

5.3. MINOR CHANGE APPLICATION (BUILDING WORK ASSESSABLE AGAINST PLANNING SCHEME)

REPORT AUTHOR(S)	Neil Beck, Team Leader Planning
MANAGER	Paul Hoyer, Manager Environment and Planning
DEPARTMENT	Environment and Planning
PROPOSAL	Minor Change Application (Building Work Assessable against Planning Scheme)
APPLICANT	Port Douglas Outrigger Canoe Club Inc PO Box 42 PORT DOUGLAS QLD 4877
LOCATION OF SITE	14-22 Reef Street PORT DOUGLAS
PROPERTY	Part of Lot 64 on RP573

LOCALITY PLAN



Figure 2 - Locality Plan

PLANNING AREA	Recreation & Open Space
PLANNING SCHEME	Douglas Shire Planning Scheme 2018
REFERRAL AGENCIES	None Applicable
NUMBER OF SUBMITTERS	Not Applicable
STATUTORY ASSESSMENT DEADLINE	15 March 2019
APPLICATION DATE	1 February 2019

RECOMMENDATION

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

1. The table of approved drawing detailed in the Development Permit to be amended to read as follows:-

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
Floor Plan & Elevations	Drawing No. 608-16	20 August 2016

2. All other Conditions and Advice Statements as contained within the Development Permit dated 12 July 2017 remain unchanged

EXECUTIVE SUMMARY

At Council's Ordinary Meeting on 11 July 2017, Council resolved to grant approval for the construction of a storage shed for the Port Douglas Outrigger Canoe Club (PDOCC) over part of land described as Lot 64 on SR573.

The land forms part of Four Mile Park and is presently leased to the club for the purpose a boat storage facility.

Since obtaining approval, the shed has been constructed and is presently in use. However the internal layout and storage capability of the shed does not provide for the accommodation of all of the equipment. Two trailers and one of the large canoes remain outside of the shed and unable to be protected from the weather.

A request has been made to modify the shed and construct an open structure off one side of the shed characterised by a skillion roof with supporting poles. The proposed additions to the shed remain within the land area leased by the PDOCC.

The site is contained within the Recreation & Open Space zone in the 2018 Planning Scheme.

No concerns are raised by the request. Approval of the application is recommended with limited changes to the Development Permit in place for the approval.

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 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 were provided approval to construct the storage facility at Council Ordinary Meeting held on 11 July 2017. The PDOCC are now seeking a minor change to the approval to allow all equipment to be stored neatly and out of the weather.

Proposal

The request seeks a minor change to the existing approval in the form of a skillion roof extending for the length of the shed (16m) and will be 6m in width.

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

A copy of proposal plan forms Attachment 2.

Planning Considerations

The request to amend the existing boat storage facility represents a minor change to the existing approval. The PDOCC have advised that the extension is required in order to store equipment used by the club neatly and to ensure that the equipment is out of the weather.

The proposed extensions remain well within the area leased by the club and does not involve the removal of trees or will impact on the ability of the land to be used for recreational purposes.

Limited amendments are required to the existing Development Permit other than to reflect the revised drawing as an approved plan.

The proposal has been discussed with Council's Property Department who raised no concerns with the request.

Referral Agency Requirements

None Applicable

Public Notification / Submissions

The application was not subject to public notification.

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.

