



06.08.2025

Our Ref: 36519-001-01

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

Attn: Environment & Planning Team – D. Lamond

Dear Daniel,

**Change Application for a Minor Change – Material Change of Use (Backpackers Accommodation Premises, 18 x 6 Bed Dormitories, 10 x 4 Private Suites, Caretaker's Residence, Office and Shops)  
37-39 Warner Street, Port Douglas - Lot 50 on RP896319**

We act on behalf of RRL One Pty Ltd being the applicant and landowner in relation to the abovementioned matter.

The Planning and Environment Court issued judgement on 9 April 2001 (Ref: Appeal No. 1 of 2001) for the Material Change of Use (Backpacker Accommodation Premises, 18 x 6 Bed Dormitories, 10 x 4 Bedroom Private Suites, Caretakers Residence, Office and Shops) for the above-mentioned premises. A copy of the judgement is included within **Attachment C**.

In accordance with section 78 of the *Planning Act 2016* (the Act) we hereby submit a Change Application for a minor change to the abovementioned development permit for the purpose of increasing the bed numbers permitted within the premises and updating of onsite facilities. Additionally, as the Office and Shop uses within the premises has ceased to operate, this change request also seeks the removal of the above-mentioned land uses from the premises. Discussions on the relevant items is provided below:

#### **Increase to Bedding Density**

The establishment was approved to accommodate for 148 beds; however, the Port Douglas region has experienced significant growth of its tourism and hospitality industries over the last 25 years and is facing a shortfall in accommodation for transient employees and visitors alike. In response to this demand, the bedding within the existing 28 rooms are proposed to increase to 26 x 8 Bed Dormitories and 2 x 7 Bed Dormitories, raising the accommodation capacity to 222 beds at any one time. The number of beds per dorm is in accordance with the relevant fire code in that there is 2.5m<sup>2</sup>/per bed in each dormitory.

The area of the shops has been converted to shared recreation/kitchen area. Building works onsite will be limited to that of the establishment of additional bathrooms/toilets, expansion to existing laundry facilities and decking. The



additional bathrooms/toilets ensures that with the additional occupation rates, the premises meets the requirements of the relevant building codes.

### Parking Provisions

The judgement of 2001 required the provision of 28 parking spaces onsite. This requirement included the increased demand generated by that of the Office and Shop land uses. The removal of the Office and Shop land uses reduces the parking demand for off street parking.

Anticipated parking demand for the premises is further reduced given the subject site's convenient location within the Port Douglas town centre and favourable proximity to commercial and community services. Furthermore, the transient nature of the 'backpacker' demographic and the utilisation of emerging modes of transport, including e-scooters, have further reduced the demand of private motor vehicle use.

Parking spaces onsite has been reduced to fifteen (15) car parking spaces which is considered adequate to accommodate the demand generated by the establishment.

In addition to car parking spaces, a new bike parking area will be provided. The proposed parking provisions are considered appropriate for a development of this nature at this location.

Figure 1 below shows the approved layout. In comparison, Figure 2 shows the proposed layout. A full detailed drawing set of the proposed plans is located in **Attachment D**.

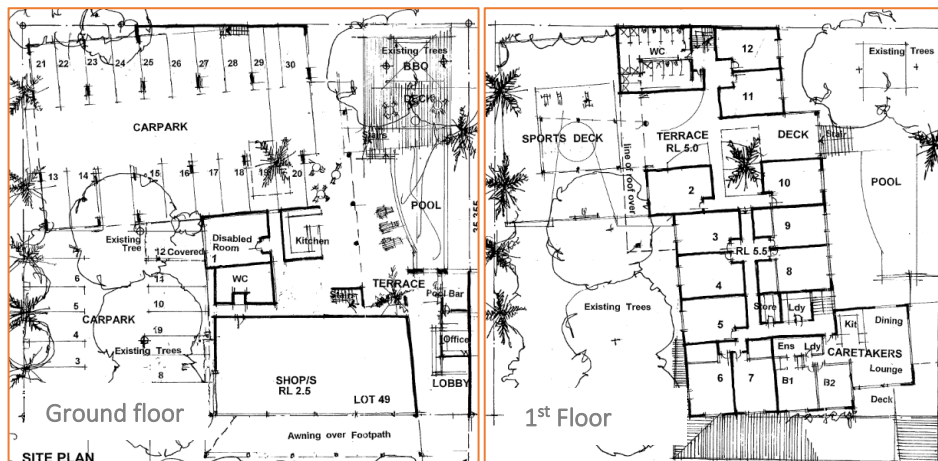


Figure 1: Extract of Existing Approved Site Plan

Source: Appeal No. 1 of 2001

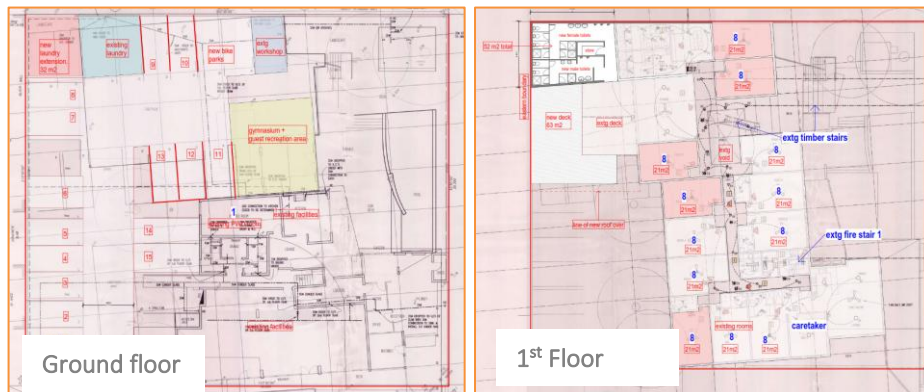


Figure 2: Extract of Proposed Site Plan

Source: 8 Pencils

Updates to the premises includes the following:

- Increase accommodation density to 26 x 8 bed dormitories and 2 x 7 bed dormitories totalling 222 occupants.
- Repurpose existing shop as communal area.
- New toilet and shower – three (3) male and three (3) female.
- New gymnasium and guest recreation area.
- New bike/scooter parking area.
- Upgraded laundry facility.
- New fire escape stairwell.
- Removal of thirteen (13) car parking spaces to accommodate the updated facilities (laundry, recreation areas etc.).

The minor change seeks to upgrade the existing establishment to support the growing demand for rooming accommodation within the Port Douglas locality. The site design remains generally consistent with the approved plans, with only minor amendments to the overall built form, and no changes to operational hours, traffic, and landscaping are proposed.

The premises sits within the Centre Zone and the Port Douglas/Craigie Local Plan as identified in the *Douglas Shire Planning Scheme 2018* (Planning Scheme). The use of the premises remains consistent with that of the current Planning Scheme.

As a result, the change seeks to amend Conditions 3, 9, and 10 of the Judgement to reflect the updated proposal plans. No other conditions require amendment as a result of this change.

An assessment of the minor change against the provisions of the *Planning Act 2016* is provided below.



### Planning Act 2016 Considerations

The Change Application can only be assessed as a minor change if the change satisfies the definition of *minor change* provided in Schedule 2 of the *Planning Act 2016* as follows:-

*“minor change means:*

*.....*

*(b) for a development approval—*

- i. would not result in substantially different development; and*
- ii. if a development application for the development, including the change, were made when the change application is made would not cause—*
  - (A) the inclusion of prohibited development in the application; or*
  - (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
  - (C) referral to extra referral agencies, other than to the chief executive; or*
  - (D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*
  - (E) public notification if public notification was not required for the development application.”*

A response as to how the proposed Change Application satisfies the criteria of a *minor change*, as defined within the *Planning Act 2016*, is provided below:

- i. would not result in substantially different development; and*

#### Response:

The *Development Assessment Rules* in Schedule 1 provide advice on determining what is considered substantially different development. On review, it is considered that the proposed changes do not result in a substantially different development as:

- The proposed change does not involve a new use.
- The changes do not result in the application applying to a new parcel of land.
- The proposed changes do not substantially alter the built form of the development.
- The proposed change results in the proposed development to operate as originally intended.



