

14 October 2022



Town Planning and Project Services

Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Attn: Ms Jenny Elphinstone (Assessing Officer)

Via email: enquiries@douglas.qld.gov.au;
jenny.elphinstone@douglas.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST A MATERIAL CHANGE OF USE (UNDEFINED USE FOR STAFF ACCOMMODATION FOR FOUR DWELLING UNITS) 2 MIJO ROAD, 739 MOSSMAN DAINTREE ROAD AND 743 MOSSMAN DAINTREE ROAD, MIALLO, MORE FORMALLY DESCRIBED AS LOT 1 ON RP710645 LOT 2 ON SP251530, AND LOT 3 ON SP251530 RESPECTIVELY

COUNCIL REF: MCUI 2022_5106/1 (Doc ID 1115670)

Aspire Town Planning and Project Services act on behalf of on behalf of Marano Enterprises (Miallo) Pty Ltd T/A Marano's Fuel (referred to here forth as 'Marano's Fuel' or the 'Applicant') in relation to the above described matter.

On behalf of the Applicant, please accept this correspondence as the Applicant's full response to the above referenced Request for Information pursuant to s13.2(a) of the Development Assessment Rules v1.3.

Information Request Item 1

Strategic Framework

The application is impact assessable and assessable against the whole of the Planning Scheme. Please provide a planning report explaining how the development responds to the Strategic Framework.

Applicant Response to Information Request Item 1

The Strategic Framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme. The following sections include an assessment of the proposed development against the Strategic Framework:

12 Lloyd Road MIALLO, QLD 4873
PO BOX 1040, MOSSMAN QLD 4873
M. 0418826560
E. admin@aspireqld.com
ABN. 79 851 193 691

The **Strategic Intent** establishes a very broadscale description and vision for the Shire. It is submitted that the proposed development is not of a scale or nature that would compromise the Strategic Intent, nor does the Strategic Intent seek to limit the proposed development.

The following Table includes an assessment against each of these the Six Themes.

Strategic Framework	Assessment Response
3.4 Theme I Settlement Pattern 3.4.1 Strategic Outcomes	The proposed development is located outside of a defined Town Centre, however it is well planned and located adjacent an existing, long established industrial/commercial 'pocket' which the proposed development is intended to support. The proposed development is discrete and will appear as if it is part of the streetscape. It is submitted that the proposed development integrates appropriately with the surrounding existing natural and built form and will not compromise the amenity or ambience of the area.
3.4.2 Element – Urban Settlement	As noted above, the proposed development is located outside of a defined Town Centre, however it is well planned and located adjacent an existing, long established industrial/commercial 'pocket' which the proposed development is intended to support.
3.4.2.1 Specific Outcomes	According to the Strategic Framework Maps, the proposed development is located within the Rural Area. However, however it is submitted that the proposed development is appropriate in this instance as it is essentially a soft extension to an existing long established industrial/commercial use. The proposed development is able to be connected to necessary infrastructure services, with the exception of waste water which will be treated and disposed onsite to the appropriate standards, refer to the Waste Water Report prepared by Dirt Professionals and attached to the Development Application.
3.4.3 Element – Activity Centres	No notable non-compliance issues.
3.4.3.1 Specific Outcomes	The proposed development is located outside of an Activity Centre, however is well planned and located adjacent an existing, long established industrial/commercial 'pocket' which the proposed development is intended to support.
3.4.4 Element – Industrial Areas	The proposed development is a soft extension to an existing commercial/industrial use. Due to recent issues experienced around accommodating staff from outside the Shire attending the Miallo head office for business, and new staff from outside the Shire unable to find permanent accommodation, Marano's Fuel have identified an opportunity to develop the site adjacent to the depot and offer Staff Accommodation to ease pressure on the business and staff. This is a logical extension and will not impact on the function or expansion of the existing industrial centres within the Shire.
3.4.4.1 Specific Outcomes	No notable non-compliance issues.
3.4.5 Element – Residential Areas and Activities	The proposed development will not impact on the hierarchy or function of existing residential areas. The proposed development is intended to serve as staff accommodation only and is of a relatively small scale.

3.4.5.1 Specific Outcomes	Specific Outcome (3) states “Residential areas are used for residential purposes. Non-residential uses are provided, only where they support the local community, and where such uses do not detract from the residential amenity of the area.” The proposed development is located on land within a residential area and on land within Environmental Management Zone which generally supports single detached Dwelling Houses. Whilst the proposed development does not provide for permanent residential development, it still provides for a residential purpose, in the form of Staff Accommodation. The proposed development has been designed with the site constraints and to minimise impacts on surrounding residential amenity.
3.4.6 Element – Rural Residential Areas	No notable non-compliance issues.
3.4.6.1 Specific Outcome	No notable non-compliance issues.
3.4.7 Element Mitigation of Hazards	The proposed development is appropriately located in terms of hazard mitigation. The site is not impacted by the mapped Storm Tide Inundation layer. The buildings will appropriately designed to Fire, Flood and Cyclone standards.
3.4.7.1 Specific Outcomes	No notable non-compliance issues.
3.4.8 Recognition of Rights and Interests of Native Title Land Holders	No notable non-compliance issues.
3.4.8.1 Specific Outcomes	No notable non-compliance issues.
3.5 Theme 2 – Environmental and Landscape Values 3.5.1 Strategic Outcomes	The proposed site is an existing cleared and levelled property. There are no notable environmental values. The proposed development does not compromise the listed strategic outcomes.
3.5.2 Element – Aboriginal Cultural Heritage Values	No relevance to the proposed development.
3.5.2.1 Specific Outcomes	No relevance to the proposed development.
3.5.3 Element – Biodiversity	The proposed development does not compromise the Biodiversity Element.
3.5.3.1 Specific Outcomes	The subject site is an existing cleared and levelled property. Waste water will be treated and disposed onsite in accordance with the relevant standards, refer to the Waste Water Report prepared by Dirt Professionals and attached to the Development Application.
3.5.3.2 Land Use Strategies	No relevance to the proposed development.
3.5.4 Element – Coastal Zones	No relevance to the proposed development. No further assessment provided.
3.5.5 Element – Scenic Amenity	The proposed development is single storey and located within an existing built environment on level ground. It is submitted that the proposal is appropriate for the site and will not detract from the admired high quality scenic amenity offered throughout the Shire.

