

TOWN PLANNING REPORT

to

DOUGLAS SHIRE COUNCIL

for

CHANGE APPLICATION (MINOR CHANGE)

for

**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
FOR REFURBISHMENT OF TAVERN AND ANCILLARY AND
ASSOCIATED FACILITIES**

land located at

**7-9 MACROSSAN STREET, 6 WARNER STREET AND PART
OF MACROSSAN STREET ROAD RESERVE, PORT
DOUGLAS**

described as

**LOT 10 ON SP262348,
EASEMENT A AND EASEMENT B IN LOT 11 ON SP262348
AND PART OF THE MACROSSAN STREET ROAD
RESERVE (LOT 20 ON SP301687)**

on behalf of

HILROK HOTEL GROUP PTY LTD

**PROJECT No.: C1401
MARCH 2026**

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TOWN PLANNING REPORT

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Amended 17/03/2026 (8:30am)

**TOWN PLANNING REPORT FOR
 CHANGE APPLICATION (MINOR CHANGE)
 FOR MATERIAL CHANGE OF USE
 ON LAND LOCATED AT 7-9 MACROSSAN STREET, 6 WARNER STREET AND PART OF THE MACROSSAN
 STREET ROAD RESERVE, PORT DOUGLAS**

1.00 INTRODUCTION

We act on behalf of Hilrok Hotel Group Pty Ltd, the Applicant, in relation to the proposal to make a Change Application (Minor Change) to the existing Development Permit on land described as Lot 10 on SP262348, Easement A and Easement B in Lot 11 on SP262348 and part of the Macrossan Street road reserve (Lot 20 on SP301687) and located at 7-9 Macrossan Street, 6 Warner Street and part of Macrossan Street, Port Douglas.

This land is subject to a current Council Approval (Council Reference: MCUC 2017_2095/2) and the proposed Change Application (Minor Change) is made in relation to this Approval. Further background in relation to the relevant approvals are detailed in **Section 3.00**.

The subject site is shown in **Figure 1 – Location** and **Figure 2 – Locality**.

The Change Application Form 5 is attached as **Appendix A**.

The following Landowner Consent Forms are attached as **Appendix B**:-

- a) Lot 10 on SP262348 and Lot 11 on SP262348 provided by T W Peterson and F T Peterson; and
- b) Lot 20 on SP301687 (Term Lease 240510) located within the Macrossan Street Road Reserve provided by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

The current approval subject to the Change Application (Minor Change) is described as:-

“Development Permit for Material Change of Use (Refurbishment of Tavern and Ancillary and Associated Facilities)”

Further information in relation to the Development Permit is detailed in **Section 3.00**.

The purpose of this Minor Change Application is to enable works to refurbish the ground floor bar, gaming room and dining area within the existing Central Hotel building to be undertaken a staged basis as detailed by **Section 4.00**.

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Reference is also made to the Council advice received by email dated 10 November 2025. Based on Council's email advice, it was determined that to enable the proposed modifications to the existing Development Permit, it is necessary to lodge a Change Application (Minor Change) with the Douglas Shire Council.

2.00 THE SUBJECT SITE

The subject site comprises the following:-

- a) Lot 10 on SP262348 located at 7-9 Macrossan Street, Port Douglas and containing the Central Hotel (including internal and outside undercover patron areas, storage building and rear car parking accessed via Warner Street;
- b) Easement A located on Lot 11 on SP262348 located at 6 Warner Street for *right of way for access, maintenance, drainage and services* to the benefit of Lot 11 on SP262348;
- c) Easement B located on Lot 11 on SP262348 located at 6 Warner Street for *drainage* to the benefit of Lot 11 on SP262348; and
- d) Lot 20 on SP301687 located within the Macrossan Street Road Reserve and containing the verandah and outdoor seating area associated with the Central Hotel.

The subject site and the existing easement arrangements are shown by **Appendix C**.



3.00 RELEVANT APPROVALS

The subject site, containing the Central Hotel, has been subject to a series of relevant approvals as follows:-

- a) Decision Notice for Material Change of Use (Refurbishment of Tavern and Ancillary and Associated Facilities) dated 24 August 2017 (Council Ref: MCUC 2095/2017). This is the original Decision Notice and contains the relevant Conditions of Approval for the proposal.

This Decision Notice is attached as **Appendix D**.

- b) Decision Notice for Minor Change dated 23 July 2019 (Council Ref: MCU 2095/2017). The purpose of this Minor Change was to replace selected drawings in the Approved Drawing table located within the original Decision Notice dated 24 August 2017. No modifications were proposed to any Conditions of Approval as part of this Minor Change;

This Decision Notice is attached as **Appendix E**.

- c) Approval dated 3 June 2021 for Request to Extend Currency Period to existing Decision Notice for Minor Change dated 23 July 2019. The purpose of this Approval was to extend the currency of the Council approval and to incorporate the extension applicable under the State Government COVID-19 provisions. The Currency Period was extended to 24 February 2028.

This Approval is attached as **Appendix F**.



4.00 PROPOSAL

The purpose of this Change Application (Minor Change) is to seek Council approval for the following:-

- a) change the approved ground floor plan to modify the ground floor bar, gaming room and dining area. The purpose of changes is to undertake repairs and maintenance and in particular involve the replacement of the existing floor. These works will rearrange the existing activities and will provide contemporary services for customer;
- b) change the approved first floor plan to remove the proposed staff rooms and proposed gaming room and to retain to the existing accommodation rooms. It is acknowledged that the staff rooms and the gaming room were not established on the first floor and that the use of these rooms will continue as accommodation rooms. Accordingly, there will be no change to the existing arrangements for the four (4) current accommodation rooms as part of this Minor Change Application.

It is noted that within the superseded Douglas Shire Planning Scheme (2006) the Tavern Land Use Definition included an accommodation activity component. It is further noted that within the current Douglas Shire Planning Scheme (2018), the Tavern land use definition is “replaced” by the Hotel Land Use Definition which includes “Tavern” as an example. The Hotel definition also includes an accommodation activity component.

- c) amend the Conditions of Approval to stage the approval to limit works for Stage 1 (refurbishment of the Ground Floor Bar, Dining Area and Gaming Room and the retention of the First Floor Accommodation Rooms) with the remaining (major works) to be undertaken as part of Stage 2; and
- d) on the basis of the matters raised in this Minor Change Application, it is not proposed to change any of the existing or proposed on-site car parking arrangements.

The amended plans showing the proposed changes are attached as **Appendix G**.



5.00 STATUTORY REQUIREMENTS FOR A CHANGE APPLICATION (MINOR CHANGE)

It is noted that this Change Application has been determined to be a Minor Change in accordance with Schedule 2 of the Planning Act (2016) and the Council advice dated 10 November 2025.

To demonstrate that the proposed Change Application meets the criteria specified for a Minor Change by Schedule 2 of the Planning Act (2016) and Schedule 1: Substantially Different Development as identified by the Development Assessment Rules (Version 3.0), the following responses are provided:-

“minor change means a change that—

(b) for a development approval—

i) would not result in substantially different development; and

Response

Complies - it is submitted that the internal refurbishment of the existing building on the subject site does not represent a “*substantially different development*”. This regard, the following responses are provided below in response to *Schedule 1: Substantially Different Development*-

(a) involves a new use; or

Response

The proposed staged refurbishment of the existing ground floor and first floor levels do not represent a new use and accords with the existing approval for a Tavern.

(b) results in the application applying to a new parcel of land; or

Response

The proposed Minor Change does not apply to a new parcel of land.

(c) dramatically changes the built form in terms of scale, bulk and appearance; or

Response

The refurbishment works as part of Stage 1 are internal within the existing Central Hotel structure and that no changes to the built form of the approval in terms of scale, bulk or appearance are proposed.



(d) changes the ability of the proposed development to operate as intended; or

Response

The proposed staged refurbishment of the ground floor and first floor as part of Stage 1 and the ultimate development as part of Stage 2 does not change the ability of the existing use or the approved development to operate as intended.

(e) removes a component that is integral to the operation of the development; or

Response

The proposed staged refurbishment of the ground floor and first floor as part of Stage 1 and the ultimate development as part of Stage 2 does not remove a “component that is integral to the operation of the development”.

(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

Response

The proposed staged refurbishment of the ground floor and first floor as part of Stage 1 and the ultimate development as part of Stage 2 does not significantly impact on traffic flow and does not increase traffic to the site.

(g) introduces new impacts or increase the severity of known impacts; or

Response

The proposed staged refurbishment of the ground floor and first floor as part of Stage 1 and the ultimate development as part of Stage 2 does not introduce “*new impacts or increase the severity of known impacts*”.

(h) For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –

- *Introduces new social impacts or increase the severity of known social impacts;*
or

Response

This criterion is not applicable to this Development Permit.



- (i) *removes an incentive or offset component that would have balanced a negative impact of the development; or*

Response

The proposed staged refurbishment of the ground floor and first floor as part of Stage 1 and the ultimate development as part of Stage 2 does not “removes an incentive or offset component that would have balanced a negative impact of the development”.

- (j) *impacts on infrastructure provisions*

Response

It is submitted that proposed works are consistent with existing approved works within the existing Central Hotel structure and that it will not generate adverse impacts on infrastructure provisions.

- 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*

Response

Complies – the proposed Minor Change does not impact prohibited development.

