

Our Ref: 25-03/001356
Your Ref: MCUI 2025_5729/1
Date: 20 March 2025

Attn: Ms Jenny Elphinstone
Chief Executive Officer
Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

VIA EMAIL: J.Elphinstone@douglas.qld.gov.au

Dear Jenny,

RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO AN APPLICATION FOR MATERIAL CHANGE OF USE FOR 'BAR' OVER LAND AT 26/22 WARNER STREET, PORT DOUGLAS

Planning Plus acts on behalf of Angel Developments Pty Ltd (the 'applicant') in relation to the above-described matter.

We hereby provide the following information in response to Council's Information Request dated 18 March 2025.

Car Parking

1. There are contradictions between the Planning Report and the included annexures regarding the provision of onsite parking. Please clarify the report and the plans to detailing the location of car parking available to the use that is sited on Common Property land. Please clarify in the report and annexures whether the onsite parking will be available to employees / and /or attendees to the premises.

Initially, an updated Community Impact Statement is included as **Annexure 1** which removes the reference to onsite patron parking. We confirm that one (1) onsite parking space will be used by the venue manager and that all other staff and patron parking will be limited to on-street parking.

Land Use

2. The report accompanying the applications states that the Centre Activities Code is applicable to the application. The use of Bar is not a use listed in the defined group of Centre Activities. Please explain the inclusion on the report.

Please disregard the Centre Activities Code assessment.



Hours of Use

3. Please provide details of the proposed hours and days of use.

As stated in the application material, the proposed hours of operation are:

- 3pm - 11pm Monday to Thursday;
- 3pm - midnight Friday;
- 11am – 1am Saturday; and
- 11am - 11pm Sunday

The applicant advises that these are the maximum hours and that they will be dependant upon patron numbers so may be reduced during the tourism low season.

Environmental Performance

4. Please provide details of the proposed noise and any vibration attenuation for the premises. Please provide detail of the expected noise emission levels expected outside the premises and from within neighbouring premises including the neighbouring sensitive land uses.

The applicant advises that the venue will not include live music. Noise will therefore be limited to reasonable levels that would be expected from similar venues including restaurants.

Notwithstanding, the applicant is implementing significant soundproofing as part of the refit of the premises as indicated on the proposal plans. In particular, these works will include:

- All interior plasterboard will be removed and 70mm soundbreak acoustic insulation will be installed within the wall and roof space. Once the roof and wall insulation is in place, the walls and ceiling will be re-lined with 13mm soundcheck plasterboard; and
- New double glazed doors and windows will be fitted.

This letter and attachments constitute the applicant's full response to the information requested.

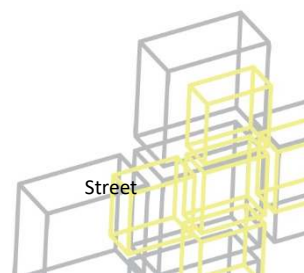
We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



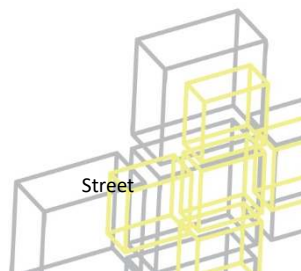
Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

enc. Annexure 1: Updated Community Impact Statement



Annexure 1

Updated Community Impact Statement





Angel Entertainment Corporation Pty LTD
10/32 Macrossan Street
Port Douglas QLD 4877

COMMUNITY IMPACT STATEMENT

Introduction

Our venue strives to be an active, responsible, and valued member of the local community. We understand that operating a licensed premises can have both positive and negative impacts on the neighborhood, and we are committed to ensuring that our presence enhances the local environment and contributes to the well-being of residents, businesses, and visitors. This Community Impact Statement (CIS) outlines how we manage the impact of our operations and the steps we take to ensure our activities are in harmony with the community's needs and expectations.