- The changes do not result in removing any component that is integral to the development. The rooming accommodation use will continue to operate without impact.
- The proposed change will not result in significant impacts on traffic flow and the transport network.
- The proposed changes do not introduce or increase the severity of any known impacts.
- There is no incentive or offset component associated with the development approval.
- The proposed changes will not have any impacts on infrastructure provision as the changes do not result in such an increase in yield which would require additional demand on infrastructure.

i. *if a development application for the development, including the change, were made when the change application is made would not cause—*

*(A) the inclusion of prohibited development in the application;  
or*

Response:

The proposed changes do not result in the inclusion of prohibited development in the application.

*(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*

*(C) referral to extra referral agencies, other than to the chief executive; or*

*(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*

Response:

There are no new referral entities or requirements over that triggered with the initial application.

*(E) public notification if public notification was not required for the development application.”*

Response:

The proposed changes do not require public notification.

Accordingly, based on the above, we advise that the proposed change is considered a minor change as it does not result in substantially different development, would not entail public notification, has no effect on referral entities should the application be remade now.



### Responsible Entity

The Douglas Shire Council is the responsible entity for assessing the application.

### Affected Entities

No Affected Entities have been identified.

### Owner Consent

The Applicant is the owner of the premises subject to this minor change and therefore written consent is not required.

### Application Fee

In accordance with the Douglas Shire Council Schedule of Fees and Charges 2025 - 2026 the applicable fee has been determined to be \$1,673.25 being for 25% of the current prescribed fee of \$6,693.00 (Rooming Accommodation 28 Rooms – \$6,321.00 & Caretaker's Residence - \$372.00).

The applicant will arrange payment of the application upon Council issuing an invoice for the applicable fee.

### Supporting Documents

In accordance with the *Planning Act 2016*, the following documentation is attached to allow Council's consideration:

- Attachment A: Planning Act Form 5 – Change Application Form;
- Attachment B: Certificate of Title;
- Attachment C: Copy of Planning and Environment Court Judgement dated 9 April 2001 (Ref: Appeal No. 1 of 2001)
- Attachment D: Updated Development Plans prepared by 8 Pencils.

### Conclusion

Overall, it is considered that the above has clearly demonstrated that the proposed changes constitute a minor change and therefore the Change Application can be assessed and approved by the Council as minor change.

We trust that the enclosed documentation is sufficient to allow for assessment, however, should you have any further queries or wish to discuss please do not hesitate to contact this office.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'MT', is written over a horizontal line.

MICHAEL TESSARO

Senior Planner

**Brazier Motti Pty Ltd**

# ATTACHMENT A

brazier motti



# 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) (individual or company full name)	RRL One Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	c/- Brazier Motti Pty Ltd PO Box 1185
Suburb	CAIRNS
State	QLD
Postcode	4870
Country	AUSTRALIA
Email address (non-mandatory)	cns.planning@braziermotti.com.au
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	36519-001-01

2) Owner's consent - Is written consent of the owner required for this change application?	
<b>Note:</b> 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 (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>				
<input type="checkbox"/> Street address <b>AND</b> lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		37-39	Warner Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	50	RP896319	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)



**Queensland  
Government**



3.2) Coordinates of premises ( <i>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</i> ) <b>Note:</b> 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) ( <i>if applicable</i> )	
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:		
<input type="checkbox"/> Coordinates of premises by easting and northing				
Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) ( <i>if applicable</i> )
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	
3.3) Additional premises				
<input type="checkbox"/> Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application <input checked="" type="checkbox"/> Not required				

## PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application <b>Note:</b> 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	Planning and Environment Court issued judgement (Ref: Appeal No. 1 of 2001)	9 April 2001	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 ( <i>e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building</i> ):
Increase bed density from 148 to 222 beds + minor changes to existing facilities onsite.
6.2) What type of change does this application propose?
<input checked="" type="checkbox"/> Minor change application – proceed to Part 5 <input type="checkbox"/> 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 <b>Note:</b> 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
<b>9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?</b> <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.
<b>9.2) Does the change application involve building work?</b> <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?
<b>Note:</b> 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 <a href="#">Referral checklist for building work</a> 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 <b>Note:</b> 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

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Date received:  Reference number(s):

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

# ATTACHMENT B

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Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50120172</b>	<b>Search Date:</b>	07/07/2025 10:31
<b>Date Title Created:</b>	09/04/1996	<b>Request No:</b>	52485369
<b>Previous Title:</b>	21505042, 21505043		

**ESTATE AND LAND**

Estate in Fee Simple

LOT 50 REGISTERED PLAN 896319  
Local Government: DOUGLAS

**REGISTERED OWNER**

Dealing No: 716960972 17/12/2015

RRL ONE PTY LTD A.C.N. 093 294 645  
UNDER INSTRUMENT 716960972

TRUSTEE

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10495156 (ALLOT 10 SEC 14)  
Deed of Grant No. 10498072 (ALLOT 9 SEC 14)

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

\*\* End of Current Title Search \*\*

# ATTACHMENT C

brazier motti



## JUDGMENT

Appeal No. 1 of 2001

In the Planning and Environment Court  
Held at: CAIRNS

Between: **PORT DOUGLAS VENTURES PTY LTD ACN 094 101 827**

Appellant

And: **DOUGLAS SHIRE COUNCIL**

Respondent

**BEFORE HIS HONOUR JUDGE WHITE**

**DATE OF JUDGMENT:** 9 / 4 / 2001

**UPON HEARING** Miller Harris Lawyers as town agents for Greer & Timms, Solicitors for the Appellant and MacDonnells, Solicitors for the Respondent.

**AND UPON READING** the Notice of Appeal filed on 3 January 2001, the Entry of Appearance filed on 9 January 2001, the Affidavit of Martin Patrick Tranter filed on 28 February 2001, the Affidavit of Roger Mainwood filed on 28 February 2001 and the Entry of Appeal filed on 6 April 2001.

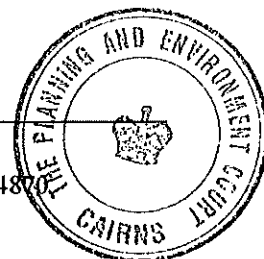
### **IT IS ADJUDGED THAT:-**

1. The Court is satisfied that there has been compliance with the provisions of Chapter 3, Part 4 (Public Notification) of the *Integrated Planning Act 1997* in respect of an application lodged by the Appellant with the Respondent on 18 October 2000 for a development permit to carry out a material change of use (Backpackers Accommodation Premises, 18 x 6 Bed Dormitories, 10 x 4 Private Suites, Caretaker's Residence, Office and Shops) ("the development application") on the land located at 37-39 Warner Street, Port Douglas and described as Lot 50 on RP 896319, Parish of Salisbury, County of Solander ("the land"); and
2. There has been compliance with the provisions of Chapter 4 of the *Integrated Planning Act 1997* relating to the giving of the notice of the appeal; and
3. The appeal be allowed; and
4. The development application be approved subject to conditions.

