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Our Ref: 34073-001-02  
Your Ref:

s.r. motti p.j. murphy r.j. melick g.l. allwood

21 December 2017

The Chief Executive Officer  
Douglas Shire Council  
64-66 Front Street  
**MOSSMAN QLD 4873**

**Attention: Planning Approvals**

*Handwritten notes:*  
MOTI 2017 (2017)  
L.A.S. 2017  
4033 2377, 07 4033 2377

Dear Sir/Madam

**APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR  
EXTENSION TO EXISTING INDOOR SPORT AND ENTERTAINMENT (THE PORT DOUGLAS DISTRICT  
COMBINED CLUBS INC) TO PROVIDE RESTAURANT EXTENSION  
7 ASHFORD AVENUE, PORT DOUGLAS - LEASE F ON SR697 IN LOT 5 ON SP288958**

On behalf of the applicant, Paynter Dixon Qld Pty Ltd, we now submit to Council an application for a Material Change of Use for an Extension to the Existing Indoor Sport and Entertainment (The Port Douglas and District Combined Clubs Inc) to provide additional floor area for a Restaurant at 7 Ashford Avenue, Port Douglas.

The subject land, Lot 5 on SP288958, is a Reserve for Local Government Purposes and Douglas Shire Council are the Trustees. Accordingly, as the proposed development is consistent with the purpose of the trustee lease then the trustee (Douglas Shire Council) can provide landowner's consent for the application. Therefore, the Applicant would appreciate if Council could please sign the enclosed 'Land Owners Consent Letter'.

We also enclose a cheque for payment of Council's application fee of \$2,032.40.

Following your initial review of the Development Application we would be pleased to meet with you discuss the proposed development.

Please do not hesitate to contact the undersigned should you have any queries in relation to this matter.

Yours sincerely,

**ERIN BERTHELSEN**  
Senior Planner  
Brazier Motti Pty Ltd

21 December 2017

Paynter Dixon Qld Pty Ltd  
C/- Brazier Motti Pty Ltd  
PO Box 1185  
CAIRNS QLD 4870

Dear Sir/Madam

**RE: Lot 5 on SP288958  
7 Ashford Avenue, Port Douglas  
Owner's Consent**

Douglas Shire Council is trustee to Lot 5 on SP288958.

Council understands that Paynter Dixon Qld Pty Ltd is lodging a development application over Lot 5 on SP288958 for:

- Development Permit for a Material Change of Use for an Extension to the Existing Indoor Sport and Entertainment (The Port Douglas and District Combined Clubs Inc) to provide Restaurant Extension

Douglas Shire Council hereby provides its consent to the making of a development application over land described as Lot 5 on SP288958, by Paynter Dixon Qld Pty Ltd.

Signed                      day of                      2017.

.....  
Linda Cardew  
Chief Executive Officer  
Douglas Shire Council



brazier motti

**APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL  
CHANGE OF USE FOR EXTENSION TO EXISTING INDOOR SPORT  
AND ENTERTAINMENT (THE PORT DOUGLAS DISTRICT  
COMBINED CLUBS INC) TO PROVIDE RESTAURANT EXTENSION  
on land located at  
7 ASHFORD AVENUE, PORT DOUGLAS  
described as  
LEASE F ON SR697 IN LOT 5 ON SP288958  
for  
PAYNTER DIXON QLD PTY LTD**

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## 1.0 INTRODUCTION

This report has been prepared on behalf of the Applicant, Paynter Dixon Qld Pty Ltd.

The Applicant is seeking approval from Douglas Shire Council for a Material Change of Use for an Extension to the Existing Indoor Sport and Entertainment (The Port Douglas and District Combined Clubs Inc) to provide additional floor area for a Restaurant at 7 Ashford Avenue, Port Douglas.

The Port Douglas and District Combined Clubs Inc provides members, local residents, guests and visitors with a dining, recreational and social experience. This application seeks approval for an extension on the first floor to provide a new open roofed deck extension over the current ground floor footprint for additional dining area, a new bar configuration and new toilets.

This development application addresses all relevant assessment provisions pursuant to section 51 of the *Planning Act 2016*. The report includes a review of the sites characteristics, addresses the merits of the development with regard to the provisions of the Douglas Shire Planning Scheme and evaluates the town planning issues associated with the proposed development. The facts and circumstances relied upon in the preparation of this report are current and relevant as at December 2017.

## 1.1 SUMMARY OF APPLICATION

Details of the application are summarised in the table below:

<b>Location</b>	7 Ashford Avenue, Port Douglas – Lease F on SR697 in Lot 5 on SP288958
<b>Proposal</b>	Material Change of Use for an Extension to the Existing Indoor Sport and Entertainment (The Port Douglas and District Combined Clubs Inc) to provide Restaurant Extension
<b>Planning Scheme</b>	Douglas Shire Planning Scheme 2006
<b>Level of Assessment</b>	Impact Assessable
<b>Referral Agencies</b>	Nil

Mandatory forms, including DA Form 1 is included at *Appendix A* of this report. Land owners consent from Douglas Shire Council to the making of this application is also included at *Appendix A*.

**2.0 THE SITE**

**2.1 SITE DESCRIPTION**

The land subject to this application is summarised in the following table:

<b>Site Address</b>	7 Ashford Avenue, Port Douglas
<b>Property Description</b>	Lease F on SR697 - Part of Lot 5 on SP288958
<b>Site Area</b>	Lease F on SR697 – 1,226m <sup>2</sup>
<b>Registered Land Owner</b>	Reserve for Local Government Purposes (Douglas Shire Council are Trustees)

The current Title Search confirming the abovementioned is included at *Appendix B* of this report. The registered Survey Plan and Smart Map are also included at *Appendix B* to show the existing configuration of the subject land.

**2.2 SITE CHARACTERISTICS & BACKGROUND**

The site is located at Ashford Avenue, Port Douglas, on land described as Lease F on SR697 within part of Lot 5 on SP288958. Lease F on SP697 contains total area of approximately 1,226m<sup>2</sup>. Figure 1 below, identifies the subject land.



*Figure 1: Satellite Imagery of the subject land (source Queensland Globe December 2017 – image date 18 August 2017)*

The Port Douglas and District Combined Clubs Inc holds a 30 year lease over the land, up to 1 October 2039.

The building that is now The Port Douglas and District Combined Clubs Inc was originally built by the Divisional Sugar Board on Dickson Inlet where historically sugar was stored and loaded onto ships for transport to Cairns.

Planning approval of the original club was granted in October 1980, with a subsequent approval granted in September 1989 for expansion of the club. In June 2008, Cairns Regional Council granted a further approval for the expansion of the existing club facility, including an enlarged kitchen and construction of a new deck overlooking the Inlet for the purposes of an outdoor dining area.

A further approval was granted by Cairns Regional Council (when Douglas Shire was amalgamated with Cairns) in August 2013 for an Undefined Use (Extension to existing licenced club). This development permit granted approval for extension of the ground floor facility (142m<sup>2</sup> GFA) and construction of a brand new first floor level (296m<sup>2</sup>) for additional entertainment areas for the enjoyment of patrons including: children's play area, foyer, new bar and lounge area, as well as a new club operation and management area, reception, office and storage areas.

### **2.3 PRE-LODGEMENT ENQUIRY**

A pre-lodgement meeting was undertaken with Douglas Shire Council on Thursday 16 February 2017. The meeting was attended by Jenny Elphinstone from Douglas Shire Council, the Applicant, as well as the Applicants planning consultant and architect.

At the meeting, Council was advised of the proposal to extend The Port Douglas and District Combined Clubs Inc for an extension on the first floor to provide a new deck extension over the current ground floor footprint for additional dining, a new bar configuration and new toilets. Douglas Shire Council (Jenny Elphinstone) advised that as the predominant use of the proposed extension was for dining purposes that the proposed extension should be defined as a 'Restaurant'. It is also noted that at the pre-lodgement Council also raised concerns in relation to the inability to provide for car parking on site. Accordingly, it was suggested that the Applicant should seek formal pre-lodgement advice from Council.

The Port Douglas and District Combined Clubs Inc sought formal pre-lodgement advice in July 2017. It is understood that a report went to the Ordinary Council Meeting on 10 October 2017, with Council deciding to provide the following advice to the Applicant:

- 1. In the event that the applicant proceeds to a formal application, the proposed extensions constitute a material change of use for either a restaurant or tavern use, being impact assessable development in the Community and Recreational Facilities Planning Area under the Douglas Shire Planning Scheme 2006 (as amended).*
- 2. Any formal application would need to fully justify any proposed car parking arrangements via an evidence-based traffic study prepared by an appropriately qualified traffic consultant for the additional floor space.*



### 3.0 PROPOSED DEVELOPMENT

This Development Application seeks approval for from Douglas Shire Council for an application for a Material Change of Use for an Extension to the Existing Indoor Sport and Entertainment (The Port Douglas and District Combined Clubs Inc) to provide additional floor area for a Restaurant at 7 Ashford Avenue, Port Douglas.

It is noted that the existing lawfully established uses occurring on the premises for The Port Douglas and District Combined Clubs Inc are to continue in accordance with existing approvals that apply to the site, including the approval for the original club and the subsequent approvals granted for the extensions to the existing premises.

The current proposed extension is to provide for an extended deck on the first floor to increase the outdoor dining area available for the Clubs members and visitors. The proposed deck area will be fully roofed and will also include new toilet facilities.

The first floor currently comprises a total area of approximately 283m<sup>2</sup> (enclosed and unenclosed) for the provision of meals or light refreshments. The proposed extended deck on the first floor will provide for a total of approximately 431m<sup>2</sup> (enclosed and unenclosed) for the provision of meals and light refreshments. Accordingly, the net increase of area provided for the provision of meals and light refreshments on the first floor is approximately 148m<sup>2</sup>.

Plans of development for the proposed extension are included at *Appendix C*.

## 4.0 LEGISLATIVE FRAMEWORK

### 4.1 PLANNING ACT 2016 CONSIDERATIONS

The purpose of the *Planning Act 2016* (PA) is to “establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability”.

This section provides an overview of the legislative context of the development application under the provisions of the *Planning Act 2016*.

<b>Assessable Development</b>	The proposed development constitutes assessable development under the Douglas Shire Planning Scheme 2006. Accordingly, pursuant to Section 44(3) of the <i>Planning Act 2016</i> a development approval is required.
<b>Assessment Manager</b>	Pursuant to Schedule 8 of the <i>Planning Regulation 2016</i> the Assessment Manager for this development application is Douglas Shire Council.
<b>Category of Assessment</b>	The Douglas Shire Planning Scheme 2006 identifies that the proposed development is Impact Assessable.
<b>Public Notification</b>	In accordance with the <i>Planning Act 2016</i> , as the application is Impact Assessable public notification is required.

### 4.2 REFERRAL AGENCIES

Schedule 10 of the *Planning Regulation 2017* outlines the triggers for the referral of the development application to other agencies.

It is noted that the proposed development is located on land that is identified as a Coastal Management District. In accordance with Schedule 10 of the *Planning Regulation 2016*, as the proposed development does not involve the enlargement of the gross floor area (GFA) of the existing premises by more than 1,000m<sup>2</sup>, then the application does not trigger referral to the Department of Infrastructure, Local Government and Planning (DILGP).

## 5.0 THE PLANNING FRAMEWORK

### 5.1 DOUGLAS SHIRE PLANNING SCHEME 2006

The Douglas Shire Planning Scheme was adopted by Douglas Shire Council on 21 August 2006 and took effect on and from 4 September 2006.

The following sections of this report provide an assessment of the proposed development against the relevant provisions of the Planning Scheme.

#### 5.1.1 Applicable Douglas Shire Council Planning Scheme Provisions & Level of Assessment

The table below provides an overview of the planning scheme elements applicable to the subject land under the Douglas Shire Planning Scheme 2006:

<b>Planning Area</b>	Community and Recreational Facilities Planning Area
<b>Overlays</b>	Natural Hazards Overlay – Low Bushfire Risk Hazard

The Table of Assessment for the Community and Recreational Facilities Planning Area identifies that an application for a Material Change of Use for a Restaurant when using an existing building is Impact Assessable.

The Table of Assessment and applicability provisions in the Codes identify that the proposed development is assessable against the following planning scheme codes:

<b>Applicable Codes</b>	<ul style="list-style-type: none"> <li>• Port Douglas and Environs Locality Code</li> <li>• Community and Recreational Facilities Planning Area</li> <li>• Design and Siting of Advertising Devices Code</li> <li>• Landscaping Code</li> <li>• Vehicle Parking and Access Code</li> </ul>
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Under the Douglas Shire Planning Scheme, codes set out the performance requirements to be satisfied by development. An assessment against the applicable Planning Scheme Codes is as follows:

#### 5.1.2 Assessment Against Locality Code

##### Port Douglas and Environs Locality Code

The Port Douglas and Environs Locality Code is identified as an applicable code. Generally it is considered that the proposed development is consistent with the intent of the Code.

The application seeks approval for an extension to the existing Port Douglas and District Combined Clubs Inc, to provide a deck on the first floor for outdoor dining purposes. The proposed extension is directly related to the current and lawfully established use of the premises as a dining, recreational and social venue.

The further extension to the existing premises to provide an additional dining area for the Club, utilises an existing building footprint and further contributes to consolidating the established and recognised tourist, retail, dining and entertainment nature of the area.

The high quality building design and proposed finishes of the deck are complementary to the existing premises and will ultimately enhance the overall appearance of the development. It is also noted that the deck design is consistent with the character of the surrounding area.

Overall it is considered that the proposed development is consistent with the relevant performance criteria and achieves the desired development outcomes for the Port Douglas and Environs Locality Code.

### **5.1.3 Assessment Against Planning Area Code**

#### **Community and Recreational Facilities Planning Area**

The Community and Recreational Facilities Planning Area Code is identified as an applicable code. Generally it is considered that the proposed development is consistent with the intent of the Code.

The Port Douglas and District Combined Clubs Inc provides amenities and facilities for members, as a clubhouse for sporting and recreation events, including the provision (for members) of temporary berthing or mooring facilities.

The proposed extension for the new deck on the first floor, will provide dining facilities for the customers. Accordingly, as per the advice of Council the proposed extension is defined as a Restaurant under the planning scheme. However, while the proposed extension is defined as a Restaurant, the true nature of the overall premises is a community and recreational club facility (i.e. Indoor Sport and Entertainment) that also provides a social and dining experience for members, local residents, guests and visitors.

Therefore, while a Restaurant is identified as an inconsistent use in the Community and Recreational Facilities Planning Area, it is considered that the overall development is consistent with the intent and purpose of the planning area. It is also noted that despite the inconsistency the Port Douglas and District Combined Clubs Inc is an important place to the Port Douglas community and other visitors that has significant historical significance. As previously mentioned, the use of the premises was first established in the 1980's and has since then become an important social, dining and recreational facility. The current application only seeks approval for an extension on the first floor to allow for additional dining, there is no change in the existing long term use of the premises.

Furthermore, it is considered that the land use and proposed extension is consistent with the purpose and character of the facility and reflects contemporary community needs. Furthermore, due to the nature and location of the premises, it is considered that the proposed extension will not affect the amenity of adjacent areas.

Overall it is considered that the proposed development is consistent with the relevant performance criteria and achieves the desired development outcomes for the Community and Recreational Facilities Planning Area Code.

### **5.1.4 Assessment Against General Codes**

#### **Design and Siting of Advertising Devices Code**

The Design and Siting of Advertising Devices Code is identified as an applicable code.

