

21 July 2021

Chief Executive Officer

Douglas Shire Council
64-66 Front Street

Mossman QLD 4873

RE: Development Application for a Development Permit for a Material Change of Use (Tourist Park) over land on Newell Road, Newell, commonly known as the 'Mossman Golf Club' and more formally described as Lots 20 and 21 on SP212664 and RL4079

This Development Application seeks to maintain the existing 'Use Rights' and a new Development Permit for a Material Change of Use (Tourist Park) over land on Newell Road, Newell, commonly known as the 'Mossman Golf Club' and formally described as Lots 20 and 21 on SP212664 and RL4079 is made by the Mossman Golf Club Inc. (the 'applicant').

In support of this Development Application please find attached:

- Duly completed DA Form 1
- Planning Report which includes
 - o Land Owners Consent
 - o Proposal Plan
 - o Engineering Report
 - o Assessment against the relevant Planning Scheme provisions

Considering the Development Application is to support the ongoing viability of the Mossman Golf Club Inc. we respectfully request that Douglas Shire Council waive the relevant Development Application fee.

I trust the information provided within is sufficient for Douglas Shire Council to undertake an assessment of the proposed development, however should you require any further information please do not hesitate to contact the undersigned.

Regards,



Geoffrey Goodwin
President Mossman Golf Club Inc.

Planning Report

For

Development Application for a Development Permit for a

Material Change of Use (Tourist Park) over land at

Newell Road, Newell, Commonly known as the Mossman Golf Club

And Formally Described as Lots 20 and 21 on SP212664 and RL4079

Date: 19 July 2021

Applicant: Mossman Golf Club Inc.

Executive Summary

This Planning Report supports a Development Application to maintain the existing 'Use Rights' and a new Development Permit for a Material Change of Use (Tourist Park) over land on Newell Road Newell, commonly known as the 'Mossman Golf Club,' and formally described as Lots 20 and 21 on SP212664 and RL4079 (the 'site').

The supporting information includes:

- Appendix A: Duly Completed DA Form 1
- Appendix B: Land Owners Consent
- Appendix C: Proposal Plan
- Appendix D: Engineering Letter

The purpose of the application is to facilitate a new camping ground specifically designed to accommodate self-contained recreational vehicles. The proposal provides for up to eighteen (18) camp sites, solar lighting, potable water supply to each site, internal gravel road and drainage. Access will be gained via an existing unsealed road reserve.

The proposed development will be managed by the Mossman Golf Club Inc. and is intended to support the ongoing viability of the club. The balance parcels will continue to be used for the purpose of a Golf Course (Outdoor Sport and Recreation).

The current Registered Landowner of Lots 20 and 21 on SP212664 is Douglas Shire Council, and the land is leased to the Mossman Golf Club Inc. The proposed development also seeks to utilise part of Road Reserve, currently under a Road Licence (RL4079).

The subject sites are included within the Recreation and Open Space Zone under the Douglas Shire Planning Scheme 2018 Version 1.0. The proposed development requires 'Impact Assessment', as confirmed in accordance with Part 5 – Tables of Assessment. This Planning Report provides an assessment of the development proposal against the applicable provisions of the Douglas Shire Planning Scheme 2018 Version 1.0, and should be read in conjunction with the supporting information included within the Appendices of this report.

Structures	Nil	Mossman Golf Club, clubhouse and buggy storage shed	Nil
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Table 1: Site Characteristics

Zoning Designation

The subject sites are included within the Recreation and Open Space Zone, refer to Image 2 below.



Image 2: Zone Map

Access and Services

Access to the site is provided via Newell Road, an existing constructed and sealed road. Some minor works, will be required to improve access to the site.

The site is connected to reticulated water supply and waste water is disposed via onsite treatment.

Electricity and telecommunications are available at the site.

Further refer to Appendix D: Engineering Letter.

Description of the Proposed Development

The newly formed Mossman Golf Club Inc. is looking at options to improve the viability of the site. To secure an additional source of revenue, the Mossman Golf Club Inc. is pursuing the development of a 18 vehicle capacity Recreational Vehicle (RV) Park over the existing practice fairway – refer to Appendix C: Proposal Plan.

The intent of the development is that RVs staying on site will be completely self-sufficient (as this case in some national parks where on-board greywater tanks are a requirement of entry). Reticulated water connections will be provided to each site.

The proposed site of the RV Park is on the Mossman Gold Course Lot 20 SP212664 at the eastern side of the Mossman golf course and to the north of the existing golf clubhouse and buggy storage shed. The RV site is setback off Newell Road by approximately 200m and is approximately 7,465m² in area. There are six 12m x 6m sites and twelve 16m x 8m sites.

No vegetation clearing is proposed. The camp sites will be positioned in and around existing vegetation.

No other building works or structures are proposed.

Overall, it is submitted that the proposed development is relatively small scale and has been responsibly designed to minimise any environmental and amenity impacts. The proposed development offers a unique camping experience for guests and will support the viability of the Mossman Golf Course.