### **JUDGMENT**

Filed on behalf of the Respondent  
Form PEC-8

**MacDONNELLS Solicitors**  
Cnr Shields & Grafton Streets, Cairns Qld 4870  
Ph: (07) 4030 0600 Fax: (07) 4030 0699  
Our Ref: TMK:10177





**AND IT IS ORDERED THAT** a development permit be issued subject to the following conditions:-

1. Any erection and use and occupation of the premises shall at all times comply with the conditions laid down and provided for in the Douglas Shire Planning Scheme from time to time.
2. The provisions of the Integrated Planning Act 1997, the Building Act, the Fire Safety Act, the Health Act, the Food Act 1981 and all other relevant Acts and Regulations and the Local Laws of the Council from time to time shall at all times be observed and performed in relation to the land, the building and the use and occupation thereof.
3. The development and conduct of the approved use of the premises, the carrying out and maintenance of any works on the premises and construction and maintenance of any building on the premises shall be generally in accordance with the approved Revised Plans ZLA01 SK05 Rev B and SK06 Rev B and new drawings ZLA01 SK07 and SK08 dated February 2001 and prepared by Total Project Group and Plan 626 LP03 and Plan 626 LP04 dated February 2001 and prepared by JNP Pawsey & Prowse.
4. The design and exterior finish of the building shall achieve the design intent of creating a contemporary building of high design appeal by incorporating the following design elements:
  - deep roof overhangs and other shade structure elements to windows and building apertures;
  - primarily louvre windows all with vertical orientation;
  - light weight cladding to the upper levels of the building facade;
  - incorporation of timber batten screens; and
  - a high degree of articulation to each elevation of the building.
5. The issue of this Development Permit in no way implies building approval, either in principle or in detail, of any plans of the proposed development which may have been submitted with the application. Approval of any building works associated with the use shall be the subject of a separate development application for building work.
6. Unless otherwise specified, the conditions of the Development Permit are to be effected prior to the commencement of the specific use as granted by Council.



7. This permit shall lapse four (4) years after the day this development permit takes effect, unless the change of use happens before the end of that period (unless extended under section 3.5.22 of the Integrated Planning Act 1997).

### **Car Parking and Access Requirements**

8. Vehicle car parking shall be in accordance with Council's Planning Scheme for each respective use. All car parking, driveway and vehicular manoeuvring areas shall be paved, drained, sealed, linemarked and maintained to the requirements and satisfaction of the Manager Planning Services prior to commencement of the use.
9. Provision shall be made on the premises for car parking spaces and access thereto at the rate current at the time the development application for building work is lodged as well as for the loading/unloading of vehicles. Such car parking, access and loading/unloading areas shall be constructed in accordance with the requirements of the Douglas Shire Town Planning Scheme and Local Laws and the approved plans and to the reasonable satisfaction of the Manager Planning Services. On the present method of calculation nineteen (19) covered spaces and nine (9) other spaces would be required.
10. Car parking spaces numbered 1 & 2, as shown on the revised site plan (ZLA01 SK5 Rev B) and located within the 3 metre setback to the site frontage, are to be deleted from the plan and replaced with landscaping, and a total of 28 car parking spaces must remain on site.
11. The applicant shall provide signs to the satisfaction of the Council, advising the location of the off-street car parking area and access thereto and details of the signage and the proposed location of the signs shall be submitted at the time of lodgment of a development application for building work.
12. Bollard lighting shall be provided at the premises boundary to indicate access to the car parking area to the satisfaction of the Council and details of the lighting shall be submitted at the time of lodgment of a development application for building work.
13. Access to and egress from the land shall be designed so that all vehicles enter or leave in a forward direction.

### **Landscaping and Screening Requirements**

14. The premises and street frontage shall be landscaped in accordance with an approved landscape plan. Existing natural vegetation shall be retained and only removed with the Council's written



approval and protected vegetation as defined by Local Law 56 (Vegetation Management) shall only be removed in accordance with that Local Law.

15. The Landscape Plan shall be submitted at the time of lodgement of a Development Application for Building Work and shall be approved by the Chief Executive Officer prior to the issue of a development permit for building work. In particular, the plan shall show:-

- site boundaries densely landscaped with native rainforest plantings and supplemented with ex-ground native palms;
- ex-ground native and exotic palms ranging in height from 4 to 7 metres in the immediate vicinity of the proposed building;
- retention of the existing large paper barks on site;
- 18 linear metres of vine trellis to the proposed awning of the building; and
- hanging planters incorporated into the first floor openings to the building facade.

As a minimum the Landscape Plan shall incorporate the quantity and size of trees, palms, shrubs and groundcovers listed in the Preliminary Proposed Plant List dated 19 February 2001, Job No 626.

16. Areas to be landscaped shall be established and maintained at all times to the satisfaction of the Council.
17. The applicant shall provide a 1.8 metre high screen fence to the side and rear boundaries of the premises to the satisfaction of the Council in accordance with a design approved by Council. The screen fence constructed along the rear boundary of the premises, being the common boundary with The Clink Theatre, is to be of solid construction and without horizontal rails or spacings so that there is no opportunity for the fence to be climbed. This is to ensure that no direct or indirect access is provided to the theatre site from the premises. Details of the screen fence shall be submitted at the time of lodgement of a Development Application for building work and shall be approved by the Manager Building Services prior to the issue of a development permit for building work.
18. The storage of any machinery, material and vehicles shall be appropriately screened so as not to be directly visible from any road frontage of the land, to the satisfaction of the Council.



## Health Requirements

19. No noise from either air conditioning units, swimming pool filters, service equipment or other mechanical equipment shall occur that would create a nuisance to adjoining residences having regard to the provisions of the Environmental Protection Act 1994, Environmental Protection (Noise) Policy 1997 and the Environmental Protection Regulation 1998 (Part 2A - Environmental Nuisance) as applicable.
20. All areas where fuels, oils and automotive products are used or may accumulate shall be drained to a gross pollutant trap to prevent material/pollutants entering the stormwater drainage system, to the requirements and satisfaction of the Council.
21. The applicant shall ensure that on completion of any site construction works the premises shall be maintained in a clean and tidy condition at all times and to the requirements and satisfaction of the Council.
22.
  - (a) All toilets shall be fitted with dual flush cisterns to the satisfaction of the Council.
  - (b) Water flow regulators shall be fitted to all shower recesses, bathrooms and kitchen facilities to the satisfaction of the Council and the design shall be submitted at the time of lodgement of a Development Application for building work.
23.
  - (a) The location of the refuse storage area shall be approved by the Council, having regard to neighbouring properties.
  - (b) The refuse storage area shall feature a hose cock and shall be drained to Council's sewer and shall provide for the separation of various components of refuse as required by the Council.
  - (c) Refuse storage, removal and collection methods shall be in accordance with the Environmental Protection Act 1994, Environmental (Waste Management) Policy 2000, Environmental Protection (Waste Management) Regulation 2000 as applicable, and to the satisfaction of Council's Manager Environmental Services.
  - (d) All refuse bin enclosures shall be suitably located outside of a three (3) metre wide landscape strip to the road frontage and sited on the premises to the requirements and satisfaction of the Council.

24.

- (a) Subject to (b) and (c), all construction work, maintenance, repair, demolition and other activities on the premises, shall be confined to the following hours:

6.30am to 6.30pm Monday to Saturday inclusive

- (b) Any work outside these hours is subject to approval by the Manager Building Services and applications must be received in writing by the Chief Executive Officer at least five working days prior to the date/s for which approval is sought.
- (c) No construction work, maintenance, repair, demolition and other activities on the premises shall be carried out on a Sunday or a public holiday in a way that makes or causes audible noise.

25. An integrated smoke detection system shall be installed to the satisfaction of the Queensland Fire & Rescue Authority.