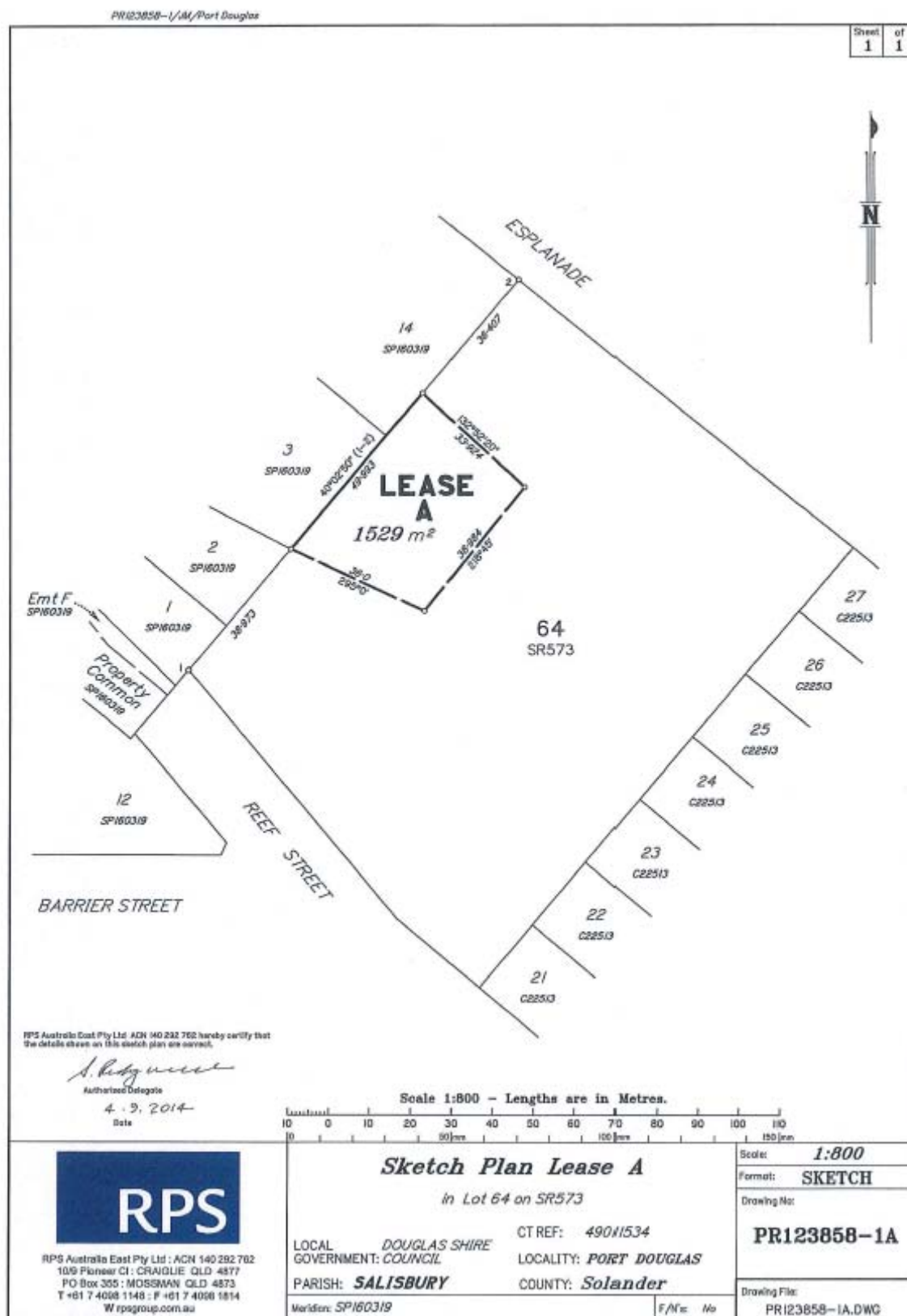
Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

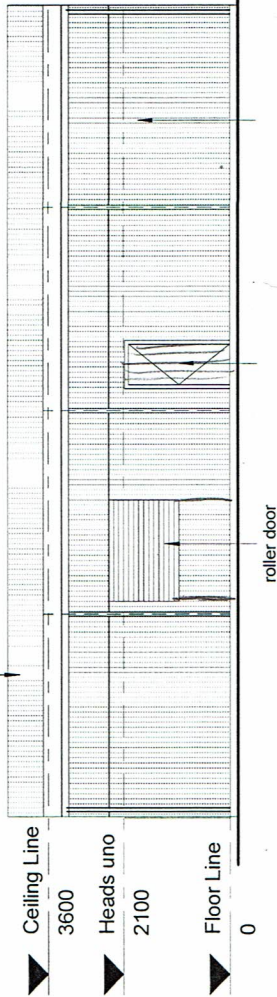
ATTACHMENTS

1. Attachment 1 - Lease Area **[5.3.1]**
2. Attachment 2 - Approved Plans & Documents **[5.3.2]**

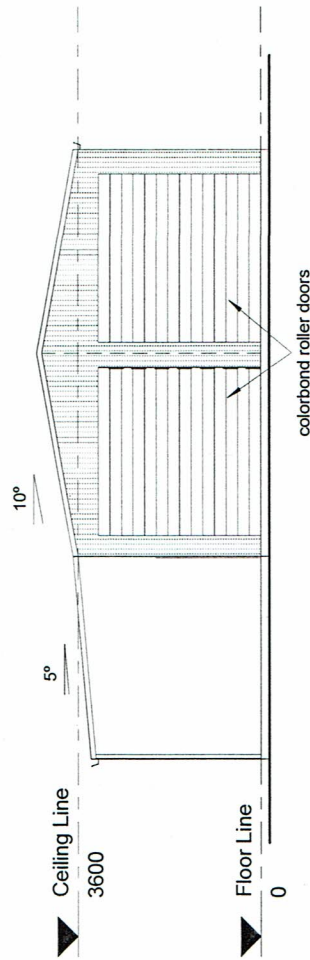
Title Reference [49011534]

