

30 April 2026

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2019_3365/1 (Doc ID 1363721)
Your Ref: P71866

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

Second York Pty Ltd & Scali Nominees Pty. Limited
C/- Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

Email: planner@planztp.com

Attention Mr Peter Boyd

Dear Sir

**Development Application for Other Change and Extension of Currency Period
Material Change of Use for Bar, Food and Drink Outlet, Short-term Accommodation and
Health Care Services at 20 Warner Street Port Douglas
On Land Described as Lot 1 on RP718896**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: MCUC 2019_3365/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)
- Adopted Infrastructure Charges Notice
- Advice For Making Representations and Appeals (Infrastructure Charges)



Decision Notice

Approval (with conditions)

Given under s 83 and s 87 of the Planning Act 2016

Applicant Details

Name: Second York Pty Ltd & Scali Nominees Pty. Limited
Postal Address: C/- Planz Town Planning
PO Box 181, Edge Hill Qld 4870
Email: info@planztp.com

Property Details

Street Address: 20 Warner Street, Port Douglas.
Real Property Description: Lot 1 on RP718896
Local Government Area: Douglas Shire Council

Details of Proposed Development

- A. Development Application for an Other Change to include a Material Change of Use for Health Care Services including minor changes to the approved development for Material Change of Use for Bar, Food and Drink Outlet, Short-term Accommodation and changes to; and
- B. Application to extend the currency period for a further six (6) years.

Decision

Date of Decision: 28 April 2026

Decision Details: Approved:

- A. That the Manager Environment & Planning, under Instrument of Delegation, approves the above applications for:

A Minor Change for Material Change of Use for Bar, Food and Drink Outlet, Short-term Accommodation; and

An Other Change to include a Material Change of Use for Health Care Services Change, subject to the following:

1. **The table of the Approved Drawing(s) and/or Document(s) is amended as follows.**

Approved Drawing(s) and/or Document(s) (Subject to Amended Plans)

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

Drawing or Document	Reference	Date
Site Context	Wolveridge Architects Project 18007, Drawing P-01.03, Revision C <u>SD1.01</u> Revision P5	4 October 2019 <u>16 February 2026</u>
Site Survey	Wolveridge Architects Project 18007, Drawing P-01.04, Revision C <u>P6</u> <u>SD1.02</u> Revision P5	4 October 2019 <u>22 April 2022</u> <u>16 February 2026</u>
Site Imagery	Wolveridge Architects Project 18007, Drawing P-01.05, Revision C <u>SD1.04</u> Revision P5	1 October 2019 <u>16 February 2026</u>
Site Survey – Adjoining Building Heights	Wolveridge Architects Project 18007, Drawing P-01.06, Revision C <u>SD1.03</u> Revision P5	4 October 2019 <u>16 February 2026</u>
Site analysis	Wolveridge Architects Project 18 007, Drawing P-01.07, Revision C	1 October 2019
Site & Roof Plan	Wolveridge Architects Project 18 007, Drawing P-02.01, Revision C <u>P2</u> <u>P6</u> <u>SD2.06</u> Revision P5	4 October 2019 <u>26 August 2020</u> <u>7 April 2022</u> <u>16 February 2026</u>
<u>Site & Ground Floor Plan</u>	Wolveridge Architects Project 18 007, Drawing P-02.02, Revision C <u>P6</u> , dated 1 October 2019 <u>7 April 2022</u> <u>SD2.01</u> Revision P5 dated <u>16 February 2026</u> and as amended by Condition 3 and where necessary by Condition 34.	To be determined.
First Floor <u>Plan</u>	Wolveridge Architects Project 18007, Drawing P-02.03, Revision C <u>P2</u> <u>P6</u> <u>SD2.02</u> Revision P5	4 October 2019 <u>26 August 2020</u> <u>7 April 2022</u> <u>16 February 2026</u>
Second Floor <u>Plan</u>	Wolveridge Architects Project 18007, Drawing P-02.04, Revision C <u>P2</u> <u>P6</u> <u>SD2.03</u> Revision P5	4 October 2019 <u>26 August 2020</u> <u>7 April 2022</u> <u>16 February 2026</u>
Third Floor <u>Plan</u>	Wolveridge Architects Project 18007, Drawing P-02.05, Revision C <u>P2</u> <u>SD2.04</u> Revision P5	4 October 2019 <u>26 August 2020</u> <u>7 April 2022</u> <u>16 February 2026</u>
<u>Roof Terrace FFL</u>	Wolveridge Architects Project 18007, Drawing <u>SD2.05</u> Revision P5	<u>16 February 2026</u>
Micro Hotel – Section Perspective	Wolveridge Architects Project 18 007, Drawing P-02.07, Revision C <u>P2</u>	4 October 2019

Drawing or Document	Reference	Date
Micro Hotel— Plan & Interior	Wolveridge Architects Project 18 007, Drawing P-02.09, Revision C P6	1 October 2019 <u>7 April 2022</u>
Massing Areas	Wolveridge Architects Project 18 007, Drawing P-02.10, Revision C P6	1 October 2019 <u>7 April 2022</u>
Ventilation Diagram	Wolveridge Architects Project 18 007, Drawing P-02.11, Revision C	1 October 2019
Breezeway Gates Elevation & Details	Wolveridge Architects Project 18 007, Drawing P-02.12, Revision C	1 October 2019
Streetscape Elevation	Wolveridge Architects Project 18 007, Drawing P-03.01, Revision C P2 P6.	1 October 2019 26 August 2020 <u>7 April 2022</u>
<u>Street Elevation – North View</u>	<u>Wolveridge Architects Project 18007, Drawing SD5.01 Revision P5.</u>	<u>16 February 2026</u>
<u>Street Elevation – South View</u>	<u>Wolveridge Architects Project 18007, Drawing SD5.03 Revision P5.</u>	<u>16 February 2026</u>
<u>Overlooking</u>	<u>Wolveridge Architects Project 18007, Drawing SD6.01 Revision P5.</u>	<u>16 February 2026</u>
Elevations	Wolveridge Architects Project 18007, Drawing P-03.02, Revision C P2 P6. <u>SD3.01 Revision P5</u>	1 October 2019 26 August 2020 <u>7 April 2022</u> <u>16 February 2026</u>
Elevations & Sections - Longitudinal	Wolveridge Architects Project 18007, Drawing P-03.03, Revision C P2 P6 <u>SD3.02 Revision P5.</u>	1 October 2019 26 August 2020 <u>7 April 2022</u> <u>16 February 2026</u>
Materials Schedule	Wolveridge Architects Project 18007, Drawing P-03.04, Revision C P2 P6. <u>SD1.05 Revision P5</u>	1 October 2019 26 August 2020 <u>7 April 2022</u> <u>16 February 2026</u>
Revised Façade— Exterior Views	Wolveridge Architects Project 18 007, Drawing P-03.11, Revision C P2 P6.	1 October 2019 26 August 2020 <u>7 April 2022</u>
Revised Façade— Section	Wolveridge Architects Project 18 007, Drawing P-03.12, Revision C	1 October 2019
Perspectives	Wolveridge Architects Project 18 007, Drawing P-05.02, Revision C	1 October 2019
AS2680 B99 Design Vehicle Swept Paths	Rogers Consulting Engineers, Project 180307, <u>generally in accordance with Drawing SK20 Sheet 1 of 2, Revision P2 dated 19 August 2026 and amended to reflect the Wolveridge Architects Project 18007, SD 1.02 Revision P5 and SD2.01 Revision P5 both dated 16 February 202 and amended per</u>	19 August 2019. <u>To be determined</u>

Drawing or Document	Reference	Date
	<u>Conditions 3 and 34.</u>	
AS2680 B99 Design Vehicle Swept Paths	Rogers Consulting Engineers, Project 180307, generally in accordance with Drawing SK20 Sheet 2 of 2, Revision P2 dated 19 August 2026 and amended to reflect the Wolveridge Architects Project 18007, SD 1.02 Revision P5 and SD2.01 Revision P5 both dated 16 February 202 and as required by Conditions 3 and 34.	4 September 2019. <u>To be determined</u>
Civil Works Preliminary Carpark Levels	Rogers Consulting Engineers, Project 180307, Drawing SK30, Revision P1 dated 27 August 2019 and amended to reflect the Wolveridge Architects Project 18007, SD 1.02 Revision P5 and SD2.01 Revision P5 both dated 16 February 2026 and as required by Conditions 3 and 34.	To be determined
<u>Landscape Plan, Landscape Concept Plans, Planting Plans</u>	Hortulus Australia Pty Ltd, Job No: SN-D18-A, Drawings LS-01 to LS-04, Issue B dated 25 January 2019 Drawings 1-5 dated 16 December 2025 and as amended by Condition 3 and the amended Architectural Plans.	To be determined.

2. Conditions 3(l), 3(m) and 18 are deleted as follows

- ~~3.l. Remove the tandem parking in the rear part of the land and relocate the parking spaces with a consistent landscaped setback; and~~
- ~~3.m. Include a daybed or fixed seating in the private open space balconies where the balcony area is 8m².~~

Amalgamation of Lots required

- ~~18. The applicant/owner is to ensure that the subject lots are held together as one site for the duration of the approved land use. This is to be achieved by the amalgamation of Lot 1 on SP316673 and part of Lot 2 on SP316373, as per the boundary realignment approved by Council (under the development application CA 2021 4461) into one lot. The Plan of Survey must be registered with the Department of Natural Resources and a new certificate of title issued at the applicant's/owner's cost prior to Commencement of Use.~~

3. Condition 3 is amended to include the following additional requirement.

3.n. Inclusion of a commercial vehicle loading bay on the road together with sign posting for 20min commercial vehicle loading signage.

4. Condition 33 is amended as follows

Use of Roof Level Recreational Area

33. The use of the roof level recreational areas are and ~~associated food and drink bar facility~~ is limited to the short-term accommodation guests and their guests. These areas ~~is~~ are not to be used as a function facility.

B. That the Manager Environment & Planning, under Instrument of Delegation, approves the above application for an extension to the currency period for a further six (6) years up to and including 3 December 2033.

Existing Approval

A copy of the existing approval is attached.

Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work
- All Operational Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

Currency Period for the Approval

This approval, granted under the provisions of the *Planning Act 2016*, from the day the approval takes effect in accordance with the provisions of Sections 85 and xx of the *Planning Act 2016*.

Rights to make Representations & Rights of Appeal

The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

Approved Drawing(s) and/or Document(s) Note – The plans referenced above will require amending in order to comply with conditions of this Decision Notice.



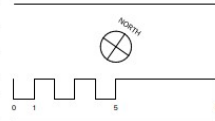
Wolveridge Architects

BUILDING NO.2 1/9 BYRON ST
 COLLINGWOOD, VICTORIA 3066
 TEL +61 3 9486 9882
 INFO@WOLVERIDGE.COM.AU
 WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
 CONSTRUCTION

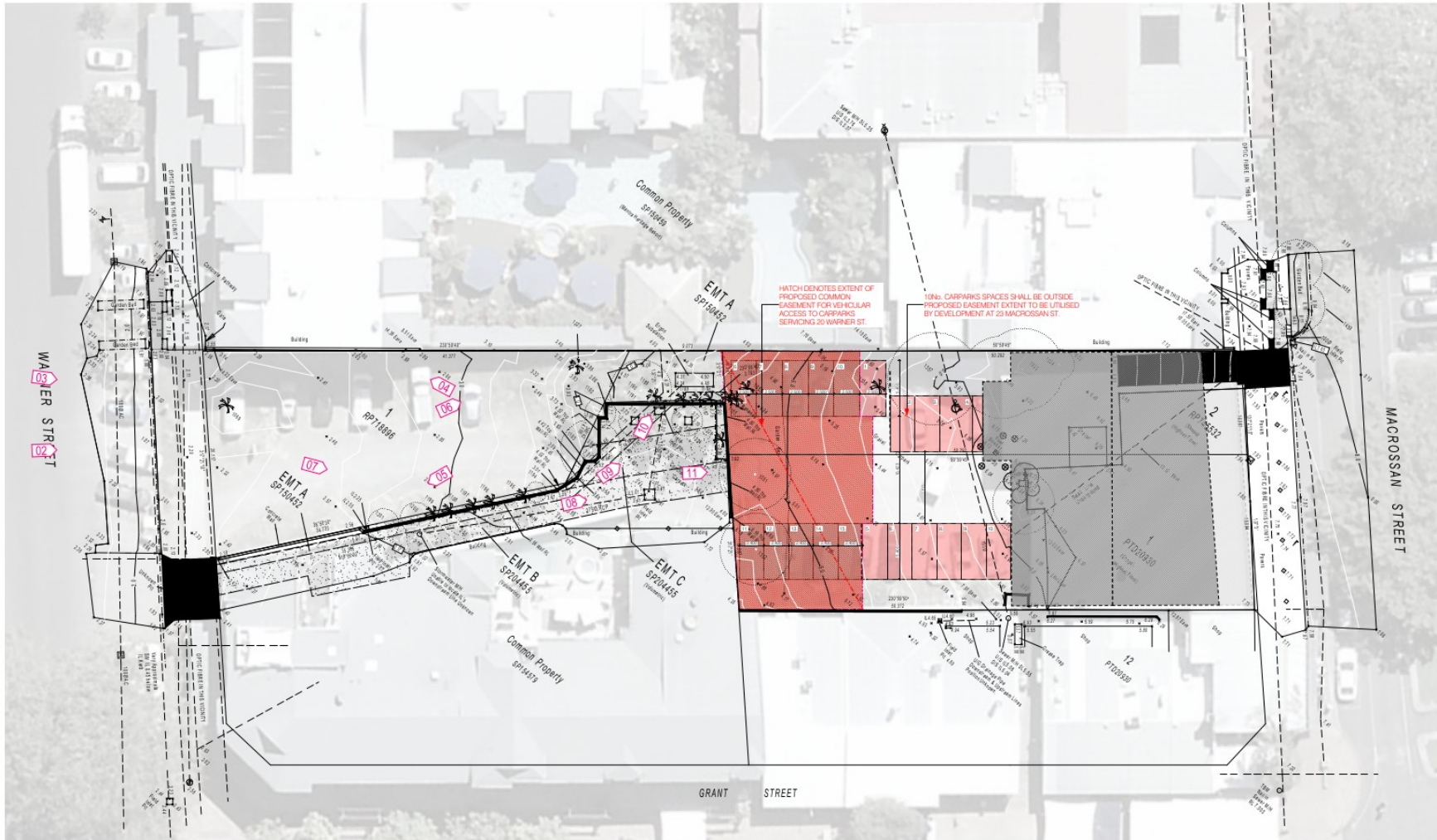
This drawing is copyright and cannot
 be reproduced in whole or in part or by
 any medium without written
 permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



LEGEND	
	DENOTES STREET AWNING BUILDING HEIGHT, ON TITLE BUILDING MASS BEYOND
A - EGL	DENOTES HEIGHT ABOVE EXISTING GROUND LINE

PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877	PROJECT NO:	18007
DWG TITLE:	SITE CONTEXT	DWG NO:	SD1.01
PLOT DATE:	17/02/2026	REVISION:	P5



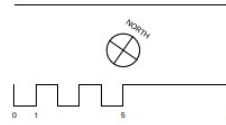
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
 COLLINGWOOD, VICTORIA 3066
 TEL +61 3 9486 9882
 INFO@WOLVERIDGE.COM.AU
 WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
 CONSTRUCTION

This drawing is copyright and cannot
 be reproduced in whole or in part or by
 any medium without written
 permission of Wolveridge Architects.

ISSUE NO.	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	18.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	SITE SURVEY
PLOT DATE:	17/02/2026

PROJECT NO:
18007

DWG. NO:
SD1.02

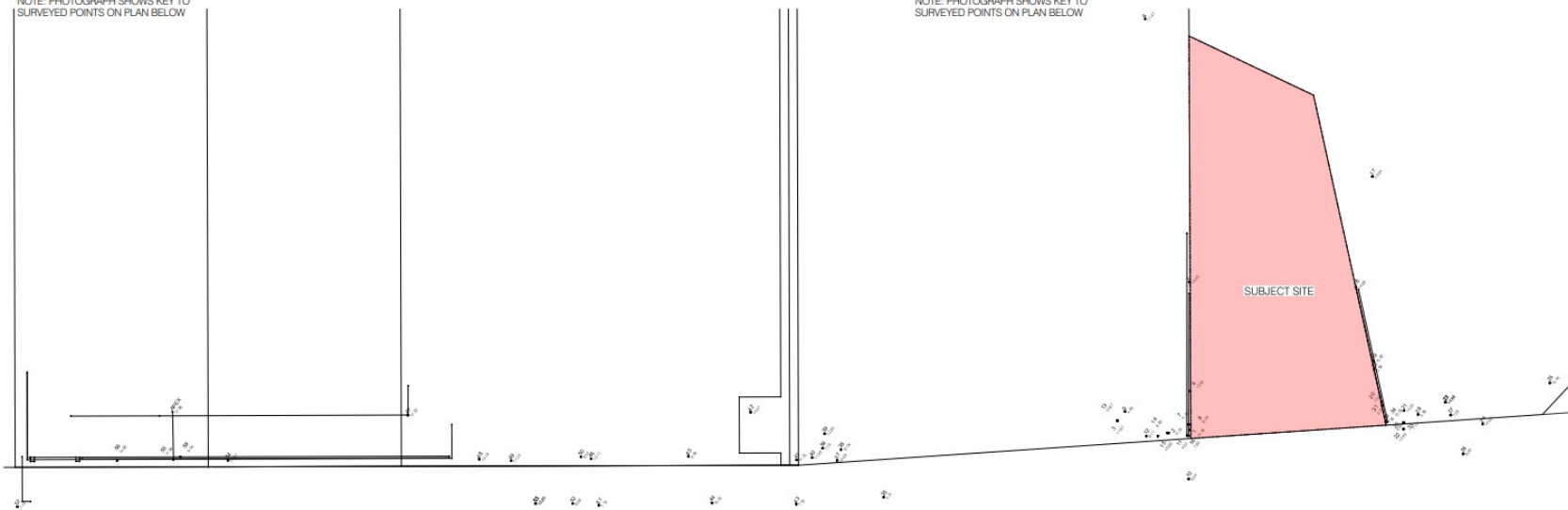
REVISION:
P5



NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW



NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW



SITE SURVEY - ADJOINING BUILDING HEIGHTS

NOTE: ADJOINING HEIGHTS PROVIDED BY RPS GROUP, REGISTERED LAND SURVEYORS

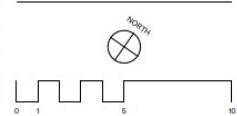
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
 COLLINGWOOD, VICTORIA 3066
 TEL +61 3 9486 9882
 INFO@WOLVERIDGE.COM.AU
 WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
 CONSTRUCTION

This drawing is copyright and cannot
 be reproduced in whole or in part or by
 any medium without written
 permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	SITE SURVEY - ADJOINING BUILDING HEIGHTS
PLOT DATE:	17/02/2026

PROJECT NO:	18007
DWG. NO:	SD1.03
REVISION:	P5



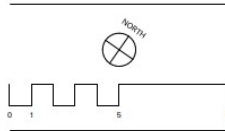
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO.	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	SITE IMAGERY
PLOT DATE:	17/02/2026

PROJECT NO.
18007

DWG. NO.
SD1.04

REVISION:
P5

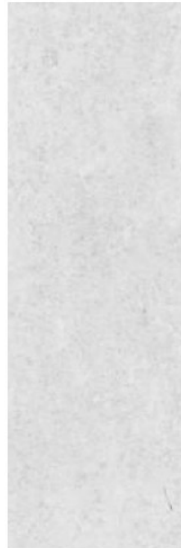
PROPOSED MATERIALS SCHEDULE



REN-1
TEXTURED RENDER
OFF WHITE PAINT FINISH



REN-2
TEXTURED RENDER
OFF WHITE PAINT FINISH



CON-1
EXPOSED CONCRETE



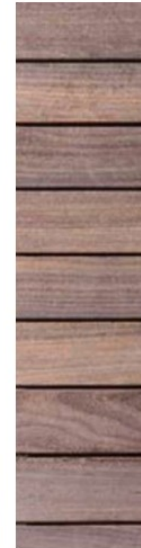
BAL-1
METAL BALUSTRADE



SCR-1
BREEZEBLOCKS



SCR-2
VERTICAL METAL
SCREENING BLADES



TD-1
TIMBER DECKING



RS-1
LIGHT COLOURED METAL
PROFILED ROOF SHEET



RS-2
TRANSPARENT ROOF
SHEETING

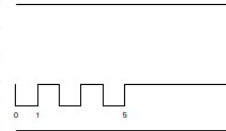
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO.	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	MATERIALS
PLOT DATE:	17/02/2026

PROJECT NO:	18007
DWG. NO:	SD1.05
REVISION:	P5

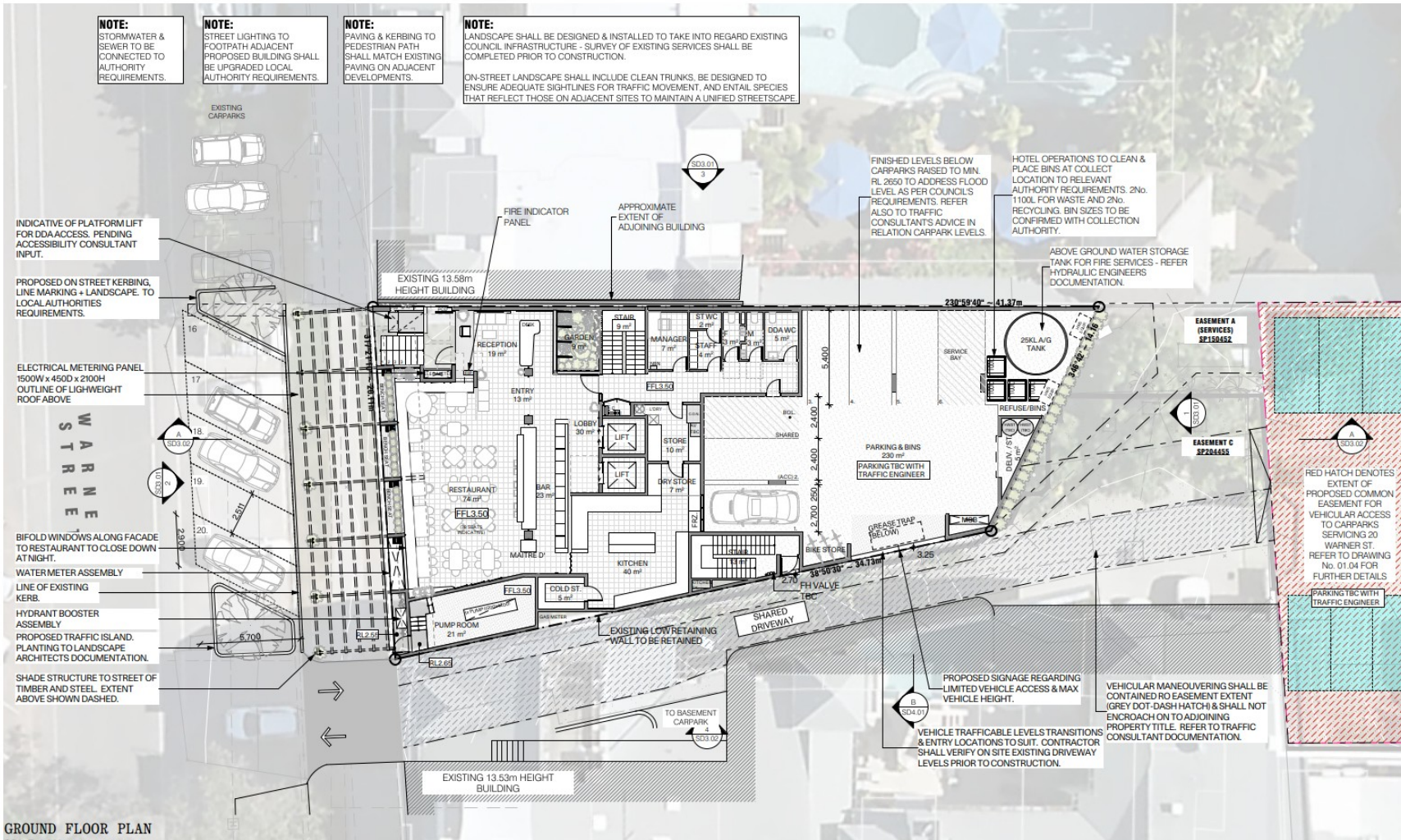
NOTE:
STORMWATER & SEWER TO BE CONNECTED TO AUTHORITY REQUIREMENTS.

NOTE:
STREET LIGHTING TO FOOTPATH ADJACENT PROPOSED BUILDING SHALL BE UPGRADED LOCAL AUTHORITY REQUIREMENTS.

NOTE:
PAVING & KERBING TO PEDESTRIAN PATH SHALL MATCH EXISTING PAVING ON ADJACENT DEVELOPMENTS.

NOTE:
LANDSCAPE SHALL BE DESIGNED & INSTALLED TO TAKE INTO REGARD EXISTING COUNCIL INFRASTRUCTURE - SURVEY OF EXISTING SERVICES SHALL BE COMPLETED PRIOR TO CONSTRUCTION.

ON-STREET LANDSCAPE SHALL INCLUDE CLEAN TRUNKS, BE DESIGNED TO ENSURE ADEQUATE SIGHTLINES FOR TRAFFIC MOVEMENT, AND ENTAIL SPECIES THAT REFLECT THOSE ON ADJACENT SITES TO MAINTAIN A UNIFIED STREETSCAPE



GROUND FLOOR PLAN
SCALE: 1:200

Wolveridge Architects

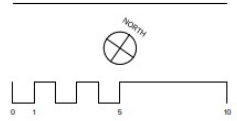
BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR CONSTRUCTION

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without written permission of Wolveridge Architects.

ISSUE NO: DESCRIPTION: DATE:

P4	TOWN PLANNING SUBMISSION	18.12.2026
P5	TOWN PLANNING SUBMISSION	18.02.2028



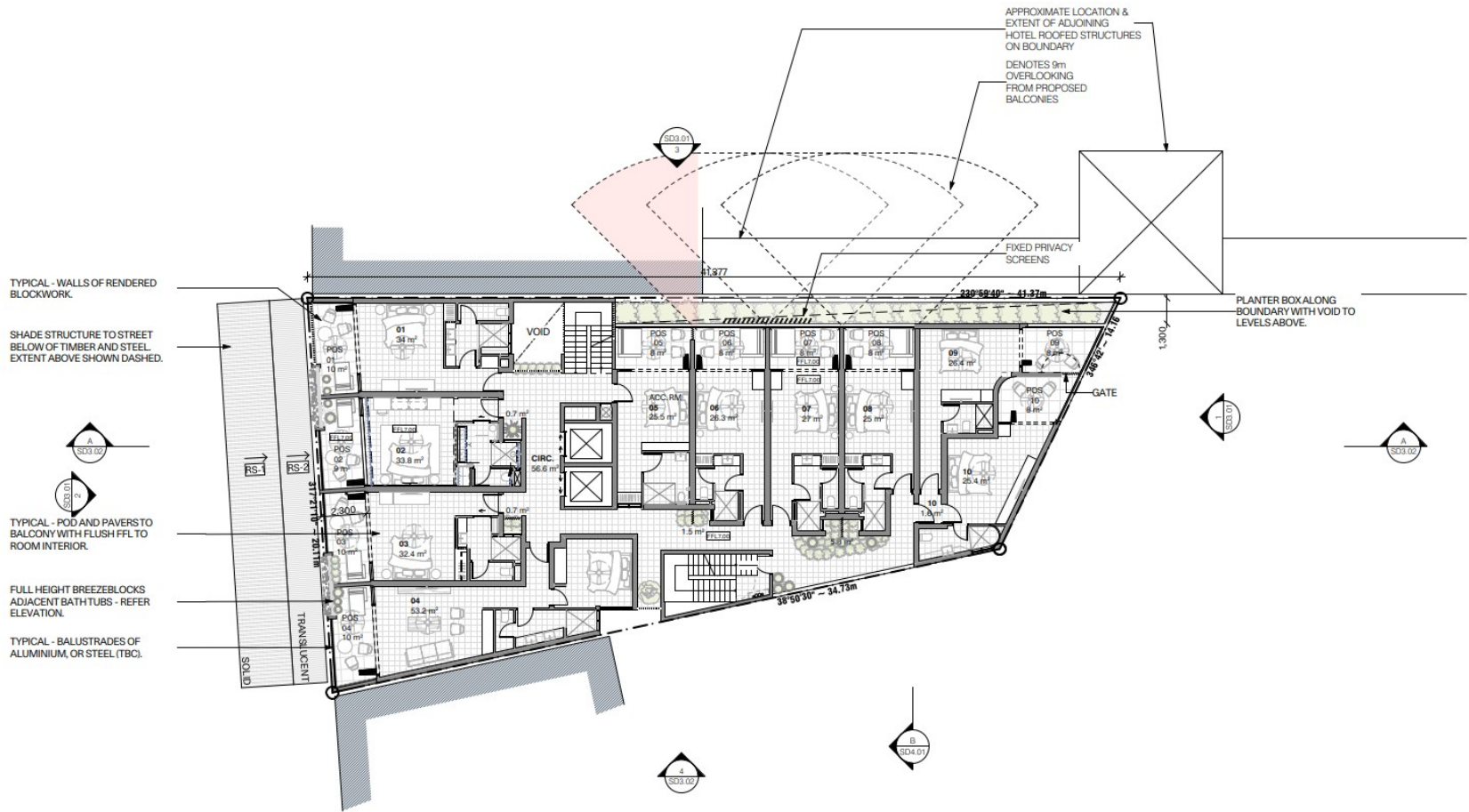
PROJECT: 20 WARNER ST PORT DOUGLAS QLD 4877

DWG TITLE: SITE & GROUND FLOOR PLAN

PLOT DATE: 17/02/2026

PROJECT NO: 18007

DWG NO: SD2.01
REVISION: P5



TYPICAL - WALLS OF RENDERED BLOCKWORK.

SHADE STRUCTURE TO STREET BELOW OF TIMBER AND STEEL. EXTENT ABOVE SHOWN DASHED.

TYPICAL - POD AND PAVERS TO BALCONY WITH FLUSH FFL TO ROOM INTERIOR.

FULL HEIGHT BREEZEBLOCKS ADJACENT BATHTUBS - REFER ELEVATION.

TYPICAL - BALUSTRADES OF ALUMINIUM, OR STEEL (TBC).

APPROXIMATE LOCATION & EXTENT OF ADJOINING HOTEL ROOFED STRUCTURES ON BOUNDARY
DENOTES 9m OVERLOOKING FROM PROPOSED BALCONIES

FIXED PRIVACY SCREENS

PLANTER BOX ALONG BOUNDARY WITH VOID TO LEVELS ABOVE.