A copy of the proposal plan is attached at Appendix C.

Local Government Planning

Douglas Shire Planning Scheme 2018

Level of Assessment

The proposed development requires 'Impact Assessment', as confirmed in accordance with Part 5 – Tables of Assessment of the Douglas Shire Planning Scheme. The following section provides an assessment against the relevant parts of the planning scheme.

Strategic Framework

The following includes a high level assessment of the proposed development against the Strategic Framework.

Theme	Comment / Assessment
Settlement pattern	<p>The Strategic Framework Map identifies the site as a Open Space / Recreation.</p> <p>It is submitted that the proposed development is intended to compliment the current recreational land use and supports the continued viability of the golf club.</p>
Environment and landscape values	<p>The proposed development takes into account the existing natural site features and seeks to minimise the impact of development on the natural environment.</p> <p>The development has been designed to avoid the need to clear any vegetation. Camping sites will be positioned in and around existing trees.</p> <p>Camping sites will only be made available to RV's with on-board greywater tanks. This will be a requirement of entry.</p> <p>It is submitted that the proposed development supports existing environmental and landscape values.</p>
Natural resource management	<p>The land is not suitable for sugar cultivation, forestry, water, fisheries or extractive activities.</p>

	It is submitted that the proposed development will not impact on the Shire's natural resources.
Strong communities and identity	<p>The proposed development compliments this existing tourist accommodation offerings within this community. The subject site is appropriately separated from existing residents and will not compromise the amenity enjoyed of those residents.</p> <p>The proposed camp ground is relatively small scale and is setback approximately 200m from Newell Road. The site will not be easily visible from vehicle traffic thus preserving the unique natural character of the locality.</p> <p>The proposed development supports viability of an existing land use.</p> <p>It is submitted that the proposed development supports stronger communities and identity strategic outcomes.</p>
Economy	The proposed development supports the viability of the Mossman Golf Club and also supports the tourism industry through providing an increase in accommodation opportunities.
Infrastructure and transport	Not relevant.

Zone

The subject site is located within the Recreation and Open Space Zone under the Douglas Shire Planning Scheme 2018. The purpose of this zone is to:

“...provide for:

- (a) informal recreation where the built form is not essential to the enjoyment of the space;
- (b) local and district scale parks that serve the recreational needs of a wide range of residents and visitors; and
- (c) a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.”

The proposed development complements the existing recreational land use and supports the ongoing viability of the club. It is submitted that the proposed development is in keeping with the purpose of the zone.

Relevant Codes

The proposed development triggers the following codes:

- Recreation and Open Space Zone Code
- Acid Sulfate Soils Overlay Code (<5m AHD)
- Landscape Values Overlay Code (Medium Landscape Values)
- Transport Network Overlay Code (Pedestrian and Cycle Overlay – Principle Route)
- Transport Network Overlay Code (Road Hierarchy – Sub Arterial Road)
- Relocatable Home Park and Tourist Park Code
- Access Parking and Servicing Code
- Environmental Performance Code
- Filling and Excavation Code
- Infrastructure Works Code
- Landscaping Code

The following tables of assessment includes discussion in support of the proposed development around only matters of non-compliance with the relevant Assessment Benchmarks:

Recreation and Open Space Zone Code

Performance Outcome	Acceptable Outcome	Assessment Comment
PO1	AO1	Not applicable – no new buildings or structures proposed.
PO2	AO2	Not applicable – no new buildings or structures proposed.
PO3-4	AO3-4	Complies – the RV sites are setback approximately 4m from the side boundary. The sites back onto Road Reserve currently under licence. The Mossman Golf Club has obtained agreement from the Road Licence holder to use part of the area for access purposes. The adjoining land is

		currently under cultivation. The proposed development is not going to impact on adjoining amenity.
PO5-6	AO5.1-6.1	Not applicable.
PO7	AO7	Complies – the proposed land use is not identified as an inconsistent use.
PO8	AO8	Not applicable.

Acid Sulfate Soils Overlay Code (<5m AHD)

Performance Outcome	Acceptable Outcome	Assessment Comment
PO1-PO3	AO1.1-3	Alternative solution – only minor earthworks are required to construct an internal access road and trenching to install water services. Given the extent of proposed works, the development is not likely to impact on services. This risk will be managed onsite during construction.

Landscape Values Overlay Code (Medium Landscape Values)

Performance Outcome	Acceptable Outcome	Assessment Comment
PO1	AO1.1-1.8	Not applicable.
PO2	AO2.1-2.6	Complies – no new buildings or structures are proposed. The RV sites are setback approximately 510m from Mossman Daintree Road and approximately 190m from Newell Road. The development will be screened by existing building and mature landscaping within the golf course properties.
PO3	AO3.1-3.4	Not applicable.
PO4	AO4.1-4.3	Not applicable.
PO5	AO5	Not applicable.

