

8 June 2026

Our ref: 72424

Your ref: MCUC 2024_5607/1

Douglas Shire Council
PO Box 723
Mossman QLD 4883

via email: enquiries@douglas.qld.gov.au

Attn: Jenny Elphinstone

Dear Jenny

Change application (Minor Change) to Development Permit for Material Change of Use (Short term accommodation) at 9-13 Port Street Port Douglas – Lot 4 on RP738564

Further to Council's Negotiated Decision Notice dated 25 February 2025, we are seeking the following changes:

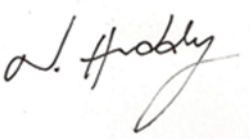
- Update the approved plan references;
- Amend Condition 2 to reflect the updated plan reference; and
- Amend Condition 3 to remove reference to staging, while retaining the maximum number of guests accommodated on the premises. The proposed wording for Condition 3 is:
 - The approved maximum number of guests accommodated on the premises at any one time is 119 persons.

The relevant information for the application is:

Applicant: Perfect Finish Services Pty Ltd (Tte)
C/- Planz Town Planning
Mailing address: PO Box 181
Edge Hill Qld 4870

If you require any further information, please call me.

Yours sincerely,



Nikki Huddy (FPIA)
Registered Planner
Planz Town Planning

Att:

1. DA Form 5
2. Amended Plans

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Perfect Finish Services Pty Ltd (Tte)
Contact name <i>(only applicable for companies)</i>	C/- Planz Town Planning
Postal address <i>(P.O. Box or street address)</i>	PO Box 181
Suburb	Edge Hill
State	QLD
Postcode	4870
Country	
Email address <i>(non-mandatory)</i>	planner@planztp.com
Mobile number <i>(non-mandatory)</i>	0402 809 203
Applicant's reference number(s) <i>(if applicable)</i>	72424

