

5.1. MATERIAL CHANGE OF USE - REFURBISHMENT OF TAVERN

REPORT AUTHOR(S)	Neil Beck, Planning Officer
GENERAL MANAGER	Nick Wellwood, General Manager Operations
DEPARTMENT	Development Assessment and Coordination
PROPOSAL	Material Change of Use - (Refurbishment of Tavern and Ancillary and Associated Facilities)
APPLICANT	Hilrok Hotel Group Pty Ltd c/- Victor G Feros Town Planning Consulting PO Box 1256 CAIRNS QLD 4870
LOCATION OF SITE	7-9 Macrossan Street & 6 Warner Street, Port Douglas
PROPERTY	Lot 10 on SP262348, Easements A & B in Lot 11 on SP262348 & Part of Macrossan Street Road Reserve

LOCALITY PLAN



Figure 1 - Locality Plan

LOCALITY	Port Douglas and Environs
PLANNING AREA	Commercial
PLANNING SCHEME	Douglas Shire Planning Scheme 2006
REFERRAL AGENCIES	Department of Transport & Main Roads
NUMBER OF SUBMITTERS	Not Applicable
STATUTORY ASSESSMENT DEADLINE	15 September 2017
APPLICATION DATE	24 May 2017

RECOMMENDATION

That Council approves the development application for the Refurbishment of Tavern and Ancillary and Associated Facilities over part of the Macrossan Street Road Reserve and land described as Lot 10 on SP262348, Easements A & B in Lot 11 on SP262348 located at 7-9 Macrossan Street & 6 Warner Street Port Douglas, 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	A.00.2.2	19/5/2017
Ground Floor Plan	A.00.4.1	9/12/2006
First Floor Plan	A.00.4.2	9/12/2016
Roof Plan	A.00.4.3	9/12/2016
Elevations	A.00.4.4	9/12/2016
Elevations	A.00.4.5	9/12/2016

ASSESSMENT MANAGER CONDITIONS

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; and
 - 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.

Water Supply and Sewerage Works Internal

- 3. Undertake the following water supply and sewerage works internal to the subject land:**
 - a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;**
 - b. Replace the existing sewer main from the manhole adjacent to the southern boundary to the manhole adjacent to the northern boundary with uPVC pipe class SN8;**
 - c. Provide further detail demonstrating how practical access is being maintained to the sewer manhole adjacent the northern boundary. Detail is to also demonstrate adequate separation and no loading of the sewer from proposed building works.**

The above works constitute Operational Works. All works must be designed and constructed in accordance with the FNQROC Development Manual.

Development Permit for Operational Works must be obtained prior to the issue of a Development Permit for Building Works. All works must be constructed in accordance with the approved plans prior to the Commencement of Use.

Damage to Infrastructure

- 4. In the event that any part of Council's existing sewer/water infrastructure is damaged as a result of construction activities occurring on the site, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at no cost to Council prior to the Commencement of Use.**

Vehicle Parking

- 5. The amount of vehicle parking must be as specified in Drawing No. A.00.2.2 dated 19 May 2017 being a total of 11 spaces with 2 of those spaces being in tandem. 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.**

During the operating hours of the Tavern, the car park must remain freely available and accessible for use by patrons and employees of the Tavern. A sign advising of the location of the off-street visitor parking area must be erected and maintained on the Warner Street frontage of 7-9 Macrossan Street to the satisfaction of the Chief Executive Officer.

Lighting

6. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

Lawful Point of Discharge

7. 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.

Sediment and Erosion Control

8. Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).

Advertising Signage

9. All signage associated with the use must be approved by the Chief Executive Officer. The signage must comply with the Design and Siting of Advertising Devices Code contained within the Douglas Shire Planning Scheme and plans detailing the signage must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works or Commencement of Use, whichever occurs first.

Construction Signage

10. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including respective phone contact numbers:

- a. **Developer;**
- b. **Project Coordinator;**
- c. **Architect;**
- d. **Builder**

Construction Access & Building Work

- 11. **Vehicular access to the site for construction and demolition purposes must be provided from Warner Street only, unless authorised by the Chief Executive Officer.**

Audible noise associated with building work is permitted between the hours of 6:30am – 6:30pm Monday to Saturday and not at all on Sundays or Public Holidays unless authorised by the Chief Executive Officer.

Works on Council Controlled Roads

- 12. **Approval must be obtained under the applicable Local Law for any scaffolding, hoardings or construction fencing to be placed on Macrossan Street and / or Warner Street road reserve throughout the duration of the construction works.**

Health

- 13. **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.**
- 14. **Prior to construction or alteration of any premises used for storage, preparation, handling, packing and/or service of food, application for such must be made with Council's Environmental Health Unit.**
- 15. **An application for the construction or alteration of any food premises must be accompanied by two copies of plans drawn to a scale not smaller than 1:100. Such plans are to include details of ventilation (including mechanical exhaust ventilation systems), finishes to walls, floors and ceilings, details of the proposed layout and materials to be used in the construction of all fixtures, fittings and equipment. The plans should include detailed cross sections of all areas to be included in the construction or alteration. All works must be carried out in accordance with the requirements of the Food Act 2006, Food Safety Standards and AS 4674 – 2004 – Design, construction and fit-out of food premises.**
- 16. **Prior to operation of the food business, the operator must hold a current Food Licence issued by Council's Public Health Unit under the Food Act 2006. Every licensed food business is required to have a Food Safety Supervisor who has met specified competencies and is reasonably available at all times the business is operating. Contact the Council's Environmental Health Unit for further information.**

17. Noise from air conditioning units, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of the Environmental Protection Act 1994, Environmental Protection (Noise) Policy 1998.
18. All power generation devices are to be positioned and housed (including noise attenuation material) so as to mitigate noise nuisance to adjoining and nearby residents.

REFERRAL AGENCY CONDITIONS & REQUIREMENTS

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
State Assessment & Referral Agency (Department of Infrastructure, Local Government & Planning)	SDA-0617-039757	20/07/2017	#822142

Refer to Attachment 2: Referral Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse 4 years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act 2009*.
2. 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.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.

EXECUTIVE SUMMARY

Council is in receipt of a Material Change of Use application for the refurbishment of the existing Tavern located at 7-9 Macrossan Street and 6 Warner Street Port Douglas. The Tavern is known as the Central Hotel.

The application seeks approval for a significant refurbishment and upgrade of the existing establishment which includes the redistribution of internal uses and formalising the tenure for the existing and proposed deck within the Macrossan Street road reserve.

The proposed refurbishment does not result in additional gross floor area over and above that which exists presently. The issue of existing gross floor area and car parking is discussed further within the body of the report.

The proposed development is supported level and is recommended for approval subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

The majority of the Central Hotel was established prior to the introduction of planning scheme controls. Interim Order 11 was issued 27 September 1973 for the development of seven (7) motel units, a common laundry area for those units and additional bar/lounge area for the Hotel. There are currently four (4) motel units operating on site.

Since 2009, various approvals have been issued in relation to the Tavern use operating from the site. A Material Change of Use (Code Assessable) Development Application for the extension of the Tavern was approved at a Council meeting held 24 June 2009. Representations were received from the applicant, with a Negotiated Decision Notice approved 9 December 2009.

In October 2013, the applicant requested a Permissible Change which sought to replace existing shipping containers with a storage shed measuring 6.9m x 11m. The location of the storage shed had regard to the approved car parking layout and was located adjacent to the back of house / loading dock areas. The request was approved and the change acted upon.

In November 2014, the applicant requested a permissible change to relocate the gaming room to the second level and occupy two of the existing motel units. This change resulted in a car parking shortfall of 1.2 spaces. In January 2015, Council approved the request subject to a monetary contribution to be paid for the parking shortfall. This approved change has not been acted upon.

An extension to the approval was granted by Council in April 2015 to 9 December 2019.

Prior to lodging the application, discussions were held with the Planning Consultant and Architect. It was agreed that a fresh application be lodged with plans which reflect the proposed changes in addition to approved changes since 2009. This option was preferable as opposed to pursuing the proposed changes as yet another change to the existing approval. This approach thereby consolidates all changes since 2009 into the one approval.

As a consequence of these discussions, a new Material Change of Use (Refurbishment of Tavern & Ancillary & Associated Facilities) has been submitted.

Proposal

The main elements of the proposal are summarised as follows:-

- a) extensive reconstruction and refurbishment of the existing hotel to improve customer experience and level of service;
- b) the reconstruction and refurbishment of the original hotel building and verandah due to concerns relating to the structural integrity of the building and concerns for the general public;
- c) extend the northern end of the existing verandah. This extension will allow the north western elevation of the building to be “finished” and linked with other design elements;
- d) refurbish the existing beer garden to include regularised and terraced areas and replace the existing shade sails with a roof structure; and
- e) undertake changes to back of house services to improve the operational efficiency of the tavern and improve customer facilities.