Transport Network Overlay Code (Road Hierarchy – Sub Arterial Road and Pedestrian and Cycle Overlay – Principle Route)

Performance Outcome	Acceptable Outcome	Assessment Comment
PO1	AO1.1-1.3	Complies – Access to the development will be engineer designed to comply and will not compromise the road hierarchy.
PO2-3	AO2-3	Not applicable.
PO4	AO4.1-4.4	Complies.

PO5	AO5	Complies – existing vegetation will be retained and screen the RV sites.
PO6	AO6.1-6.2	Complies - the Principle Cycle Network will follow Newell Road. The proposed development will not compromise the planning and operation of this network.

Relocatable Home Park and Tourist Park Code

Performance Outcome	Acceptable Outcome	Assessment Comment
PO1	AO1	Complies – the golf course has an area of greater than 10ha.
PO2	AO2.1	Alternative solution – the Tourist Park is designed to accommodate a number of different RV types. There are six 12m x 6m (72sqm) sites and twelve 16m x 8m (128sqm) sites. The sites are setback approximately 3m from the side boundary. There is a 20m wide road reserve located through this area which provides appropriate separation to the adjoining land presently under cultivation.
	AO2.2-2.3	Not applicable.
PO3	AO3.1-3.5	Complies – an all weather gravel access road will be constructed to service the development. The external gravel road will be 5.5m and the internal one-way gravel road 4.5m wide. The area will be internally lit via solar lighting.
PO4	AO4.1-4.1	Complies – the area will be easily accessible for emergency vehicles.
PO5	AO5.1-5.3	Complies – a significant proportion of the 7,465sqm development site will be available for open recreation space. The development will be managed by the Mossman Golf Club which will offer 'Play and Stay' opportunities.
PO6	AO6.1-6.2	Complies – the proposed development has been designed around the existing mature trees within the golf course. No new landscaping is proposed at this stage.
PO7	AO7.1-7.2	Will comply – individual sites will be mapped and marked clearly onsite.
PO8	AO8.1-8.3	Will comply – refuse bins will be appropriately positioned around the site. No dump points or holding tanks are proposed at this stage. Guests will be directed to use other existing facilities around the Shire.
PO9-10	AO9.1-10	Complies – condition of entry will be that the RV is self sufficient. However, the facility will be managed by the Mossman Golf Club and may allow use of the amenities at the club house.

PO11-PO12	AO11.1-12	Not applicable.
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Access Parking and Servicing Code

Detailed assessment has not been undertaken against the Access and Servicing Code. The Tourist Park will be managed via pre-bookings. There is sufficient room onsite for 'pull-ins' to safely access the site and make enquiries at the club house regarding capacity/new bookings. Access will be provided via a new 5.5m wide gravel external road (existing unsealed road reserve). The internal road will be one-way circulation via a new 4.5m wide gravel road.

Environmental Performance Code

Detailed assessment has not been undertaken against the Environmental Performance Code. Only self contained RVs will be accommodated onsite. Environmental risks will be managed onsite during construction of the external and internal road.

Filling and Excavation Code

Detailed assessment has not been undertaken against the Filling and Excavation Code. Only minor works are required to construct the external and internal access roads. Please refer to the attached Engineering Letter attached at Appendix D.

Infrastructure Works Code

Detailed assessment has not been undertaken against the Infrastructure Works Code. Please refer to the attached Engineering Letter attached at Appendix D.

Landscaping Code

Detailed assessment has not been undertaken against the Landscaping Code. Existing landscaping throughout the golf course will be retained. The development is designed around retaining existing shade trees. Minor pruning will be required to lift the high of some of the trees. No trees are proposed to be removed. No other new landscaping is proposed at this stage.

Referral Agencies

On review of the Development Assessment Mapping System the proposed development is subject to the following matters of State Interests:

- State Controlled Road

Under the Planning Regulation 2017, review of the referral trigger under Schedule 10, Part 9, Division 4, Table 1, confirms the proposed development does not require referral as the

development will not exceed the “premises designed to accommodate 75 people” threshold set for a Tourist Park under Schedule 20.

However, under the Planning Regulation 2017, review of the referral trigger under Schedule 10, Part 9, Division 4, Table 4, confirms the proposed development requires referral for a *Material Change of Use of Premises near a State Transport Corridor*.