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application <input checked="" type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises <i>(complete 3.1) or 3.2), and 3.3) as applicable)</i>				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan <i>(all lots must be listed), or</i> <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises <i>(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).</i>				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		9-13	Port Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	4877	4	RP738564	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)



3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

<input type="checkbox"/> Coordinates of premises by longitude and latitude				
Longitude(s)	Latitude(s)	Datum		Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>		
<input type="checkbox"/> Coordinates of premises by easting and northing				
Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Douglas Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCUC 2024_5607/1	25 February 2025	Douglas Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Refinements to the layout to include terrace areas as part of the approved hotel use

6.2) What type of change does this application propose?

Minor change application – proceed to Part 5

Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input type="checkbox"/> Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application Yes Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application Yes Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application Yes

Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application Yes

Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- By making this change application, I declare that all information in this change application is true and correct.
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

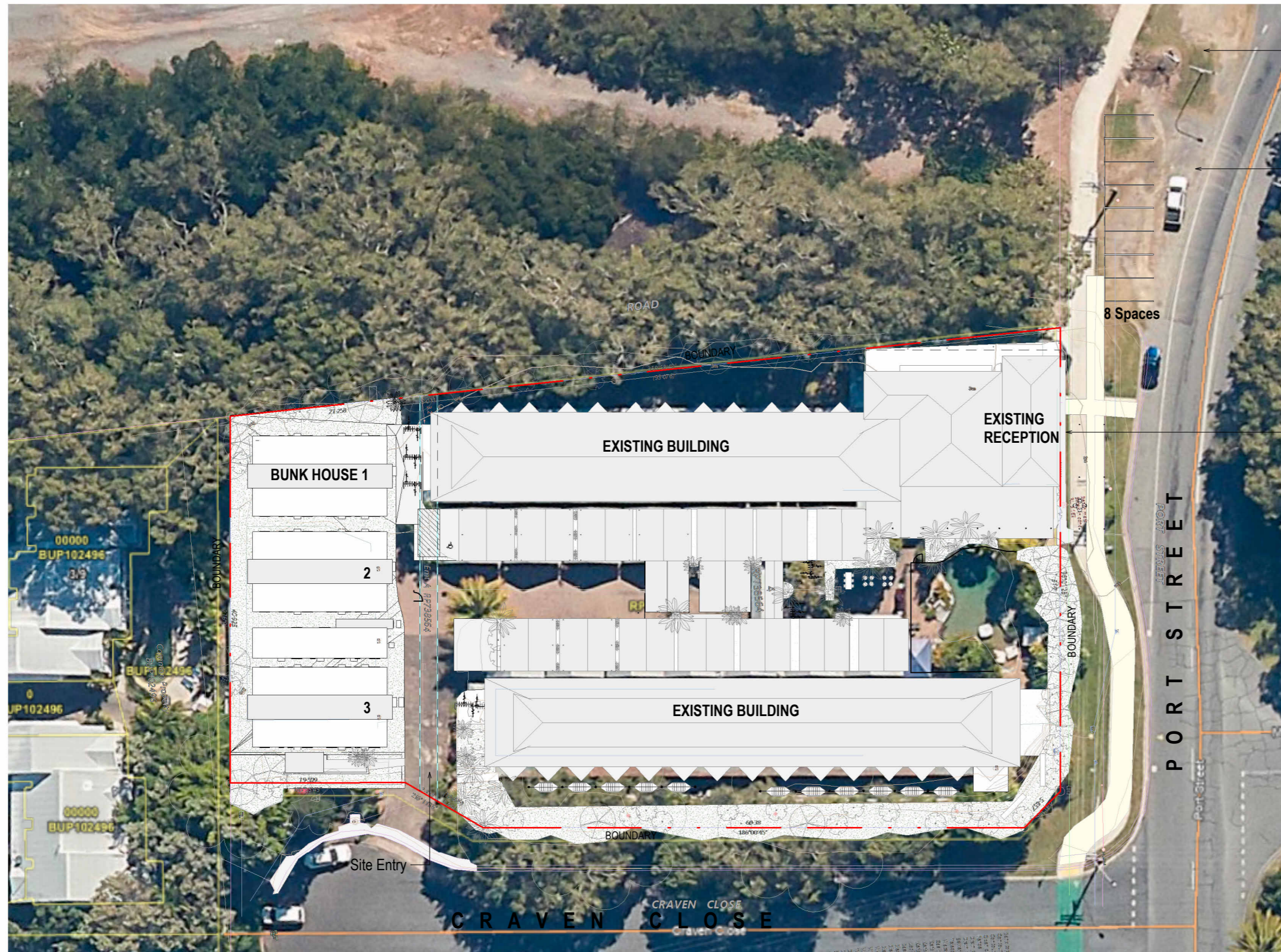
This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			