3.5.5.1 Specific Outcomes	<p>The subject site is located adjacent the Mossman Daintree Road, a major scenic route. However, the proposed development is single storey and is sited towards the rear of the property as far as practically possible from the Mossman Daintree Road. The site is surrounded by existing single and double storey built forms. The proposed development will not appear out of character for the area or detract from the scenic amenity.</p>
3.5.6 Element – Air and Acoustic Protection and Hazardous Materials	<p>No relevance to the proposed development. No further assessment provided.</p>
3.6 Theme 3 – Natural Resource Management	<p>The proposed development has been assessed and complies where relevant to the Strategic Outcomes, Elements and Specific Outcomes. The proposed development will not lead to land and water degradation. The site is to be used for Staff Accommodation only. The site will be connected to reticulated water supply and waste water will be treated and disposed onsite in accordance with the relevant standards. Refer to the Waste Water Report by Dirt Professionals included within the Development Application. No channelised drainage infrastructure exists adjacent the site. It is proposed that stormwater from roofed areas is discharged to ground and disburshed. The proposed development will not lead to contamination of waterways.</p> <p>Furthermore, it is noted that the proposed development does not compromise surrounding primary production lands.</p> <p>No further assessment provided.</p>
3.7 Theme 4 – Strong Communities	<p>The proposed development has been assessed against the listed Strategic Outcomes, Elements and Specific Outcomes under Theme 4 – Strong Communities. This project has been conceived as a result of issues with staff from outside the Shire visiting the Marano’s Fuel Miallo head office and the cost and availability of accommodation close by, as well as issues with new staff finding permanent accommodation within the Shire. The purpose of the development is to provide a short term accommodation option for visiting Staff from outside the Shire to the Miallo head office and also a short term accommodation opportunity for new employees and residents to the Shire, while they search for an appropriate longer term accommodation option. The proposed development is supported under the <i>Housing Choice and Affordability Element</i>.</p> <p>It is submitted that the proposed development is supported under the relevant Strategic Outcomes, Elements and Specific Outcomes under Theme 4 – Strong Communities.</p> <p>No further assessment provided.</p>
3.8 Theme 5 – Economy 3.8.1 Strategic Outcomes	<p>The proposed development is supported under the Strategic Outcomes.</p> <p>The purpose of the proposed development is to provide Staff Accommodation which supports the Marano’s Fuel business, a long term, local, iconic business. The proposed development will build resilience into the business and provide a unique offering to existing and potential staff. The proposed development is essential to the growth of the Marano’s Fuel business.</p>

	<p>The proposed development is strategically located adjacent the Miallo head office which supports synergy and minimises need for travel.</p> <p>The proposed development will generate building jobs during construction and on-going house keeping/cleaning.</p>
3.8.2 Element – Economic Growth and Diversification	The proposed development supports the growth of, and adds value to the Marano’s Fuel business. It provides a temporary accommodation option for new staff, while they search for a more permanent accommodation option.
3.8.2.1 Specific Outcomes	No relevance to the proposed development.
3.8.3 Element – Tourism	Marano’s Fuel supply bulk fuel to the tourist industry. Therefore, the proposed development in supporting the current function and growth of the Marano’s Fuel business, the proposal also indirectly supports the Tourism Industry.
3.8.4 Element – Primary Production	Marano’s Fuel supply bulk fuel to the Primary Production Industry. Therefore, the proposed development in supporting the current function and growth of the Marano’s Fuel business, also indirectly supports the Primary Production Industry.
3.8.5 Element – Innovation and Technology	No relevance to the proposed development. No further assessment is provided.
3.9 Theme 6 – Infrastructure and Transport 3.9.1 Strategic Outcomes	<p>The proposed development complies with the Strategic Outcomes. The development is appropriately serviced by necessary urban infrastructure, except for reticulated sewer connection. Waste water will be treated and disposed onsite in accordance with the current standards. Refer to the Waste Water Report prepared by Dirt Professionals and attached to the Development Application.</p> <p>No further assessment is provided.</p>

Thank you for your time in considering the attached Development Application. If you wish to inspect the property or have any further queries, please contact the undersigned.

Regards,



Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services