



Town Planning and Project Services

8 July 2026

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

Lodged via email: enquiries@douglas.qld.gov.au

Attn: Georgia Graham (Assessing Officer)

RE: REQUEST FOR GENERALLY IN ACCORDANCE CONSIDERATION AND NOTICE OF SUSPENSION OF THE APPLICANT APPEAL PERIOD AND CHANGE REPRESENTATIONS FOR THE DECISION NOTICE FOR MATERIAL CHANGE OF USE (CHILDCARE CENTRE AND COMMUNITY FACILITIES INCLUDING PLACE OF WORSHIP) OVER LAND AT 36 FRONT STREET, MOSSMAN, MORE FORMALLY DESCRIBED AS LOT 1 ON RP706244

Council ref: MCUC 2025_5845/I (Doc ID 1352794)

Aspire Town Planning and Project Services is engaged by and acts on behalf of The Uniting Church In Australia Property Trust (Q), (the 'Applicant' and the 'Land Owner') regarding the above matter.

We refer to the Decision Notice issued by Douglas Shire Council on the 22nd June 2026.

Request for Generally in Accordance Consideration

It has come to our attention that the approved Drawings and Documents Schedule on page 2 of the Decision Notice references Revision C drawings, whereas the plans contained within Appendix 1 of the Decision Notice are Revision A. We presume this discrepancy is simply an administrative error.

In addition to this, the architectural drawings have subsequently been refined and are now at Revision E. The amendments are considered to be minor in nature and, in our opinion, do not alter the approved development or conflict with any conditions of the Development Permit.

To assist Council's review, we have attached the following documentation:

- Attachment 1 – Comparison Plan illustrating the changes between Revision C and Revision E. The existing Revision C alignment is shown in black, with the proposed Revision E amendments shown in blue with notations on the plans describing the changes.
- Attachment 2 – Complete set of clean Revision E architectural drawings.

The amendments primarily comprise:

- Minor realignment of the pedestrian pathway to the existing church;
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- Refinement of the driveway entry arrangement;
 - Minor adjustments to the parking layout;
 - Minor modifications to the access ramp; and
 - Addition of rainwater tanks.

Our preference is to submit these updated drawings to Council now for review and endorsement. This will ensure the approved plans accurately reflect the development intended to be constructed and avoid any unnecessary issues or discrepancies during the Building Approval and compliance stages.

Should Council be satisfied that the amendments are minor and do not materially change the approved development, we respectfully request that the Decision Notice and approved plan set be updated accordingly or alternatively issue a 'Generally in Accordance With' confirmation.

Request for a Negotiated Decision Notice

In accordance with s75(2) of the *Planning Act 2016*, please accept this Notice of Suspension of the Applicant Appeal Period up to and including the 6 November 2023.

In addition, in accordance with s75(1) of the *Planning Act 2016*, please accept the following Change Representations with respect to the above referenced Decision Notice:

Condition 9: Fencing Treatments

9. An acoustic fence must be constructed in the location specified on plan LU23281-CD-200 REV B. The acoustic fence must achieve a minimum height of 2m above finished ground level and must be constructed of solid, continuous, impervious material/s; and,

a. Certified by a suitably qualified acoustic engineer (RPEQ) and Building Certifier.

Representations

The Applicant respectfully requests that Condition 9 be amended to provide greater clarity and accurately reflect the approved development.

The condition refers to Plan LU23281-CD-200 Rev B as identifying the location of an acoustic fence. However, this engineering plan does not identify or label any fence as an acoustic fence. Rather, it depicts a new fence beyond the existing stone boundary wall without specifying its purpose or acoustic performance.

Conversely, the architectural drawings prepared by Elevation Architecture identify the existing stone boundary wall along the southern boundary as the relevant acoustic barrier. As such, there is an inconsistency between the approved architectural and engineering plans, making it unclear what fencing infrastructure Council intends to be constructed to satisfy the condition.

It was never the Applicant's intention to construct a new 2.0 metre high acoustic fence around the southern boundary of the site. The proposal has always been to retain the existing stone wall along this boundary and provide standard pool fencing to the remaining side and rear boundaries. The architectural drawings specify a 1.2 metre high pool fence in these locations.

From an amenity perspective, the requirement for a continuous acoustic fence is also considered unnecessary. The existing dwelling on the adjoining southern property is positioned well forward on its

allotment, generally aligned with the existing church building rather than the proposed parking and circulation areas. Furthermore, the remaining site boundaries adjoin the Mossman State Primary School rather than sensitive residential receivers. In these circumstances, the existing stone wall, together with the site's context and separation distances, is considered sufficient to address any reasonable amenity expectations.

Accordingly, the Applicant requests that Condition 9 be amended to:

- recognise retention of the existing stone wall along the southern boundary as the required acoustic barrier (where applicable);
- remove the requirement for a new acoustic fence where none is shown or intended; and
- clarify that standard compliant pool fencing is to be provided to the side and rear boundaries in accordance with the approved architectural drawings.

Request for Negotiated Infrastructure Charges Notice.

The Applicant respectfully requests that Council issue a Negotiated Infrastructure Charges Notice in accordance with the Douglas Shire Council Infrastructure Charges Resolution (No. 2) 2021.

The approved development relates to a church operated by a not-for-profit community association. The Infrastructure Charges Resolution provides that not-for-profit community associations may apply for a 50% discount on adopted infrastructure charges for unlicensed areas. The Applicant considers that the proposed development satisfies the intent of this concession and respectfully requests that Council apply the available discount when issuing the Amended Infrastructure Charges Notice.

The proposed development will continue to provide an important community facility delivering social, spiritual and community services to the local area. The development is not undertaken for commercial gain and will be operated for the benefit of the broader community. Applying the concession available under the Infrastructure Charges Resolution would recognise the significant community benefit provided by the development and is consistent with the purpose and intent of Council's adopted charging framework.

Accordingly, the Applicant requests that the Infrastructure Charges Notice be amended to reflect the applicable 50% concession for not-for-profit community associations.

Thank you for your time in considering this matter.

Regards,



Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Service

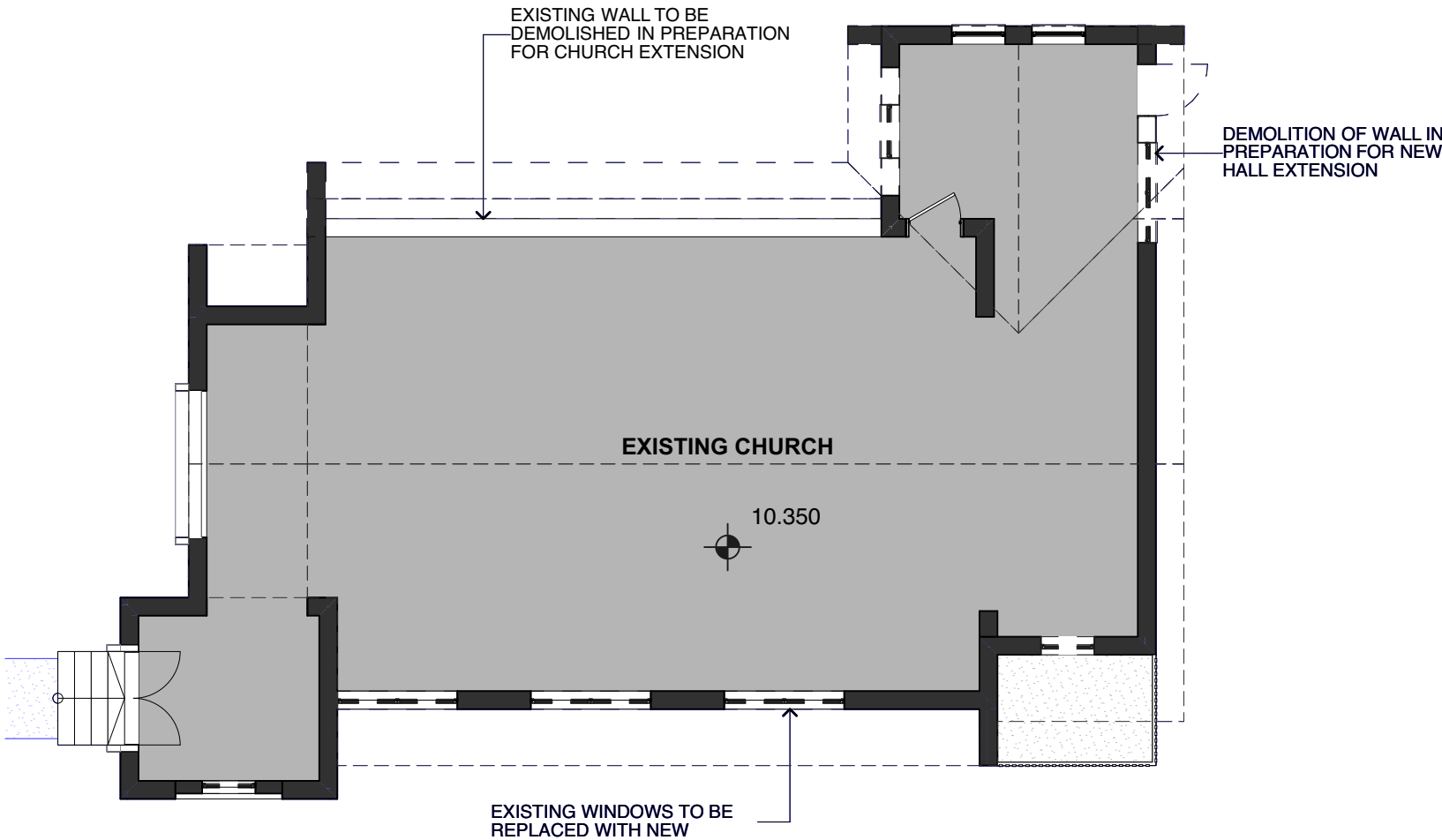
Attachment I

Comparison Plan Comparing Rev C to Rev E

DEMOLITION PLAN LEGEND

- - - - Indicates extent of main elements to be demolished & removed off site.