CORAL BEACH LODGE



Existing light pole

Existing street parking

8 Spaces

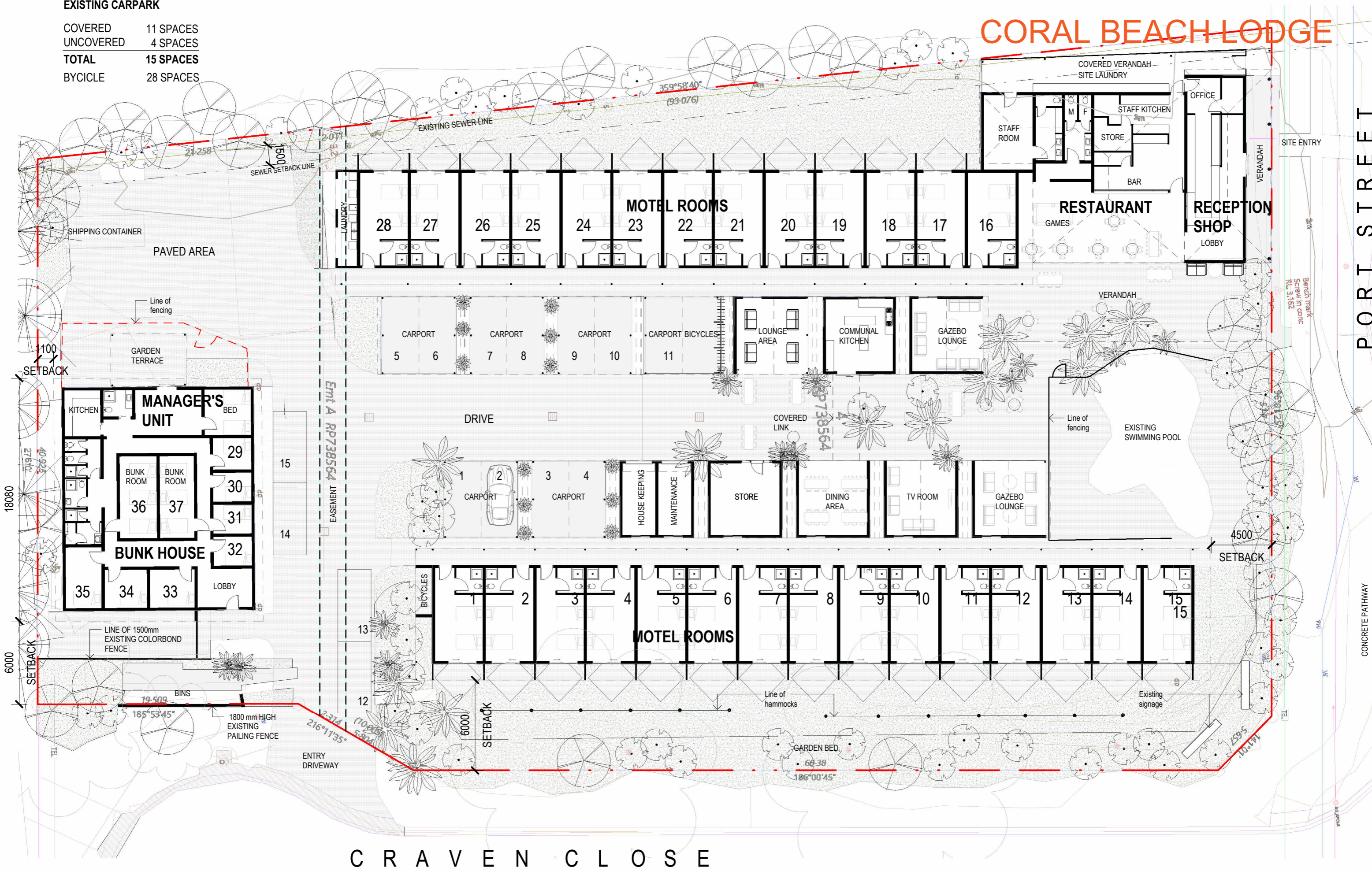
Reception Entry

DRAWING LIST	
DA000	COVER SHEET & SITE PLAN
DA001	EXISTING SITE PLAN
DA002	PROPOSED PLAN
DA002.1	PROPOSED SITE PLAN - STAGING
DA003	SITE PLAN AREAS
DA004	DETAIL PLAN
DA005	SETBACK & SITE COVER PLANS
DA006	ELEVATIONS & SECTIONS
DA007	PROPOSED BUNK HOUSES ELEVATION