FIRST FLOOR PLAN (TYPICAL)
SCALE: 1:200

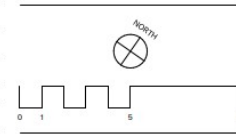
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR CONSTRUCTION

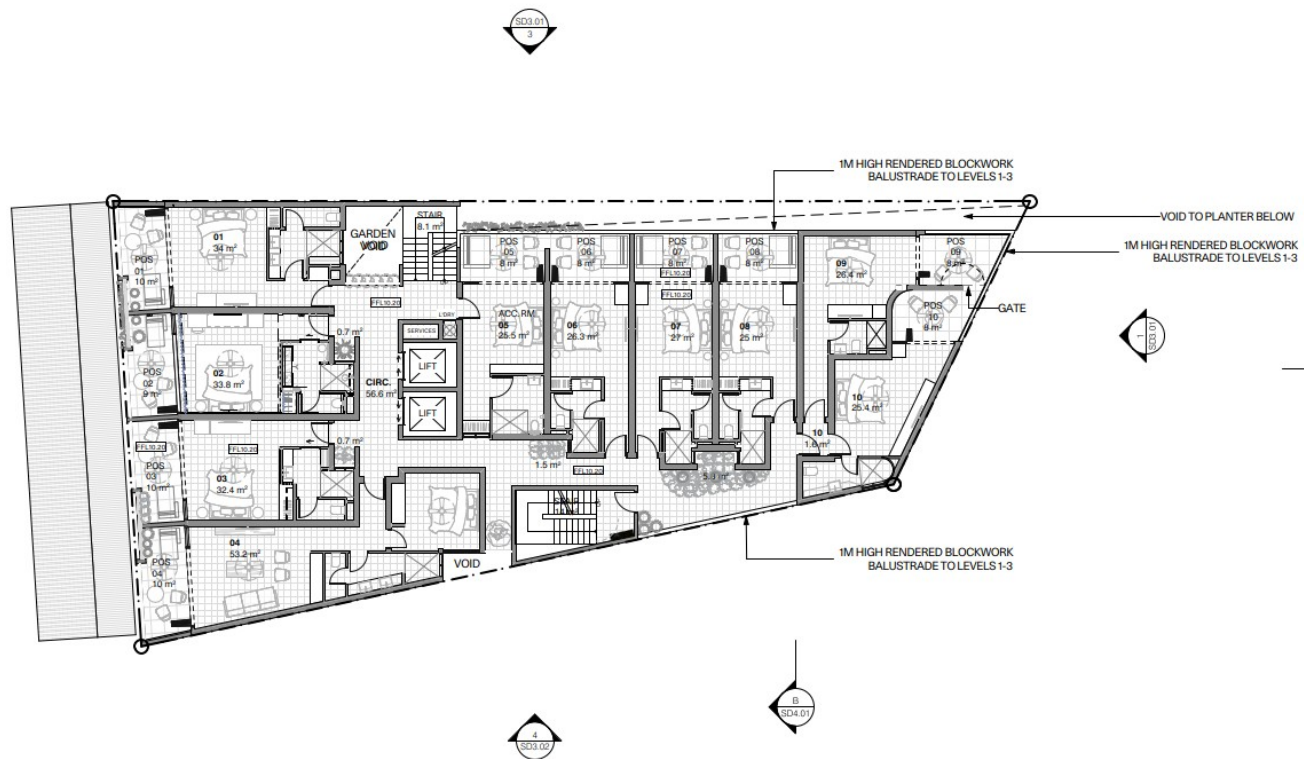
This drawing is copyright and cannot be reproduced in whole or in part or by any medium without written permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	FIRST FLOOR PLAN
PLOT DATE:	17/02/2026

PROJECT NO:	18007
DWG. NO:	SD2.02
REVISION:	P5



4. SECOND LEVEL - FFL
SCALE: 1:200

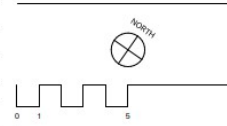
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL: +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026

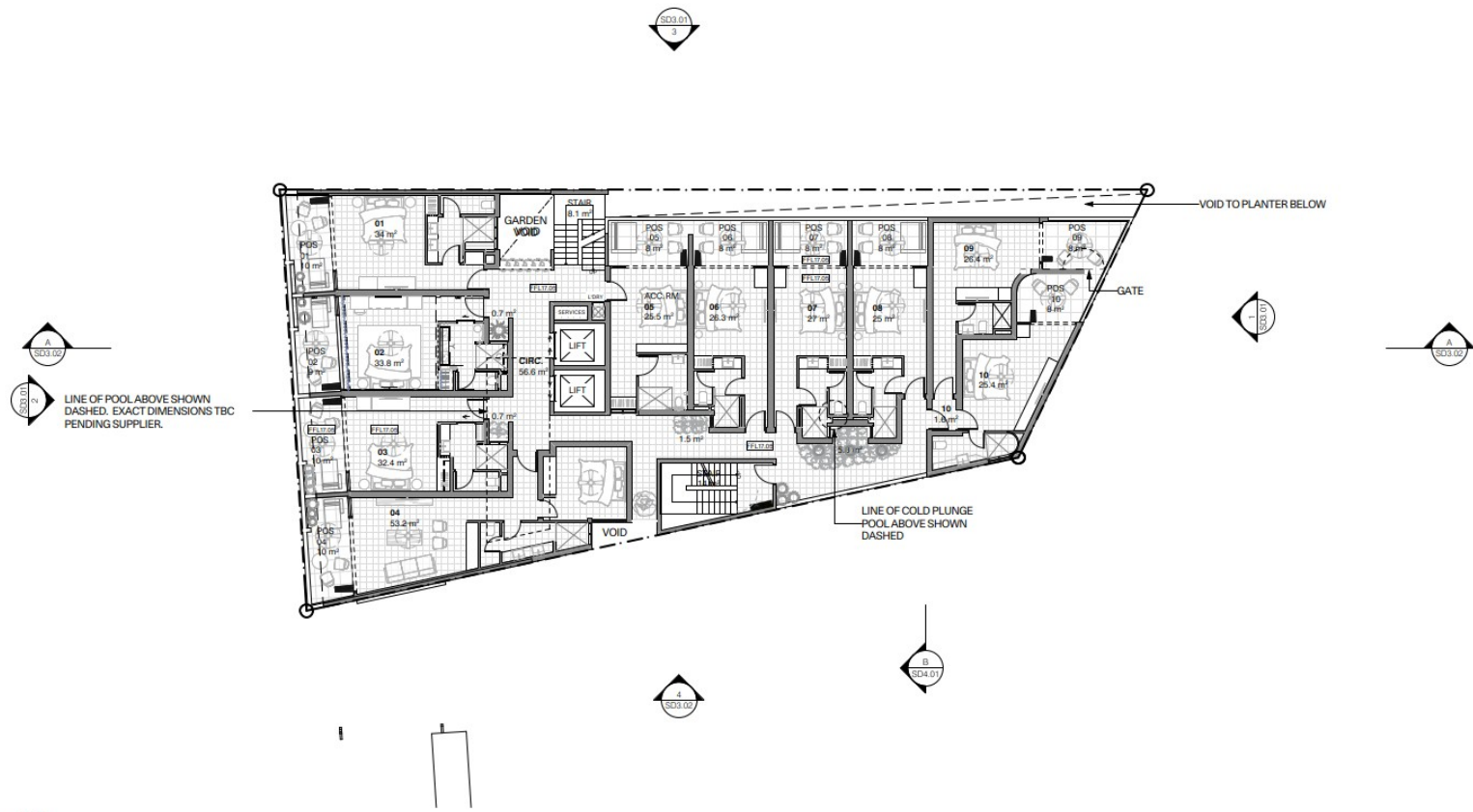


PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	SECOND FLOOR PLAN
PLOT DATE:	17/02/2026

PROJECT NO:
18007

DWG. NO:
SD2.03

REVISION:
P5



5. THIRD LEVEL - FFL
SCALE: 1:200

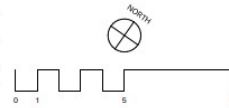
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

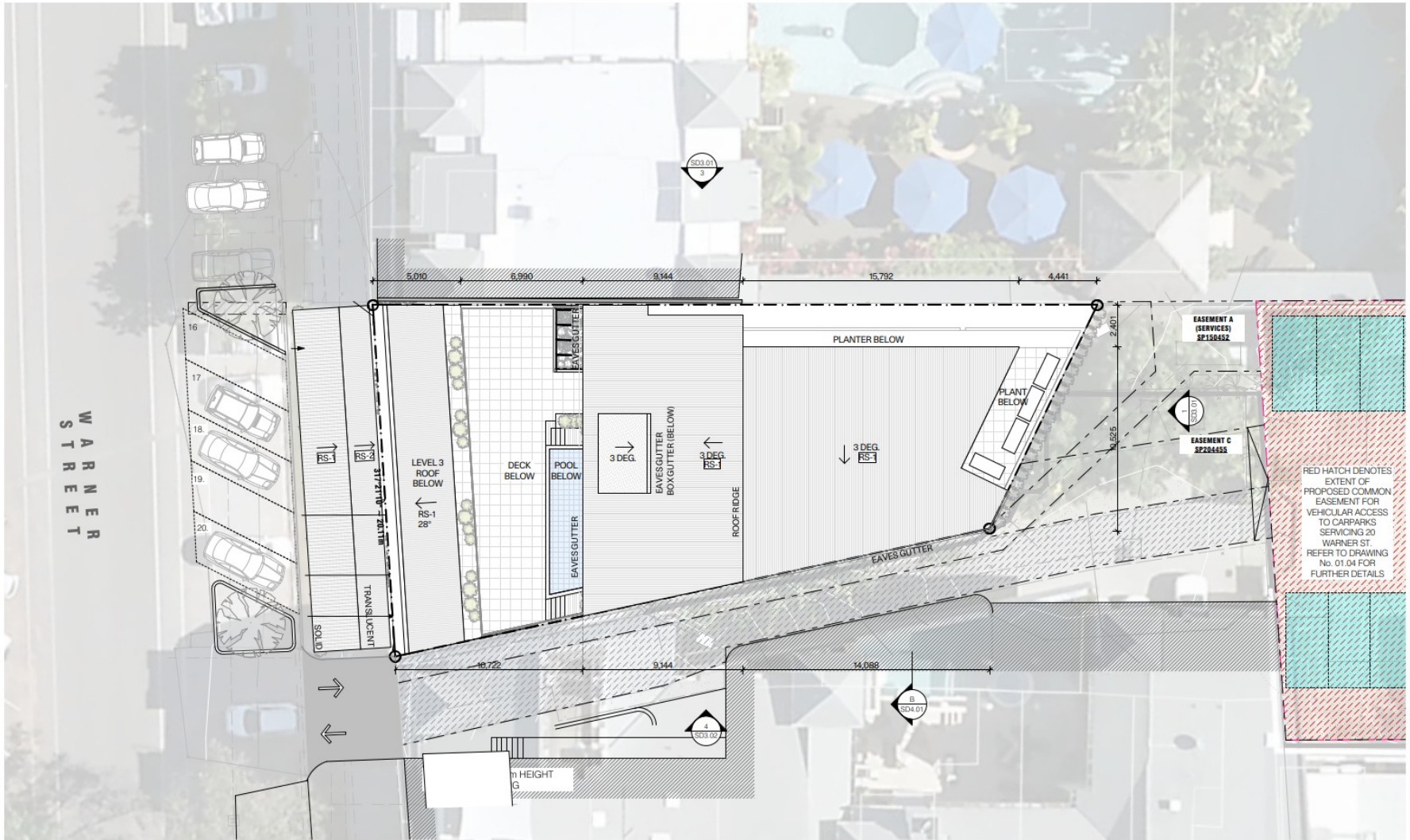
PRELIMINARY NOT FOR
CONSTRUCTION

This drawing is copyright and cannot
be reproduced in whole or in part or by
any medium without written
permission of Wolveridge Architects.

ISSUE NO.	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877	PROJECT NO:	18007
DWG. TITLE:	THIRD FLOOR PLAN	DWG. NO:	SD2.04
PLOT DATE:	17/02/2026	REVISION:	P5



GROUND FLOOR PLAN - SITE BACKGROUND

SCALE: 1:200

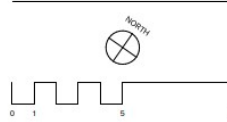
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
 COLLINGWOOD, VICTORIA 3066
 TEL +61 3 9486 9882
 INFO@WOLVERIDGE.COM.AU
 WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
 CONSTRUCTION

This drawing is copyright and cannot
 be reproduced in whole or in part or by
 any medium without written
 permission of Wolveridge Architects.

ISSUE NO:	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



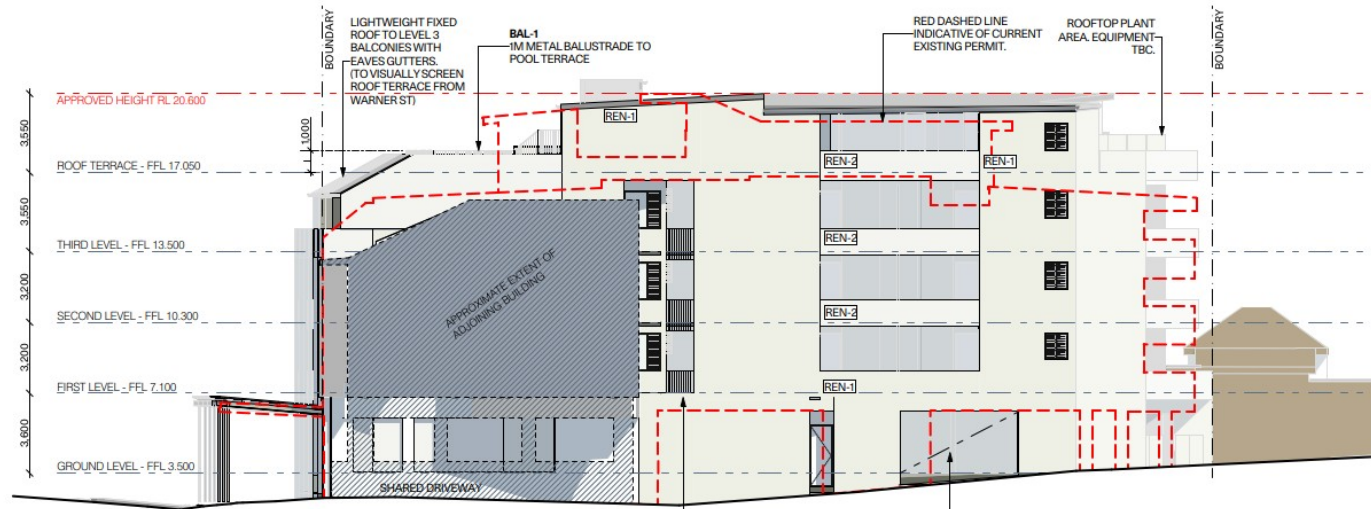
PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	SITE & ROOF PLAN
PLOT DATE:	17/02/2026

PROJECT NO:
18007

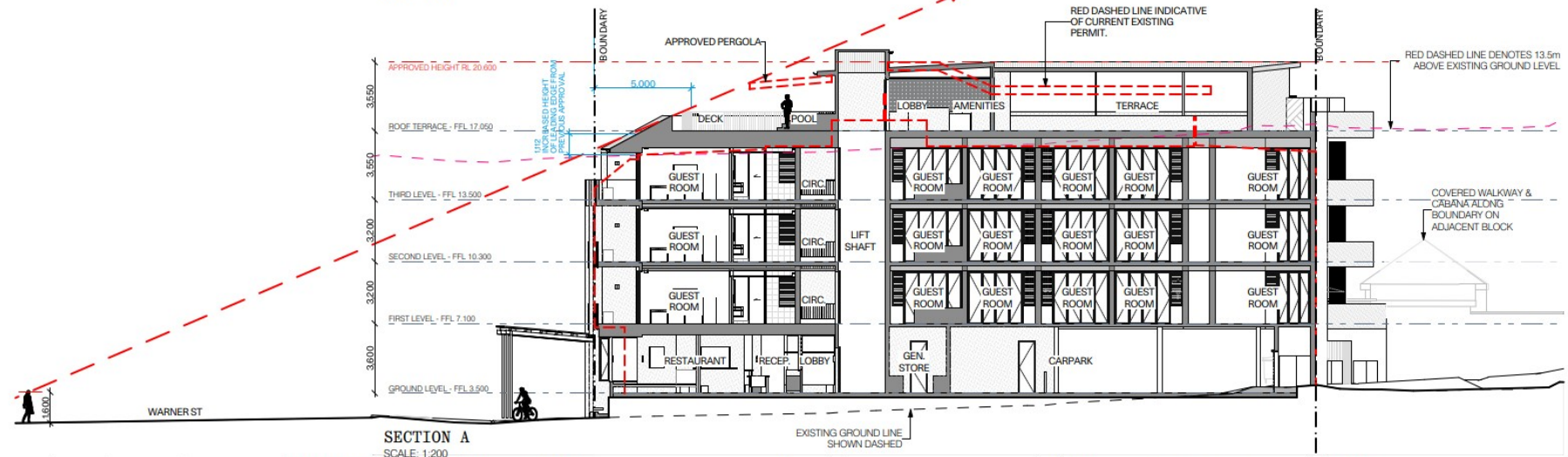
DWG. NO:
SD2.06

REVISION:
P5

RED HATCH DENOTES
 EXTENT OF
 PROPOSED COMMON
 EASEMENT FOR
 VEHICULAR ACCESS
 TO CARPARKS
 SERVICING 20
 WARNER ST.
 REFER TO DRAWING
 NO. 01.04 FOR
 FURTHER DETAILS



SOUTH ELEVATION
SCALE: 1:200



SECTION A
SCALE: 1:200

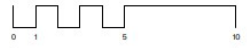
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR CONSTRUCTION

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without written permission of Wolveridge Architects.

ISSUE NO.	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	18.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	ELEVATIONS & SECTIONS
PLOT DATE:	17/02/2026

PROJECT NO:
18007

DWG. NO:
SD3.02

REVISION:
P5



STREET ELEVATION - NORTH APPROACH

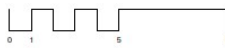
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
 COLLINGWOOD, VICTORIA 3066
 TEL +61 3 9486 9882
 INFO@WOLVERIDGE.COM.AU
 WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
 CONSTRUCTION

This drawing is copyright and cannot
 be reproduced in whole or in part or by
 any medium without written
 permission of Wolveridge Architects.

ISSUE NO.	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	STREET ELEVATION - NORTH APPROACH
PLOT DATE:	17/02/2026

PROJECT NO.	18007
DWG. NO.	SD5.01
REVISION:	P5



STREET ELEVATION - SOUTH



STREET VIEW

Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
 COLLINGWOOD, VICTORIA 3066
 TEL +61 3 9486 9882
 INFO@WOLVERIDGE.COM.AU
 WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR
 CONSTRUCTION

This drawing is copyright and cannot
 be reproduced in whole or in part or by
 any medium without written
 permission of Wolveridge Architects.

ISSUE NO.	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	STREET ELEVATION - SOUTH
PLOT DATE:	17/02/2026

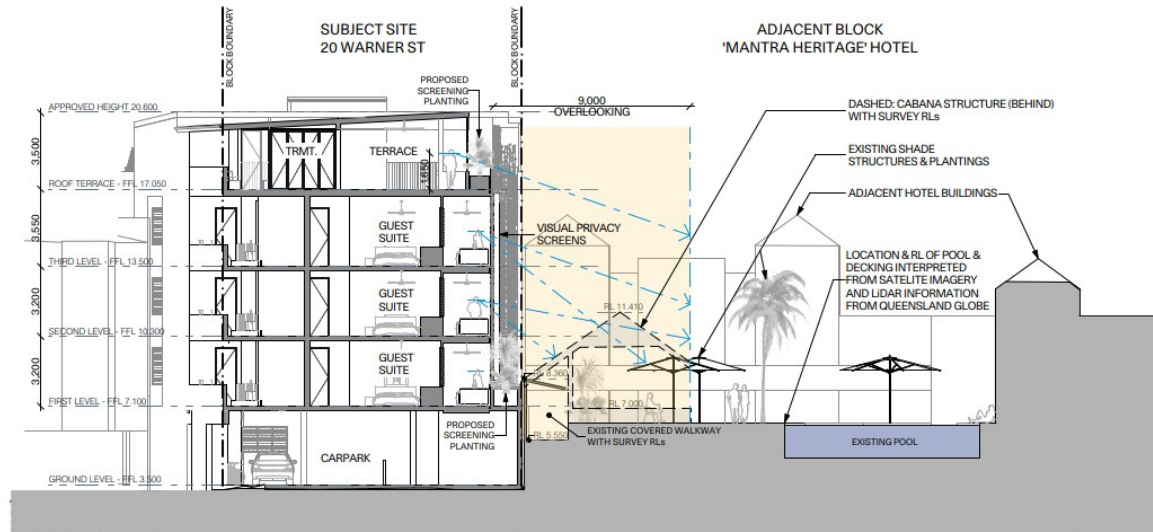
PROJECT NO:
18007

DWG. NO:
SD5.03

REVISION:
P5



MANTRA HERITAGE POOL - WEB SEARCH IMAGES



SECTION B

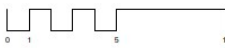
Wolveridge Architects

BUILDING NO. 2 1/9 BYRON ST
COLLINGWOOD, VICTORIA 3066
TEL +61 3 9486 9882
INFO@WOLVERIDGE.COM.AU
WOLVERIDGE.COM.AU

PRELIMINARY NOT FOR CONSTRUCTION

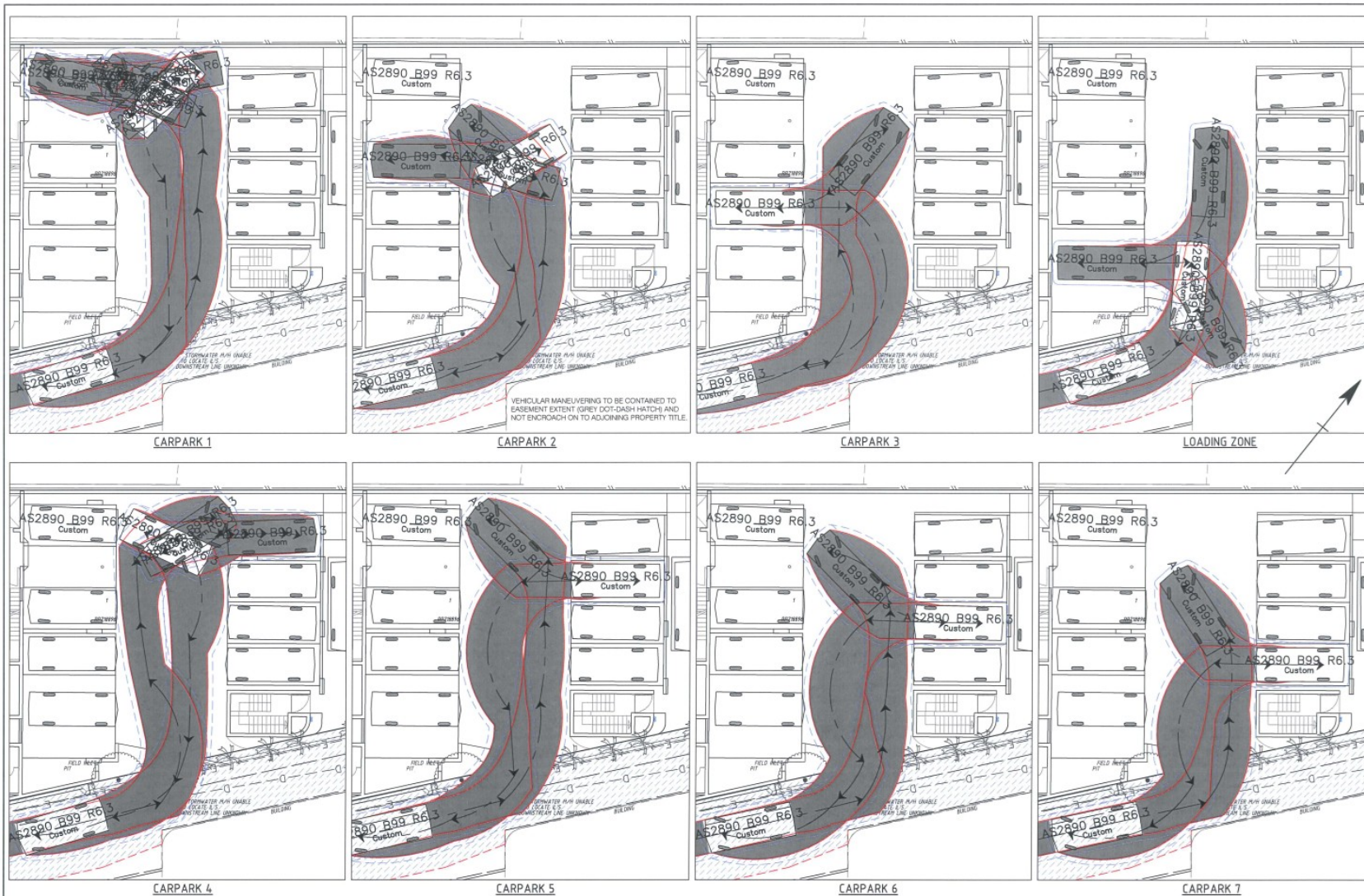
This drawing is copyright and cannot be reproduced in whole or in part or by any medium without written permission of Wolveridge Architects.

ISSUE NO.	DESCRIPTION:	DATE:
P4	TOWN PLANNING SUBMISSION	18.12.2025
P5	TOWN PLANNING SUBMISSION	16.02.2026



PROJECT:	20 WARNER ST PORT DOUGLAS QLD 4877
DWG. TITLE:	OVERLOOKING
PLOT DATE:	17/02/2026

PROJECT NO:	18007
DWG. NO:	SD6.01
REVISION:	P5



REV	DESCRIPTION	APP'D	DATE
P1	SHAFT PILING REVIEW		
P2	PRELIMINARY ISSUE		

THE ENGINEERING NOTES ATTACHED TO THE CERTIFICATE FOR THIS JOB NUMBER ARE PART OF THE DRAWINGS, AND ARE TO BE ATTACHED TO EACH SET OF DRAWINGS TO BE WORKED FROM.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF RODGERS CONSULTING ENGINEERS. THE CONTRACTS ARE TO VERIFY ALL DIMENSIONS BEFORE ANY WORK BEGINS OR COMMENCEMENT OF MANUFACTURE. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES PRIOR TO COMMENCING RELATED WORK.

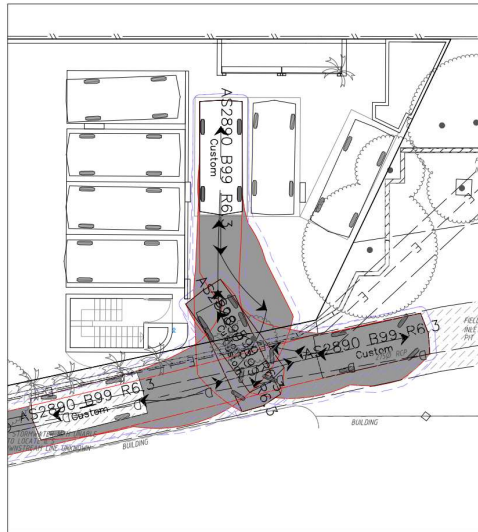
WOLVERIDGE architects
 121 PICKERBY STREET COLLINGWOOD VICTORIA 3069 AUSTRALIA
 TEL: + 61 3 9400 9800 FAX: + 61 3 9400 9800
 info@wolveridge.com.au www.wolveridge.com.au

CLIENT: SCALI NOMINEES PTY LTD
 PROJECT: WARNER STREET HOTEL
 20 WARNER STREET
 PORT DOUGLAS

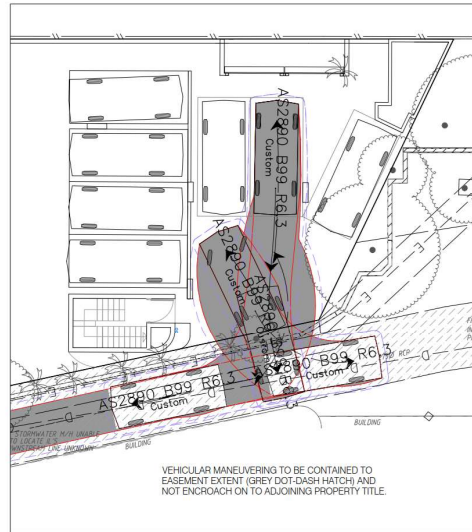
RODGERS CONSULTING ENGINEERS
 124 SPENCE STREET
 P.O. BOX 1749
 CAIRNS 4870
 PHONE: 07 4051 9466
 FAX: 07 4051 9477
 admin@rodgersconsulting.com.au

DATE	BY	REVIEWED	APPROVED

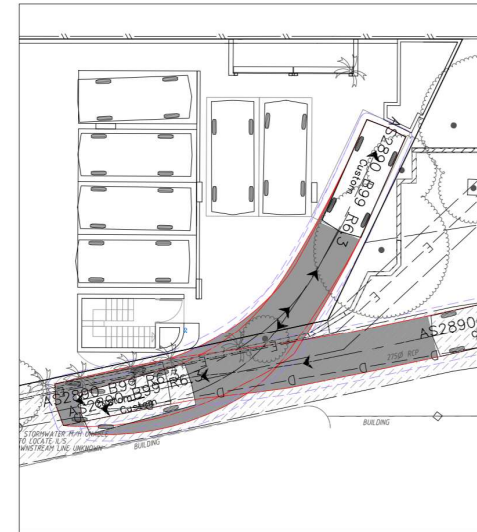
SCALE: 1:500 IAN PROJECT NO: 180307 DESK NO: SK20 P2



CARPARK 8

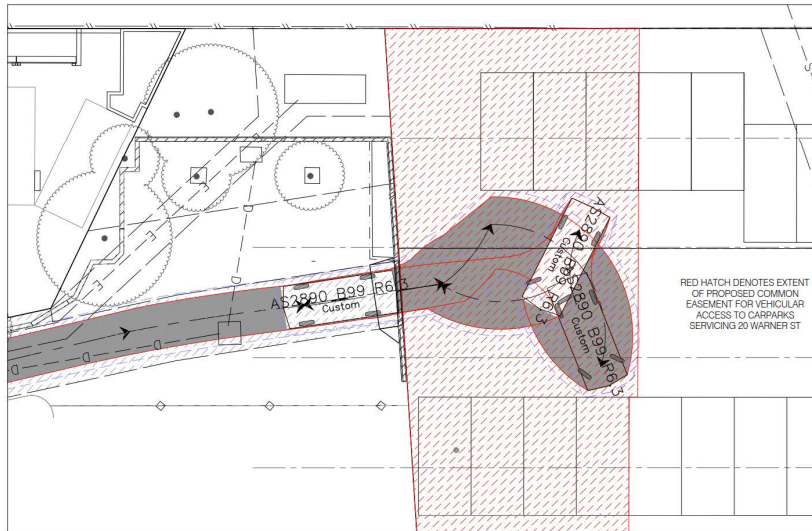
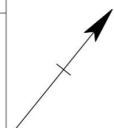


CARPARK 9

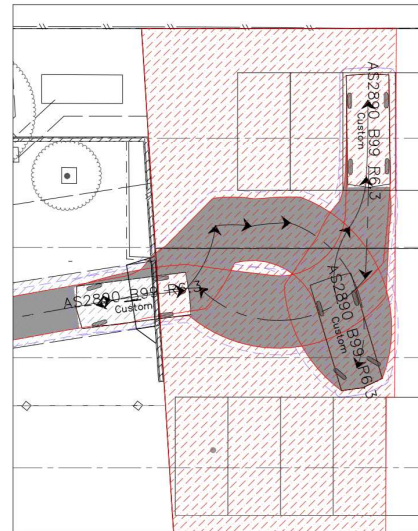


CARPARK 10

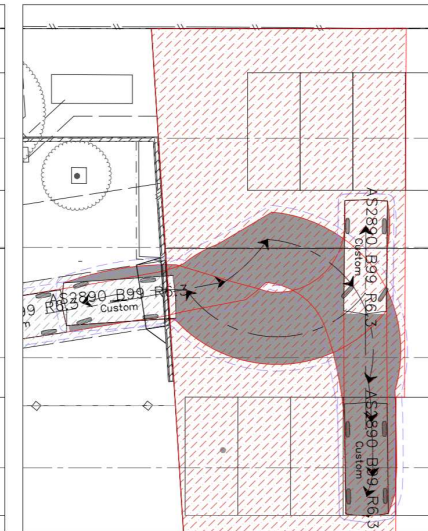
VEHICULAR MANEUVERING TO BE CONTAINED TO EASEMENT EXTENT (GREY DOT-DASH HATCH) AND NOT ENCRUSH ON TO ADJOINING PROPERTY TITLE.