 Indicates elements to be demolished & removed off site.



REVIEW OF
CHANGES OF DA
DRAWINGS
24/06/2026

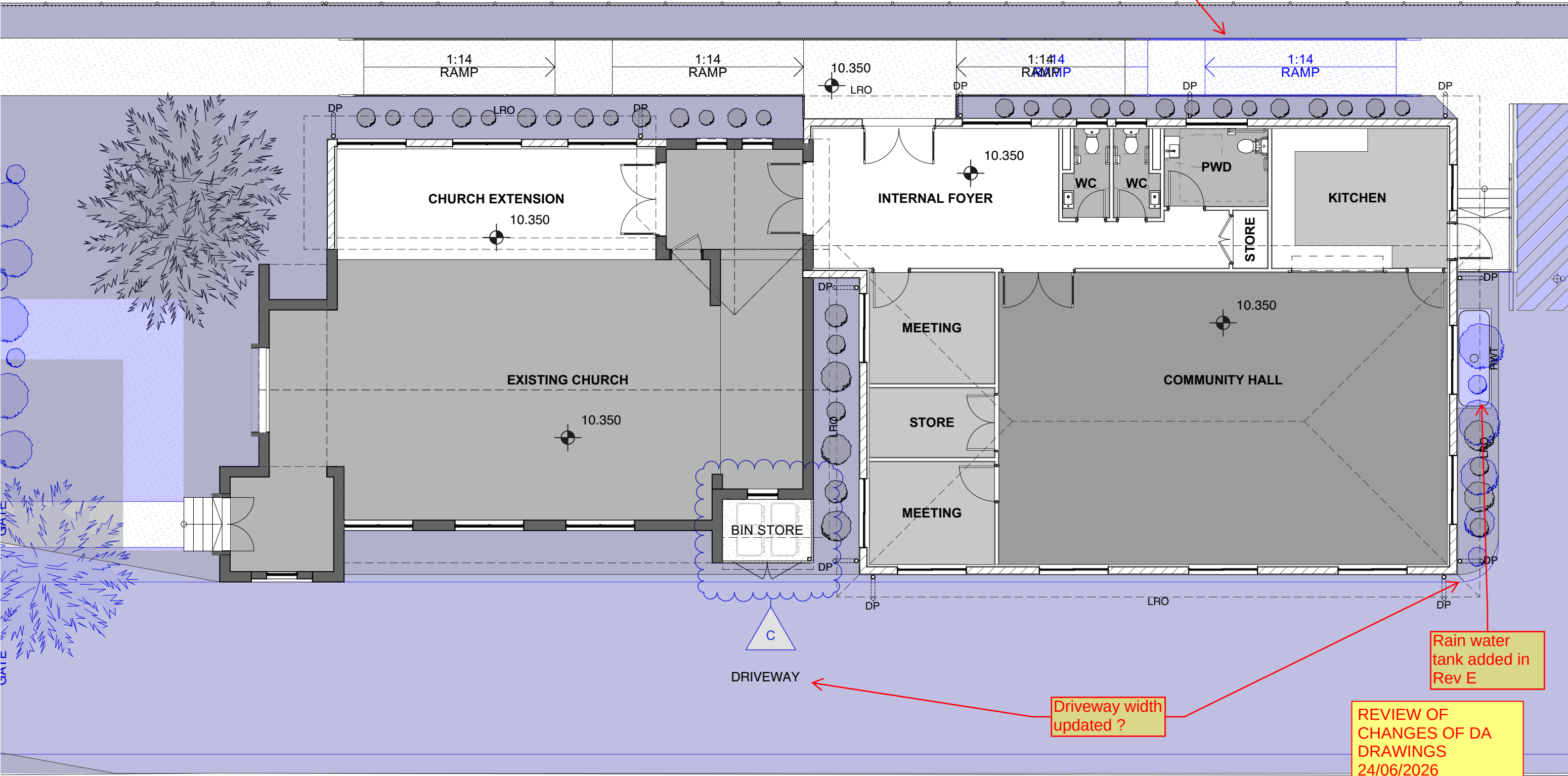
no changes

DA
NOT FOR CONSTRUCTION



FLOOR PLAN LEGEND

- DP Downpipe
- LRO Line of Roof Over
- BMS Rainwater Tank Column
- Refer to civil docs
- SHS Square Steel Column