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

Response

Complies – the development application for the current Development Permit was referred to the State Assessment and Referral Agency (SARA) in relation to “State-controlled Road”, specifically in relation to Macrossan Street.

This Change Application (Minor Change) will be referred to SARA.



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

Response

It is submitted that the referral for this application will be limited to the State Assessment and Referral Agency in relation to the State-controlled Road (Macrossan Street) and no referral to extra referral agencies will be required.

(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or

Response

Complies – it is submitted that the proposal internal refurbishments will not require assessment against an additional matter as compared to the original referral.

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

Response

Complies – the existing Development Application was determined to be Code Assessment and therefore was not subject to Public Notification requirements.

On this basis, Public Notification is not required for this application.



6.00 STAGED DEVELOPMENT

Given the minor nature of the proposal to enable the Applicant to undertake modifications, repairs and maintenance within the ground floor bar, gaming room and dining area prior to undertaking all other works identified in the approved drawings and the requirements of the current conditions of approval, it is proposed to “stage” the current Development Permit as follows:-

a) Stage 1

This stage will enable the Applicant to undertake works to refurbish the existing ground floor bar, gaming room and dining area in accordance with the amended plans attached as **Appendix G**. These works will also include general repairs and maintenance and the replacement of the existing floor within these areas.

As detailed by the assessment of the existing arrangements, the approved ground floor and first floor plans and the proposed ground floor and first floor plans attached as **Appendix H**, it is submitted that the proposed ground floor bar, gaming room and dining area is equivalent in terms of calculable area for patrons. It is therefore submitted that the proposed modifications to the ground floor will not trigger additional car parking demand.

It is noted that the original Decision Notice provided approval to relocate the ground floor gaming room to the first floor to replace two (2) of the accommodation rooms and to convert two (2) accommodation rooms into staff rooms. As part of the proposed relocation and conversion, the Application gave regard to the existing car parking credits for four (4) accommodation rooms of 4 spaces and the proposed gaming room allocation of 5.2 spaces. On the basis that the existing gaming room will be retained downstairs, it is submitted that the car parking credit for the accommodation rooms will be retained and therefore there will be no requirement for additional car parking associated with the retention of the four (4) accommodation rooms.

It is requested that the Conditions of Approval for the Stage 1 component be limited to those necessary to enable the works to be undertaken and allow the business operations of the Central Hotel to continue.

The remaining conditions of approval, where applicable, will be retained within Stage 2.

b) Stage 2

This stage will encompass the ultimate development of the subject site including the full refurbishment of the entire site in accordance with the amended plans attached as **Appendix G**. The ultimate development will include the refurbishments undertaken as part of Stage 1.

It is requested that the remaining Conditions of Approval for the Stage 2 component be retained in their current form where appropriate to enable the full refurbishment of the subject site.



7.00 INFRASTRUCTURE CHARGES

It is considered that the minor nature of the proposed refurbishments within the ground floor bar, gaming room and dining area as part of Stage 1 will not create any additional demand on Council's urban infrastructure. It is therefore submitted that no additional Infrastructure Charges are applicable for Stage 1.

As part of the original Decision Notice, it was approved to "convert" two (2) of the accommodation rooms into staff rooms and to relocate the gaming room from the ground floor into the remaining two (2) accommodation rooms. As identified in this Minor Change Application, it is proposed to retain the four (4) accommodation rooms in their current form and that this will not create any additional demand on Council's urban infrastructure.

8.00 CHANGES REQUIRED TO EXISTING DECISION NOTICE

Based on the review of the relevant Decision Notices (refer to **Appendix D**, **Appendix E** and **Appendix F**) the following changes are required:-

- a) change the postal address for the applicant to:-

Hilrok Hotel Group Pty Ltd
c/- Hardy Town Planning and Consulting
PO Box 1256
CAIRNS QLD 4870

- b) update Approved Drawing(s) and/or Documents Table with the plans attached as **Appendix G**.
- c) stage the existing Development Permit including the Conditions of Approval, as detailed in **Section 6.00** of this Report, to enable the refurbishment of the ground floor bar, gaming room and dining area and the retention of the accommodation rooms on the first floor as Stage 1 and the ultimate development of the subject site as Stage 2;
- d) describe the Development Permit as a "Minor Change";
- e) amend the "Reason for Decision" to refer to the amended proposal plans and the proposed staging of the development; and
- f) other reasonable amendments required by Council



9.00 CONCLUSIONS AND RECOMMENDATIONS

Based on the information contained within this Report, it is submitted that the proposed modifications shown by the plans attached as **Appendix G** represent a Minor Change to the existing Development Permit.

It is submitted that the proposed “Minor Change” to the Development Permit to enable the refurbishment of the ground floor bar, gaming room and dining area and the retention of the accommodation rooms on the first floor and that works can be undertaken on a “staged basis” can be supported in Town Planning terms and no additional Infrastructure Charges are applicable.

Council’s favourable consideration of this Application is commended.

Hardy Town Planning and Consulting Pty Ltd
MARCH 2026

FIGURES



CHANGE APPLICATION (MINOR CHANGE)

HILROK HOTEL GROUP PTY LTD

**7-9 MACROSSAN STREET, 6 WARNER STREET AND
PART OF MACROSSAN STREET ROAD RESERVE**

LOCATION

FIGURE 1 MARCH 2026 



CHANGE APPLICATION (MINOR CHANGE)

HILROK HOTEL GROUP PTY LTD

**7-9 MACROSSAN STREET, 6 WARNER STREET AND
PART OF MACROSSAN STREET ROAD RESERVE**

LOCALITY

FIGURE 2 MARCH 2026 

APPENDIX A

Change application form

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Hilrok Hotel Group Pty Ltd
Contact name <i>(only applicable for companies)</i>	Nick Hardy
Postal address <i>(P.O. Box or street address)</i>	c/- Hardy Town Planning and Consulting PO Box 1256
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Email address <i>(non-mandatory)</i>	nick@hardyplanning.com.au
Mobile number <i>(non-mandatory)</i>	0412 756 622
Applicant's reference number(s) <i>(if applicable)</i>	C1401

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- Yes – the written consent of the owner(s) is attached to this change application**
- 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

- 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
		7-9	Macrossan Street	Port Douglas
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
		10	SP262348	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
				Port Douglas
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
		11	SP262348	Douglas Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
			Part of Macrossan Street road reserve	Port Douglas
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
		20	SP301687 (Term Lease 40075378)	Douglas Shire Council



**Queensland
Government**

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.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84	
		<input type="checkbox"/> GDA94	
		<input type="checkbox"/> Other: <input type="text"/>	

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"/> WGS84	
		<input type="checkbox"/> 55	<input type="checkbox"/> GDA94	
		<input type="checkbox"/> 56	<input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

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

Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

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

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

Douglas Shire Council

PART 4 – CHANGE DETAILS

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

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCUC2095/2017 (825304)	24 August 2017	Douglas Shire Council
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCUC2095/2017 (911319)	23 July 2019	Douglas Shire Council
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCUC 2017_2095/2	3 June 2021	Douglas Shire Council

6) Type of change proposed

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

Refer to **Section 4.00** of the **Change Application (Minor Change) Town Planning Report dated March 2026**.

6.2) What type of change does this application propose?

Minor change application – proceed to Part 5

Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input type="checkbox"/> No – proceed to Part 7 <input checked="" type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 <i>Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.</i>		
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)
State Assessment and Referral Agency	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

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

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

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?
<input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of <i>DA Form 1 – Development application details</i> as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work?
<input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of <i>DA Form 2 – Building work details</i> 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?
<i>Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.</i>
<input type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of <i>DA Form 1 – Development application details</i> as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the <u>Referral checklist for building work</u> 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 <i>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</i>

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

12) Further details

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

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

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

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

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

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

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

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

14) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

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

APPENDIX B

Individual owner's consent for making a development application under the *Planning Act 2016*

We, Timothy Walter Peterson and Francis Thomas Peterson

as owners of the premises identified as follows:

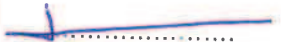
Lot 10 on SP262348 and Lot 11 on SP262348

consent to the making of a development application under the *Planning Act 2016* by:

**Hilrok Hotel Group Pty Ltd
c/- Hardy Town Planning and Consulting**

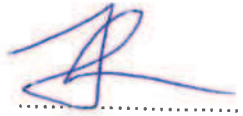
on the premises described above for:

Change Application (Minor Change) for Development Permit for Material Change of Use for Refurbishment of Tavern and Ancillary and Associated Facilities



Timothy Walter Peterson

Date: 12-2-26



Francis Thomas Peterson

Date: 12-2-26

File / Ref number: 2026/000277

16 March 2026

Department of
**Natural Resources and Mines,
Manufacturing and Regional
and Rural Development**

Hilrok Hotel Group Pty Ltd
Nick Hardy
c/- Hardy Town Planning and Consulting
PO Box 1256
Cairns QLD 4870
nick@hardyplanning.com.au

Dear Nick

Reference is made to your request dated 17 February 2026 requesting owners consent to change a development approval for the purpose of section 79(1A) of the *Planning Act 2016*.

The department hereby gives owner's consent for the purpose of section 79(1A) of the *Planning Act 2016* to change a development approval.

Although owner's consent for the change application has been provided, your client is always required to comply with the purpose, terms and conditions of Term Lease TL 0/240510 over Lot 20 on Survey Plan 301687 and undertake works only if and when the change application has been approved by the assessment manager or responsible entity, and in accordance with the conditions of that approval.