The following forms an assessment against the relevant State Development Assessment Provisions – State Development Code 1: Development in a State Controlled Road Environment:

Performance Outcome	Acceptable Outcome	Assessment Comment
PO1	AO1.1-1.2	Complies – The proposed development is confined to an area of 7,465m ² in the eastern area of the property. The access and site are approximately 510m from the boundary with the State Controlled Road. Access to the site is via Newell Road. All maintenance activities will be via a Local Government Road.
PO2	AO2.1-2.4	Complies – no new structures are proposed. All lighting is setback at least 510m from the State Controlled Road and will be only to service the Tourist Park. No new advertising is proposed at this stage, however the development may be conditioned to comply.
PO3	AO3.1	Not applicable.
PO4	-	Complies – The access and Tourist Park site are approximately 510m from the boundary with the State Controlled Road. Only minor earthworks are required onsite to form the internal access road. Works are not of a scale that would interfere with or result in damage to infrastructure or services in a State Controlled Road.
PO5	-	Complies – The access and Tourist Park site are approximately 510m from the boundary with the State Controlled Road. Only minor earthworks are required onsite to form the internal access road. Works are not of a scale that would undermine or cause subsidence of a State Controlled Road.
PO6	-	Complies – The access and Tourist Park site are approximately 510m from the boundary with the State Controlled Road. Only minor earthworks

		are required onsite to form the internal access road. Works are not of a scale that would cause ground water disturbance in a State Controlled Road.
PO7	-	Complies – The access and Tourist Park site are approximately 510m from the boundary with the State Controlled Road. Only minor earthworks are required onsite to form the internal access road. Works are not of a scale that would result in ground movement or vibration impacts that would cause a nuisance to a State Controlled Road.
PO8	AO8.1	Not applicable.
PO9	-	Complies – Works will not compromise the operation or capacity of the State Controlled Road.
PO10	AO10.1-10.2	Complies – gravel road base material will be transported to the site to construct internal access roads. The development will not result in contamination of the State Controlled Road.
PO11	AO11.1-11.2	Complies – Works are approximately 510m from the boundary with the State Controlled Road. Dust suppression will be used during construction of the internal access road.
PO12-14		Complies – the proposed development is located downstream (lower) than the State Controlled Road. The proposed development will not result in flooding or run-off impacts on the State Controlled Road.
PO15-37		Not applicable.

Conclusion

This Planning Report supports a Development Application to maintain the existing 'Use Rights' and a new Development Permit for a Material Change of Use (Tourist Park) over land on Newell Road Newell, commonly known as the 'Mossman Golf Club,' and formally described as Lots 20 and 21 on SP212664 and RL4079. In summary:

- The proposed development is consistent in scale and character with the zoning of the land and is intended to support the viability of the Mossman Golf Club Inc. and tourism industry by providing options for additional self contained accommodation;
- The proposed development is sensitive to the natural environment within which it is located;

- The proposed development does not impact on the landscape values and is not expected to compromise the privacy and amenity of surrounding existing land uses;
- The existing development will be appropriately serviced by necessary infrastructure. Accommodation will be available for self contained accommodation only; and
- The planning report provides justification against all applicable elements of the Douglas Shire Planning Scheme.

Council's efforts assessing the attached Development Application is greatly appreciated. We look forward to receiving Council's Confirmation Notice. Should any further information be required to inform Council's assessment please do not hesitate to call Geoffrey Goodwin (President).

Appendix A – Duly Completed DA Form I

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Mossman Golf Club Inc. c/- Douglas Shire Council
Contact name (only applicable for companies)	Daniel Favier (Project Manager)
Postal address (P.O. Box or street address)	PO Box 723
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	07 4099 9526 and 0436 424 717
Email address (non-mandatory)	daniel.favier@douglas.qld.gov.au
Mobile number (non-mandatory)	0436 424 717
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address AND lot on plan (all lots must be listed), **OR**
☐ Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Newell Road	Newell
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	20 & 21	SP212664	Douglas
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Unnamed Road Reserve	Newell
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	1	RL4079	Douglas

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land:
Name of port authority for the lot:
<input type="checkbox"/> In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Tourist Park (18 self contained RV sites) and continuing existing land use rights.

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
18 self contained RV sites and continuing existing land use rights	Tourist Park	18	na

8.2) Does the proposed use involve the use of existing buildings on the premises?

☒ Yes

☐ No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

☐ Yes – provide additional details below

☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the Chief Executive of the *Planning Act 2016*:

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☒ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the local government:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a hazardous chemical facility?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrm.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
☐ A certificate of title
☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Appendix B – Landowners Consent

Individual owner's consent for making a development application under the *Planning Act 2016*

I,

Mr. Mark Stormer, CEO, Douglas Shire Council

as owner of the premises identified as follows:

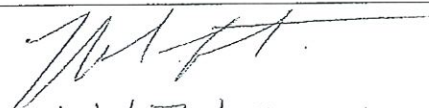
Lots 20 and 21 on SP212664

consent to the making of a development application under the *Planning Act 2016* by:

Mossman Golf Club Inc

on the premises described above for:

Material Change of Use (Tourist Park)


14/7/2021

[signature of owner and
date signed]

Agreement between Mossman Golf Club Inc. and DJ & AJ Crees

This agreement is made between the Mossman Golf Club and DJ & AJ Crees, the titled road owner, regarding access to and use of the land identified as a road (reference-RL4079) adjoining the land titles LOT 1 RP715390 and LOT22 SP212664 and LOT4 RP71590.

