



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0717-040809
Council Reference: MCUI 2161/2017 (820329)

22 November 2017

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

Dear Sir/Madam,

Concurrence agency response—with conditions

Application for Material change of use (indoor sports and entertainment (gymnasium), shopping facility, service industry and caretaker's residence) on land situated at 1-5 Dickson Street, Craiglie, and described as Lot 10 on RP746523

(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 14 July, 2017.

Applicant details

Applicant name: PDM Timber Pty Ltd
Applicant contact details: 9 Yumba Close
Wonga QLD 4873
pdmtimber@gmail.com

Site details

Street address: 1-5 Dickson Street, Craiglie
Lot on plan: Lot 10 on RP746523
Local government area: Douglas Shire

Application details

Proposed development: Material change of use for indoor sports and entertainment (gymnasium), shopping facility, service industry and caretaker's residence

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Indoor sports and entertainment (gymnasium), shopping facility, service industry and caretaker's residence	Impact Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, table 3, item 1 – State-controlled road

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version
Aspect of development: Material change of use – indoor sport and entertainment (gymnasium), shopping facility, service industry, caretakers residence				
Site Plan	Greg Skyring Design and Drafting Pty Ltd	24.10.17	703-17	C
Information Response Report – Figures 3a and 3b (page 6)	Planz Town Planning	24 October, 2017	-	-

A copy of this response has been sent to the applicant for their information.

For further information, please contact Belinda Jones, Senior Planning Officer, SARA Far North QLD on 4037 3239, or email belinda.jones@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc: PDM Timber Pty Ltd, pdmtimber@gmail.com
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

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Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit – Material change of use (indoor sports and entertainment (gymnasium), shopping facility, service industry, caretakers residence)		
7.3.1 – State-controlled road - Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Road access to the development must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> • Site Plan prepared by Greg Skyring Design and Drafting Pty Ltd, dated 24.10.17, Plan Number 703-17 and Revision C. 	At all times
2.	The development must be generally in accordance with the Information Response Report prepared by Planz Town Planning dated 24 October 2017, in particular: Section 1.4: The Site and Access / Egress <ul style="list-style-type: none"> • Uses across the site are to be divided and separated by buildings and fences as shown by Figure 3 (a) & (b) and the Site Plan. 	At all times

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Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To reduce the impact of the proposed development on the Dickson Street/Captain Cook Highway intersection. The report submitted in response to the information request identifies the site being divided by fencing, buildings and landscaping to ensure that the uses proposed on the western part of the site are accessed from Owen Street.

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Attachment 3—Further advice

General Advice – Advertising device	
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2015 to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p>