EXISTING CARPARK

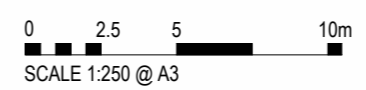
COVERED	11 SPACES
UNCOVERED	4 SPACES
TOTAL	15 SPACES
BYCICLE	28 SPACES

CORAL BEACH LODGE



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EXISTING SITE PLAN

CBL-02
 DA001 (1) 08/06/2026

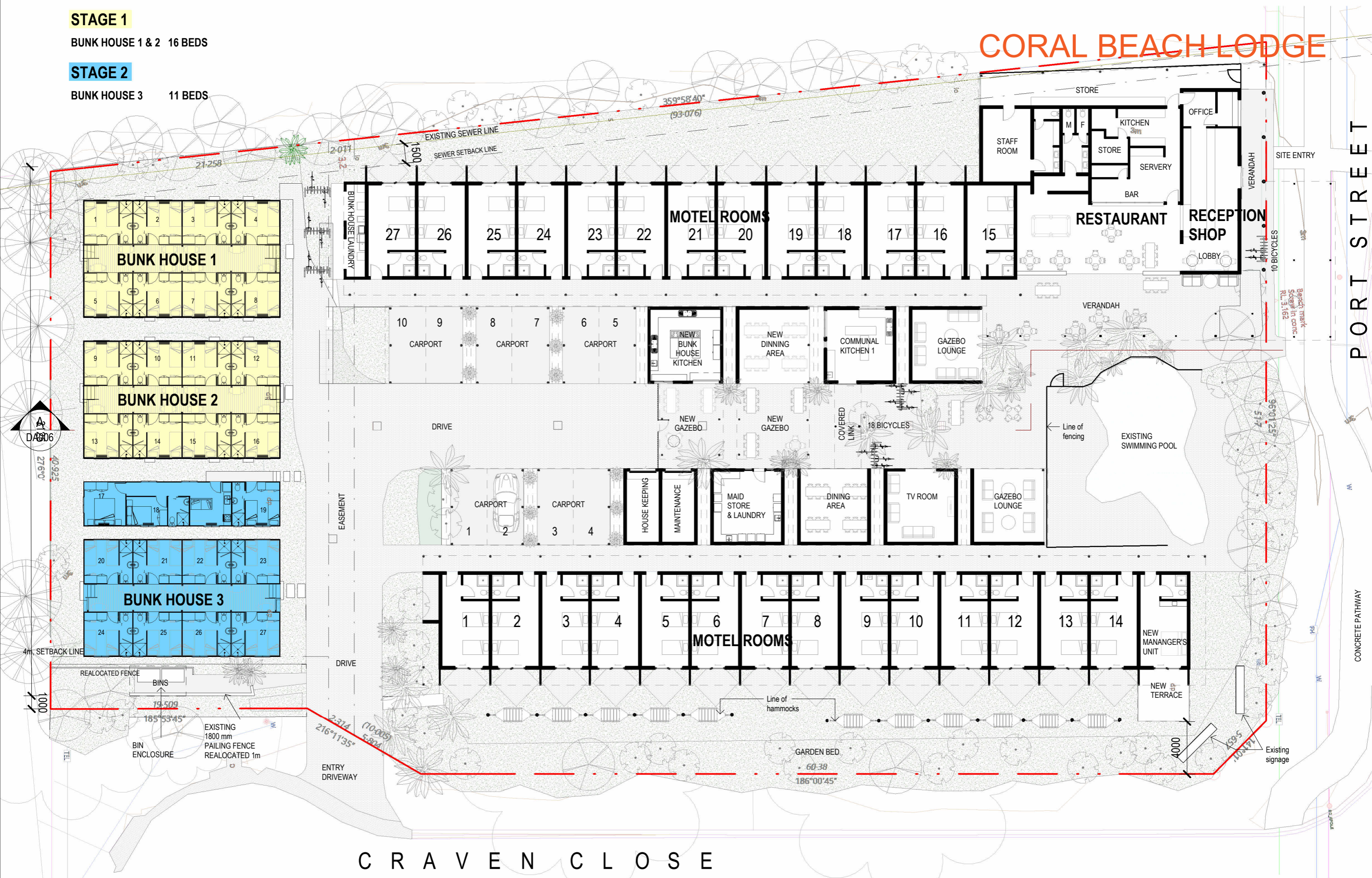
STAGE 1

BUNK HOUSE 1 & 2 16 BEDS

STAGE 2

BUNK HOUSE 3 11 BEDS

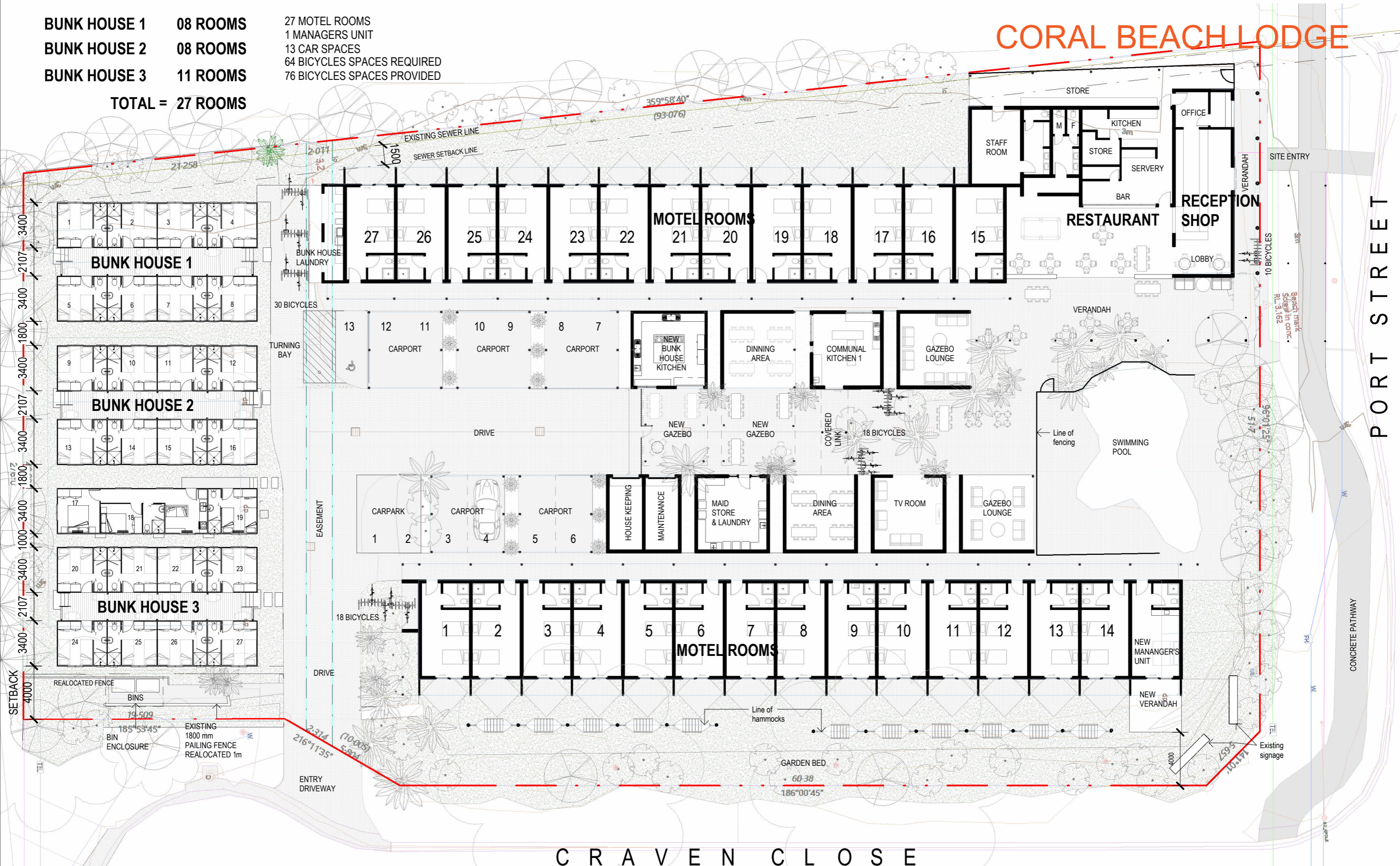
CORAL BEACH LODGE



BUNK HOUSE 1 08 ROOMS
BUNK HOUSE 2 08 ROOMS
BUNK HOUSE 3 11 ROOMS
TOTAL = 27 ROOMS

27 MOTEL ROOMS
 1 MANAGERS UNIT
 13 CAR SPACES
 64 BICYCLES SPACES REQUIRED
 76 BICYCLES SPACES PROVIDED

CORAL BEACH LODGE



C R A V E N C L O S E

CORAL BEACH LODGE

LANDSCAPE & RECREATIONAL 1853 m² = 40.1% min.35% required
 COMMUNIAL RECREATIONAL 663 m² = 15% min 5% required

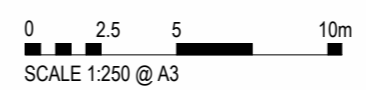


C R A V E N C L O S E



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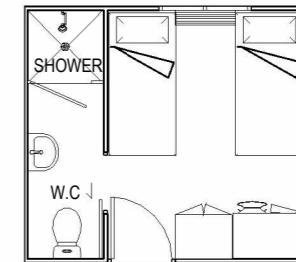
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SITE PLAN AREAS

CBL-02
 DA003 (4) 08/06/2026

CORAL BEACH LODGE



BUNK HOUSE - BEDROOM TYPE A

1:100



BUNK HOUSE - BEDROOM TYPE B

1:100

PROPOSED NEW BUILDING
PLANNING GFA

BUNK HOUSE 1 100 m²
BUNK HOUSE 2 100 m²
BUNK HOUSE 3 150 m²

TOTAL: 350m²

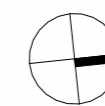
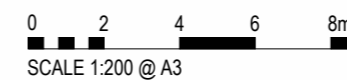
GROUND FLOOR PLAN



