

6.7. MATERIAL CHANGE OF USE (HOTEL) 35-37 REEF STREET PORT DOUGLAS

REPORT AUTHOR	Acting Team Leader Planning
MANAGER	Acting Manager Environment and Planning
DEPARTMENT	Environment and Planning
APPLICATION NO	MCUC 2024_5660/1
PROPOSAL	Material Change of Use-Impact (Hotel)
APPLICANT	FTMCM Pty Ltd C/- RPS AAP Consulting Pty Ltd PO Box 1949 CAIRNS QLD 4870
LOCATION	35-37 Reef Street PORT DOUGLAS
PROPERTY	LOT: 16 RP: 851567
PLANNING SCHEME	2018 Douglas Shire Council Planning Scheme Version 1.0
ZONING	Tourist Accommodation Zone
LEVEL OF ASSESSMENT	Impact Assessable
PROPERLY MADE DATE	26 August 2024
STATUTORY ASSESSMENT DEADLINE	20 February 2025
REFERRAL AGENCIES	Douglas Shire Council

LOCALITY



Figure 1 – Locality Plan

RECOMMENDATION

That Council approves the development application for Material Change of Use (Refurbishment of the Barrier Reef Tavern - Hotel) over land described as Lot 16 on RP 851567, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
Site Plan- Existing Ground	Informed Architects Plan 0005B-SD- A-001	May 2024
Site Plan- Existing Upper Floor	Informed Architects Plan 0005B-SD- A-002	May 2024
Site Plan- Proposed Ground	Informed Architects Plan 0005B-SD- A-003	May 2024
Site Plan- Proposed Upper Floor	Informed Architects Plan 0005B-SD- A-004	May 2024
Main Floor Plan- Proposed	Informed Architects Plan 0005B-SD- A-104	May 2024
Upper Floor Plan	Informed Architects Plan 0005B-SD- A-105	May 2024
Beer Garden Plan	Informed Architects Plan 0005B-SD- A-107	May 2024
Elevation 1	Informed Architects Plan 0005B-SD- A-400	May 2024
Elevation 2	Informed Architects Plan 0005B-SD- A-401	May 2024
Elevation 3	Informed Architects Plan 0005B-SD- A-402	May 2024
Elevation 4	Informed Architects Plan 0005B-SD- A-403	May 2024
Area Plan Ground	Informed Architects Plan 0005B-SD- A-900	May 2024
Area Plan- upper Floor	Informed Architects Plan 0005B-SD- A-901	May 2024

ASSESSMENT MANAGER CONDITIONS & ADVICES

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-

A. The specifications, facts and circumstances as set out in the application submitted to Council;

B. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Vehicle Parking and Access

3. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked. As a minimum, 22 car parking spaces must be provided on site, and;
 - A. the two car parking spaces at the rear of the site must be designated for the on-site accommodation;
 - B. the gas bottles in the parking space must be relocated and evidence of this must be endorsed by the Chief Executive Officer prior to the issue of a Certificate of Classification; and
 - C. all car parking spaces must remain available for car parking at all times and must not be used for storage.

Waste Storage

4. Provide a central bin storage facility within the site with the following attributes:
 - A. Storage area for all general waste bins, recycling bins and container refund bins;
 - B. contain an impervious surface for the storage of bins with a suitable hose attached;
 - C. be bunded and connected to sewer with an approved collection device at the drainage point to sewer.Prior to the issue of a Development Permit for Building Works, provide an updated site plan detailing the central bin storage facility for endorsement by the Chief Executive Officer.

Landscaping Plan

5. The site must be landscaped in accordance with the details included on a landscaping plan, and;
 - A. must be prepared in accordance with *Planning Scheme Policy SC6.7 Landscaping*;
 - B. must not include species with large root structures at the sites front boundary;
 - C. must not include seating or tables in the garden area in front of the beer garden; and
 - D. Must include fencing design and detail.

A landscape plan detailing the above requirements must be endorsed by the Chief Executive officer prior to the issue of a Development Permit for Building Works. All landscaping must be implemented in accordance with the approved plan prior to the Commencement of Use.

Limitation of Use

6. The landscaping setback area between the beer garden and the street frontage must not be licensed area and must not be used as an extension to the beer garden. Tables and chairs are not permitted in this area.

Air-Conditioning Screens

7. Air-conditioning units located above ground level and visible from external properties and the street must be screened with appropriate materials to improve the appearance of the building. Such screening must be completed prior to the commencement of use.

Damage to Council Infrastructure

8. In the event that any part of Council's existing sewer, water or road infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to mobilisation of heavy construction equipment, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the Lessee's cost, prior to the Commencement of Use.

Storage of Machinery and Plant

9. The storage of a forklift must not be within car parking spaces.

Lawful Point of Discharge

10. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Kitchen Facilities

11. Premises intended to be used for the storage, preparation, handling, packing and/or service of food must comply with the requirements of the Food Act 2006 and the Food Standards Code. Please contact Councils Environmental Health Officers for further information.

ADVICE

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse four (4) years from the day the approval takes effect.
2. The applicant/owner is advised that this approval does not approve the construction of the building work. A Development Permit for Building Work must be obtained in order for construction to commence.
3. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.
4. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
5. For information relating to the *Planning Act 2016* log on to www.statedevelopment.qld.gov.au. To access FNQROC Manual, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.

REASONS FOR DECISION

The reasons for this decision are:

1. Sections 60, 62 and 63 of the *Planning Act 2016*:
 - a. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and

- b. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
- a. the development application was properly lodged to the Douglas Shire Council on 20 August 2024 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
- a. the development triggered assessable development under the Assessment Table associated with the Tourist Accommodation Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.
-

EXECUTIVE SUMMARY

Council is receipt of a development application for a Material Change of Use for a Hotel (Refurbishment of existing Barrier Reef Tavern) over land at 35-37 Reef Street, Port Douglas, formally described at Lot 16 on RP851567.

The proposed refurbishment works are considered to result in a material change in the intensity and scale of the existing use on the site.

Under the 2018 Douglas Shire Planning Scheme, the site is identified within the Tourist Accommodation Zone where the development of a Hotel land use is impact assessable.

The application underwent public notification in accordance with the requirements of section 53 of the *Planning Act 2016* and no submissions were received. The application is recommended for approval subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

The site is described as Lot 16 on RP851567 with a site area of 1,619m². It is currently developed with the Barrier Reef Tavern which comprises a ground floor bar and restaurant, gaming and a first floor bar with a Caretaker's residence. Associated with the existing development is ground floor parking comprising 28 car parking spaces.

The use established under the 1981 Planning Scheme as Indoor Entertainment, Shop, Refreshment Services, and Caretaker's residence and uses as an 'as of right' under the 1981 Planning Scheme. Cumulatively these land uses were not considered to constitute a Hotel (Tavern) as there was no short term accommodation proposed. With the increase in intensity of building and the addition of two dwelling units, a new Material Change of Use development permit is required.

The key consideration for the assessment of this application is car parking demand. The existing approval created demand through its existing floor space of 34 car parking spaces. 28 of these spaces exist onsite with a financial contribution being made to Council in May 1994 for the remaining 6 spaces.

Proposal

It is proposed to refurbish the existing Barrier Reef Taven. The renovation is inclusive of converting the upstairs bar into two dwelling units each with two bedrooms.

At the rear of the site an office and storage area is proposed to be constructed removing two parking spaces.

A beer garden is proposed to extend toward the frontage of the site having an area of 82.5m². This area is currently used as an outdoor recreation area instead of parking area as detailed on the approved plan. The proposed beer garden seeks to formalise the removal of the four parking spaces.

The current approval includes a substantial internal ground floor area of 284m² for shop use. This area has not been utilised for shops due to market constraints and is proposed for expansion of the Hotel use. It is proposed to expand 131m² of restaurant floor area, 83m² of kitchen, 37m² of games room and 33m² of amenities.