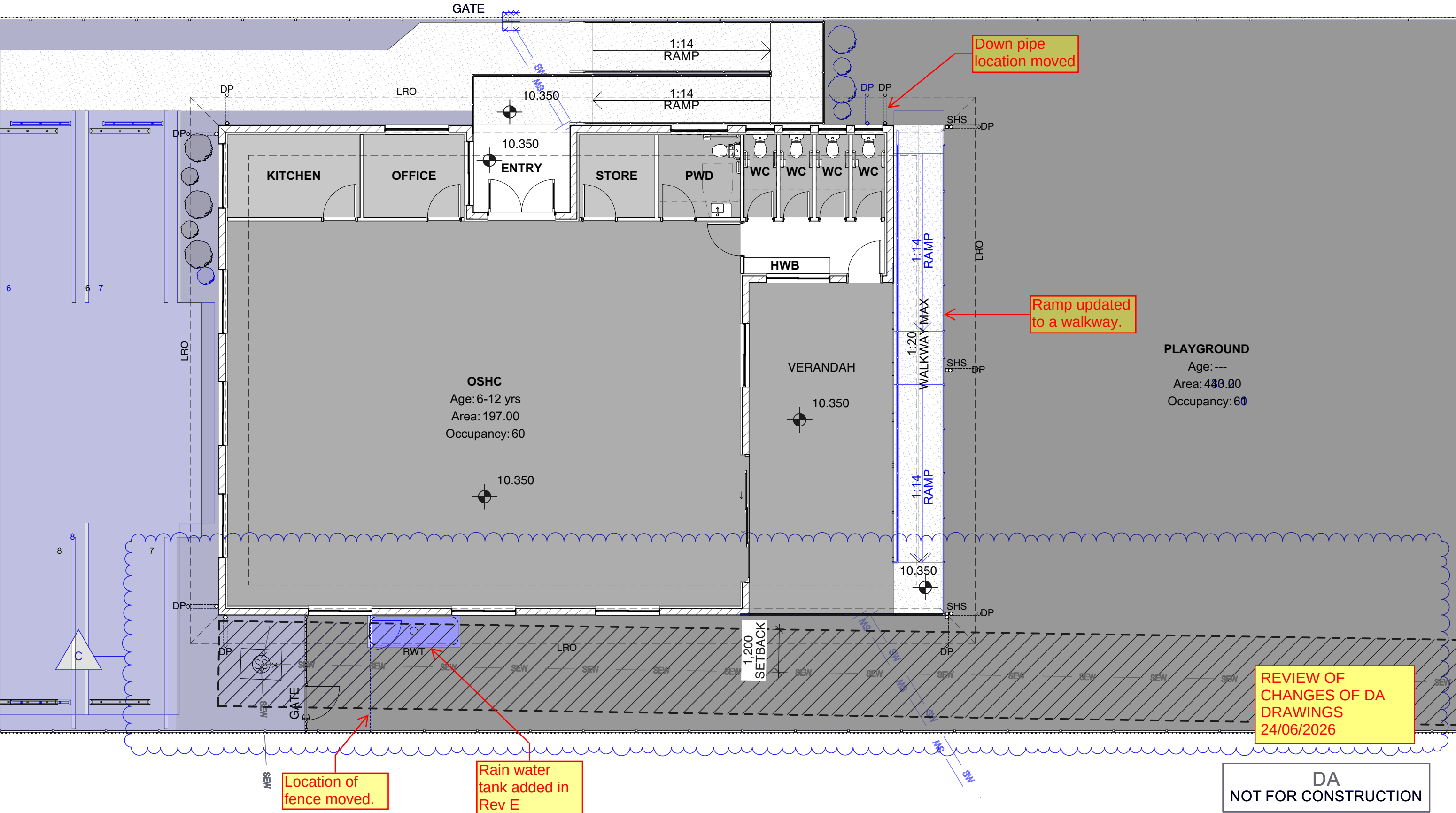


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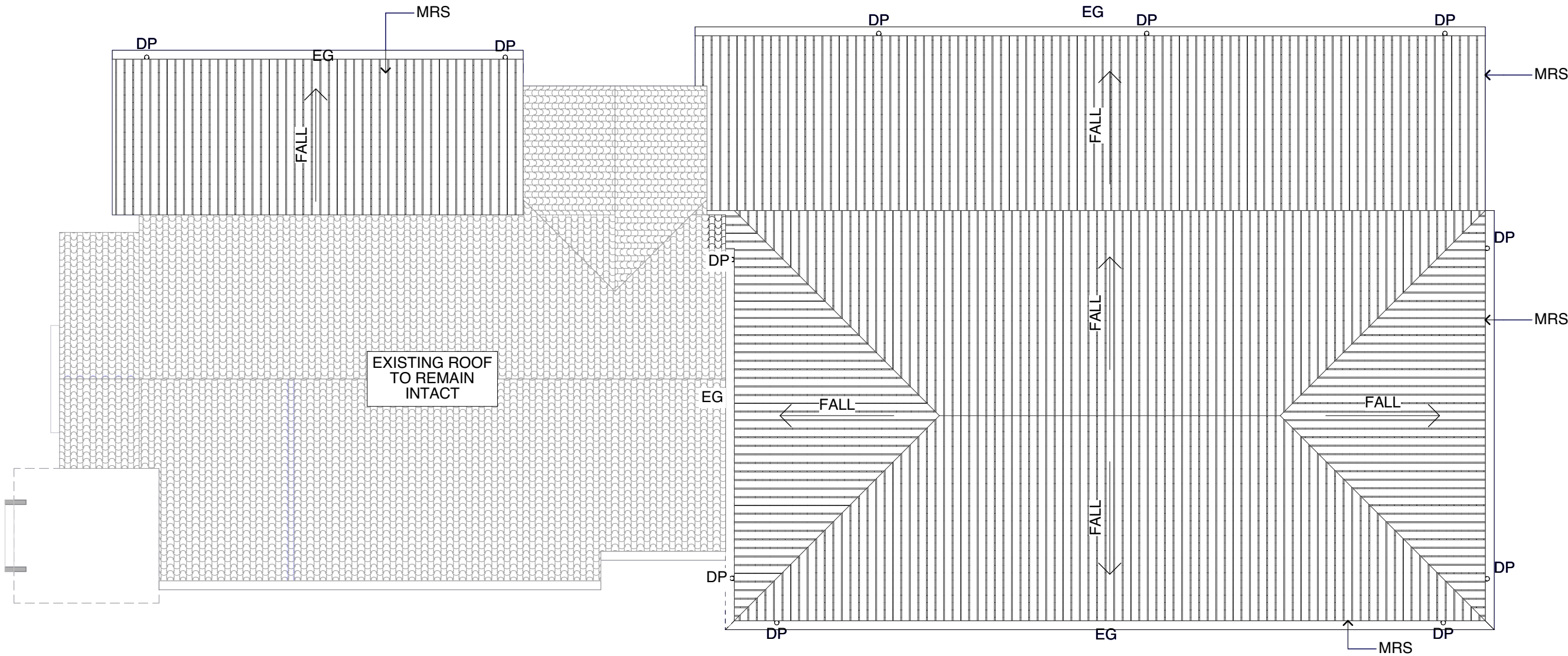
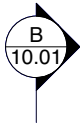
FLOOR PLAN LEGEND

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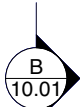


ROOF LEGEND

DP Downpipe
EG Eaves Gutter
MRS Metal Roof Sheet



REVIEW OF
CHANGES OF DA
DRAWINGS
24/06/2026



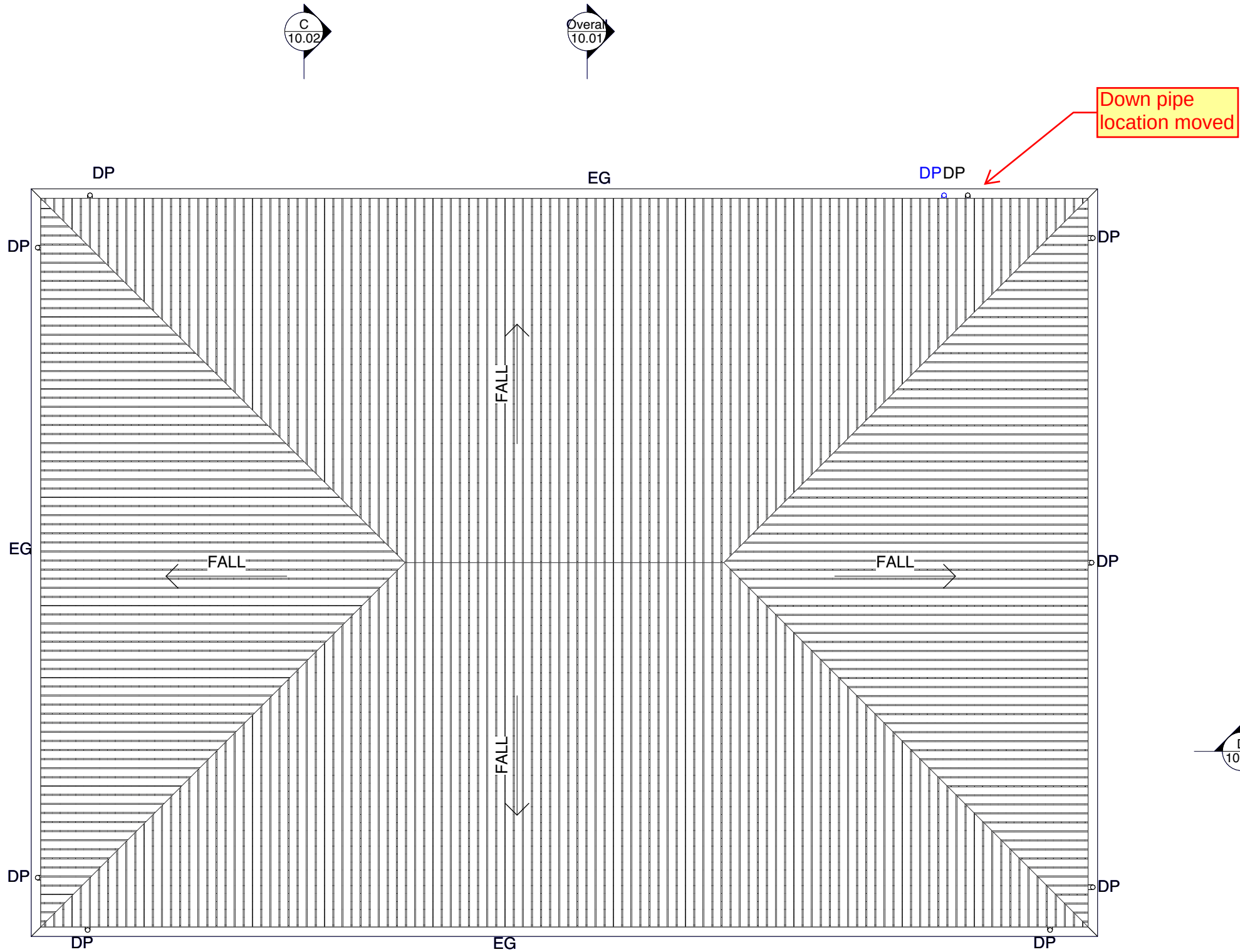
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DA
NOT FOR CONSTRUCTION



ROOF LEGEND

DP Downpipe
EG Eaves Gutter
MRS Metal Roof Sheet



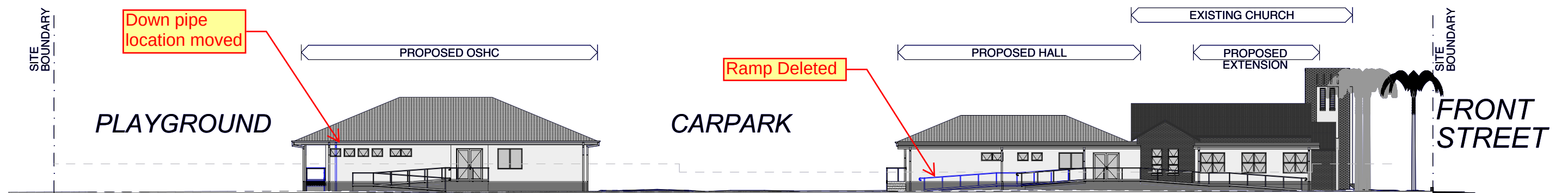
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CHANGES OF DA
DRAWINGS
24/06/2026

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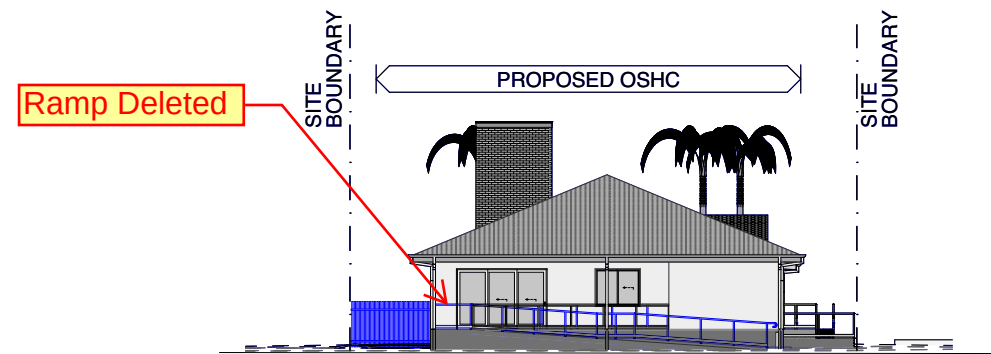
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Scale 1:300



2 Overall North
Scale 1:300



3 Overall West
Scale 1:300



4 Overall East
Scale 1:300

REVIEW OF
CHANGES OF DA
DRAWINGS
24/06/2026

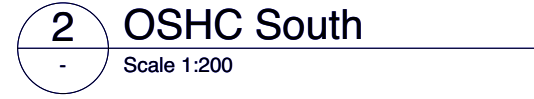
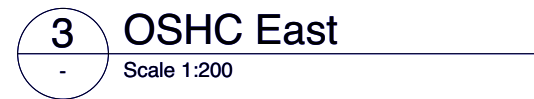
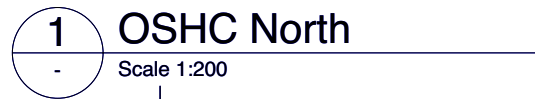
DA
NOT FOR CONSTRUCTION