The proposed development is for an extension to the existing premises, to provide a deck on the first floor to increase the outdoor dining area available for the Clubs members and visitors. The Port Douglas and District Combined Clubs Inc has existing signage at the frontage of the premises and on the building façade. The current proposal does not include the provision of any additional advertising devices.

Overall it is considered that the proposed development is consistent with the relevant performance criteria and achieves the desired development outcomes for the Design and Siting of Advertising Devices Code.

### **Landscaping Code**

The Landscaping Code is identified as an applicable code.

The proposed development is for an extension to the existing premises, to provide a deck on the first floor to increase the outdoor dining area available. Accordingly, given the nature of the extension it is not proposed to provide additional landscaping as part of the current proposal.

Nevertheless, it is noted that The Port Douglas and District Combined Clubs Inc has existing landscaping at the frontage of the premises, which enhances the tropical amenity and visual appearance of the development. It is also considered that the existing landscaping creates an attractive streetscape, as identified in Figure 2 below.



*Figure 2: Existing landscaping at the frontage of The Port Douglas and District Combined Clubs Inc (source Google Earth December 2017)*

Overall it is considered that the proposed development is consistent with the relevant performance criteria and achieves the desired development outcomes for Landscaping Code.

### **Vehicle Parking and Access Code**

The Vehicle Parking and Access Code is identified as an applicable code.

The Vehicle Parking and Access Code seeks to ensure that parking and access infrastructure and facilities are provided to service the demand of the development.

Schedule 1 - Car parking requirements of the Code states that car parking for a Restaurant is to be provided at a rate of one (1) space per 25m<sup>2</sup> of Net Lettable Area; plus 1 bicycle space per 100m<sup>2</sup> of Net Lettable Area.

Accordingly, based on the net increase of area provided for the provision of meals and light refreshments on the first floor, being 148m<sup>2</sup>, a total of six (6) car parking spaces are required.

The Port Douglas and District Combined Clubs Inc premises is contained within Lease F on SR697 on part of Lot 5 on SP288958. The lease area only covers that part of the site where the building is located and does not include any additional land area. Accordingly, The Port Douglas and District Combined Clubs Inc currently does not include the provision of any on-site car parking spaces.

Historically, The Port Douglas and District Combined Clubs Inc has utilised the 21 car parking spaces, within the road reserve, located immediately at the front of the premises, as shown in Figure 3 below. It is acknowledged that these car parking spaces are located within road reserve and are available for public parking, therefore not for the exclusive use by The Port Douglas and District Combined Club Inc.



Figure 3: Location of 21 car parking spaces within road reserve at the front of The Port Douglas and District Combined Clubs Inc (source Google Earth December 2017)

As mentioned above, the lease area only covers that part of the site where the building is located and does not include any additional land area, making the provision of on-site car parking difficult to achieve.

Despite this, given the nature of the use and the location of the premises within a tourist locality, it is considered that there is sufficient justification to support the proposed extension, even though the provision of on-site car parking cannot be achieved. It is considered that as the extension utilises an existing building footprint within an established and recognised tourist, dining and entertainment area, it is distinctive from the establishment of a new premises at an independent location.

Given the nature of the use as a dining, recreational and social establishment, there is an expectation that a large majority of the patrons, whether they are members, local residents, guests or visitors will arrive in a group (i.e. more than one person in a car), be dropped off or arrive by public transport (i.e. taxi). It is also considered that as the premises is located within a tourist locality, where there is a large volume of accommodation within close proximity that many patrons will arrive by foot.

While the current application is seeking an extension to allow for additional dining on the first floor, the existing (and lawfully established) premises also provides for social and entertainment uses (i.e. bar, lounge and gaming lounge). Accordingly, cross utilisation within the premises is expected to be quite significant, in that patrons may utilise the bar, whilst waiting for a table reservation and then once dining has finished use the lounge or gaming lounge. Therefore, the significant expected level of cross utilisation within the premises is considered to further reduce the actual demand for car parking.

Located within the immediate surrounding area exists a significant number of on street and public parking areas. While it is acknowledged that this parking is public and cannot be relied on, given the nature of the locality it is reasonable to expect that this public parking can be utilised by patrons of The Port Douglas and District Combined Clubs Inc if required.

It is understood that, contributions for car parking in lieu of on-site car parking, due to State legislative changes that Council is unable to accept prevent developer contributions being collected for this purpose. However, the Applicant is prepared to discuss options with Council regarding the possibility of providing funds for the upgrade of existing on-street / public car parking for the provision of additional spaces in the vicinity of The Port Douglas and District Combined Clubs Inc.

Despite, the inconsistency with the code requirements, given the nature of the existing lease area and historical and current use of the premises, the provision of an additional 148m<sup>2</sup> of floor area, is not considered to be an overdevelopment of the site. Accordingly, while the provision of on-site car parking cannot be achieved, as demonstrated above sufficient justification exists to support the proposed extension.

## **5.2 PROPOSED DOUGLAS SHIRE PLANNING SCHEME**

Douglas Shire Council has prepared a new Proposed Planning Scheme which was approved by the State Government and Councillors in 2016. The Proposed Planning Scheme was open for Public Comment between 8 August 2016 and 30 September 2016. It is understood that the Proposed Planning Scheme will come into effect on 2 January 2018.

On review of the Proposed Planning Scheme the subject land is within the Recreation and Open Space Zone. Furthermore, the site is within Precinct 1: Port Douglas Precinct and more specifically Sub-precinct 1d – Limited Development sub-precinct of the Port Douglas / Craiglie Local Plan. It is also noted that the subject site is identified as being within the Live Entertainment Precinct.

Being consistent with the land use definition under the current Douglas Shire Planning Scheme, under the Proposed Planning Scheme the proposed extension would be defined as a Food and Drink Outlet.

The Table of Assessment for the Recreation and Open Space Zone identifies that an application for a Food and Drink Outlet would be Impact Assessable, but not an inconsistent use.

In relation to the provision of car parking, Table 9.4.1.3.B – Access, Parking and Servicing requirements of the Access, Parking and Servicing Code states that for a Food and Drink Outlet, if within Precinct 1: Port Douglas precinct in the Port Douglas / Craiglie Local Plan, parking is to be provided at a rate of one (1) space per 50m<sup>2</sup> of Gross Floor Area and outdoor dining area.

Accordingly, based on the net increase of area provided for the provision of meals and light refreshments on the first floor, being 148m<sup>2</sup>, a total of three (3) car parking spaces are required.

This is important to note, as it is clearly recognised under the Proposed Douglas Shire Council Planning Scheme that when development is located within the Port Douglas precinct, which

the proposed development is, that the expected demand for car parking is less given the tourist, dining and entertainment characteristics of the locality. Weight should be given to this provision under the Proposed Douglas Shire Council Planning Scheme.



## 6.0 CONCLUSION

This report forms part of the Development Application, which seeks a Development Permit for a Material Change of Use for an Extension to the Existing Indoor Sport and Entertainment (The Port Douglas and District Combined Clubs Inc) to provide additional floor area for a Restaurant from the Douglas Shire Council.

It is considered that the proposed development is of a scale and nature that contributes to the proper and orderly development of the locality, achieving a high level of internal and external amenity. Site treatments are able to be managed by conditions.

The following conclusions can be drawn from the above referenced planning aspects of the proposal:

- The proposed development has been designed to be compatible with the amenity of the area and provide for a modern and visually pleasing development that will positively contribute to the character and amenity of the locality;
- The proposed development addresses the elements of and is considered generally consistent with performance outcomes and/or acceptable outcomes of the applicable planning scheme codes;
- The proposed extension utilises an existing building footprint within an established and recognised tourist, dining and entertainment area;
- Given the nature of the existing lease area and historical and current use of the premises, the provision of an additional 148m<sup>2</sup> of floor area (net increase), is not considered to be an overdevelopment of the site;
- While on-site car parking cannot be provided, as required by the Code, it is considered that sufficient justification exists to support the proposed extension;
- The existing premises includes extensive areas of landscaping along the frontage to maintain the amenity of the locality and contribute to an attractive streetscape;
- The existing premises is already adequately serviced with essential infrastructure services including water supply, reticulated sewerage, stormwater drainage system, electricity and telecommunications; and
- The proposed development is of a scale and nature that contributes to the proper and orderly development of the locality while respecting the character of the locality.

On balance, it is considered that the proposed development is an appropriate response to the site and, subject to the imposition of reasonable and relevant conditions, Council will be able to issue a Development Permit for Material Change of Use for an Extension to the Existing Indoor Sport and Entertainment (The Port Douglas and District Combined Clubs Inc) to provide a Restaurant Extension.

**BRAZIER MOTTI**

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**Document Status**

Development Application	Author	Reviewer	Date
	Name	Name	
34073-001-02	Erin Berthelsen	Gavin Allwood	December 2017

# Appendix A

## DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**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>	Paynter Dixon Qld Pty Ltd
Contact name <i>(only applicable for companies)</i>	C/- Brazier Motti Pty Ltd
Postal address <i>(P.O. Box or street address)</i>	PO Box 1185
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	07 4033 2377
Email address <i>(non-mandatory)</i>	erin.berthelsen@braziermotti.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	34073-001-02

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application <input type="checkbox"/> No – proceed to 3)



## PART 2 – LOCATION DETAILS

## 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

## 3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

Street address **AND** 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
		7	Ashford Avenue	Port Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	Lease F	SR697 (Lot 5 on SP288958)	Douglas
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)

## 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. Only one set of coordinates is required for this part.

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:	

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:	

## 3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

## 4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

Dickson Inlet

On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**

*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

**PART 3 – DEVELOPMENT DETAILS****Section 1 – Aspects of development****6.1) Provide details about the first development aspect**a) What is the type of development? *(tick only one box)*

- Material change of use       Reconfiguring a lot       Operational work       Building work

b) What is the approval type? *(tick only one box)*

- Development permit       Preliminary approval       Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment       Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Material Change of Use for Restaurant (extension to existing premises)

e) Relevant plans

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

- Relevant plans of the proposed development are attached to the development application

**6.2) Provide details about the second development aspect**a) What is the type of development? *(tick only one box)*

- Material change of use       Reconfiguring a lot       Operational work       Building work

b) What is the approval type? *(tick only one box)*

- Development permit       Preliminary approval       Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment       Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*

e) Relevant plans

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

- Relevant plans of the proposed development are attached to the development application

**6.3) Additional aspects of development**

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

## Section 2 – Further development details

### 7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

#### 8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Extension to The Port Douglas and District Combined Clubs Inc for a new deck	Restaurant	n/a	148m <sup>2</sup>

#### 8.2) Does the proposed use involve the use of existing buildings on the premises?

<input checked="" type="checkbox"/> Yes		
<input type="checkbox"/> No		

### Division 2 – Reconfiguring a lot

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

#### 9.1) What is the total number of existing lots making up the premises?

--

#### 9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

### 10) Subdivision

#### 10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

#### 10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below
<input type="checkbox"/> No
How many stages will the works include?
What stage(s) will this development application apply to?

#### 11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

<b>12) Boundary realignment</b>			
<b>12.1) What are the current and proposed areas for each lot comprising the premises?</b>			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
<b>12.2) What is the reason for the boundary realignment?</b>			

<b>13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?</b> <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? <i>(e.g. pedestrian access)</i>	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

**Note:** This division is only required to be completed if any part of the development application involves operational work.

<b>14.1) What is the nature of the operational work?</b>			
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure	
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure	
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation	
<input type="checkbox"/> Other – please specify:			
<b>14.2) Is the operational work necessary to facilitate the creation of new lots? <i>(e.g. subdivision)</i></b>			
<input type="checkbox"/> Yes – specify number of new lots:			
<input type="checkbox"/> No			
<b>14.3) What is the monetary value of the proposed operational work? <i>(include GST, materials and labour)</i></b>			
\$			

## PART 4 – ASSESSMENT MANAGER DETAILS

<b>15) Identify the assessment manager(s) who will be assessing this development application</b>
Douglas Shire Council
<b>16) Has the local government agreed to apply a superseded planning scheme for this development application?</b>
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

<b>17) Do any aspects of the proposed development require referral for any referral requirements?</b>
<b>Note:</b> A development application will require referral if prescribed by the Planning Regulation 2017.
<input checked="" type="checkbox"/> No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
Matters requiring referral to the <b>chief executive of the Planning Regulation 2017:</b>
<input type="checkbox"/> Clearing native vegetation
<input type="checkbox"/> Contaminated land <i>(unexploded ordnance)</i>



<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane’s port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
<b>Matters requiring referral to the local government:</b> <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
<b>Matters requiring referral to the chief executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>• The <b>chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b> <input type="checkbox"/> Brisbane core port land
<b>Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
<b>Matters requiring referral to the relevant port operator:</b> <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
<b>Matters requiring referral to the chief executive of the relevant port authority:</b> <input type="checkbox"/> Land within limits of another port
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).		

## PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> <li>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</li> <li>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul>
Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

**23) Further legislative requirements****Environmentally relevant activities**

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

**Note:** Application for an environmental authority can be found by searching “EM941” at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
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Proposed ERA name:	
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Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

**Hazardous chemical facilities**

23.2) Is this development application for a **hazardous chemical facility**?

Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

No

**Note:** See [www.justice.qld.gov.au](http://www.justice.qld.gov.au) for further information.

**Clearing native vegetation**

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

**Note:** See [www.qld.gov.au](http://www.qld.gov.au) for further information.

**Environmental offsets**

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

**Koala conservation**

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes

No

**Note:** See guidance materials at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for further information.

**Water resources**

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

**Note:** DA templates are available from [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au).

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

No

**Note:** Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) for further information.

### Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Environment and Heritage Protection at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for further information.

### Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

**Note:** See guidance materials at [www.dews.qld.gov.au](http://www.dews.qld.gov.au) for further information.

### Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

A certificate of title

No

**Note:** See guidance materials at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for further information.

### Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

**Note:** See guidance materials at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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### Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

No**Decision under section 62 of the *Transport Infrastructure Act 1994***

23.15) Does this development application involve new or changed access to a state-controlled road?

 Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied) No**PART 8 – CHECKLIST AND APPLICANT DECLARATION****24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

 Yes**Note:** See the *Planning Regulation 2017* for referral requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application Yes Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

**Note:** This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see *DA Forms Guide: Planning Report Template*. Yes

Relevant plans of the development are attached to this development application

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see *DA Forms Guide: Relevant plans*. Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))

 Yes Not applicable**25) Applicant declaration** By making this development application, I declare that all information in this development 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 assessment manager and any referral agency for the development 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 assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development 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 9 – FOR OFFICE USE ONLY**

Date received:  Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

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	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

21 December 2017

Paynter Dixon Qld Pty Ltd  
C/- Brazier Motti Pty Ltd  
PO Box 1185  
CAIRNS QLD 4870

Dear Sir/Madam

**RE: Lot 5 on SP288958  
7 Ashford Avenue, Port Douglas  
Owner's Consent**

Douglas Shire Council is trustee to Lot 5 on SP288958.

Council understands that Paynter Dixon Qld Pty Ltd is lodging a development application over Lot 5 on SP288958 for:

- Development Permit for a Material Change of Use for an Extension to the Existing Indoor Sport and Entertainment (The Port Douglas and District Combined Clubs Inc) to provide Restaurant Extension

Douglas Shire Council hereby provides its consent to the making of a development application over land described as Lot 5 on SP288958, by Paynter Dixon Qld Pty Ltd.