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NORTH

DETAIL PLAN

CBL-02
DA004 (6) 08/06/2026

CORAL BEACH LODGE

SETBACK

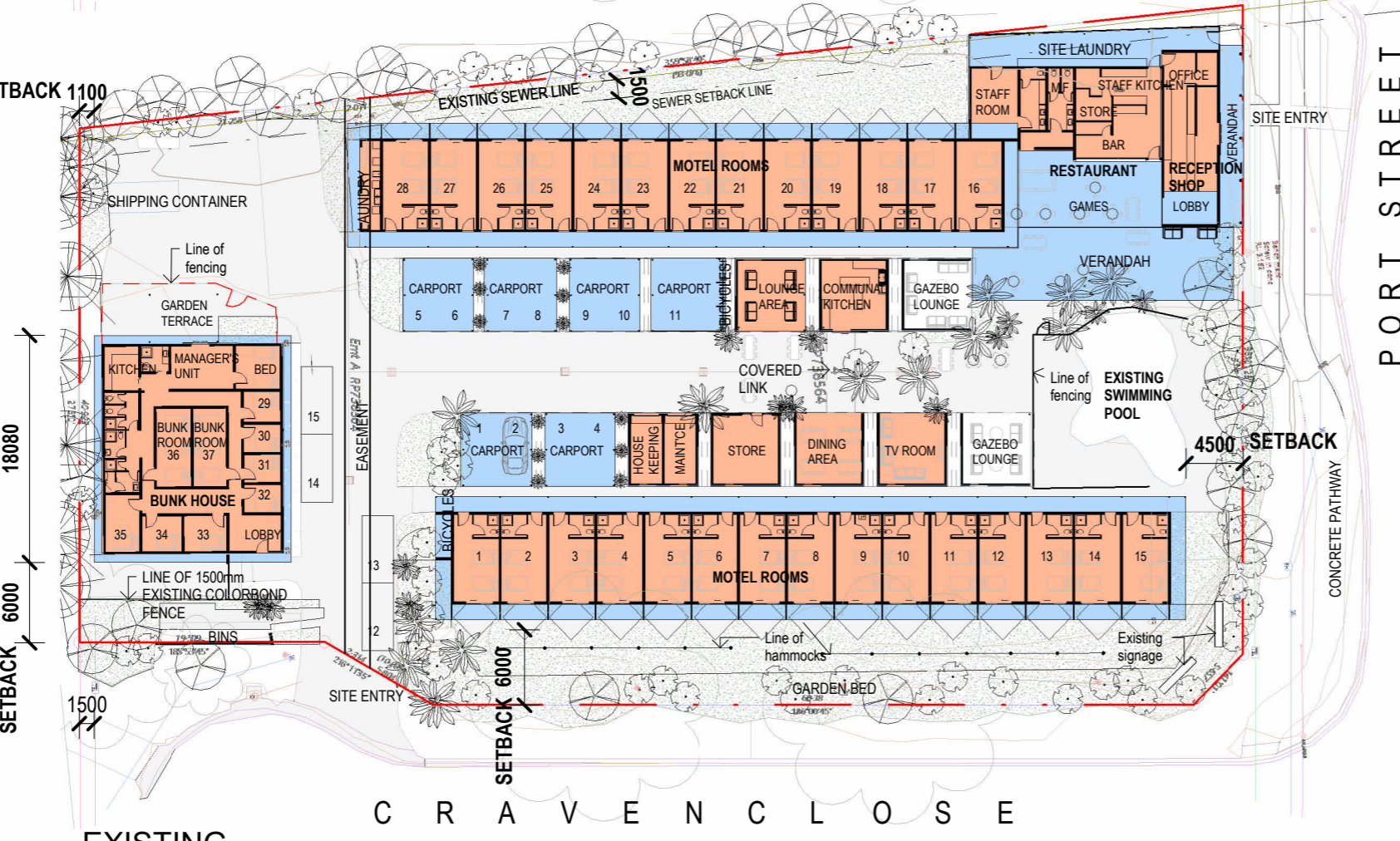


COVERED AREA TO OUTER MOST ROOF PROJECTION
GFA

SITE AREA : 4578 m ²	SITE COVER	GFA
MAIN BUILDING	1890 m ²	1146 m ²
BUNK HOUSE 1, 2 & 3	437 m ²	346 m ²
BUNK HOUSE KITCHEN	34 m ²	34 m ²
TOTAL	2361 m² = 51.5%	1526 m² = 0.33 PLOT RATIO

PROPOSED C R A V E N C L O S E

SETBACK 1100



SITE AREA : 4578 m ²	SITE COVER	GFA
MAIN BUILDING	1907 m ²	1140 m ²
BUNK HOUSE	285 m ²	240 m ²
TOTAL	2192 m² = 47.8%	1380 m² = 0.3 PLOT RATIO

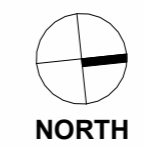
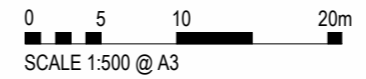
EXISTING C R A V E N C L O S E