Existing Building

The existing building is to be extensively refurbished and selected elements will be reconstructed.

These elements will include:-

- i) the floor area allocations for the bar and dining room will be retained with some minor variations;
- ii) minor variations will be made to the existing back of the house facilities;
- iii) the existing keg storage area and cold room within the current beer garden and the existing cool room within the front bar will be relocated to the rear of the existing building. This will be located within an existing garden area; and
- iv) the relocation of the gaming area from the ground floor to the first floor (as previously approved).

Verandah

The form and appearance of the existing verandah will be retained. Elements that are determined to be structurally unsound will be replaced. An extension to the north western end of the verandah is proposed to enable the north western elevation of the building to be “finished” and provide a linkage to other design elements.

The upper level of the existing and proposed verandah will provide access to adjoining storage areas. A new stair access will be provided to the upper level and is not to be used by the general public.

Beer Garden

The beer garden is to be redesigned to significantly improve the “look and feel” of the premises. The design of the new beer garden area seeks to improve access and circulation areas and allow for the efficient integration with the adjoining hotel building and back of house facilities.

Other key elements of the proposal include:-

- i) replacement of the existing shade sails with roof structures. The roof structures will not be enclosed;
- ii) upgrading of landscape features; and
- iii) dining and sitting areas created by landscaping features and level changes.

Other

The existing storage buildings, on-site car parking and vehicle access via Warner Street will be retained. The existing store, bedroom, office, lounge and kitchen on the first floor of the original building will be converted to a single store area and will include a new roof void.

Outdoor dining / seating areas along the Macrossan Street footpath and adjacent to the site will be retained.

Floor plans and elevations of the existing development forms Attachment 1 with plans detailing the proposed redevelopment as Attachment 2.

Architectural perspectives of the refurbishment forms Attachment 5.

Douglas Shire Planning Scheme Assessment

Table1

Douglas Shire Port Douglas and Environs Planning Locality		Code Applicability	Compliance
Locality	Port Douglas and Environs	✓	Complies
Planning Area	Commercial	✓	Complies
Defined Use	Tavern	✓	Complies
Overlay Codes	Acid Sulfate Soils Code	x	N/A
	Cultural Heritage and Valuable Sites Code	x	N/A
	Natural Hazards Code	x	N/A
General Codes	Design and Siting of Advertising Devices Code	✓	Conditioned to Comply
	Filling and Excavation Code	✓	Complies
	Landscaping Code	✓	Complies
	Natural Areas and Scenic Amenity Code	x	N/A
	Reconfiguring a Lot Code	x	N/A
	Vehicle Parking and Access Code	✓	Complies – see discussion below
	Sustainable Development Code	x	N/A
	Vegetation Management Code	x	N/A

Compliance Issues

Vehicle Parking & Access Code

The areas available for public patronage which trigger car parking demand are effectively the same when comparing the approved development and the proposed development. The reconfiguration of the front bar area results in a decrease of net lettable floor area under the existing arrangements from 177m² to 158m² for the proposed development.

The net lettable area in the Beer Garden as approved is 580m² compared with 571m² under the proposed development. In the assessment of the development application in 2009, it was determined that main pedestrian thoroughfares could be excluded for the purpose of calculating car parking demand. For a development of this scale, such an approach is considered reasonable and has been carried forward when comparing floor areas under the existing approved development and the proposed development. A plan of the Beer Garden illustrating the existing net lettable areas compared with the proposed refurbishment is detailed in Attachment 3.

In terms of the Request for a Permissible Change (relocation of Gaming Room) approved by Council in January 2015 which attracted a monetary contribution of 1.2 spaces, the following comments are made:-

1. The approval has not been acted upon and therefore the payment of the monetary contribution has not been triggered.
2. The net lettable floor area of the front bar has been reduced by approximately 10m² or 1 car parking space as a consequence of refurbishing the front bar area;
3. The two Motel Units adjacent the relocated Gaming Room on the second level are being used for staff facilities under the proposed refurbishment and will not be separately let – refer to Attachment 2;
4. The existing car parking spaces accessible via Warner Street remain unchanged; and,
5. Under the Adopted Infrastructure Charges Policy adopted by Council in June 2015, no ability exists to apply a monetary contribution for the shortfall of on site spaces.

In light of the existing net lettable area associated with the approved development when compared with the proposed development, in addition to the comments made above, the proposed refurbishment of the Tavern does not result in an increase of car parking demand to that which exists presently.

It is also important to note that the car parking spaces located adjacent to the Warner Street frontage must remain accessible at all times when the venue is operating. A condition of the approval has been included to ensure the Applicant is aware of their obligation in this regard.

Other Considerations

The proposed refurbishment of the existing Tavern is in keeping with the intent of the Commercial Planning Area within the Port Douglas and Environs Locality. The proposed building works are consistent in terms of building setbacks and height. A proposed awning /

roof structure will extend over the Macrossan Street road reserve being consistent with design features and development outcomes for the Town Centre.

The treatment of the front façade of the original building is in keeping with the 'Queensland' vernacular which will be further complemented through the extension of the verandah which will see it wrap around the side of the building.

The operational aspects of the Tavern won't change with respect to operating hours and noise limits imposed by the Office of Liquor and Gaming Regulation.

Undertaking construction works will need to be appropriately managed particularly for the works associated with the front façade of the building and works within the Macrossan Street road reserve. Conditions of approval require the use of Warner Street for construction access to the greatest practical extent. Approval will be required under the Local Law for works within the road reserve which will detail the management of pedestrians around the work site along with any temporary road closures if required to perform certain building works or the delivery of building materials. Conditions have also been included reinforcing working hours for construction which includes some flexibility should work outside of the hours be necessary to complete a certain task. Any request will need to be substantiated and approved prior to those works taking place.

Environmental Health Officers have advised that Plan Approval for the new bars and kiosk will be required under the Food Act 2006 and related legislation prior to constructing these works. Conditions have been included accordingly.

Referral Agency Requirements

The Department of Transport and Main Roads (DTMR) was triggered as a Concurrence Agency for the application. As a consequence, the request was forwarded to Department of State Development, Infrastructure and Planning (DSDIP) for comment. A response was received by DSDIP which was subsequently amended to correct administrative errors. A copy of the amended response is contained at Attachment 5.

Public Notification / Submissions

The development application is code assessable development and therefore public notification is not required.

ADOPTED INFRASTRUCTURE CHARGES

The refurbishment of the existing Tavern does not result in additional Gross Floor Area over and above that which exists presently, and as a consequence, Adopted Infrastructure Charges do not apply.

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: Meeting the responsibilities associated with regulating activities through legislation or local law.

