report details the authority for the Minister to make a designation, the proposed development and planning considerations. The report recommends that Council not object to the proposed temporary designation and that the Public Safety Business Agency be advised accordingly.

PROPOSED MINISTERIAL DESIGNATION

Notification appeared in the Port Douglas and Mossman Gazette on Thursday 6 April 2017 advising the Community that the Public Safety Business Agency proposes to make a request to the Honorable Mark Ryan, Minister for Police, Fire and Emergency Services, for the land at 16 Theresa Drive, Mossman to be designated under Chapter 5, Part 2 of the *Sustainable Planning Act 2009* for Community Infrastructure.

The *Initial Assessment Report for Notification* prepared by the Public Safety Business Agency details the need for the temporary facility in light of the upgrade to the current fire station at 11 Thomas Street, Mossman. A copy of the *Initial Assessment Report for Notification* is available at the following link:

<http://www.psba.qld.gov.au/publications/community-infrastructure-designation/Pages/mossman.aspx>

Community infrastructure is described in Schedule 2 of the *Sustainable Planning Regulation 2009* 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 mentioned in this part.*

The effect of a Ministerial Designation is to exempt development on the land from assessment against the Council's Planning Scheme.

PLANNING CONSIDERATIONS

The land is developed for industrial purposes and includes an industrial shed, on-site car parking and landscaping (see locality plan below).

Figure 1. - Locality plan



Under the Planning Scheme the land is included in the Industry Planning Area of the Mossman and Environs Locality. The Scheme includes a Fire Station use within the definition of *Public Utilities and Facilities*. The use of *Public Utilities and Facilities* in the Industry Planning Area would normally trigger a material change of use for code assessable development.

The site has been inspected and has been developed as an industrial shed along with sealed car parking and manoeuvring areas sufficient to cater for fire truck movements. The site is accessed via a centrally located industrial cross-over which is in good condition. The land has been satisfactorily landscaped and infrastructure works in Teresa Street, including kerb and channel, are in good condition.

Accordingly, there is no planning objection to the temporary use of the land as a fire station as proposed.

FINANCIAL/RESOURCE IMPLICATIONS

The use of Public utilities and Facilities does not attract charges under Council's adopted Charges Schedule.

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

RISK MANAGEMENT IMPLICATIONS

None identified.

SUSTAINABILITY IMPLICATIONS

Economic: None identified.

Environmental: None identified.

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

1.2.4 - Network, advocate and partner with stakeholders to achieve positive outcomes.

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.

CONSULTATION

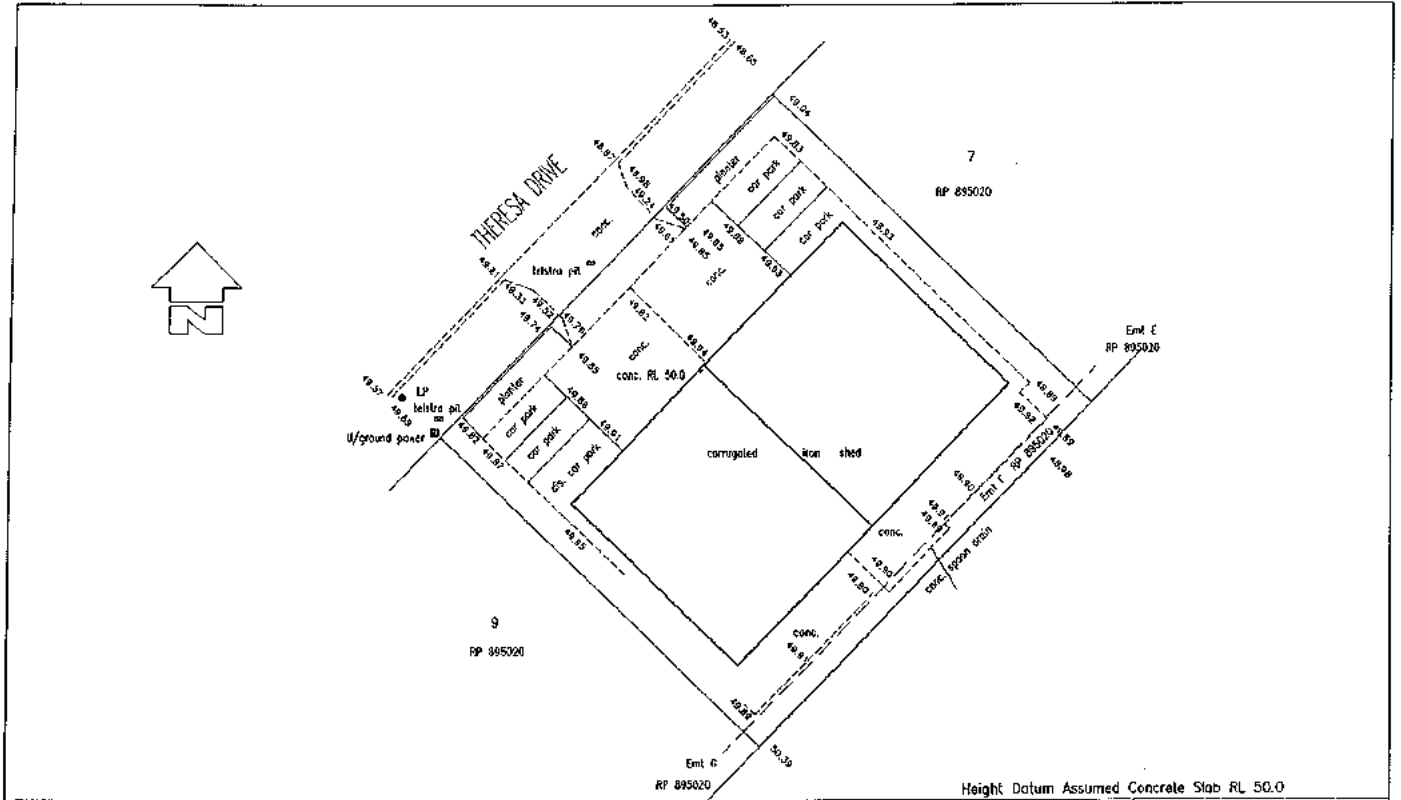
- Internal:** Limited to Development Assessment and Coordination.
External: Public Safety Business Agency