Signed                      day of                      2017.

.....  
Linda Cardew  
**Chief Executive Officer**  
**Douglas Shire Council**

## Appendix B



# CURRENT RESERVE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 23252336

Search Date: 22/04/2016 09:20

Title Reference: 49023081

Date GAZETTED: 27/04/1978

PAGE: 1771-3

Opening Ref: RES 17616

Purpose: LOCAL GOVERNMENT

Sub-Purpose: PORT AND HARBOUR

Local Name: PORT AND HARBOUR, PORT DOUGLAS

Address: WHARF ST, INLET RD, PORT DOUGLAS

County (R) No: R171

File Ref: RES 17616

## TRUSTEES

DOUGLAS SHIRE COUNCIL GAZETTED ON 27/04/1978 PAGE  
1771-3

## LAND DESCRIPTION

LOT 126 CROWN PLAN SR868 GAZETTED ON 28/01/1989 PAGE 583  
Local Government: DOUGLAS

Area: 28.100000 Ha. (ABOUT)

## EASEMENTS AND ENCUMBRANCES

1. TRUSTEE LEASE No 711770040 03/07/2008 at 14:29  
PORT DOUGLAS & DISTRICT COMBINED CLUBS INC.  
OF PART OF THE LAND [LEASE F]  
TERM: 01.10.2009 TO 30.09.2039 OPTION NIL
2. MORTGAGE No 712388298 06/05/2009 at 15:44  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11  
005 357 522  
over  
TRUSTEE LEASE: 711770040
3. TRUSTEE LEASE No 714627209 17/08/2012 at 14:33  
AUSTRALIAN VOLUNTEER COASTGUARD ASSOCIATION INC  
OF PART OF THE LAND  
TERM: 01/05/2012 TO 30/04/2017 OPTION NIL
4. TRUSTEE LEASE No 715487882 12/12/2013 at 13:43  
MERIDIEN MARINAS PORT DOUGLAS PTY LTD A.C.N. 117 668 658  
TRUSTEE  
UNDER INSTRUMENT 715487882  
OF PART OF THE LAND (LEASE D)  
TERM: 04/11/2013 TO 03/09/2033 OPTION NIL

# CURRENT RESERVE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 23252336

Search Date: 22/04/2016 09:20

Title Reference: 49023081

Date GAZETTED: 27/04/1978

PAGE: 1771-3

## EASEMENTS AND ENCUMBRANCES

5. TRANSFER No 715588439 07/02/2014 at 15:02  
TRUSTEE LEASE: 715487882  
THE REEF MARINA PTY LTD A.C.N. 165 492 606
6. MORTGAGE No 716574277 23/06/2015 at 13:13  
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141  
over  
TRUSTEE LEASE: 715487882  
TRUSTEE LEASE: 715487893  
TRUSTEE LEASE: 715487898
7. TRUSTEE LEASE No 715487893 12/12/2013 at 13:44  
MERIDIEN MARINAS PORT DOUGLAS PTY LTD A.C.N. 117 668 658  
TRUSTEE  
UNDER INSTRUMENT 715487893  
OF PART OF THE LAND (LEASE E)  
TERM: 04/11/2013 TO 03/09/2033 OPTION NIL
8. TRANSFER No 715588459 07/02/2014 at 15:04  
TRUSTEE LEASE: 715487893  
THE REEF MARINA PTY LTD A.C.N. 165 492 606
9. TRUSTEE LEASE No 715487898 12/12/2013 at 13:45  
MERIDIEN MARINAS PORT DOUGLAS PTY LTD A.C.N. 117 668 658  
TRUSTEE  
UNDER INSTRUMENT 715487898  
OF PART OF THE LAND (LEASE J)  
TERM: 04/11/2013 TO 03/09/2033 OPTION NIL
10. TRANSFER No 715588461 07/02/2014 at 15:05  
TRUSTEE LEASE: 715487898  
THE REEF MARINA PTY LTD A.C.N. 165 492 606

## ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713803904	VEG NOTICE	11/04/2011 15:44	CURRENT
	VEGETATION MANAGEMENT ACT 1999		
713803911	VEG NOTICE	11/04/2011 15:46	CURRENT
	VEGETATION MANAGEMENT ACT 1999		

## UNREGISTERED DEALINGS

Dealing	Type	Lodgement Date	Status
717064728	SUB LEASE	11/02/2016 15:11	UNVERIFIED

## CERTIFICATE OF TITLE ISSUED - No

# CURRENT RESERVE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 23252336

Search Date: 22/04/2016 09:20

**Title Reference: 49023081**

Date GAZETTED: 27/04/1978

PAGE: 1771-3

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Reserve Search \*\*

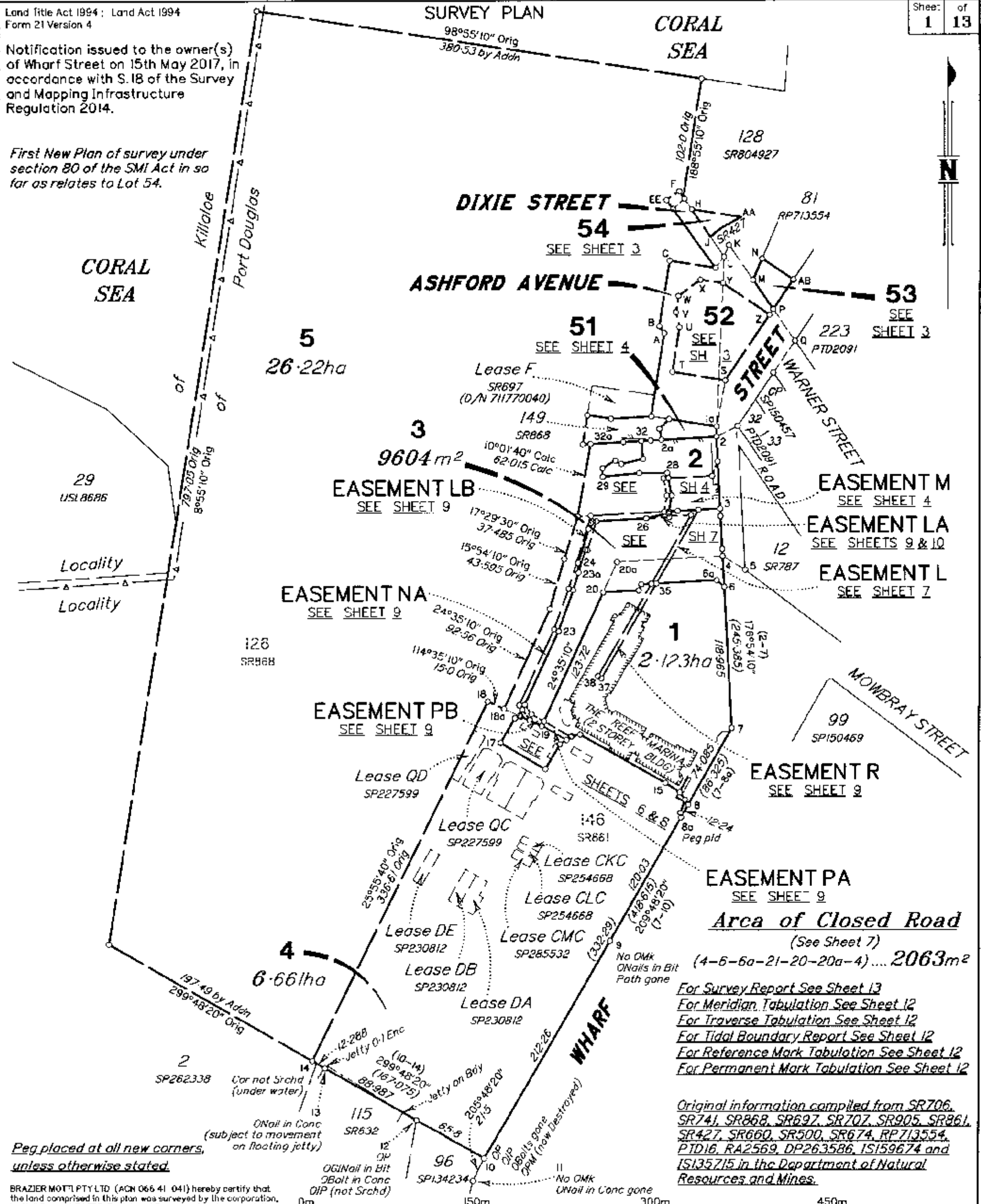
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Requested By: D-ENQ GLOBAL X

Land Title Act 1994 ; Land Act 1994  
Form 21 Version 4

Notification issued to the owner(s) of Wharf Street on 15th May 2017, in accordance with S.18 of the Survey and Mapping Infrastructure Regulation 2014.


First New Plan of survey under section 80 of the SMI Act in so far as relates to Lot 54.



Peg placed at all new corners, unless otherwise stated.

BRAZIER MOTILTY LTD (ACN 066 41 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Neil Stewart BATES, Registered Surveyor, for whose work the corporation accepts responsibility, under the supervision of John Max DYER, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 15th December 2016.



<p><b>Plan of Lots 1 - 5 &amp; 51 - 54 &amp; Proposed Emt R &amp; Proposed Emt PA in Lot 1, Proposed Emt M in Lot 2, Proposed Emt L, Proposed Emt LA, Proposed Emt LB &amp; Proposed Emt PB in Lot 3 &amp; Proposed Emt NA in Lot 4</b></p> <p>Cancelling Lot 126 on SR868, Lot 103 on SR500, Lot 146 on SR861 and part USL (being Closed Road) (Inlet Road).</p> <p>LOCAL GOVERNMENT: <b>DOUGLAS SHIRE COUNCIL</b></p> <p>LOCALITY: <b>PORT DOUGLAS</b></p> <p>Meridian: <b>MGA (Zone 55) vide Meridian Table</b></p>		<p>Scale: <b>1:3000</b></p> <p>Format: <b>STANDARD</b></p>  <p><b>SP288958</b></p>
<p>Survey Records: <b>No</b></p>	<p>State copyright reserved.</p>	

**718151395**

**WARNING : Folded or Mutilated Plans will not be accepted.**  
**Plans may be rolled.**  
**Information may not be placed in the outer margins.**

**CS 495**

**NO FEE**  
13/07/2017 12:50

5. Lodged by  
**Natasha Bauld CS2340**  
**DNRM, SLAM**  
**PO Box 937**  
**Cairns, Qld, 4870**

(Includes address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We The Reef Marina Pty Ltd  
ACN 165 492 606

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

**ANDREW HOOPER-NGUYEN**  
**SOLE DIRECTOR**

Signature of \*Registered Owners \*Lessees

\* Rule out whichever is inapplicable

2. Planning Body Approval.

\*  
hereby approves this plan in accordance with the:  
%

Dated this ..... day of .....

..... #

..... #

\* Insert the name of the Planning Body.

% Insert applicable approving legislation.

# Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File : 2012/004359

Local Govt :

Surveyor : 31758/3-2 MLC  
31758\_0020 06/2017

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
49023081	Lot 126 on SR868	3-5 & 51-54	-	Emt L, Emt LA, Emt LB, Emt NA & Emt PB
17557040	Lot 103 on SR500	2 & 4	-	Emt M & Emt NA
17557180	Lot 146 on SR861	1 & 4	-	Emt R & Emt PA

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
716574284	2	4
716574282		4

EXISTING LEASE ALLOCATIONS

Lease	Lots to be Encumbered
711770040 (Lease F on SR697)	5
714627209	51
602819460 (Lot B on SR904)	1 & 4
711086127 (Lease C on SI46230)	1 & 4
712963586 (Lease DB on SP230812)	4
713199555 (Lease DE on SP230812)	4
713202205 (Lease CG on SP230812)	4
714572395 (Lease DA on SP230812)	4
714616739 (Leases CKC & CLC on SP254668)	4
716293332 (Lease 16A)	1
716293332 (Lease 16)	1 & 4
717074512 (Lease 45)	1
717205741 (Lease GMC on SP285532)	4
717220122 (Lease XC on SP273338)	1
717419488 (Leases 66 & 67)	1 & 4
717427615 (Lease 65 & Lease XD on SP277164)	1
717703242 (Leases 40 & 42)	1
717839331 (Lease 43)	1
717839359 (Lease 53)	1
717879978 (Shops 13 & 14)	1
717888910 (Shop 12)	1
717948727 (Lease CAC on SP288965)	4
717842202 (Leases OA, OB, OC & OD on SP227599)	4

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
713803904	3-5 & 51-54
713803911	3-5 & 51-54
717639291	3-5 & 51-54

Trustee Leases 715487882 (Lease D), 715487893 (Lease E) & 715487898 (Lease J) are to be surrendered prior to registration of this plan. Mortgage 716574277 should also therefore be surrendered.

9. Building Format Plans only.

I certify that:  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.  
\* Part of the building shown on this plan encroaches onto adjoining lots and road

Cadastral Surveyor/Director \* Date  
\* delete words not required

10. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$ 795.00
New Titles	\$
Photocopy	\$
Postage	\$

TOTAL RECEIPTS: 29/04/17 235406 \$ 795.00  
05/07/17 236292

1. Insert Plan Number  
**SP288958**

Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: BRAZIER MOTTI PTY LTD

Date: 28-6-17

Signed:

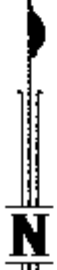
Designation: Liaison Officer

SEE SH 1 ADDITIONAL SHEET

**DIAGRAM A**  
Scale 1:600

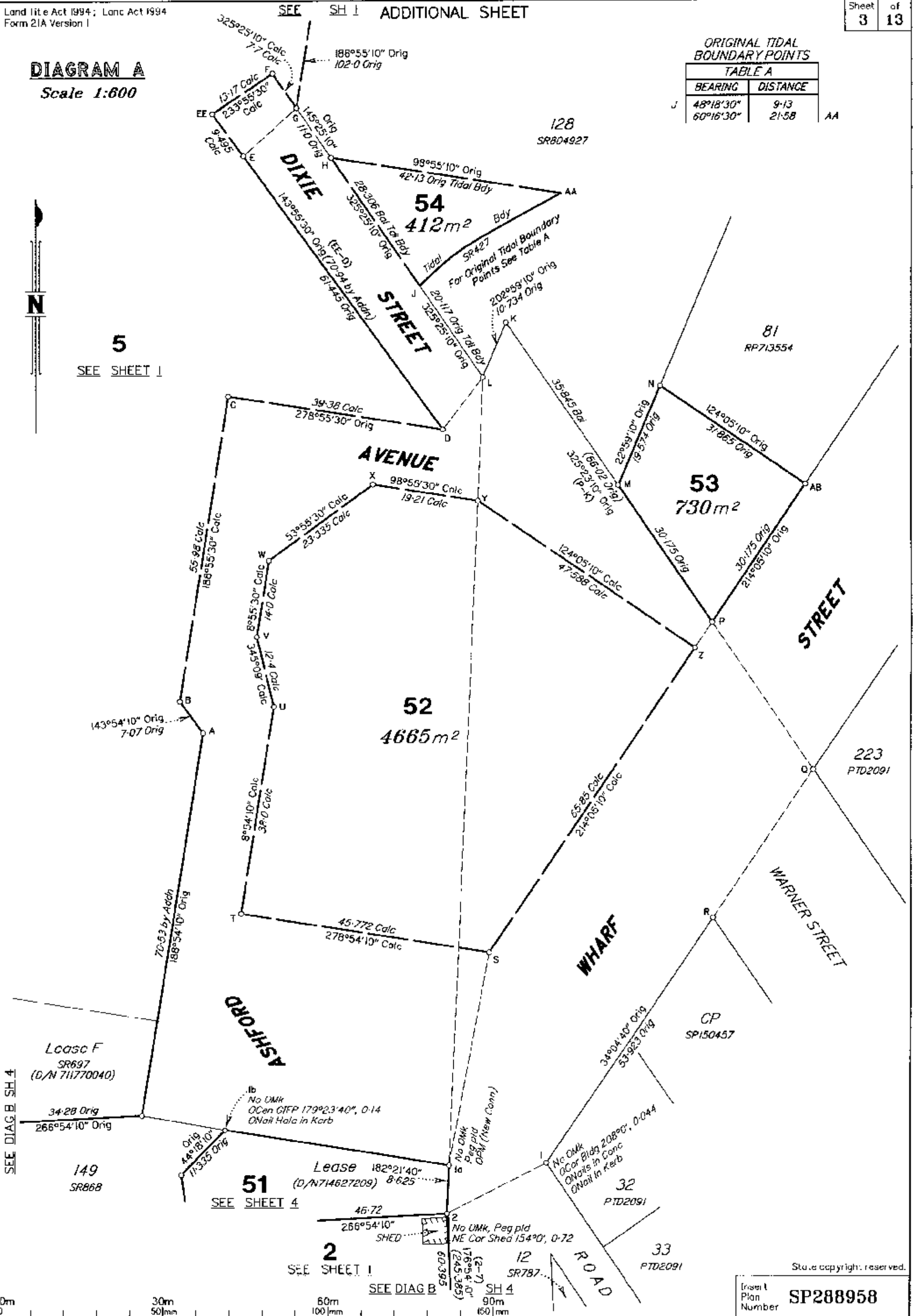
ORIGINAL TIDAL  
BOUNDARY POINTS  
TABLE A

BEARING	DISTANCE
48°18'30"	9.13
60°16'30"	21.58



5

SEE SHEET 1



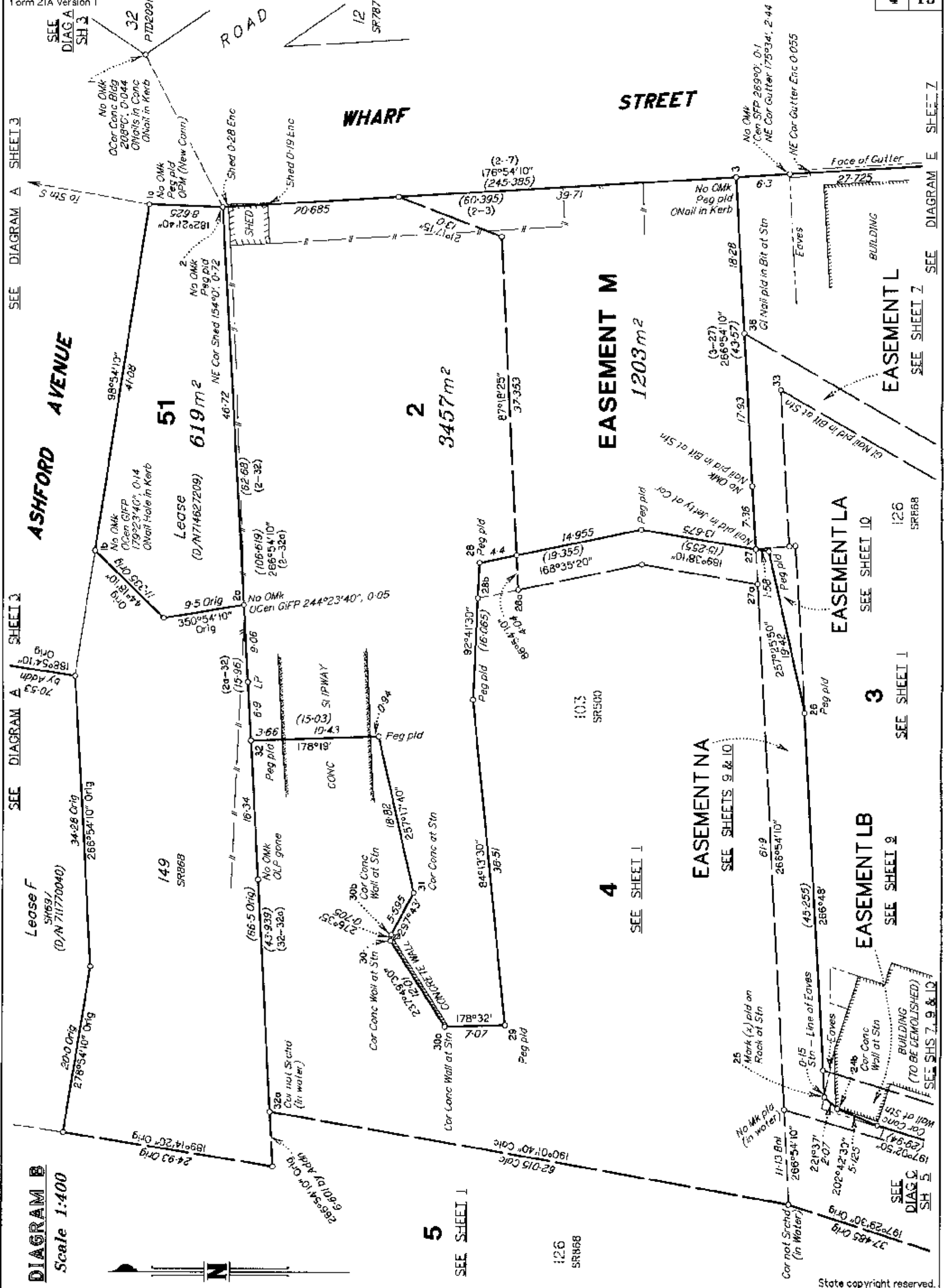
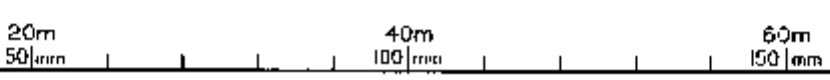


DIAGRAM B  
Scale 1:400



5  
SEE SHEET I

126  
SR888

4  
SEE SHEET I

EASEMENT NA  
SEE SHEETS 9 & 10

EASEMENT LB  
SEE SHEET 9

3

SEE SHEET I

EASEMENT LA  
SEE SHEET 10

126  
SR888

EASEMENT M  
1203 m<sup>2</sup>

2  
3457 m<sup>2</sup>

51  
619 m<sup>2</sup>

Face of Gutter  
27.725

BUILDING

EASEMENT L  
SEE SHEET 7

SEE DIAGRAM E SHEET 7

BUILDING  
(TO BE DEMOLISHED)  
SEE SHS 7, 9 & 10

SEE DIAGRAM C SH 5

DIAGRAM C

Scale 1:500 - Lengths are in Metres.

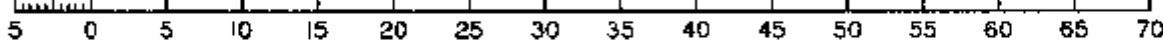


DIAGRAM CA

Scale 1:250

EASEMENT NA

SEE SHEET 9

EMT LB

EMT LB

SEE SHEET 9

EMT NA

SEE SHEET 9

EMT PB

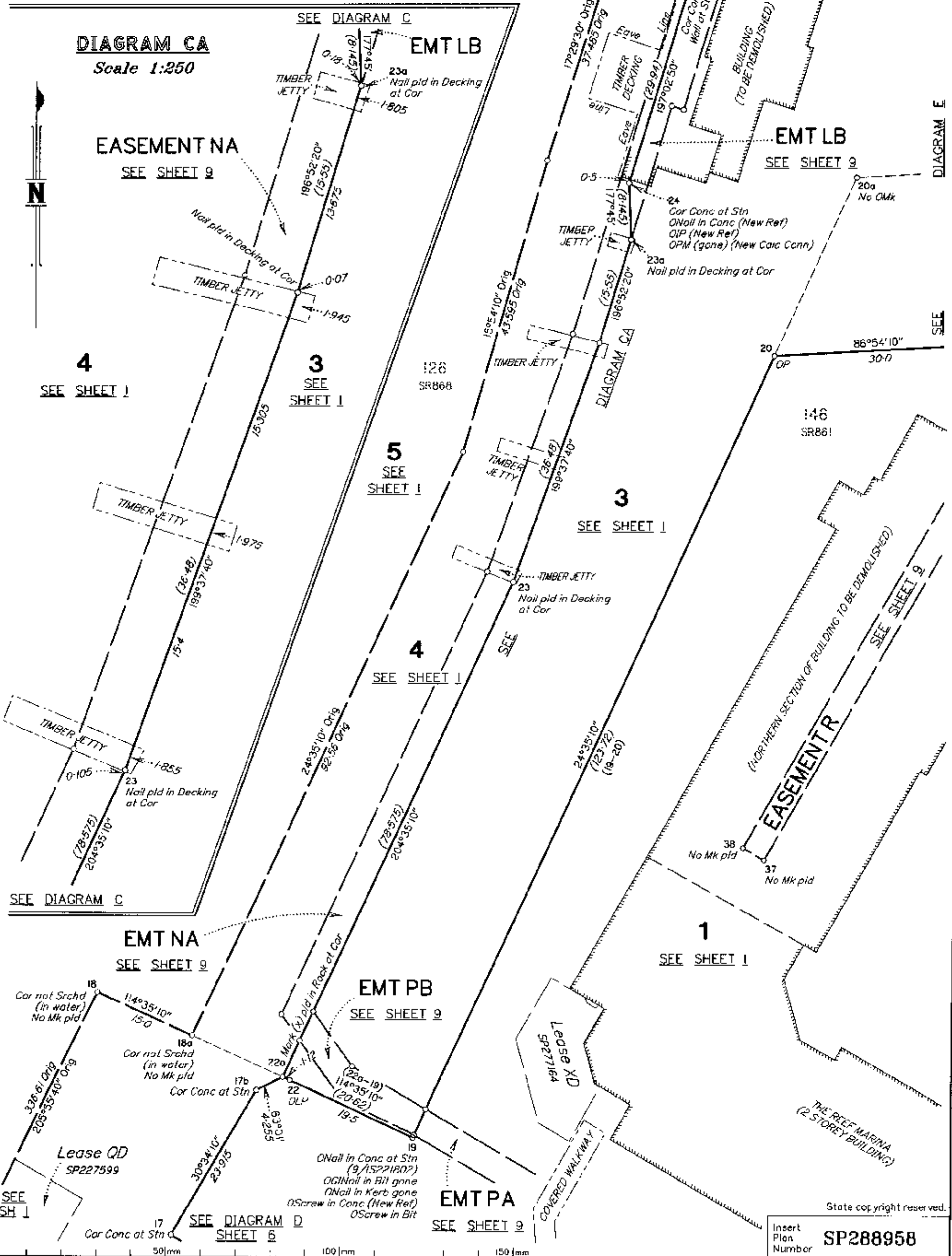
SEE SHEET 9

EMT PA

SEE SHEET 9

EASEMENT R

(NORTHERN SECTION OF BUILDING TO BE DEMOLISHED)