This agreement is to authorise and permit use of the road and extension of the roadway width from its existing proportions along its length for an approximate distance of 350 metres from the beginning of access to the identified road. (Please see attached map as reference.)

It is agreed between the parties that the road width can be extended from approximately 2.0 metres to approximately 5.5 metres. The purpose of the widening is to allow for access of patrons and maintenance vehicles to a Recreational Vehicle Park situated at the Mossman Golf Club Inc.

* It is agreed between the parties that the extension of the roadway will not encroach on to land that is currently used for the purposes of growing sugar cane.

* It is agreed between the parties that the cost of any work to be undertaken as part of this agreement will be met by the Mossman Golf Club Inc or those that the Mossman Golf Club Inc makes arrangements with and not by the titled landholders. This work will likely consist of;

*trimming of excess trees,

*road watering when sugar cane hauling is taking place on the roadway,

*the application and spreading of gravel that may be necessary for the proper upkeep the roadway,

* the construction of a causeway over a drain identified in the plan area.

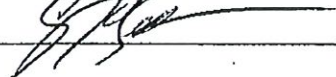
* It is agreed between the parties that one Honorary Full Mossman Golf Club Membership will be gifted to the titled land owner as consideration for the use of and access to the identified roadway.

*This agreement will remain in place between the parties until such time as the parties remain occupiers or owners of the properties identified.


*This Agreement is subject to the continued existence of RL 4079 in the name of the titled road owner.

This agreement is made by the parties as detailed below;

DJ Crees – Land Owner 

Geoffrey Goodwin - President Mossman Golf Club Inc 

In the presence of;

 (Witness) on 29th Day of May 2021

C. D. C.
8982.

16°25'31"S 145°23'12"E

16°25'31"S 145°23'47"E



16°26'5"S 145°23'12"E

16°26'5"S 145°23'47"E



A product of

Queensland Globe

Legend located on next page



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0 100 metres

Scale: 1:5427

Printed at: A4

Print date: 17/5/2021

Datum: Geocentric Datum of Australia 1994

Projection: Web Mercator EPSG 102100

For more information, visit
<https://qkglobe.information.qld.gov.au/help-info/contact-us.html>