REAR CARPARK TURNAROUND



REAR CARPARK ACCESS 1



REAR CARPARK ACCESS 2

RED HATCH DENOTES EXTENT OF PROPOSED COMMON EASEMENT FOR VEHICULAR ACCESS TO CARPARKS SERVICING 20 WARNER ST

REV	DESCRIPTION	APPD	DATE	REV	DESCRIPTION	APPD	DATE
P5	REAR CARPARKS REVISED		01/09/19				
P4	CARPARK 10 REVISED		28/08/19				
P3	CARPARK 8 SWEEP PATH REVISED		27/08/19				
P2	SWEEP PATHS REVISED		19/08/19				
P1	PRELIMINARY ISSUE		25/07/19				

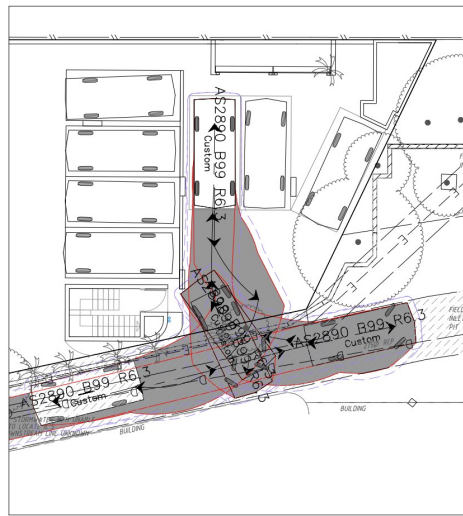
THE ENGINEERING NOTES ATTACHED TO THE CERTIFICATE FOR THIS JOB NUMBER ARE PART OF THE DRAWINGS, AND ARE TO BE ATTACHED TO EACH SET OF DRAWINGS TO BE WORKED FROM.
THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF RODGERS CONSULTING ENGINEERS. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE. THE CONTRACTOR IS TO BIND TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES PRIOR TO COMMENCING RELATED WORK.

WOLVERIDGE architects
121 HOKEY STREET COLLINGWOOD VICTORIA 3068 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au

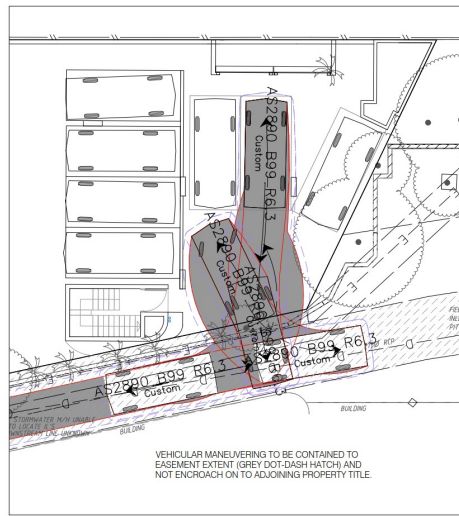
CLIENT: SCALI NOMINEES PTY LTD
PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS

RODGERS CONSULTING ENGINEERS
124 SPENCE STREET
P.O. BOX 1749
CAIRNS 4870
admin@rogersconsulting.com.au

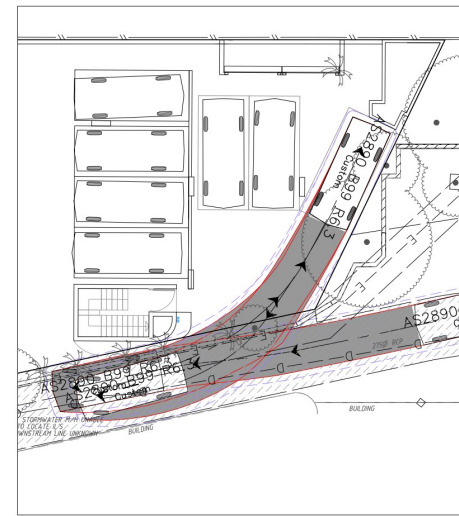
TITLE: AS2890.1 B99 DESIGN VEHICLE
SWEEP PATHS - SHEET 2 OF 2
DATE: EWK
DESIGNED: EWK
SCALE: 1:500 IAB
PROJECT NO: 180307
DWG NO: SK21
REV: P5



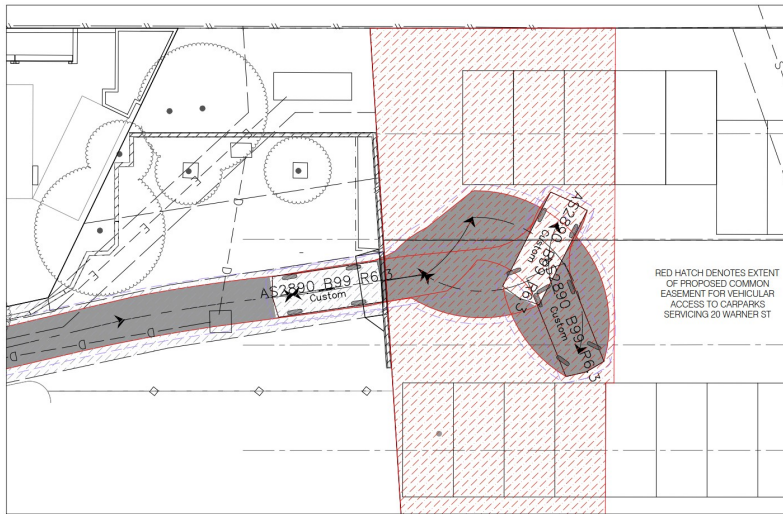
CARPARK 8



CARPARK 9



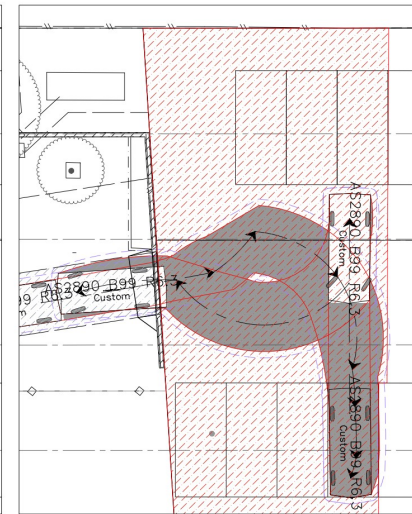
CARPARK 10



REAR CARPARK TURNAROUND



REAR CARPARK ACCESS 1



REAR CARPARK ACCESS 2

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
P5	REAR CARPARKS REVISED		24/09/19				
P4	CARPARK 10 REVISED		28/09/19				
P3	CARPARK 8 & 9 SWEEP PATHS REVISED		27/09/19				
P2	SWEEP PATHS REVISED		26/09/19				
P1	PRELIMINARY ISSUE		25/07/19				

THE ENGINEERING NOTES ATTACHED TO THE CERTIFICATE FOR THIS JOB NUMBER ARE PART OF THE DRAWINGS, AND ARE TO BE ATTACHED TO EACH SET OF DRAWINGS TO BE WORKED FROM.
THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF RODGERS CONSULTING ENGINEERS. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES PRIOR TO COMMENCING RELATED WORK.

WOLVERIDGE architects
121 ROCKEY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9485 9882 FAX: + 61 3 9485 9883
info@wolveridge.com.au www.wolveridge.com.au

CLIENT: SCALI NOMINEES PTY LTD
PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS

RODGERS CONSULTING ENGINEERS
124 SPENCE STREET
P.O. BOX 1749
CAIRNS 4870
admin@rodgersconsulting.com.au
PHONE: 07 4051 9466
FAX: 07 4051 9477

TITLE: AS2890.1 B99 DESIGN VEHICLE SWEEP PATHS - SHEET 2 OF 2	
CREATED: Ewk	APPROVED:
COLLOURED: Ewk	A1 PLAN
SCALE: 1:300 (A3)	PROJECT NO: 180307
	DWG NO: SK21
	REV: P5

MATERIALS & FINISHES PALETTE



50cm HIGH x 100cm LONG x 40cm WIDE FIBRESTONE TROUGH



90cm HIGH x 80cm WIDE
70cm HIGH x 50cm WIDE
60cm HIGH x 40cm WIDE FIBRESTONE PIPE CYLINDER POT



80cm HIGH x 80cm WIDE FIBRESTONE TROUGH

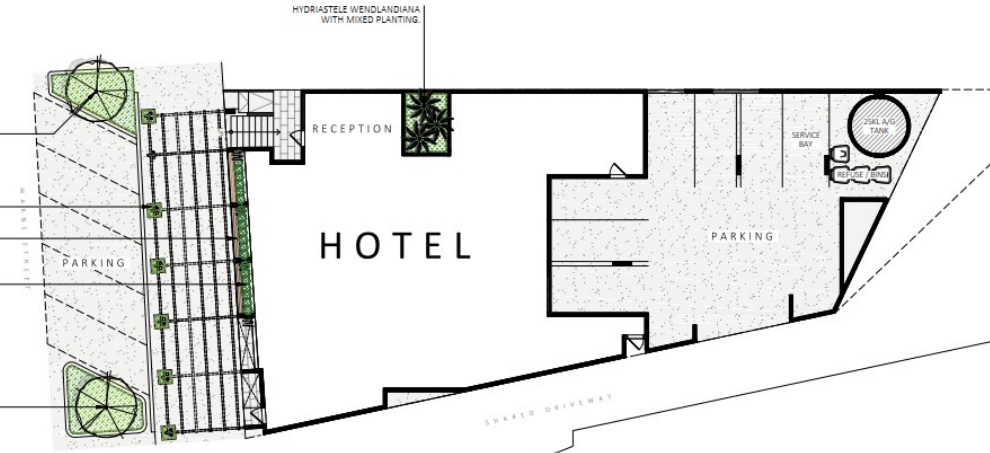
PTEROCARPUS INDICUS WITH MIXED UNDERPLANTING.

PLANTING SPACE AROUND POSTS TO BE 800mm X 800mm WITH PAVED HEADER COURSE.

BENCH SEATS.

PLANTING TO CLIMB UP BUILDING FACADE.

PTEROCARPUS INDICUS WITH MIXED UNDERPLANTING.



1 GROUND FLOOR PLAN
1:125

PLANTER BOX WITH MIXED PLANTING.

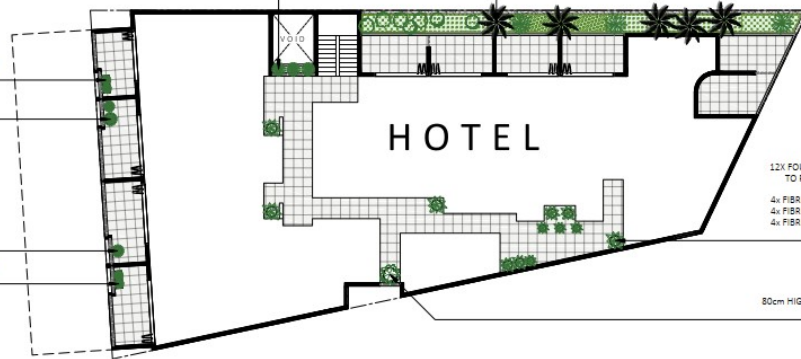
PLANTER BOX WITH HYDRIASTELE WENDLANDIANA AND MIXED PLANTING.

1x FIBRESTONE TROUGH 1000mm L X 400mm W X 500mm HIGH WITH MIXED PLANTING.

2x FIBRESTONE PIPE CYLINDER POTS 900mm W X 600mm HIGH WITH MIXED PLANTING.

1x FIBRESTONE PIPE CYLINDER POT 900mm W X 700mm HIGH WITH MIXED PLANTING.

1x FIBRESTONE TROUGH 1000mm L X 400mm W X 500mm HIGH WITH MIXED PLANTING.



2 FIRST FLOOR PLAN (TYPICAL)
1:125

12x FOUR SETS OF PIPE CYLINDER POTS ON MOVABLE CASTERS TO ROTATE POTS FROM DARK AREAS TO LIGHT SPACE ON A FORTNIGHTLY ROTATION.
4x FIBRESTONE PIPE CYLINDER POTS 600mm W X 600mm HIGH
4x FIBRESTONE PIPE CYLINDER POTS 500mm W X 700mm HIGH
4x FIBRESTONE PIPE CYLINDER POTS 400mm W X 600mm HIGH WITH MIXED PLANTING.

80cm HIGH x 80cm WIDE FIBRESTONE MALL CYLINDER POT WITH MIXED PLANTING.



SCALI NOMINEES P/L WARNER STREET HOTEL
SITE ADDRESS: 20 Warner Street | Port Douglas QLD 4877
DRAWING TITLE
LANDSCAPE CONCEPT PLAN

SCALE: 1:125@A1
DATE: 16 December 2025
DRAWING NO. 2
REV. -

HORTULUS AUSTRALIA PTY LTD
338 Port Douglas Road | Port Douglas QLD Australia 4877
T: 0412944793
W: www.hortulus.com.au
E: design@hortulus.com.au



PLANT SCHEDULE

Code	Botanical Name	Common name	Qty	Pot Size	Type	H x W
TREES & PALMS (Ground Floor Plan)						
HY	<i>Hydrocotyle wendlandiana</i>	Hydrocotyle palm	3	450	P	10x2
PI	<i>Pterocarpus indicus</i>	Narra tree	2	1000	T	10x8
SHRUBS, GRASSES, GROUNDCOVERS & CLIMBERS						
BO	<i>Baccharum cartilagineum</i>	Grassie fern	12	140mm	F	0.6x0.6
EP	<i>Epipremnum pinnatum</i>	Native monsteria	12	200mm	C	10x1
GP	<i>Gardenia puidocides</i>	Gardenia river gardenia	18	140mm	GC	0.5x2
HA	<i>Howea australis</i>	Native foxtail palm	5	140mm	C	5x2
HL	<i>Hymenocallis littoralis</i>	Beach spider lily	16	140mm	S	0.7x0.7
JS	<i>Jasminum simplicifolium subsp. australiense</i>	Native jasmine	6	140mm	S	3x3
MB	<i>Medinilla bali-headleyi</i>	Daintree medinilla	6	140mm	C	6x3
PB	<i>Philodendron burle-marxii</i>	Philodendron	9	140mm	GC	0.5x2
PM	<i>Philodendron melanochrysum</i>	Climbing philodendron	3	200mm	C	5x2
PH	<i>Phyllostachya hoope</i>	Bamboo	2	140mm	C	10x2
TH	<i>Tecomnanthe hillii</i>	Foxtail island creeper	4	200mm	C	6x4
VH	<i>Viola hederacea</i>	Native violet	24	140mm	GC	0.5x0.3

C = Climber G = Grass P = Palm T = Tree GC = Groundcover S = Shrub

KEY TO SYMBOLS



PLANT SCHEDULE

Code	Botanical Name	Common name	Qty	Pot Size	Type	H x W
TREES & PALMS (First Floor Plan)						
HY	<i>Hydrocotyle wendlandiana</i>	Hydrocotyle palm	5	450	P	10x2
RS	<i>Rhapiz subtilis</i>	Dwarf lady finger palm	6	300mm	P	3x3
SHRUBS, GRASSES, GROUNDCOVERS & CLIMBERS						
AR	<i>Aeschynanthus radicans</i>	Lipstick plant	29	140mm	C	0.3x2
BO	<i>Baccharum cartilagineum</i>	Grassie fern	11	140mm	F	0.6x0.6
CS	<i>Casuarina glauca 'Cousin IT'</i>	Prostrate swamp oak	15	200mm	GC	0.3x2
CM	<i>Cordyline manniers-suttoniae</i>	Red palm tree	2	140mm	C	10x2
DS	<i>Dracaena surculosa var. maculata</i>	Japanese bamboo plant	6	300mm	S	6x4
DA	<i>Dracaena angustifolia</i>	Native dracaena	3	300mm	S	6x4
EP	<i>Epipremnum pinnatum</i>	Native monsteria	16	200mm	C	10x1
HA	<i>Howea australis</i>	Native foxtail palm	5	140mm	C	5x2
MB	<i>Medinilla bali-headleyi</i>	Daintree medinilla	11	140mm	C	6x3
MD	<i>Monstera deliciosa</i>	Swiss cheese plant	2	200mm	GC	2x2
PB	<i>Philodendron burle-marxii</i>	Philodendron	17	140mm	GC	0.5x2
PH	<i>Philodendron 'Hoop'</i>	Philodendron	3	200mm	S	2x2
PIG	<i>Philodendron bipinnatifidum</i>	Quarter philodendron	3	200mm	S	2x2
VH	<i>Viola hederacea</i>	Native violet	28	140mm	GC	0.5x0.3

C = Climber G = Grass P = Palm T = Tree GC = Groundcover S = Shrub

POT SCHEDULE

Type	Pot Size (H x L x W)	Qty
POT LIST (First Floor Plan)		
Fibresone trough	50cm high x 100cm long x 40cm wide	2
Fibresone pipe cylinder pot	90cm high x 60cm wide	5
Fibresone pipe cylinder pot	70cm high x 50cm wide	5
Fibresone pipe cylinder pot	60cm high x 40cm wide	5
Fibresone oval cylinder pot	80cm high x 80cm wide	1

KEY TO SYMBOLS



GROUND FLOOR PLAN
1:125



FIRST FLOOR PLAN (TYPICAL)
1:125

SCALE NOMINEES P/L WARNER STREET HOTEL

SITE ADDRESS: 20 Warner Street | Port Douglas QLD 4877

DRAWING TITLE
PLANTING PLAN

SCALE: 1:125@A1

DATE: 16 December 2025

DRAWING NO. 4
REV. -

HORTULUS AUSTRALIA PTY LTD

338 Port Douglas Road | Port Douglas QLD Australia 4877

T: 0412944793
W: www.hortulus.com.au
E: design@hortulus.com.au



Reasons for Decision

1. Sections 81, 81A, 82, 83, and 87 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 development application was properly lodged to the Douglas Shire Council on 24 April 2026 under sections 79 and 86 of the *Planning Act 2016*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and 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. the development triggered assessable development under the Assessment Table associated with the Centre Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 81, 81A, 82 and 83 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Non-Compliance with Assessment Benchmarks

Development complies with the planning scheme and no concerns are raised.

Benchmark Reference	Alternative Measure/Comment
Port Douglas / Craiglie Local Plan AO3 and PO3, Storeys.	The PO3 limits the development to three storeys. The proposed development of four and five storeys is considered appropriate given the site constraints and the that the development achieves an appropriate pedestrian scale at the street frontage, contributes to a high quality public realm; utilising an existing access, setbacks parking away from the street and provides an active street frontage (f).

Extracts from the Planning Act 2016 – Appeal Rights

Planning Act 2016
Chapter 6 Dispute resolution

[s 229]

(2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.

(3) In this section—

conduct means an act or omission.

representative means—

(a) of a corporation—an executive officer, employee or agent of the corporation; or

(b) of an individual—an employee or agent of the individual.

state of mind, of a person, includes the person's—

(a) knowledge, intention, opinion, belief or purpose; and

(b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the **appellant**); and

(ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter; and
- (iv) who may elect to be a co-respondent in an appeal of the matter.

Note—

For limitations on appeal rights in relation to a development approval for development requiring social impact assessment, see section 106ZJ.

- (2) An appellant may start an appeal within the appeal period.
- (3) The ***appeal period*** is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against a decision of the Minister, under chapter 7, part 4, to amend the registration of premises to include additional land in the affected area for the premises—20 business days after the day a notice is published under section 269A(2)(a); or
 - (e) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (f) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (g) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and*

Drainage Act 2018, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or

- (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.

- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and

-
- (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the **appointer**) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—

30 April 2026

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2019_3365/1 (Doc ID)
Your Ref: P71866

Second York Pty Ltd & Scali Nominees Pty. Limited
C/- Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

Email: planner@planztp.com

Attention Mr Peter Boyd

Dear Sir

**Adopted Infrastructure Charge Notice
For Development Application for Other Change and Extension of Currency Period
Material Change of Use for Bar, Food and Drink Outlet, Short-term Accommodation and
Health Care Services at 20 Warner Street Port Douglas
On Land Described as Lot 1 on RP718896**

**Please find attached the Adopted Infrastructure Charges Notice issued in
accordance with section 119 of the *Planning Act 2016*.**

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

Please quote Council's application number: MCUC 2019_3365/1 in all subsequent correspondence relating to this matter.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning

encl.

- Adopted Infrastructure Charges Notice

- Rights to Make Representations and Appeals Regarding Infrastructure Charges

Adopted Infrastructure Charges Notice



2018 Douglas Shire Planning Scheme version 1.0 Applications

ADOPTED INFRASTRUCTURE CHARGES NOTICE

Second York Pty Ltd & Scali Nominees Pty. Limited		NA	0
DEVELOPERS NAME		ESTATE NAME	STAGE
20 Warner Street	Port Douglas	L1 SP339706	158432
STREET No. & NAME		LOT & RP No.s	PARCEL No.
Other Change application for MCU Short Term Accommodation, Food and Drink Outlet /Bar, Health Services		MCUC 2019_3365	6
DEVELOPMENT TYPE		COUNCIL FILE NO.	VALIDITY PERIOD (year)
1361261	1	Payment before commencement of use for MCU; and Prior to signing and sealing of survey form for ROL	
DSC Reference Doc. No.		VERSION No.	

Infrastructure Charges as resolved by Council at the Ordinary Meeting held on 23 February 2021 (Came into effect on 1 March 2021)

		Charge per Use	\$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Code
Proposed Demand							
Accommodation_short_term	Hotel	\$_per_1_bedroom	7,762.63	30	\$232,878.90		
Commercial_retail	Food_and_drink_outlet_other	\$_per_m ² _GFA	200.99	149	\$29,947.51		
Essential_services	Healthcare_service	\$_per_m ² _GFA	156.33	44	\$6,878.52		
Total Demand					\$269,704.93		
Credit							
<u>Existing land use</u>							
Vacant land	Dwelling_house	\$_per_3_or_more_bedroom_dwelling	29420.02	1	\$29,420.02		
Total Credit					\$29,420.02		Prior arrangement for online payment via invoicing - see below.
							Code 895 GL GL7500.135.825

Required Payment or Credit **TOTAL** **\$240,284.91**

Prepared by	J Elphinstone	16-Apr-26	Amount Paid	
Checked by	R Taranto	16-Apr-26	Date Paid	
Date Payable	MCU - prior to the commencement of use		Receipt No.	
Amendments		Date	Cashier	

Note:

The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* as from Council's resolution from the Ordinary Meeting held on 23 February 2021.

Charge rates under the Policy are subject to indexing.
Any Infrastructure Agreement for trunk works must be determined and agreed to prior to issue of Development Permit for Operational Work.

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted.

If you seek to pay online, please request an invoice to be issued via enquiries@douglas.qld.gov.au

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au

-
- (2) This section is subject to section 123.

123 Agreements about payment or provision instead of payment

- (1) The recipient of an infrastructure charges notice and the local government that gave the notice may agree about either or both of the following—
- (a) whether the levied charge under the notice may be paid other than as required under section 122 including whether the charge may be paid by instalments;
 - (b) whether infrastructure may be provided instead of paying all or part of the levied charge.
- (2) If the levied charge is subject to an automatic increase provision, the agreement must state how increases in the charge are payable under the agreement.

Subdivision 5 Changing charges during appeal period

124 Application of this subdivision

This subdivision applies to the recipient of an infrastructure charges notice given by a local government.

125 Representations about infrastructure charges notice

- (1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.
- (2) The local government must consider any representations made by the recipient.
- (3) If the local government—
- (a) agrees with a representation; and
 - (b) decides to change the infrastructure charges notice;

the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a *negotiated notice*) to the recipient.

- (4) The local government may give only 1 negotiated notice.
- (5) A negotiated notice—
 - (a) must be in the same form as the infrastructure charges notice; and
 - (b) must state the nature of the changes; and
 - (c) replaces the infrastructure charges notice.
- (6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.
- (7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient.
- (8) However, if the recipient gives the local government a notice withdrawing the representations before the local government has given a negotiated notice or decision notice—
 - (a) the appeal period is taken to have been suspended from the day the representations were made; and
 - (b) the balance of the appeal period restarts on the day after the day the local government receives the notice of withdrawal.

Note—

See also section 126 in relation to suspending the appeal period by notice.

126 Suspending appeal period by notice

- (1) If the recipient needs more time to make representations, the recipient may give a notice suspending the appeal period to the local government.
- (2) The recipient may give only 1 notice.

Extracts from the Planning Act 2016 –Appeal Rights

Planning Act 2016
Chapter 6 Dispute resolution

[s 229]

(2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.

(3) In this section—

conduct means an act or omission.

representative means—

- (a) of a corporation—an executive officer, employee or agent of the corporation; or
- (b) of an individual—an employee or agent of the individual.

state of mind, of a person, includes the person's—

- (a) knowledge, intention, opinion, belief or purpose; and
- (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

- (i) either a tribunal or the P&E Court; or
- (ii) only a tribunal; or
- (iii) only the P&E Court; and

(b) the person—

- (i) who may appeal a matter (the *appellant*); and
- (ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter;
and
- (iv) who may elect to be a co-respondent in an appeal
of the matter.

Note—

For limitations on appeal rights in relation to a development approval
for development requiring social impact assessment, see section 106ZJ.

- (2) An appellant may start an appeal within the appeal period.
- (3) The ***appeal period*** is—
 - (a) for an appeal by a building advisory agency—10
business days after a decision notice for the decision is
given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time
after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under
chapter 7, part 4, to register premises or to renew the
registration of premises—20 business days after a notice
is published under section 269(3)(a) or (4); or
 - (d) for an appeal against a decision of the Minister, under
chapter 7, part 4, to amend the registration of premises
to include additional land in the affected area for the
premises—20 business days after the day a notice is
published under section 269A(2)(a); or
 - (e) for an appeal against an infrastructure charges
notice—20 business days after the infrastructure charges
notice is given to the person; or
 - (f) for an appeal about a deemed approval of a development
application for which a decision notice has not been
given—30 business days after the applicant gives the
deemed approval notice to the assessment manager; or
 - (g) for an appeal relating to the *Plumbing and Drainage Act
2018*—
 - (i) for an appeal against an enforcement notice given
because of a belief mentioned in the *Plumbing and*

Drainage Act 2018, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or

- (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.

- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and

Existing Approval

29 June 2022

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2019_3365/3 (Doc ID 1094625)
Your Ref: P71866

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

Scali Nominees Pty Ltd, Second York Pty Ltd & Deal Corporation
C/ Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

info@planztp.com

Attention Ms Nikki Huddy

Dear Madam

**Application for a Minor Change for the Material Change of Use for Short-term
Accommodation with Ancillary Uses of Food and Drink Outlet / Bar
At 20 Warner Street and 23-25 Macrossan Street Port Douglas**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: MCUC 2019_3365/3 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)
- Adopted Infrastructure Charges Notice
- Advice For Making Representations and Appeals (Infrastructure Charges)



Decision Notice

Approval (with conditions)

Given under section 83 of the Planning Act 2016

Applicant Details

Name: Scali Nominees Pty Ltd, Second York Pty Ltd & Deal Corporation

Postal Address: C/ Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

Email: info@planztp.com

Property Details

Street Address: 20 Warner Street and 23-25 Macrossan Street, Port Douglas

Real Property Description: Land previously described as Lot 1 on RP718896, part of Lot 1 on SP267838 and Easements B and C on SP154579 and currently described as Lots 1 and 2 on SP316373, Easement A on SP150452 and Easements B and C on SP204455.

Local Government Area: Douglas Shire Council

Details of Proposed Development

Application for a Minor Change for the Material Change of Use for Short-term Accommodation with Ancillary Uses of Food and Drink Outlet / Bar.

Decision

Date of Decision: 28 June 2022

Decision Details: Approved whereby:

- The table of approved drawings and documents is amended as follows.**

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 Context	Wolveridge Architects Project 18 007, Drawing P-01.03, Revision C	1 October 2019

Drawing or Document	Reference	Date
Site Survey	Wolveridge Architects Project 18 007, Drawing P-01.04, Revision C <u>P6</u>	1 October 2019 <u>22 April 2022</u>
Site Imagery	Wolveridge Architects Project 18 007, Drawing P-01.05, Revision C	1 October 2019
Site Survey – Adjoining Building Heights	Wolveridge Architects Project 18 007, Drawing P-01.06, Revision C	1 October 2019
Site analysis	Wolveridge Architects Project 18 007, Drawing P-01.07, Revision C	1 October 2019
Site & Roof Plan	Wolveridge Architects Project 18 007, Drawing P-02.01, Revision C <u>P2 P6</u>	1 October 2019 26 August 2020 <u>7 April 2022</u>
Ground Floor	Wolveridge Architects Project 18 007, Drawing P-02.02, Revision C <u>P6</u> , dated 1 October 2019 <u>7 April 2022</u> and as amended by Condition 3.	To be determined.
First Floor	Wolveridge Architects Project 18 007, Drawing P-02.03, Revision C <u>P2 P6</u> .	1 October 2019 26 August 2020 <u>7 April 2022</u>
Second Floor	Wolveridge Architects Project 18 007, Drawing P-02.04, Revision C <u>P2 P6</u> .	1 October 2019 26 August 2020 <u>7 April 2022</u>
Third Floor	Wolveridge Architects Project 18 007, Drawing P-02.05, Revision C <u>P2</u> .	1 October 2019 26 August 2020 <u>7 April 2022</u>
Micro Hotel – Section Perspective	Wolveridge Architects Project 18 007, Drawing P-02.07, Revision C <u>P2</u> .	1 October 2019
Micro Hotel – Plan & Interior	Wolveridge Architects Project 18 007, Drawing P-02.09, Revision C <u>P6</u>	1 October 2019 <u>7 April 2022</u>
Massing Areas	Wolveridge Architects Project 18 007, Drawing P-02.10, Revision C <u>P6</u>	1 October 2019 <u>7 April 2022</u>
Ventilation Diagram	Wolveridge Architects Project 18 007, Drawing P-02.11, Revision C	1 October 2019
Breezeway Gates Elevation & Details	Wolveridge Architects Project 18 007, Drawing P-02.12, Revision C	1 October 2019
Streetscape Elevation	Wolveridge Architects Project 18 007, Drawing P-03.01, Revision C <u>P2 P6</u> .	1 October 2019 26 August 2020 <u>7 April 2022</u>
Elevations	Wolveridge Architects Project 18 007, Drawing P-03.02, Revision C <u>P2 P6</u> .	1 October 2019 26 August 2020 <u>7 April 2022</u>
Elevation & Section-Longitudinal	Wolveridge Architects Project 18 007, Drawing P-03.03, Revision C <u>P2 P6</u> .	1 October 2019 26 August 2020 <u>7 April 2022</u>
Materials Schedule	Wolveridge Architects Project 18 007, Drawing P-03.04, Revision C <u>P2 P6</u> .	1 October 2019 26 August 2020 <u>7 April 2022</u>
Revised Façade – Exterior Views	Wolveridge Architects Project 18 007, Drawing P-03.11, Revision C <u>P2 P6</u> .	1 October 2019 26 August 2020 <u>7 April 2022</u>

Drawing or Document	Reference	Date
Revised Façade – Section	Wolveridge Architects Project 18 007, Drawing P-03.12, Revision C	1 October 2019
Perspectives	Wolveridge Architects Project 18 007, Drawing P-05.02, Revision C	1 October 2019
AS2680 B99 Design Vehicle Swept Paths	Rogers Consulting Engineers, Project 180307, Drawing SK20 Sheet 1 of 2, Revision P2	19 August 2019.
AS2680 B99 Design Vehicle Swept Paths	Rogers Consulting Engineers, Project 180307, Drawing SK21 Sheet 2 of 2, Revision P5	4 September 2019.
Civil Works Preliminary Carpark Levels	Rogers Consulting Engineers, Project 180307, Drawing SK30, Revision P1 dated 27 August 2019 and as amended by Condition 3	To be determined
Landscape Plan	Hortulus Australia Pty Ltd, Job No: SN-D18 A, Drawings LS-01 to LS-04, Issue B dated 25 January 2019 and as amended by Condition 3.	To be determined.