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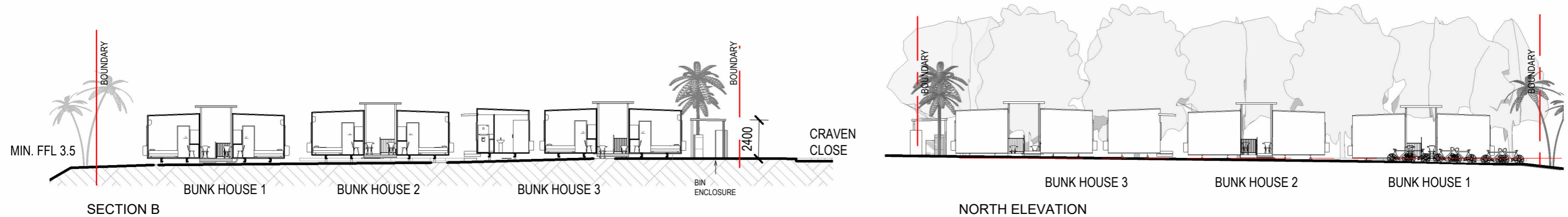
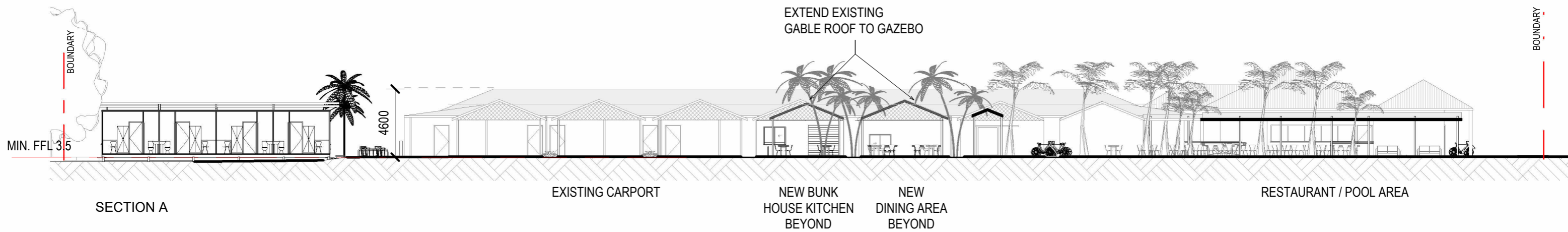
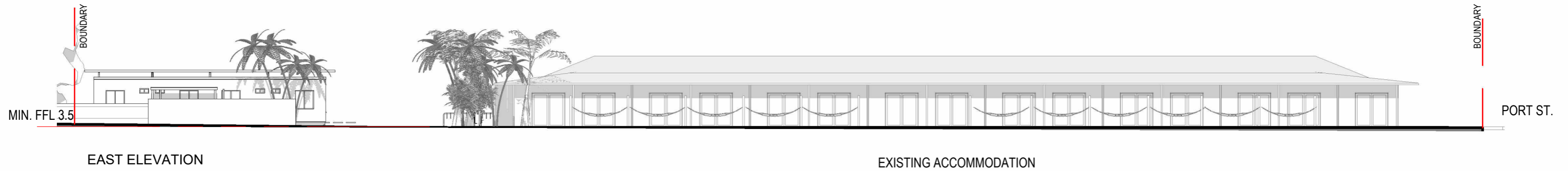
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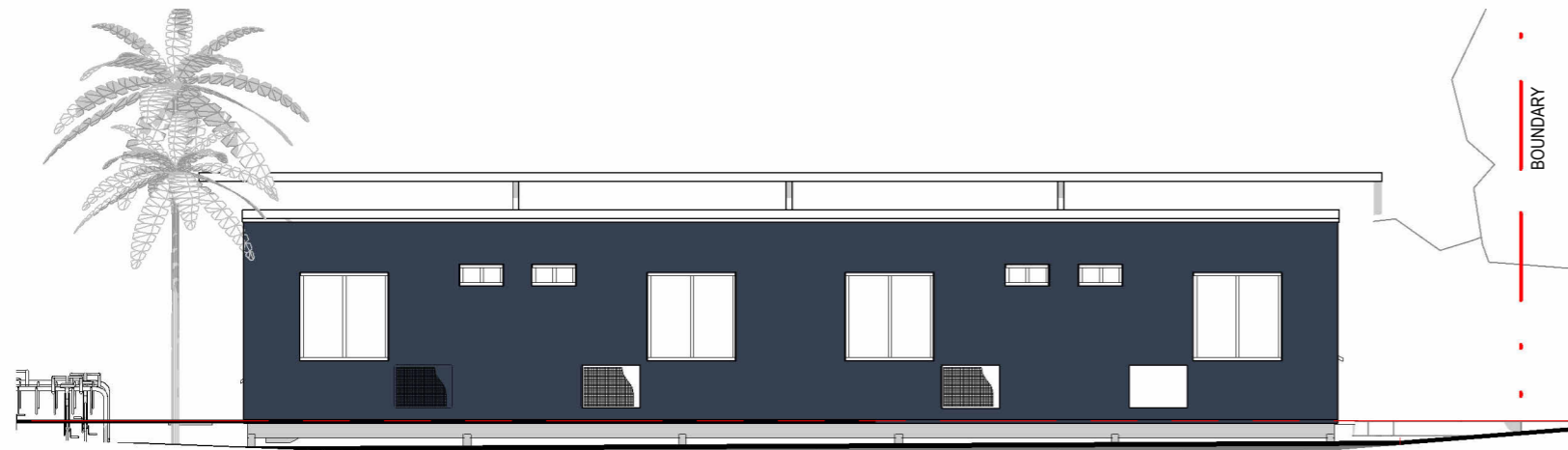
SETBACK & SITE COVER PLANS