Appendix 1 – Sketch Plan

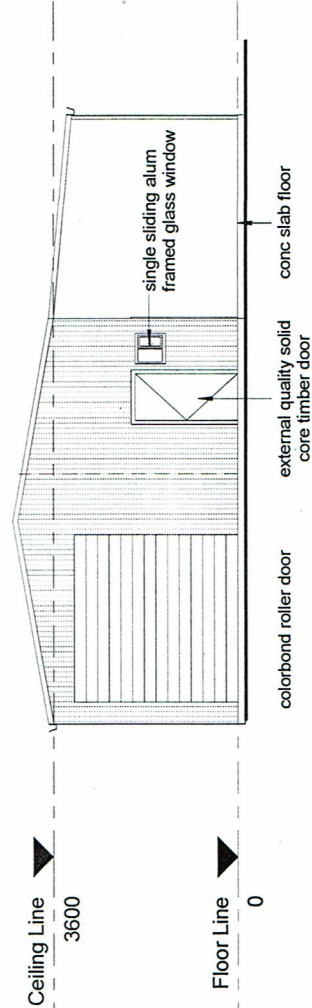


colorbond trimdek
hi-ten roof sheeting

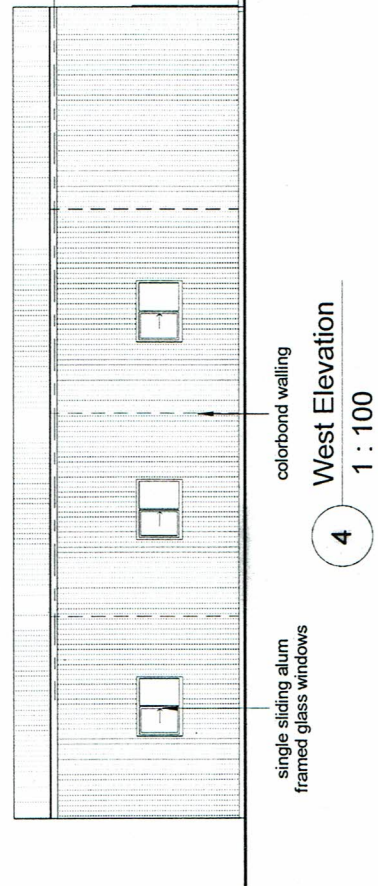
2
East Elevation
1 : 100



3
North Elevation
1 : 100

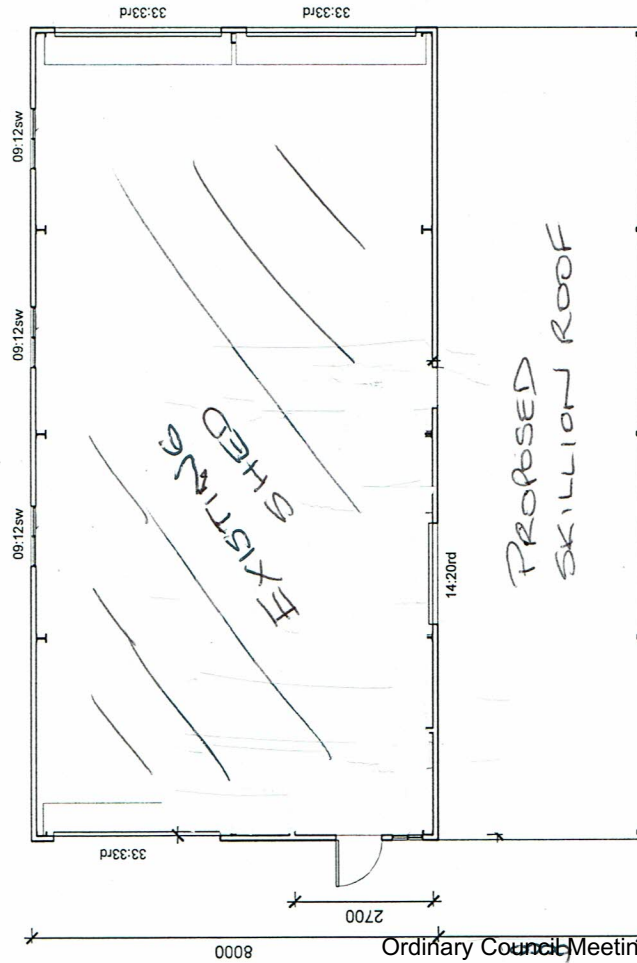


5
South Elevation
1 : 100



4
West Elevation
1 : 100

1
Floor Plan
1 : 100



PROJECT

Proposed Club House
PORT DOUGLAS

GREG SKYRING
Design and Drafting Pty. Ltd.

Lic Under QBSA Act 1991 - No 1040371

Phone/Fax: (07) 40892061

Mobile: 04 19212652

Email: greg@skyringdesign.com.au

11 Noli Close,
Mossman Q. 4873

CLIENT

Port Douglas Outriggers

SCALES

1 : 100

PLAN TITLE

Floor Plan, Elevations

WIND CLASS

C2

PLAN NUMBER

608-16

SHEET

1 of 1

DATE OF ISSUE

24.08.16

REV

REV