DP	Downpipe
EG	Eaves Gutter
BAL-1	Balustrade type
PF-1	Paint Finish type
RN-1	Render Finish type



DA
NOT FOR CONSTRUCTION

DP	Downpipe
EG	Eaves Gutter
BAL-1	Balustrade type
PF-1	Paint Finish type
RN-1	Render Finish type



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Attachment 2

Architectural Plans Rev E

Mossman Uniting Church

36 Front Street Mossman QLD



Perspective 1

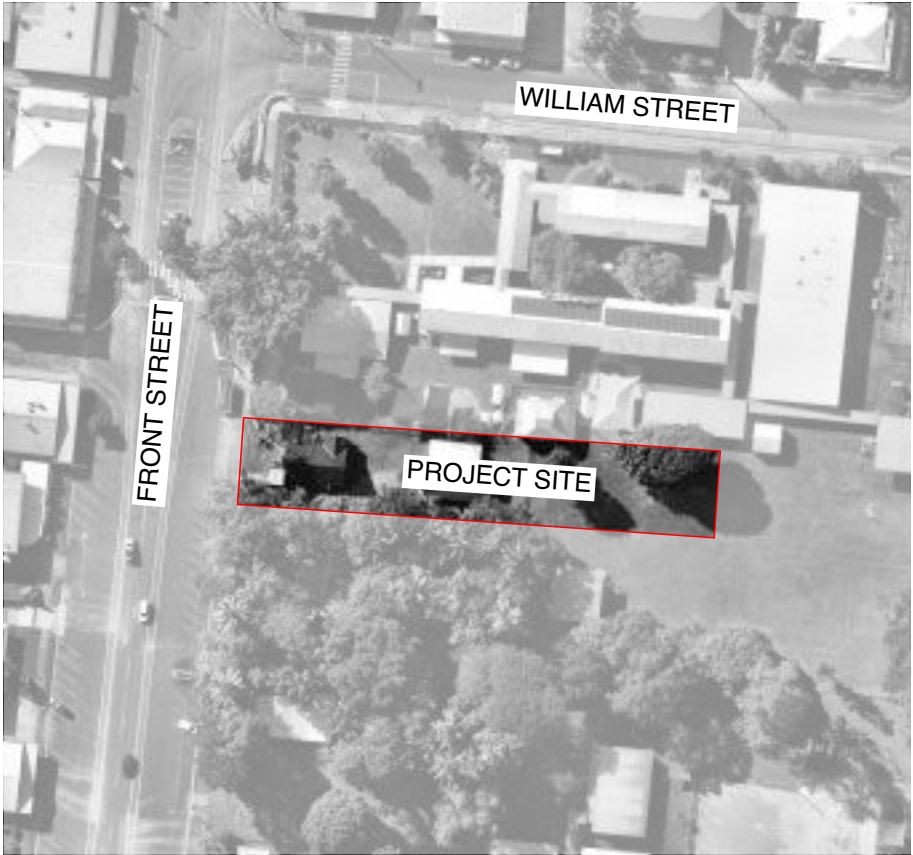
Real Property Description: RP706244

Local Authority:	Douglas Shire Council
Site Classification:	Community
Site Area:	2054m ²
Building Area:	588.3m ²

DEVELOPMENT INFO

CARPARKING RATES

CHILDCARE CENTRE	
1 Space / 10 Children + 1 Space / Staff	10
CHURCH	
1 Space / 15m ² GFA	7
HALL	
1 Space / 15m ² GFA	11
Total Carparks Required	28
Total Carparks Provided	10



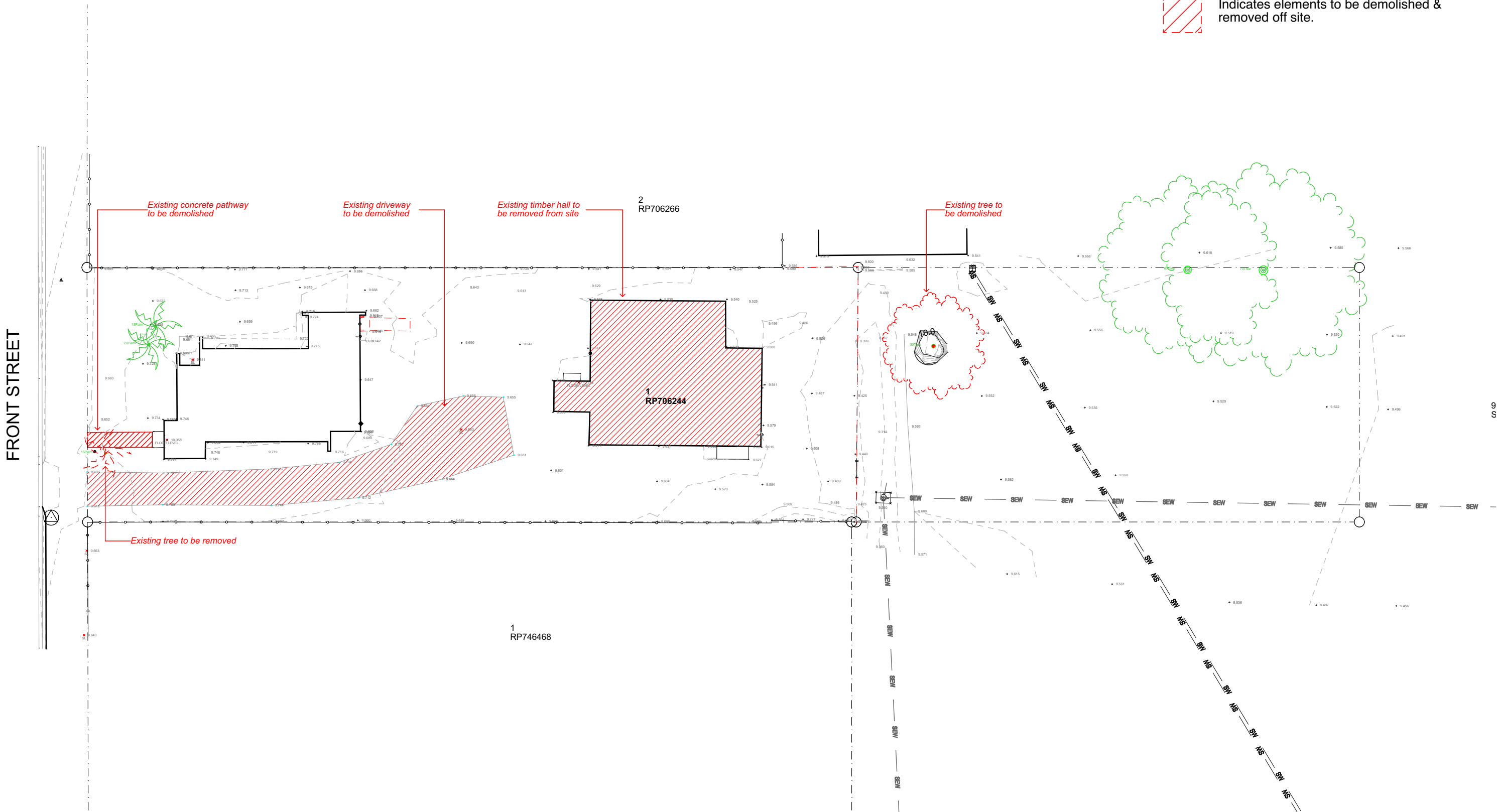
Locality Plan

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DEMOLITION PLAN LEGEND

--- Indicates extent of main elements to be demolished & removed off site.

 Indicates elements to be demolished & removed off site.