2. The following additional conditions are included in the approval.

Amalgamation of Lots required

18. The applicant/owner is to ensure that the subject lots are held together as one site for the duration of the approved land use. This is to be achieved by the amalgamation of Lot 1 on SP316673 and part of Lot 2 on SP316373, as per the boundary realignment approved by Council (under the development application CA 2021 4461) into one lot. The Plan of Survey must be registered with the Department of Natural Resources and a new certificate of title issued at the applicant's/owner's cost prior to Commencement of Use.

Use of Roof Level Recreational Area

33. The use of the roof level recreational area and associated food and drink bar facility is limited to the short-term accommodation guests and their guests. This area is not to be used as a function facility.

3. Condition 3 is amended as follows:

Amended Plan

3. The proposed development must be generally in accordance with the plans, prepared by Wolveridge Architects, Rogers Consulting Engineers and Hortulus Australia Pty (Council electronic document ~~D#927624~~ 1084872) and as amended to accommodate the following:

a. ~~Delete car parking space No.10 and replace with service area facilities;~~

a.b. Include traffic islands on the road that provide sufficient sight views for exiting vehicles and accommodate the angle parking design;

- ~~e.~~ Design on-street car parking at approximately 45° angle, rather than 90° angle, on the adjacent area of Warner Street;
- ~~b.d.~~ Upgrade the street lighting to Warner Street adjacent to the property;
- ~~c.e.~~ Include suitable signage warning of limited vehicle access to the parking area and maximum vehicle clearance heights;
- ~~d.f.~~ Include suitable traffic warning signs regarding vehicle ramp access and pedestrian activity on sidewalk;
- ~~e.~~ Ensure the elevation at ground level at the corner of the pedestrian entry, pedestrian sidewalk and laneway has suitable clear visibility to minimise conflict between vehicle and pedestrians movements;
- ~~f.g.~~ Include a full awning cover to the adjacent footpath on all plans. Ensure the awning over the adjacent footpath at the intersection with the laneway is suitably splayed as necessary to consider vehicle movements;
- ~~g.h.~~ Ensure vine planting and landscaping to Warner Street provides adequate pedestrian access between the adjacent on-street car parking spaces and footpath. Landscaping must maintain a minimum 2m wide footpath clear of landscaping and beds for vines to minimise trip hazard;
- ~~h.i.~~ Ensure the landscaping design has regard to Council infrastructure located beneath the street and include the location of infrastructure on site plans;
- ~~i.j.~~ Ensure landscaping design for on-street island beds includes clean trunk trees and design to ensure adequate site lines for traffic movements. Species to reflect those present on adjacent sites to produce a unified streetscape planting;
- ~~j.k.~~ Ensure the form of the kerb and channel to the road to match the existing to the neighbouring development; ~~and~~
- ~~k.l.~~ Ensure the paving of the pedestrian footpath in pavers to match the existing paving in front of neighbouring development;
- ~~l.~~ Remove the tandem parking in the rear part of the land and relocate the parking spaces with a consistent landscaped setback; and
- ~~m.~~ Include a daybed or fixed seating in the private open space balconies where the balcony area is 8m².

Details of the above amendments must be included in the subsequent application for a Development Permit for Operational Work and of a standard consistent with the FNQROC Development Manual.

4. Condition 9 is amended as follows:

Vehicle Parking

- 9. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of ~~sixteen (16) spaces~~ fifteen (15) spaces and a service bay. 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 and these attributes must be maintained for the life of the development. At least one car parking space must be provided for disabled drivers together with suitable access between the car parking space and entry to the ground floor reception area.

5. Condition 24 is amended as follows:

Minimum Fill and Floor Levels

24. All floor levels in all buildings must be provided with suitable freeboard from flooding and stormtide events with a 1% Annual exceedance probability.

In particular, the building floor levels must be located 300mm above the Q100 flood immunity level plus any hydraulic grade effect (whichever is the greater), in accordance with FNQROC Development Manual and Planning Scheme requirements.

Minimum floor levels must have regard to 0.8m sea level rise for storm tide inundation projected for the year 2100 and freeboard as per Council's ~~stormtide~~ Storm Tide Inundation Methodology Study report. Council assesses ~~this level the~~ finished floor height (inclusive of freeboard) to be 3.5m ~~3.2m~~ AHD ~~except for the~~ entry bay adjacent to the lift well which is to be a minimum of 3.1m AHD.

6. The following additional Advice is included:

8. The maximum number of persons using the roof level is limited as per the Building Act and the provision of ablution facilities at this level.
9. The provision of traffic islands under Condition 1b needs to include an island between the end car spaces and the access / egress to the adjacent laneway.
7. Where deleted the remaining conditions are renumbered accordingly and the content of all other conditions, advices and statement of non-compliance with Assessment Benchmarks of the Amended Decision Notice dated 17 November 2020 remain unchanged.

Existing Approval

A copy of the existing approval is enclosed.

Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

Currency Period for the Approval

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect, being from the date of the original approval on 3 December 2019, in accordance with the provisions of Section 85 of the *Planning Act 2016*.

Rights of Appeal

The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

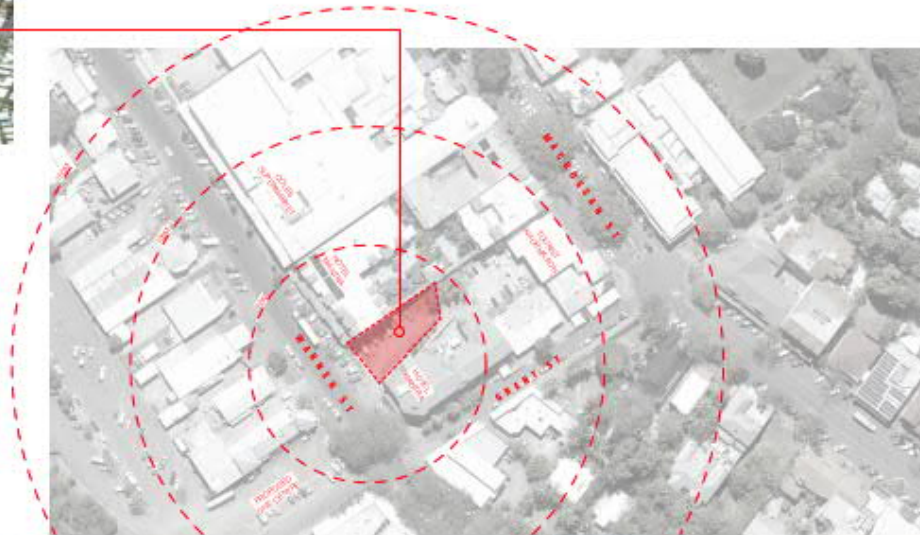
A copy of the relevant appeal provisions is attached.

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

Note – The plans referenced below may require amending in order to comply with conditions of this Decision Notice.



LOCATION PLAN



SITE CONTEXT PLAN



STREETSCAPE - WARNER STREET EXISTING CONDITION

SCALE: 1:500

LEGEND	— DENOTES STREET AMING BUILDING HEIGHT, ON TITLE BUILDING MASS BEYOND
A - EGL	DENOTES HEIGHT ABOVE EXISTING GROUND LINE

This drawing is copyright and cannot be reproduced in whole or in part in any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - SOCIAL PLANNING PROPOSED TO COUNCIL

DATE:
04/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION



OWG TITLE: SITE CONTEXT
 PLOT DATE: 9/11/2019
 SCALE: AS SHOWN AT A3
 OWG. NO.: P-01-03 REV P1

PROJECT: **WARNER STREET HOTEL**
23 WARNER STREET
PORT DOUGLAS
 CLIENT: SCALI NOMINEES PTY LTD
 PROJ NO: 18 007

WOLVERIDGE architects
 121 ROCKEY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: + 61 3 9486 0660 FAX: + 61 3 9486 0660
 info@wolveridge.com.au www.wolveridge.com.au



This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:	DATE:
P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
P2 - FOOTING POOL AMENDMENT - ISSUE FOR COMMENT	26/06/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS	17/06/2021
P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION



DWG. TITLE:	SITE SURVEY
PLOT DATE:	7/04/2022
SCALE:	AS SHOWN AT A3
DWG. NO.:	P-01.04 REV. P6

PROJECT:	WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS
CLIENT:	SCALI NOMINEES PTY LTD
PROJ. NO.:	18 007

WOLVERIDGEarchitects
 121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: + 61 3 9486 9882 FAX: +61 3 9486 9883
 info@wolveridge.com.au www.wolveridge.com.au



01



02



03



04



05



06



07



08



09



10



11

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: SITE IMAGERY
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-01.05 REV: P1

PROJECT: **WARNER STREET HOTEL**
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ NO: 18.007

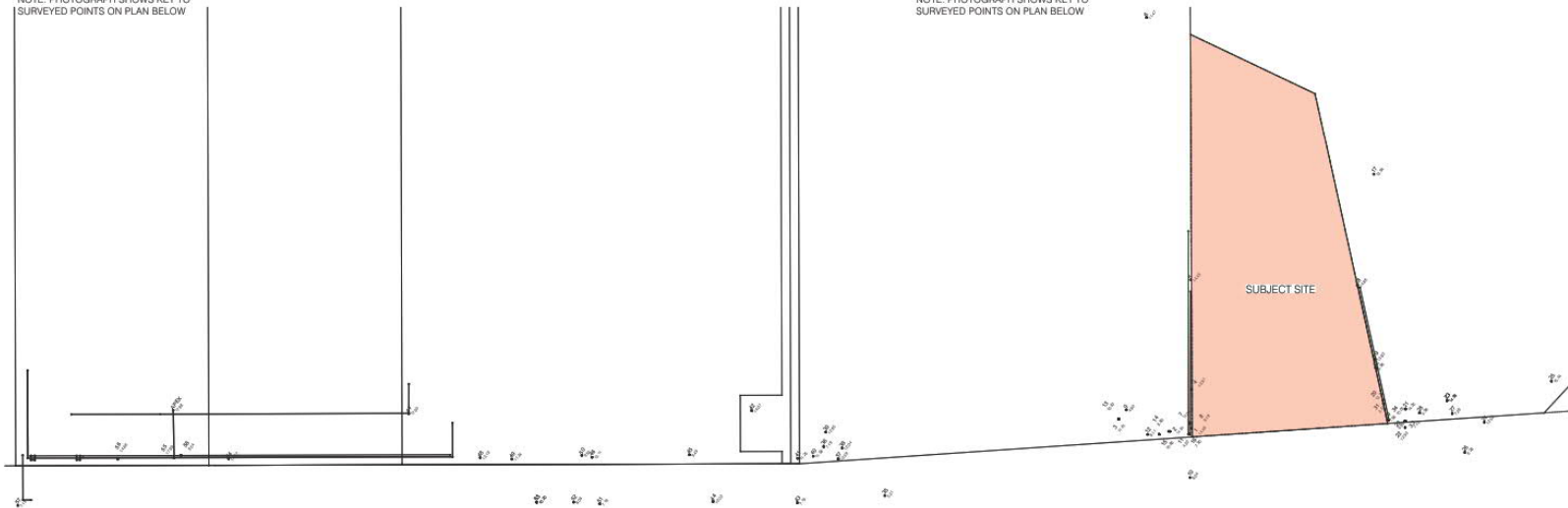
WOLVERIDGEarchitects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9852 FAX: + 61 3 9486 9853
info@wolveridge.com.au www.wolveridge.com.au



NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW



NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW



SITE SURVEY - ADJOINING BUILDING HEIGHTS

NOTE: ADJOINING HEIGHTS PROVIDED BY RPS GROUP, REGISTERED LAND SURVEYORS

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

DATE:
09/10/2019

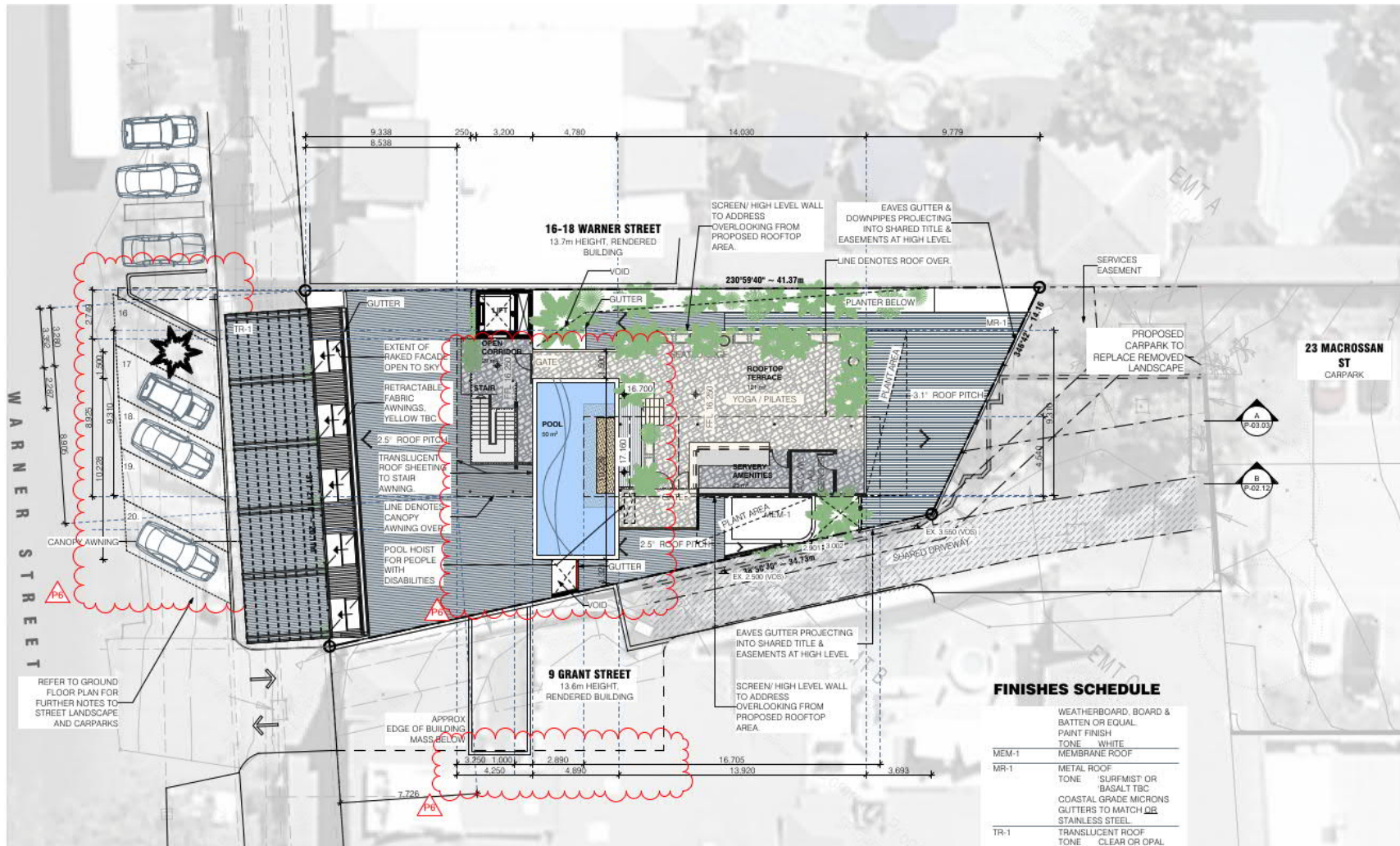
PRELIMINARY
NOT FOR CONSTRUCTION



DWG. TITLE: SITE SURVEY - ADJOINING BUILDING HEIGHTS
 PLOT DATE: 9/10/2019
 SCALE: AS SHOWN AT A3
 DWG. NO.: P-01.06 REV: P1

PROJECT: **WARNER STREET HOTEL**
20 WARNER STREET
PORT DOUGLAS
 CLIENT: SCALI NOMINEES PTY LTD
 PROJ NO: 18 007

WOLVERIDGEarchitects
 121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: + 61 3 9486 9882 FAX: +61 3 9486 9883
 info@wolveridge.com.au www.wolveridge.com.au



ROOF LEVEL - LOWER
SCALE: 1:200

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
 P1 - TOWN PLANNING PACKAGE TO COUNCIL
 P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT
 P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS
 P4 - HOTEL OPERATOR INPUT REVISIONS
 P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT
 P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI

DATE:
 09/10/2019
 26/08/2020
 03/12/2020
 17/06/2021
 07/10/2021
 05/04/2022

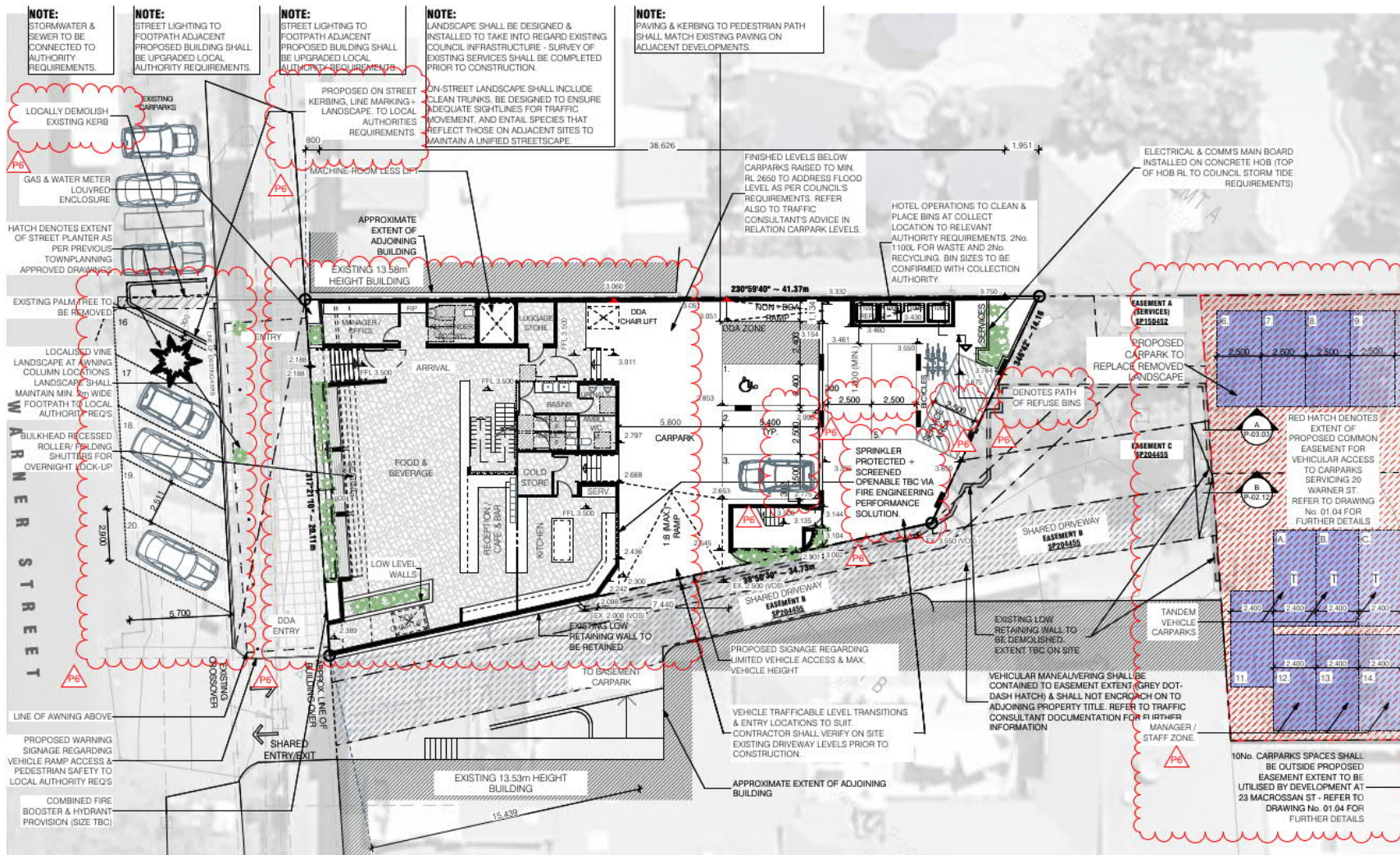
PRELIMINARY
NOT FOR CONSTRUCTION



DWG. TITLE: SITE & ROOF PLAN
PLOT DATE: 7/04/2022
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.01 **REV. P6**

PROJECT: WARNER STREET HOTEL
 20 WARNER STREET
 PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ. NO.: 18 007

WOLVERIDGE architects
 121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883
 info@wolveridge.com.au www.wolveridge.com.au



GROUND LEVEL
SCALE: 1:200

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.	REVISION:	DATE:
	P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
	P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
	P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
	P4 - HOTEL OPERATOR INPUT REVISIONS	17/06/2021
	P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022	

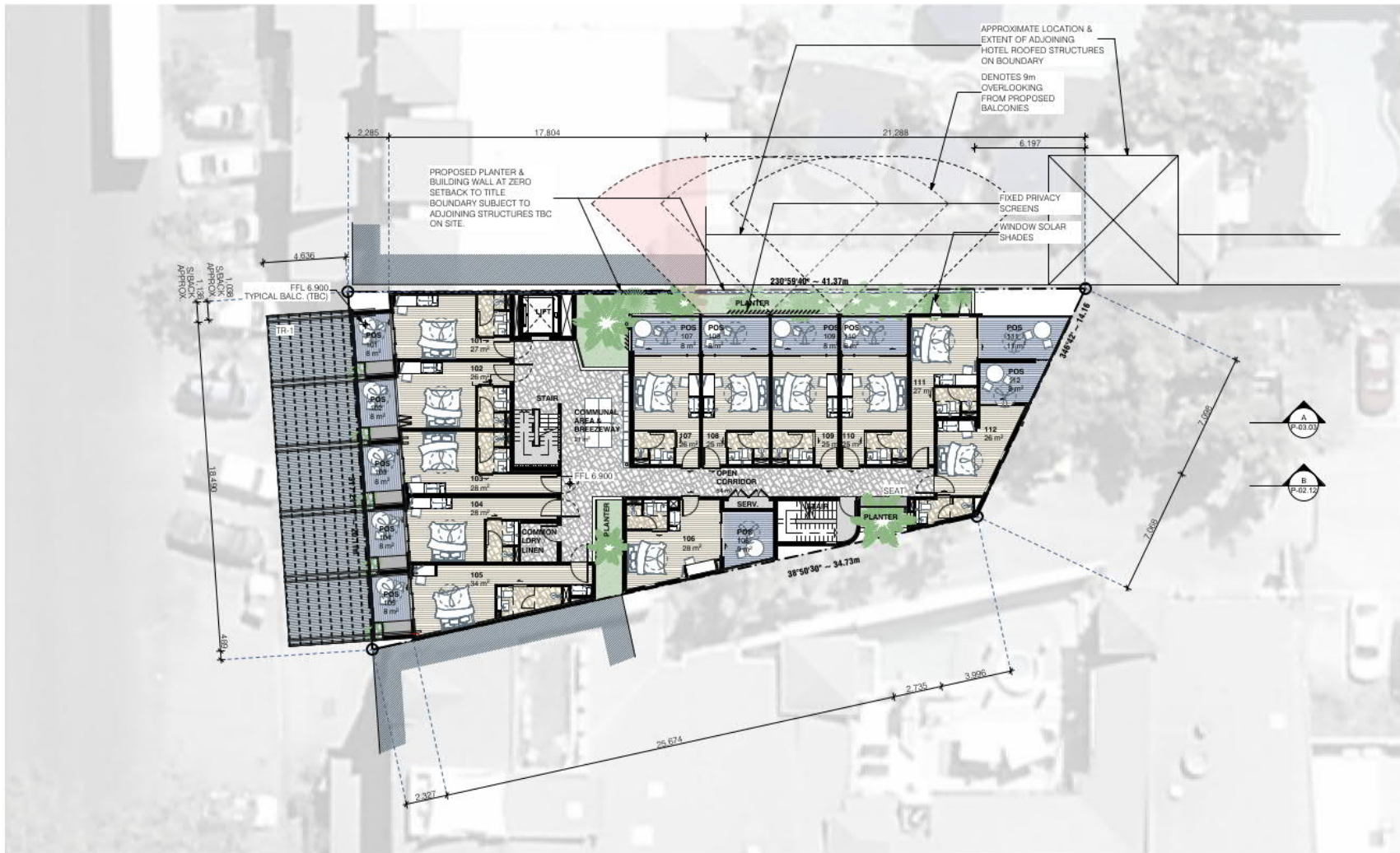
PRELIMINARY
NOT FOR CONSTRUCTION



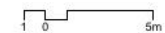
DWG. TITLE:	GROUND FLOOR
PLOT DATE:	7/04/2022
SCALE:	AS SHOWN AT A3
DWG. NO.:	P-02.02
REV. P6	

PROJECT:	WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS
CLIENT:	SCALI NOMINEES PTY LTD
PROJ. NO.:	18 007

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



FIRST LEVEL
SCALE: 1:200



This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.	REVISION:	DATE:
	P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
	P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
	P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
	P4 - HOTEL OPERATOR INPUT REVISIONS	17/06/2021
	P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022	

PRELIMINARY
NOT FOR CONSTRUCTION



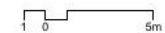
DWG. TITLE: FIRST FLOOR
PLOT DATE: 7/04/2022
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.03 REV. P6

PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ. NO: 18 007

WOLVERIDGEarchitects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: +61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



SECOND LEVEL
SCALE: 1:200



<p>This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.</p>	<p>REVISION:</p> <p>P1 - TOWN PLANNING PACKAGE TO COUNCIL 09/10/2019</p> <p>P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT 26/08/2020</p> <p>P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS 03/12/2020</p> <p>P4 - HOTEL OPERATOR INPUT REVISIONS 17/06/2021</p> <p>P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT 07/10/2021</p> <p>P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI 05/04/2022</p>	<p>DATE:</p> <p>09/10/2019</p> <p>26/08/2020</p> <p>03/12/2020</p> <p>17/06/2021</p> <p>07/10/2021</p> <p>05/04/2022</p>	<p>PRELIMINARY</p> <p>NOT FOR CONSTRUCTION</p>		<p>DWG. TITLE: SECOND FLOOR</p> <p>PLOT DATE: 7/04/2022</p> <p>SCALE: AS SHOWN AT A3</p> <p>DWG. NO.: P-02.04 REV: P6</p>	<p>PROJECT: WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS</p> <p>CLIENT: SCALI NOMINEES PTY LTD</p> <p>PROJ. NO: 18 007</p>	<p>WOLVERIDGEarchitects</p> <p>121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA</p> <p>TEL + 61 3 9486 9882 FAX+ +61 3 9486 9883</p> <p>info@wolveridge.com.au www.wolveridge.com.au</p>
---	---	--	--	---	---	---	--



THIRD LEVEL
SCALE: 1:200

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:	DATE:
P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS	17/06/2021
P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022

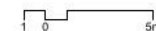
PRELIMINARY
NOT FOR CONSTRUCTION



DWG. TITLE: THIRD FLOOR
PLOT DATE: 7/04/2022
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.05 REV. P6

PROJECT: **WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS**
CLIENT: SCALI NOMINEES PTY LTD
PROJ. NO: 18 007

WOLVERIDGEarchitects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: +61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au





DENOTES RAKED
REVISED FACADE
COMMENCING ABOVE
UPPER FLOOR
BALUSTRADE - REFER
TO DRAWING SHEETS
3.11 & 3.12 FOR
FURTHER DETAILS

SECTIONAL PERSPECTIVE

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

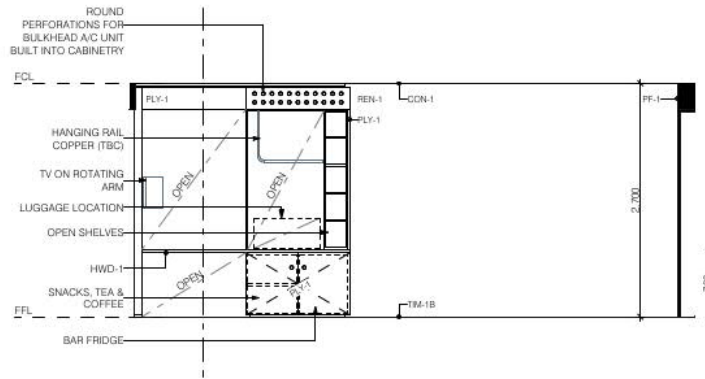
DWG. TITLE: MICRO HOTEL - SECTION
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.08 REV: P1

PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ NO: 18 007

WOLVERIDGEarchitects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL + 61 3 9486 9882 FAX + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au

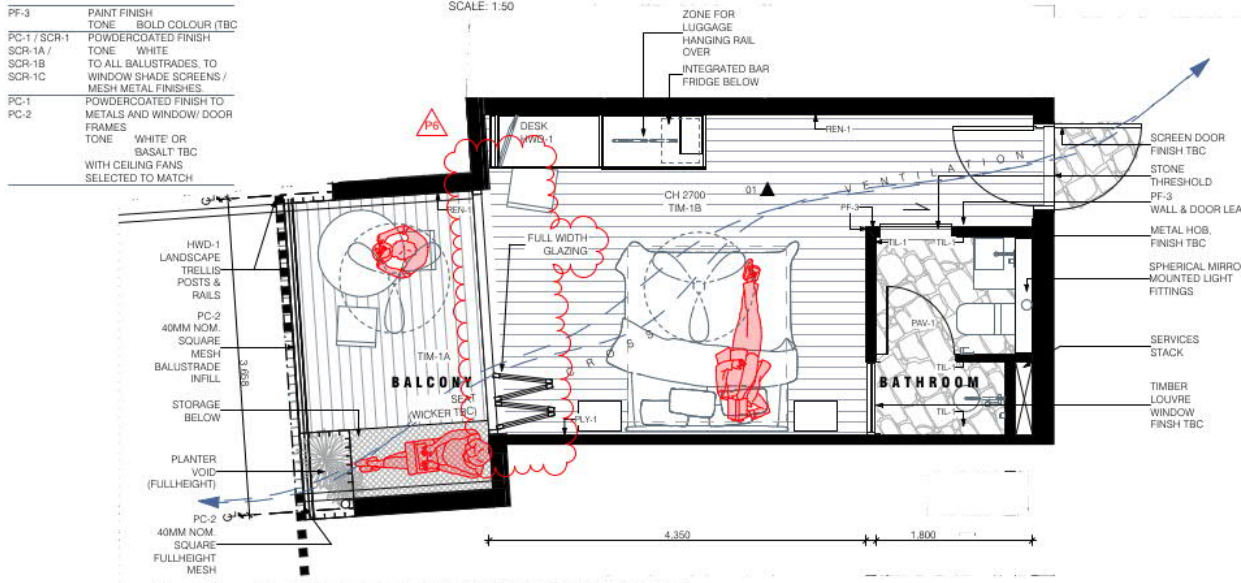
FINISHES SCHEDULE

CODE	DESCRIPTION
TIM-1A	TIMBER DECKING SPECIES LOCAL HARDWOOD TONE TBC
TIM-1B	TIMBER FLOOR BOARDS SPECIES LOCAL HARDWOOD TONE TBC
PAV-1	SLATE PAVING - LOCAL STONE FORMAT - CRAZY PAVING
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
CCN-1	CONCRETE QUALITY FINISH COLOUR - NATURAL GREY EXPOSED SLAB SOFFITS & SELECTED WALLS
PLY-1	PLYWOOD PANELS SPECIES BIRCH TONE BLOND (LIGHT)
HWI-1	TIMBER DESK SPECIES LOCAL HARDWOOD TONE TBC
TIL-1	TILE FINISH TONE WHITE
PF-1	PAINT FINISH TONE WHITE
PF-2	PAINT FINISH TONE BASALT OR EQUAL
PF-3	PAINT FINISH TONE BOLD COLOUR TBC
PC-1 / SCR-1	POWDERCOATED FINISH
SCR-1A /	TONE WHITE
SCR-1B	TO ALL BALUSTRADES, TO
SCR-1C	WINDOW SHADE SCREENS / MESH METAL FINISHES
PC-1	POWDERCOATED FINISH TO
PC-2	METALS AND WINDOW / DOOR FRAMES TONE WHITE OR BASALT TBC WITH CEILING FANS SELECTED TO MATCH



PERSPECTIVE FROM INSIDE ROOM

01
SCALE: 1:50



TYPICAL ROOM LAYOUT
SCALE: 1:50

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

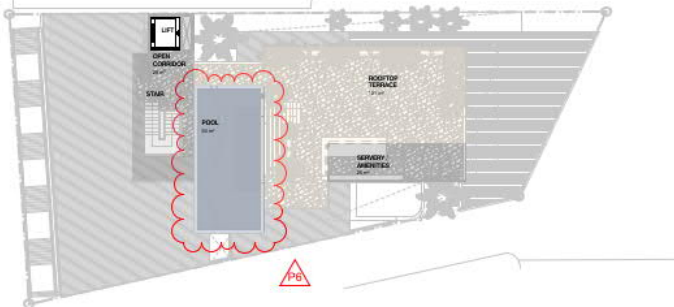
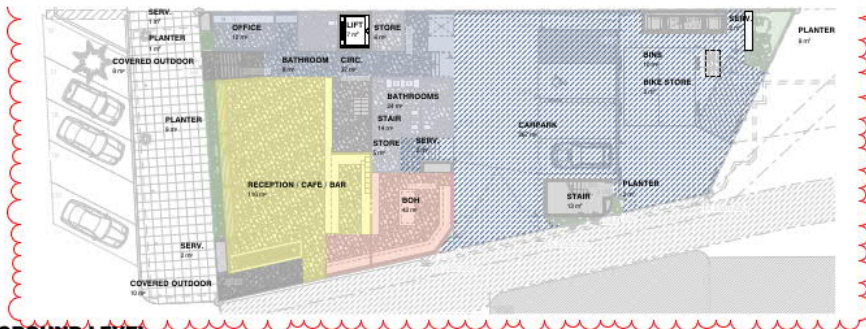
REVISION:	DATE:
P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
P2 - ROCKY POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS	17/06/2021
P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE:	MICRO HOTEL - PLAN & INTERIOR
PLOT DATE:	7/04/2022
SCALE:	AS SHOWN AT A3
DWG. NO.:	P-02.09 REV. P6

PROJECT:	WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS
CLIENT:	SCALI NOMINEES PTY LTD
PROJ. NO.:	18 007

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: +61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



GFA	2202m ²
POS	302m ²
OVERALL	2504m²
LANDSCAPE	4%
COMMON RECREATIONAL AREA (INCL. CAFE / BAR, & ROOFTOP POOL / TERRACE)	14%
<i>NOTE: % OF OVERALL FLOOR AREA</i>	
CAR PARKING	
23 MACROSSAN ST (LAND TRANSFER)	10 + 3 TANDEM CARPARKS
ON TITLE	5 + 1 SERVICE ZONE
TOTAL	19
** EXCLUDES ON-STREET ANGLED CARPARKS (5No.)	
BICYCLE STORAGE	
NO. OF PARKS	4(MIN.)

