

7.13. PROPOSAL FOR ROAD OPENING TO FORMALISE ACCESS TO NEWELL BOAT RAMP

REPORT AUTHOR	Team Leader Property
MANAGER	Manager Community Services
DEPARTMENT	Corporate and Communities
TEAM	Community Services
DATE	27 July 2026

RECOMMENDATION

That Council consents to a proposal by Department of Transport and Main Roads/Marine Safety Queensland for the opening of an area of road through part of Lot 382 SR864, a reserve for which Council is trustee and located off Rankin Street, Newell, so as to formalise access to the Newell Boat Ramp, subject to:

1. The area of the road opening is as approximately identified in Diagram 1 of the Department of Transport and Main Roads/Marine Safety Queensland letter dated 21 April 2026, subject to a formal survey being completed; and
2. All necessary actions required to have this matter finalised are on the basis that there is no cost attributable to Council.

EXECUTIVE SUMMARY

Council has received a formal request from Department of Transport and Main Roads/Marine Safety Queensland (DTMR/MSQ) to have an area of road opened through part of Lot 382 SR864 located off Rankin Street, Newell to enable formal (legal) access to the upgraded boat ramp facility with connectivity to the existing road network. The affected land is a Reserve for Local Government Purposes with a sub-purpose of 'Boat Ramp'.

PREVIOUS COUNCIL CONSIDERATIONS / RESOLUTIONS

Not applicable.

REPORT/BACKGROUND

At the Ordinary Council Meeting held on 3 December 2019 Council resolved to give 'in principle' support for a proposed upgrade of the Newell Beach boat ramp by the Department of Transport and Main Roads (DTMR). To undertake this project, it was necessary for a term lease to be taken out over Lot 1 SP322663 in favour of DTMR. This term lease will expire on 12 July 2026. In order for overall completion of the project, it is necessary for the boat ramp to have formal connectivity to the existing road network, i.e. Rankin Street.

As provided for under the *Transport Infrastructure Act 1994* and *Transport Infrastructure (Public Marine Facilities) Regulation 2023*, DTMR will continue to be the owner of the boat ramp facility and Council will continue to be the facility manager.

Discussion between Council's Property Team and DTMR/MSQ with involvement from Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMMRRD) has determined that the likely best solution to accommodate the need for a road opening solution is for only part of Lot 382 to be opened as road as primarily determined by the existing bitumen seal and vehicle parking areas.

Lot 382 also contains a trustee lease for the Mossman Boat and Fishing Club Inc. This lease is due to expire in 2027 and discussions with the Club are underway to effect continuing tenure. The proposed road opening will not impact the current status of this trustee lease.

The area proposed for opening as road includes part of the foreshore area which means there is provision for expanded vehicle parking and road widening should a future need be identified.

FINANCIAL AND RESOURCE IMPLICATIONS

There will be no financial nor resource implications for Council as DTMR/MSQ will meet all costs associated with the road opening process including survey and lodgement costs.

RISK MANAGEMENT IMPLICATIONS

Council's risk exposure will not be affected by this road opening. All that is happening is that the bitumen surfaced road and vehicle parking area will have its underlying tenure change from reserve status to that of a formal road that will also include that part of the boat ramp contained within the constructed kerb area.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

SOCIAL IMPLICATIONS

There are no social implications associated with this report.

CORPORATE AND OPERATIONAL PLAN

This report has been prepared in accordance with the following:

Corporate Plan 2025-2030 Initiatives:

Theme 2 - Prosperity

Council plans, builds and maintains the infrastructure required to improve our lifestyle and promote economic growth, working actively to support local businesses.

2.7 - Build strong local, State and Federal relations.

Theme 3 - Service Delivery

We deliver Council services effectively and efficiently to meet community expectations, focusing on the wellbeing of both the community and our employees.

3.7 - Identify and manage risk.

Operational Plan 2026-2027 Actions:

New project arisen during the financial year.

LEGISLATION AND POLICY

Land Act 1994 for matters relating to tenure dealings and road openings.

Local Government Act 2009 for matters relating to control of local roads.

Transport Infrastructure Act 1994 and *Transport Infrastructure (Public Marine Facilities) Regulation 2023* for matters relating to responsibilities for ownership and management of the boat ramp facility.

CONSULTATION

External consultation:

- DTMR/MSQ and DNRMMRRD

Internal consultation:

- Project Team
- Water and Wastewater Team
- Asset Team
- Maintenance and Operations Team

CONCLUSION

The proposal put forward by DTMR/MSQ is the final stage following the completion of the upgrade of the Newell boat ramp. It will formalise access with connectivity to Council's existing road network. There is minimal impact to the operation of the reserve except for a change in the underlying tenure status. The road opening will also afford Council an easier means by which to conduct potential road and vehicle parking expansion activities, at that location, should circumstances require it in the future.

ATTACHMENTS

1. DTM R- MSQ Proposed road opening - Newell Beach Boat Ramp [7.13.1 - 3 pages]



Our ref 215/01543
Your ref D#1011951
Enquiries Dean Wallington

Department of
Transport and Main Roads

21 April 2026

Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

via email enquiries@douglas.qld.gov.au

Dear Mr Osman

RE: Close Out of Land Tenure - Newell Beach Boat Ramp Upgrade

The Department of Transport and Main Roads (TMR) Maritime Safety Queensland (MSQ) has completed the construction of the Newell Beach Boat Ramp Upgrade. This upgrade includes a causeway structure for improved ramp access which includes a small area of reclamation which is currently covered under a development lease held by TMR/MSQ.

In alignment with previous officer discussion and correspondence with Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (DNRMRD) staff, TMR propose to create a road reserve within lot 382 on Crown Plan SR864 and road reserve on the reclaimed area for dedication, to provide continuity from Rankin Street, Newell Beach.

The new road reserve boundary will follow the existing bitumen through lot 382, before following the kerb line in the reclamation area, and along the existing lot boundary to the east of the reclamation. The newly created lot 382 (the remaining area) will be dedicated as a public use reserve, to which Douglas Shire Council will be the appointed trustee.

This creation of road reserve and new lot 382 will not affect the arrangement in place for the Douglas Shire Council being the Manager of the boating facility. Creation of the lot and road reserve will also extinguish the current Development Lease.

DNRMRD require confirmation that the Douglas Shire Council are supportive of this lot and road creation, as shown on the below diagram. A copy of the Ordinary Council Meeting resolution will suffice as Councils consent, and we will forward a copy to DNRMRD to progress the survey and desired outcome.

If you require any further information, please don't hesitate to give me a call or contact me by email dean.a.wallington@msq.qld.gov.au.

Yours sincerely

Dean Wallington
Manager (Maritime Assets and Infrastructure)

CC Craig Batchelor
 Acting Manager Community Services
 Douglas Shire Council
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Diagram 1 – proposed area to be opened as road, subject to survey