#### **Construction Stage/Site Management**

26. At all times, the applicant is to ensure dust suppression measures are undertaken for the premises and adjoining road reserves to ensure that all materials are appropriately stored and any unsealed areas do not create a dust nuisance to surrounding areas to the satisfaction of the Council.
27. All vehicles associated with the development of the premises shall be legally parked and in a manner so as to not adversely impact on the immediate locality.
28. No building materials associated with the development of the premises, shall be stored or stacked on Council owned land (including road pavement, road reserve and/or parklands) at any time.
29. All refuse and packing materials or similar, associated with the development of the premises shall be stored on the premises in a neat and tidy manner and screened from public view.
30. Silt control measures shall be put in place by the developer prior to construction commencing on the premises and maintained in good working order during the construction.
31. The building site shall be maintained in good condition at all times to the reasonable satisfaction of Council.

## General Works and Conditions

32. The flow of all external stormwater from the property must be directed to a lawful point of discharge namely Warner Street such that it does not adversely affect surrounding or downstream properties from the development and to the requirements and satisfaction of the Council.
33. The following external works to the site frontage must be constructed to the satisfaction of the Council:
- removal of any existing driveways made redundant by the redevelopment of the site and making good that part of the premises;
  - 14mm hot mixed asphalt paving between existing bitumen and kerb and channel complying with Department of Main Roads specifications;
  - barrier kerbing in association with landscape planters around existing trees;
  - marked angle parking between the existing trees;
  - one point five (1.5) metre wide footpath along full frontage of the land; and
  - industrial crossover and apron at driveway location.

A copy of a plan of the works shall be submitted at the time of lodgement of a Development Application for building work and shall be approved by the Council prior to the issue of a development permit for building work. Such works shall be constructed in accordance with the Council's current specifications.

34. Protection or alterations to the sewer must be undertaken to the satisfaction of the Council as may be necessary.
- 35.
- (a) A contribution towards the augmentation of water supply and sewerage services is required, in accordance with Transitional Planning Scheme Policy "Determination of Contributions for Water & sewerage, headworks and works external adopted October 1998".
- (b) The contribution must be paid at the rate applicable at the time of payment. On the present method of calculation, the augmentation costs are \$50,602.48 for water supply and \$32,749.15 for sewerage.



(c) Payment is required prior to the issue of the development permit for building work.

36. The supply of electricity for the proposed development shall be underground in order to preserve amenity of the locality, with all road frontage and on-site electricity supplies to be underground.

### Signs

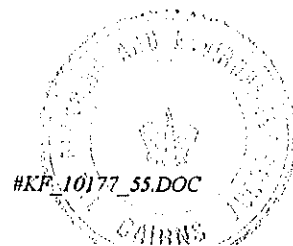
37. Signage shall be in accordance with a design approved by Council, with details of any signage proposed in association with the development to be submitted for approval of the Council at the time of lodgment of an application for building work.

### Miscellaneous

38. All external lighting installed upon the premises including car parking areas shall be certified by ERGON Energy or such other suitably qualified person such that it shall conform with the Planning Scheme whereby vertical illumination at a distance of 1.5 metres outside the boundary of the site shall not exceed eight (8) lux measured at any level upwards from ground level to the requirements and satisfaction of the Council.
39. All night lighting shall be designed and constructed to the satisfaction of the Manager Planning Services so as to ensure that light emitted from the premises does not, in the opinion of the Council, cause nuisance or annoyance to residents in the immediate vicinity or to passing motorists.
40. No covered verandahs or balconies shall be enclosed without the consent of Council.
41. Ground floor level on the premises is to be at a minimum level of 3.2 Australian Height Datum (AHD).

### Security

42. To guarantee the satisfactory completion of the building, site works, landscaping, drainage works and any required works external to the land and to ensure the payment of any contributions required under these conditions, a cash bond or bank guarantee to the value of \$100,000.00 shall be lodged with Council, such guarantee to be in a format considered satisfactory by Council.
43. The bond or guarantee shall be lodged prior to the issue of a development permit for building work.



44. In the event of a default in compliance with a relevant condition, Council may undertake any action it considers necessary to secure compliance with the relevant condition (including completing all or any part of the works mentioned herein to its satisfaction or applying the security to cover the contribution).