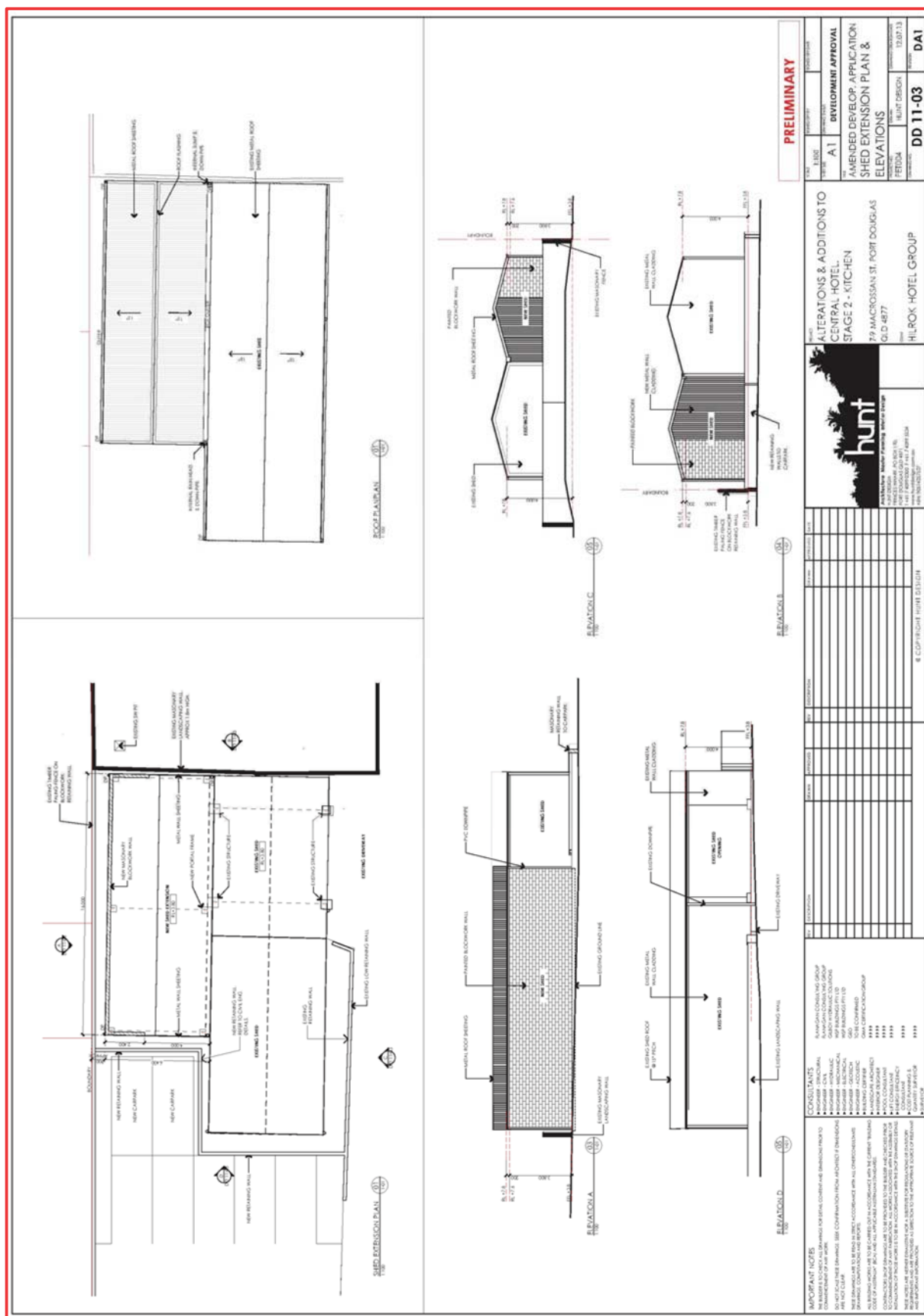
The application continues to be assessed under the *Sustainable Planning Act 2009*. Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

ATTACHMENTS

1. Attachment 1 - Previously Approved Plans **[5.1.1]**
2. Attachment 2 - Proposed Plans **[5.1.2]**
3. Attachment 3 - Plan Illustrating Existing & Proposed Floor Areas **[5.1.3]**
4. Attachment 4 - Concurrence Agency Conditions & Requirements **[5.1.4]**
5. Attachment 5 - Architectural Perspectives **[5.1.5]**





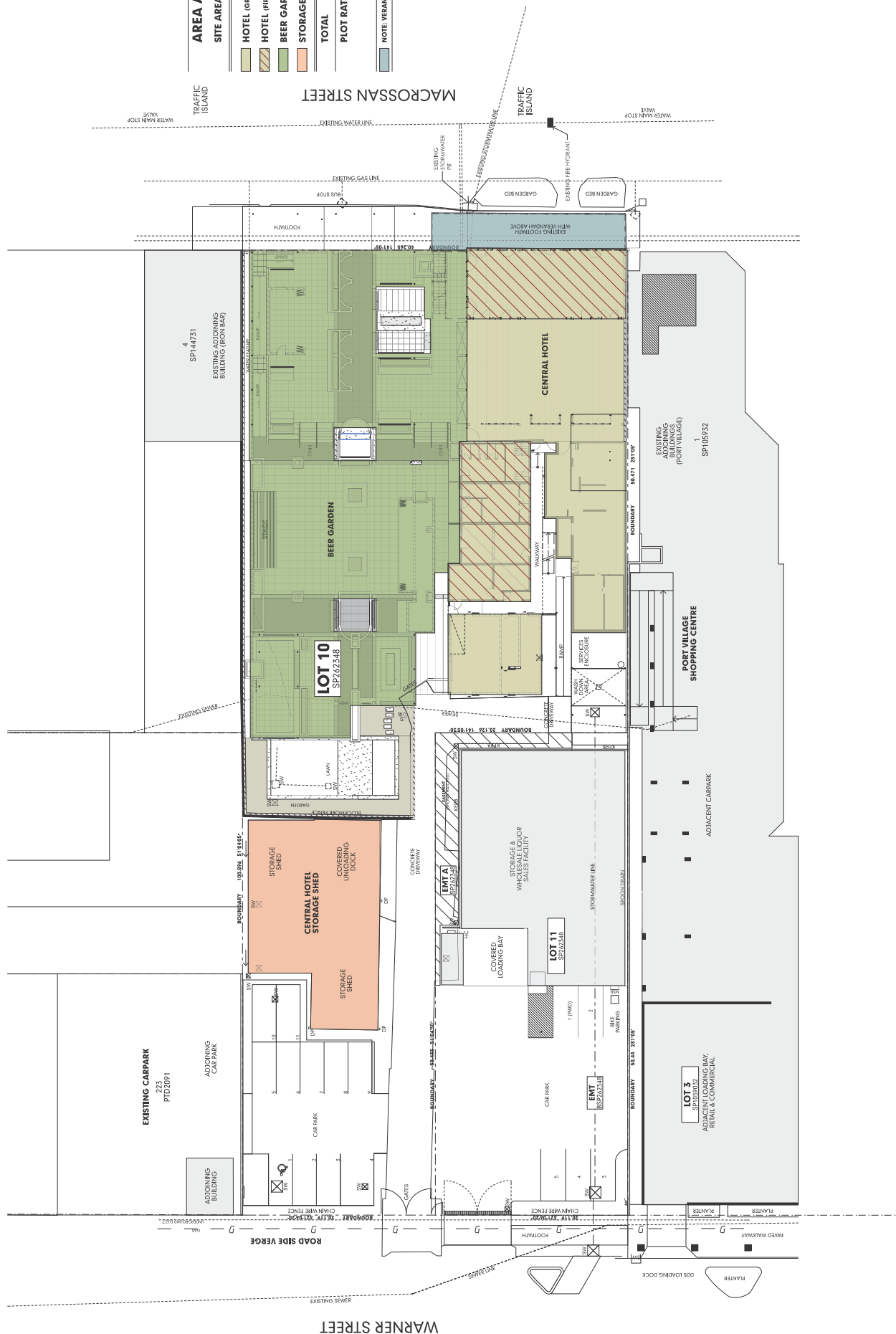


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Note: The copy of the approved plan attached to the Decision Notice has been replaced with a high resolution copy of the original plan.

AREA ANALYSIS	
SITE AREA (LOT 10)	3045M ²
HOTEL (GROUND FLOOR)	689M ²
HOTEL (FIRST FLOOR)	253M ²
BEER GARDEN	974M ²
STORAGE SHED	262M ²
TOTAL	2178M ²
PLOT RATIO	0.71:1

NOTE: VERANDAH OVER FOOTPATH IS 75M²



SITE PLAN

SCALE 1:200

IMPORTANT NOTES

1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OF ANY WORK.

2. THE DESIGNER HAS CONDUCTED VISUAL IMPACT ASSESSMENT AND HAS CONSIDERED THE VISUAL IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT.

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Revised: 11/12/2016

Date:

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NO.	DATE	DESCRIPTION
1	11/12/2016	PRELIMINARY DESIGN
2	11/12/2016	FINAL DESIGN

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IMPORTANT NOTES

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IT DOES NOT SOLVE THEIR DILEMMA: SEE CONTRIBUTION FROM JOJO-EFFECT

THESE CLAIMS ARE NOT CLEAR.

THESE CLAIMS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONTRIBUTIONS DRAWINGS, COMMENTS AND REPORTS.

ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING CODE OF AUSTRALIA (IN ALL APPLICABLE AUSTRALIAN JURISDICTIONS).

CONTRADICTIONS SHOULD BE POINTED OUT TO THE BUILDER.

THESE NOTES ARE INTEND EMPOWERING, NOT A SUBSTITUTE FOR THE BUILDER'S OWN KNOWLEDGE AND SKILLS.