A total of 22 car parking spaces will be provided on site in association with the proposed works. With the six spaces provided by way of the payment offset received in 1994, the development would provide a total of 28 car parking spaces.

State Planning Requirements

The proposal is consistent with the *State Planning Policy 2017* with regard to economic growth. There are limited State interest considerations associated with the refurbishment of a hotel.

The proposal is also consistent with the *Far North Queensland Regional Plan 2009*. The hotel is within the urban footprint which is consistent with the intent of the plan.

There were no State referral agencies triggered for this application.

DOUGLAS SHIRE PLANNING SCHEME ASSESSMENT

The following benchmarks are applicable to the proposed development:

Douglas Shire Planning Locality		Comment
Planning Zone		
Tourist Accommodation Zone		Generally complies, see comment below regarding side boundary setback compliance.
Other Development Codes		
Access, parking and servicing code		See comments below with regard to parking supply.
Environmental performance code		Complies
Infrastructure works code		Complies
Landscaping code		A detailed landscaping plan has been required as a condition of approval. Conceptual landscaping has been proposed as part of the set of proposal plans.
Use Code		Centre Activities Code

Compliance Issues

Tourist Accommodation Zone Code

The Tourist Accommodation Zone code gives building setback requirements for development. AO2 of the code requires that buildings are set back two metres from the side and rear boundaries. The proposal includes the extension of the beer garden building and two store rooms to the side and rear boundaries. The existing buildings on site are built to boundary in many areas. To accommodate this, the original development was developed with a tall fireproof masonry block wall on the side boundaries. This is considered an appropriate solution to justify the proposed extensions being built to boundary as the character and amenity of the area is not being detracted from in accordance with PO1 of the code.

The code also requires 30% of the site to be landscaped, a frontage setback with dense planting two metres wide and side and rear setbacks 1.5 metres with dense planting at 75% via AO5.2, AO5.2 and AO5.3. The site currently has little to no landscaping with the exception of one well established *Melaleuca Leucadendra* tree (to be retained), with parking spaces built up to all boundaries. The proposal introduces a new landscaped setback area between the new beer garden and the road having an area of 33m² and a new strip across the frontage of the site and a new central garden bed. While the proposal does not fully comply, it represents significantly better amenity performance than that provided by the existing site layout.

Access Parking and Servicing Code

The Access, Parking and Servicing Code makes requirements for the supply of on-site car parking spaces. AO1.1 of the code requires that the minimum number of on-site vehicle parking spaces is not less than the number prescribed in the demand table referenced in the code. The corresponding performance outcome PO1 requires that sufficient on-site car parking is provided to cater for the amount and type of vehicle traffic expected to be generated by the use or uses of the site.

Upon assessment of the proposed renovation and associated extension works, it is critical to review the demand and provision of parking supply proposed. The existing approval includes 28 parking spaces developed on site and 6 parking space credits bought at the time of approval in 1994, totalling 34 car parking spaces of supply.

By conversion of the upstairs bar with 171m² of floor area to two new dwelling units, the demand on car parking is reduced from 18 spaces down to 3 spaces. The extension of the outdoor area creating a beer garden introduces an additional 71m² of use area and creates demand for seven new parking spaces. The proposal results in a net decrease in demand of

eight parking spaces for the change in floor area however, the renovation results in the loss of six spaces on site to building footprint. Therefore, there is a net decrease in demand for on-site parking of two parking spaces.

In terms of the provision of parking spaces, the refurbishment provides 22 on-site spaces and has rights to the supply of the six spaces for which a contribution was paid, totalling 28 spaces of parking supply.

While the entire development of the site does not comply with the car parking rates under the current Planning Scheme, the proposed reconfiguration and reallocation of existing floor area results in an overall decrease in parking demand.

At the rear of the site where two parking spaces are proposed, there are two gas bottles which supply the kitchen. These require relocation in order for the parking spaces to function. A condition has been imposed to establish compliance with AO1.2 of the code seeking that parking spaces are freely available and are not used for external storage.

Strategic Outcomes

The proposed renovation is consistent with the strategic outcomes from the Planning Scheme. In particular the proposal is consistent with the intended settlement patterns for the shire with consolidated commercial development establishing in Port Douglas with the proposal representing business opportunity and resilience consistent with *Theme 5 Economy* and *Theme 1 Settlement Pattern*.

The built form maintains the tropical vernacular of Port Douglas and provides a sense of place for the outskirts of Port Douglas consistent with *Theme 4 Strong Communities and Identity*.

The proposal represents strong business development for the shire and a good planning outcome for the Reef Street locality contributing to one of the shires primary activity centres being Port Douglas, consistent with Themes 1, 4 and 5. No strategic outcomes from any of the themes within the Planning Scheme conflict with the proposal.

Public Notification / Submissions

Public notification was carried out in accordance with section 53 of the *Planning Act 2016* and no submissions were received.

Internal Referrals

Nil. Referrals not necessary due to the minor nature of the proposal.

ADOPTED INFRASTRUCTURE CHARGES

Refer to Attachment 2 to review the calculated Infrastructure Charge.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

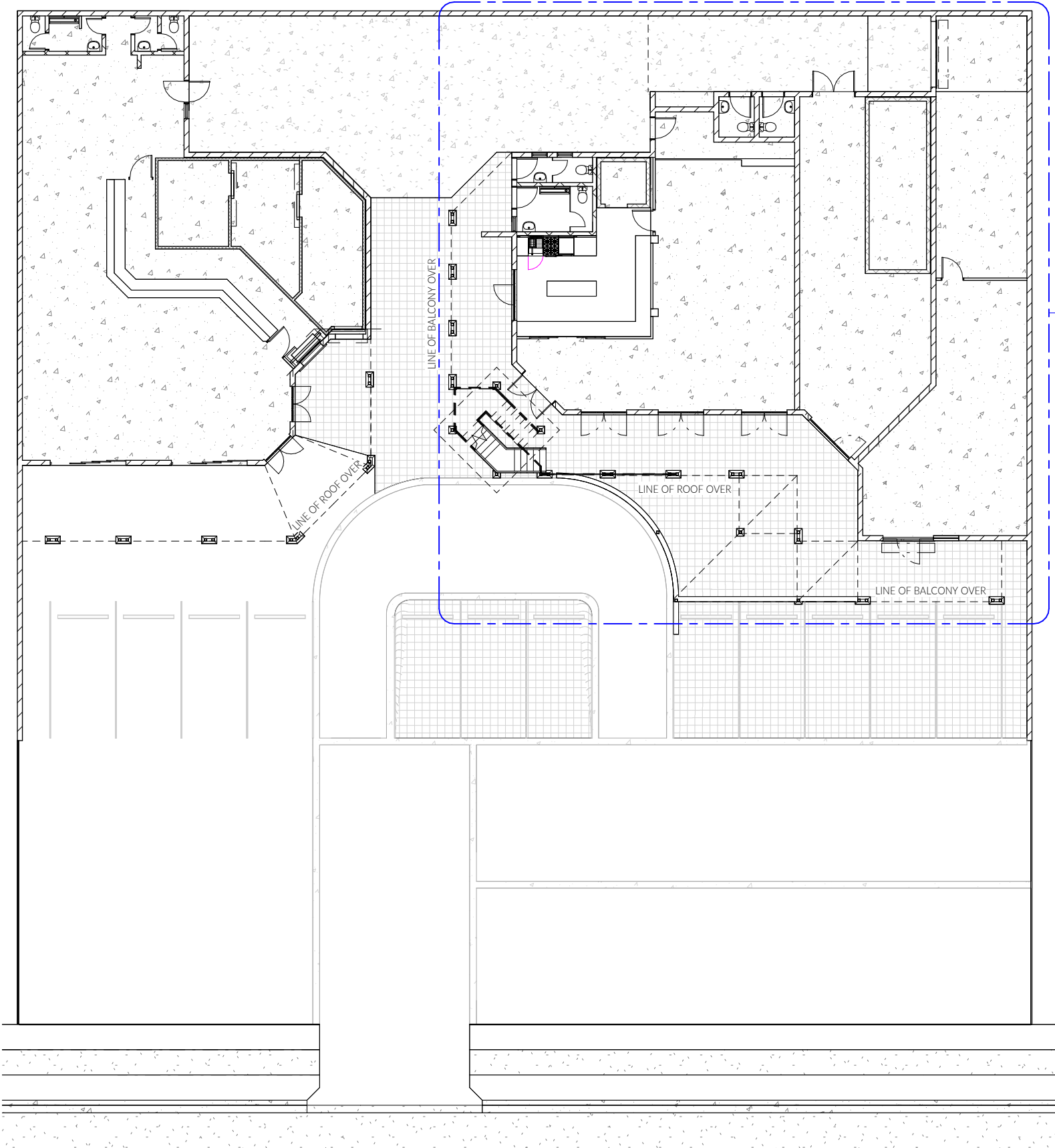
The following area outlines where Council has a clear responsibility to act:

Regulator: Council has a number of statutory obligations detailed in numerous regulations and legislative Acts. Council also makes local laws to ensure that the Shire is well governed. In fulfilling its role as regulator, Council will utilise an outcomes based approach that balances the needs of the community with social and natural justice.

Under the *Planning Act 2016* and the *Planning Regulation 2017*, Council is the assessment manager for the application.

ATTACHMENTS

1. Attachment 1- Proposal Plans [6.7.1 - 13 pages]
2. Attachment 2- Infrastructure Charges [6.7.2 - 1 page]



1 SITE PLAN
A-108 SCALE - 1 : 200



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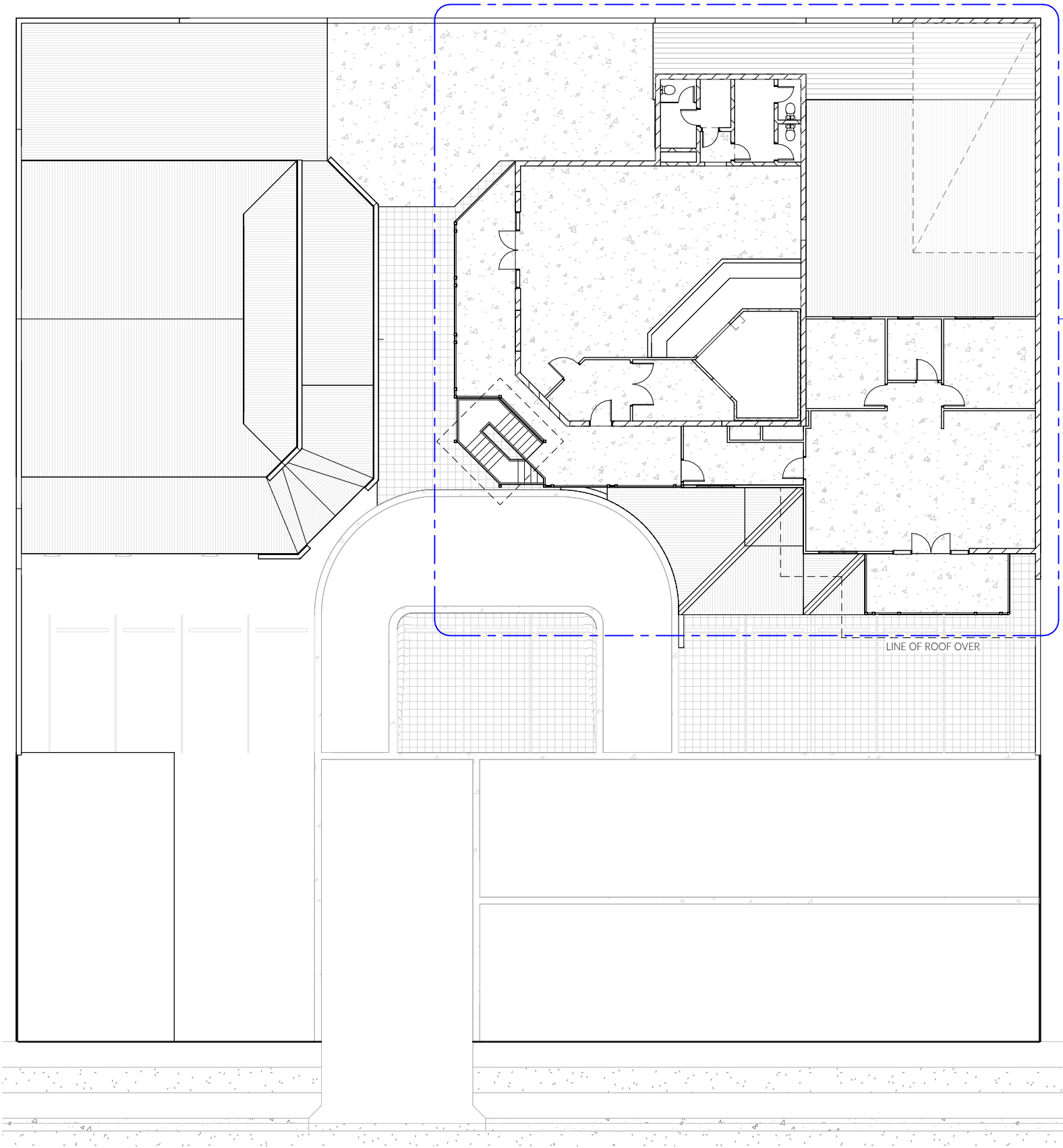
AMENDMENTS:	DATE:
P1 AREA REVIEW	17/05/24
P2 Client Issue	11/07/24

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PROJECT: 35/37 Reef St, Port Douglas
Barrier Reef Tavern - Lot 16 on RP851567
FOR: McMahon Hotel Group
DWG: SITE PLAN - EXISTING GROUND
DWG No. 0005B-SD - A-001
STAMP: PRELIMINARY
ISSUE: P2



1 SITE PLAN
A-108 SCALE - 1 : 200



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AMENDMENTS:	DATE:
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PROJECT: 35/37 Reef St, Port Douglas
Barrier Reef Tavern - Lot 16 on RP851567