A copy of this letter is to be attached to your DA Form 5 as the required evidence of owners consent.

Your client will also need to comply with all other legislative and regulatory requirements which may also include approvals that are not part of the assessment of the change application under the *Planning Act 2016* e.g. a marine park permit if in a marine park.

Further, please note that the above consent will expire on **16 September 2026**. Should the change application not be lodged with the assessment manager prior to this date, your client will be required again to lodge the DA Form 5 and any attachments with this Department with a further request for owner's consent - any further request will need to be reconsidered by the Department.

It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

Finally, owner's consent is required under the *Planning Act 2016* to enable the application to be considered properly made for lodging with the assessment manager and is a completely separate process to assessment of the application under the *Planning Act 2016*.

Accordingly, the State may act at a later date as assessment manager in the assessment of the change application - providing owner's consent will not influence any role the State may have in this development assessment.

If you wish to discuss this matter please contact Tanya Murphy on (07) 4794 8910.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to LST1enq@nrmmrrd.qld.gov.au.

Please quote reference number 2026/000277 in any future correspondence.

Yours sincerely

A handwritten signature in blue ink that reads "D. Camilleri".

Dianne Camilleri
Senior Land Officer
A duly authorised delegate of the Minister
under the current Land Act (Ministerial) Delegation

APPENDIX C



CHANGE APPLICATION (MINOR CHANGE)

HILROK HOTEL GROUP PTY LTD

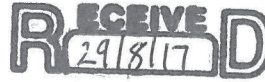
**7-9 MACROSSAN STREET, 6 WARNER STREET AND
PART OF MACROSSAN STREET ROAD RESERVE**

SITE ARRANGEMENTS

APPENDIX C MARCH 2026 

APPENDIX D

YOUR REF: MCUC2095/2017 (825304)
OUR REF: VGF-C1039



Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

24 August 2017

Hilrok Hotel Group Pty Ltd
c/- Victor G Feros Town Planning Consultants
PO Box 1256
CAIRNS QLD 4870

Attention: Nick Hardy

Dear Sir

**DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009:
DEVELOPMENT APPLICATION FOR 7-9 MACROSSAN STREET & 6
WARNER STREET PORT DOUGLAS**

With reference to the abovementioned Development Application, which was determined by Council at the Ordinary Meeting held on 22 August 2017, please find attached the relevant Decision Notice.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

Should you have any enquiries in relation to this Decision Notice, please contact Neil Beck of Development Assessment and Coordination on telephone number 07 4099 9451.

Yours faithfully

A handwritten signature in black ink, appearing to read "Tracey Crouch". The signature is fluid and cursive.

Tracey Crouch
Acting Manager Sustainable Communities

Att

APPLICANT DETAILS

Hilrok Hotel Group Pty Ltd
c/- Victor G Feros Town Planning Consultants
PO Box 1256
CAIRNS QLD 4870

ADDRESS

7-9 Macrossan Street & 6 Warner Street Port Douglas

REAL PROPERTY DESCRIPTION

Lot 10 on SP262348 & Easements A & B in Lot 11 on SP262348 & Part of the Macrossan Street Road Reserve

PROPOSAL

Material Change of Use (Refurbishment of Tavern & Ancillary and Associated Facilities)

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

22 August 2017

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
State-controlled road	Department of Infrastructure, Local Government and Planning	Concurrence	Far North Queensland Regional Office PO Box 2358 CAIRNS QLD 4870

SUBMISSIONS

Not Applicable

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Works
Development Permit for Operational Works

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date
Site Plan	A.00.2.2	19/5/2017
Ground Floor Plan	A.00.4.1	9/12/2016
First Floor Plan	A.00.4.2	9/12/2016
Roof Plan	A.00.4.3	9/12/2016
Elevations	A.00.4.4	9/12/2016
Elevations	A.00.4.5	9/12/2016

These plans have been replaced by the plans attached with Council Decision Notice for Minor Change dated 23 July 2019

ASSESSMENT MANAGER CONDITIONS:

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval.

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Water Supply and Sewerage Works Internal

3. Undertake the following water supply and sewerage works internal to the subject land:
 - a. The development must be serviced by a single internal water and sewerage connection made clear of any buildings or structures;
 - b. Replace the existing sewer main from the manhole adjacent to the southern boundary to the manhole adjacent to the northern boundary with uPVC pipe class SN8;
 - c. Provide further detail demonstrating how practical access is being maintained to the sewer manhole adjacent the northern boundary. Detail is to also demonstrate adequate separation and no loading of the sewer from proposed building works.

The above works constitute Operational Works. All works must be designed and constructed in accordance with the FNQROC Development Manual.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

Development Permit for Operational Works must be obtained prior to the issue of a Development Permit for Building Works. All works must be constructed in accordance with the approved plans prior to the Commencement of Use.

Damage to Infrastructure

4. In the event that any part of Council's existing sewer/water infrastructure is damaged as a result of construction activities occurring on the site, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at no cost to Council prior to the Commencement of Use.

Vehicle Parking

5. The amount of vehicle parking must be as specified in Drawing No. A.00.2.2 dated 19 May 2017 being a total of 11 spaces with 2 of those spaces being in tandem. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – Off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.

During the operating hours of the Tavern, the car park must remain freely available and accessible for use by patrons and employees of the Tavern. A sign advising of the location of the off-street visitor parking area must be erected and maintained on the Warner Street frontage of 7-9 Macrossan Street to the satisfaction of the Chief Executive Officer.

Lighting

6. All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at a distance of 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

Lawful Point of Discharge

7. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Sediment and Erosion Control

8. Soil and water management measures must be installed/implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the Environmental Protection Act 1994, and the FNQROC Development Manual).

Advertising Signage

9. All signage associated with the use must be approved by the Chief Executive Officer. The signage must comply with the Design and Siting of Advertising Devices Code contained within the Douglas Shire Planning Scheme and plans detailing the signage must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works or Commencement of Use, whichever occurs first.

Construction Signage

10. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including respective phone contact numbers:
 - a. Developer;
 - b. Project Coordinator;
 - c. Architect;
 - d. Builder

Construction Access & Building Work

11. Vehicular access to the site for construction and demolition purposes must be provided from Warner Street only, unless authorised by the Chief Executive Officer.

Audible noise associated with building work is permitted between the hours of 6:30am – 6:30pm Monday to Saturday and not at all on Sundays or Public Holidays unless authorised by the Chief Executive Officer.

Works on Council Controlled Roads

12. Approval must be obtained under the applicable Local Law for any scaffolding, hoardings or construction fencing to be placed on Macrossan Street and / or Warner Street road reserve throughout the duration of the construction works.

Health

13. Premises intended to be used for the storage, preparation, handling, packing and/or service of food must comply with the requirements of the Food Act 2006 and the Food Standards Code.
14. Prior to construction or alteration of any premises used for storage, preparation, handling, packing and/or service of food, application for such must be made with Council's Environmental Health Unit.

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

15. An application for the construction or alteration of any food premises must be accompanied by two copies of plans drawn to a scale not smaller than 1:100. Such plans are to include details of ventilation (including mechanical exhaust ventilation systems), finishes to walls, floors and ceilings, details of the proposed layout and materials to be used in the construction of all fixtures, fittings and equipment. The plans should include detailed cross sections of all areas to be included in the construction or alteration. All works must be carried out in accordance with the requirements of the Food Act 2006, Food Safety Standards and AS 4674 – 2004 – Design, construction and fit-out of food premises.
16. Prior to operation of the food business, the operator must hold a current Food Licence issued by Council's Public Health Unit under the Food Act 2006. Every licensed food business is required to have a Food Safety Supervisor who has met specified competencies and is reasonably available at all times the business is operating. Contact the Council's Environmental Health Unit for further information.
17. Noise from air conditioning units, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would, in the opinion of the Chief Executive Officer, create an environmental nuisance having regard to the provisions of the Environmental Protection Act 1994, Environmental Protection (Noise) Policy 1998.
18. All power generation devices are to be positioned and housed (including noise attenuation material) so as to mitigate noise nuisance to adjoining and nearby residents.

REFERRAL AGENCY CONDITIONS & REQUIREMENTS

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
State Assessment & Referral Agency (Department of Infrastructure, Local Government & Planning)	SDA-0617-039757	20/07/2017	#822142

Refer to Attachment 2: Referral Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse 4 years from the day the approval takes effect in accordance with the provisions of sections 339 and 341 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009

cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.