Filed On: 9 April 2001

Filed By: MacDonnells Solicitors, Tanya Knauer

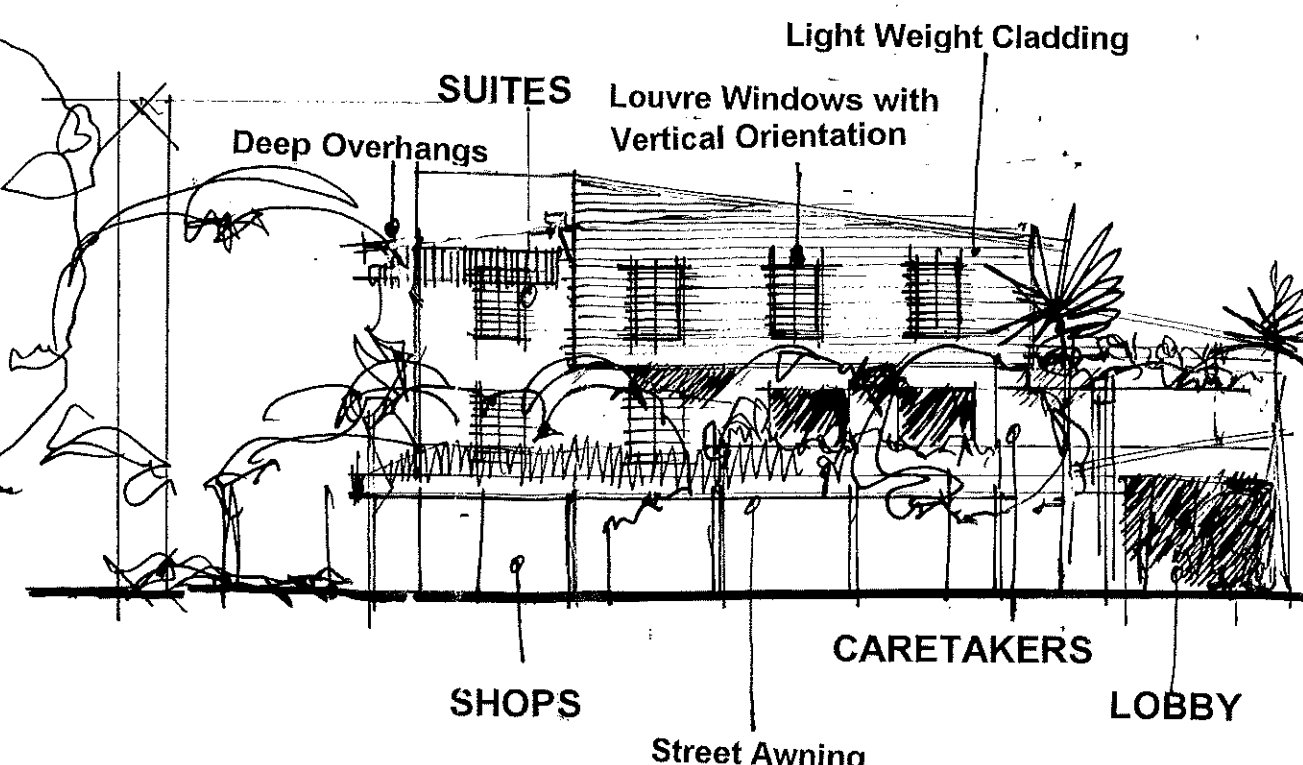
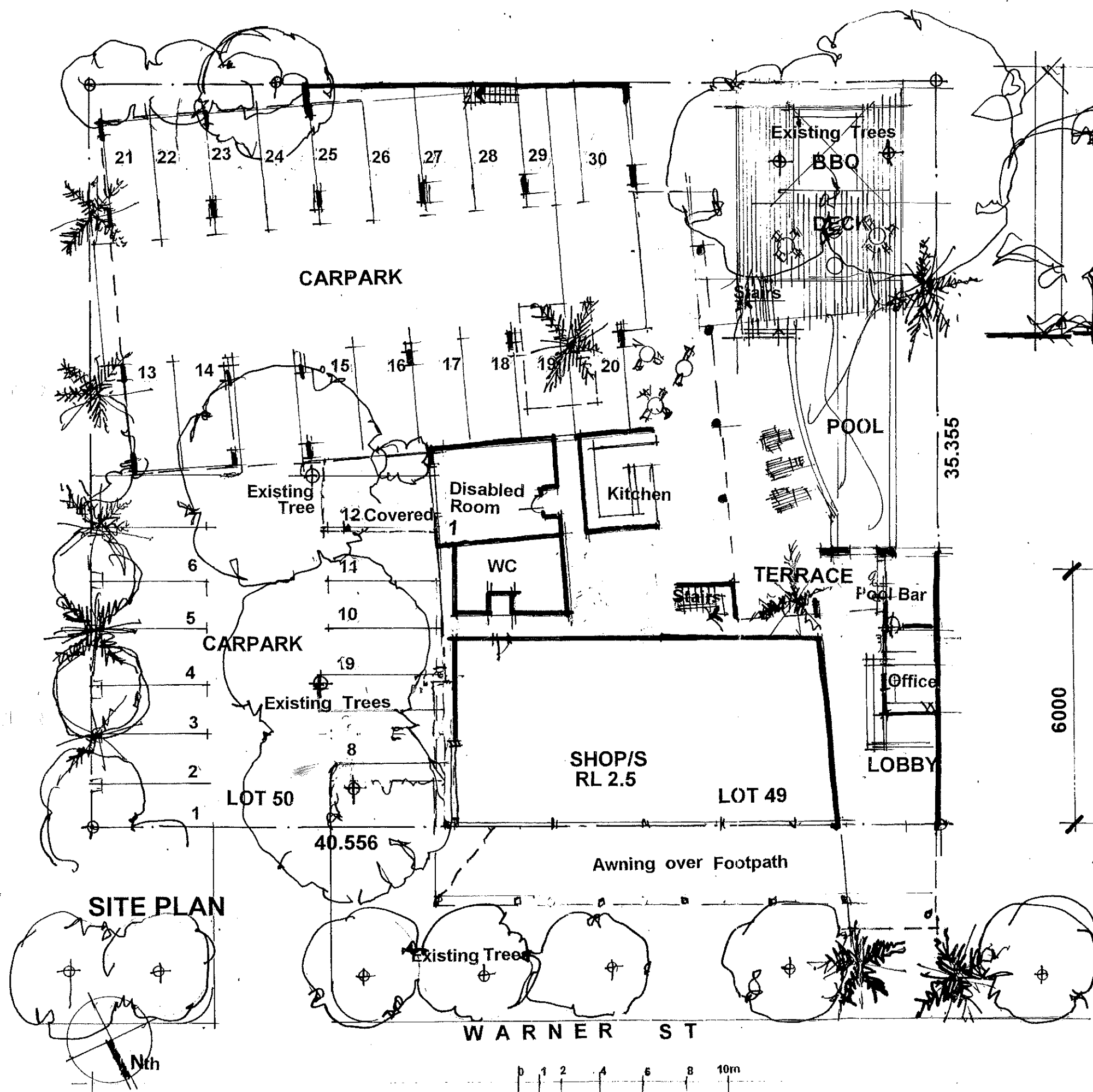
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Cairns Qld 4870

Phone: 07 4030 0617

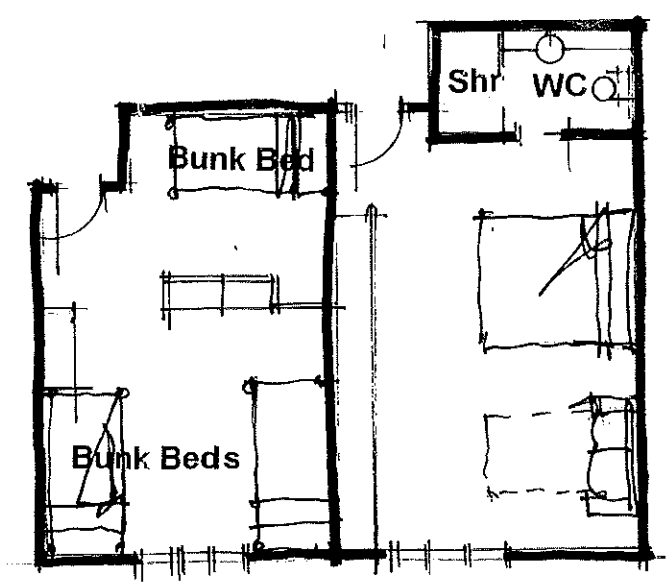
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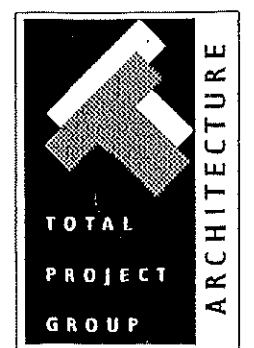
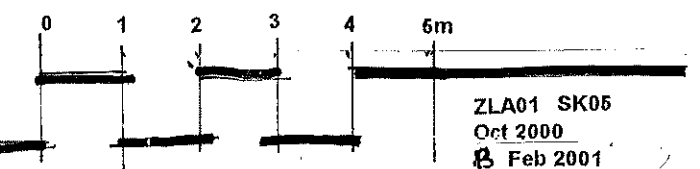