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

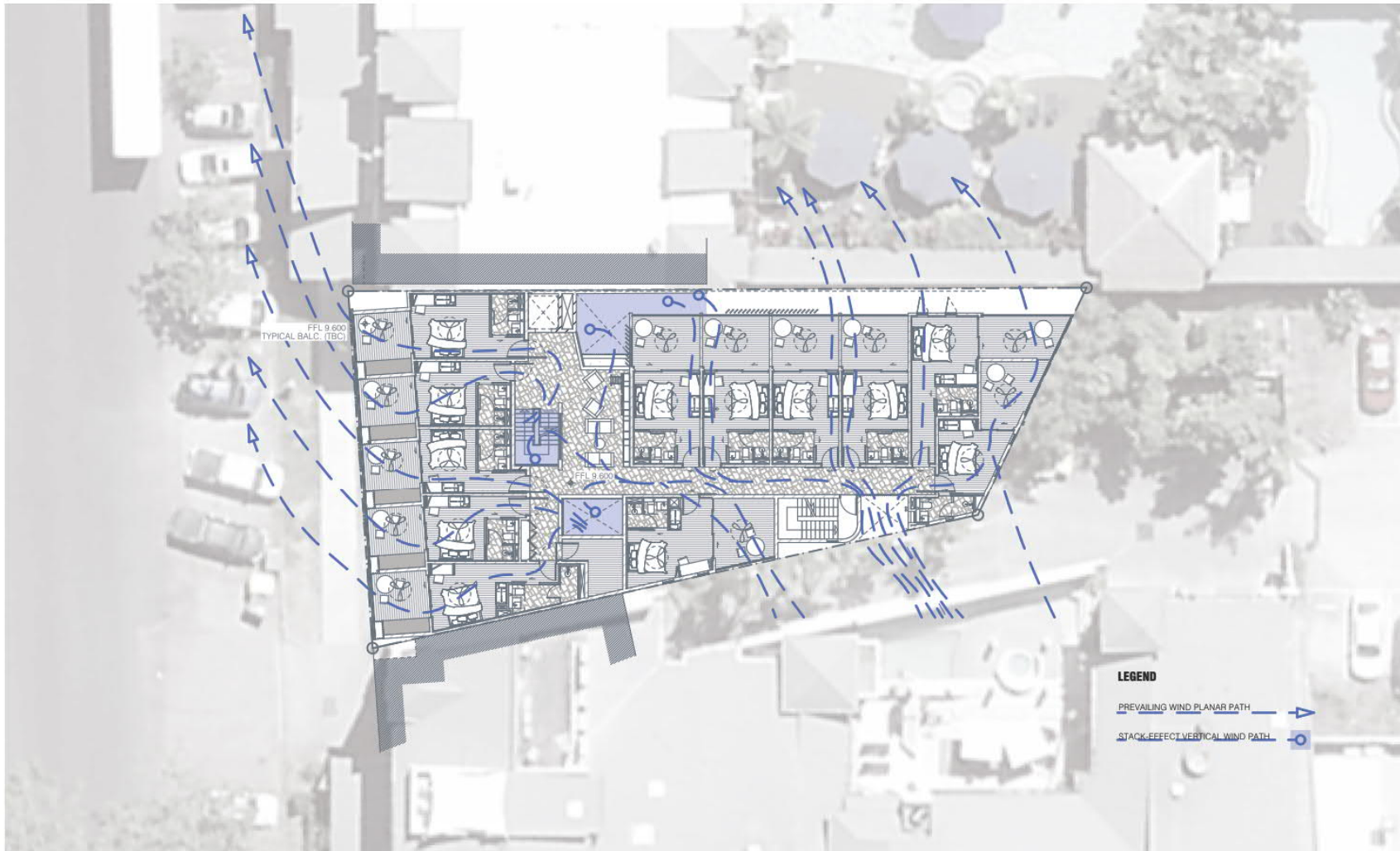
REVISION:	DATE:
P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS	17/06/2021
P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE:	MASSING AREAS
PLOT DATE:	7/04/2022
SCALE:	AS SHOWN AT A3
DWG. NO.:	P-02.10 REV: P6

PROJECT:	WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS
CLIENT:	SCALI NOMINEES PTY LTD
PROJ. NO.:	18.007

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL + 61 3 9486 9882 FAX + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



CROSS VENTILATION DIAGRAM PLAN
SCALE: 1:200

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

DATE:
08/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

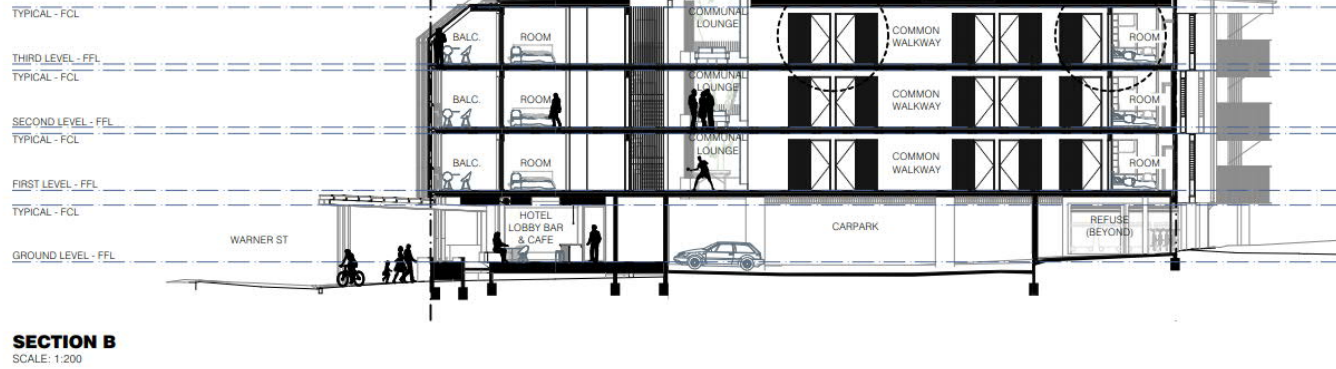
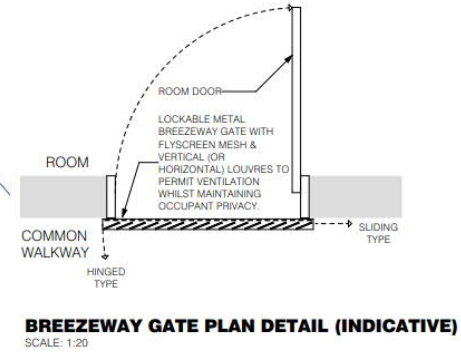
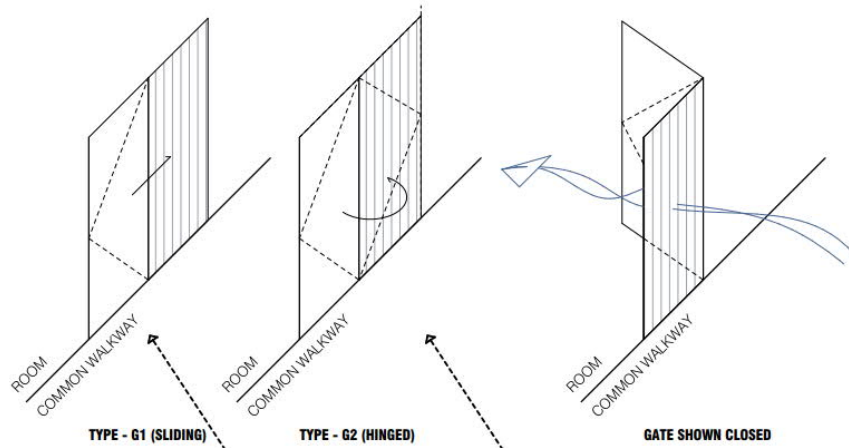


DWG. TITLE: VENTILATION DIAGRAM
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.11 REV: P1

PROJECT: **WARNER STREET HOTEL**
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ NO: 18.007

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au

BREEZEWAY GATES
SCALE: 1:50



This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: BREEZEWAY GATES ELEVATION & DETAILS
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.12 REV: P1

PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ NO: 18 007

WOLVERIDGEarchitects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



STREETSCAPE - WARNER STREET EXISTING CONDITION
SCALE: 1:500



STREETSCAPE - WARNER STREET
SCALE: 1:500



LEGEND
- - - DENOTES STREET AWNING BUILDING HEIGHT, ON TITLE BUILDING BUILDING MASS BEYOND

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:	DATE:
P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS	17/06/2021
P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION

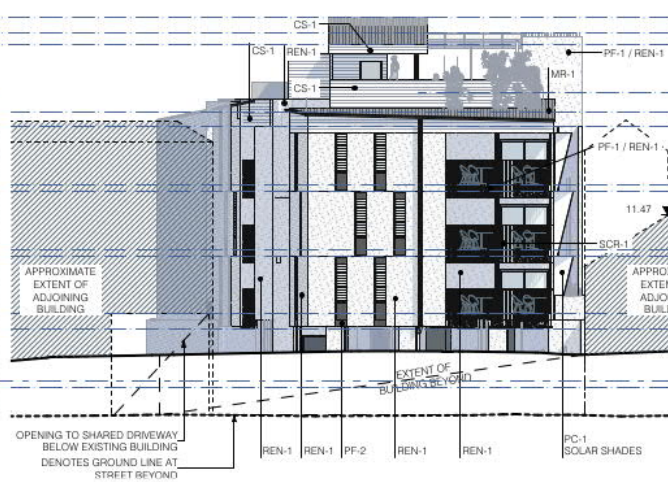
DWG. TITLE:	STREETSCAPE ELEVATION
PLOT DATE:	7/04/2022
SCALE:	AS SHOWN AT A3
DWG. NO.:	P-03.01 REV: P6

PROJECT:	WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS
CLIENT:	SCALI NOMINEES PTY LTD
PROJ. NO.:	18 007

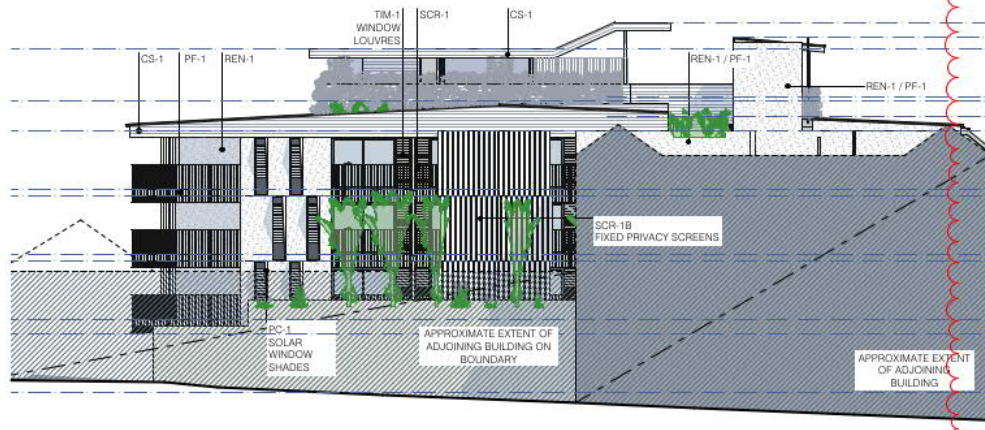
WOLVERIDGEarchitects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



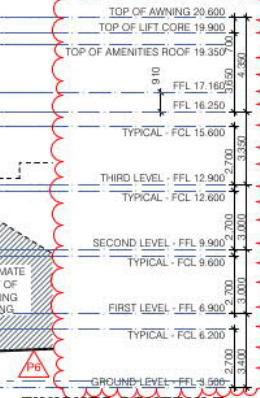
E-01 SOUTH WEST ELEVATION
SCALE: 1:200



E-03 NORTH EAST ELEVATION
SCALE: 1:200



E-02 NORTH WEST ELEVATION
SCALE: 1:200



CODE	DESCRIPTION
TIM-1 / TIM-1A	TIMBER SCREEN TRELLIS POSTS & DECKING SPECIES LOCAL HARDWOOD TONE TBC
PAV-1	SLATE PAVING - LOCAL STONE FORMAT - CRAZY PAVING
PAV-2	STREET PAVEMENT TO COUNCIL'S SPECIFICATION
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
CDN-1	CONCRETE QUALITY FINISH COLOUR - NATURAL GREY EXPOSED SLAB SOFFITS & SELECTED WALLS
PF-1	PAINT FINISH TONE WHITE
PF-2	PAINT FINISH TONE BASALT OR EQUAL WITH CEILING FANS SELECTED TO MATCH
PC-1 / SCR-1	POWDERCOATED FINISH TONE WHITE
SCR-1A / SCR-1B / SCR-C	TO ALL BALUSTRADES, TO WINDOW SHADE SCREENS / MESH METAL FINISHES
PC-1	POWDERCOATED FINISH TO METALS AND WINDOW / DOOR FRAMES
PC-2	TONE WHITE OR BASALT TBC
CS-1	LIGHTWEIGHT CLADDING WEATHERBOARD, BOARD & BATTEN OR EQUAL PAINT FINISH TONE WHITE
MEM-1	MEMBRANE ROOF
MR-1	METAL ROOF TONE SURFIMIST OR BASALT TBC
TR-1	TRANSLUCENT ROOF TONE CLEAR OR OPAL GUTTERS 316 S/STEEL OR COASTAL SPEC. COLORBOND

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:	DATE:
P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
P2 - ROCKY TOP POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS	17/06/2021
P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION

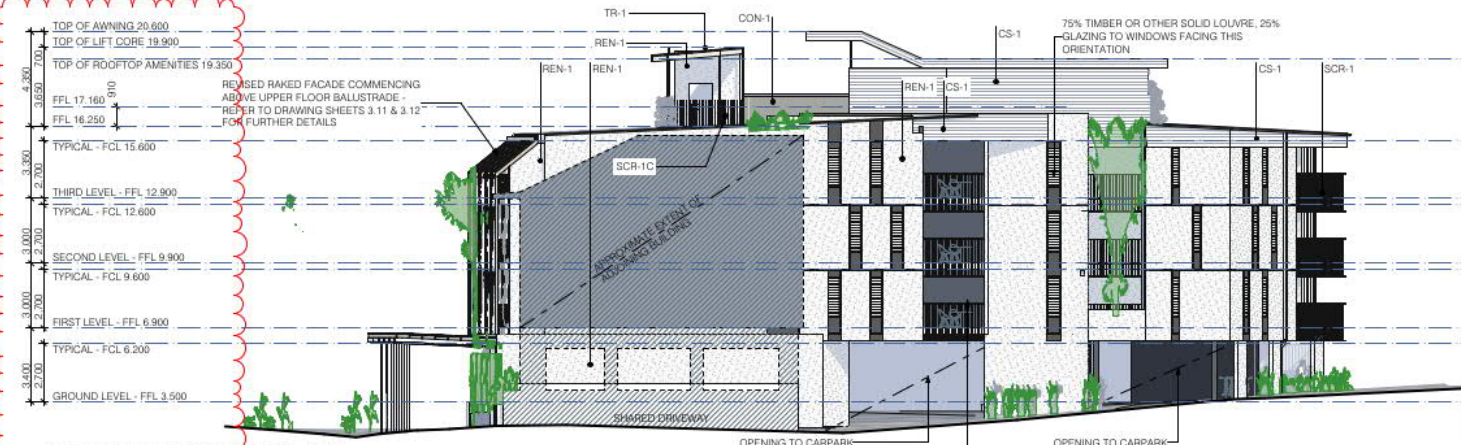
DWG. TITLE: ELEVATIONS
PLOT DATE: 7/04/2022
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.02 REV. P6

PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ. NO: 18 007

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TELE + 61 3 9486 9882 FAX +61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au

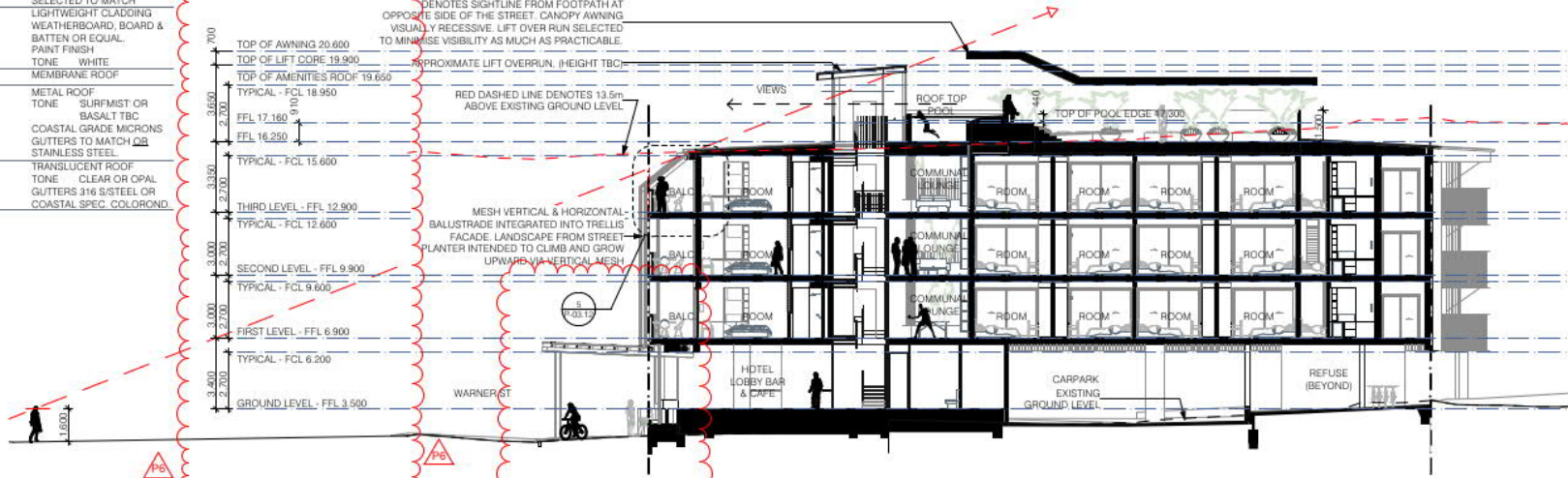
FINISHES SCHEDULE

CODE	DESCRIPTION
TIM-1 / TIM-1A	TIMBER SCREEN TRELLIS POSTS & DECKING SPECIES LOCAL HARDWOOD TONE TBC
PAV-1	SLATE PAVING - LOCAL STONE FORMAT - CRAZY PAVING
PAV-2	STREET PAVEMENT TO COUNCIL'S SPECIFICATION
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
CON-1	CONCRETE QUALITY FINISH COLOUR - NATURAL GREY EXPOSED SLAB SOFFITS & SELECTED WALLS
PF-1	PAINT FINISH TONE - WHITE
PF-2	PAINT FINISH TONE - BASALT OR EQUAL
PC-1 / SCR-1	POWDERCOATED FINISH TONE - WHITE
SCR-1A / SCR-1B / SCR-1C	TO ALL BALUSTRADES, TO WINDOW SHADE SCREENS / MESH METAL FINISHES
PC-1	POWDERCOATED FINISH TO METALS AND WINDOW / DOOR FRAMES
PC-2	TONE - WHITE OR 'BASALT' TBC WITH CEILING FANS SELECTED TO MATCH
CS-1	LIGHTWEIGHT CLADDING WEATHERBOARD, BOARD & BATTEN OR EQUAL, PAINT FINISH TONE - WHITE
MEM-1	MEMBRANE ROOF
MR-1	METAL ROOF TONE - SURFIMIST OR 'BASALT' TBC
	COASTAL GRADE MICRONS GUTTERS TO MATCH OR STAINLESS STEEL
TR-1	TRANSLUCENT ROOF TONE - CLEAR OR OPAL GUTTERS 316 S/STEEL OR COASTAL SPEC. COLORBOND



E-04 SOUTH EAST ELEVATION

SCALE: 1:200



SECTION A

SCALE: 1:200

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:	DATE:
P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS	17/06/2021
P5 - PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION

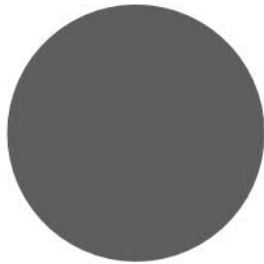
DWG. TITLE: ELEVATION & SECTION - LONGITUDINAL
PLOT DATE: 7/04/2022
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.03 REV: P6

PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ. NO: 18 007

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: +61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



CON-1



PC-2 / PF-2



SCR-1A



REN-1



CS-1



SCR-1B



SCR-1C



TIM-1 / TIM-1A



PAV-1



MR-1

FINISHES SCHEDULE

CODE	DESCRIPTION
TIM-1 / TIM-1A	TIMBER SCREEN TRELIS POSTS & DECKING SPECIES LOCAL HARDWOOD TONE TBC
PAV-1	SLATE PAVING - LOCAL STONE FORMAT - CRAZY PAVING
PAV-2	STREET PAVEMENT TO COUNCIL'S SPECIFICATION
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
CON-1	CONCRETE QUALITY FINISH COLOUR - NATURAL GREY EXPOSED SLAB SOFFITS & SELECTED WALLS
PF-1	PAINT FINISH TONE WHITE
PF-2	PAINT FINISH TONE BASALT OR EQUAL
PC-1 / SCR-1	POWDERCOATED FINISH TONE WHITE
SCR-1A / SCR-1B / SCR-C	TO ALL BALUSTRADES, TO WINDOW SHADE SCREENS / MESH METAL FINISHES
PC-1	POWDERCOATED FINISH TO METALS AND WINDOW / DOOR FRAMES
PC-2	TONE WHITE OR BASALT TBC WITH CEILING FANS SELECTED TO MATCH
CS-1	LIGHTWEIGHT CLADDING WEATHERBOARD, BOARD & BATTEN OR EQUAL PAINT FINISH TONE WHITE
MEM-1	MEMBRANE ROOF
MR-1	METAL ROOF TONE SURFMAST OR BASALT TBC COASTAL GRADE MICRONS GUTTERS TO MATCH OR STAINLESS STEEL
TR-1	TRANSLUCENT ROOF TONE CLEAR OR OPAL GUTTERS 316 S/STEEL OR COASTAL SPEC. COLORBOND.

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:	DATE:
P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS	17/09/2021
P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022

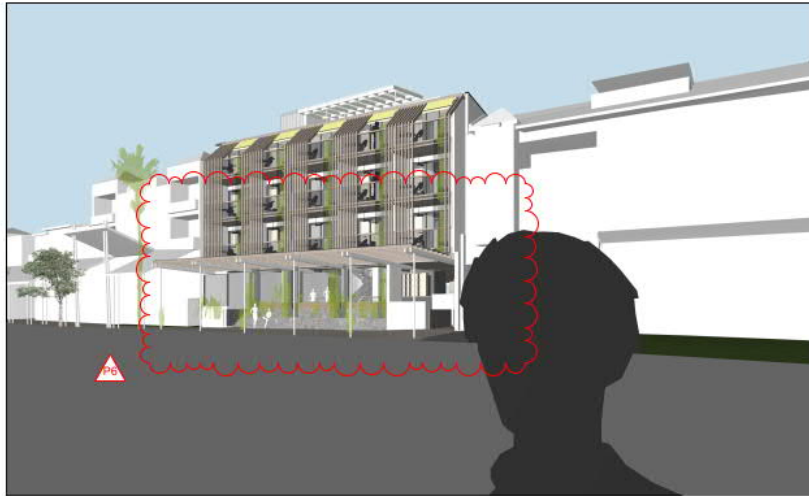
DATE:
09/10/2019
26/08/2020
03/12/2020
17/09/2021
07/10/2021
05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE:	MATERIALS SCHEDULE
PLOT DATE:	7/04/2022
SCALE:	AS SHOWN AT A3
DWG. NO.:	P-03.04 REV: P6

PROJECT:	WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS
CLIENT:	SCALI NOMINEES PTY LTD
PROJ NO:	18.007

WOLVERIDGEarchitects
 121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: + 61 3 9486 9882 FAX: +61 3 9486 9883
 info@wolveridge.com.au www.wolveridge.com.au



PROPOSED - STREET VIEW LOOKING DUE NORTH WEST



PROPOSED - STREET VIEW LOOKING DUE EAST

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:	DATE:
P1 - TOWN PLANNING PACKAGE TO COUNCIL	09/10/2019
P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT	26/08/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS	03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS	17/09/2021
P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT	07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI	05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE:	REVISED FACADE - EXTERIOR VIEWS
PLOT DATE:	7/04/2022
SCALE:	AS SHOWN AT A3
DWG. NO.:	P-03.11 REV

PROJECT:	WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS
CLIENT:	SCALI NOMINEES PTY LTD
PROJECT:	CURRENT APPROVAL - STREET VIEW LOOKING DUE EAST

WOLVERIDGEarchitects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883



AERIAL VIEW



STREET VIEW LOOKING DUE NORTH WEST



STREET VIEW LOOKING DUE EAST

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

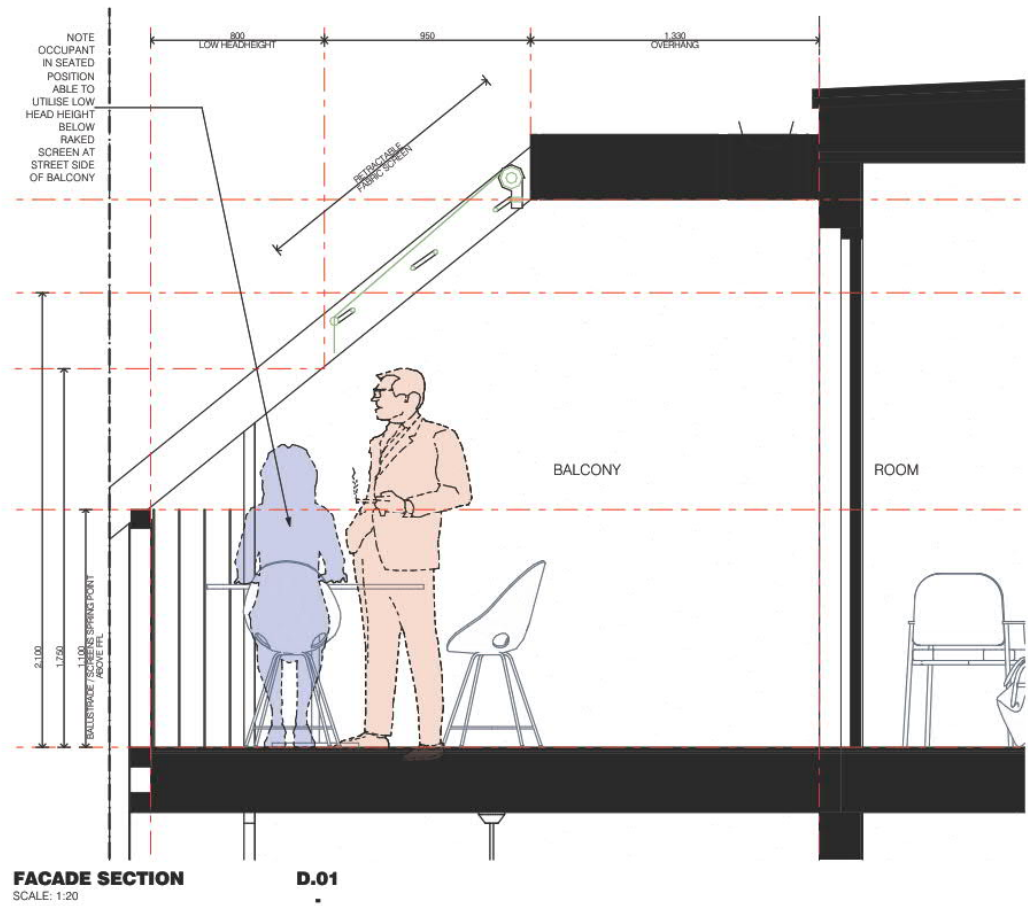
DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: REVISED FACADE - EXTERIOR VIEWS
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.11 REV

PROJECT: **WARNER STREET HOTEL**
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ NO: 18 007

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: REVISED FAÇADE - SECTION
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.12 REV

PROJECT: **WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS**
CLIENT: SCALI NOMINEES PTY LTD
PROJ NO: 18 007

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: +61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