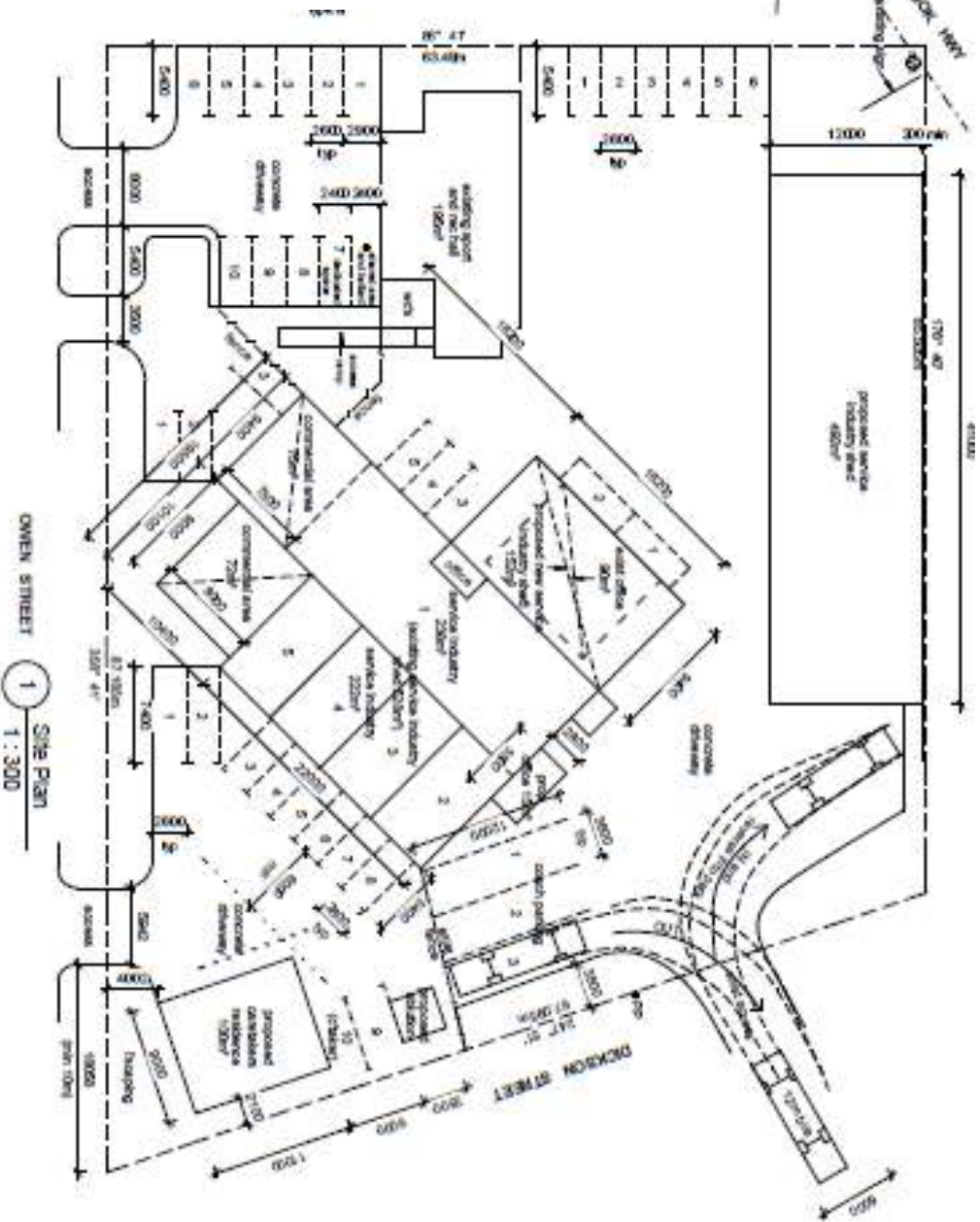
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Attachment 4—Approved plans and specifications

**PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE**



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GREG SKYRING
Design and DRAFTING Pty Ltd
 14, Upper CROSS AVE UNIT 14, CROSS ST
 MOUNTAIN GLADES
 Phone: 07 55000111
 Mobile: 04 8733282
 Email: greg@gregskyring.com.au

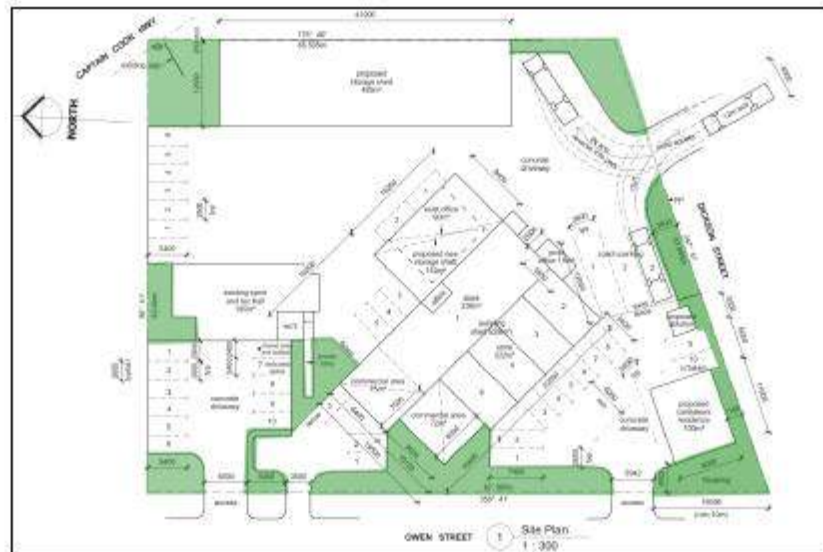
PROJECT: Proposed Car Parking and Building Layout
 1-5 DICKSON STREET,
 L110 RPT45523
 CRAIGLIE

CLIENT:	CDM	SCALE:	1 : 300	DATE:	24.10.17	REV:	C
PROJECT:	PDIM Timber	SCALE:	1 : 300	DATE:	24.10.17	REV:	
PROJECT:	Site Plan	SCALE:	1 : 300	DATE:	24.10.17	REV:	
PROJECT:	Site Plan	SCALE:	1 : 300	DATE:	24.10.17	REV:	

MCU: 1-5 DICKSON ST, CRAIGLIE



Figures 3a & 3b: Extract of Site Plan showing egress and landscaping



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

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