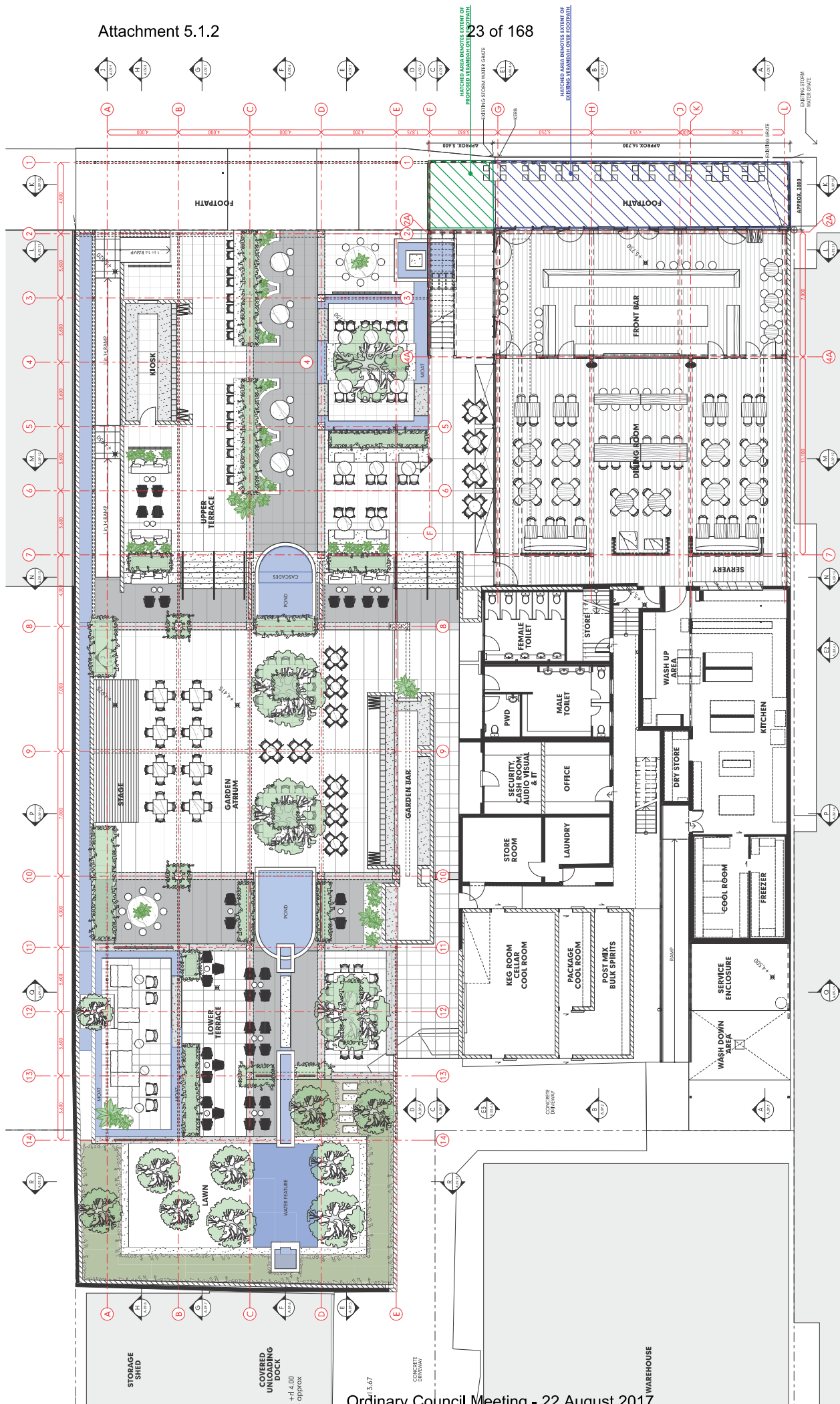
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PROJECT NO.	DATE	
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GROUND FLOOR PLAN
SCALE 1:100

IMPORTANT NOTES

1. THIS DRAWING IS THE PROPERTY OF HUNT DESIGN AND SHOULD NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HUNT DESIGN.

2. THE CLIENT HAS AGREED TO COVER THE COST OF ANY REVISIONS TO THIS DRAWING.

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Revis: Cdd Change Name

Date

PROPOSED ALTERATIONS AND
ADDITIONS TO THE CENTRAL
HOTEL, PORT DOUGLAS, QLD
4877

CLIENT
HILLOCK PROPERTIES PTY LTD

PROJECT NO.
PET006

DATE
9/12/2016

REVISION
A.00.4.1

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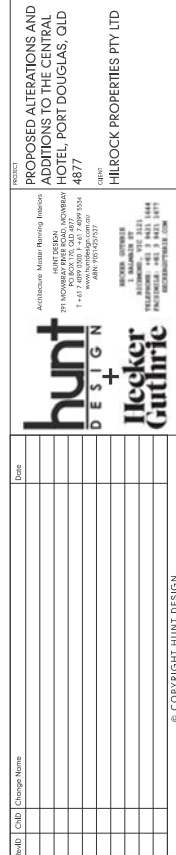
PROPOSED ALTERATIONS AND
ADDITIONS TO THE CENTRAL
HOTEL, PORT DOUGLAS, QLD
4877

CLIENT
HILLOCK PROPERTIES PTY LTD

PROJECT NO.
PET006

DATE
9/12/2016

REVISION
A.00.4.1



FIRST FLOOR PLAN
SCALE 1:100

IMPORTANT NOTES

THE ALBERTA LTD. CHECK ALL DRAWINGS FOR DETAIL, CONVENT AND CONVENTIONS PRIOR TO COMMENCEMENT OF ANY WORK.

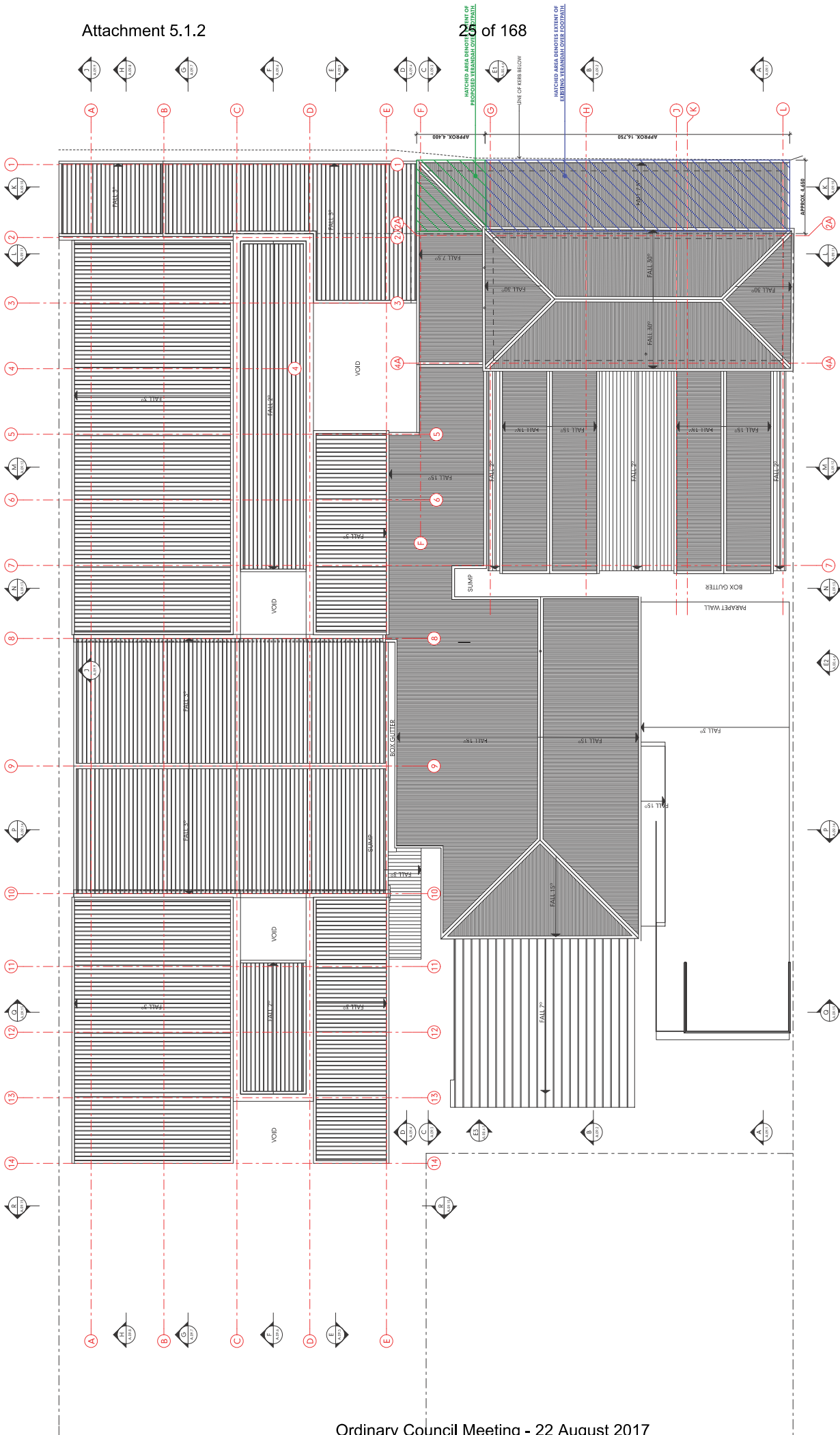
IT DOES NOT SCALE THESE DRAWINGS BEEN CONSTRUCTION FROM ARCHITECT IF DIMENSIONS ARE NOT CLEAR.

