

Our reference: 2512-49687 SRA  
Council reference: MCUI 2025\_5865/1 (Doc ID 1337569)  
Your reference: 2025-09-98-GLEES

12 December 2025

Delu Nominees Pty Ltd  
C/- Aspire Town Planning and Project Services  
PO Box 1040  
MOSSMAN QLD 4873  
admin@aspireqld.com

Attention: Daniel Favier

## SARA referral agency response—Unit 7 & 8, 48 Macrossan St, Port Douglas

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 5 December 2025.

### Response

Outcome:	Referral agency response - No requirements  Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	12 December 2025
Advice:	Advice to the applicant is in <b>Attachment 1</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 2</b>

### Development details

Description:	Development permit	Material change of use (Pool Hall and Bar)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use of premises near a state transport corridor or that is a future state transport corridor (Planning Regulation 2017)	
SARA reference:	2512-49687 SRA	
Assessment manager:	Douglas Shire Council	
Street address:	Unit 7 & 8, 48 Macrossan St, Port Douglas	

Real property description: Lot 7 on BUP104033 and Lot 8 on BUP104033

Applicant name: Delu Nominees Pty Ltd  
C/- Aspire Town Planning and Project Services

Applicant contact details: PO Box 1040  
MOSSMAN QLD 4873  
admin@aspireqld.com

*Human Rights Act 2019* considerations: The decision has been assessed for compatibility with human rights under the *Human Rights Act 2019*. The decision was found not to limit human rights under the *Human Rights Act 2019* therefore it is reasonable to conclude the decision is compatible with human rights.

## Representations

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An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Helen Reilly, Planning Officer, on 4037 3239 or via email CairnsSARA@dsgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Poppy Ellis-Southwell  
A/Manager

cc admin@aspireqld.com

enc Attachment 1 - Advice to the applicant  
Attachment 2 - Reasons for referral agency response  
Attachment 3 - Representations about a referral agency response provisions

## Attachment 1—Advice to the applicant

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General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), (version 3.3). If a word remains undefined it has its ordinary meaning.

## Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

### The reasons for SARA's decision are:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.3:
  - State code 1: Development in a state-controlled road environment (State code 1).
- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
  - does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
  - does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
  - does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
  - does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
  - does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure.

### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version [3.3], as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

## **Attachment 3— Representations about a referral agency response provisions**

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