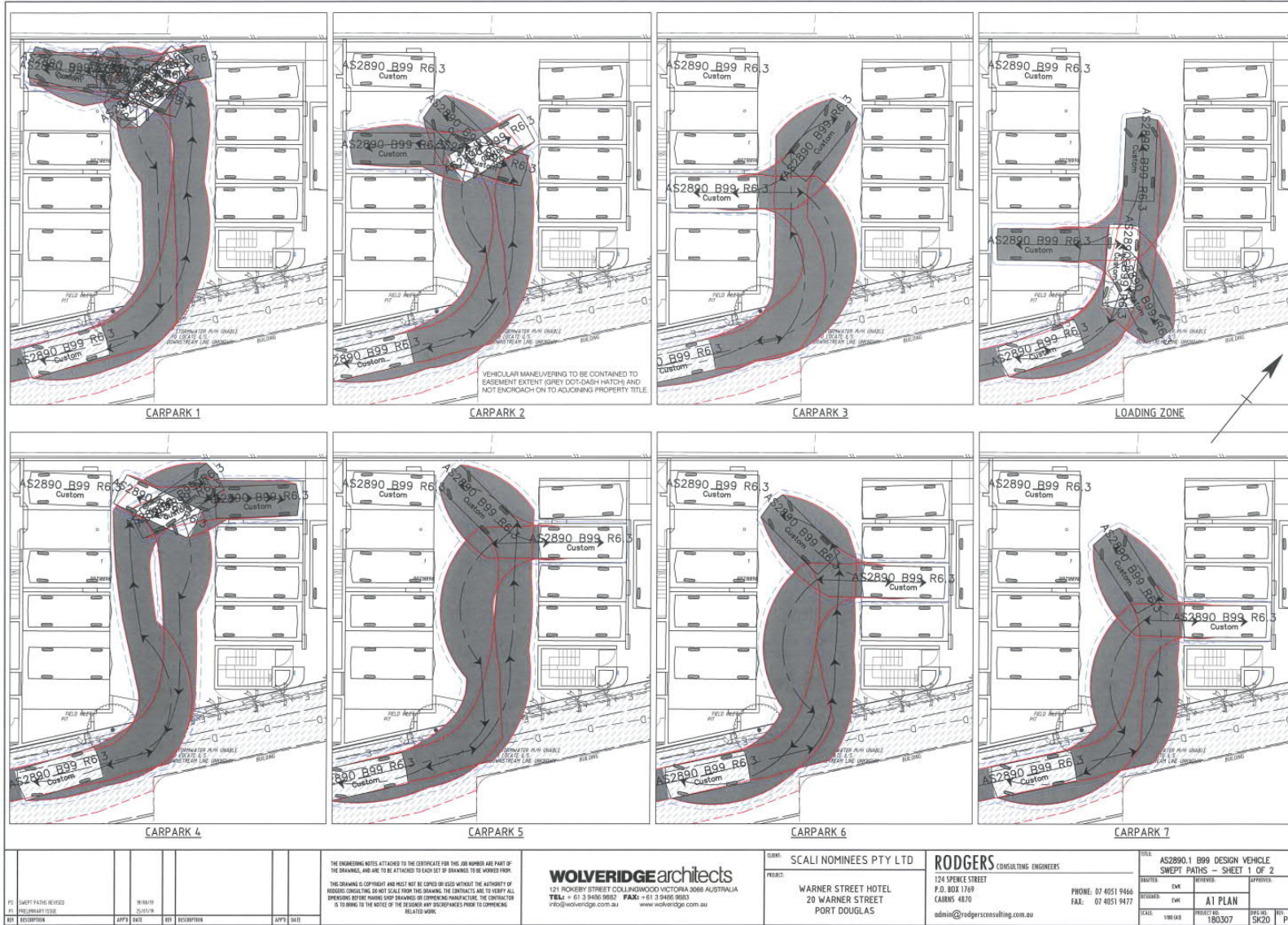
DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: PERSPECTIVES
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-05.02 REV: P1

PROJECT: **WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS**
CLIENT: SCALI NOMINEES PTY LTD
PROJ NO: 18.007

WOLVERIDGEarchitects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



VEHICULAR MANEUVERING TO BE CONTAINED TO EASEMENT EXTENT (GREY DOT-DASH HATCH) AND NOT ENCRUSH ON TO ADJOINING PROPERTY TITLE

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
01	ISSUE FOR TENDER						
02	REVISIONS						

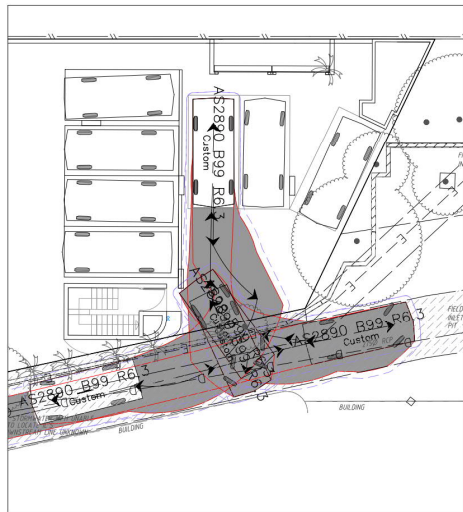
THE ENGINEERING NOTES ATTACHED TO THE CERTIFICATE FOR THIS JOB NUMBER ARE PART OF THE DRAWING AND ARE TO BE ATTACHED TO EACH SET OF DRAWINGS TO BE SUBMITTED FROM THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF RODGERS CONSULTING ENGINEERS. DO NOT SCALE FROM THIS DRAWING. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS BEFORE WORKING. CONSTRUCTION OF THE CONTRACTOR IS TO BE IN ACCORDANCE WITH THE NOTICE OF THE RELEVANT ACTS AND REGULATIONS PRIOR TO COMMENCING RELATED WORK.

WOLVERIDGE architects
 121 ROCKERY STREET COLLINGWOOD VICTORIA 3068 AUSTRALIA
 TEL: +61 3 9486 9832 FAX: +61 3 9486 9833
 info@wolveridge.com.au www.wolveridge.com.au

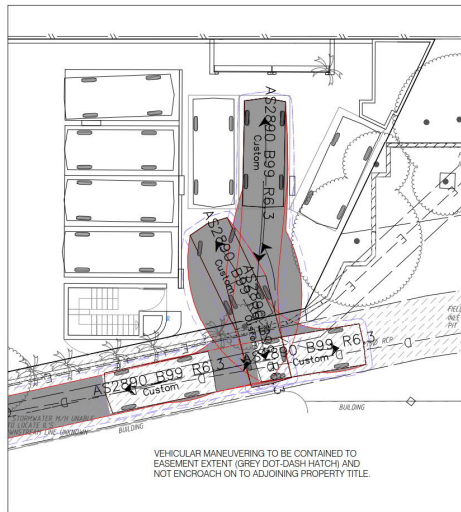
CLIENT: SCALI NOMINEES PTY LTD
 PROJECT: WARNER STREET HOTEL
 28 WARNER STREET
 PORT DOUGLAS

RODGERS CONSULTING ENGINEERS
 124 SPENCE STREET
 P.O. BOX 1749
 CAIRNS 4870
 admin@rodgersconsulting.com.au
 PHONE: 07 4051 9466
 FAX: 07 4051 9477

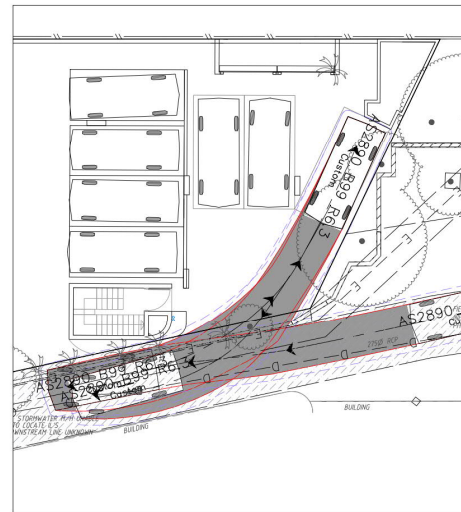
DATE		BY	REVIEWED	APPROVED
DRAWN		DM		
CHECKED		DM		
PROJECT NO.		A1 PLAN		
SCALE	1:500 (AS)	PROJECT ID	180307	DRAWING NO.
				SK20
				P2



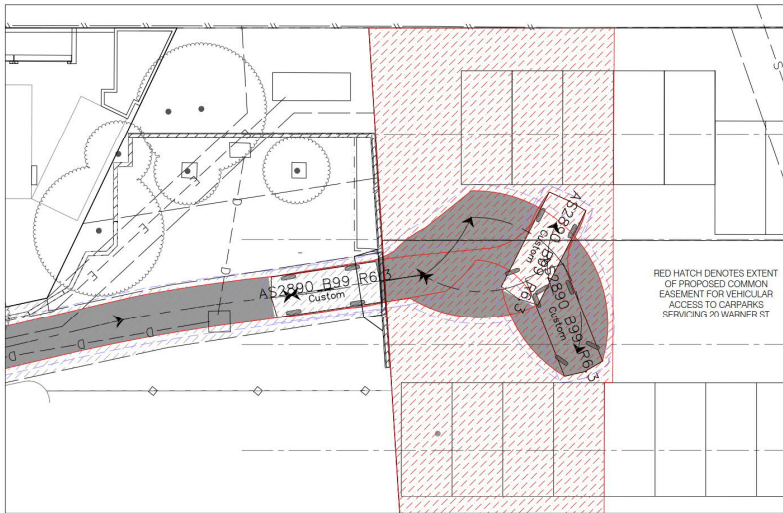
CARPARK 8



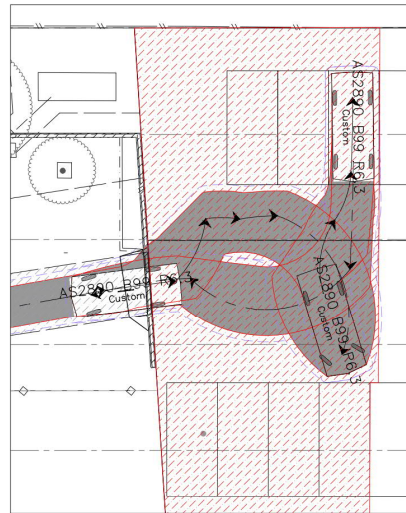
CARPARK 9



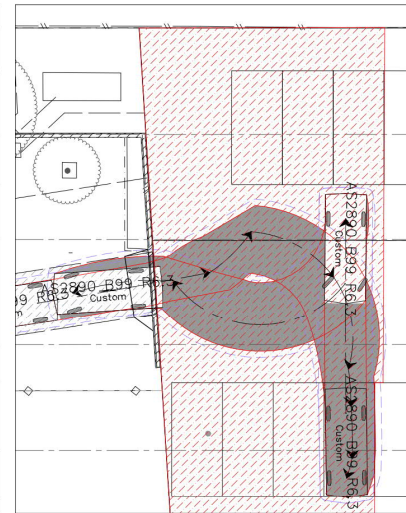
CARPARK 10



REAR CARPARK TURNAROUND



REAR CARPARK ACCESS 1



REAR CARPARK ACCESS 2

REV	DESCRIPTION	APP'S	DATE	REV	DESCRIPTION	APP'S	DATE
P5	REAR CARPARKS REVISED		04/09/19				
P4	CARPARK 10 REVISED		28/08/19				
P3	CARPARK 8 SWEEP PATH REVISED		27/08/19				
P2	SWEEP PATHS REVISED		06/08/19				
P1	PRELIMINARY ISSUE		25/07/19				

THE ENGINEERING NOTES ATTACHED TO THE CERTIFICATE FOR THIS JOB NUMBER ARE PART OF THE DRAWINGS, AND ARE TO BE ATTACHED TO EACH SET OF DRAWINGS TO BE WORKED FROM.
THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF RODGERS CONSULTING. DO NOT SCALE FROM THIS DRAWING. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES PRIOR TO COMMENCING RELATED WORK.

WOLVERIDGE architects
121 ROCKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9882 FAX: + 61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au

CLIENT: SCALI NOMINEES PTY LTD
PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS

RODGERS CONSULTING ENGINEERS
124 SPENCE STREET
P.O. BOX 1769
CAIRNS 4870
admin@rodgersconsulting.com.au
PHONE: 07 4051 9466
FAX: 07 4051 9477

TITLE: AS2890.1 B99 DESIGN VEHICLE SWEEP PATHS - SHEET 2 OF 2
DRAWN: Ewk
CHECKED: Ewk
SCALE: 1:100 I&S
PROJECT NO: 180307
DWG NO: SK21
REV: P5



PLAN
SCALE: 1:100 (A1)

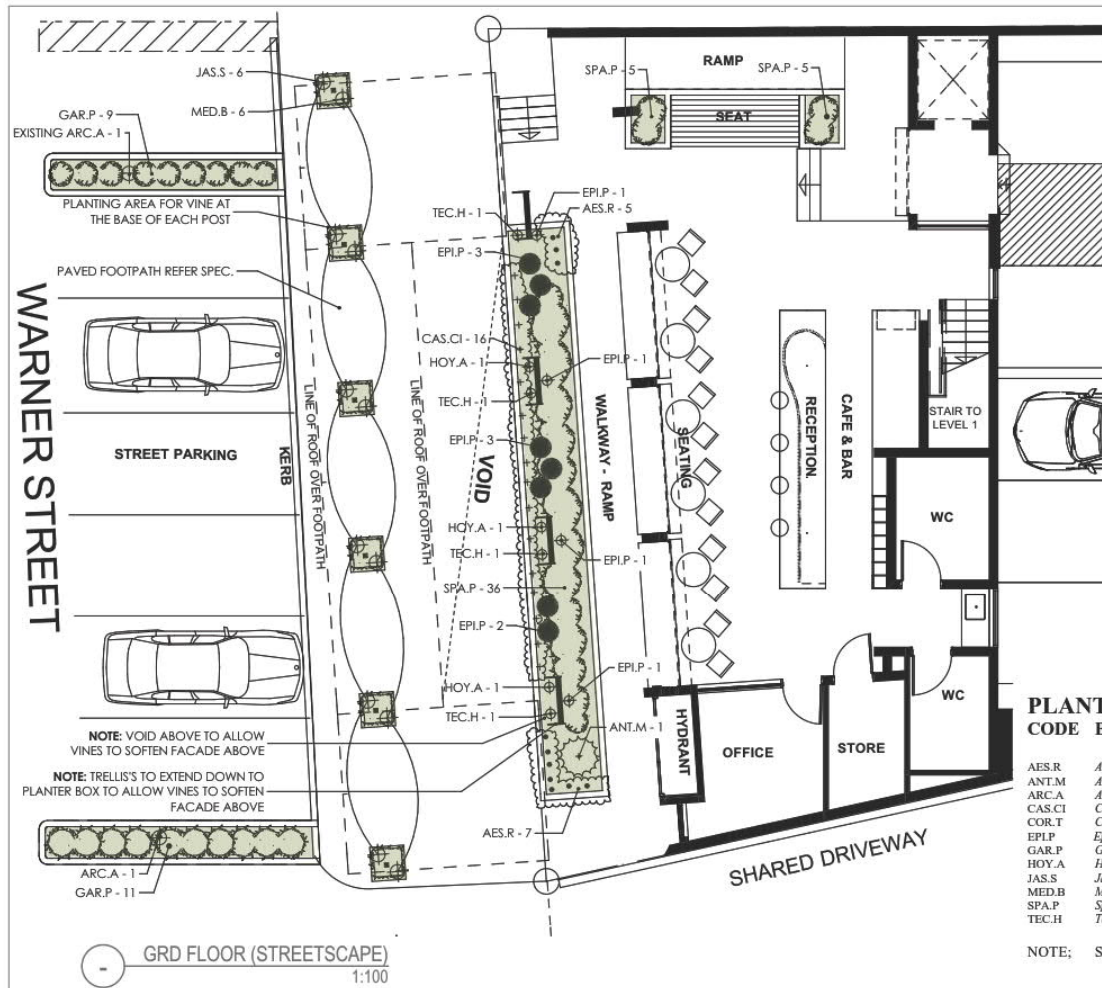
REV	DESCRIPTION	APP'D	DATE
01	PRELIMINARY ISSUE		21/08/19

THE ENGINEERING NOTES ATTACHED TO THE CERTIFICATE FOR THIS JOB NUMBER ARE PART OF THE DRAWINGS, AND ARE TO BE ATTACHED TO EACH SET OF DRAWINGS TO BE WORKED FROM.
THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF RODGERS CONSULTING ENGINEERS. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES PRIOR TO COMMENCING RELATED WORK.

CLIENT: SCALI NOMINEES PTY LTD
PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS

RODGERS CONSULTING ENGINEERS
124 SPENCE STREET
P.O. BOX 1769
CAIRNS 4870
admin@rogersconsulting.com.au
PHONE: 07 4051 9466
FAX: 07 4051 9477

TITLE: CIVIL WORKS PRELIMINARY CARPARK LEVELS		
DRAWN	REVIEWED	APPROVED
EWK		
DESIGNED	EWK	A1 PLAN
SCALE: 1:100 (A1)	PROJECT NO: 180307	DWG NO: SK30 REV: P1



LANDSCAPE SPECIFICATION;

Footpath Paving: To be clay brick pavers to match existing footpath, with colour and laying pattern to be approved by Council in accordance with FNQROC, and Australian Standards.

Trellis: are proposed to be suitable 100mm square mesh, framed with 75mm square metal tubing before powder coating and mounting 100mm off and solid wall, to allow plants to climb throughout the mesh. All trellising to Architects detail and Engineering standards.

Irrigation: All planting areas to be irrigated with an automated system. All street plantings will use drip irrigation and be connected to the proposed buildings automated irrigation system. Planter boxes to be irrigated with spray heads. Irrigation to be installed in accordance with Council regulations and Australian Standards.

Natural ground soil: is to be cultivated to a depth of 300mm and amended with 50% aged compost, with 500g/m² of gypsum and suitable organic fertiliser at recommended rate.

Planter Boxes/drainage: to architect's detail. Internal areas are to be sealed with a suitable waterproof flexible membrane before covering with coreflute, & biddum geofabric to protect the surface. Drainage cell is to be applied to the base and any walls that adjoin any internal area. Apply biddum geofabric over drainage cell prior to filling area with approved soil mix. Drainage to be connected to a separate storm water system (NOT ROOF SYSTEM) and allow for an overflow pit (250mm) in each bed set 100mm below the top of the planter box wall.

Planter Box soil: is to be a suitable podium mix of 50% approved potting mix with 50% Quincan pebble (10mm), and pH adjusted. Allow for 30% compaction in boxes over the first 12 months by loading the soil height above required. Mulch with Quincan pebble (10mm) to 75mm deep.

Plants: Have been chosen to enhance the natural character of the Port Douglas area. All plant material is to be of a high quality, in correct pot size or larger and approved by landscape designer prior to planting.

PLANT LIST; Streetscape Planting

CODE	BOTANICAL NAME	COMMON NAME	NO.	POT SIZE	TYPE	H&W.
AES.R	<i>Aeschynanthus radicans</i>	Lipstick Plant	12	140mm	C	0.3x2
ANT.M	<i>Antherium magnificum</i>		1	200mm	S	1x1
ARC.A	<i>Archontophoenix alexandrae</i>	Alexander palm	1	45ltr	P	10x4
CAS.CI	<i>Casuarina glauca</i> "Cousin it"		16	200mm	GC	0.3x 2
COR.T	<i>Cordyline terminalis</i>	Cordyline	9	200mm	S	2x1
EPLP	<i>Epipremnum pinnatum</i>	Native Monstera	5	200mm	C	10x1
GAR.P	<i>Gardenia psidioides</i>	Glennie River Gardenia	20	140mm	GC	0.5x2
HOY.A	<i>Hoya australis</i>	Native Hoya Vine	3	200mm	C	8x2
JAS.S	<i>Jasminum simplicifolium</i> subsp. <i>australiense</i>	Native Jasmine	6	140mm	S	3x3
MED.B	<i>Medinilla balthus-headleyi</i>	Daintree Medinilla	6	200mm	C	6x3
SPA.P	<i>Spathophyllum "Pablo"</i>	Peace lily	46	140mm	S	0.6x0.6
TEC.H	<i>Tecomanthe hillii</i>	Fraser Island Creeper	4	200mm	C	8x4

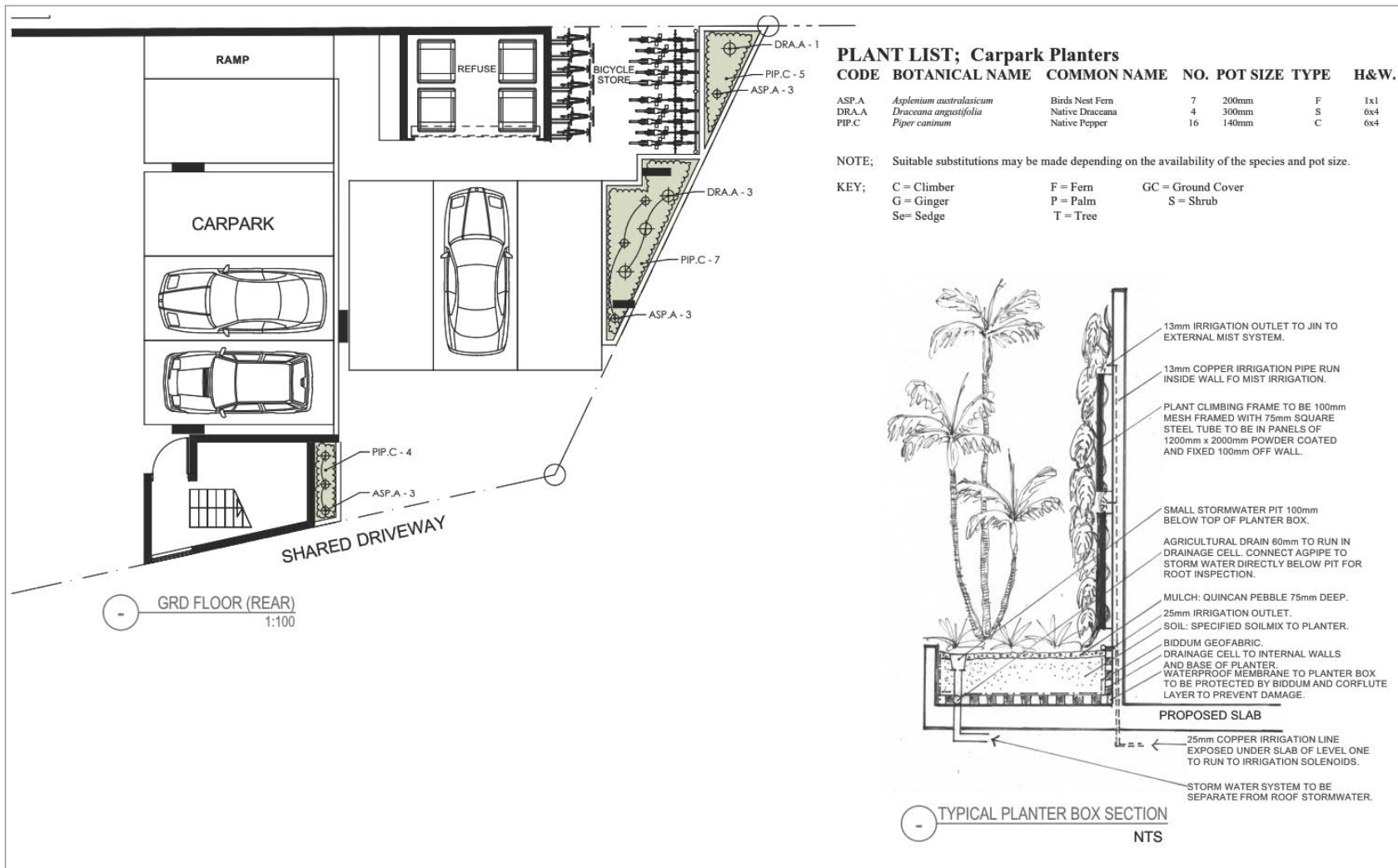
NOTE; Suitable substitutions may be made depending on the availability of the species and pot size.

KEY; C = Climber F = Fern GC = Ground Cover
 G = Ginger P = Palm S = Shrub
 Se = Sedge T = Tree

LANDSCAPE PLAN

HORTULUS
 LANDSCAPE DESIGN & MANAGEMENT
 HORTULUS AUSTRALIA PTY LTD
 ABN NO 84 105 194 821

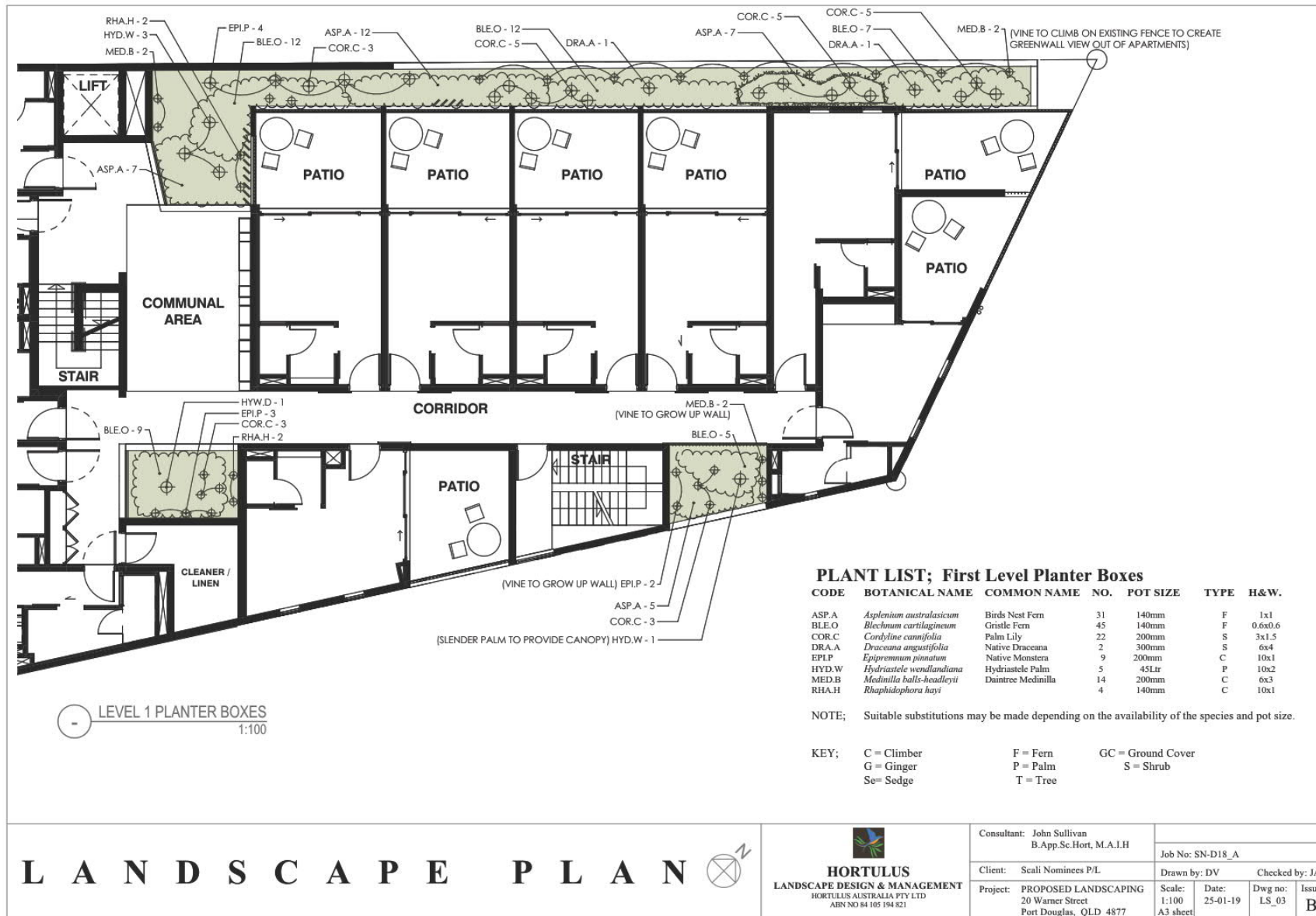
Consultant: John Sullivan B.App.Sc.Hort, M.A.I.H	Job No: SN-D18_A
Client: Scali Nominees P/L	Drawn by: DV Checked by: JAS
Project: PROPOSED LANDSCAPING 20 Warner Street Port Douglas, QLD 4877	Scale: 1:100 Date: 25-01-19 Dwg no: LS_01 Issue: B

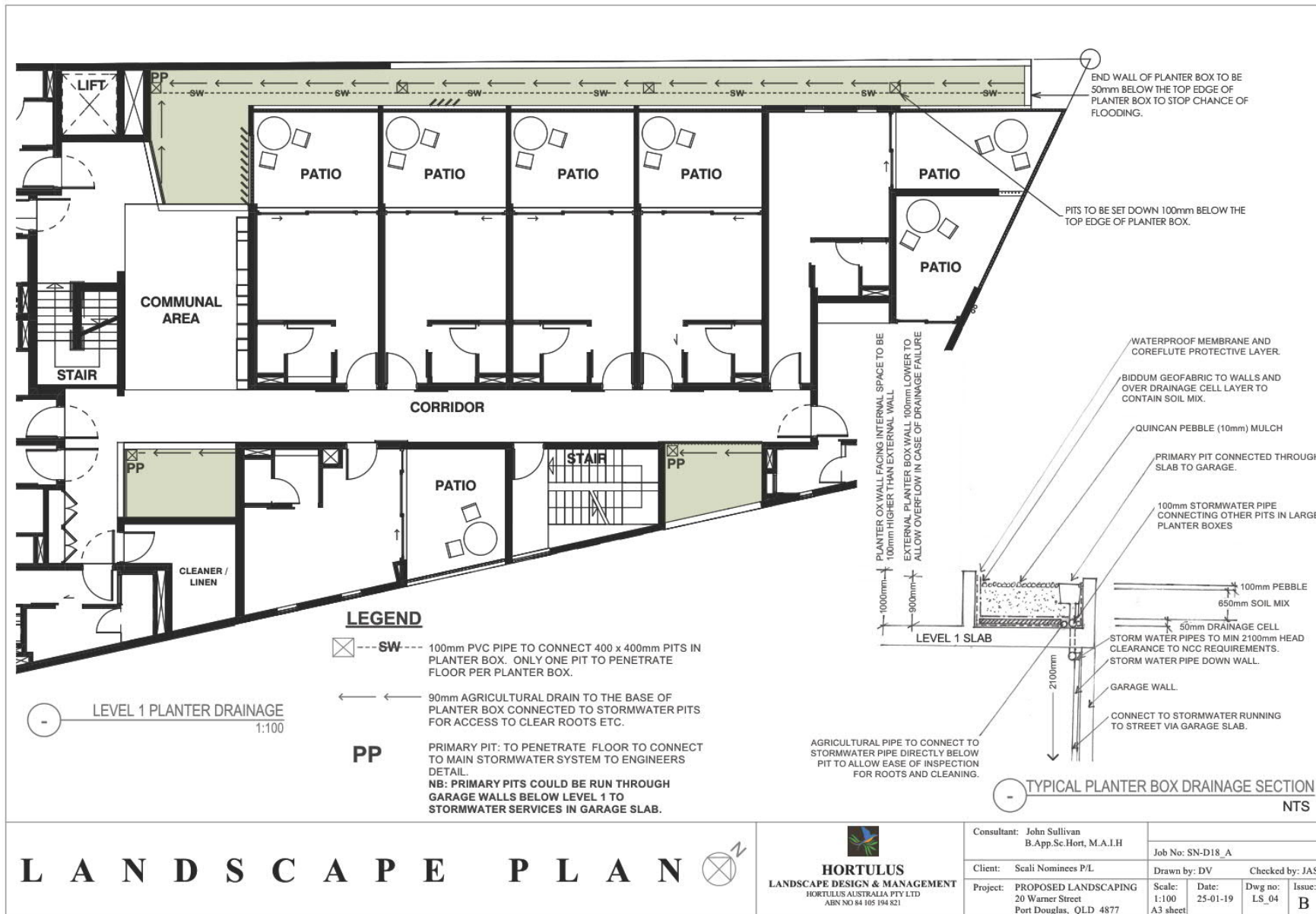


LANDSCAPE PLAN

HORTULUS
 LANDSCAPE DESIGN & MANAGEMENT
 HORTULUS AUSTRALIA PTY LTD
 ABN NO 84 105 194 821

Consultant: John Sullivan B.App.Sc Hort, M.A.I.H	Job No: SN-D18_A		
Client: Scali Nominees P/L	Drawn by: DV	Checked by: JAS	
Project: PROPOSED LANDSCAPING 20 Warner Street Port Douglas, QLD 4877	Scale: 1:100 A3 sheet	Date: 25-01-19	Dwg no: LS_02 Issue: B





LANDSCAPE PLAN

HORTULUS
LANDSCAPE DESIGN & MANAGEMENT
HORTULUS AUSTRALIA PTY LTD
ABN NO 84 165 194 821

Consultant: John Sullivan B.App.Sc.Hort, M.A.I.H	Job No: SN-D18_A
Client: Scali Nominees P/L	Drawn by: DV Checked by: JAS
Project: PROPOSED LANDSCAPING 20 Warner Street Port Douglas, QLD 4877	Scale: 1:100 Date: 25-01-19 Dwg no: LS_04 Issue: B



PO Box 723 Mossman Qld 4873
www.douglas.qld.gov.au
enquiries@douglas.qld.gov.au
ABN 71 241 237 800

15 December 2020

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2019_3365/2 (Doc ID 985997)
Your Ref: P71866

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

Deal Corporation
C/- Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

Email: info@planztp.com

Attention Ms Nikki Huddy

Dear Madam

**Development Application for a Minor Change to the Development Permit for a
Material Change of Use for Short-Term Accommodation (Motel)
with ancillary uses of Food and Drink Outlet / Bar
At 20 Warner Street Port Douglas
On land described as Lot 1 on SP316373 and Easements B and C on SP154579**

Please find attached the Amended Decision Notice for the above-mentioned development application. The Amended Decision Notice replaces the Decision Notice issued by Council on 3 December 2019 (Council document 929242).