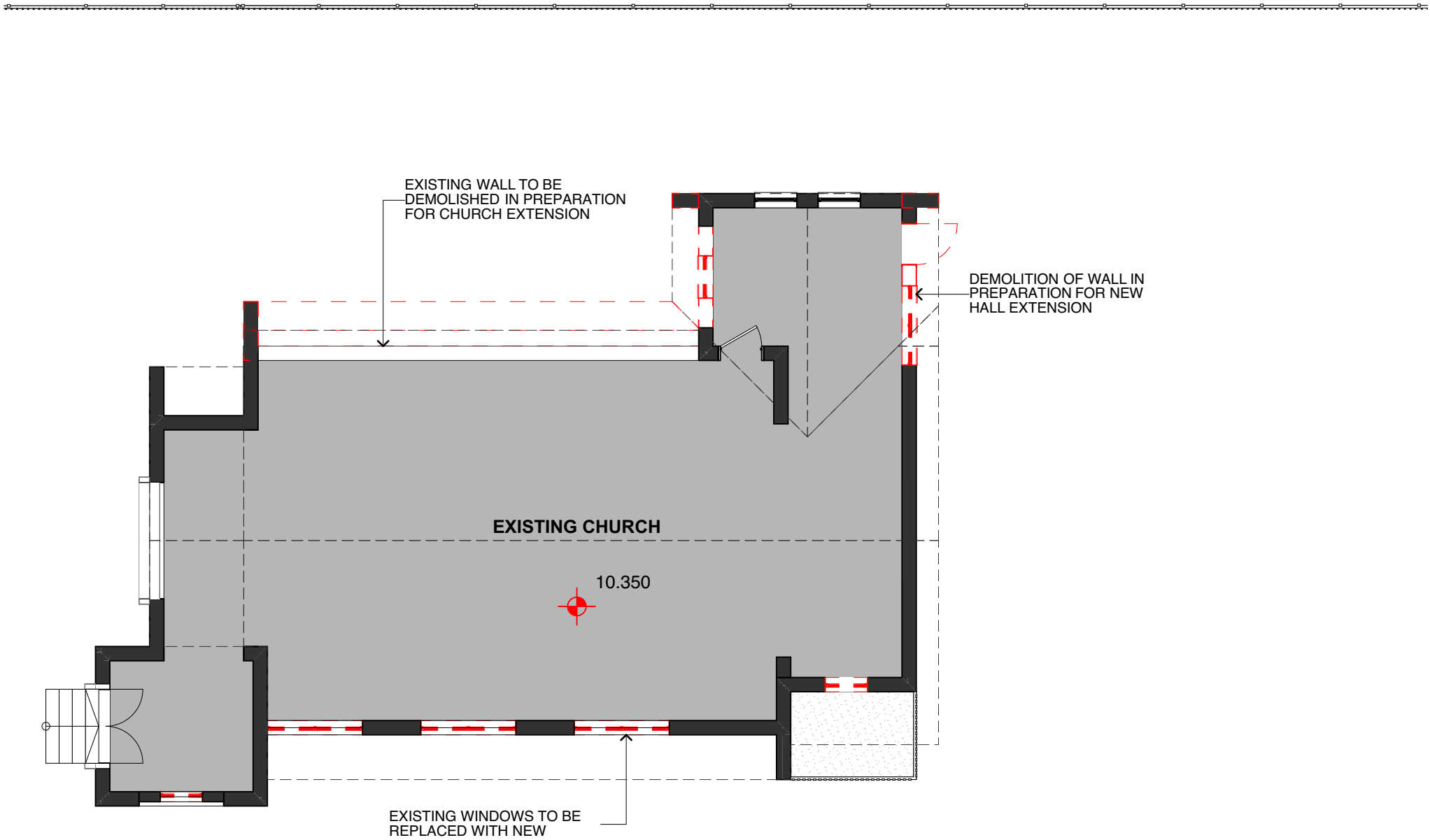
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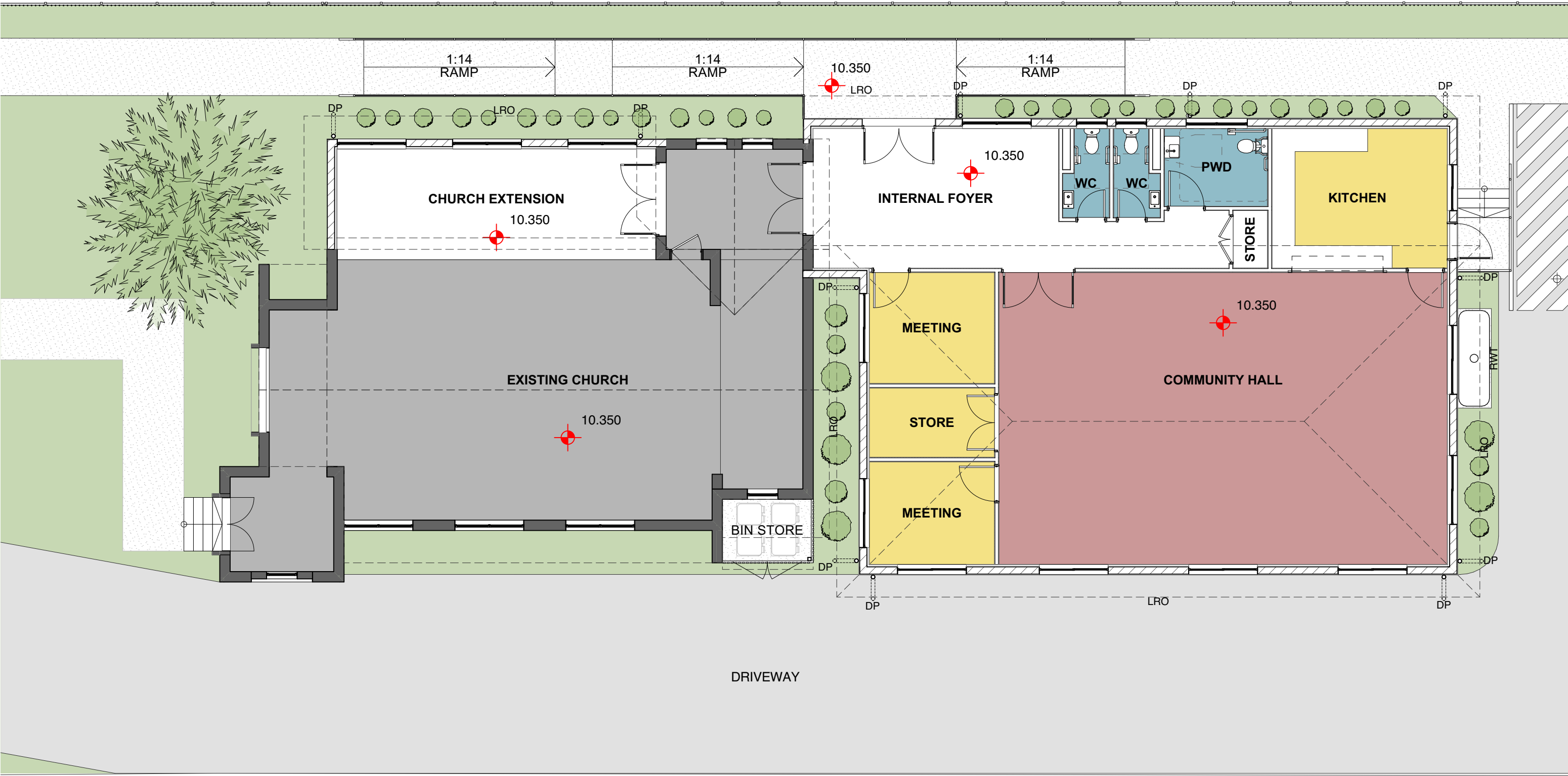


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FLOOR PLAN LEGEND

- DP Downpipe
- LRO Line of Roof Over
- RWT Rainwater Tank - Refer to civil docs
- SHS Square Steel Column

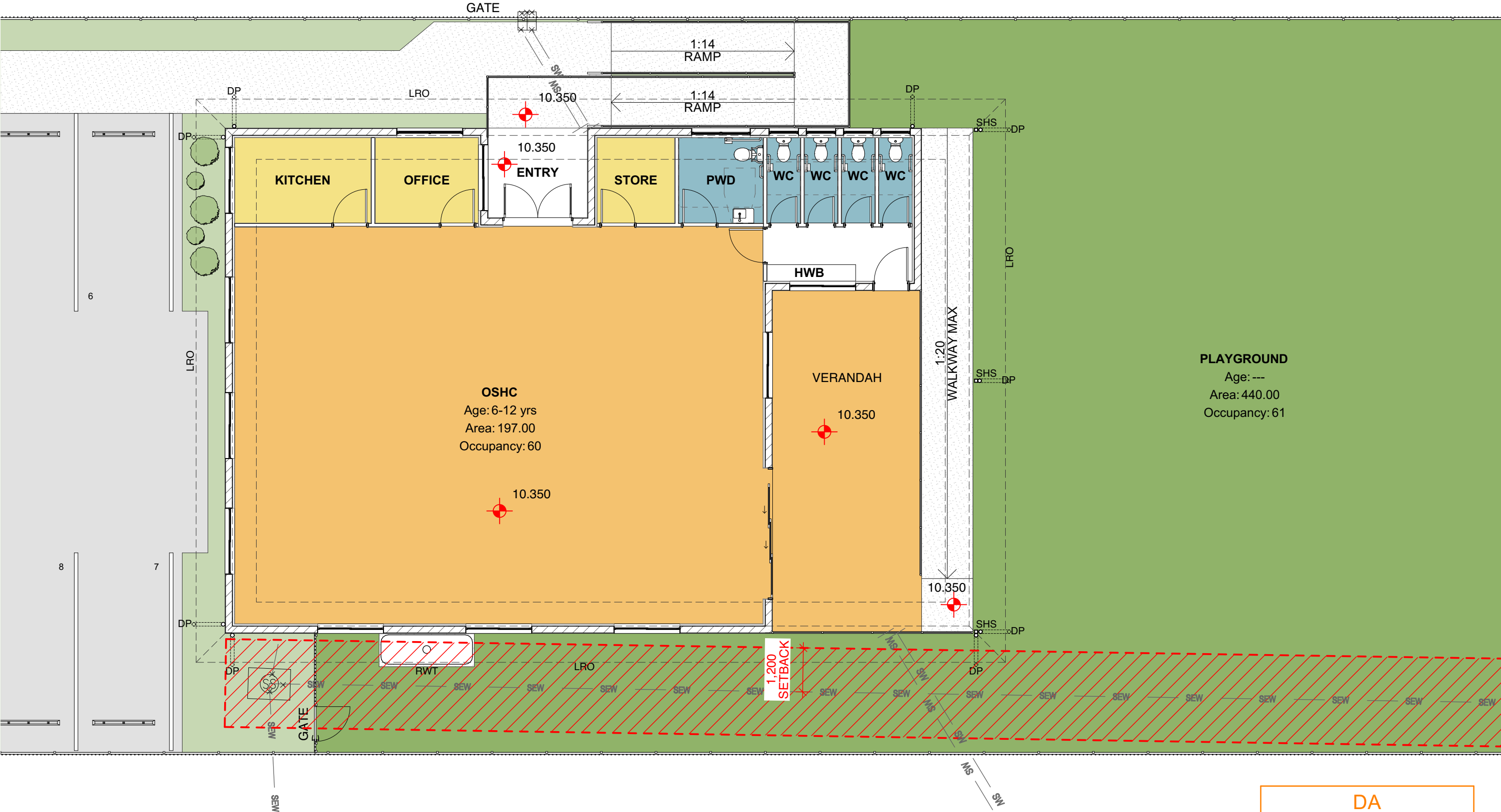


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FLOOR PLAN LEGEND

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- RWT Rainwater Tank - Refer to civil docs
- SHS Square Steel Column