FOR: McMahon Hotel Group

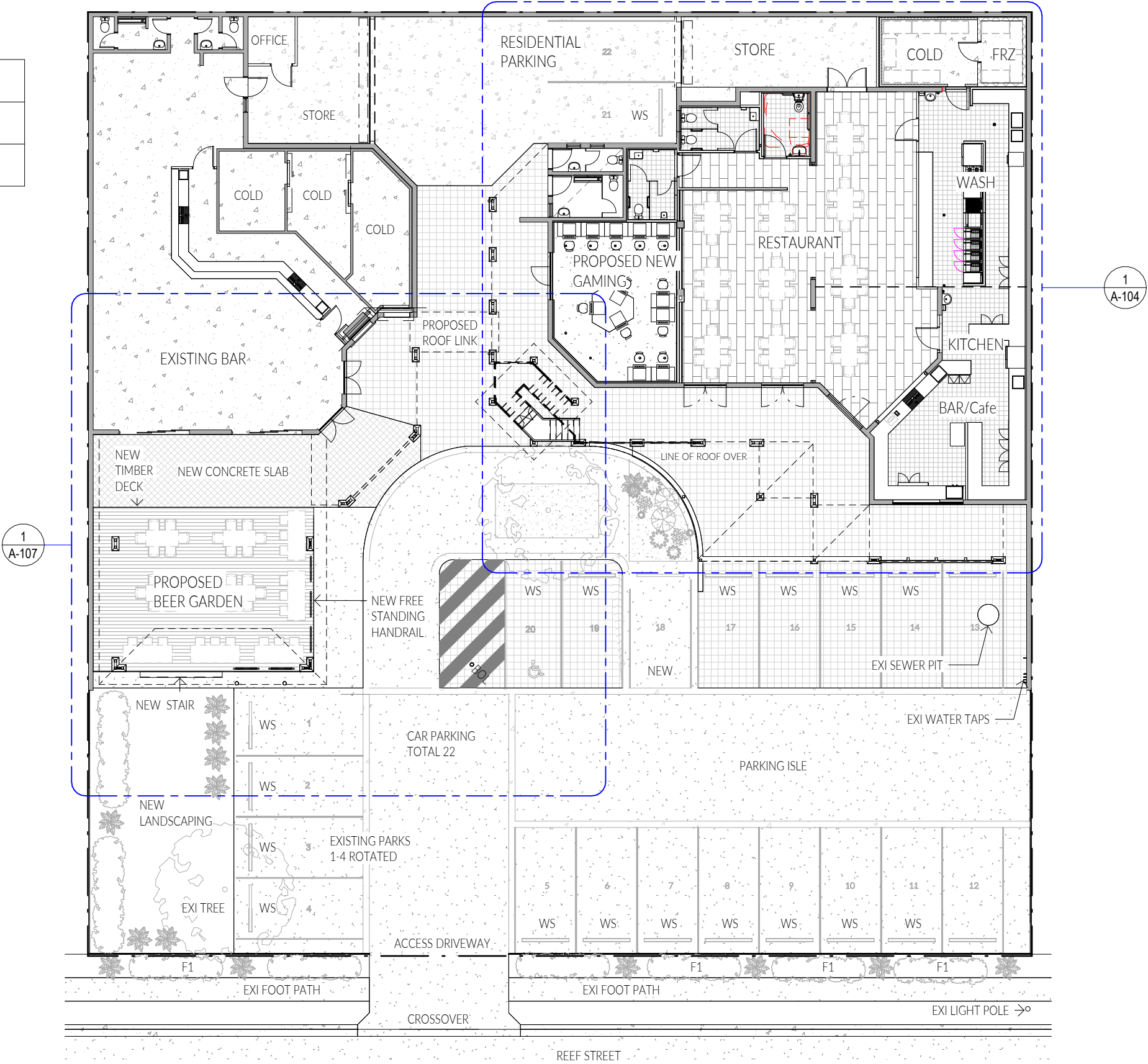
DWG: SITE PLAN - EXISTING UPPER FLOOR

DWG No. 0005B-SD - A-002 STAMP: PRELIMINARY ISSUE: P2



LEGEND - ABBREV

F1	NEW PICKET FENCE 1200H
WS	WHEEL STOPS



1 SITE PLAN
A-108 SCALE - 1 : 200



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AMENDMENTS:	DATE:
P1 PRELIMINARY ISSUE	29/02/2024
P2 FOR REVIEW	25/03/24
P3 FOR REVIEW	24/04/24
P4 CLIENT ISSUE	18/07/24
P5 CLIENT ISSUE	06/08/24

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PROJECT: 35/37 Reef St, Port Douglas
Barrier Reef Tavern - Lot 16 on RP851567

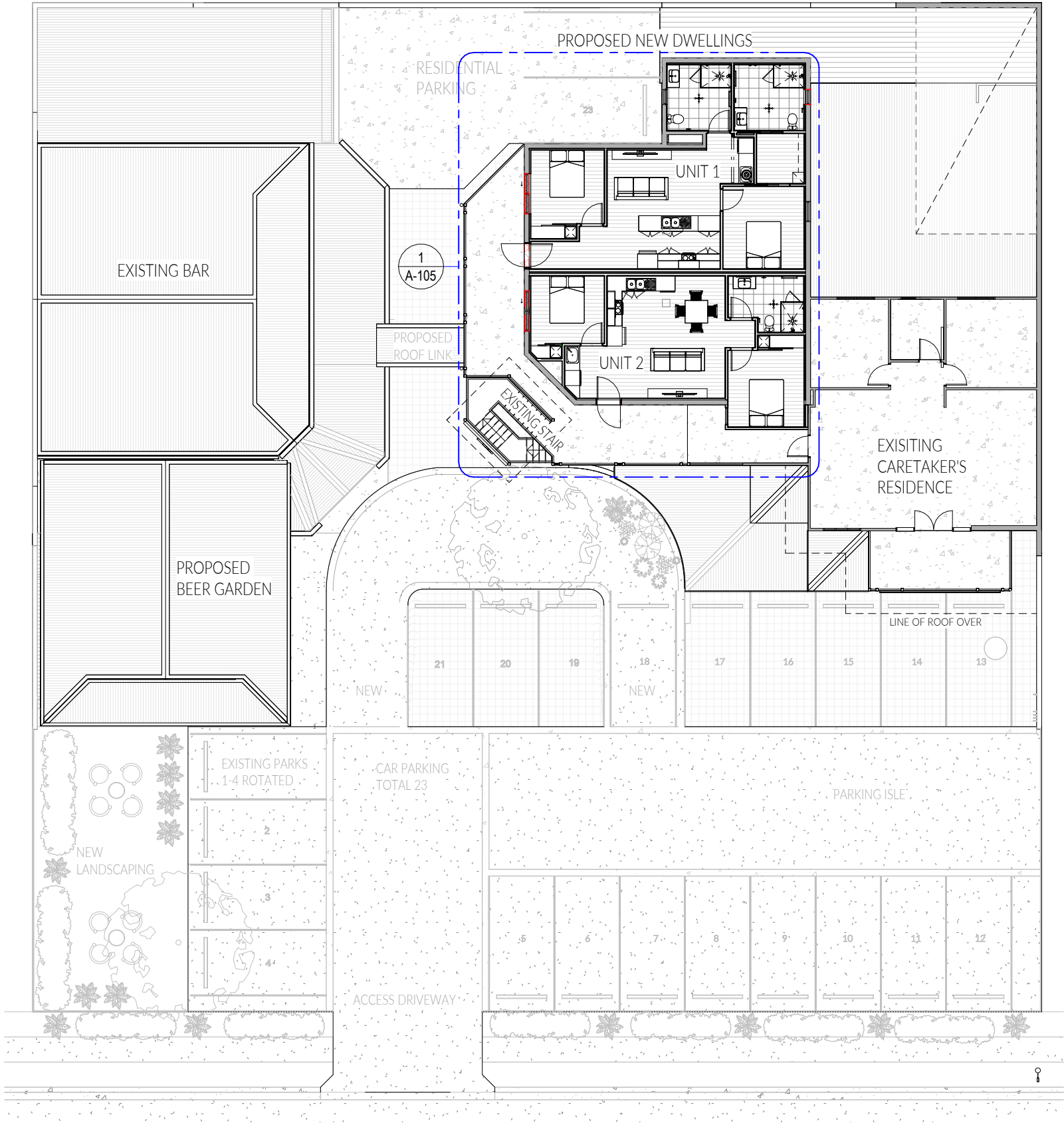
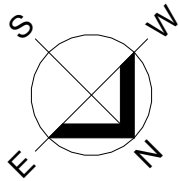
FOR: McMahon Hotel Group

DWG: SITE PLAN - PROPOSED GROUND

DWG No. 0005B-SD - A-003

STAMP: PRELIMINARY

ISSUE: p5



1 SITE PLAN
A-108 SCALE - 1 : 200

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P1 FOR REVIEW	24/04/24
P2 Client Issue	18/07/24

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Ordinary Council Meeting - 18 February 2025

PROJECT: 35/37 Reef St, Port Douglas
Barrier Reef Tavern - Lot 16 on RP851567

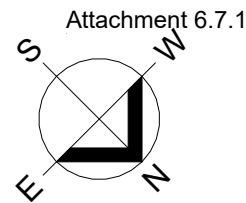
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DWG: SITE PLAN - PROPOSED UPPER FLOOR