THESE DRAWINGS ARE TO BE READ IN STRICT ACCORDANCE WITH ALL OTHER CONSULTING DRAWINGS, CONVENTIONS AND REPORTS.

ALL BUILDING WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE ACTS, REGULATIONS AND ALL APPLICABLE BUILDING STANDARDS.

CONTRACTORS SHOP DRAWINGS ARE TO BE PROVIDED TO THE ALBERTA LTD. AND CHECKED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL SHOP DRAWINGS ARE TO BE IN ACCORDANCE WITH THE SHOP DRAWING DETAILS.

THESE NOTES ARE NEITHER EXHAUSTIVE NOR A SUBSTITUTE FOR REGULATIONS OR STANDARD REQUIREMENTS AND ARE PROVIDED AS A GUIDE TO THE APPROPRIATE FORCE OF REGULATION AND CONSTRUCTION.



ROOF PLAN SCALE 1:100

IMPORTANT NOTES

1. THIS DRAWING IS TO BE USED FOR THE CONSTRUCTION OF THE ROOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE ROOF IS CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

2. THE ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

3. THE ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

Rev	Chg	Change Name	Date

Architectural Master Planning Services
hunt DESIGN
hcecker Guthrie

Architectural Master Planning Services
 771 KINGSWAY
 PORT KAITUMA, QLD 4877
 T 07 4933 1443
 F 07 4933 1444
 E info@hunt-design.com.au
 www.hunt-design.com.au

PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, QLD 4877

CLIENT
 HILLOCK PROPERTIES PTY LTD

PROJECT NO.
 PET006

DATE
 9/12/2016

SCALE
 1:100

SHEET NO.
 A1

DA



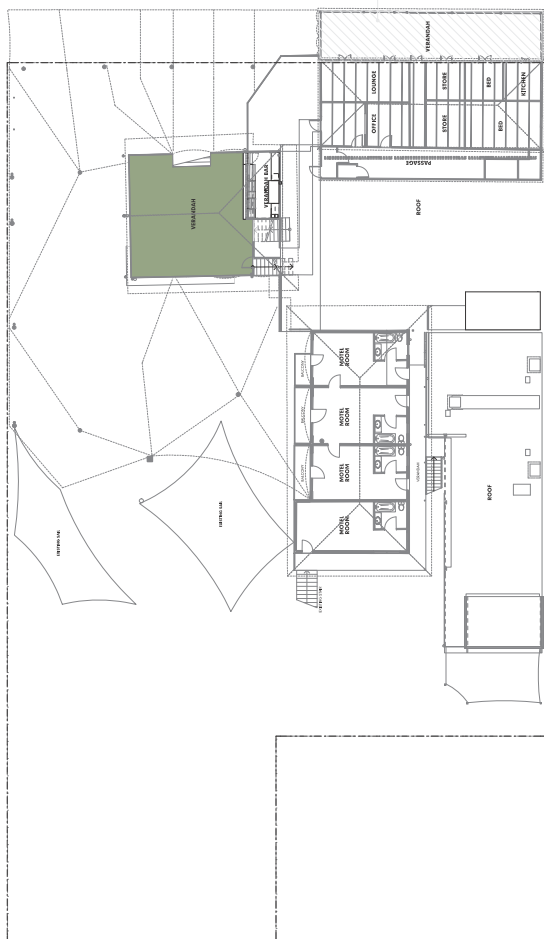
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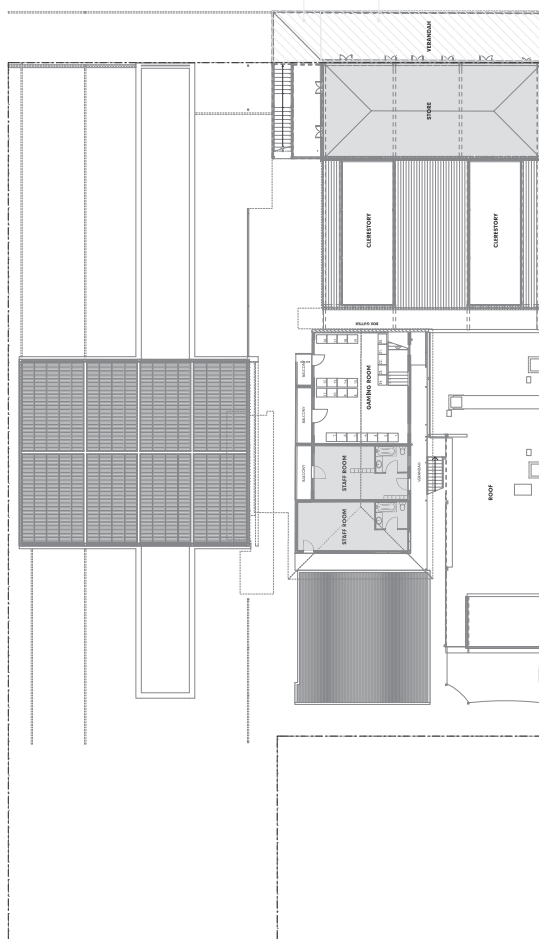
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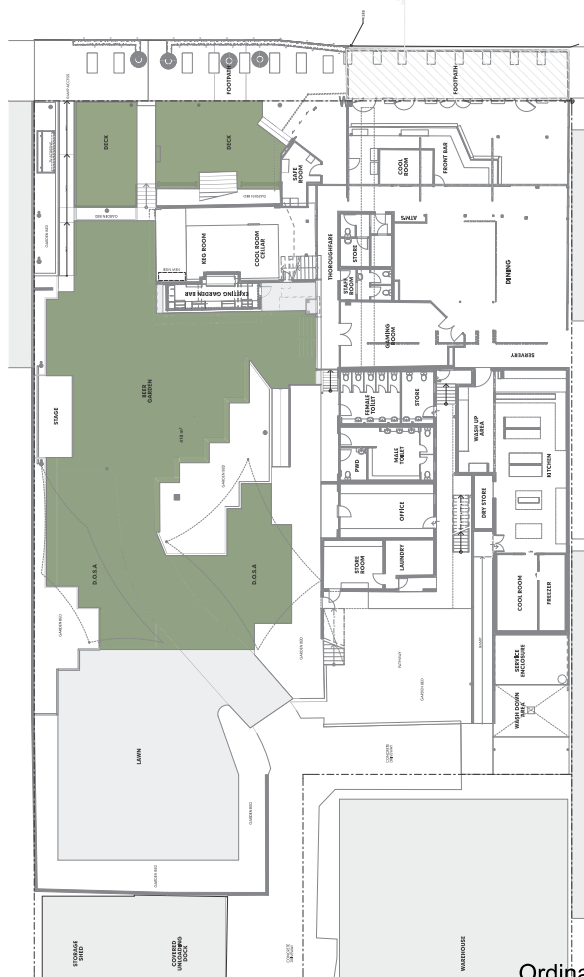
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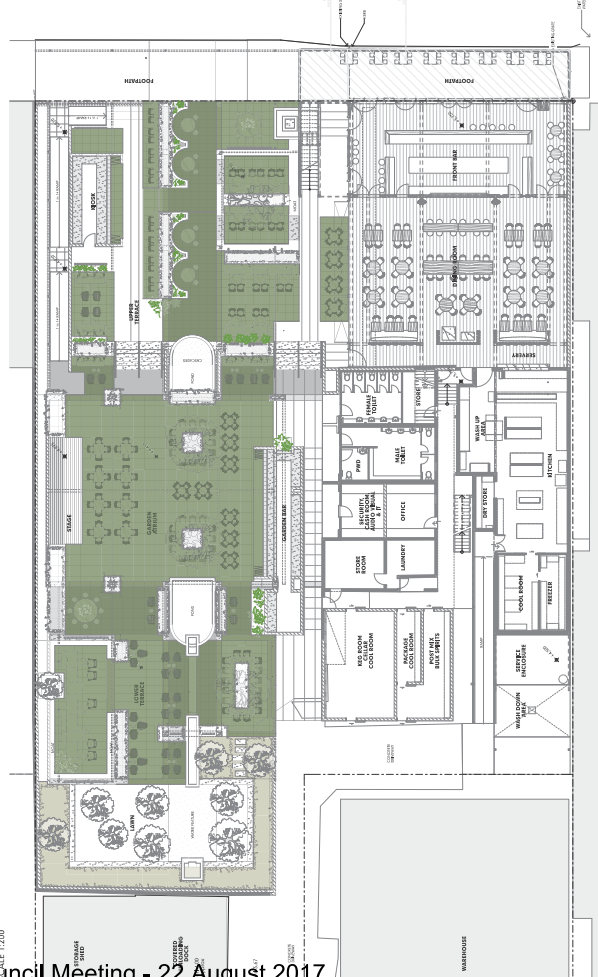
FIRST FLOOR PLAN - EXISTING CONDITIONS