**ELEVATION**  
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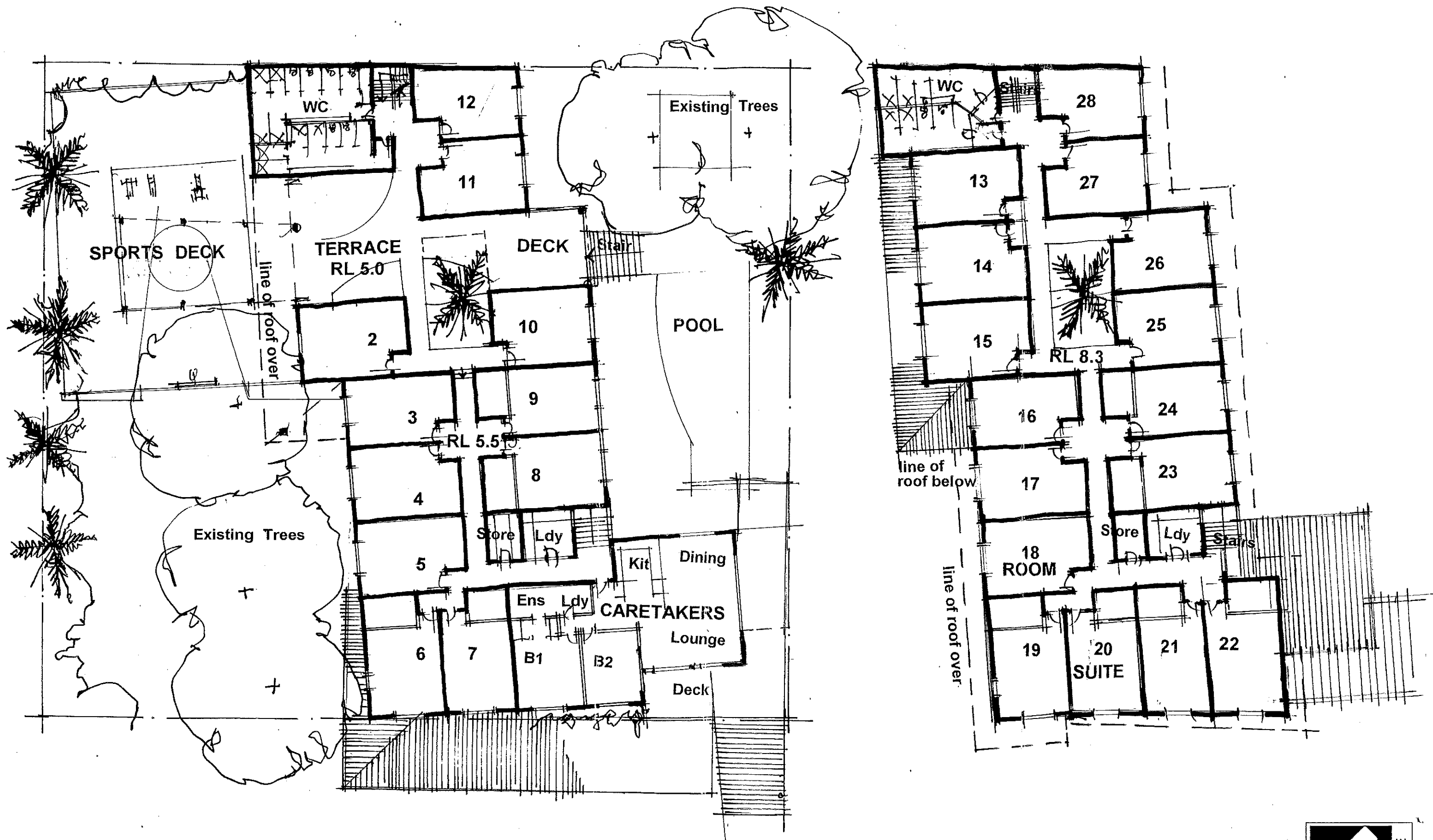
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**TYPICAL SUITE**

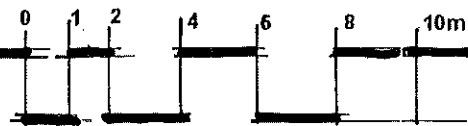


Backpackers, Port Douglas

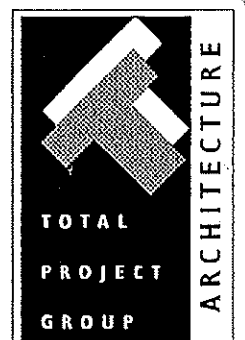
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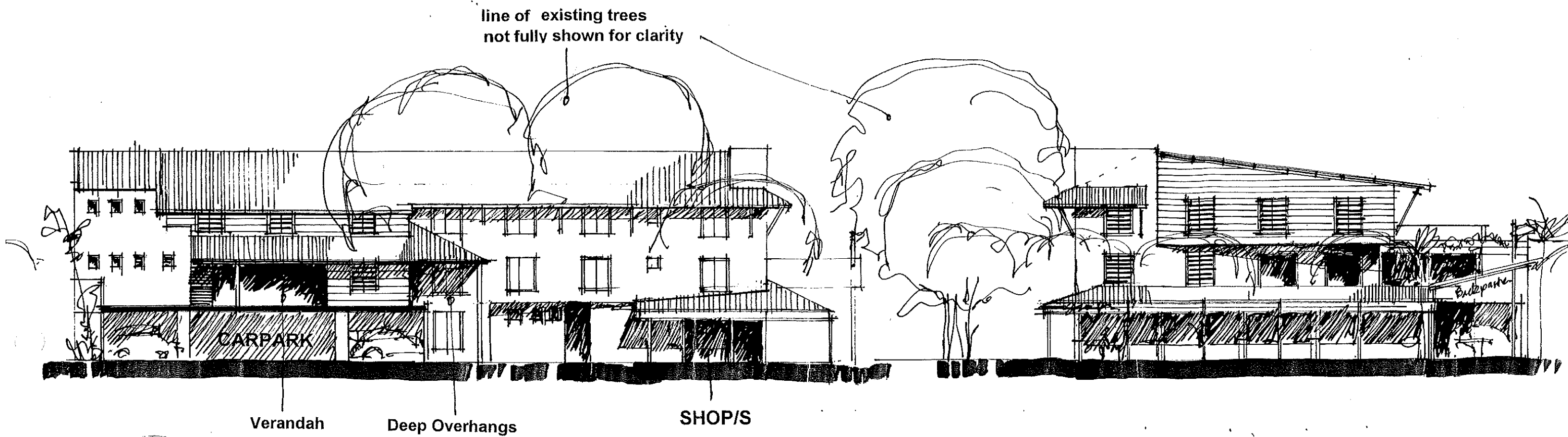


Backpackers, Port Douglas



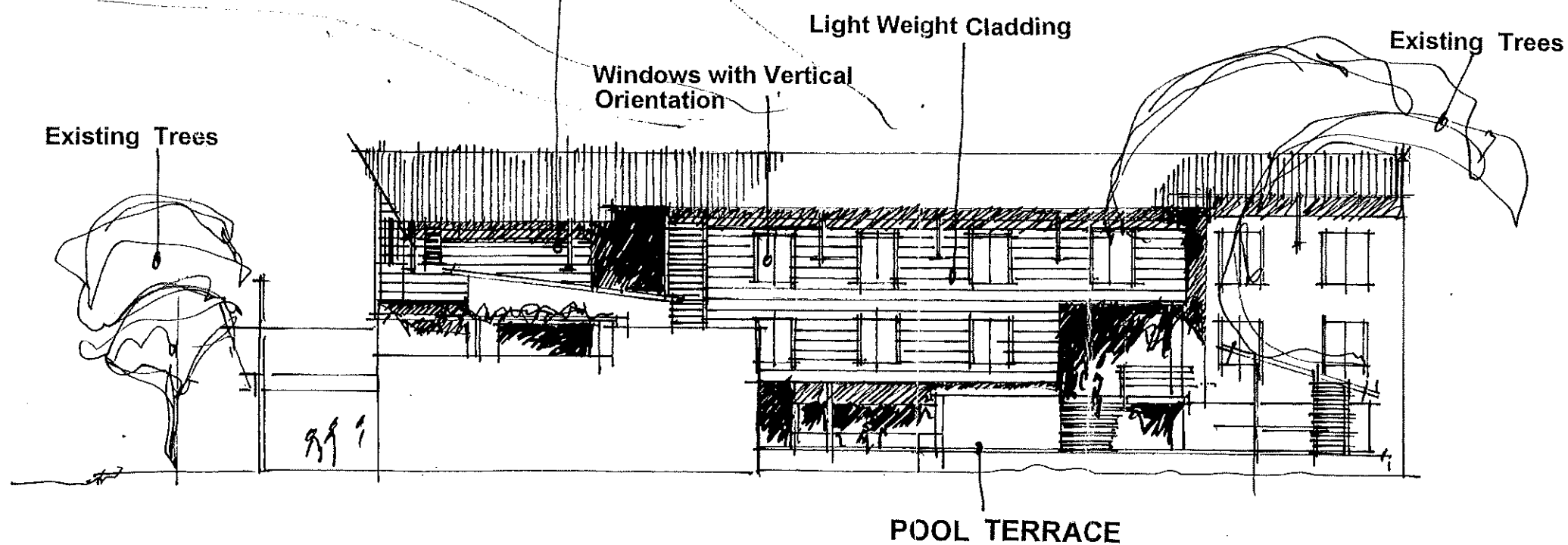
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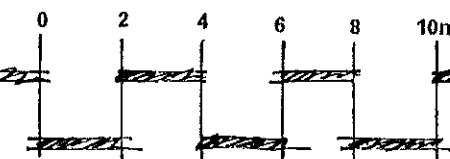
EAST ELEVATION