DWG No. 0005B-SD - A-004

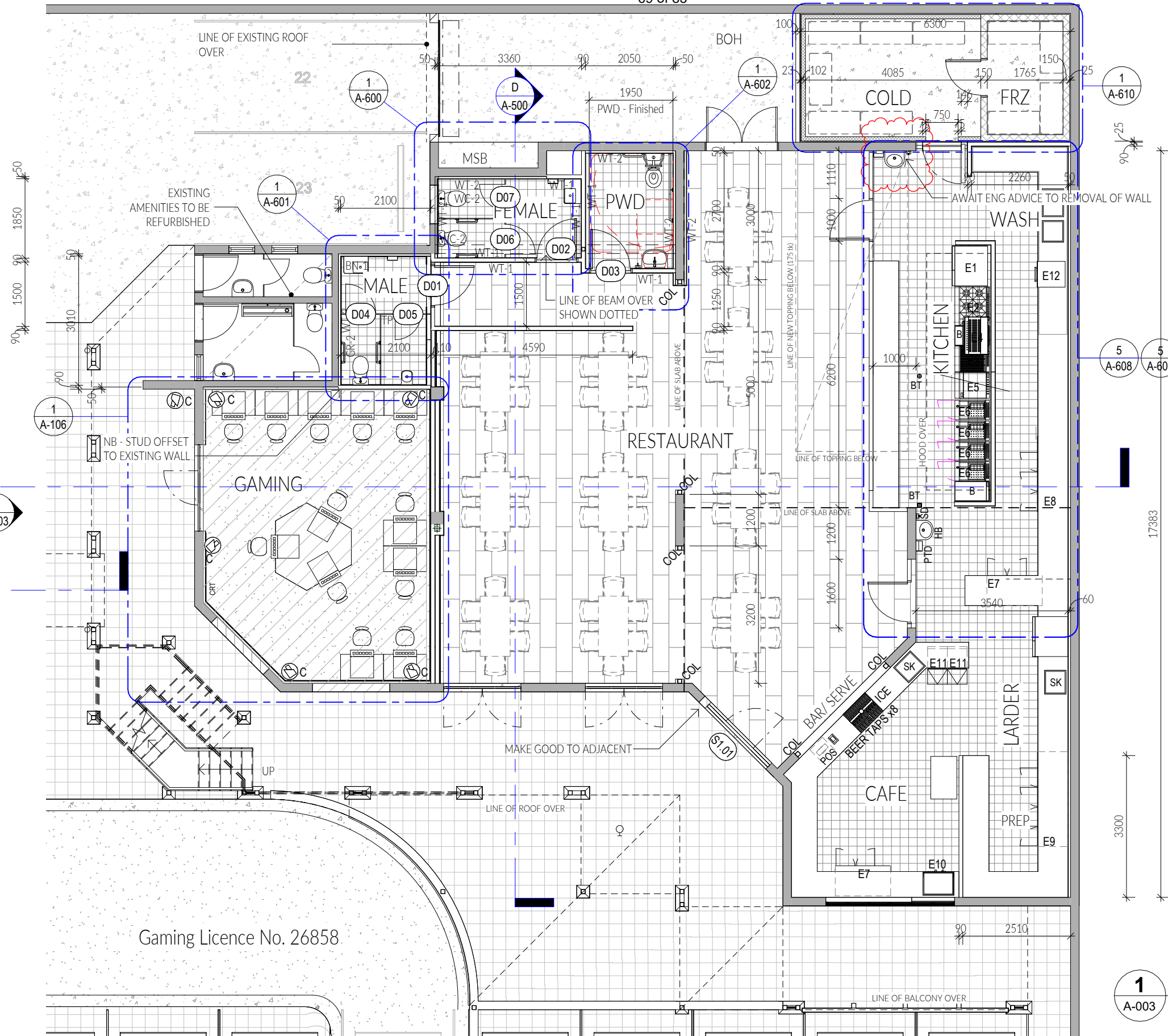
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ISSUE: P2



Attachment 6.7.1

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Kitchen Equipment Schedule			
Mark	Model	Description	Type
E1	E710RSDW 7	ELECTRIC COMBI STEAMER	E710RSDW 7 - ELEC COMBI STEAMER
E1	E710RSDW 7	ELECTRIC COMBI STEAMER	E710RSDW 7 - ELEC COMBI STEAMER
E2	RN8600G-CB	COOK TOP GAS ON CABINET BASE	QF_MOFFAT WALDORF_RN8600G-CB
E3	CH8600G-CB	CHARGRILL ON CABINET BASE	QF_MOFFAT WALDORF_CH8600G-CB
E4	TBC	860mm WIDE GAS SALAMANDER	860mm WIDE GAS SALAMANDER
E5	GP8600E-CB	GRIDDLE PLATE ELECTRIC ON CABINET BASE	QF_MOFFAT WALDORF_GP8600E-CB
E6	FN8120G	FRYER SINGLE PAN GAS	QF_MOFFAT WALDORF_FN8120G
E6	FN8120G	FRYER SINGLE PAN GAS	QF_MOFFAT WALDORF_FN8120G
E6	FN8120G	FRYER SINGLE PAN GAS	QF_MOFFAT WALDORF_FN8120G
E6	FN8120G	FRYER SINGLE PAN GAS	QF_MOFFAT WALDORF_FN8120G
E7	RF7.UBR.2.SD	Horizontal, 2 door Chiller with Integral, LH refrigeration services	Standard
E7	RF7.UBR.2.SD	Horizontal, 2 door Chiller with Integral, LH refrigeration services	Standard
E8	RF7.UBR.3.SD	Horizontal, 3 door Chiller with Integral, LH refrigeration services	Standard
E9	RF7.UBR.4.SD	Horizontal, 4 door Chiller with Integral, LH refrigeration services	Standard
E10		3 GROUP COFFEE MACHINE	coffee machine 3 bay
E11			PB34 UNDER COUNTER GLASS WASHER
E11			PB34 UNDER COUNTER GLASS WASHER
E12	01/FS-Free Standing	WASHTECH-MC2 PASSTHROUGH DISHWASHER	WASHTECH-MCS PASS THROUGH DISH WASHER

1 MAIN FLOOR PROPOSED
A-003 SCALE - 1 : 100

LEGEND

- CMB WALL
- STUD WALL
- EXISTING
- GAMING AREA
- FIXED CCTV CAMERA

Gaming Licence No. 26858



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AMENDMENTS:	DATE:
P5 KITCHEN WALL REMOVED	29/05/24
P6 Amended Kitch Equip	10/06/24
P7 PROGRESS ISSUE	25/06/24
P8 Revised Kitchen	04/07/24
P9 Client Issue	18/07/24