Positive Contributions to the Community

- **Local Employment:**
Our venue provides stable employment opportunities to local residents, including positions in management, bar staff, security, kitchen, and cleaning staff. We prioritize hiring from the local community to ensure that our operations benefit the economic wellbeing of the neighborhood.
- **Supporting Local Businesses:**
We are committed to fostering strong relationships with neighboring businesses, including suppliers of food, beverages, and other services. By sourcing locally, we help support the regional economy and contribute to the sustainability of small businesses.
- **Community Engagement and Support:**
Our venue actively participates in community initiatives, such as local charity events, fundraising efforts, and hosting community meetings. We also host events that bring people together in a safe, welcoming environment. For example:
 - **Charity Events:** We regularly hold fundraising events where a portion of our profits go to local causes or organizations.



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- **Local Events:** We collaborate with other local venues and businesses to host events that promote cultural activities, sports, and arts, contributing to the vibrancy of the area.
 - **Safe Space for Socializing:**
We aim to provide a safe and welcoming environment for patrons to gather, socialize, and enjoy quality food and drinks. Our venue hosts a range of events that are inclusive, catering to diverse groups including families, young professionals, and tourists.
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Addressing Negative Community Impacts

- **Noise Mitigation:**
We are committed to minimizing noise disturbance to our neighbors, particularly during late-night hours. Our strategies to manage noise include:
 - **Soundproofing:** The venue has invested in soundproofing materials to reduce the transmission of noise to neighboring buildings.
 - **Noise Monitoring:** We regularly monitor noise levels using decibel meters and adjust sound levels as needed to ensure they remain within acceptable limits.
 - **Clear Communication:** We have clear communication protocols in place with neighbors to ensure that any concerns about noise or disturbances are addressed quickly and effectively.
- **Managing Traffic and Parking:**
We understand that large crowds can lead to congestion and parking issues. To mitigate these effects:
 - **Promoting Public Transport:** We encourage patrons to use public transportation, taxis, and rideshare services by providing clear information on nearby shuttle bus and as well as taxi rank.



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- **Litter Management:**

We take pride in maintaining the cleanliness of the surrounding area. Our waste management strategies include:

- **Regular Cleaning:** We conduct regular cleaning around the venue to ensure that litter does not accumulate in public spaces or on footpaths.
- **Bin Placement:** We provide adequate waste disposal facilities, including recycling options, both inside and outside the venue.
- **Post-Event Clean-Up:** Following large events or late-night operations, we ensure that a thorough clean-up is conducted to prevent litter from affecting the local area.

Responsible Alcohol Consumption and Community Safety

- **Preventing Alcohol Abuse:**

We are committed to preventing excessive alcohol consumption and the associated risks, such as antisocial behavior or public disturbance. This is achieved through:

- **Responsible Service Training:** All staff undergo regular training in responsible service practices, including how to recognize intoxicated patrons and manage their behavior appropriately.
- **Cut-Off Policies:** Alcohol service is strictly cut off at the appropriate time, and intoxicated patrons are asked to leave in a respectful manner.
- **Providing Non-Alcoholic Options:** We offer a wide range of non-alcoholic beverages to encourage moderate consumption and to ensure all patrons can enjoy their time at the venue.

- **Patron Behavior Management:**

We take proactive steps to manage patron behavior and ensure that our venue remains a safe space for everyone:

- **Security Personnel:** The venue employs trained security staff to monitor behavior and manage any disruptive or aggressive patrons.
- **Clear Behavior Policies:** We have a zero-tolerance policy for violence, discrimination, and disruptive behavior. Patrons who violate these policies are



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promptly removed from the premises and, if necessary, the authorities are contacted.

Consultation with the Community

- **Ongoing Community Dialogue:**

We maintain open communication with local residents, community groups, and businesses to address any concerns and to discuss any potential impacts. This includes:

- **Community Feedback:** We regularly conduct surveys and host meetings to ensure that the local community's voice is heard and taken into account when making operational decisions.
- **Quick Response to Complaints:** If any complaints or issues arise, we are committed to responding promptly and implementing necessary changes.

Conclusion

Our venue is committed to being a responsible operator that positively contributes to the local community while minimizing any negative impact. We continuously assess and improve our operations to ensure that our business activities are in alignment with the needs and expectations of the community. We believe that through responsible management, engagement, and a commitment to sustainability, our venue can continue to be a safe, welcoming, and valued part of the neighborhood.