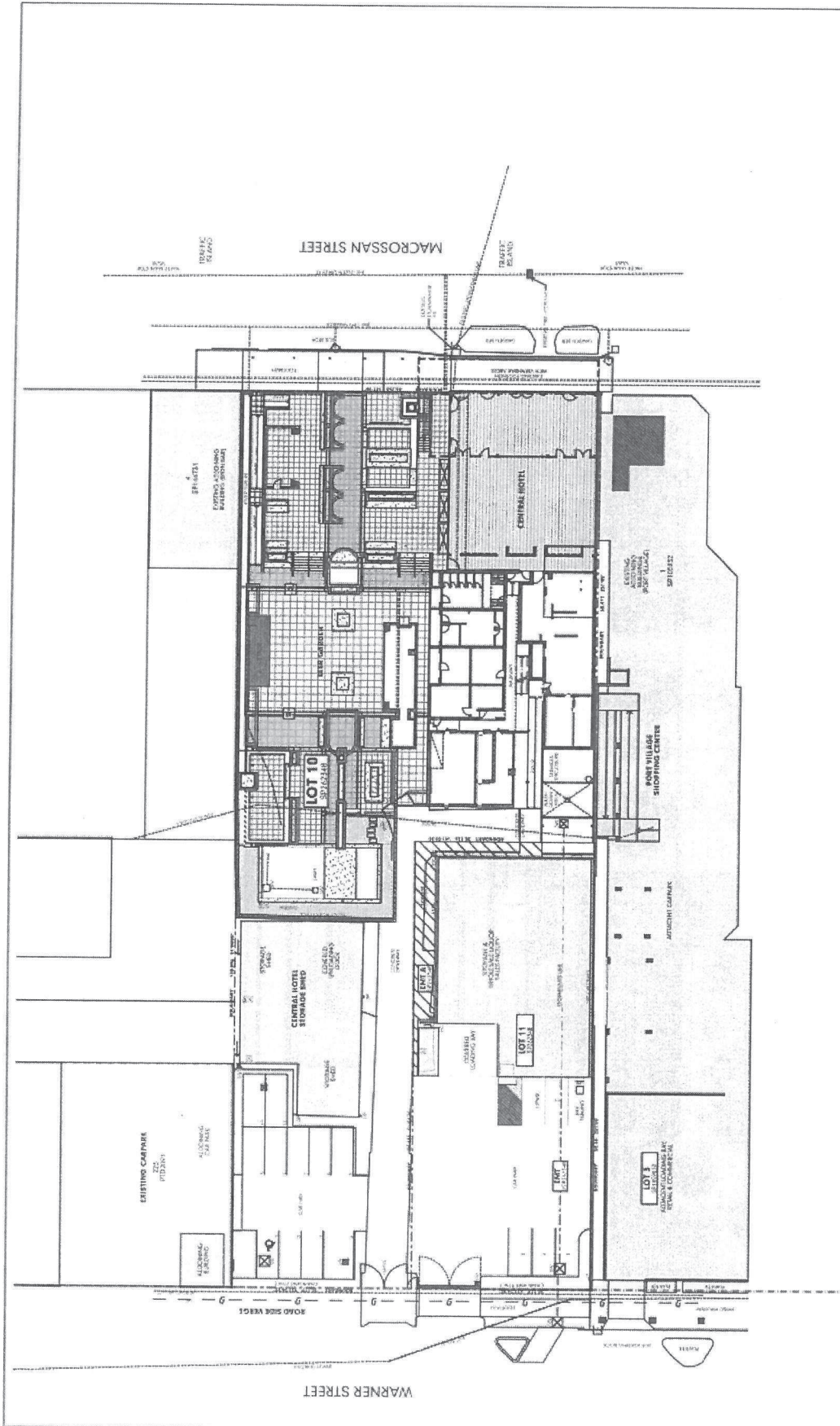
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. For information relating to the *Sustainable Planning Act 2009* log on to www.dilgp.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies, log on to www.douglas.qld.gov.au.

RIGHTS OF APPEAL

Attached

End of Decision Notice

DECISION NOTICE DETAILS
SUSTAINABLE PLANNING ACT 2009



SITE PLAN

<p>PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, QLD 4877</p> <p>HLBROCK PROPERTIES PTY LTD</p>		<p>DATE: 11/01/2017</p> <p>SCALE: A1</p> <p>PROJECT: DA</p>
<p>hunt DESIGN + Hickcock Guttridge</p>		<p>SITE PLAN</p> <p>FIGURE: A.00.2.2</p>
<p>© COPYRIGHT HUNT DESIGN</p>		

APPENDIX 2: REFERRAL AGENCY REQUIREMENTS



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0617-039757
Your reference: VGF-C1039
Council Reference: MCU 2095/2017

20 July 2017

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

Attention: Mr Neil Beck

Dear Sir/Madam

Amended Concurrence agency response—with conditions

Application for Material change of use (Refurbishment of tavern and ancillary and associated facilities) on land situated as 7-9 Macrossan Street, Port Douglas, Part of Macrossan Street road reserve and 6 Warner Street, Port Douglas and described as Lot 10 on SP262348 and Easements A and B in Lot 11 on SP262348

(Given under section 290(1)(b) of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning issued a concurrence agency response under section 285 of the *Sustainable Planning Act 2009* on 17 July 2017 (dated 14 July, 2017).

On 17 July 2017 the department received representations from the applicant under section 320 (1) of the *Sustainable Planning Act 2009* requesting that the department amend its concurrence agency response under section 290(1)(b)(i) of the *Sustainable Planning Act 2009*.

The department has considered the written representations and agrees to issue an amended concurrence agency response.

Applicant details

Applicant name: Hilrok Properties Pty Ltd
Applicant contact details: c/- Victor Feros Town Planning
PO Box 1256
CAIRNS QLD 4870
caims@ferosplanning.com.au

Page 1

Far North Queensland Regional Office
Ground Floor, Cairns Port Authority
PO Box 2358
Cairns QLD 4870

Site details

Street address: 7-9 Macrossan Street, 6 Warner Street (Easements A and B) and part of Macrossan Street road reserve, Port Douglas

Lot on plan: Lot 10 on SP262348 and Easements A and B in Lot 11 on SP262348 and Part of Macrossan Street road reserve

Local government area: Douglas Shire

Application details

Proposed development: Material change of use – tavern (refurbishment of tavern and ancillary and associated facilities)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material change of use	Development permit	Tavern – refurbishment of tavern and ancillary and associated facilities	Code assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 1 – State-controlled road

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

Under section 287(5) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Material Change of Use (Refurbishment of Tavern and Ancillary and Associated Facilities)				
Site Plan	Hunt Design + Heeker Guthrie	9/12/2016	A.00.2.2	-

Proposed Ground Floor Plan	Hunt Design + Heeker Guthrie	9/12/2016	A.00.4.1	-
First Floor Plan	Hunt Design + Heeker Guthrie	9/12/2016	A.00.4.2	-
Plan of Lot A (Proposed road closure in strata) Covering part of Macrossan Street abutting Lot 10 on SP262348	Queensland Government - Don Tennant	21/11/2016	CNS16/072	-

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

For further information, please contact Belinda Jones, Senior Planning Officer, SARA Far North QLD on 4037 3239, or email belinda.jones@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planner)

cc: Mitok Properties Pty Ltd, caims@ferosplanning.com.au
 enc: Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Attachment 3—Further advice
 Attachment 4—Approved Plans and Specifications

Our reference: SDA-0617-039757
 Your reference: VGF-C1039
 Council Reference: MCU 2095/2017

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material Change of Use -		
Schedule 7, Table 3, Item 1 – State-controlled road—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
In accordance with approved plans		
t.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • The footpath, veranda and access arrangements depicted on site plan prepared by Hunt Design + Heeker Guthrie, dated 9/12/2016, Drawing No. A.00.2.2. • The footpath, veranda and access arrangements depicted on Proposed Ground Floor Plan prepared by Hunt Design + Heeker Guthrie, dated 9/12/2016, Drawing No. A.00.4.1. • The footpath, veranda and access arrangements depicted on First Floor Plan prepared by Hunt Design + Heeker Guthrie, dated 9/12/2016, Drawing No. A.00.4.2. • Plan of Lot A (Proposed road closure in strata) Covering part of Macrossan Street abutting Lot 10 on SP262348 prepared by Queensland Government, Don Tennant, dated 21/11/2016, Reference CNS16\072. 	Prior to the commencement of use and to be maintained at all times.

Our reference: SDA-0617-039757
Your reference: VGF-C1039
Council Reference: MCU 2095/2017

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application as they relate to the State-controlled road – Port Douglas Road (Macrossan Street).