CBL-02
DA005 (2) 08/06/2026

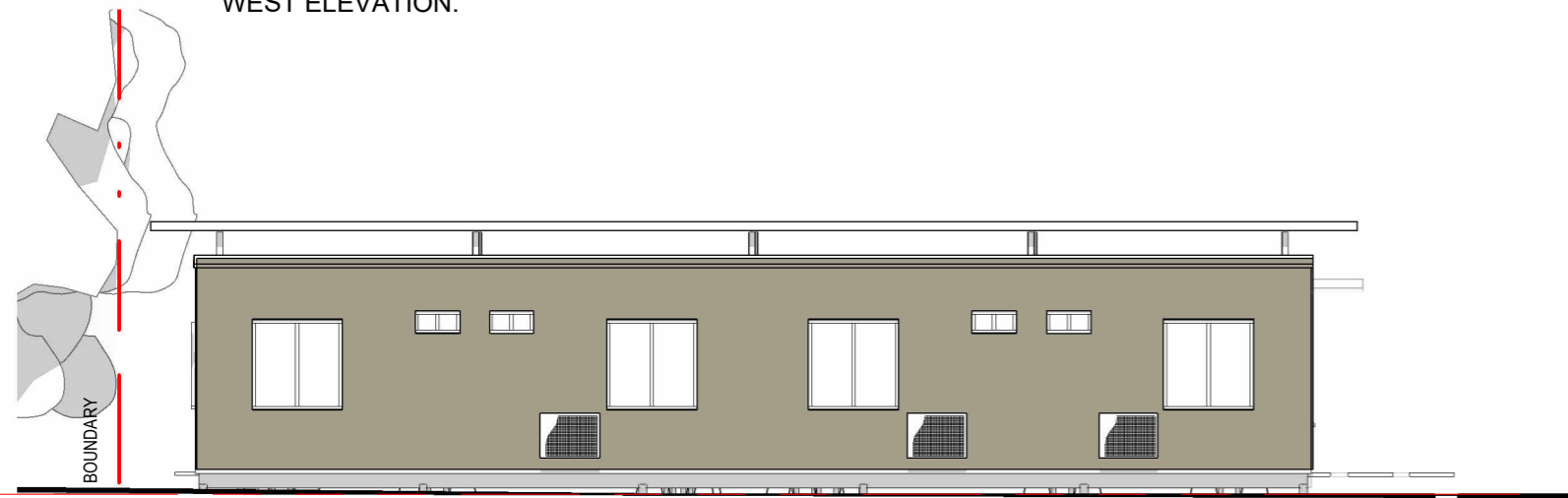
CORAL BEACH LODGE



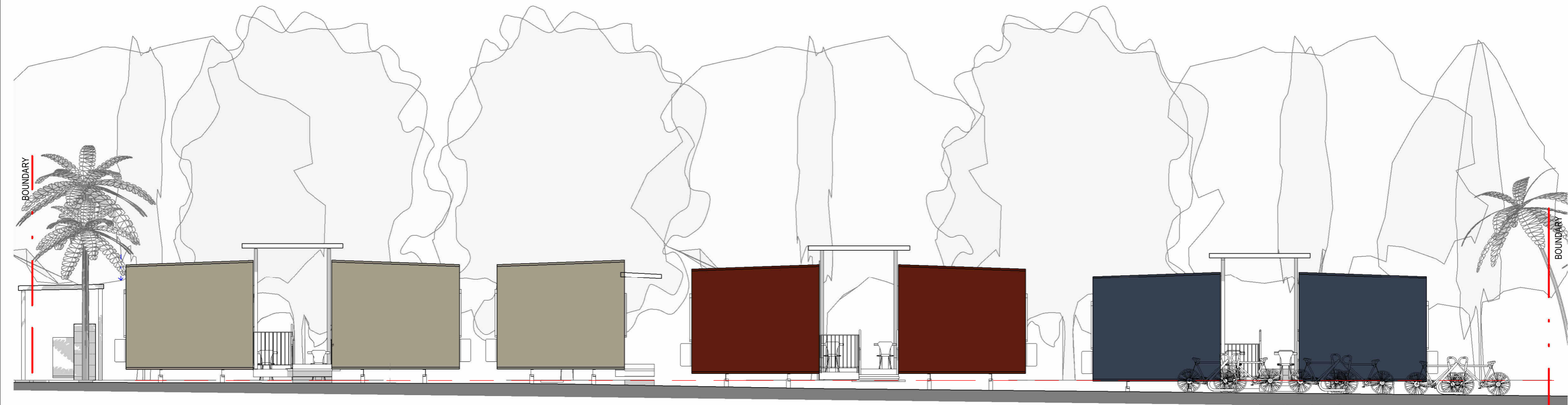
CORAL BEACH LODGE



WEST ELEVATION.



EAST ELEVATION.



BUNK HOUSE 1

BUNK HOUSE 2

BUNK HOUSE 3

NORTH ELEVATION