FIRST FLOOR PLAN





GROUND FLOOR PLAN - EXISTING CONDITIONS



GROUND FLOOR PLAN

IMPORTANT NOTES	CALCULATIONS FOR CAR PARKING REQUIREMENTS			
	EXISTING CONDITIONS		PROPOSED	
	AREA USE	AREA (M2)	AREA USE	AREA (M2)
<p>1. FILLER B TO CHECK ALL DIMENSIONS FOR DETAIL, COVERT AND REVISIONS MADE TO CORRESPOND TO AN IN-ROAD.</p> <p>2. NOT SCALE FREE DIMENSIONS. USE COMBINATION HOW OBJECT</p>				

Ref'd	Ch'd	Change Name	Units	PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, QLD 4877	PROPOSED
				Archibuteau Master Planning Inc 10000 Highway 100 291 McPherson Drive, Moncton New Brunswick, Canada E1A 1H7 Tel: 506-853-7000, 506-853-7004 www.archibuteau.com Fax: 506-853-7001	000001
				 	000002
				10000 Highway 100 291 McPherson Drive Moncton, New Brunswick E1A 1H7 Tel: 506-853-7000 Fax: 506-853-7001 www.archibuteau.com	000003
				HILLOCK PROPERTIES PTY LTD 10000 Highway 100 291 McPherson Drive Moncton, New Brunswick E1A 1H7 Tel: 506-853-7000 Fax: 506-853-7001 www.archibuteau.com	000004



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0617-039757
Your reference: VGF-C1039
Council Reference: MCU 2095/2017

20 July 2017

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

Attention: Mr Neil Beck

Dear Sir/Madam

Amended Concurrence agency response—with conditions

Application for Material change of use (Refurbishment of tavern and ancillary and associated facilities) on land situated as 7-9 Macrossan Street, Port Douglas, Part of Macrossan Street road reserve and 6 Warner Street, Port Douglas and described as Lot 10 on SP262348 and Easements A and B in Lot 11 on SP262348

(Given under section 290(1)(b) of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning issued a concurrence agency response under section 285 of the *Sustainable Planning Act 2009* on 17 July 2017 (dated 14 July, 2017).

On 17 July 2017 the department received representations from the applicant under section 320 (1) of the *Sustainable Planning Act 2009* requesting that the department amend its concurrence agency response under section 290(1)(b)(i) of the *Sustainable Planning Act 2009*.

The department has considered the written representations and agrees to issue an amended concurrence agency response.

Applicant details

Applicant name:	Hilrok Properties Pty Ltd
Applicant contact details:	c/- Victor Feros Town Planning PO Box 1256 CAIRNS QLD 4870 cairns@ferosplanning.com.au

Site details

Street address:	7-9 Macrossan Street, 6 Warner Street (Easements A and B) and part of Macrossan Street road reserve, Port Douglas
Lot on plan:	Lot 10 on SP262348 and Easements A and B in Lot 11 on SP262348 and Part of Macrossan Street road reserve
Local government area:	Douglas Shire

Application details

Proposed development:	Material change of use – tavern (refurbishment of tavern and ancillary and associated facilities)
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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	Tavern – refurbishment of tavern and ancillary and associated facilities	Code 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/Issue
Aspect of development: Material Change of Use (Refurbishment of Tavern and Ancillary and Associated Facilities)				
Site Plan	Hunt Design + Heeker Guthrie	9/12/2016	A.00.2.2	-

Proposed Ground Floor Plan	Hunt Design + Heeker Guthrie	9/12/2016	A.00.4.1	-
First Floor Plan	Hunt Design + Heeker Guthrie	9/12/2016	A.00.4.2	-
Plan of Lot A (Proposed road closure in strata) Covering part of Macrossan Street abutting Lot 10 on SP262348	Queensland Government - Don Tennant	21/11/2016	CNS16\072	-

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 (Planner)

cc: Hilrok Properties Pty Ltd, cairns@ferosplanning.com.au
 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

Our reference: SDA-0617-039757

Your reference: VGF-C1039

Council Reference: MCU 2095/2017

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material Change of Use -		
Schedule 7, Table 3, Item 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 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):		
	In accordance with approved plans	
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> The footpath, veranda and access arrangements depicted on site plan prepared by Hunt Design + Heeker Guthrie, dated 9/12/2016, Drawing No. A.00.2.2. The footpath, veranda and access arrangements depicted on Proposed Ground Floor Plan prepared by Hunt Design + Heeker Guthrie, dated 9/12/2016, Drawing No. A.00.4.1. The footpath, veranda and access arrangements depicted on First Floor Plan prepared by Hunt Design + Heeker Guthrie, dated 9/12/2016, Drawing No. A.00.4.2. Plan of Lot A (Proposed road closure in strata) Covering part of Macrossan Street abutting Lot 10 on SP262348 prepared by Queensland Government, Don Tennant, dated 21/11/2016, Reference CNS16\072. 	Prior to the commencement of use and to be maintained at all times.

Our reference: SDA-0617-039757

Your reference: VGF-C1039

Council Reference: MCU 2095/2017

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 as they relate to the State-controlled road – Port Douglas Road (Macrossan Street).