4 SEE SHEET 1

3 SEE SHEET 1

5 SEE SHEET 1

3 SEE SHEET 1

4 SEE SHEET 1

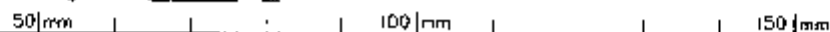
1 SEE SHEET 1

SEE SH 1

SEE DIAGRAM D SHEET 6

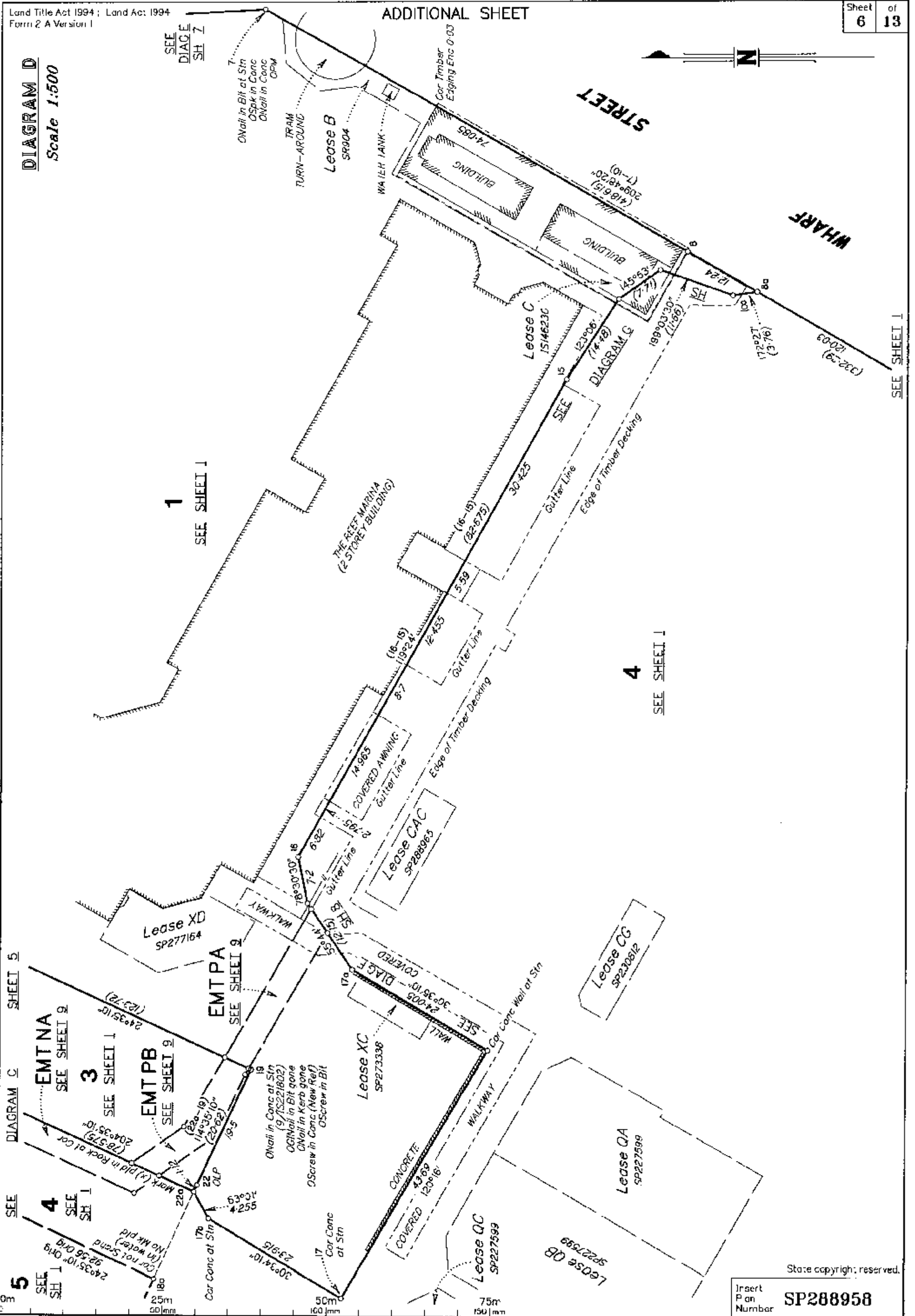
Insert Plan Number SP288958

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**DIAGRAM D**  
Scale 1:500



SEE SHEET J

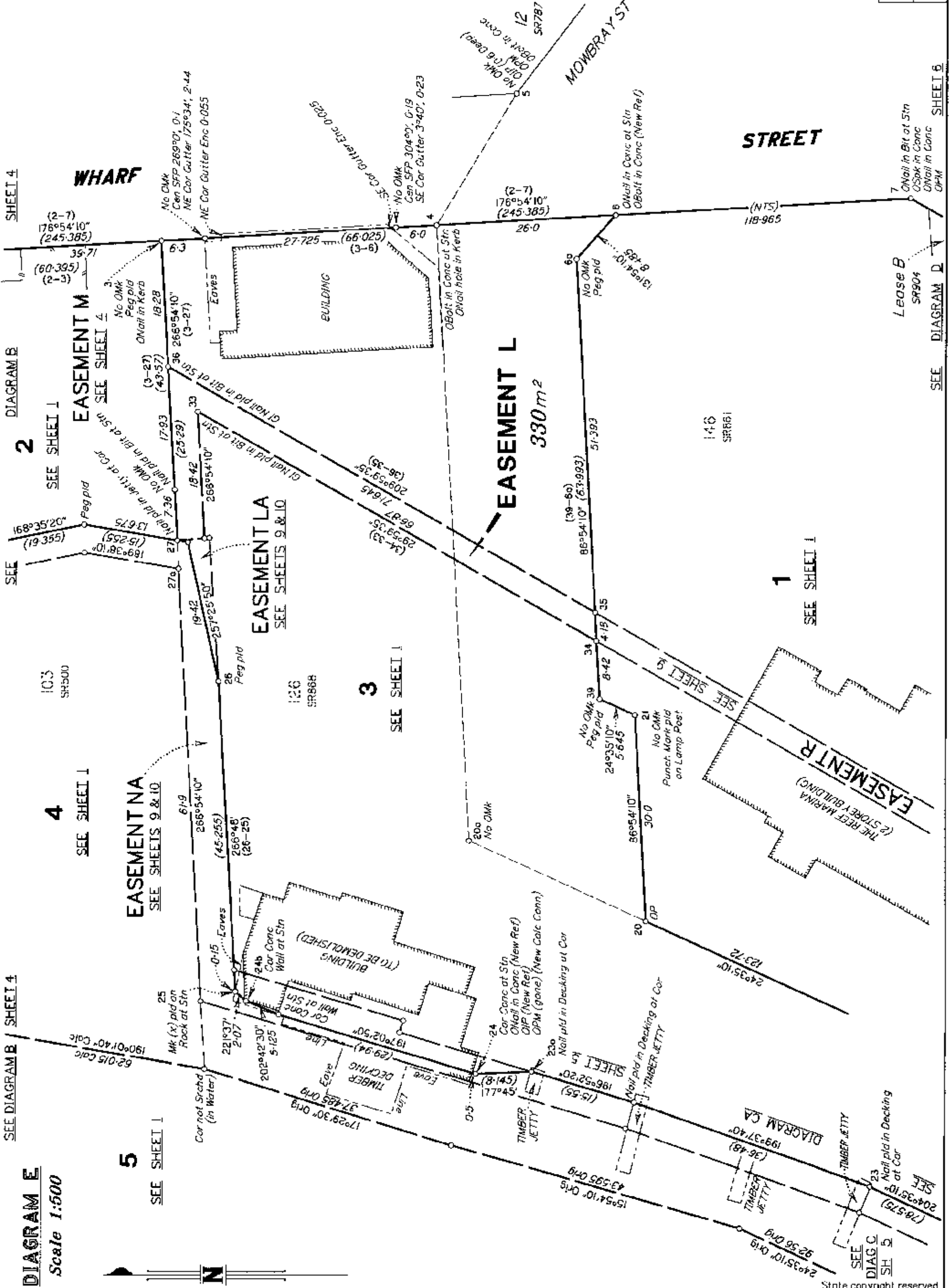
SEE SHEET J

SEE SHEET I

SEE SHEET I

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Insert Plan Number **SP288958**

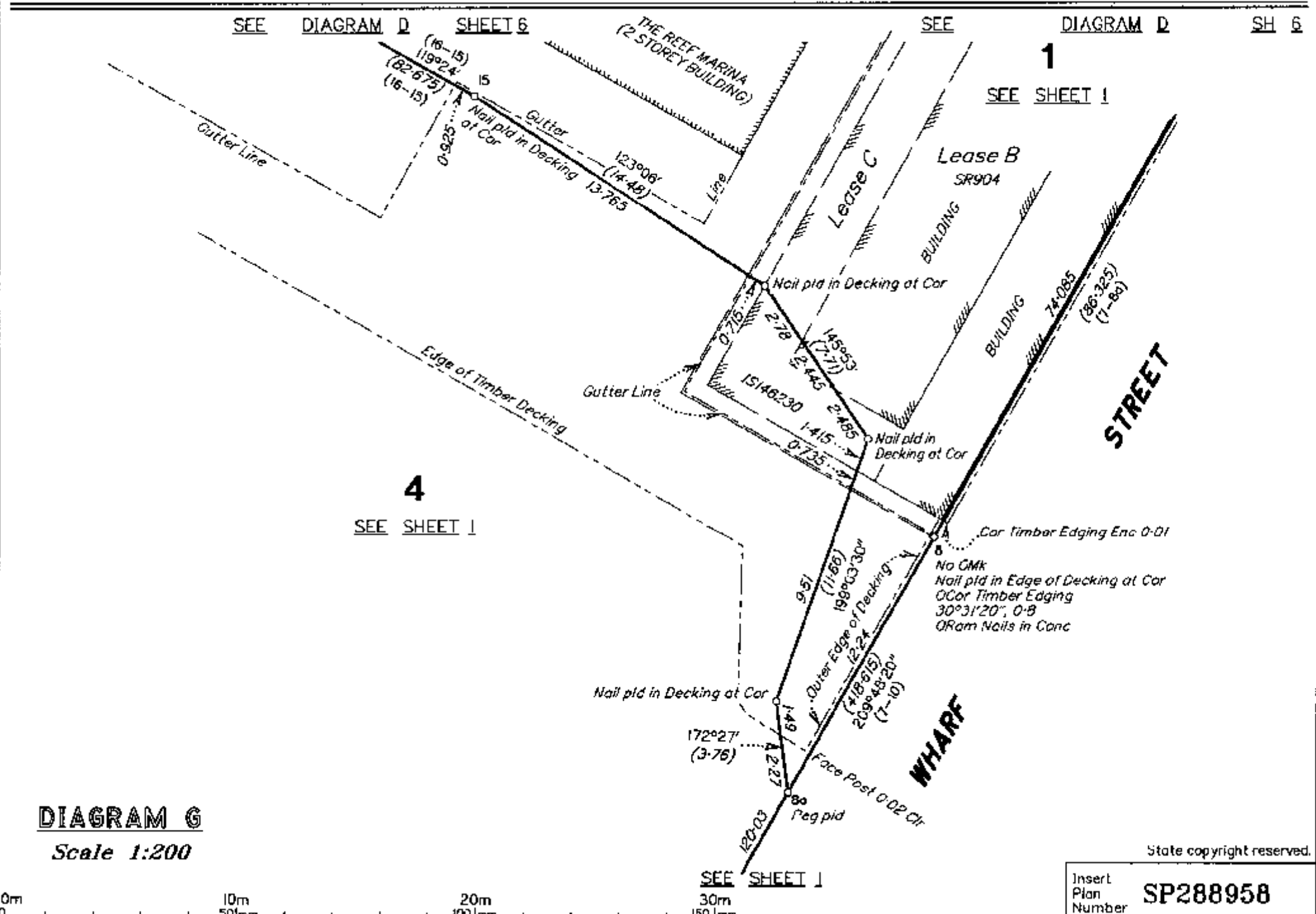
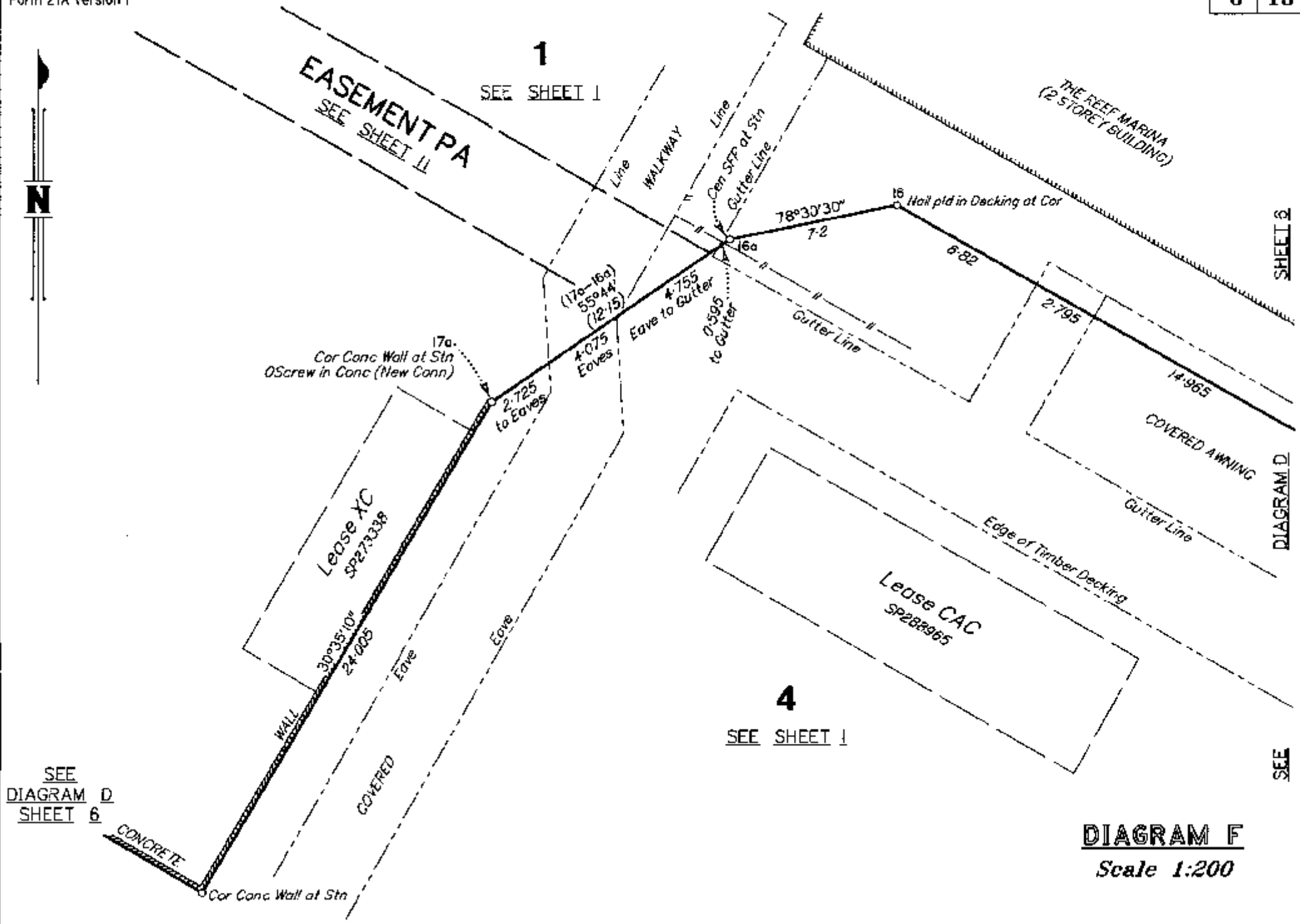


**DIAGRAM E**  
Scale 1:500



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Insert Plan Number **SP288958**



**DIAGRAM G**  
Scale 1:200



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Insert Plan Number	<b>SP288958</b>
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**DIAGRAM H**  
Scale 1:600

SEE DIAGRAM B  
SHEET 4

2  
SEE SHEET 1

**EMT NA**

969m<sup>2</sup>  
SEE DIAG J & K  
SHS 10 & 11

SEE SHEET 1

103  
SP500

**EMT M**  
SEE SHEET 4  
(3-27)  
266°54'10"  
(43-57)

**EMT LB**

149m<sup>2</sup>

SEE SHEET 1

126  
SR868

**EMT LA**

32m<sup>2</sup>

SEE DIAGRAM J  
SHEET 10

24  
Cor Conc at Stn  
ONail in Conc (New Ref)  
OIP (New Ref)  
OPM (gone) (New Calc Conn)

5

SEE SHEET 1

126  
SR868

Cor not Strcd  
(in Water)

37°48'5" Orig  
197°29'30" Orig  
TIMBER DECKING  
BUILDING  
(TO BE DEMOLISHED)

23a  
Nail pld in Decking at Cor

15°54'10" Orig  
43°59'5" Orig  
No Mk pld  
(in Water)

TIMBER JETTY

DIAG CA  
(36-48)

TIMBER JETTY

TIMBER JETTY

TIMBER JETTY

TIMBER JETTY

TIMBER JETTY

TIMBER JETTY

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TIMBER JETTY

**EMT PB**

94m<sup>2</sup>

SEE DIAG K  
SHEET 11

**EMT PA**

100m<sup>2</sup>

SEE DIAC K  
SHEET 11 Lease XC  
SP273338

Lease XD  
SP27164

WALKWAY

COVERED

(NORTHERN SECTION OF BUILDING TO BE DEMOLISHED)

THE REEF MARINA  
(2 STOREY BUILDING)