Please quote Council's application number: MCUC 2019_3365/2 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

A handwritten signature in black ink, appearing to be "P. Hoyer".

For

**Paul Hoyer
Manager Environment & Planning**

encl.

- Decision Notice
 - Approved Drawing(s) and/or Document(s)
 - Reasons for Decision
- Advice For Making Representations and Appeals (Decision Notice)



Decision Notice

Approval (with conditions)

Given under section 83 of the Planning Act 2016

Applicant Details

Name: Deal Corporation
Postal Address: C/- Planz Town Planning
PO Box 181
EDGE HILL QLD 4870
Email: info@planztp.com

Property Details

Street Address: 20 Warner Street Port Douglas
Real Property Description: Lot 1 on SP316373 and Easements B and C on SP154579 (previously described as Lot 1 on RP718896, part of Lot 1 on SP267838 and Easements B and C on SP154579).
Local Government Area: Douglas Shire Council

Details of Proposed Development

Application for minor change to the existing Development Permit for a Material Change of Use for Short-Term Accommodation (Motel) with ancillary uses of Food and Drink Outlet / Bar

Decision

Date of Decision: 15 December 2020

Decision Details: 1. The table of approved drawings and documents is amended as follows.

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 Context	Wolveridge Architects Project 18 007, Drawing P-01.03, Revision C	1 October 2019

Drawing or Document	Reference	Date
Site Imagery	Wolveridge Architects Project 18 007, Drawing P-01.05, Revision C	1 October 2019
Site Survey – Adjoining Building Heights	Wolveridge Architects Project 18 007, Drawing P-01.06, Revision C	1 October 2019
Site analysis	Wolveridge Architects Project 18 007, Drawing P-01.07, Revision C	1 October 2019
Site & Roof Plan	Wolveridge Architects Project 18 007, Drawing P-02.01, Revision C P2	1 October 2019 <u>26 August 2020</u>
Ground Floor	Wolveridge Architects Project 18 007, Drawing P-02.02, Revision C, dated 1 October 2019 and as amended by Condition 3.	To be determined.
First Floor	Wolveridge Architects Project 18 007, Drawing P-02.03, Revision C P2	1 October 2019 <u>26 August 2020</u>
Second Floor	Wolveridge Architects Project 18 007, Drawing P-02.04, Revision C P2	1 October 2019 <u>26 August 2020</u>
Third Floor	Wolveridge Architects Project 18 007, Drawing P-02.05, Revision C P2	1 October 2019 <u>26 August 2020</u>
Micro Hotel – Section Perspective	Wolveridge Architects Project 18 007, Drawing P-02.07, Revision C	1 October 2019
Micro Hotel – Plan & Interior	Wolveridge Architects Project 18 007, Drawing P-02.09, Revision C	1 October 2019
Massing Areas	Wolveridge Architects Project 18 007, Drawing P-02.10, Revision C	1 October 2019

Drawing or Document	Reference	Date
Ventilation Diagram	Wolveridge Architects Project 18 007, Drawing P-02.11, Revision C	1 October 2019
Breezeway Gates Elevation & Details	Wolveridge Architects Project 18 007, Drawing P-02.12, Revision C	1 October 2019
Streetscape Elevation	Wolveridge Architects Project 18 007, Drawing P-03.01, Revision C <u>P2</u>	1 October 2019 <u>26 August 2020</u>
Elevations	Wolveridge Architects Project 18 007, Drawing P-03.02, Revision C <u>P2</u>	1 October 2019 <u>26 August 2020</u>
Elevation & Section- Longitudinal	Wolveridge Architects Project 18 007, Drawing P-03.03, Revision C <u>P2</u>	1 October 2019 <u>26 August 2020</u>
Materials Schedule	Wolveridge Architects Project 18 007, Drawing P-03.04, Revision C <u>P2</u>	1 October 2019 <u>26 August 2020</u>
Revised Façade – Exterior Views	Wolveridge Architects Project 18 007, Drawing P-03.11, Revision C <u>P2</u>	1 October 2019 <u>26 August 2020</u>
Revised Façade – Section	Wolveridge Architects Project 18 007, Drawing P-03.12, Revision C	1 October 2019
Perspectives	Wolveridge Architects Project 18 007, Drawing P-05.02, Revision C	1 October 2019
AS2680 B99 Design Vehicle Swept Paths	Rogers Consulting Engineers, Project 180307, Drawing SK20 Sheet 1 of 2, Revision P2	19 August 2019.
AS2680 B99 Design Vehicle Swept Paths	Rogers Consulting Engineers, Project 180307, Drawing SK21 Sheet 2 of 2, Revision P5	4 September 2019.

Drawing or Document	Reference	Date
Civil Works Preliminary Carpark Levels	Rogers Consulting Engineers, Project 180307, Drawing SK30, Revision P1 dated 27 August 2019 and as amended by Condition 3	To be determined
Landscape Plan	Hortulus Australia Pty Ltd, Job No: SN-D18 A, Drawings LS-01 to LS-04, Issue B dated 25 January 2019 and as amended by Condition 3.	To be determined.

2. The advice statement 5 is amended as follows:

5. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. In particular, the use of the adjacent sidewalk area is subject to a Local Law approval for outdoor dining. The use of the sidewalk area for outdoor dining is subject to a Local Laws approval. The compliance with the Premises Standards for all common areas is expected to be achieved under the Building Approval.

3. Condition 18 is deleted as follows:

Amalgamation of Lots Required

~~18. The applicant/owner is to ensure that the subject lots are held together as one site for the duration of the approved land use. This is to be achieved by the amalgamation of Lot 1 on RP718896 and Part of Lot 1 on SP267838 into one lot. The Plan of Survey must be registered with the Department of Natural Resources and Mines and Energy and a new certificate of title issued at the applicant's/owner's cost prior to Commencement of Use.~~

4. Where deleted the remaining conditions are renumbered accordingly and the content of all other conditions, advices and statement of non-compliance with Assessment Benchmarks of the Decision Notice dated 3 December 2019 remain unchanged.

Note – The plans referenced above will require amending in order to comply with conditions of this Decision Notice.

Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

Currency Period for the Approval

This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*. Note, there is no change to the initial date of approval being 3 December 2019.

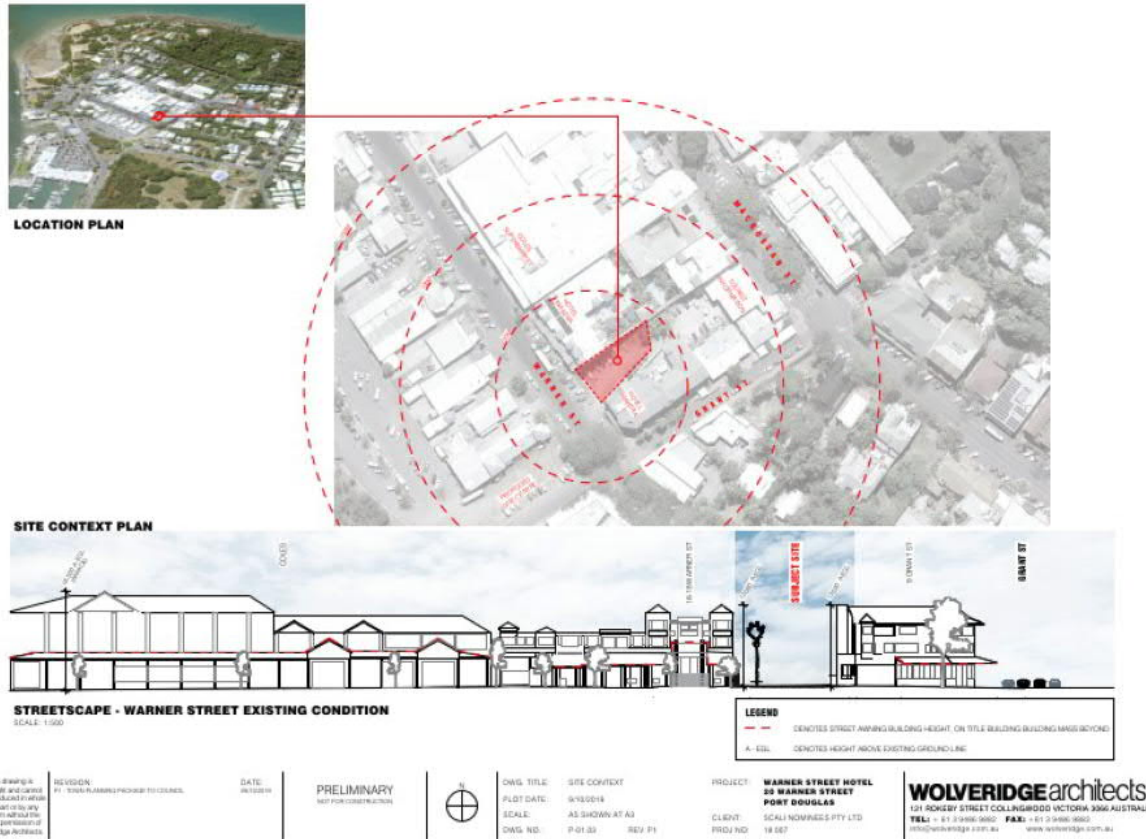
Rights to make Representations & Rights of Appeal

The rights of applicants to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

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

Note – The plans referenced below may require amending in order to comply with conditions of this Decision Notice.





This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of WOLVERIDGE Architects.

REVISION
P1 - TOTAL PLANNING PROCEDURE TO COME.

DATE: 06/12/2019

PRELIMINARY
NOT FOR CONSTRUCTION



DWG TITLE: SITE SURVEY
 PLOT DATE: 06/12/2019
 SCALE: AS SHOWN AT A3
 DWG. NO.: P-01.04 REV. P1

PROJECT: **WARNER STREET HOTEL**
33 WARNER STREET
PORT DOUGLAS
 CLIENT: SCALI NOMINEES PTY LTD
 PROJ. NO: 18.007

NOTE
 ALL EXISTING LANDSCAPEWORKS WILL BE REMOVED UNLESS OTHERWISE NOTED.

LEGEND
 EXISTING FACILITIES/WORKS
 NEW FACILITIES/WORKS

WOLVERIDGE architects
 121 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: + 61 3 9486 0600 FAX: + 61 3 9486 0602
 www.wolveridge.com.au



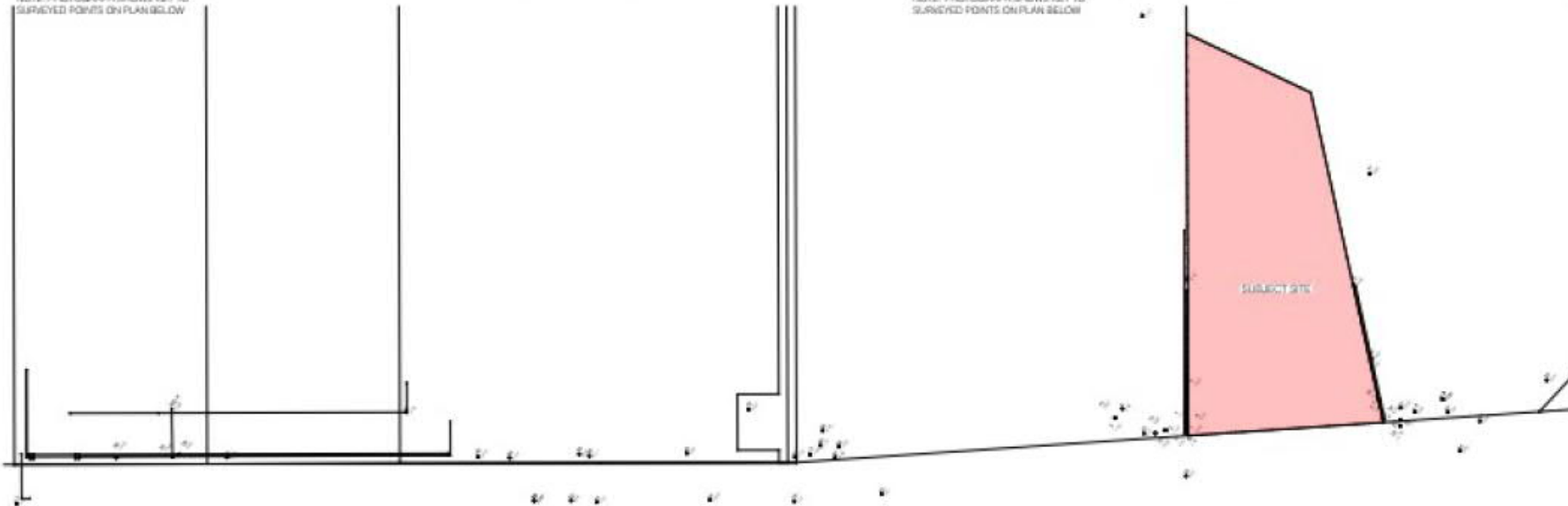
<p>This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.</p>	<p>REVISION: P1 - TOWN PLANNING PACKAGE TO COUNCIL</p>	<p>DATE: 06/10/2019</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DWG TITLE: SITE IMAGERY PLOT DATE: 06/10/2019 SCALE: AS SHOWN AT A3 DWG. NO.: P-01.05 REV P1</p>	<p>PROJECT: WARNER STREET HOTEL 33 WARNER STREET PORT DOUGLAS CLIENT: SCALI NOMINEES PTY LTD PROJ. NO: 18.007</p>	<p>WOLVERIDGEarchitects 131 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: + 61 3 9486 0802 FAX: + 61 3 9486 0803 www.wolveridge.com.au</p>
--	--	-----------------------------	--	---	--	--



NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW



NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW



SITE SURVEY - ADJOINING BUILDING HEIGHTS

NOTE: ADJOINING HEIGHTS PROVIDED BY DEK GERRIE REGISTERED LAND SURVEYOR

The drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.

REVISION: P1 - TOWN PLANNING PROVIDED TO COUNCIL

DATE: 16/10/18

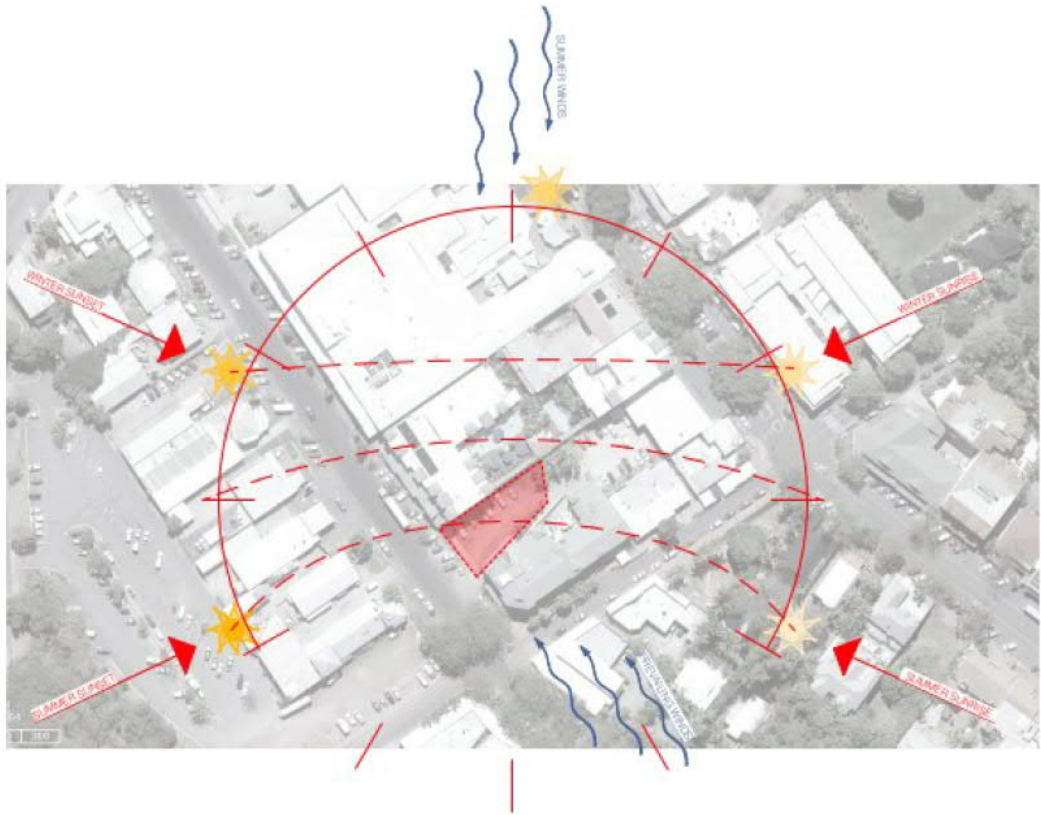
PRELIMINARY
NOT FOR CONSTRUCTION



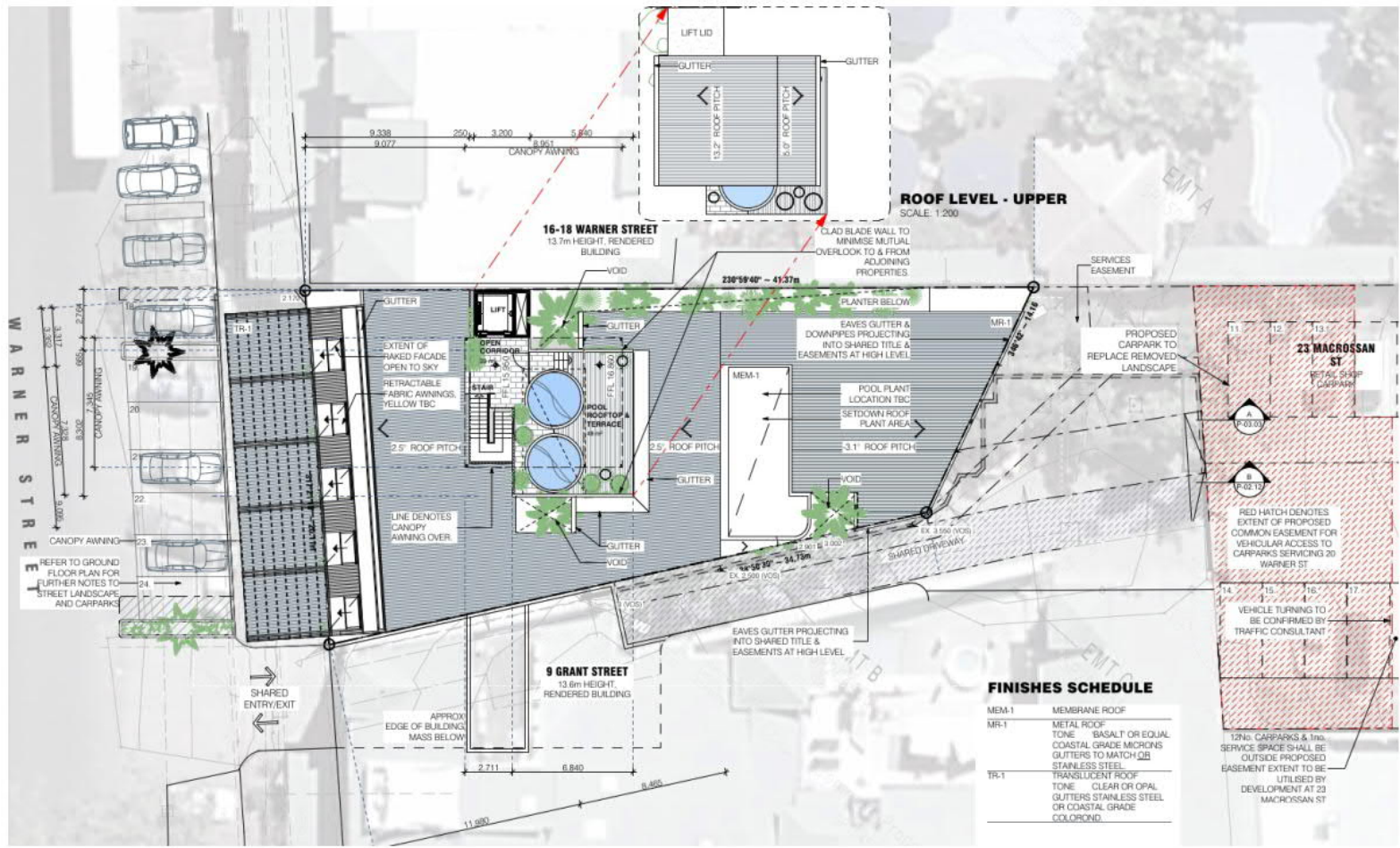
DWG TITLE: SITE SURVEY - ADJOINING BUILDING HEIGHTS
 PLOT DATE: 9/10/2018
 SCALE: AS SHOWN AT A3
 DWG. NO.: P-01.06 REV: P1

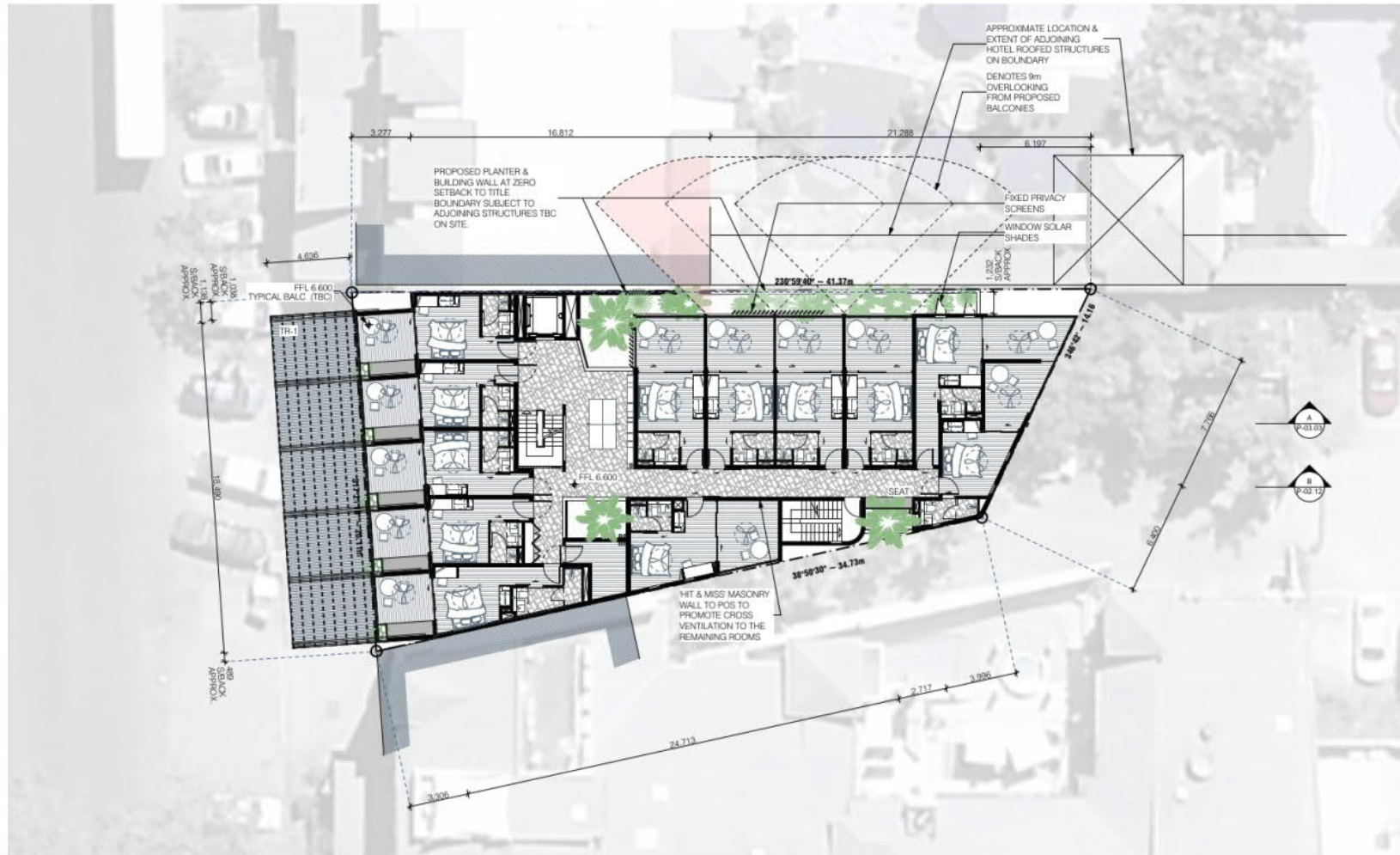
PROJECT: WARNER STREET HOTEL
 20 WARNER STREET
 PORT DOUGLAS
 CLIENT: SCALJ NOMINEES PTY LTD
 PRJ NO: 18 067

WOLVERIDGEarchitects
 121 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: + 61 3 9486 9992 FAX: + 61 3 9486 9993
 info@wolveridge.com.au www.wolveridge.com.au



<p>This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.</p>	<p>REVISION R1 - TOTAL PLUMBING PACKAGE TO GC'S USE.</p>	<p>DATE 06/10/2019</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>N</p>	<p>DWG TITLE: SITE ANALYSIS</p>	<p>PROJECT: WARNER STREET HOTEL 33 WARNER STREET PORT DOUGLAS</p>	<p>WOLVERIDGE architects 121 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: + 61 3 9486 0600 FAX: + 61 3 9486 0602 www.wolveridge.com.au</p>
					<p>SCALE: AS SHOWN AT A3</p>		
					<p>DWG. NO.: P-01.07 REV. P1</p>	<p>PROJ. NO: 18.067</p>	











This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.

REVISION:
P1 - TOPAN PLANNING PACKAGE TO COUNCIL

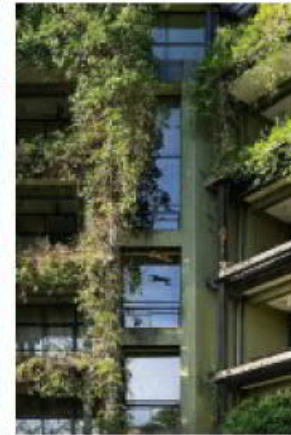
DATE:
06/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG TITLE: MICRO HOTEL - PRECINCT
 PLOT DATE: 9/10/2019
 SCALE: AS SHOWN AT A3
 DWG. NO.: P-02.06 REV P1

PROJECT: **WARNER STREET HOTEL**
33 WARNER STREET
PORT DOUGLAS
 CLIENT: SCALI NOMINEES PTY LTD
 PROJ. NO: 18.007

WOLVERIDGEarchitects
 131 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: + 61 3 9486 0802 FAX: + 61 3 9486 0803
 info@wolveridge.com.au www.wolveridge.com.au



LANDSCAPED 'LIVING TRELLIS'



The drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects

REVISION:
R1 - TOWN PLANNING PROPOSAL TO COUNCIL

DATE:
06/10/18

PRELIMINARY
NOT FOR CONSTRUCTION

DWG TITLE: MICRO HOTEL - PRECINCT
PLOT DATE: 9/15/2018
SCALE: AS SHOWN AT A3
DWG. NO.: P-02-37 REV: P1

PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALJ NOMINEES PTY LTD
PRJ NO: 18 067

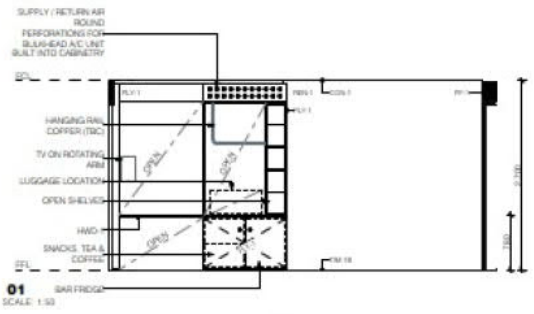
WOLVERIDGEarchitects
621 ROKBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 9982 FAX: + 61 3 9486 9983
info@wolveridge.com.au www.wolveridge.com.au



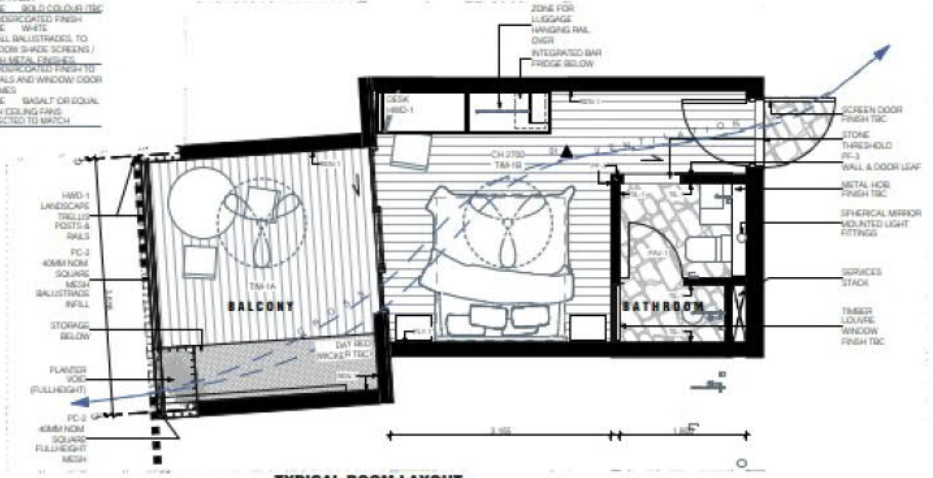
SECTIONAL PERSPECTIVE

<p>This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.</p>	<p>REVISION P1 - TOTAL PLUMBING PROPOSED TO CLIENT.</p>	<p>DATE 06/10/2019</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DWG TITLE: MICRO HOTEL - SECTION PLOT DATE: 06/10/2019</p>	<p>SCALE: AS SHOWN AT A3 DWG. NO.: P-02-08 REV P1</p>	<p>PROJECT: WARNER STREET HOTEL 33 WARNER STREET PORT DOUGLAS</p> <p>CLIENT: SCALI NOMINEES PTY LTD PROJ. NO: 18 067</p>	<p>WOLVERIDGE architects 121 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: + 61 3 9466 0600 FAX: + 61 3 9466 0602 www.wolveridge.com.au</p>
--	---	----------------------------	--	---	---	---	---

CODE	DESCRIPTION
TM-1A	TIMBER CEILING SPECIES LOCAL HARDWOOD TONE TBC
TM-1B	TIMBER FLOOR MARKS SPECIES LOCAL HARDWOOD TONE TBC
TW-1	SLATE SWIRL - LOCAL STONE FORMA - CRAZY PAVING
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
CON-1	CONCRETE QUALITY FINISH COLOUR - NATURAL GREY EXPOSED SLAB JOISTS
FLV-1	FLYWOOD PANELS SPECIES BIRCH TONE BLEND (LIGHT)
TWD-1	TIMBER DESK SPECIES LOCAL HARDWOOD TONE TBC
TL-1	TELEPHONE TONE WHITE
PF-1	PAPER FINISH TONE WHITE
PF-2	PAPER FINISH TONE BASALT OR EQUAL
PF-3	PAPER FINISH TONE BOLD COLOURED HSB
PC-1 / SCR-1	POWDERCOATED FINISH TONE WHITE
SCR-1A /	TO ALL BALUSTRADES TO WINDOW SHADE SCREENS / METAL FINISH TBC
PC-2	POWDERCOATED FINISH TO METALS AND WINDOW DOOR FRAMES TONE BASALT OR EQUAL WITH CEILING FANS SELECTED TO MATCH



JOINERY UNIT

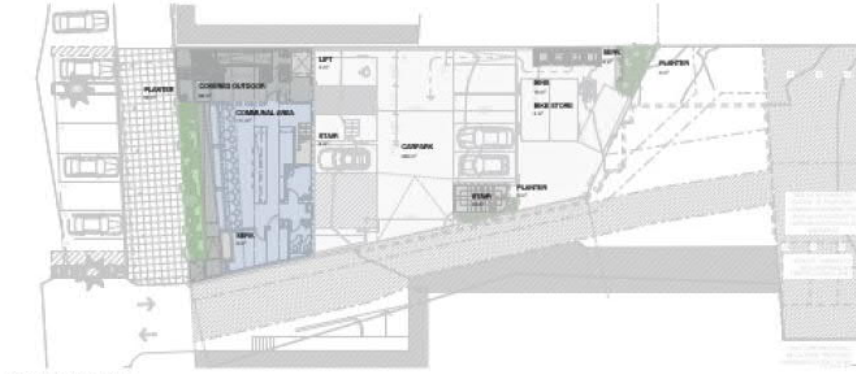


TYPICAL ROOM LAYOUT
SCALE: 1:30



BATHROOM

This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.	REVISION: P1 - TOP UP PLANNING PROPOSAL TO COL-662.	DATE: 04/10/2019	PRELIMINARY NOT FOR CONSTRUCTION	DWG TITLE: MICRO HOTEL - PLAN & INTERIOR PLOT DATE: 9/10/2019 SCALE: AS SHOWN AT A3 DWG. NO.: P-02-09 REV: P1	PROJECT: WARNER STREET HOTEL 33 WARNER STREET PORT DOUGLAS CLIENT: SCALI NOMINEES PTY LTD PROJ. NO: 18.007	WOLVERIDGE architects 131 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: + 61 3 9486 9802 FAX: + 61 3 9486 9803 www.wolveridge.com.au
	The drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.					