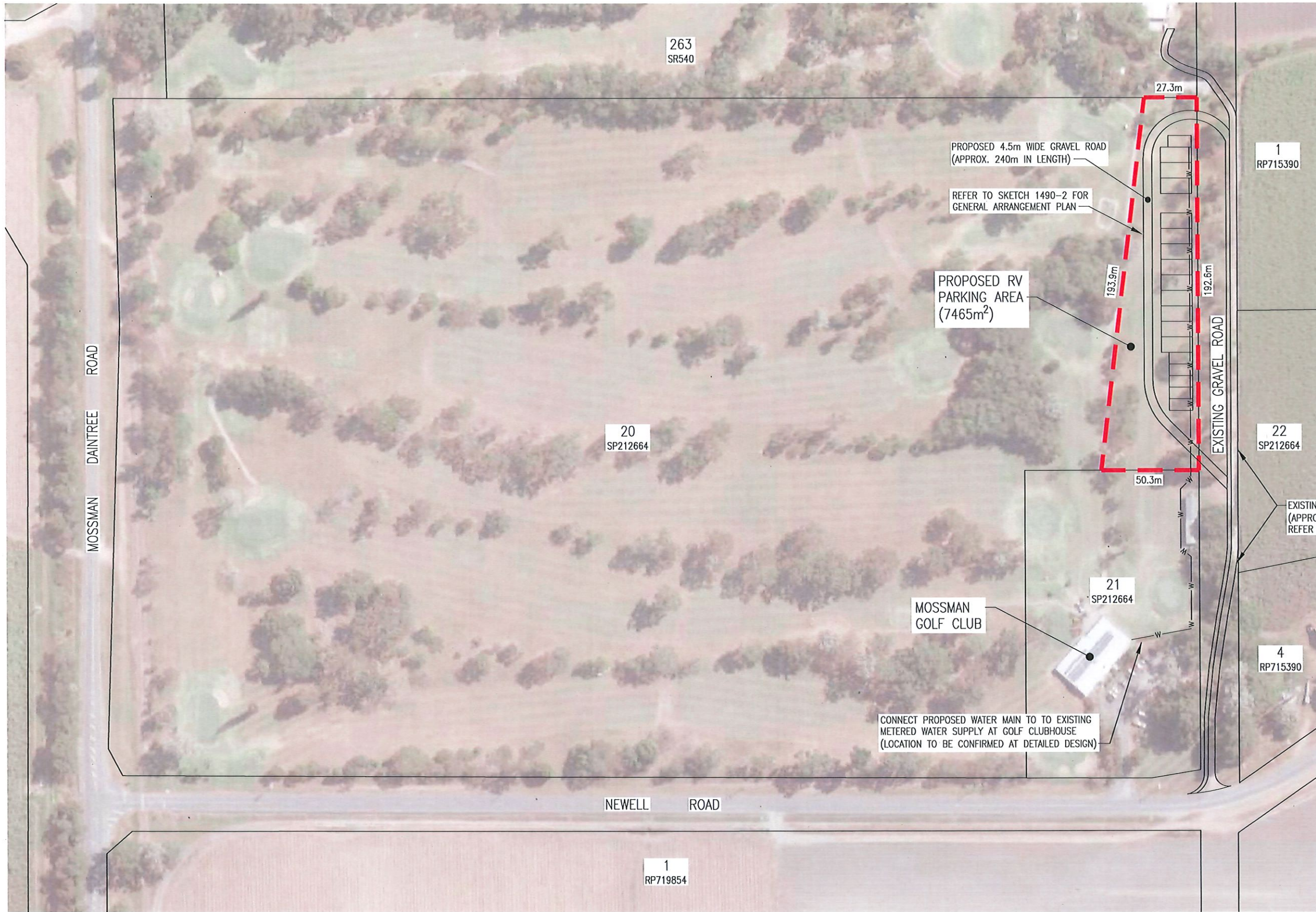


Queensland
Government

Department of Resources

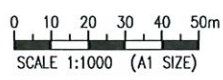
Appendix C – Proposal Plan

Printed: 03 March 2021, 4:54 PM (tony) File: T:\1490 Mossman Golf Course - RV Park\Drawings\1490-SKETCH-001(B).dwg



- LEGEND**
- PROPOSED RV PARK AREA
 - CADASTRAL BOUNDARIES
 - PROPOSED WATER MAIN (APPROX. 290m IN LENGTH)

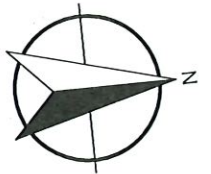
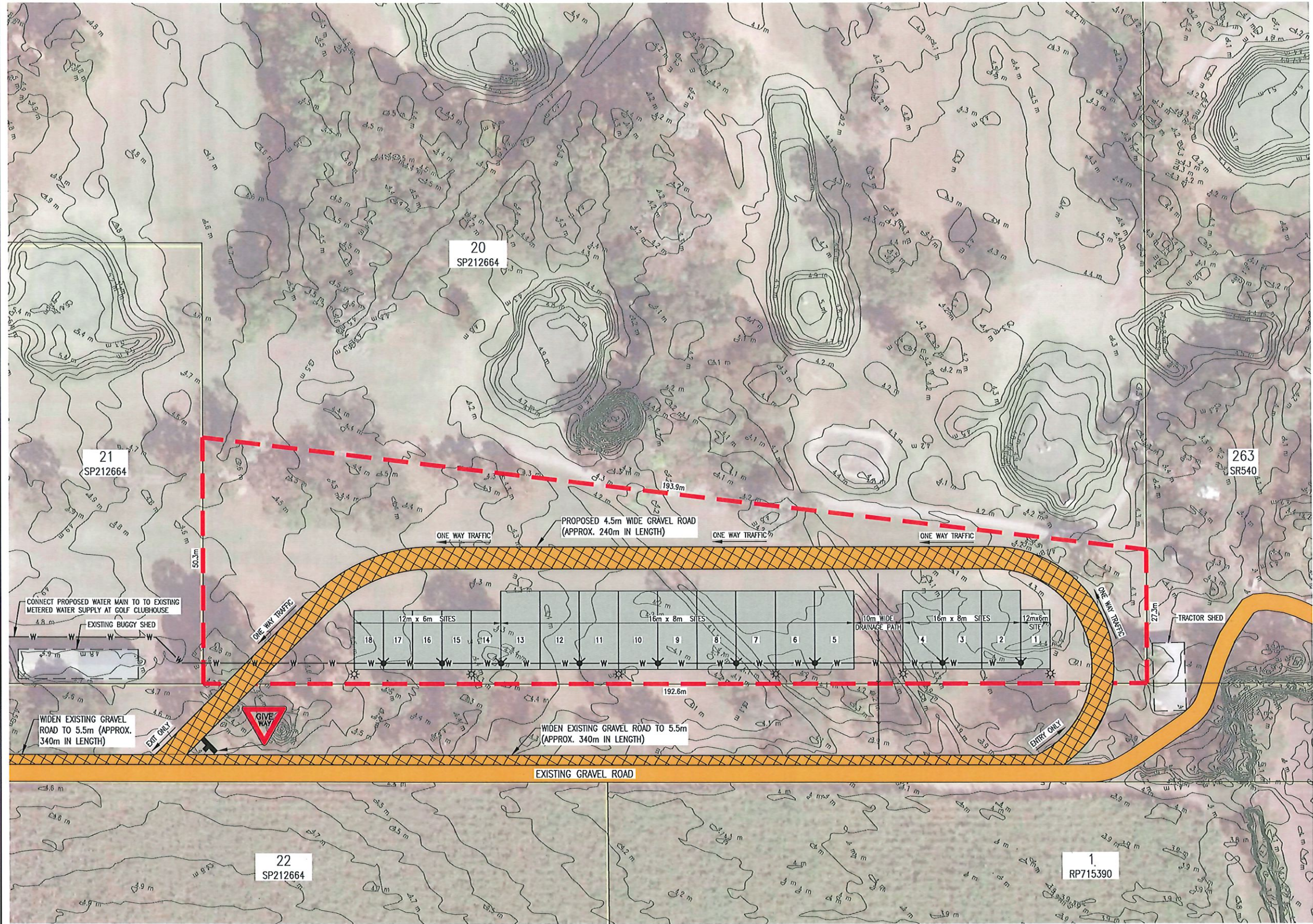
PRELIMINARY ONLY