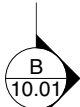
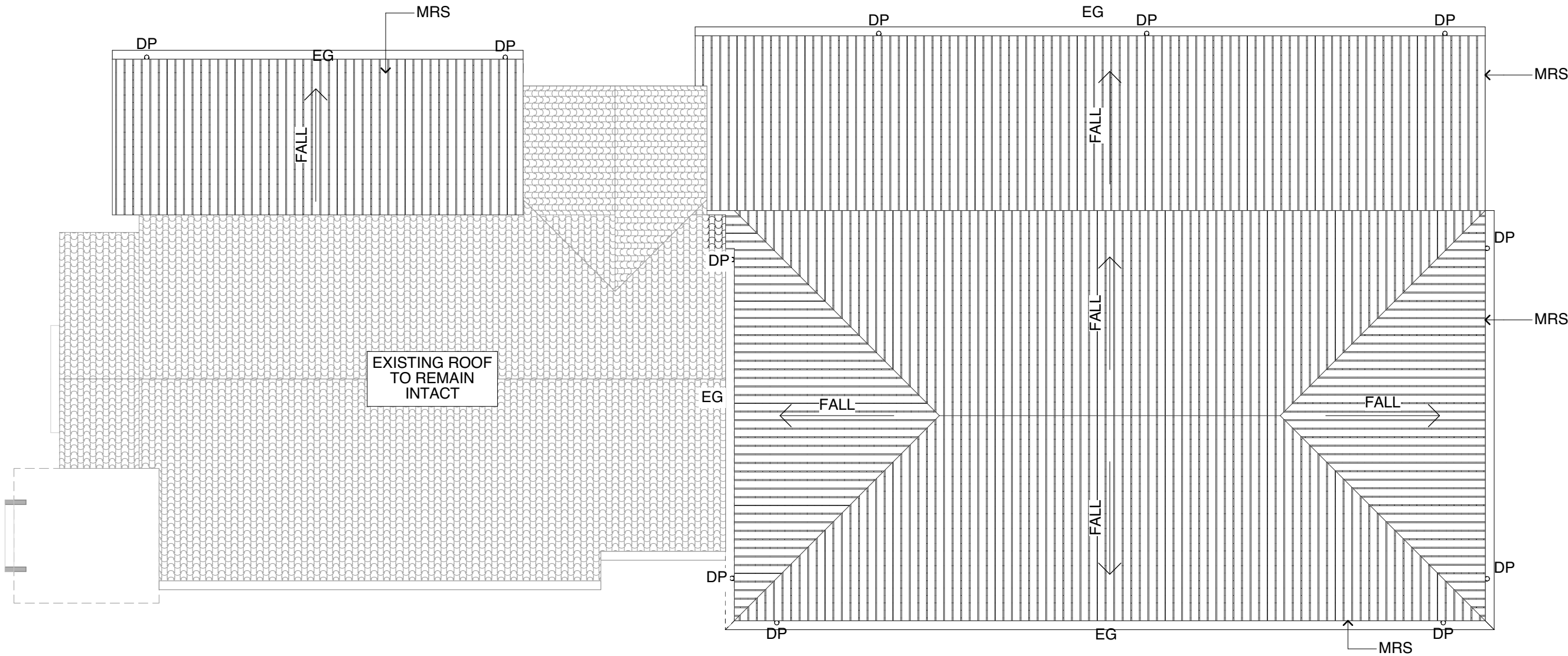
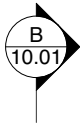


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ROOF LEGEND

- DP
- EG
- MRS
- Downpipe
- Eaves Gutter
- Metal Roof Sheet



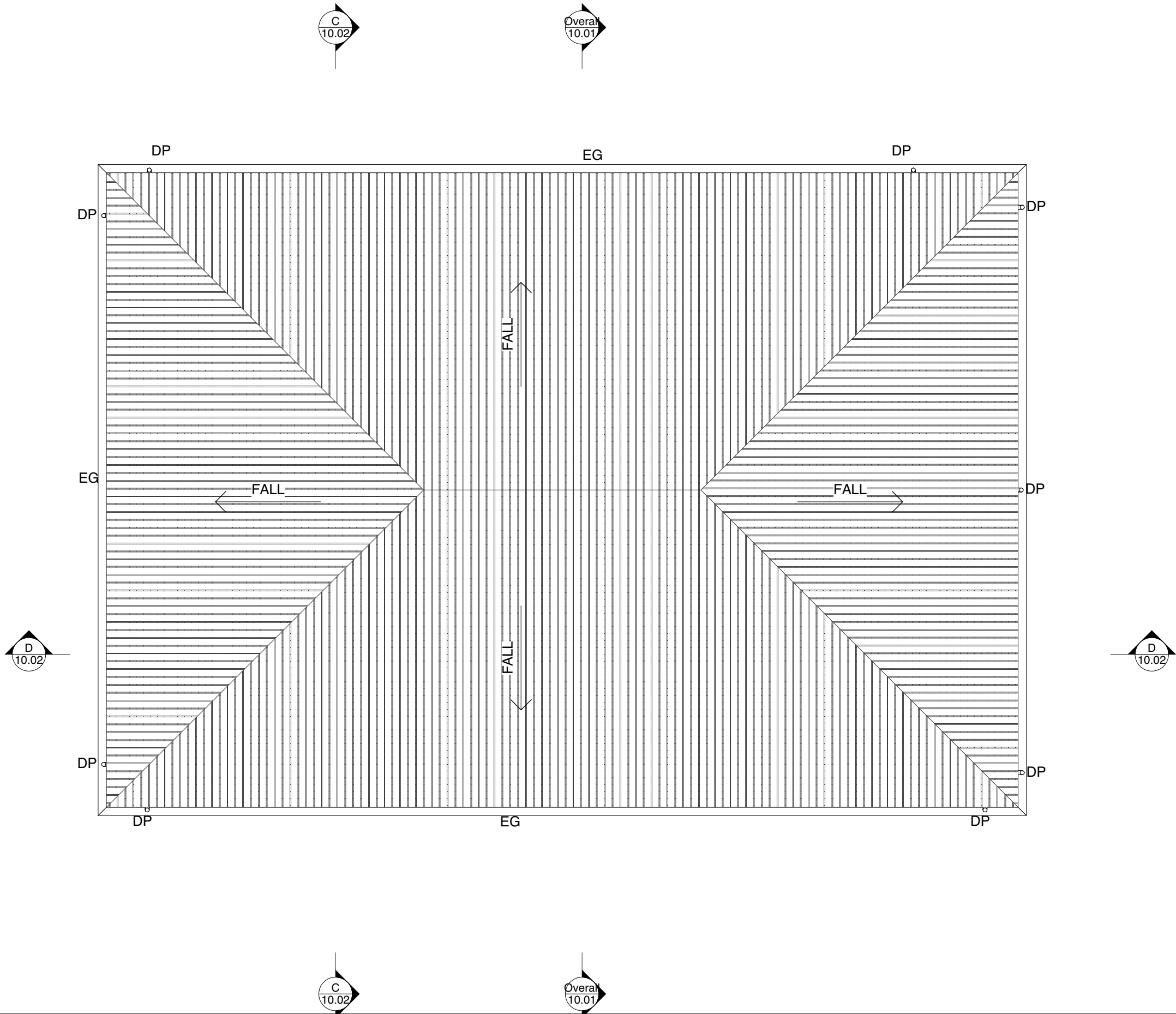
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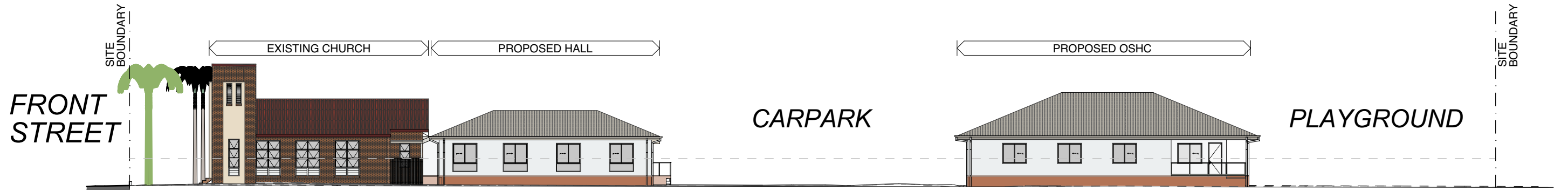
ROOF LEGEND

DP Downpipe
EG Eaves Gutter
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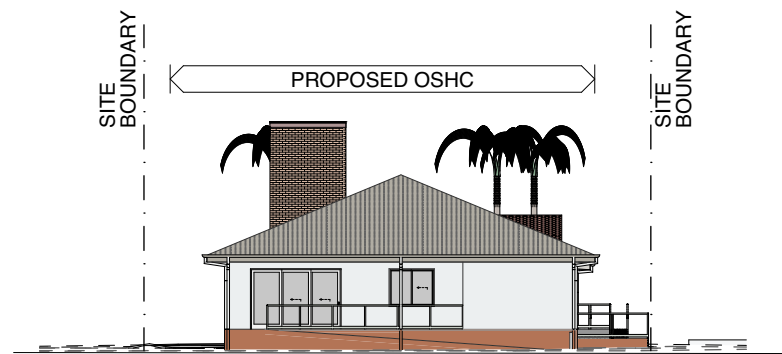
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2 Overall North
Scale 1:300