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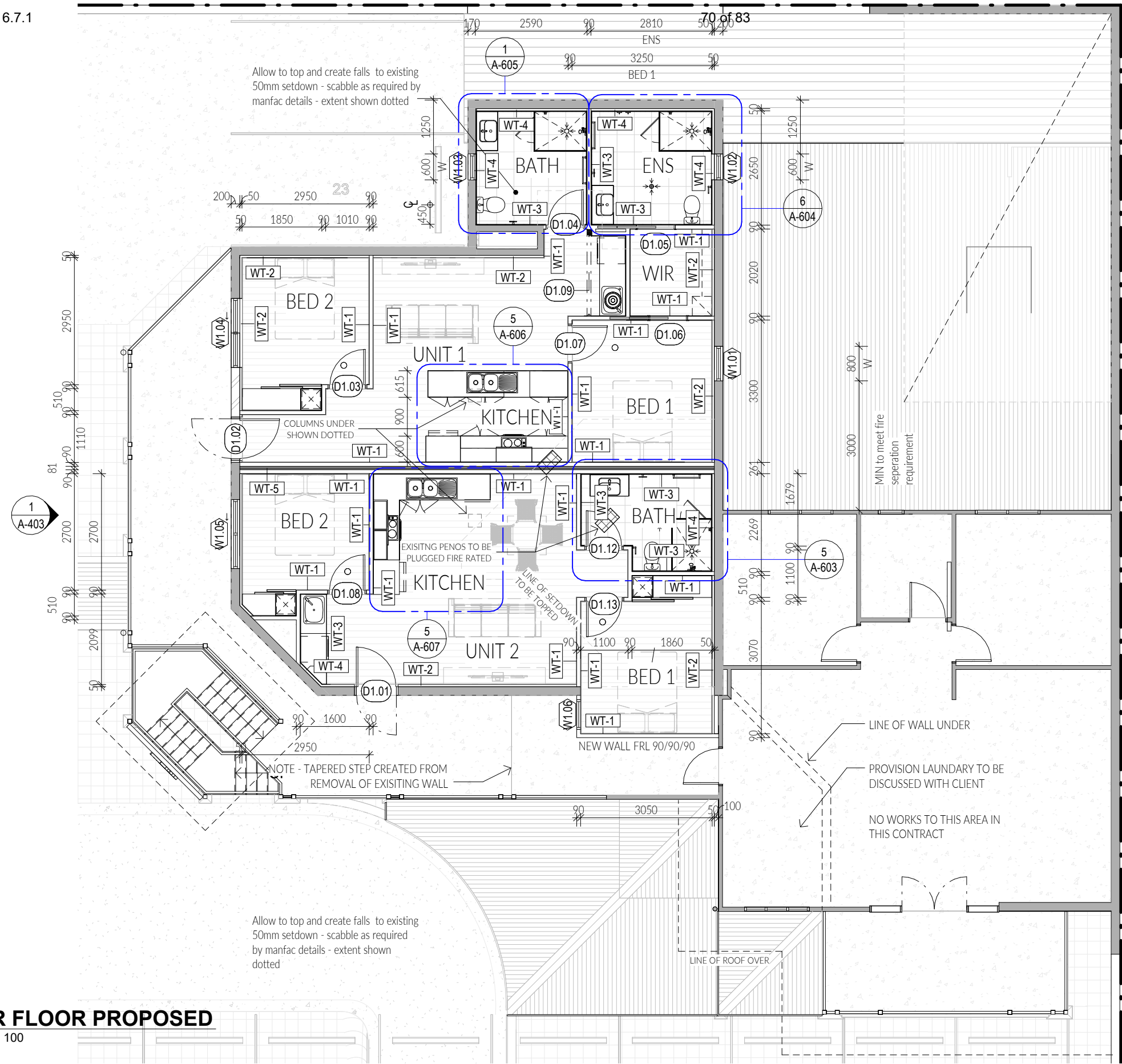
FOR: McMahon Hotel Group

DWG: MAIN FLOOR PLAN - Proposed

DWG No. 0005B-SD - A-104

ISSUE: PRELIMINARY

ISSUE: p9



WALL TYPE SCHEDULE		
CODE	DESCRIPTION	INSULATION
WT-1	13mm PB ON STUD	R2.0 BULK INSULATION
WT-2	13mm PB ON BATTENS	PERMICA V OF SIMILAR
WT-3	13mm PB-MR ON STUD	R2.0 BULK INSULATION
WT-4	13mm PB-MR ON BATTENS	PERMICA V OF SIMILAR
WT-5	CSR-3372 - FIRE RATED (-/60/60) TO UNDERSIDE OF FIRE RATED CEILING	R2.0 BULK INSULATION
WT-6	COLD PANEL WALL - 100mm	
WT-7	COLD PANEL WALL - 150mm	
WT-8	CSR1355 (c) - BOTH SIDES - 2/13mm FYRCHEK (discontinuous construction)	R2.0 BULK INSULATION

LEGEND - ABBREV	
BN	<varies>
CD	
CF	<varies>
CH	COAT HOOK
CHR	CHAIR
CL	CEILING LINING
COL	
COMB	
CT	CERAMIC TILE
DRY	DRYER
DW	<varies>
FN	MECHANICAL EXTRACTOR
FW	FLOOR WASTE-AS SPEC.
GR	GRAB RAIL
HD	HAND DRYER
HP	
HR	Handrail - CHS
JO	JOINERY
LOU	LOUNGE CHAIR
LT	LAUNDRY TUB
MIR	MIRROR
MX	TAP
OV	OVEN
PBD	PLASTERBOARD
REF	
RH	RANGEHOOD
RND	RENDERED FINISH
RSH	<varies>
SA	SMOKE/HEAT ALARM
SD	SOAP DISPENSER
SHR	SHOWER
SK	SINK
SKT	SKIRTING
T	TAP
TBL	TABLE
TH	TOWEL HOLDER
TP	
TR	
TRH	<varies>
VIN	VINYL
WC	<varies>
WM	WASHING MACHINE
WT	<varies>

1 UPPER FLOOR PROPOSED
A-004 SCALE - 1 : 100



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AMENDMENTS: DATE:
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P2 Client Issue 18/07/24

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DRAWN: AW APPROVED: DL DATE: MAY 2024 SCALE: 1 : 100 SIZE: A3
Ordinary Council Meeting - 18 February 2025