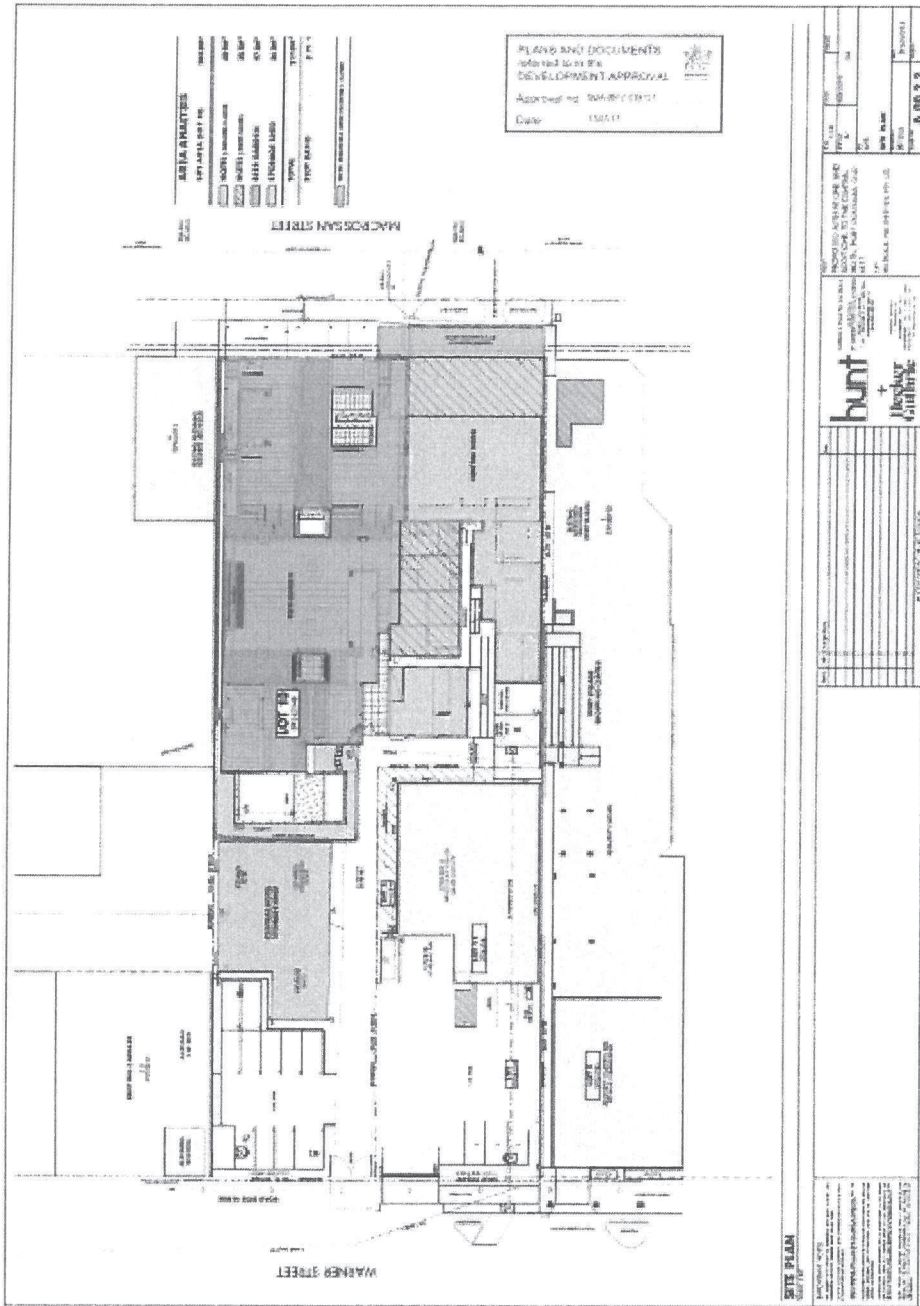
Our reference: SDA-0617-039757
 Your reference: VGF-C1039
 Council Reference: MCU 2095/2017

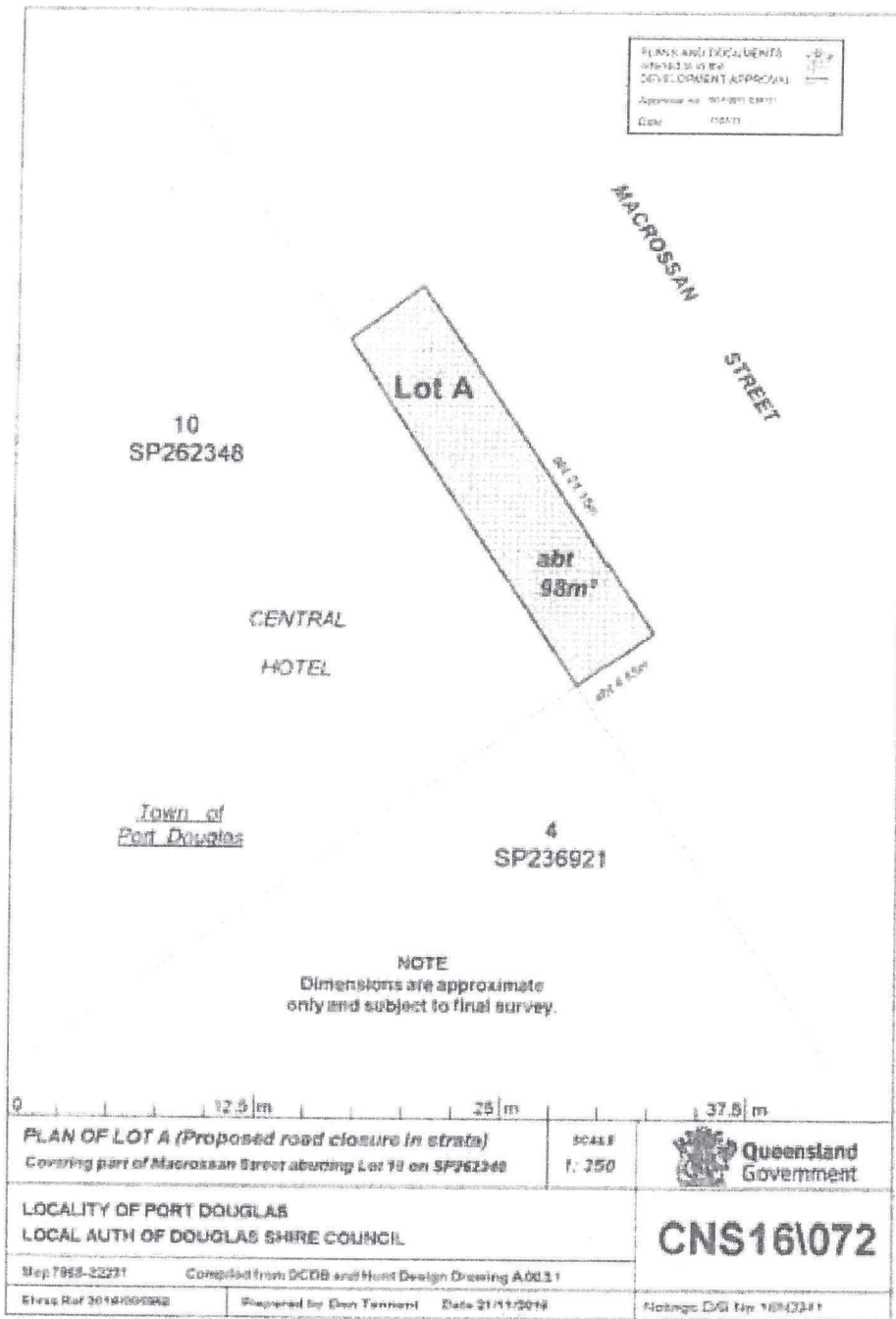
Attachment 3—Further advice

General advice	
Ref.	Advertising device
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2015</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p>

Our reference: SDA-0617-039757
Your reference: VGF-C1039
Council Reference: MCU 2095/2017

Attachment 4—Approved plans and specifications





APPENDIX E

23 July 2019

Enquiries: Neil Beck
Our Ref: MCUC2095/2017 (911319)
Your Ref:

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

T Petersen
27 The Corso
MANLY NSW 2095

Dear Sir

**NOTICE OF DECISION – MINOR CHANGE –
7-9 MACROSSAN STREET & 6 WARNER STREET PORT DOUGLAS**

Reference is made to the request for a minor change to Decision Notice dated 24 August 2017 for a Material Change of Use (Refurbishment of Tavern & Ancillary and Associated Facilities) at the above address.

Please be advised that the Manager Environment & Planning, under Instrument of Delegation, approved the request for a Minor Change on 23 July 2019 subject to the following:

Approved Drawing(s) and/or Document(s)

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
Site Plan	A.00.2.2	17/5/2019
Ground Floor Plan	A.00.4.1	17/5/2019
First Floor Plan	A.00.4.2	17/5/2019
Roof Plan	A.00.4.3	17/5/2019
Elevations	A.00.4.4	17/5/2019
Elevations	A.00.4.5	17/5/2019
Area Calculations	A.00.5.1	17/5/2019
Perspectives	A.00.6.1	17/5/2019
Perspectives	A.00.6.2	17/5/2019

Assessment Manager Advice

1. All conditions of Decision Notice dated 24 August 2017 remain unchanged.

Reasons for Decision

The reasons for this decision are:

1. Sections 81 & 81A of the *Planning Act 2016*:
 - a. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - b. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
 - a. the request for a minor change was properly lodged to the Douglas Shire Council 3 June 2019;
 - b. the request for a minor change contained information from the applicant which Council reviewed together with Council's own assessment against the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
 - a. Council undertook an assessment in accordance with the provisions of sections 81 of the *Planning Act 2016*; and
 - b. the applicant's reasons have been considered and the following findings are made:
 - i. The request for a minor change satisfactorily meets the Planning Scheme benchmarks.

Please quote Council's application number: MCUC2095/2017 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this matter, please contact Neil Beck on telephone 07 4099 9451.