3 Overall West
Scale 1:300

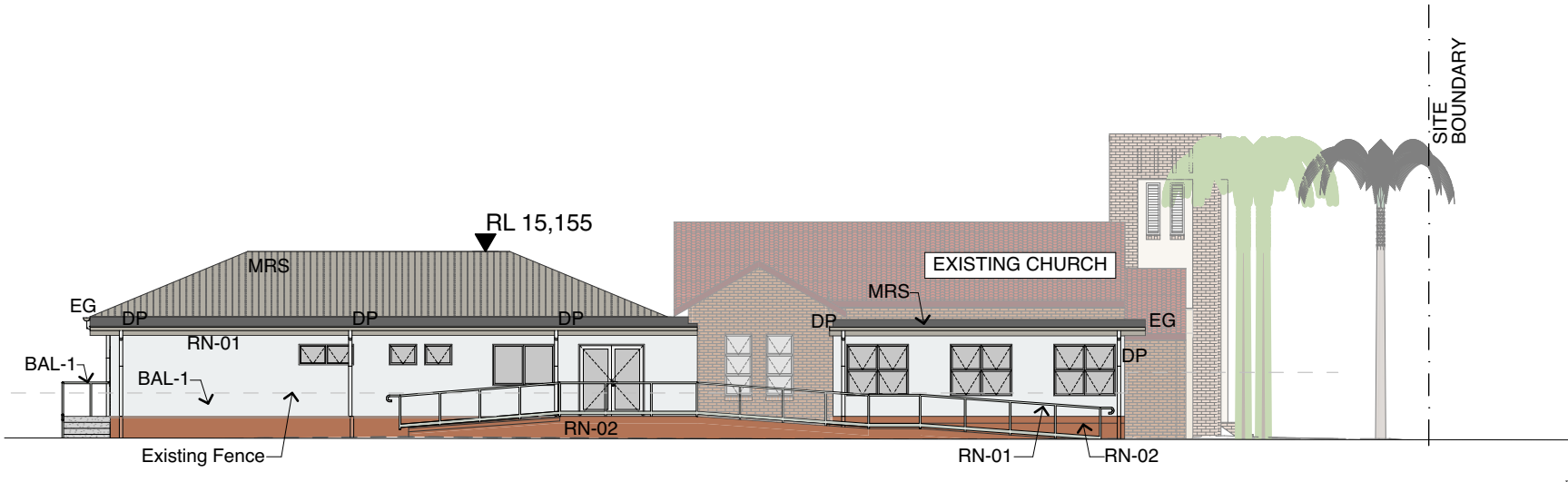


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Scale 1:300

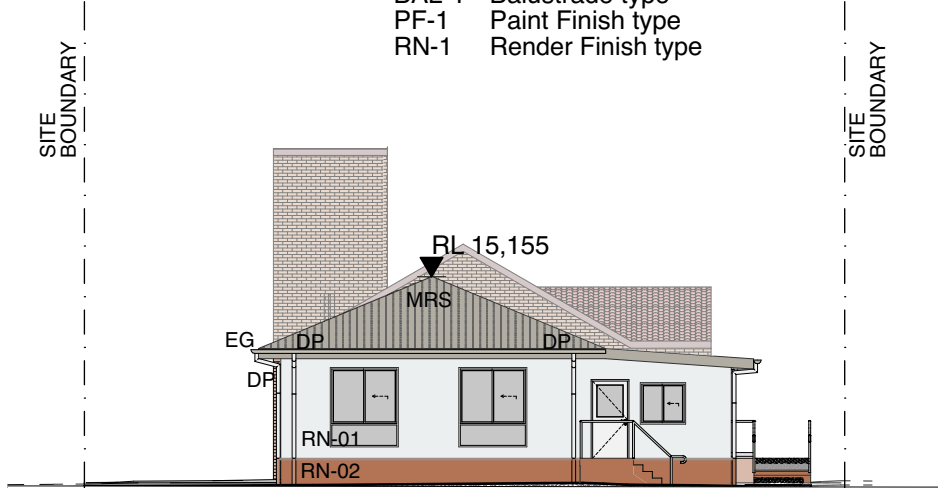
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ELEVATION & SECTION LEGEND

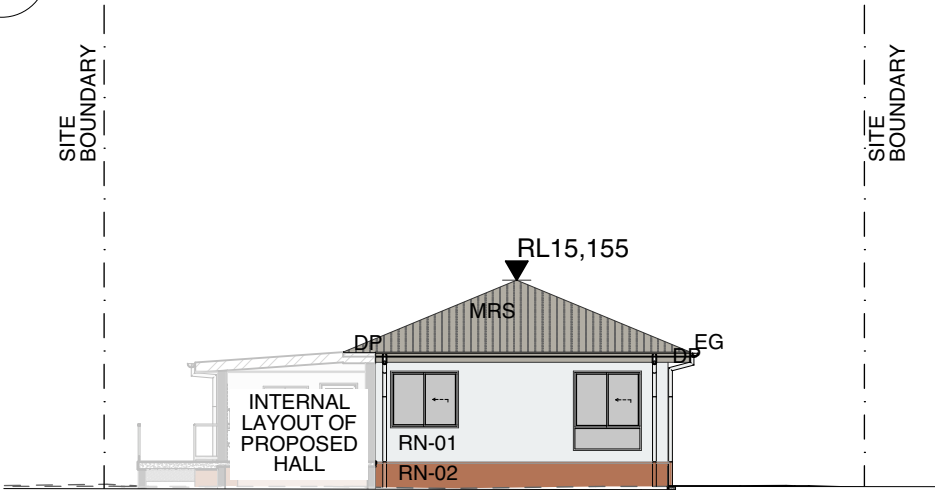
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- EG Eaves Gutter
- BAL-1 Balustrade type
- PF-1 Paint Finish type
- RN-1 Render Finish type



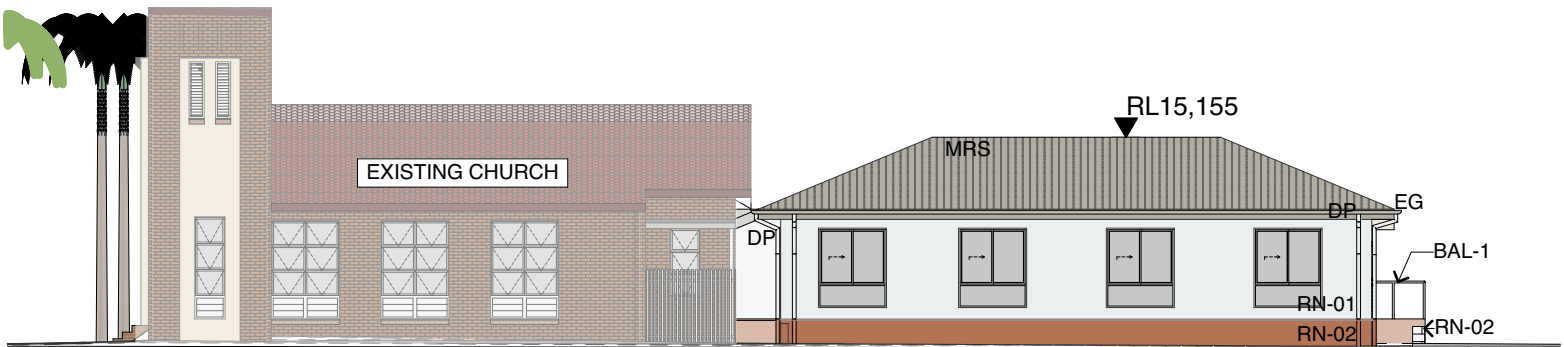
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4 Hall West
Scale 1:200