Our reference: SDA-0617-039757

Your reference: VGF-C1039

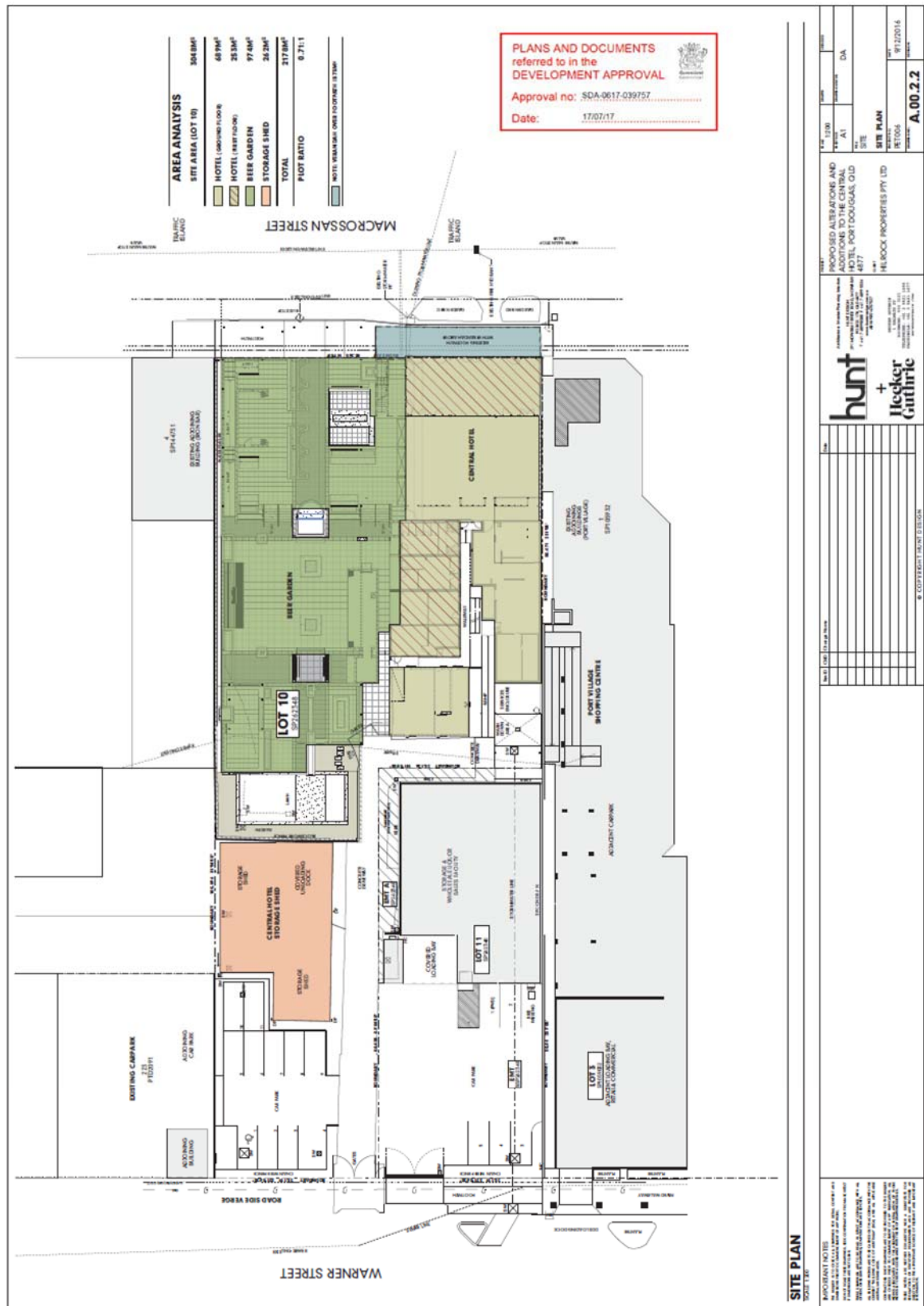
Council Reference: MCU 2095/2017

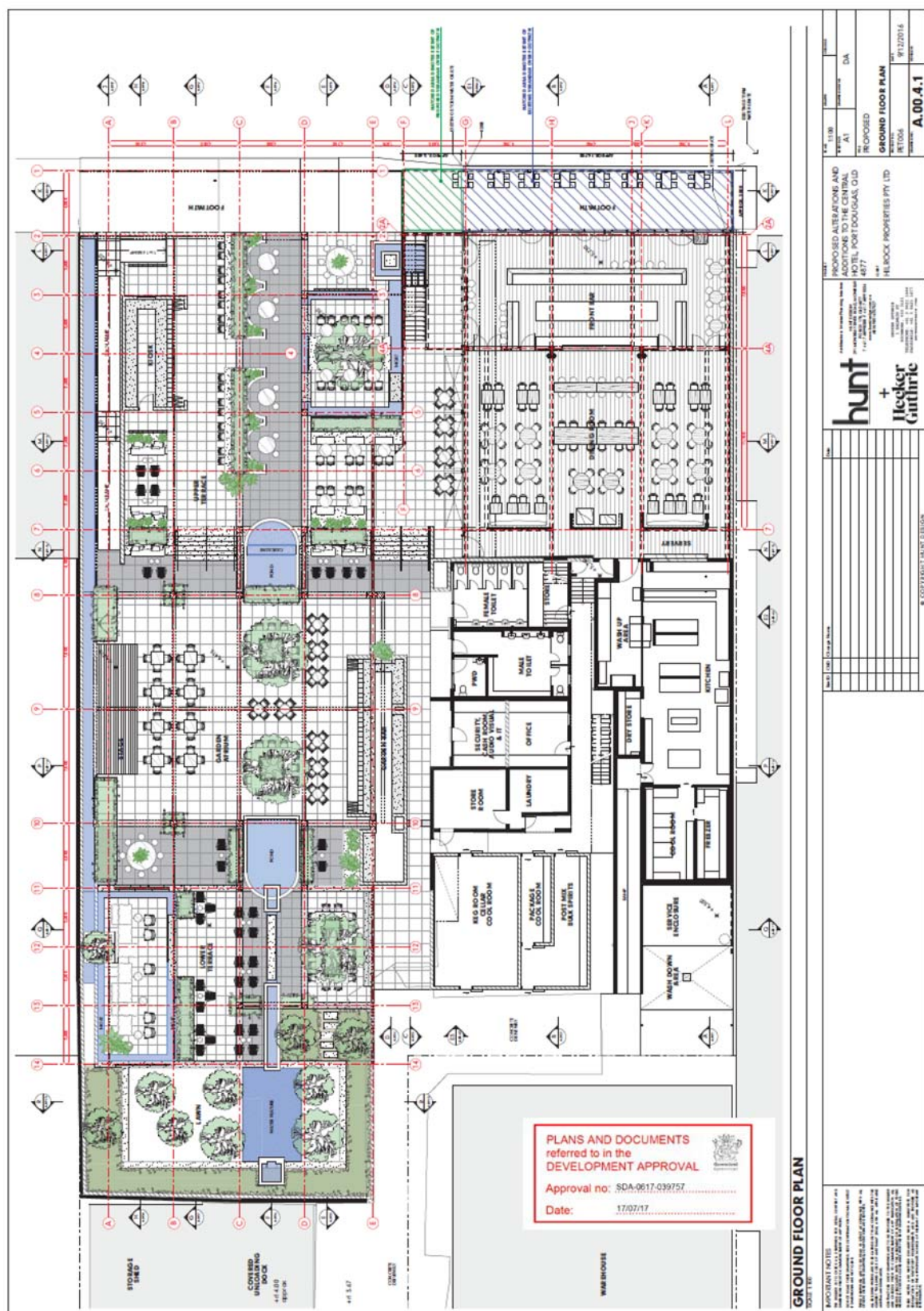
Attachment 3—Further advice

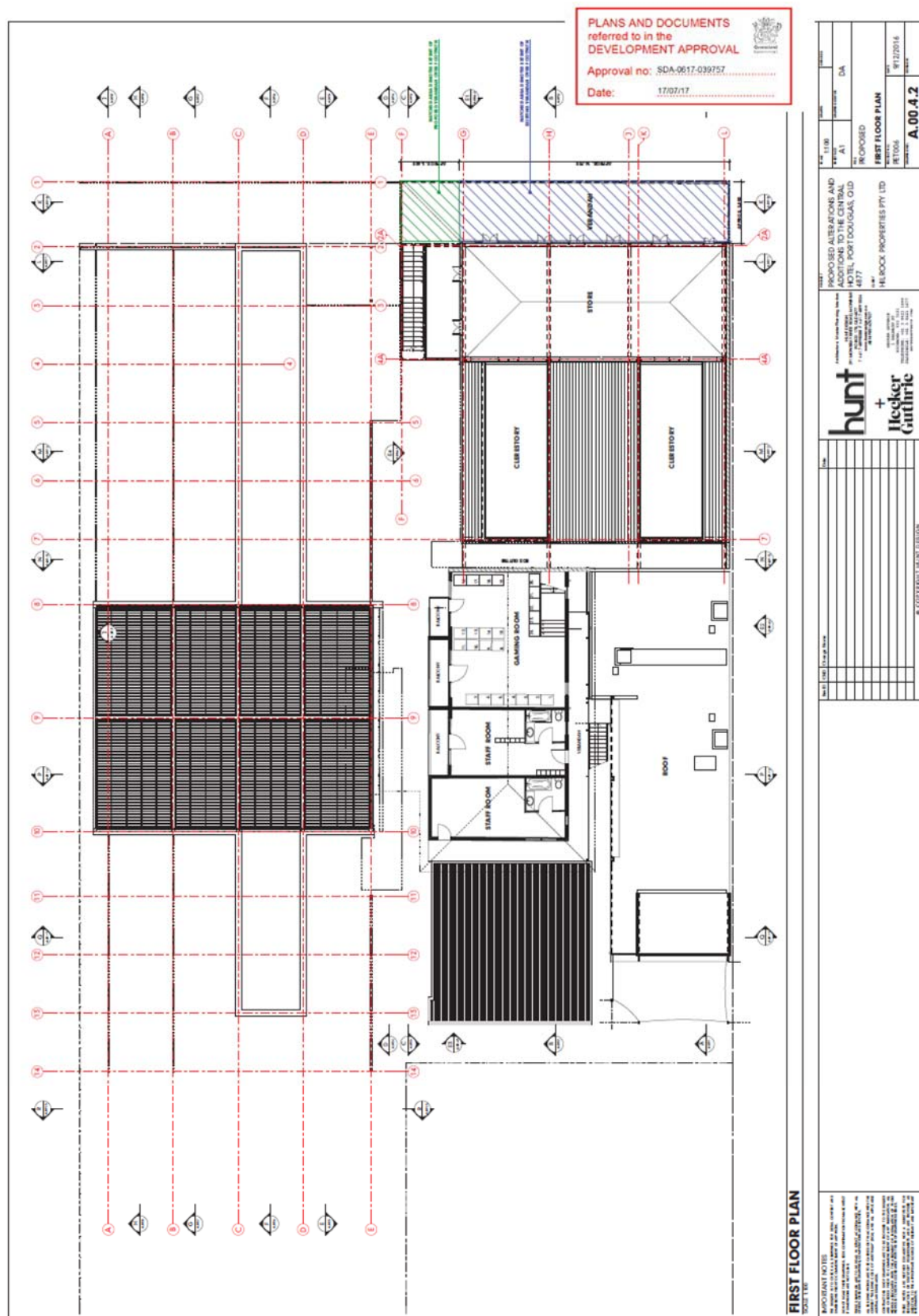
General advice	
Ref.	Advertising device
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled 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 <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2015</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p>

