

SARA reference: 2603-51497 SRA
Council reference: 2025_5867/1
Applicant reference: 36519-001-02

22 April 2026

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873
enquiries@douglas.qld.gov.au

Attention: Rebecca Taranto

Dear Sir/Madam

SARA referral agency response — 37-39 Warner Street, 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 26 March 2026.

Response

Outcome: Referral agency response - No requirements
Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application.

Date of response: 22 April 2026

Advice: Advice to the applicant is in **Attachment 1**

Reasons: The reasons for the referral agency response are in **Attachment 2**

Development details

Description: Development permit Material change of use for Short-term accommodation (intensification of existing use)

SARA role: Referral agency

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) - Development impacting on state transport infrastructure

SARA reference: 2603-51497 SRA

Assessment manager: Douglas Shire Council

Street address: 37-39 Warner Street, Port Douglas

Real property description: Lot 50 on RP896319

Applicant name: RRL One Pty Ltd

Applicant contact details: C/- Brazier Motti Pty Ltd
PO Box 1185
CAIRNS QLD 4870
Michael.Tessaro@braziermotti.com.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

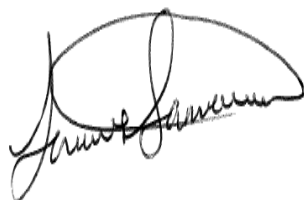
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

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 Charlton Best, Senior Planning Officer, on 07 4037 3200 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes
Manager

cc RRL One Pty Ltd, C/- Brazier Motti Pty Ltd, Michael.Tessaro@braziermotti.com.au

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

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 3.5). 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 the SARA's decision are:

SARA assessed the development against the following codes of the State Development Assessment Provisions (SDAP), version 3.5:

- State code 6: Protection of state transport networks (State code 6).

The development complies with the assessment benchmarks of State code 6 of SDAP in that the development:

- does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- does not result in a worsening of the physical condition or operating performance of the state transport network.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the State Development Assessment Provisions (version 3.5)
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- *Human Rights Act 2019*.

Attachment 3— Representations about a referral agency response provisions

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