Yours faithfully

Paul Hoye
Manager Environment & Planning

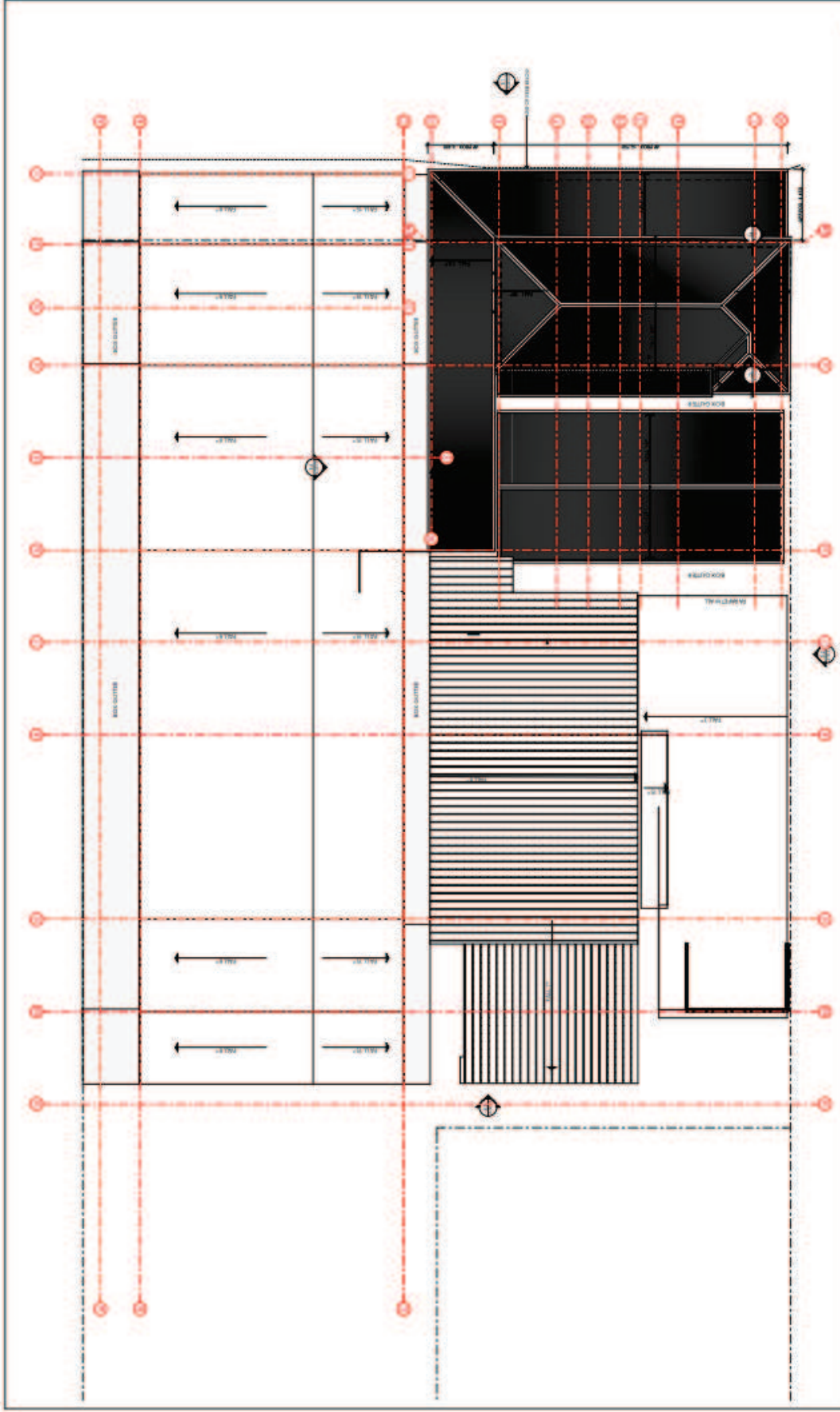
Attachment 1 - Approved Drawing(s) and/or Document(s)

**PROPOSED ALTERATIONS AND ADDITIONS TO THE
CENTRAL HOTEL, PORT DOUGLAS, QLD 4877**

**FOR
HILROCK PROPERTIES PTY LTD**

Project No : PET006
17/5/19





ROOF PLAN

PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, QLD 4817
 HURLOCK PROPERTIES PTY LTD
 11/15/19
 A.00.4.3
 A

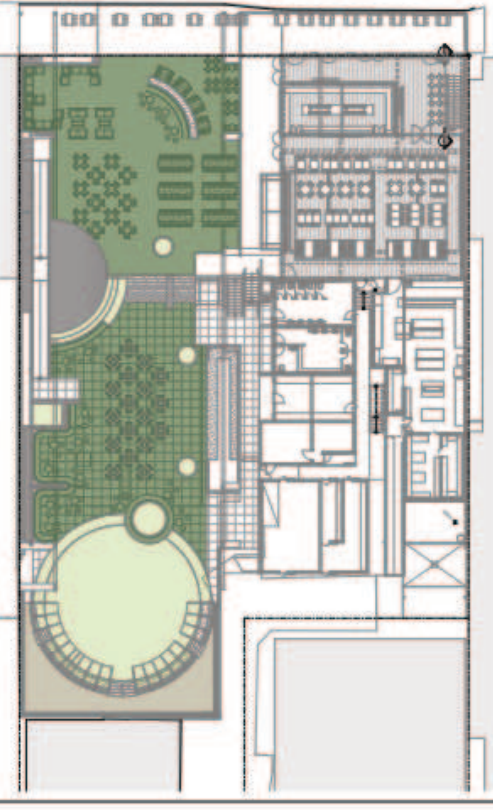
HUNT
 ARCHITECTS
 11/15/19
 A.00.4.3
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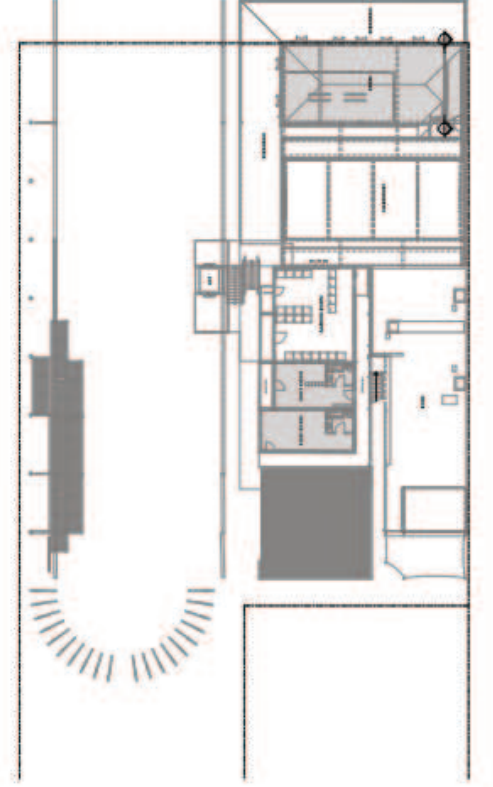
GROUND FLOOR PLAN - EXISTING CONDITIONS



FIRST FLOOR PLAN - EXISTING CONDITIONS



CAR PARKING CALCULATION



FIRST FLOOR PLAN

RESTAURANT HOTEL

PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, Qld 4077

AREA CALCULATIONS

EXISTING	1,000.00	1,000.00
PROPOSED	1,000.00	1,000.00
TOTAL	2,000.00	2,000.00

PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, Qld 4077

AREA CALCULATIONS

EXISTING	1,000.00	1,000.00
PROPOSED	1,000.00	1,000.00
TOTAL	2,000.00	2,000.00

PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, Qld 4077

AREA CALCULATIONS

EXISTING	1,000.00	1,000.00
PROPOSED	1,000.00	1,000.00
TOTAL	2,000.00	2,000.00

A.00.5.1



LOWER TERRACE PERSPECTIVE



LOWER TERRACE AERIAL PERSPECTIVE



UPPER TERRACE AERIAL PERSPECTIVE



AERIAL PERSPECTIVE

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NO.	DESCRIPTION	DATE	BY
1	PROPOSED ALTERATIONS TO EXISTING USE		
2			
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HERBROCK PROPERTIES (PTY) LTD
 4877
 PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, QLD
 PERSPECTIVES
 PERSPECTIVES
 REGION: A.00.6.2
 DATE: 17/04/19
 SHEET: A

APPENDIX F

3 June 2021

Enquiries: Neil Beck
Our Ref: MCUC 2017_2095/2
Your Ref: VGF-C1039

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Hilrok Hotel Group Pty Ltd
C/- Victor G Feros Town Planning Consul
PO Box 1256
CAIRNS QLD 4870

Dear Nick,

**Request to Extend Currency Period for Development Permit MCUC 2095/2017 – 7-9
Macrossan Street & 6 Warner Street Port Douglas & Part of Macrossan Street Road
Reserve being Lot 20 on SP301687**

In accordance with section 86 of the *Planning Act 2016*, please be advised that the request to extend the Currency Period of the Development Permit (as amended by Notice of Decision for a Minor Change dated 23 July 2019) has been approved.

An extension has been granted up to and including 24 February 2028.

In this circumstance, please note the Currency Period of the approval takes effect from when the approval is given in accordance with Section 71 (1) of the *Planning Act 2016* being 24 August 2017. Your submission regarding the automatic extension of 6 months provided by the Queensland government is noted and acknowledged.

Please note the extension of the Currency Period includes the area of closed road being Lot 20 on SP301687.

Should you require further information or assistance, please contact Neil Beck on telephone number 07 4099 9451.