FRONT ELEVATION

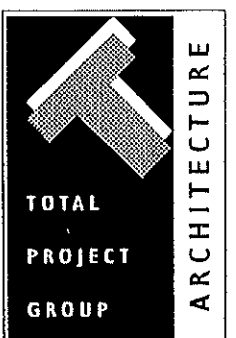


WEST ELEVATION

Port Douglas Backpackers



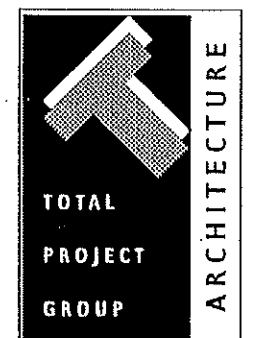
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Port Douglas Backpackers

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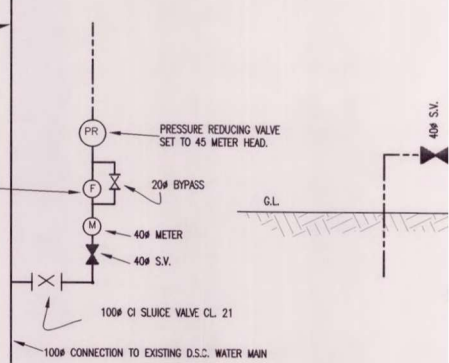
# ATTACHMENT D

brazier motti





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124 SPENCE STREET CAIRNS  
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E RECEPTION@8PENCILS.COM.AU  
WWW.8PENCILS.COM.AU



WATER CONNECTION DETAIL  
N.T.S.

## HOT AND COLD

1. ALL WATER SUPPLY W/ PROVISION OF THE RELI OF THE DOUGLAS SHIRE
2. THE DESIGN SHOWN ON TYPE 1000 MATERIAL MA APPROVAL OF THE SUP USED THEN PIPE SIZES PERFORMANCE AS THE
3. MATERIALS:
  - a. COLD WATER - COPPER
  - b. HOT WATER - COPPER
  - c. UVC PIPES IN EXTERNA
  - d. 1/2" OR 3/4" PHELY, THE
  - e. OTHER MATERIAL TO AN
4. ALL PIPEWORK SHALL B SHALL GENERALLY BE C AND THE LIKE UNLESS ' IN ANY STRUCTURAL CO
5. EACH UNIT SHALL HAVE SOLID PIPING. THE ' IS INDICATIVE ONLY AND SUPERINTENDENT.
6. MINIMUM SIZE OF WATER 15mm OR 20mm AS NC 3/4" OR 2" AS NC 2"
7. INSTALL THE FOLLOWING
  - a. BACKFLOW PREVENTIC
  - b. AIR RELEASE JOINTS
  - c. EXPANSION MECHAN
  - d. 1/2" OR 3/4" W/ REGULA
  - e. KITCHEN FACHES.
8. LAGGING OF PIPEWORK HOT WATER PIPES SHALL SHALL BE FOR HEAT EMISSI FOLLOWS:

P10	Revision 10	31/07/25
P9	Revision 9	24/07/25
P8	Revision 8	21/07/25
P7	Revision 7	27/06/25
P6	Revision 6	29/11/24
P5	Revision 5	Date 5
P4	Revision 4	18/11/24
P2	Revision 2	8/10/24
REV	DESCRIPTION	DATE
CLIENT		
Paul O'brien		

LAGGING SHALL COMPLY  
COLD WATER PIPES WHICH  
BY THE SUPERINTENDENT

9. THE WATER HEATERS SH OR EQUIVALENT WITH A RECOVERY RATE OF 145 L/MIN. BE APPROPRIATELY VENTED TO PETROLEUM FUELS SHALL BE FACTORY ASSESSED OVER TEMPERATURE AND FAILURE CONTROL IN THE DESIGN OF THE FLOW RATE OF THE FOAM. THE DESIGN OF A FLUE TECHNOLOGY FOR
10. AFTER INSTALLATION OF CONSTRUCTION THE CON THE NEAREST FIRE HYD AS 19.1 IS A MINIMUM WHERE APPLICABLE, AND THE ASSOCIATED EQUIPMENT WITH THE PROVISIONS OF FIRE AND RESCUE AUTHORITY. THE FIRE HYDRANT EQUIPMENT SHALL COME IN QUEENSLAND, FIRE HI
11. THE HOT WATER SYSTEM THE FOLLOWING TEMPERATURE 43.5°C - EARLY CHILDREN, AGED, SICK OR 50°C - RESIDENTIAL PERSONAL HYGIENE THE MINIMUM STORAGE

**JOB No. 9224**  
C1 - CIVIL WORKS  
C2 - GROUND FLOO  
C3 - FIRST FLOOR  
C4 - GROUND FLOO  
C5 - FIRST FLOOR  
C6 - GROUND FLOO  
C7 - FIRST FLOOR  
C8 - STACK ELEVATI

**PRELIMINARY**  
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DATE DRAWN: 07/05/11 PLOT DATE 31/07/2025 11:17:59 AM

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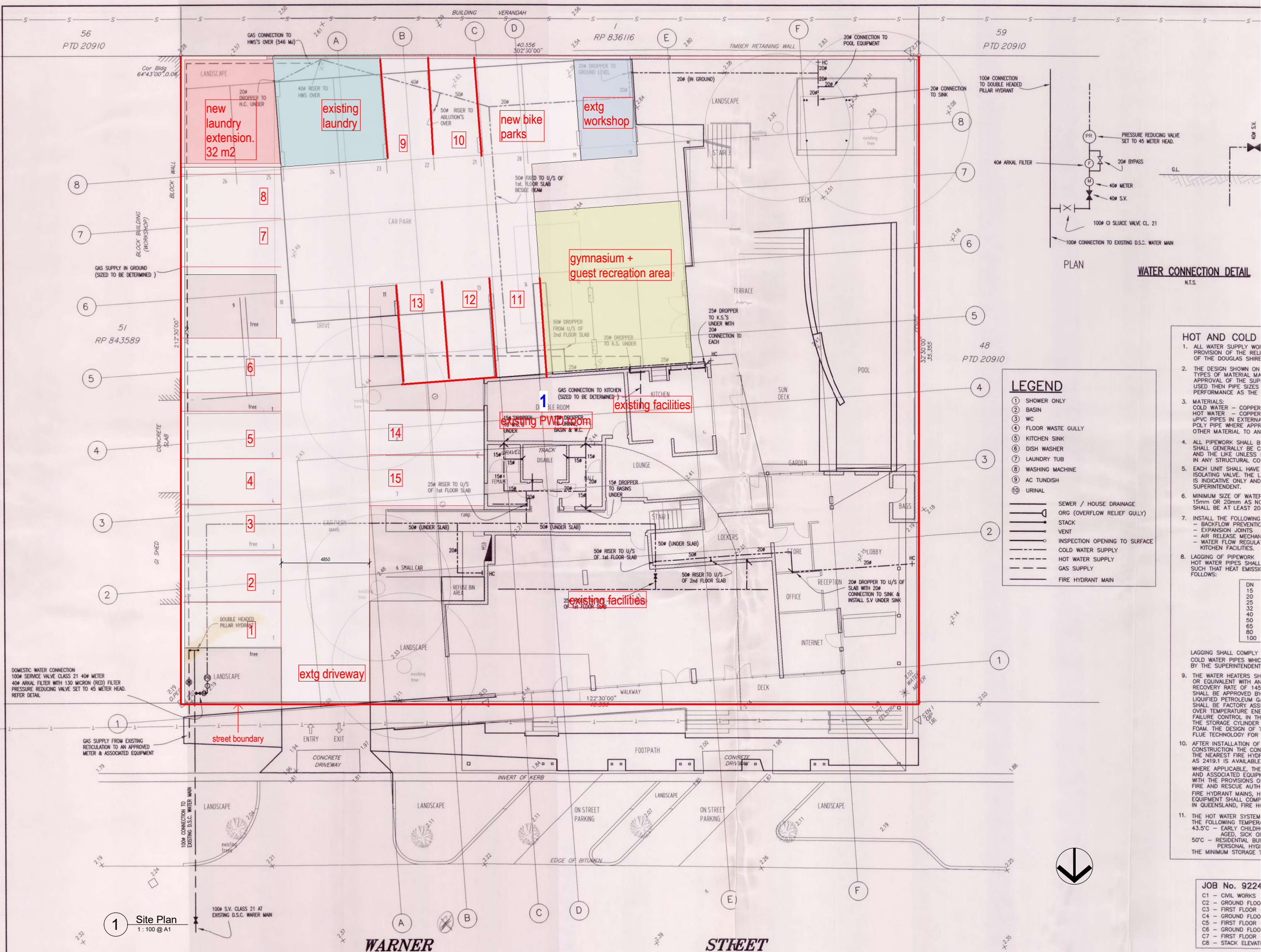
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2290	A01	P10
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PH (07) 40321944  
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**C.M.G. CONSULTING ENGINEERS PTY. LTD.**