PROJECT: 35/37 Reef St, Port Douglas
Barrier Reef Tavern - Lot 16 on RP851567

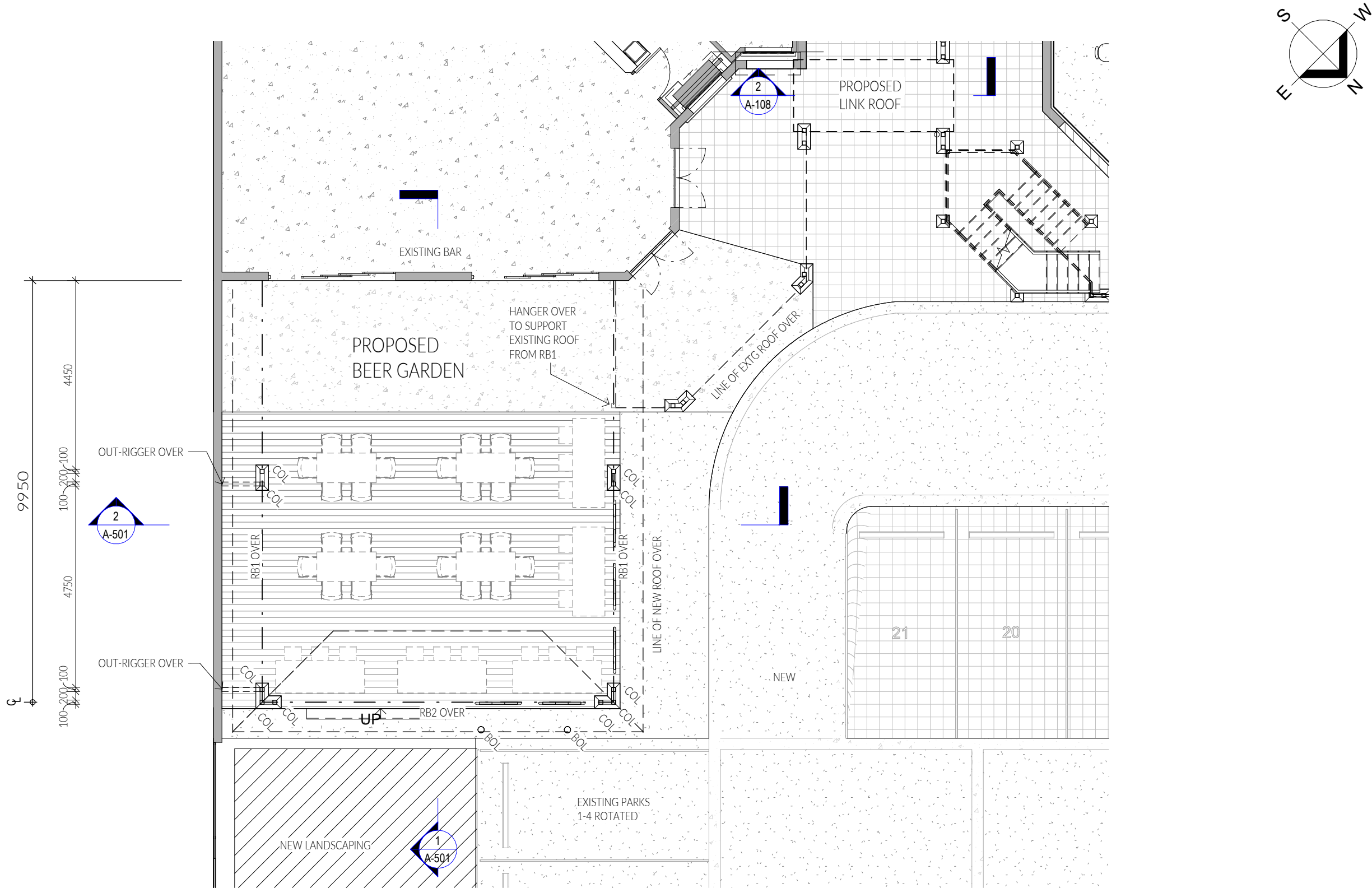
FOR: McMahon Hotel Group

DWG: UPPER FLOOR PLAN

DWG No. 0005B-SD - A-105

STAMP: PRELIMINARY

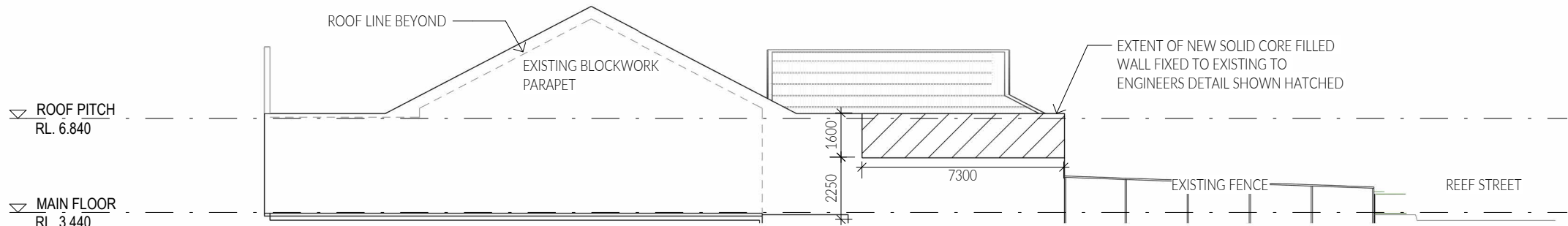
ISSUE: P2



1 **PROPOSED BEER GARDEN PLAN**
A-003 SCALE - 1 : 100



1 Reef Street Elevation
SCALE - 1 : 200



2 Reef Street Elevation 2
SCALE - 1 : 200



251 Kamerunga Road FRESHWATER
CAIRNS QLD 4870
0437 735 693
admin@informedarchitects.com.au
www.informedarchitects.com.au

AMENDMENTS:	DATE:
P1 FOR REVIEW	17/04/24
P2 Client Issue	11/07/24

DO NOT SCALE DRAWINGS.
USE FIGURED DIMENSIONS ONLY.
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PROJECT: 35/37 Reef St, Port Douglas
Barrier Reef Tavern - Lot 16 on RP851567
FOR: McMahon Hotel Group

DWG: ELEVATION 1

DWG No. 0005B-SD - A-400 STAMP: PRELIMINARY ISSUE: P2



1 Elevation - Beer Garden
SCALE - 1 : 100



1 **Elevation - Beer Garden**
SCALE - 1 : 100

AMENDMENTS:	DATE:
P1 FOR REVIEW	17/04/24
P2 Client Issue	11/07/24

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DRAWN: AW APPROVED: DI DATE: MAY 2024 SCALE: 1 : 100 SIZE: A3