Yours faithfully

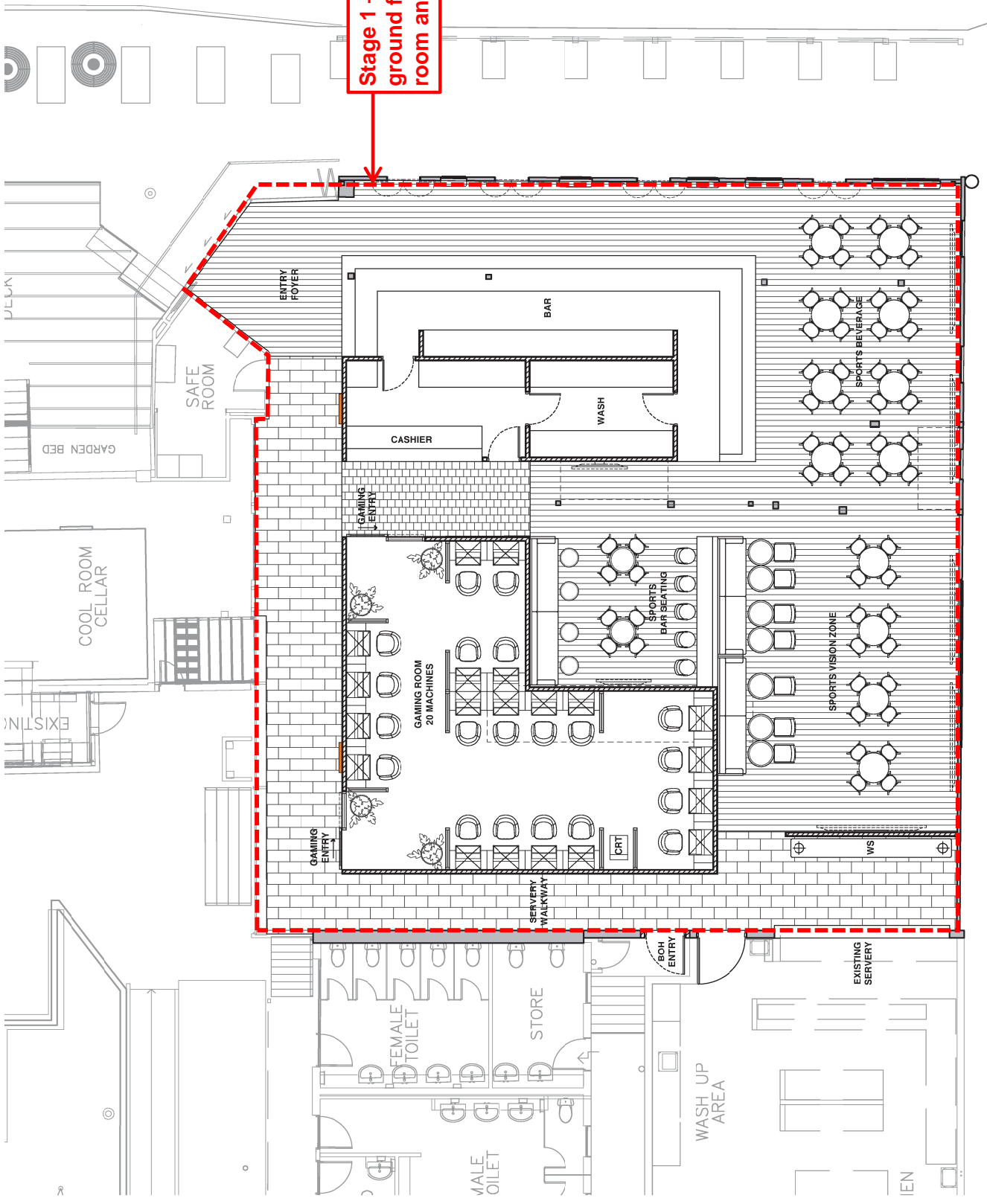


For
Paul Hoyer
Manager Environment & Planning

APPENDIX G

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NOTE:
 Check all dimensions on the sheets for accuracy or visit our website for the latest updates to our drawings and specifications.
 Check all dimensions on the sheets for accuracy or visit our website for the latest updates to our drawings and specifications.

Stage 1 – refurbishment of ground floor bar, gaming room and dining area



PK	Description	Issue
P4	22.08.25	PRELIMINARY ISSUE
P5	23.08.25	PRELIMINARY ISSUE
P6	13.09.25	PRELIMINARY ISSUE
P7	17.09.25	PRELIMINARY ISSUE
P8		PRELIMINARY ISSUE
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CENTRAL HOTEL
PORT DOUGLAS
 9 MACROSSAN STREET
 PORT DOUGLAS QLD 4677

Proposed Plan
 Ground Floor

Status	PRELIMINARY
Scale	1:100 @ A3
Drawn	HG
Project No.	787

Drawing No.	A	00	1	02	P4
Discipline	Arch	Level	Ground	Type	Plan
Revision					

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 Port Douglas QLD 4677
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APPENDIX H

Sheet 1 Existing Ground Floor Plan (2025)

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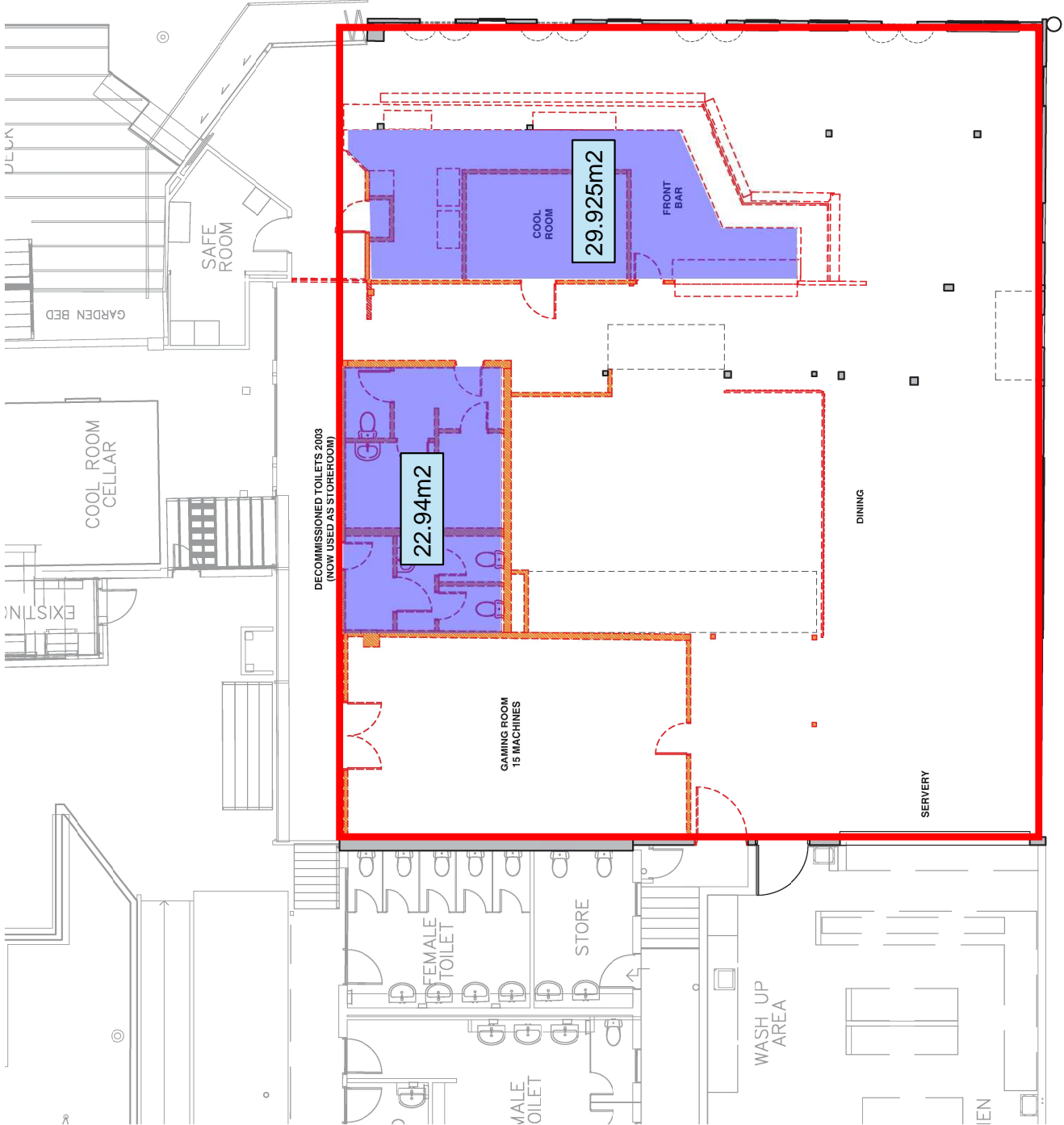
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NOTE

Check all dimensions. Do not make fit. Detail corners with Paul Kelly Design. Check all dimensions on the walls for materials or wall out.