2 Hall South
Scale 1:200

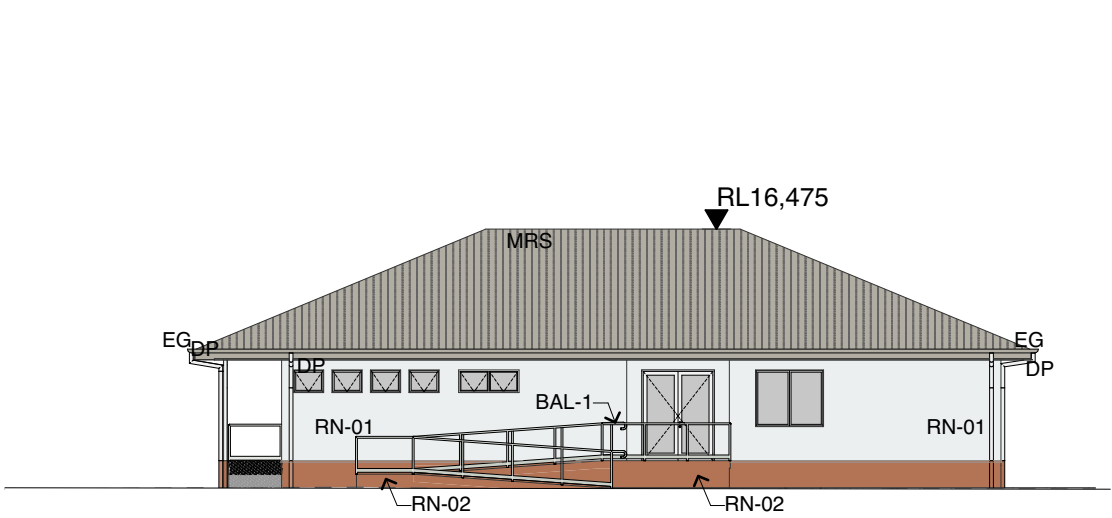


RN-01 WHITE
RN-02 TERRACOTTA
MRS METAL ROOF SHEETING

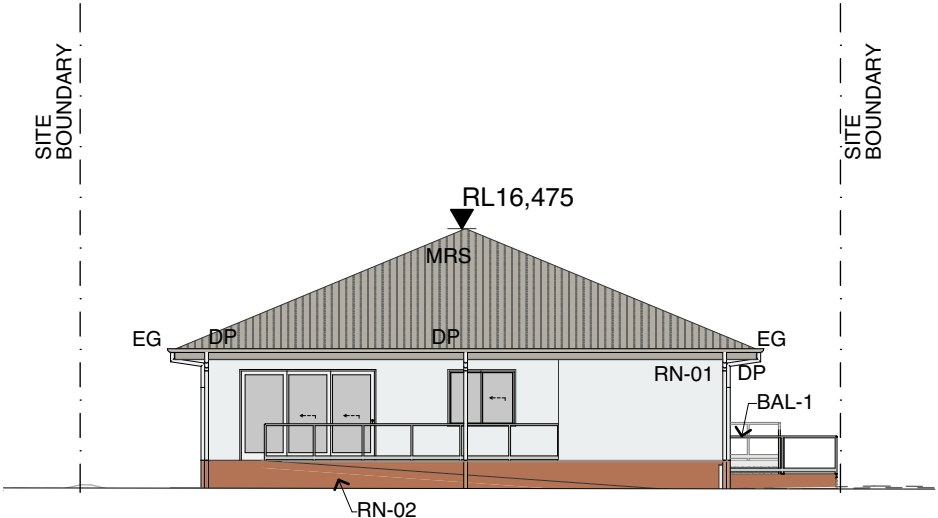
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ELEVATION & SECTION LEGEND

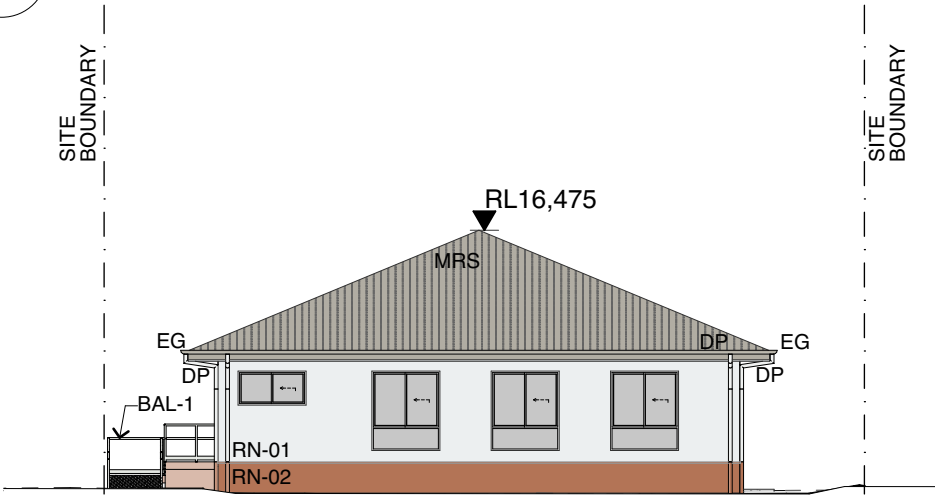
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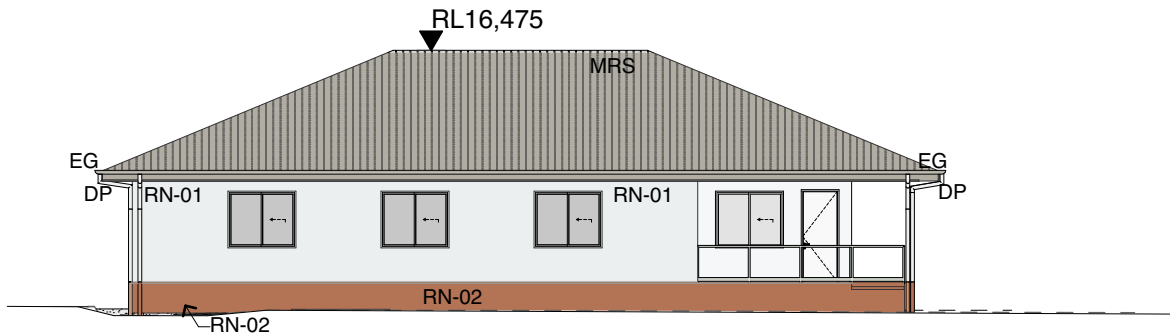
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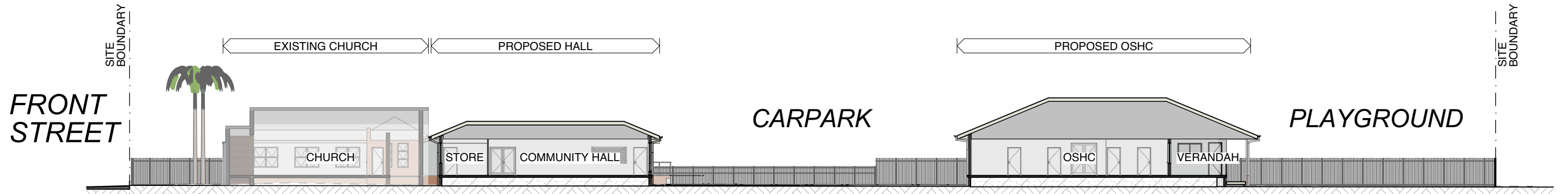


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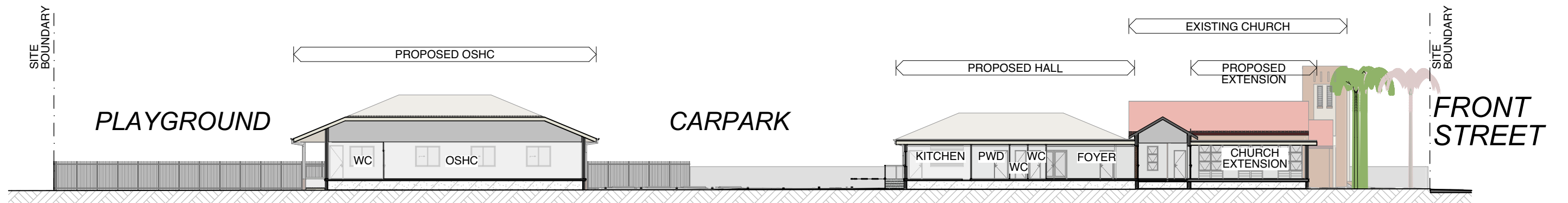


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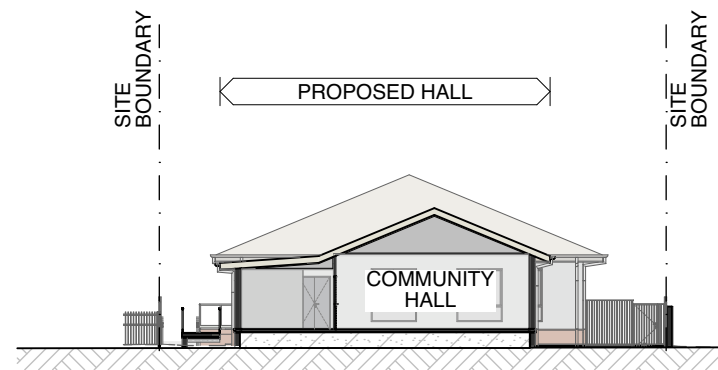
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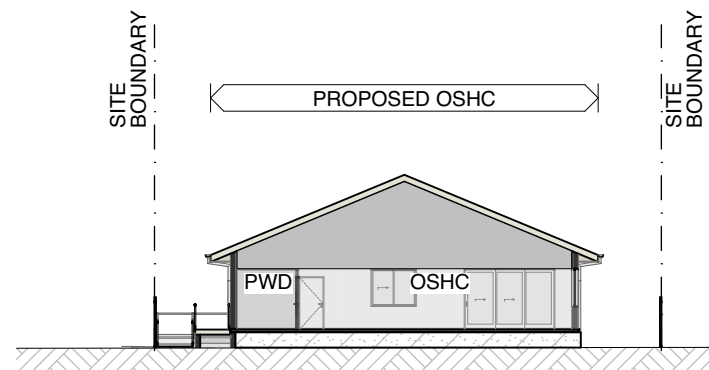
1 Overall - Section A
Scale 1:300



2 Overall - Section B
Scale 1:300



3 Overall - HALL Section
Scale 1:300



4 Overall - OSHC Section
Scale 1:300

DA
NOT FOR CONSTRUCTION



Perspective 2 - View of Existing Church/Proposed Hall with the OSHC Building in the distance



Perspective 3 - View from Driveway East to Hall and OSHC Building



Perspective 4 - View from OSHC Building looking West to towards Hall/Existing Church



Perspective 5 - View from OSHC walkway looking West to towards Hall/Existing Church

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Perspective 6 - View of Hall Entryway looking East towards Carpark



Perspective 7 - View of the Rear of the OSHC Building looking West towards entryway and Carpark



Perspective 8 - View of the Bin store next to the OSHC Building



Perspective 9 - View of the OSHC Building looking West

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