PROJECT: 35/37 Reef St, Port Douglas
Barrier Reef Tavern - Lot 16 on RP851567

FOR: McMahon Hotel Group

DWG: ELEVATION 3

DWG No. 0005B-SD - A-402

STAMP: PRELIMINARY

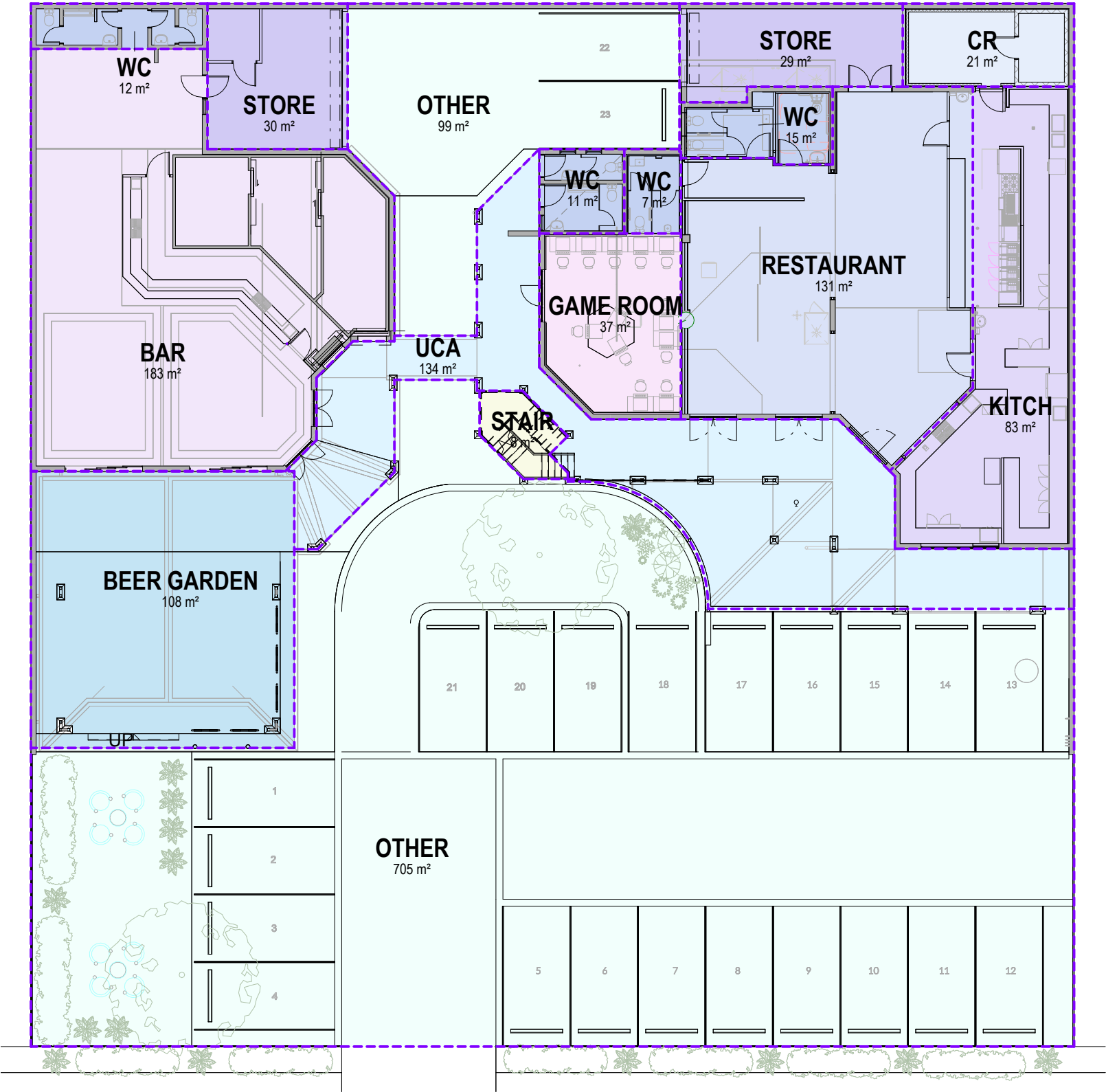
ISSUE: P2



1 Elevation - Restaurant
A-104 SCALE - 1 : 100

Legend

- BAR
- BEER GARDEN
- CR
- GAME ROOM
- KITCH
- OTHER
- RESTAURANT
- STAIR
- STORE
- UCA
- WC

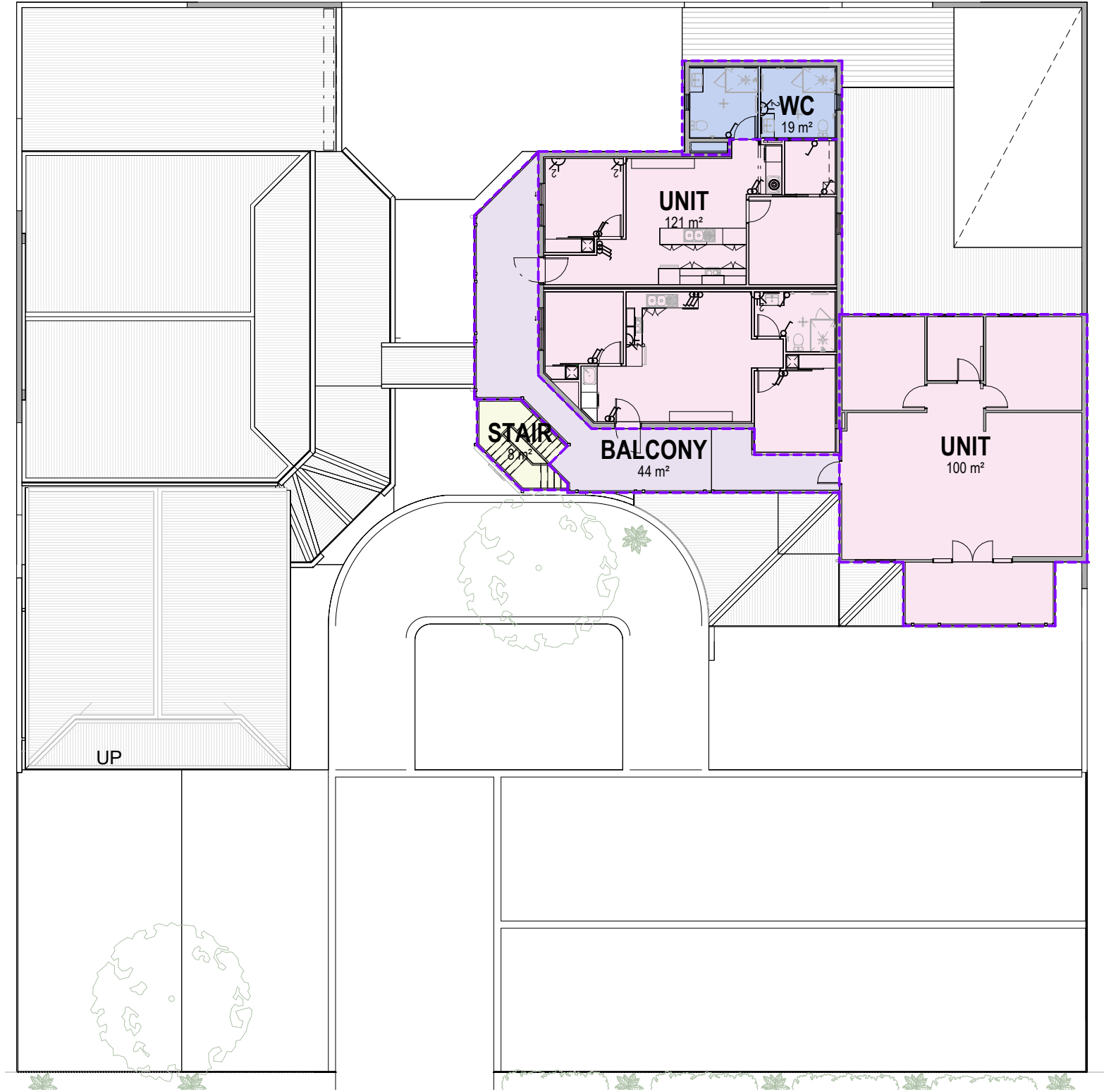


1 MAIN FLOOR
A-108 SCALE - 1 : 200

Area Schedule		
Name	Level	Area
BAR	MAIN FLOOR	183 m ²
BEER GARDEN	MAIN FLOOR	108 m ²
CR	MAIN FLOOR	21 m ²
GAME ROOM	MAIN FLOOR	37 m ²
KITCH	MAIN FLOOR	83 m ²
OTHER	MAIN FLOOR	99 m ²
OTHER	MAIN FLOOR	705 m ²
RESTAURANT	MAIN FLOOR	131 m ²
STAIR	MAIN FLOOR	8 m ²
STORE	MAIN FLOOR	29 m ²
STORE	MAIN FLOOR	30 m ²
UCA	MAIN FLOOR	134 m ²
WC	MAIN FLOOR	7 m ²
WC	MAIN FLOOR	11 m ²
WC	MAIN FLOOR	12 m ²
WC	MAIN FLOOR	15 m ²
MAIN FLOOR		1613 m ²
BALCONY	UPPER FLOOR LEVEL	44 m ²
STAIR	UPPER FLOOR LEVEL	8 m ²
UNIT	UPPER FLOOR LEVEL	100 m ²
UNIT	UPPER FLOOR LEVEL	121 m ²
WC	UPPER FLOOR LEVEL	19 m ²
UPPER FLOOR LEVEL		291 m ²
Grand total		1904 m ²

Legend

- BALCONY
- STAIR
- UNIT
- WC



Area Schedule		
Name	Level	Area
BAR	MAIN FLOOR	183 m ²
BEER GARDEN	MAIN FLOOR	108 m ²
CR	MAIN FLOOR	21 m ²
GAME ROOM	MAIN FLOOR	37 m ²
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WC	UPPER FLOOR LEVEL	19 m ²
UPPER FLOOR LEVEL		291 m ²
Grand total		1904 m ²

1 UPPER FLOOR LEVEL
A-108 SCALE - 1 : 200



2018 Douglas Shire Planning Scheme version 1.0 Applications

ADOPTED INFRASTRUCTURE CHARGES NOTICE

FTMCM Pty Ltd		NA	0
DEVELOPERS NAME		ESTATE NAME	STAGE
35-37 Reef Street	Port Douglas	Lot 16 on RP851567	1184
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
Material Change of Use		MCUI2024_5560	6
DEVELOPMENT TYPE		COUNCIL FILE NO.	VALIDITY PERIOD (year)
1279229	1	Payment before commencement of use for MCU	
DSC Reference Doc. No.	VERSION No.		

Infrastructure Charges as resolved by Council at the Ordinary Meeting held on 23 February 2021 (Came into effect on 1 March 2021)

		Charge per Use	\$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Code
Proposed Additional Demand							
Entertainment	Hotel_non_residential_compon	\$_per_m²_GFA	181.55	778.7	\$141,372.99		
Residential	Dwelling_unit	\$_per_2_bedroom_dwelling	21,751.66	3	\$65,254.98		
	Total Demand				\$206,627.97		
Credit							
<u>Existing land use</u>							
Entertainment	Hotel_non_residential_compo	\$_per_m3_GFA	181.55	822	\$149,234.10		
Residential	Dwelling unit	\$_per_2_bedroom_dwelling	\$21,751.66	1	\$21,751.66		
	Total Credit				\$170,985.80		
							Prior arrangement for online payment via invoicing - see below.
							Code 895 GL GL7500.135.825

Required Payment or Credit

TOTAL

\$35,642.17

Prepared by	D Lamond	7-Feb-25	Amount Paid	
Checked by	J Elphinstone	7-Feb-25	Date Paid	
Credit Applies	MCU - commencement of use		Receipt No.	
Amendments		Date	Cashier	

Note:

The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* as from Council's resolution from the Ordinary Meeting held on 23 February 2021.

Charge rates under the Policy are subject to indexing.

Any Infrastructure Agreement for trunk works must be determined and agreed to prior to issue of Development Permit for Operational Work.

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted.

If you seek to pay online, please request an invoice to be issued via enquiries@douglas.qld.gov.au

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au