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Client		DOUGLAS SHIRE COUNCIL			
Project		MOSSMAN GOLF COURSE - RV PARK			
Title		RV PARK LOCALITY PLAN			
JOB No.	1490	Scale (A1 size)	1:1000	Date	16 FEBRUARY 2021
Drawing No.	SKETCH 1490-1	Revision	B		



LEGEND

- PROPOSED RV PARK SITE BOUNDARY
- PROPOSED GRAVEL ROAD / ROAD WIDENING
- EXISTING GRAVEL ROAD
- PROPOSED GRAVEL HARDSTAND RV SITES (AND SITE NUMBER)
- CADASTRAL BOUNDARIES
- EXISTING SURFACE CONTOURS (0.1m INTERVAL)
- PROPOSED WATER MAIN (APPROX. 290m IN LENGTH)
- PROPOSED WATER SERVICE WITH 2 x TAPS
- PROPOSED SOLAR LIGHTS

PLAN
SCALE 1:400



DOUGLAS
SHIRE COUNCIL

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Client		DOUGLAS SHIRE COUNCIL			
Project		MOSSMAN GOLF COURSE - RV PARK			
Title		GENERAL ARRANGEMENT PLAN			
JOB No.	1490	Scale (A1 size)	1:400	Date	16 FEBRUARY 2021
Drawing No.	SKETCH 1490-2	Revision	B		

PRELIMINARY ONLY

Appendix D – Engineering Letter

3 March 2021

The Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman, QLD 4873

Attention: Daniel Favier

Dear Daniel,

**MOSSMAN GOLF COURSE – PROPOSED RV PARK
DEVELOPMENT APPLICATION SUPPORTING INFORMATION**

Introduction

The newly formed Mossman Golf Club Inc. is looking at options to improve the viability of the site.

To secure an additional source of revenue, the Mossman Golf Club Inc. is pursuing the development of a 20 vehicle capacity Recreational Vehicle (RV) Park over the existing practice fairway – see attached Sketches.

The intent of the development is that RVs staying on site will be completely self-sufficient (as this case in some national parks where on-board greywater tanks are a requirement of entry).

Site

The proposed site of the RV Park is on the Mossman Gold Course Lot 20 SP212664 at the eastern side of the Mossman golf course and to the north of the existing golf clubhouse. Golf course lot is located North East from the corner of Newell Road and Mossman Daintree Road. The RV site is approximately 7,465m² in area and will contain 18 RV sites of sizes 12m x 6m and 16m x 8m.

Site Access and Traffic

Immediately to the east of the existing golf course and proposed RV site is an existing road reserve that connects to Newell Road. It is proposed that access will be provided to the RV Park site by the existing unsealed gravel road within this road reserve. Due to the potential conflict with golf course traffic and traffic servicing the adjacent farmland, it is proposed to widen the existing gravel pavement to a width of 5.5m to manage any possible conflicts.

A road width of 5.5m allows for two way traffic and for larger vehicles to pass at low speeds. Internal sections of the proposed gravel roadway that only service the RV Park are nominated as 4.5m wide noting the single way operation but also allowing for the travel path of the larger type vehicles utilising the RV Park.