COMMUNITY ENGAGEMENT

The consultation process for the referral agencies is being run concurrently with the public consultation process. Submissions are required to be lodged by 3 May 2017.

ATTACHMENTS

1. Attachment 1 - Proposed plans for the Temporary Fire Station Facility **[5.7.1]**
2. Attachment 2 - Public Notice in the Port Douglas and Mossman Gazette **[5.7.2]**



Height Datum Assumed Concrete Slab RL 50.0

Title: Plan showing Improvements on Lot 8 on RP 895020 Theresa Drive, Mossman	PARISH VICTORY	CALCULATED	DATE	G.T. POZZI Bach. App. Sc. (Surv.) Cadastral Surveyor. 11 Kowang Street, Trinity Beach 4879. P.O. Box 152 Trinity Beach. Email: gpozzi@bigpond.net.au	SCALE 1:250 (A3)	
	COUNTY SOLANDER	SURVEYED ADP	DATE MAR 17		TITLE REF. CT 49006588	
	LOCAL AUTH. DOUGLAS S. C.	DRAWN ADP	DATE MAR 17		PROPERTY DESC. LOT 8 on RP 895020	
project: K & D BELLERO INVESTMENTS P/L	SURVEY EXAMINED G E HOPKINS	DATE MAR 17	FILE REF. 1755 34 35 175036.PLF	DWG 17/55	SHEET 2	REV A

Public Notice - Port Douglas and Mossman Gazette Thursday 6 April 2017

**Notice of Proposed Ministerial Designation of Land for
Community Infrastructure under the
Sustainable Planning Act 2009 - Public Notification Stage
PROPOSED TEMPORARY MOSSMAN QUEENSLAND
FIRE AND RESCUE STATION
16 THERESA DRIVE, MOSSMAN**

Proposal for the Minister to designate land

The Public Safety Business Agency proposes to make a request to The Honourable Mark Ryan, 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 16 Theresa Drive, Mossman. The land is described as Lot 8 on RP895020, Parish of Victory and County of Solander.

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 mentioned 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 - Friday, 9:00am - 4:00pm), or online at <http://www.psba.qld.gov.au/publications/community-infrastructure-designation/> during the public notification period which begins Thursday 6th April 2017 and concludes Wednesday 3rd May 2017. Alternatively, a copy of the report can be requested by contacting Andrea Walker on Tel: (07) 3364 6232 or Ministerial.Designations@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 Ministerial.Designations@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 "Mossman QFES" addressed to Andrea Walker, Built Assets, Public Safety Business Agency, GPO Box 2336, Brisbane QLD 4001 or Ministerial.Designations@psba.qld.gov.au and received on or before 3rd May 2017.



**Queensland
Government**