LEGEND

Existing Ground Floor
non-customer area (52.865m²)



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CENTRAL HOTEL
PORT DOUGLAS
 9 MACROSSAN STREET
 PORT DOUGLAS QLD 4677

Existing Demolition Plan
 Ground Floor

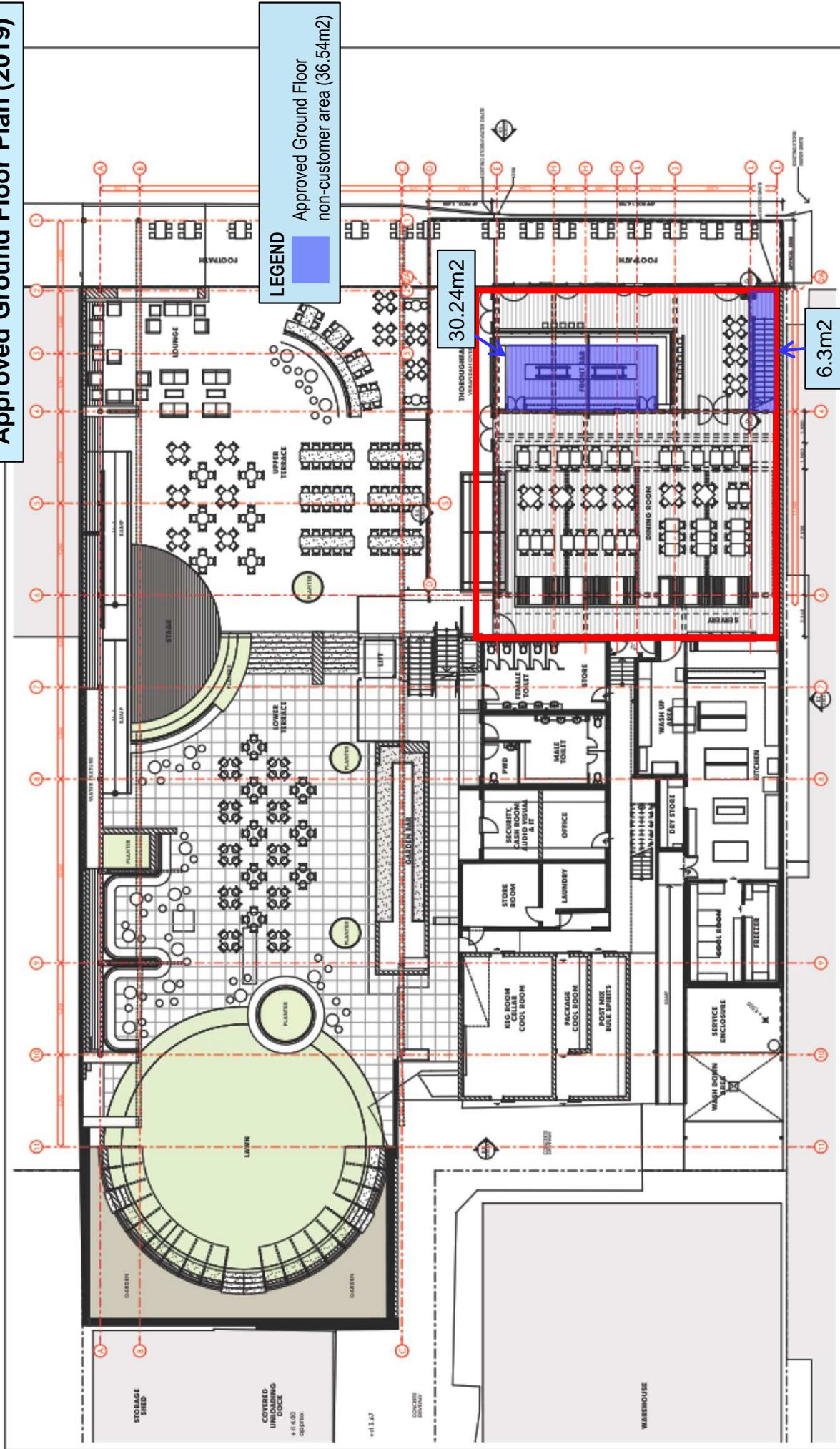
Status	PRELIMINARY
Scale	1:100@A3
Drawn	HG
Project No.	787

Drawing No.	A	00	1	01	P2
Discipline	Arch	Level	Type	No.	Revision

303-101 Hub Street
 Port Douglas QLD 4677
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Sheet 2
Approved Ground Floor Plan (2019)



LEGEND
 Approved Ground Floor
 non-customer area (36.54m²)

30.24m²

6.3m

GROUND FLOOR PLAN

IMPORTANT NOTES
 1. THE WORKS TO BE CARRIED OUT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT AND THE DRAWINGS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SERVICES AND STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND LANDS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORICAL MONUMENTS AND REMAINS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CULTURAL HERITAGE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES.

Scale	1:500
Date	17/05/19
Author	ARCHITECT
Checked	ARCHITECT
Drawn	ARCHITECT
Project Name	PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, OLD 4677
Client	PROPOSED
Contract No.	GROUND FLOOR PLAN
Revision	17/05/19
Sheet No.	A.00.4.1
Sheet Total	A

PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, OLD 4677	DA
PROPOSED	DA
GROUND FLOOR PLAN	DA
17/05/19	DA
A.00.4.1	DA
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PROPOSED ALTERATIONS AND ADDITIONS TO THE CENTRAL HOTEL, PORT DOUGLAS, OLD 4677
 PROPOSED
 GROUND FLOOR PLAN
 17/05/19
 A.00.4.1
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Proposed Ground Floor Plan (2025)

Sheet 3

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NOTE:
 Check all dimensions. Do not make fit details unless Paul Kelly Design has checked all dimensions on the site information or visit out.

LEGEND	Proposed Ground Floor non-customer area
(1) Approved Ground Floor	36.54m ²
(2) Proposed Ground Floor	38.33m ²
Difference between (1) and (2)	1.79m ²

PK	Description
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P5	23.08.25: PRELIMINARY ISSUE
P6	13.08.25: PRELIMINARY ISSUE
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CENTRAL HOTEL
PORT DOUGLAS
 9 MACROSSAN STREET
 PORT DOUGLAS QLD 4677

Proposed Plan
Ground Floor

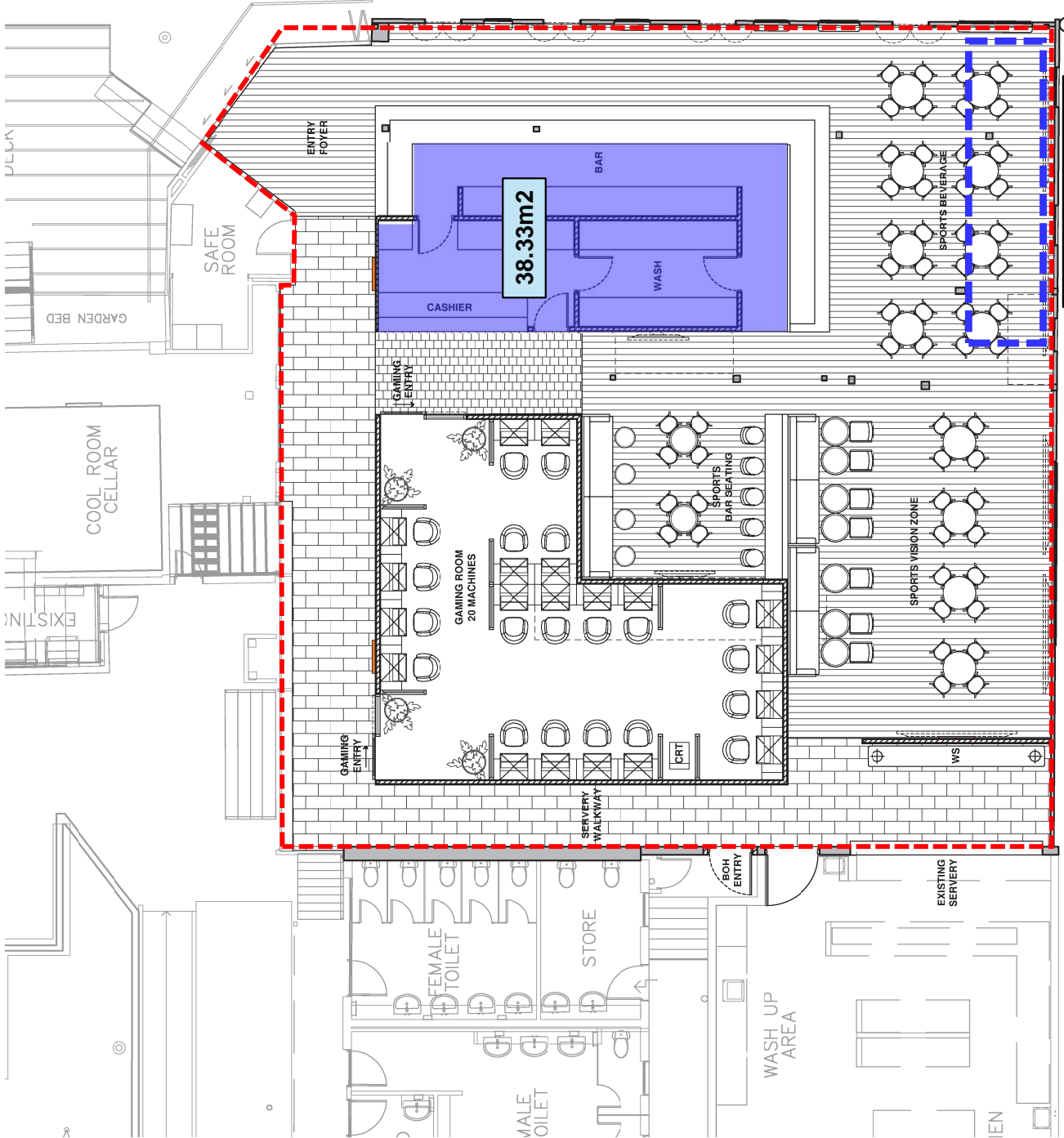
Status: PRELIMINARY
 Scale: 1:100@A3
 Drawn: HG
 Project No.: 787

Drawing No: A 00 1 02 P4
 Revision: 00 1 02 P4



930-101 High Street
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PRELIMINARY ISSUE



Stairs removed from approved ground floor plan

01 Proposed Plan
 Ground Floor
 1:100 @ A3