Water Supply

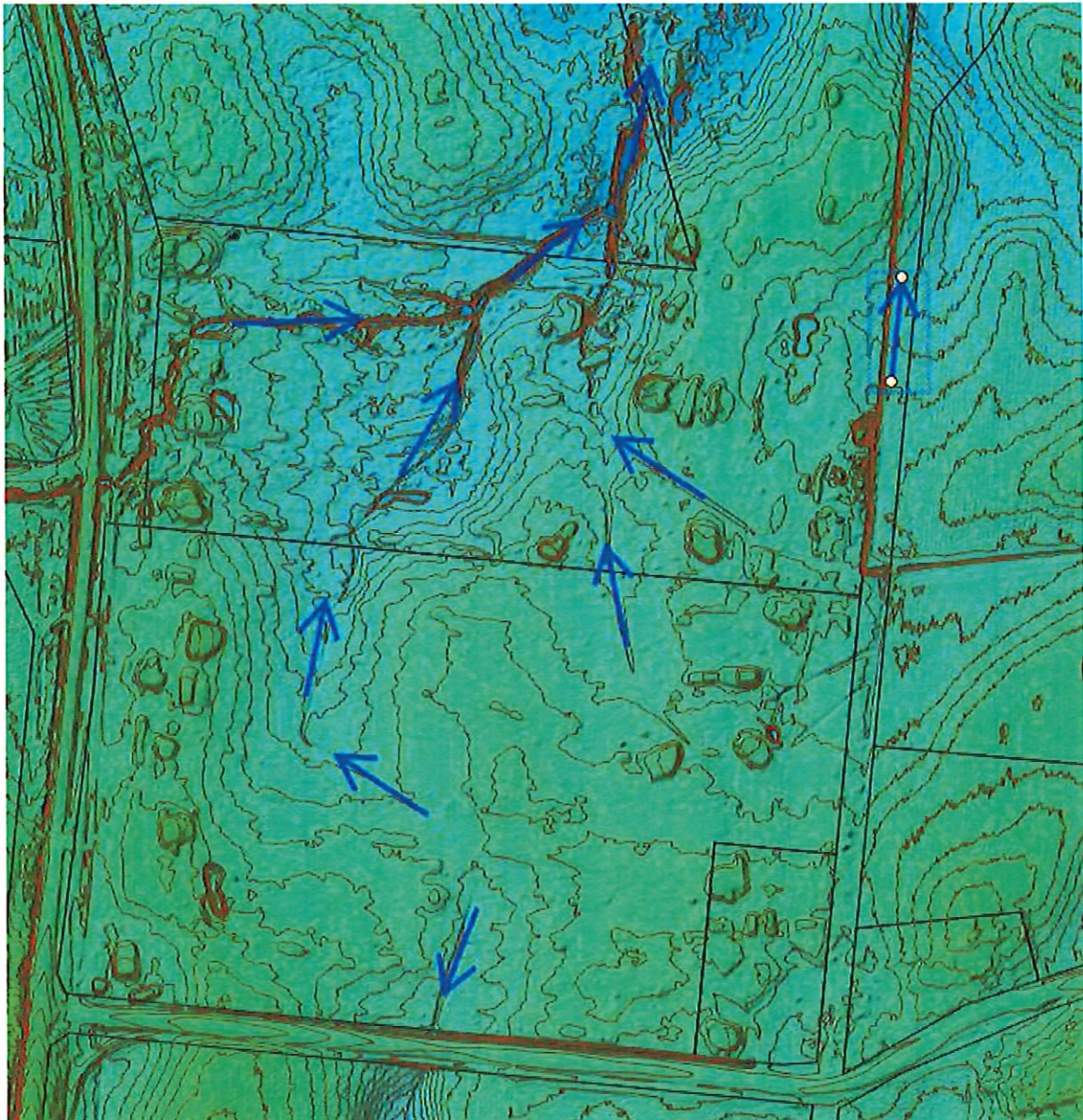
A new water supply pipeline is proposed to run along the eastern boundary of the golf course land placing it at the rear of the proposed RV sites. The line will be a small diameter pipe for refilling tanks on the RV's or for daily potable water supply. No firefighting or high-capacity line is required with this use.

Sewage

As there is no intention to provide sewage, dump point or sullage services on site, all of the RV's utilising the site will need to be self-sufficient in this regard.

Stormwater Drainage / Site Grading

The site contours obtained from LIDAR information show that the land is generally free draining. Areas of the golf course to the west from the site generally drain to the north and away from the proposed RV park footprint, refer image on next page.



Two small open drains pass through the site of the proposed RV park. The northern drain (between future site numbers 4 and 5) is accommodated in a 10m wide gap between these sites to not impede the existing swale.

The more southerly drain will need to be reviewed and should be able to be directed north into the northern drain. Alternatively, this drain could be realigned and accommodated between the parks with some minor shuffling of the sites.

Culverts will be provided under the driveway at the drain location(s).

Subject to utilisation and turn over it may be appropriate to provide hardstand areas for the RV sites. These hardstand areas may be road base gravel to allow greater bearing capacity underneath the wheels of the RV's.

Noting the self-sufficient nature of the proposed RV Park, it is not intended to provide concrete hardstand at this stage.

There is no formalised underground drainage proposed (other than culverts under the driveway) and all stormwater run-off from the site will continue to sheet flow as per the current scenario. Away from the culvert location(s) the gravel circulation road will be set at current surface levels to allow water to sheet flow across it as required.

Based on the above conventional services assessment, there does not appear to be any impediment to the provision of an appropriate level of service to the proposed RV Park and its intended users.

Should you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely

TRINITY ENGINEERING AND CONSULTING



Paul Steele
Project Director

Encl: TEC Sketches 1490-1(B) and 1490-2(B)