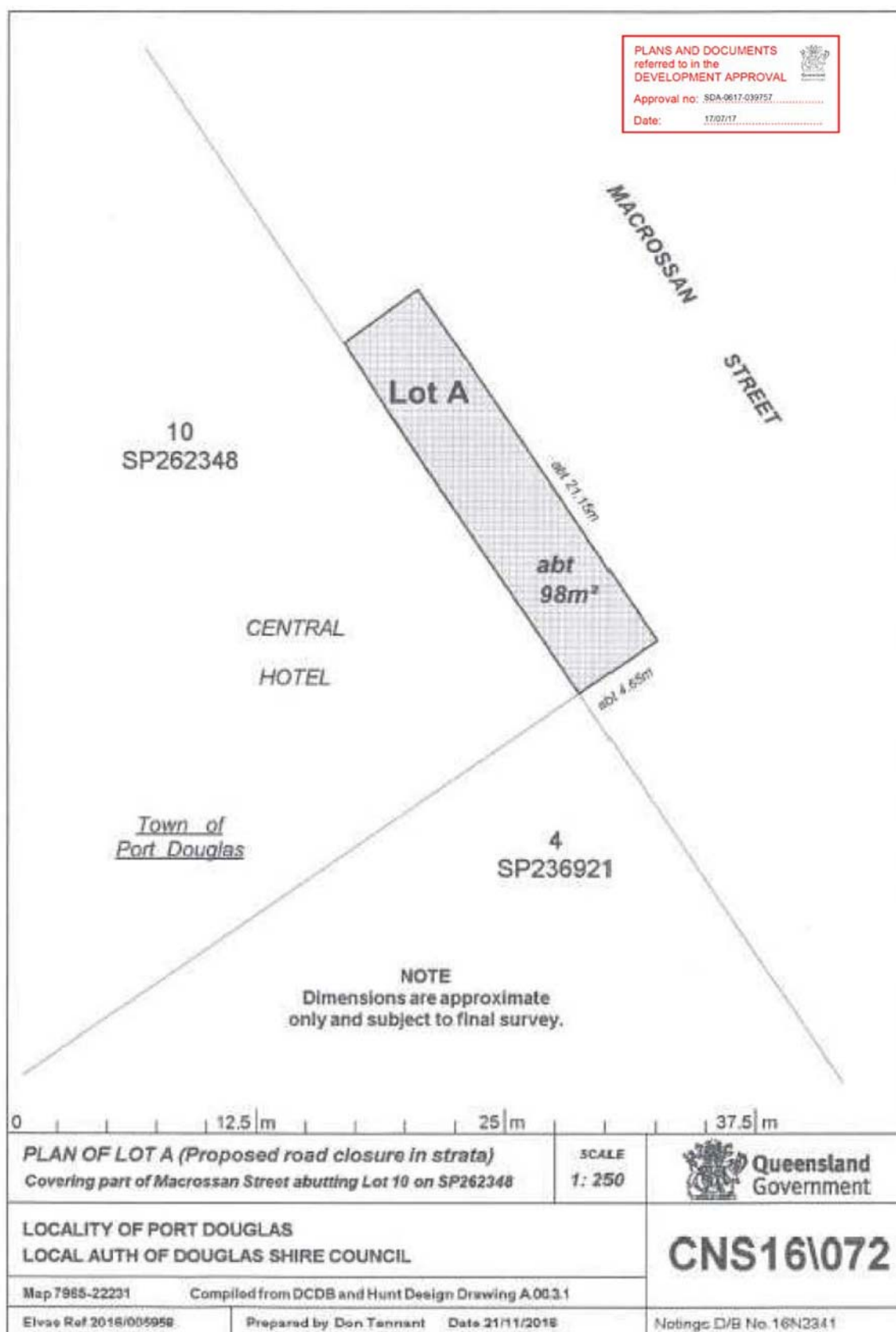
Our reference: SDA-0617-039757
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Attachment 4—Approved plans and specifications

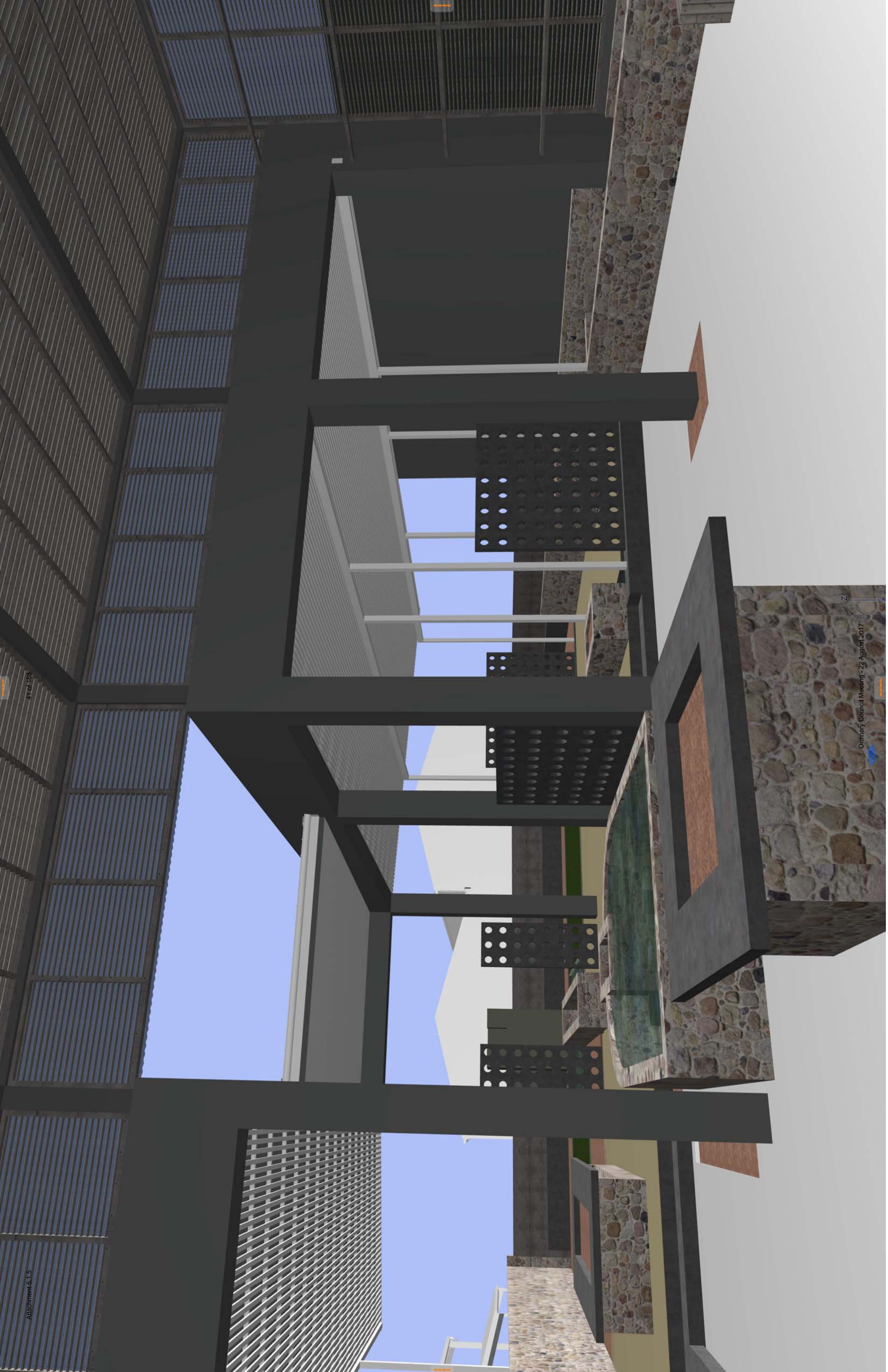
















Ordinary Council Meeting - 22 August 2017