**EASEMENT R**

319m<sup>2</sup>

1

SEE SHEET 1



ADDITIONAL SHEET

SEE DIAGRAM B

SHEET 4

2  
SEE SHEET 1

EASEMENT M  
SEE SHEET 4

EASEMENT L  
SEE SHEET 7

EASEMENT LA

EASEMENT NA

4

SEE SHEET 1

103  
SR500

3

SEE SHEET 1

126  
SR868

SEE DIAGRAM B  
SHEET 4

DIAGRAM J  
Scale 1:250

SEE DIAGRAM B  
SHEET 4

5

SEE SHEET 1

126  
SR868

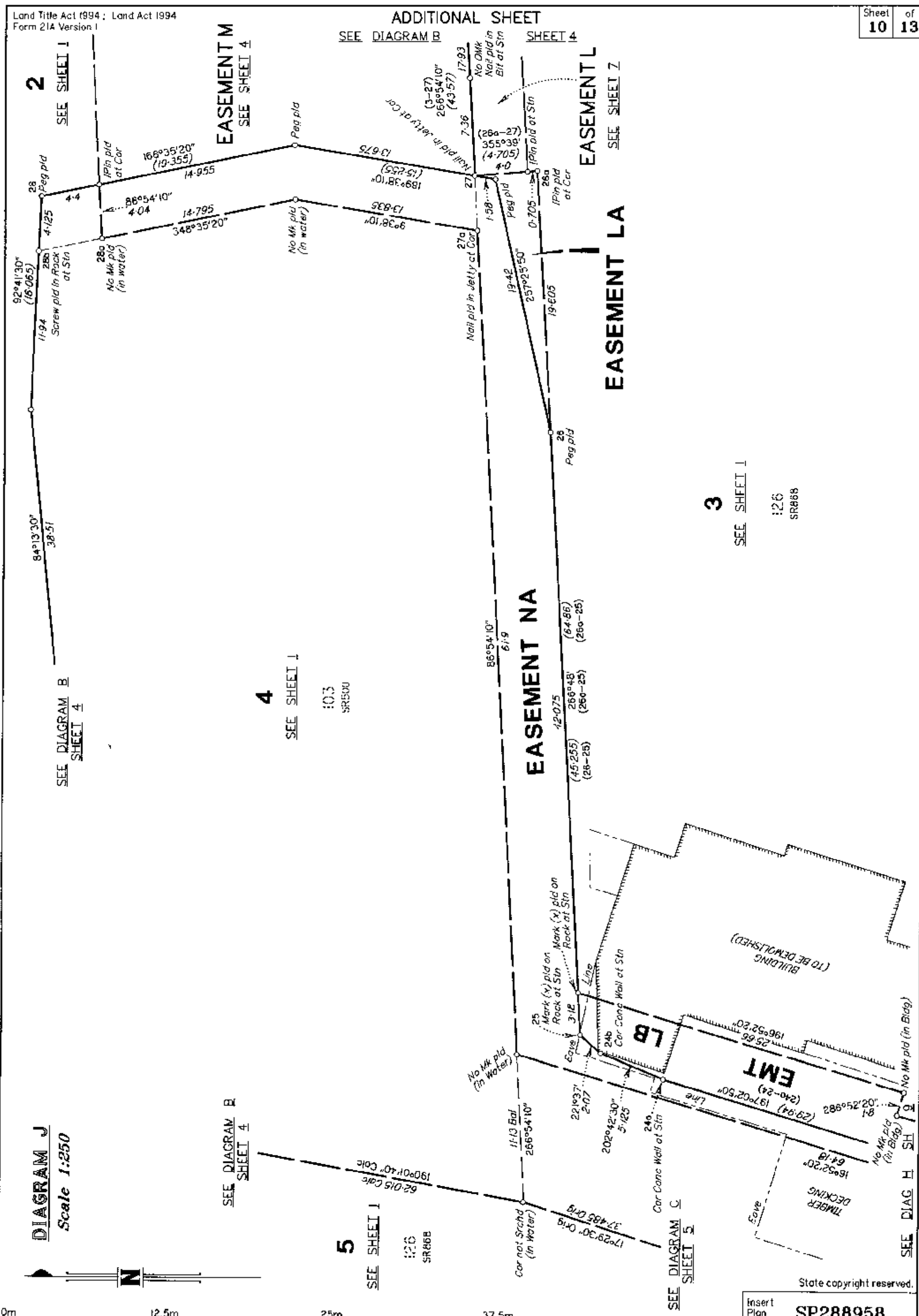
SEE DIAGRAM C  
SHEET 5

SEE DIAG H SH



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Insert Plan Number  
**SP288958**



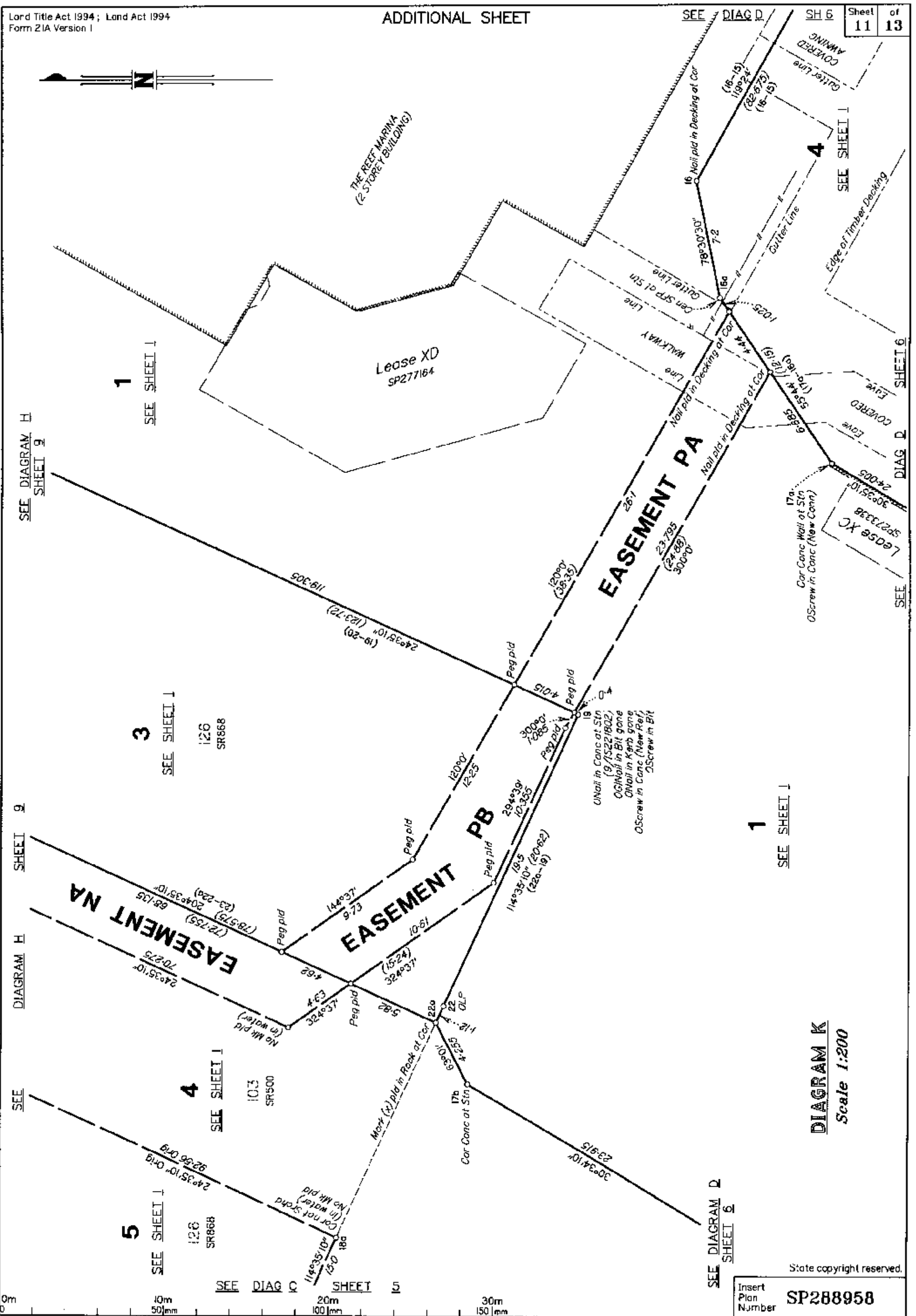
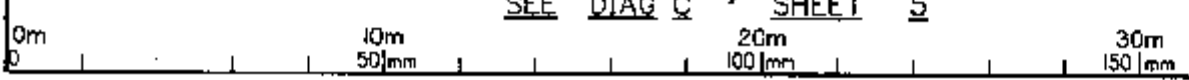


DIAGRAM K  
Scale 1:200

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Insert Plan Number **SP288958**



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	ONail in Conc	5/TS159674	307°08'40"	0.995
1	ONail in Conc	10/SP121813	268°23'50"	3.52
1	ONail in Kerb	5/TS159674	306°45'40"	3.81
1a	Nail in Kerb		116°49'	3.555
1a	Iron Pin		1°47'	3.675
1b	ONail hole in Kerb	8/TS159674	21°19'20"	7.39
2	Nail in Conc		26°41'	7.85
3	Bolt in Conc		7°17'	1.025
3	Nail in Kerb		96°30'	3.73
3	ONail in Kerb	3/TS128125	91°08'10"	14.982
4	ONail hole in Kerb	2/TS159674	152°06'40"	3.85
5	OIP (0.6 Deep)	3/TS159674	307°53'40"	1.0
5	OBolt in Conc	5/DP263586	220°19'10"	4.686
6	OBolt in Conc	7/DP263586	356°54'10"	9.45 (New Ref)
7	OSpk in Conc	1/TS159674	165°56'40"	7.387
7	ONail in Conc	1/SR904	158°08'50"	10.276
8	ORam Nail in Conc	2/SP219626	144°49'10"	4.856
8	ORam Nail in Conc	2/SP219626	152°29'40"	5.52
8a	Iron Pin		168°13'	1.645
8a	Nail in Conc Fd		195°52'30"	10.425
9	ONail in Bit Path gone	3/SP219626	119°48'20"	3.296
9	Nail in Kerb		119°07'	10.925
9	ONail in Bit Path gone	3/SP219626	36°06'55"	33.059
10	OIP	13/SR861	186°38'40"	3.88
10	OBolt in Conc (gone)	9/DP263586	123°56'10"	4.813
10	OBolt in Conc (gone)	9/DP263586	177°10'40"	13.868
11	ONail in Conc gone	3/SP134234	109°13'40"	0.865
11	Nail in Conc		51°06'	1.405
12	OIP (not Sched)	11/DP263586	337°47'10"	1.613
12	OGNail in Bit	2/TS221802	291°03'	3.794
12	OBolt in Conc	11/DP263586	299°44'10"	5.962
17	Screw in Conc		244°56'	10.09
17a	OScrew in Conc	4/SP273338	216°46'	1.505 (New Conn)
19	OScrew in Conc	7/SP258919	193°59'45"	6.114 (New Ref)
19	OScrew in Bit	6/SP273338	108°51'30"	6.259
19	OGNail in Bit gone	8/SP258919	35°53'25"	8.629
19	ONail in Kerb gone	6/SP273338	50°18'45"	16.398
20	Nail in Bit		34°30'20"	10.195
21	Bolt in Post		329°03'	0.095
22	Nail in Conc		157°32'	3.735
24	ONail in Conc	1S221802	110°36'	1.475 (New Ref)
24	OIP	12/TS221802	109°51'	6.8 (New Ref)
28	Nail in Conc		51°37'	4.135
31	Nail in Conc		134°28'	1.38
32	Nail in Conc		107°25'	11.15
35	Nail in Conc		42°07'	23.445
37	Nail in Conc		142°25'	37.21
38	Nail in Kerb		276°14'30"	26.67

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
OPM500028	335 870.893	8 177 302.731	55	0.009	Datum		
OPM92839	335 776.715	8 176 978.808	55	0.025	Derived	Traverse	
OPM99597	335 769.171	8 176 834.478	55	0.011	Datum		
OPM117982	335 557.267	8 176 416.376	55	0.011	Datum		now Destroyed

MERIDIAN TABLE

LINE	PLAN BEARING	MGA ZONE 54 BEARING
PM117982 to PM500028	19°29'10"	19°29'09" wide SCDB QLD ANJ 16-09
PM99597 to PM500028	12°15'22"	12°15'23" wide SCDB QLD ANJ 16-09

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE	
1a-OPM		30°07'10"	234.205	500028	DDM	(New Conn)
5-OPM	5/SR787	221°48'40"	1.246	92839	Brass Plaque	
7-OPM	1/SR904	166°32'20"	12.403	99597	Brass Plaque	
10-OPM (now Destroyed)	4/SP219626	180°49'25"	66.956	117982	Mini Bolt	
24-OPM (gone)	5/SR707	91°32'	12.54	52136	Brass Plaque	(New Calc'd Conn)

TRAVERSES ETC

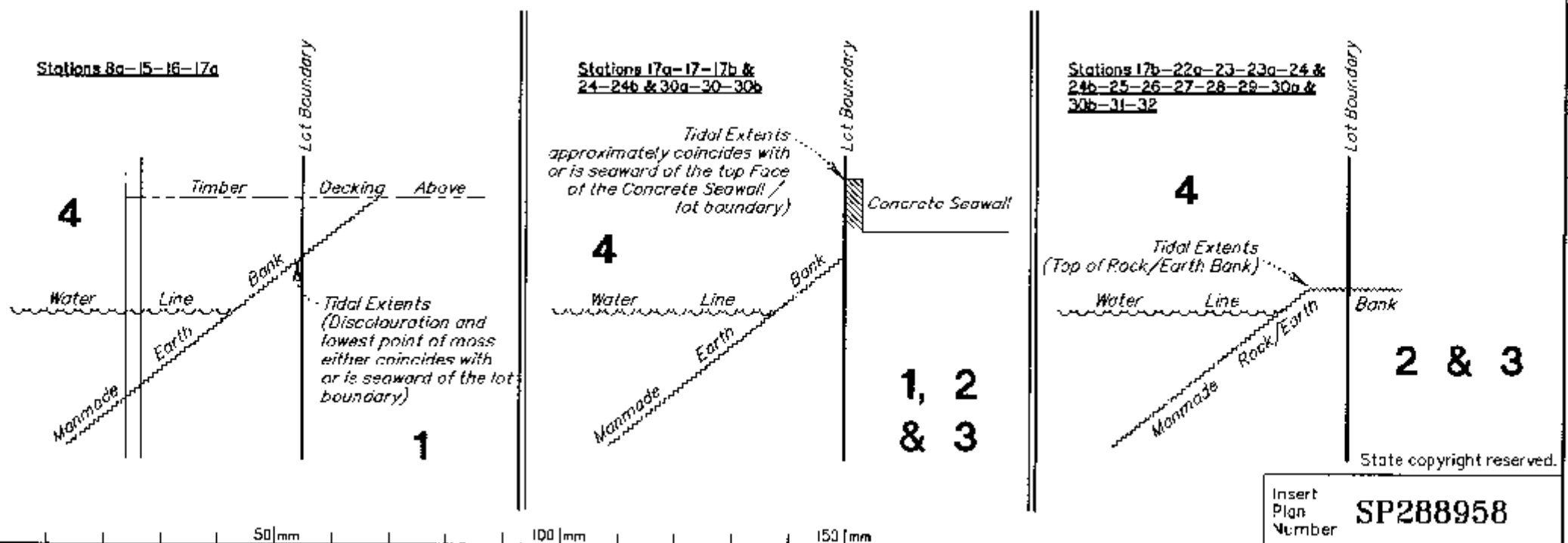
LINE	BEARING	DISTANCE
1-2	243°15'40"	20.117
1a-5	10°46'	40.02
4-5	121°09'10"	22.32
18a-22a	114°35'10"	14.38
20-20a	24°35'10"	28.23
20a-4	86°54'10"	89.5
27-27a	266°54'10"	4.101
28a-28b	348°35'20"	4.82
U-L	35°21'10"	12.048 Orig
E-G	46°02'10"	13.094 Orig
L-Y	182°21'40"	22.545 Calc
P-7	214°05'10"	5.728 Calc
O-P	325°25'10"	32.398 Orig
R-0	31°05'10"	32.388 Orig

TIDAL BOUNDARY REPORT

- This plan is prepared under Part 7 of the SMI Act 2003, Section 80 applies in so far as relates to Lot 54 herein.
- The tidal boundary of Lot 54 between Stations J and AA has been compiled from SR427. That plan records the last known location of the tidal boundary. This was surveyed in October 1965. This tidal boundary now no longer exists.
- Survey plans on the South-West side of Dixie Street around 1987/1988, specifically SR905, depict, and therefore indicate the tidal boundary has moved significantly over approximately 22 years.
- This sudden change would indicate that the tidal boundary has not moved slowly, gradually, and imperceptibly. Severe flooding and regular cyclonic activity may have contributed to this sudden change. As well, there have been manmade changes with the construction of a rock wall, wharf abutment, and road formation within and around Dixie Street.
- The tidal boundary has therefore been depicted in its original position as surveyed by SR427. This has been compiled from the field notes of SR427.