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GRNS, 4870.      Cairns Mail Centre  
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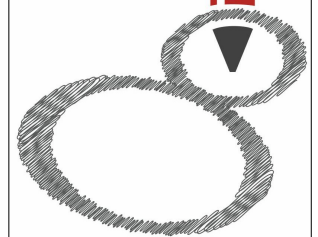


**PORT DOUGLAS VENTURES PTY. LTD.**

PROPOSED BACKPACKERS HOSTEL  
WARNER STREET, PORT DOUGLAS.

TITLE: GROUND FLOOR - COLD WATER RETICULATION





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P8	Revision 8	21/07/25
P7	Revision 7	27/06/25
P6	Revision 6	29/11/24
P5	Revision 5	Date 5
P4	Revision 4	18/11/24
P3	Revision 3	9/10/24

REV	DESCRIPTION	DATE
CLIENT	Paul O'brien	

PROJECT  
PORT DOUGLAS backpackers

Warner st. Port Douglas

DRAWING  
FIRST FLOOR PLAN- option 1

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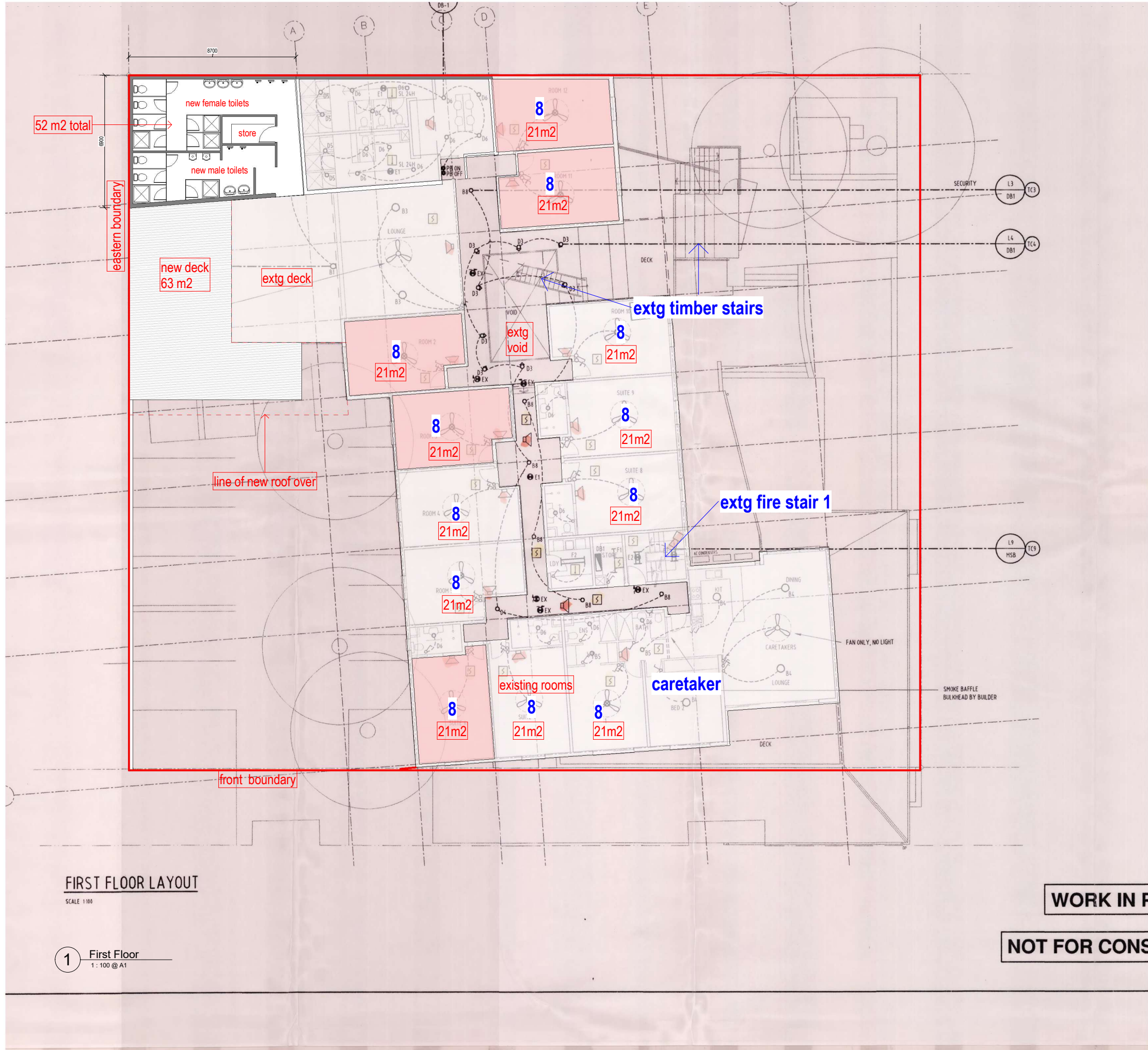
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FIRST FLOOR LAYOUT

SCALE 1:100

1 First Floor  
1:100 @ A1

WORK IN PROGRESS

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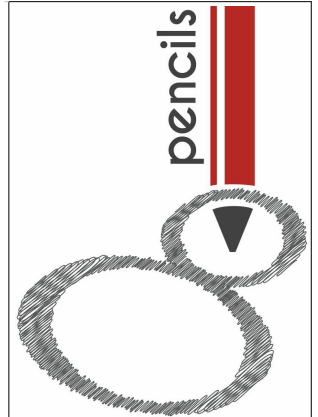






## SECOND FLOOR LAYOUT

1 Second Floor  
1:100 @ A3



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P9	Revision 9	24/07/25
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P7	Revision 7	27/06/25
P6	Revision 6	29/11/24
P5	Revision 5	Date 5
P4	Revision 4	18/11/24
P3	Revision 3	9/10/24

REV	DESCRIPTION	DATE
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CLIENT  
Paul O'brien

PROJECT  
PORT DOUGLAS backpackers

Warner st. Port Douglas

DRAWING  
SECOND FLOOR PLAN

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