

30 November 2022



Town Planning and Project Services

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

Via email: enquiries@douglas.qld.gov.au

RE: RESPONSE TO ACTION NOTICE AND CHANGE APPLICATION FOR DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (COMMUNITY SHED) OVER LAND AT 69 TEA TREE ROAD, DIWAN, MORE FORMALLY DESCRIBED AS LOT 45 ON RP739764

Council Ref: MCUI 2022_513911

Aspire Town Planning and Project Services act on behalf of on behalf of Daintree Coast Community Shed Inc. (the 'Applicant') in relation to the above referenced matters.

Initial Response to Action Notice

Please see attached Land Owner Consent Letter from Douglas Shire Council, refer to Attachment 1.

Change Application (Minor Change)

The Following Change Application (Minor Change) is made to Douglas Shire Council pursuant to s52 of the *Planning Act 2016*.

The location of the proposed Community Shed has been extensively debated. The proposed location indicated within the original Development Application was determined by Council Officers as most appropriate due to perceived noise impacts. This location is in the lower more wet area of the site, and adds considerable cost and additional infrastructure to the development.

To allow consideration of an alternative site by Douglas Shire Council an Alternative Site Plan is submitted for assessment, refer to Attachment 2. It is noted that this plan is basic only, however if the alternative location for the proposed Community Shed is generally accepted the Applicant would accept a Condition of Approval requiring the

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

Applicant provide a detailed Site Plan to Douglas Shire Council for endorsement prior to issue of a Development Permit for Building Works.

The proposed Alternative Site Plan facilitates:

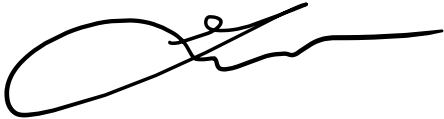
- Co-location of uses;
- Access to existing amenities without needing to duplicate;
- Building on a more elevated and drier area of the site; and
- Use of the existing gravel driveway, with a short extension to provide appropriate site vehicle access.

Furthermore, if reticulated electricity is provided to Diwan, it would be more cost effective to connect to the alternative site, as opposed to the original site.

To be clear, both sites are presented to Council for consideration. The Alternative Site Plan is the Applicant's preferred location.

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

Regards,

A handwritten signature in black ink, appearing to read 'Daniel Favier', with a long horizontal stroke extending to the right.

Daniel Favier

Senior Town Planner

ASPIRE Town Planning and Project Services

Attachment I:
Land Owner Consent

YOUR REF: 1113608
OUR REF: 1118035

29 November 2022

Mr Daniel Favier
Senior Town Planner
Aspire Town Planning and Project Services
12 Lloyd Rd
MIALLO QLD 4873

Via email: admin@aspireqld.com

Dear Mr Favier,

RE: OWNER CONSENT LETTER – 69 TEA TREE ROAD DIWAN

Further to your correspondence of 2 October 2022 in relation to the above matter, it was resolved at today's Ordinary Council Meeting that Council:

1. Provides landowner consent for a development application for a Material Change of Use (Community Facilities Activity – Club) for Daintree Coast Community Shed Inc at 69 Tea Tree Road Diwan, more particularly described as Lot 45 on RP739764 to allow the application to be considered a properly made development application under the *Planning Act 2016*; and
2. Delegates authority to the Chief Executive Officer under s 257 of the *Local Government Act 2009* to finalise all matters in relation to the above.

Please find attached the signed Landowner Consent Form as requested.

Yours faithfully


Rachel Brophy
CHIEF EXECUTIVE OFFICER



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Enc.

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

I, Rachel Brophy
Chief Executive Officer
Douglas Shire Council

as owner of the premises identified as follows:

69 Tea Tree Road, Diwan, more formally described as 45 on RP739764

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

Daintree Coast Community Shed Inc.
c/- Daniel Favier (Aspire Town Planning and Project Services)

on the premises described above for:

Development Application for a Material Change of Use (Community Facilities Activity - Club)

Signed:



Dated:

29.11.2022

Attachment 2:
Alternative Site Plan

Alternative Site Plan

30 November 2022