**SURVEY REPORT:**

1. The purpose of the survey is to convert Lots 1, 2 and 3 to freehold. These lots are above the tidal extents. Lot 4 will be a term lease. Lots 5, 51, 52, 53 and 54 will be reserves.
2. The meridian of the survey is MGA Zone 55 wide EDM traverse through datum coordinated PSM's (see meridian table). A general correction of +4° 23' 40" has been applied to underlying plans not on MGA Zone 55.
3. Stations 1, 1a, 1b and 2 have been fixed by original references off SR787 and IS159674 and original angles and distances from SR500 and IS159674.
4. Line 2-7 has then been fixed by original references and traverse connections off Stations 3, 4, 5, 6, and 7. Utilising plans DP263568, IS128125, IS159674, and SR904. An excess of 0.045m has been observed between Stations 2 and 3 (60.395m) compared to the original dimension of 60.350m on SR500. However IS128125 measured Stations 2-3 as 60.39m.
5. Line 7-11 was fixed by original references off Stations 8, 9, and 10. Utilising plans SP219626, SR904 and SR861. Distances agreed with original.
6. Line 10-14 was fixed by original marks and reference marks off Station 12 (IS221802 and DP263586). The balance of that line was fixed by original distances as shown calculated on DP263586.
7. Lines 6-5a-21-20-19-22-18 were fixed by original angles and distances, closing on original references and corner marks at Stations 19 and 22 (SR861, SP258919, SP273338 and IS221802). The balance of line 19-18 was fixed by original distances.
8. Line 14-18 is original angle and distance, as per SR861.
9. Line 2-32a was fixed by original angle and distances off Wharf Street (SR812, SR500 and SR868), which agreed with occupation at Station 2a (IS159674).
10. Line 3-27 was fixed by original angle off Wharf Street. No original marks on that alignment were found.
11. Calculated original angles and distances were used to fix the four lines between Stations 18a and 32a. Plans utilised SR707, SR741, and SR500. Note that the original LWM adopted on SR500 has been fixed as a calculated right-line boundary, based on the excess between Stations 2 and 3.
12. Original angles and distances have been adopted to fix the lines from Station 32a, clockwise around Lot 149 on SR868, through to station B. Plans used, IS159674, SR697, and SR674.
13. DP263586 was utilised to fix stations 1-R-Q-P-K-L-G-E-D by adopting original traverse and deed angles and distances off that plan.
14. The four lines between Stations 14 and G, clockwise around Lot 5, were fixed by the calculated original angles and distances off DP263586.
15. Lot 53 was compiled from PTD20916.
16. Lot 54 was compiled from calculated original dimensions off DP263586, and original deed angles and distances off SR427, including the original Tidal Boundary (off SR427).
17. Station C was fixed by perpendicular intersection between Stations B and D, utilising the original angle (45°) at Station D (SR706). Plans SR905, DP263586, IS76068, and IS135715 have also observed this angle.
18. Station Z was fixed by distance along Wharf Street from Station P (5.728m), being the distance calculated from a right-angle intersection onto the Wharf Street alignment from the south western corner of Lot 85 as depicted on SR297. (see also RA2569)
19. Line S-T is 40m offset and parallel with line 1a-1b. Station S is at the intersection of this line and the extension of line AB-P, through Z.
20. Station Y was fixed by adopting the connection 1a-L (SR660 and RA2569) and an intersection from Station Z, perpendicular with line S-Z. Distances L-Y and Y-Z calculated accordingly.
21. The width of Ashford Avenue was calculated by parallel offset of line C-D onto Station Y (11.608m).
22. Station T was calculated by the width of Ashford Avenue (11.608m) and a line off station S (parallel to line 1a-1b).
23. Scaled distances from SR868 and the DCDB was used to calculate the truncation (16.5m) of Ashford Avenue to enable calculation of Stations W and X.
24. Distances scaled from SR868 and the DCDB together with parallel offsets of the Ashford Avenue width were used to calculate Stations U and V off Stations T and W respectively (38m and 14m respectively). Line U-V is calculated.
25. SR868, DP263568 and the DCDB were used to dimension line F-G (7.7m) extended along line L-G to calculate Station F. A perpendicular line was intersected from Station F onto the alignment D-E to calculate Station EE.
26. The right-line boundaries from Station 8a-15-16-17a-17-22a-23-23a-24-25-26-27-28-29-30-31-32 have been surveyed landward of the tidal extents.
27. The three cross sections below depict the location of the tidal extents in relation to the lot boundaries. Generally the tidal extents have been defined by either; the discolouration on man-made earth embankments, the top of rock walls, or the face/edge of concrete sea-walls.
28. It was noted that many encroachments exist where structures and secondary parcels are severed by the determination of the tidal extents.





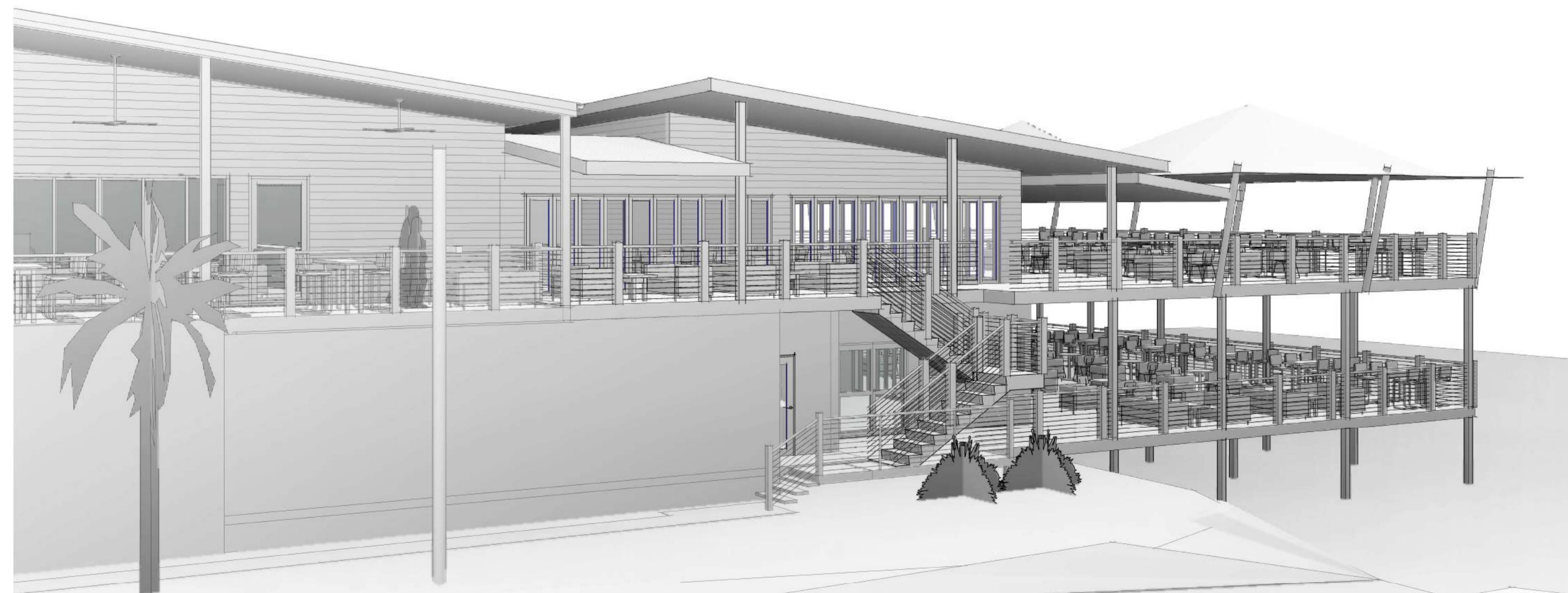
# Appendix C



# DECK EXTENSION TO FIRST FLOOR - OPTION 3

## PDCC0103

THE TIN SHED, PORT DOUGLAS & DISTRICT CC  
 PORT DOUGLAS AND DISTRICT COMBINED CLUBS INC.



REV	DESCRIPTION	BY	DATE
A	DA ISSUE	GT	19/12/17

ORIGINAL SHEET SIZE: A1 (594mm x 841mm)

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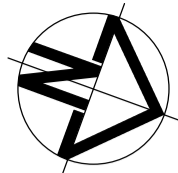
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PROJECT  
 PORT DOUGLAS AND DISTRICT COMBINED CLUBS INC.  
 DECK EXTENSION TO FIRST FLOOR - OPTION 3

TITLE  
 PDCC0103  
 COVERSHEET

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TRUE NORTH

**SITE CALCULATION:**

SITE AREA	=	1225.6m <sup>2</sup>
<b>GROUND FLOOR:</b>		
ENCLOSED AREA	=	495m <sup>2</sup>
UNENCLOSED AREA	=	264m <sup>2</sup>
<b>FIRST FLOOR EXISTING:</b>		
ENCLOSED AREA	=	215m <sup>2</sup>
UNENCLOSED AREA	=	68m <sup>2</sup>
<b>FIRST FLOOR NEW:</b>		
ENCLOSED AREA	=	172m <sup>2</sup>
UNENCLOSED AREA	=	259m <sup>2</sup>
<b>SITE COVERAGE</b> (EXISTING & PROPOSED)	=	759m <sup>2</sup>

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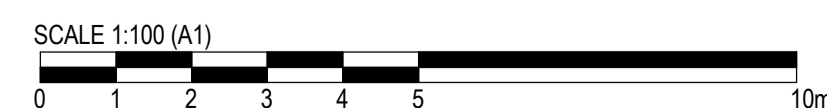
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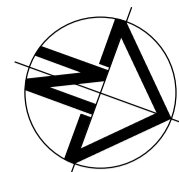
PROJECT  
PORT DOUGLAS AND DISTRICT COMBINED CLUBS INC.  
DECK EXTENSION TO FIRST FLOOR - OPTION 3

TITLE  
PDCC0103  
GROUND FLOOR PLAN

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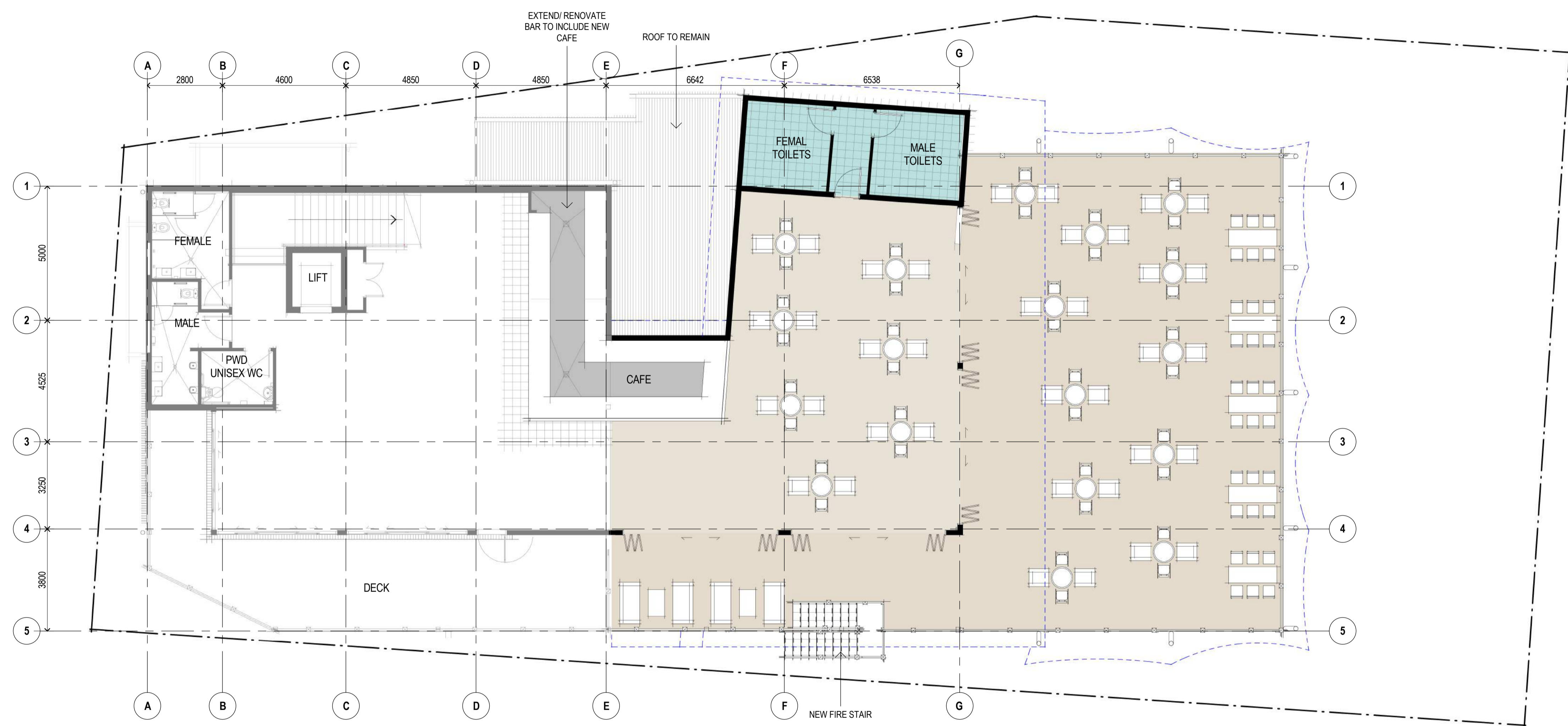


TRUE NORTH

**SITE CALCULATION:**

SITE AREA	= 1225.6m <sup>2</sup>
<b>GROUND FLOOR:</b>	
ENCLOSED AREA	= 495m <sup>2</sup>
UNENCLOSED AREA	= 264m <sup>2</sup>
<b>FIRST FLOOR EXISTING:</b>	
ENCLOSED AREA	= 215m <sup>2</sup>
UNENCLOSED AREA	= 68m <sup>2</sup>
<b>FIRST FLOOR NEW:</b>	
ENCLOSED AREA	= 172m <sup>2</sup>
UNENCLOSED AREA	= 259m <sup>2</sup>
<b>SITE COVERAGE</b> (EXISTING & PROPOSED)	= 759m <sup>2</sup>

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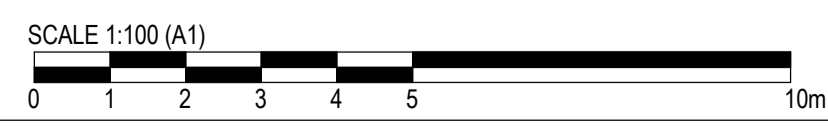
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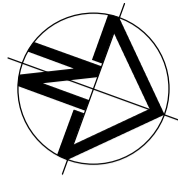
DECK EXTENSION TO FIRST FLOOR - OPTION 3

TITLE  
PDCC0103  
FIRST FLOOR PLAN

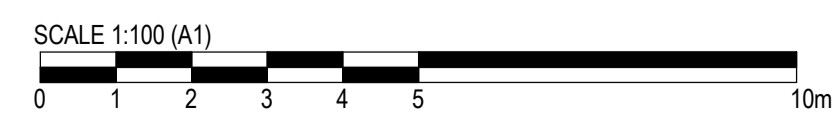
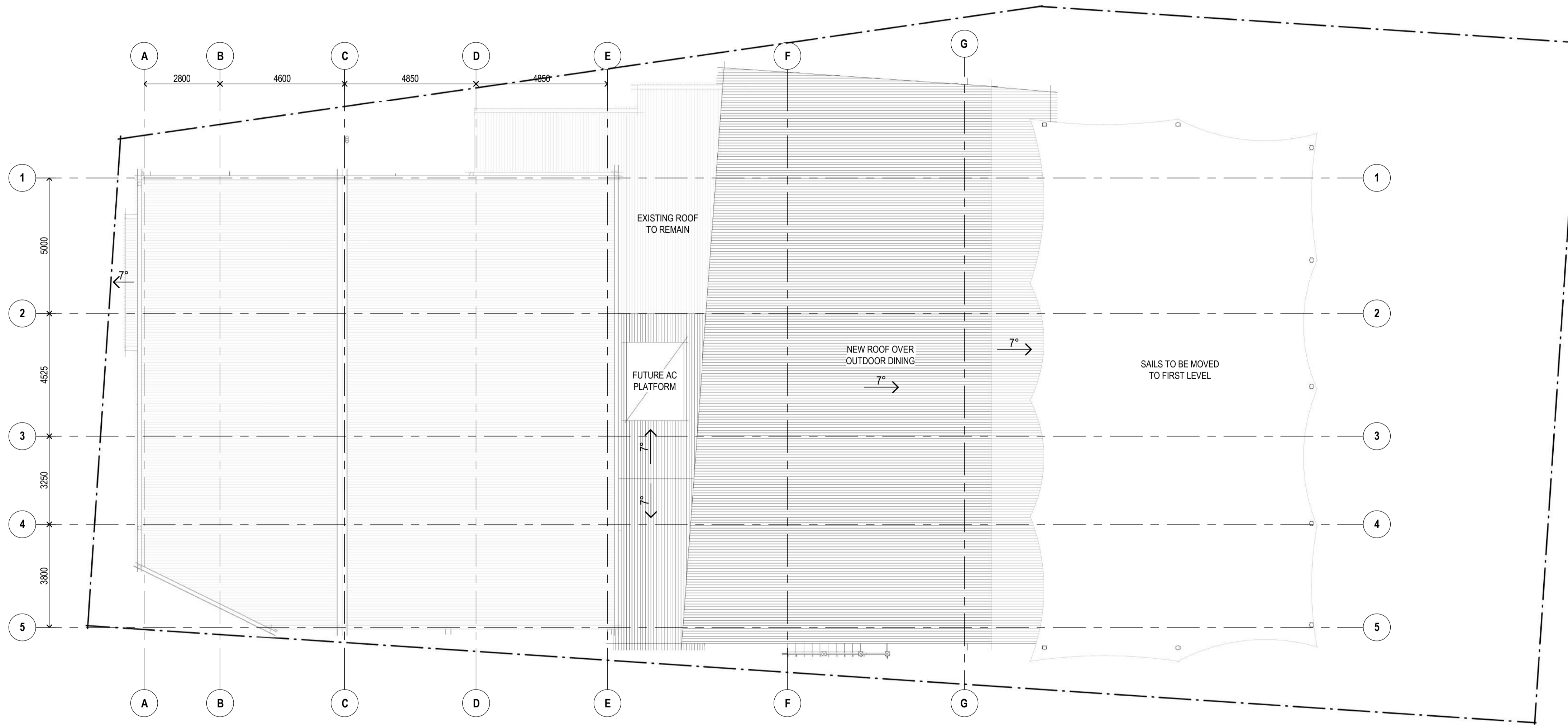
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PROJECT  
PORT DOUGLAS AND DISTRICT COMBINED CLUBS INC.

DECK EXTENSION TO FIRST FLOOR - OPTION 3

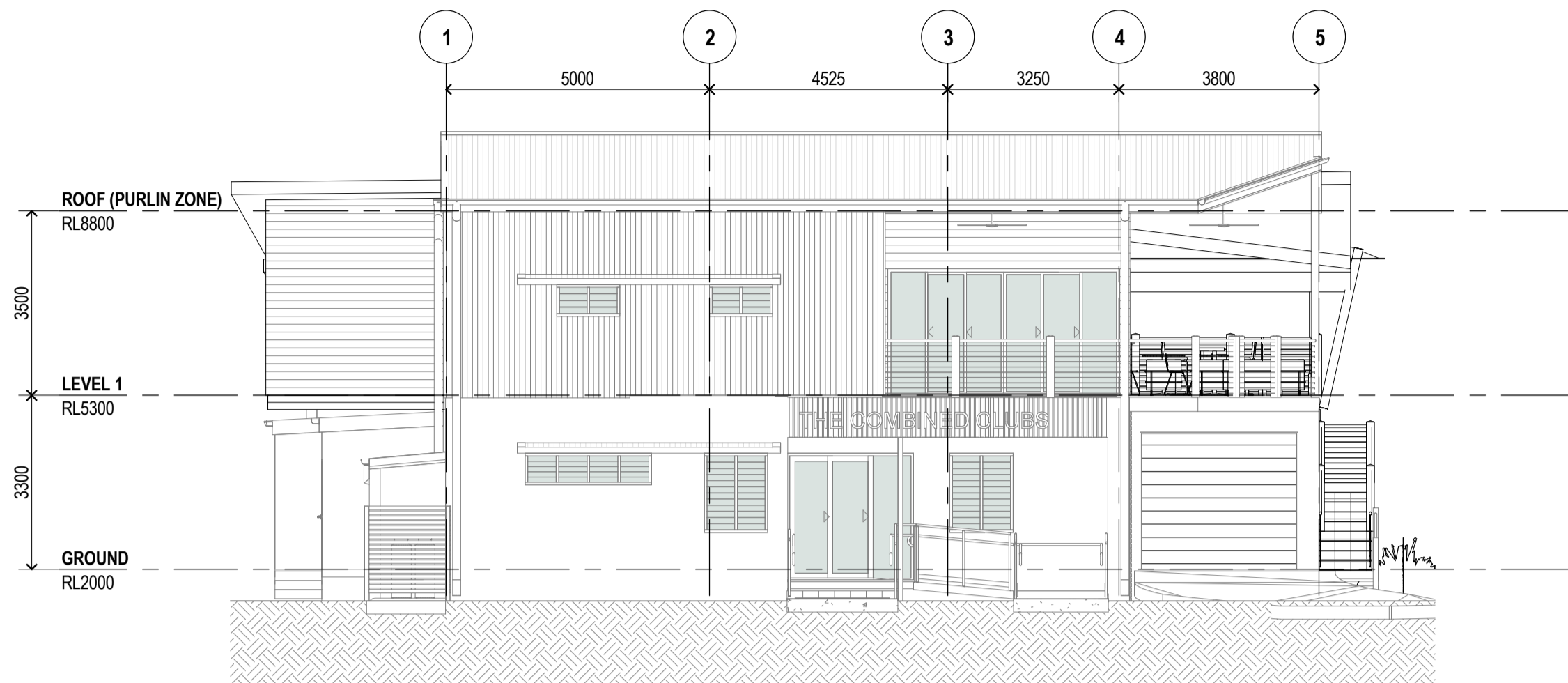
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PDDC0103  
ROOF PLAN

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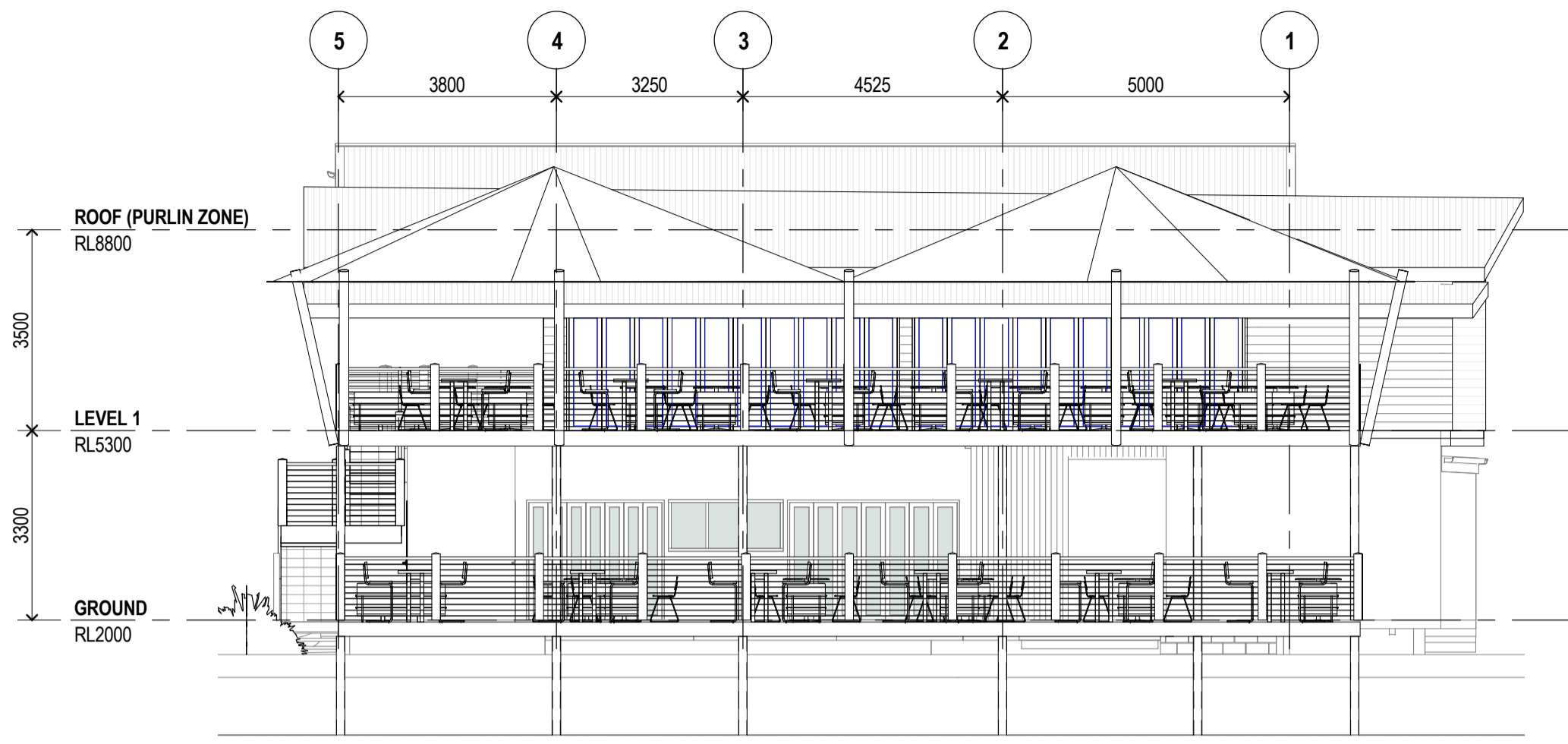
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ABBREVIATION LEGEND	
ABBV	DESCRIPTION

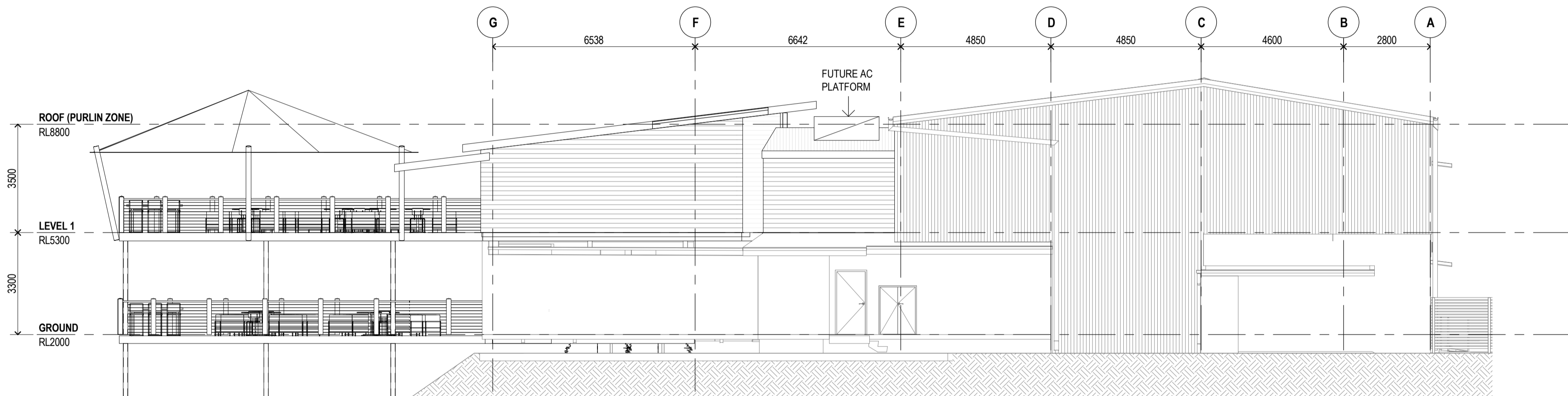
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A	DA ISSUE	GT	19/12/17



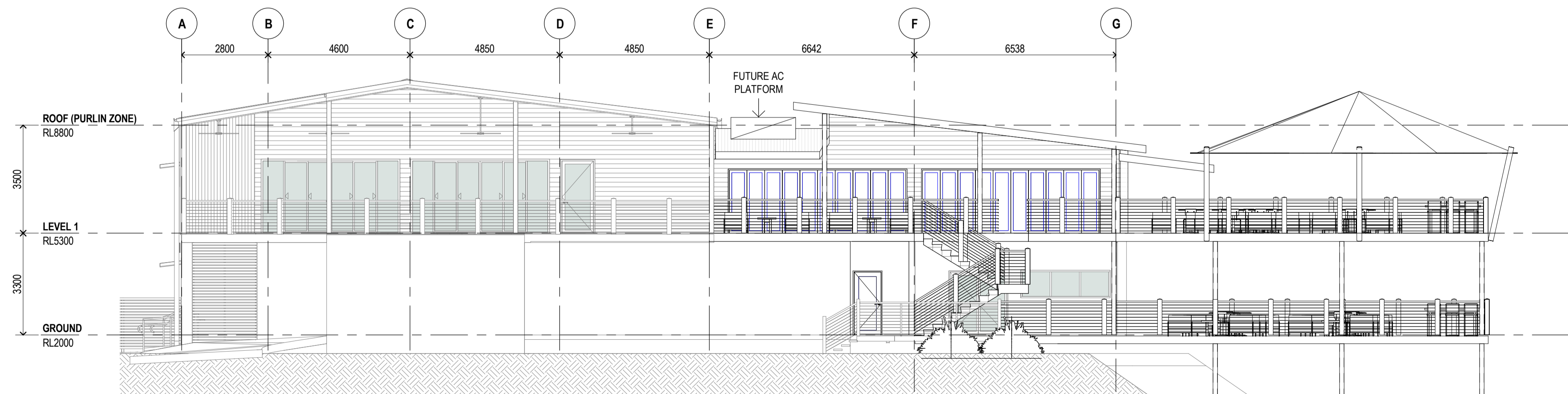
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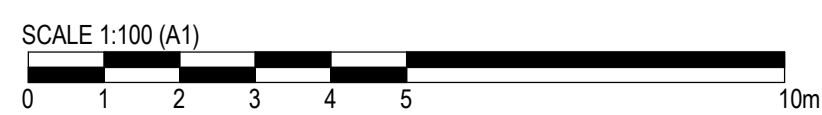
3 ELEVATION  
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2 ELEVATION  
1 : 100



4 ELEVATION  
1 : 100



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PROJECT  
PORT DOUGLAS AND DISTRICT COMBINED CLUBS  
INC.  
DECK EXTENSION TO FIRST FLOOR -  
OPTION 3

TITLE  
PDCC0103  
ELEVATIONS

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