GROUND LEVEL
SCALE: 1:300



TYPICAL UPPER LEVELS
SCALE: 1:300

GFA	184,007
FCS	422,000
OVERALL	226,007

LANDSCAPE	4.0%
COMMON RECREATIONAL AREA (ACC. DPO 118/1)	7.1%
TOTAL % OF OVERALL PLANNED AREA	

CAR PARKING	
23 MACROSSAN ST (LAND TRANSFER)	00
ON TITLE	13
TOTAL	13
** EXCLUDES ON STREET CARPARKS (7/61)	

BICYCLE STORAGE	
NO. OF PARKS	488/4

This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.

REVISION
R1 - TOTAL PLANNING PROPOSAL TO GO AHEAD

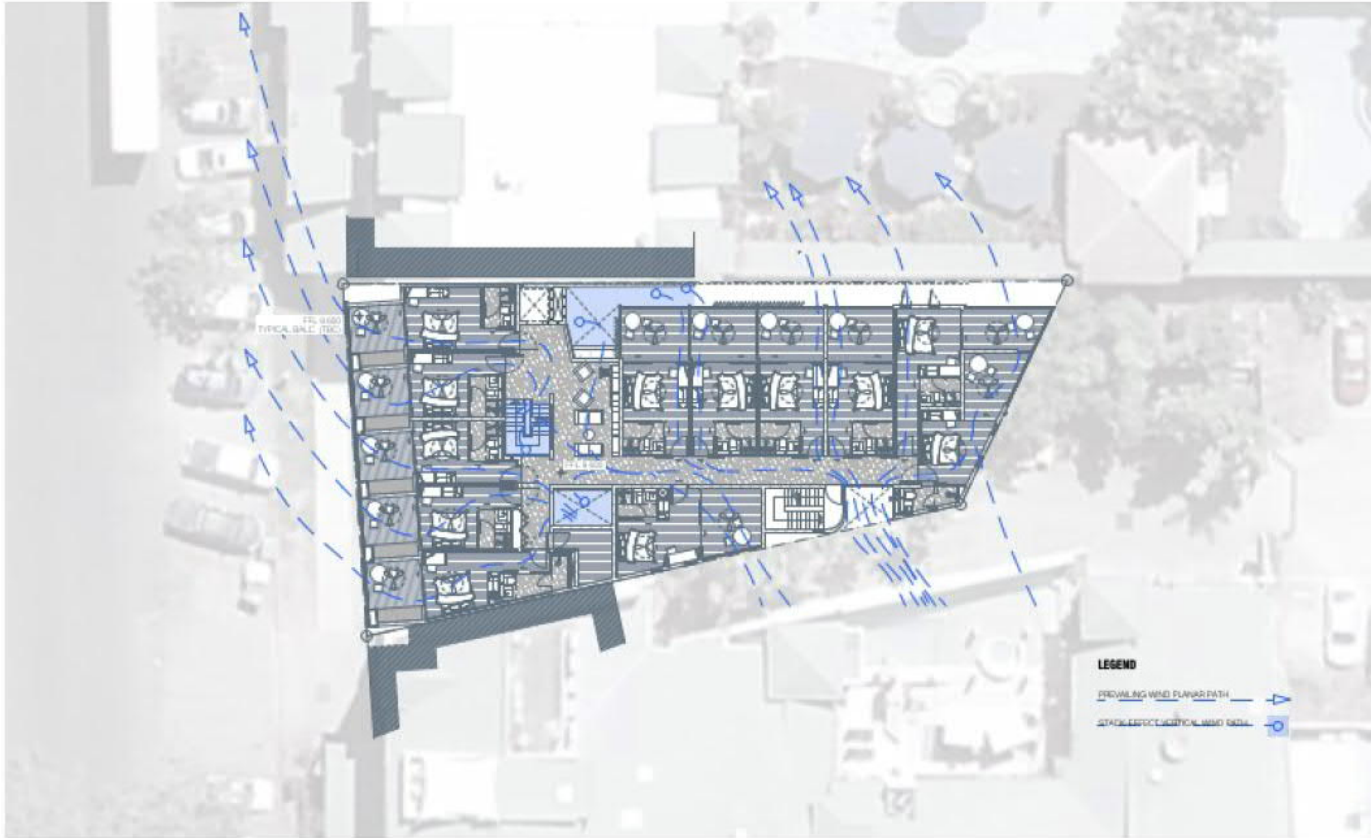
DATE
06/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG TITLE: MASSING AREAS
 PLOT DATE: 06/10/2019
 SCALE: AS SHOWN AT A3
 DWG. NO.: P-02-10 REV. P1

PROJECT: **WARNER STREET HOTEL
33 WARNER STREET
PORT DOUGLAS**
 CLIENT: SCALI NOMINEES PTY LTD
 PROJ. NO: 18.067

WOLVERIDGE architects
 121 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: + 61 3 9486 0600 FAX: + 61 3 9486 0602
 info@wolveridge.com.au www.wolveridge.com.au



CROSS VENTILATION DIAGRAM PLAN

SCALE: 1:200

This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.

REVISION
P1 - TOTAL PLUMBING PROPOSED TO GO AHEAD

DATE
06/10/2016

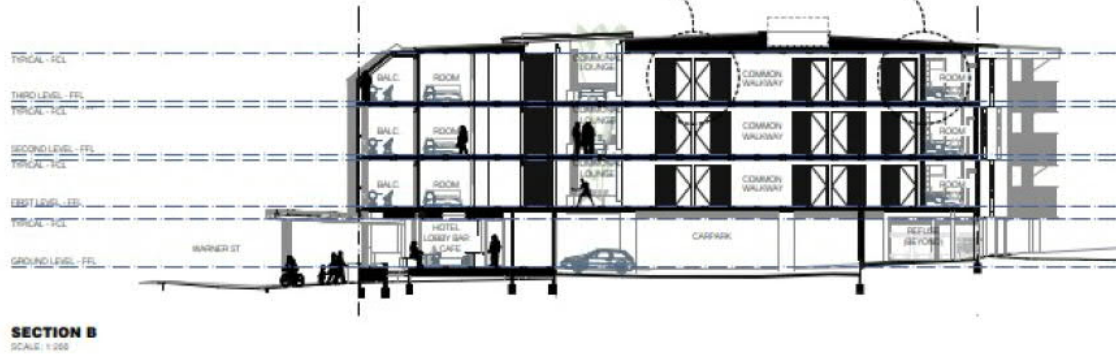
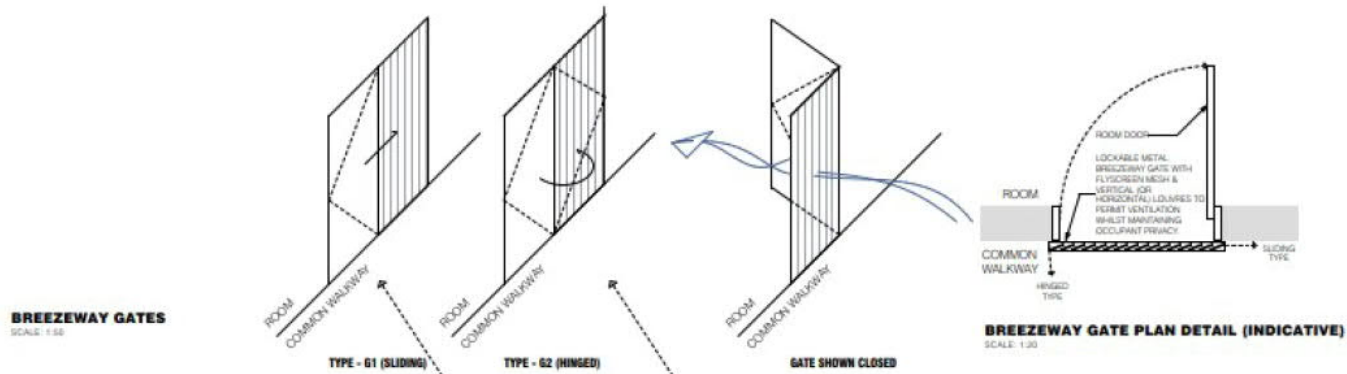
PRELIMINARY
NOT FOR CONSTRUCTION



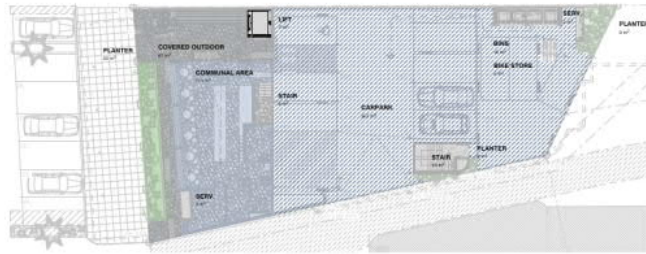
DWG TITLE: VENTILATION DIAGRAM
PLOT DATE: 06/10/2016
SCALE: AS SHOWN AT A3
DWG. NO.: P-02-11 REV P1

PROJECT: **WARNER STREET HOTEL**
33 WARNER STREET
PORT DOUGLAS
CLIENT: SCALI NOMINEES PTY LTD
PROJ. NO: 18 067

WOLVERIDGE architects
121 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: + 61 3 9486 0600 FAX: + 61 3 9486 0602
www.wolveridge.com.au



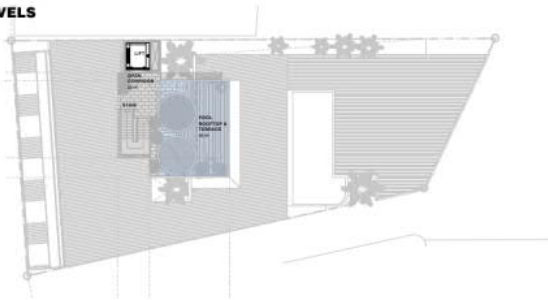
<p>This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.</p>	<p>REVISION: P1 - TOWN PLANNING PROPOSAL TO COLMAG.</p>	<p>DATE: 04/10/2019</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DWG TITLE: BREEZEWAY GATES ELEVATION & DETAILS PLOT DATE: 04/10/2019</p>	<p>PROJECT: WARNER STREET HOTEL 33 WARNER STREET PORT DOUGLAS</p>	<p>WOLVERIDGE architects 131 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: + 61 3 9486 9852 FAX: + 61 3 9486 9853 www.wolveridge.com.au</p>
				<p>SCALE: AS SHOWN AT A3</p>	<p>CLIENT: SCALI NOMINEES PTY LTD PROJ. NO: 18 007</p>	
				<p>DWG. NO.: P-02-12 REV: P1</p>		



GROUND LEVEL
SCALE: 1:300



TYPICAL UPPER LEVELS
SCALE: 1:300



ROOF TOP LEVEL
SCALE: 1:300

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1- TOWN PLANNING PACKAGE TO COUNCIL
P2- ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT

DATE:
20/02/2019
26/08/2020

PRELIMINARY
HOT TOP CONSTRUCTION

DWG. TITLE: MASSING AREAS
PLOT DATE: 26/08/2020
SCALE: AS SHOWN AT A3
DWG. NO.: P-02-10 REV: P2

PROJECT: **WARNER STREET HOTEL**
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALJ NOMINEES PTY LTD
PROJ. NO.: 18 007

GFA	1847m ²
POS	422m ²
OVERALL	2347m²

LANDSCAPE	4.0%
COMMON RECREATIONAL AREA (INCL. CAFE / BAR)	9.6%
<small>NOTE: % OF OVERALL FLOOR AREA</small>	

CAR PARKING	
23 MACROSSAN ST (LAND TRANSFER)	07
ON TITLE	10
TOTAL	17

** EXCLUDES ON-STREET CARPARKS (7%.)

BICYCLE STORAGE	
NO. OF PARKS	4(MIN)

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: +61 3 9486 9882 FAX: +61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



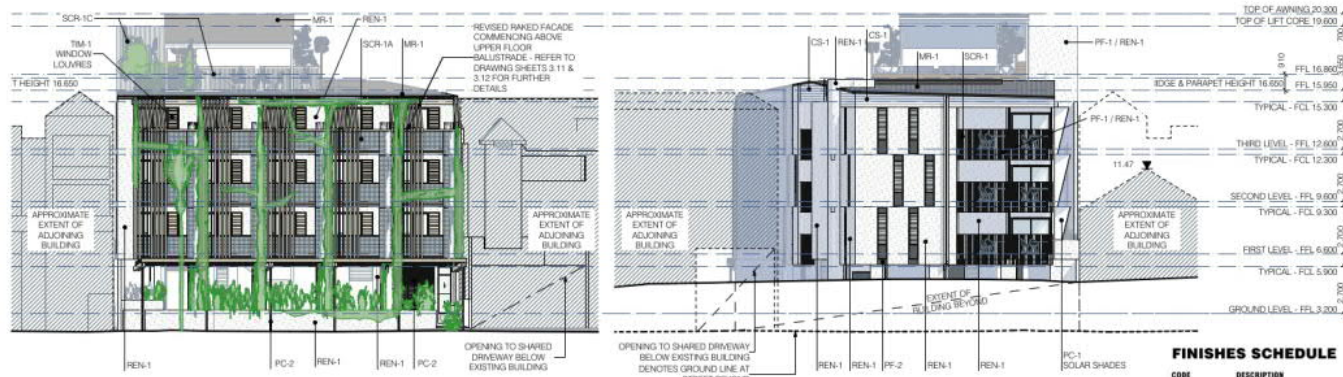
STREETScape - WARNER STREET EXISTING CONDITION
SCALE: 1:500



STREETScape - WARNER STREET
SCALE: 1:500

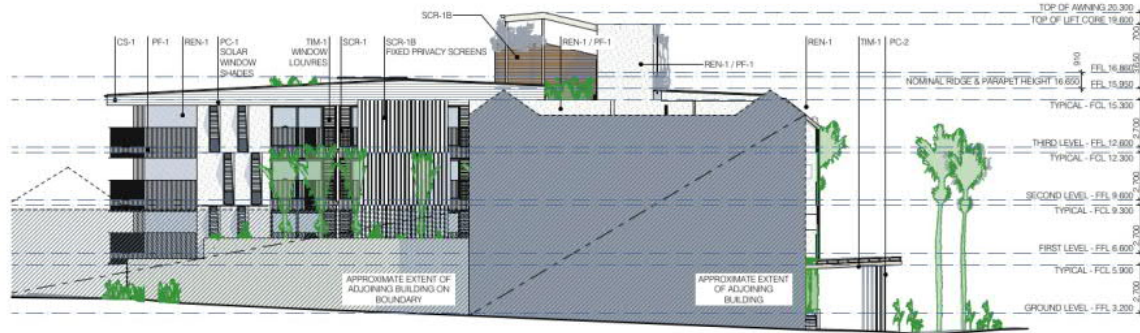
LEGEND
--- DENOTES STREET AWNING BUILDING HEIGHT, ON TITLE BUILDING BUILDING MASS BEYOND

<p>This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.</p>	<p>REVISION: P1- TOWN PLANNING PACKAGE TO COUNCIL P2- ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT</p>	<p>DATE: 29/10/2019 24/08/2020</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DWG. TITLE: STREETScape ELEVATION PLOT DATE: 26/08/2020 SCALE: AS SHOWN AT A3 DWG. NO.: P-03.01 REV: P2</p>	<p>PROJECT: WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS CLIENT: SCALJ NOMINEES PTY LTD PROJ. NO: 18 007</p>	<p>WOLVERIDGE architects 121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: +61 3 9486 9882 FAX: +61 3 9486 9883 info@wolveridge.com.au www.wolveridge.com.au</p>



E-01 SOUTH WEST ELEVATION
SCALE: 1:200

E-03 NORTH EAST ELEVATION
SCALE: 1:200



E-02 NORTH WEST ELEVATION
SCALE: 1:200

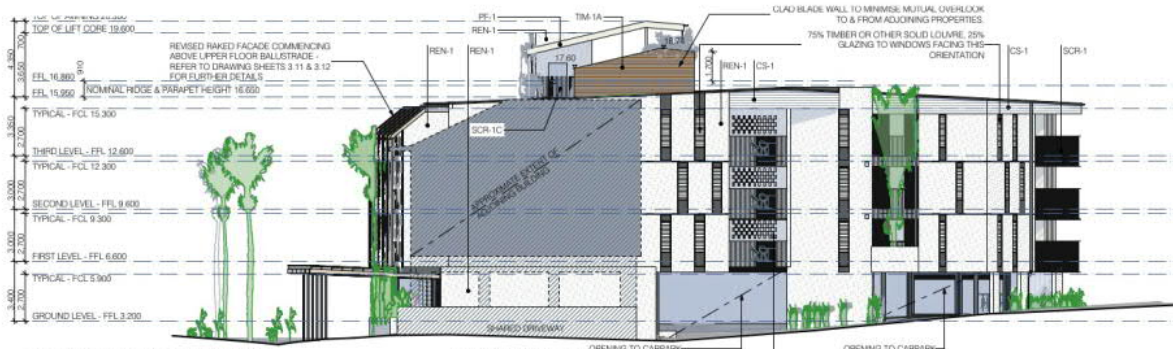
FINISHES SCHEDULE

CODE	DESCRIPTION
TIM-1/TIM-1A	TIMBER SCREEN TRELLIS POSTS & DECKING SPICES LOCAL HARDWOOD TONE TBC
PAV-1	SLATE PAVING - LOCAL STONE FORMAT - CRAZY PAVING
PAV-2	STREET PAVEMENT TO COUNCIL'S SPECIFICATION
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
CON-1	CONCRETE QUALITY FINISH COLOUR - NATURAL GREY EXPOSED SLAB SOFFITS
PF-1	PAINT FINISH TONE - WHITE
PF-2	PAINT FINISH TONE - BASALT OR EQUAL
PC-1/SCR-1	POWDERCOATED FINISH TONE - WHITE
SCR-1A/SCR-1B	TO ALL BALUSTRADES, TO WINDOW SHAKE SCREENS/ MESH METAL FINISHES
PC-2	POWDERCOATED FINISH TO METALS AND WINDOW DOOR FRAMES TONE - BASALT OR EQUAL WITH CEILING PANELS SELECTED TO MATCH
CS-1	WEATHERBOARD CLADDING PAINT FINISH TONE - WHITE
MEM-1	MEMBRANE ROOF
MR-1	METAL ROOF TONE - BASALT OR EQUAL COASTAL GRADE BRICKS GUTTERS TO MATCH C&B
TR-1	STAINLESS STEEL TRANSLUCENT ROOF TONE - CLEAR OR OPAL GUTTERS STAINLESS STEEL OR COASTAL GRADE COLORBOND

<p>This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.</p>	<p>REVISION: P1- TOWN PLANNING PACKAGE TO COUNCIL P2- ROOFTOP POOL AMENAGEMENT - ISSUE FOR COMMENT</p>	<p>DATE: 29/10/2019 24/08/2020</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DWG. TITLE: ELEVATIONS PLOT DATE: 26/08/2020 SCALE: AS SHOWN AT A3 DWG. NO.: P-03.02 REV: P2</p>	<p>PROJECT: WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS</p>	<p>WOLVERIDGE architects 121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: +61 3 9486 9882 FAX: +61 3 9486 9883 info@wolveridge.com.au www.wolveridge.com.au</p>
	<p>CLIENT: SCALJ NOMINEES PTY LTD</p>	<p>PROJ. NO: 18 007</p>				

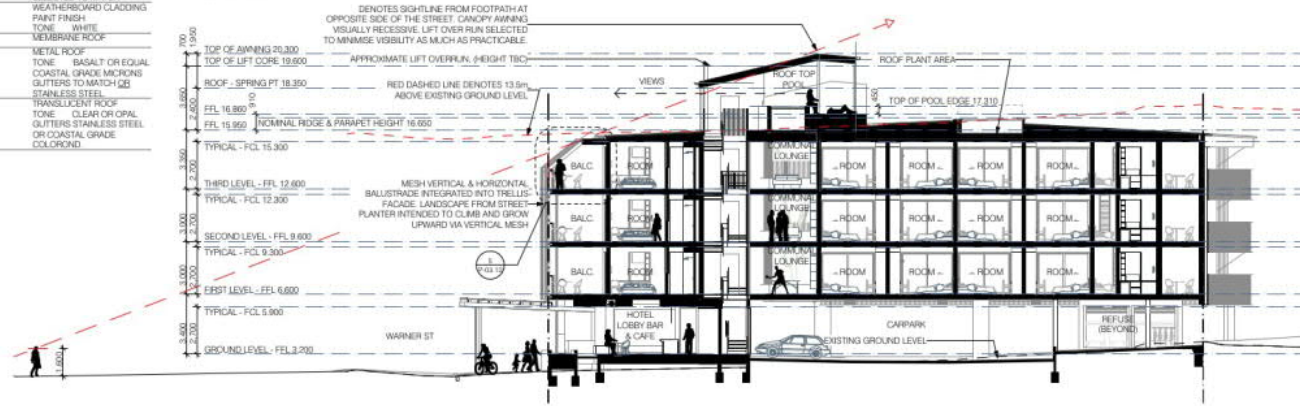
FINISHES SCHEDULE

CODE	DESCRIPTION
TIM-1/TIM-1A	TIMBER SCREEN TRELLIS POSTS & BEAMS SPECIES LOCAL HARDWOOD TONE
PAV-1	SLATE PAVING - LOCAL STONE FORMAT - 150MM PAVING
PAV-2	STREET PAVEMENT TO COUNCIL'S SPECIFICATION
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
CON-1	CONCRETE QUALITY FINISH COLOUR - NATURAL GREY EXPOSED SLAB SOFFITS
PF-1	PAINT FINISH
PF-2	PAINT FINISH
PF-TONE	TONE
PF-1	WHITE
PC-1/SCR-1	POWDERCOATED FINISH
PC-TONE	TONE
PC-1A / SCR-1A	BASALT OR EQUAL
PC-1B / SCR-1B	WHITE
PC-1C / SCR-1C	TO ALL BALUSTRADES, TO WINDOW SHADE SCREENS / MESH METAL FINISHES
PC-2	POWDERCOATED FINISH TO METALS AND WINDOW / DOOR FRAMES
PC-TONE	TONE
PC-1	BASALT OR EQUAL WITH CEILING FANS
CS-1	SELECTED TO MATCH WEATHERBOARD CLADDING
CS-TONE	TONE
CS-1	WHITE
MEM-1	MEMBRANE ROOF
MR-1	METAL ROOF
MR-TONE	TONE
MR-1	BASALT OR EQUAL
MR-1A	COASTAL GRADE METRONS GUTTERS TO MATCH QB
MR-1B	STAINLESS STEEL
TR-1	TRANSLUCENT ROOF
TR-TONE	TONE
TR-1	CLEAR OR OPAL GUTTERS STAINLESS STEEL OR COASTAL GRADE COLORBOND



E-04 SOUTH EAST ELEVATION

SCALE: 1:200



SECTION A

SCALE: 1:200

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION: P1 - TOWN PLANNING PACKAGE TO COUNCIL P2 - ROOFTOP POOL AMENAGEMENT - ISSUE FOR COMMENT

DATE: 29/10/2019 04/08/2020

PRELIMINARY NOT FOR CONSTRUCTION

DWG. TITLE: ELEVATION & SECTION - LONGITUDINAL 20/03/2020
 PLOT DATE: AS SHOWN AT A3
 SCALE: AS SHOWN AT A3
 DWG. NO.: P-03.03 REV: P2

PROJECT: WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS
 CLIENT: SCALJ NOMINEES PTY LTD
 PROJ. NO.: 18 007

WOLVERIDGE architects
 121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
 TEL: +61 3 9486 9882 FAX: +61 3 9486 9883
 info@wolveridge.com.au www.wolveridge.com.au



CON-1



PC-2 / PF-2



SCR-1A



REN-1



CS-1



SCR-1B



SCR-1C



TIM-1 / TIM-1A



PAV-1



MR-1

FINISHES SCHEDULE

CODE	DESCRIPTION
TIM-1 / TIM-1A	TIMBER SCREEN TRELLIS POSTS & DECKING SPECIES: LOCAL HARDWOOD TONE: TBC
PAV-1	SLATE PAVING - LOCAL STONE FORMAT - CRAZY PAVING
PAV-2	STREET PAVEMENT TO COUNCIL'S SPECIFICATION
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
CON-1	CONCRETE QUALITY FINISH COLOUR - NATURAL GREY EXPOSED SLAB SOFFITS
PF-1	PAINT FINISH TONE - WHITE
PF-2	PAINT FINISH TONE - BASALT OR EQUAL
PC-1 / SCR-1	POWDERCOATED FINISH TONE - WHITE
SCR-1A / SCR-1B SCR-C	TO ALL BALUSTRADES, TO WINDOW SHAKE SCREENS/ MESH METAL FINISHES
PC-2	POWDERCOATED FINISH TO METALS AND WINDOW DOOR FRAMES TONE - BASALT OR EQUAL WITH CEILING FANS SELECTED TO MATCH
CS-1	WEATHERBOARD CLADDING PAINT FINISH TONE - WHITE
MR-1	METAL ROOF TONE - BASALT OR EQUAL COASTAL GRADE MICRONS GUTTERS TO MATCH GBL STAINLESS STEEL
TR-1	TRANSLUCENT ROOF TONE - CLEAR OR OPAL OUTLERS STAINLESS STEEL OR COASTAL GRADE COLORBOND

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL
P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT

DATE:
20/02/2019
24/08/2020

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: MATERIALS SCHEDULE
PLOT DATE: 20/08/2020
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.04 REV: P2

PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALJ NOMINEES PTY LTD
PROJ. NO: 18 007

WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: +61 3 9486 9882 FAX: +61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au



AERIAL VIEW



STREET VIEW LOOKING DUE NORTH WEST



STREET VIEW LOOKING DUE EAST

This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.

REVISION:
P1- TOWN PLANNING PACKAGE TO COUNCIL
P2- ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT

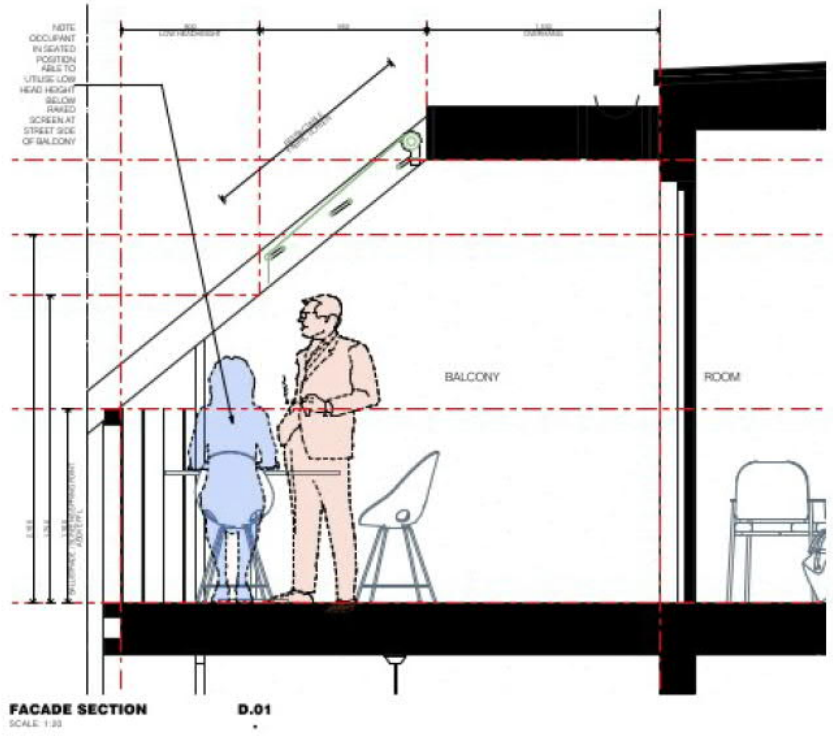
DATE:
28/12/2019
04/08/2020

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: REVISED FACADE - EXTERIOR
PLOT DATE: VIEWS 20/02/2020
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.11 REV

PROJECT: WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS
CLIENT: SCALJ NOMINEES PTY LTD
PROJ. NO. 18 007

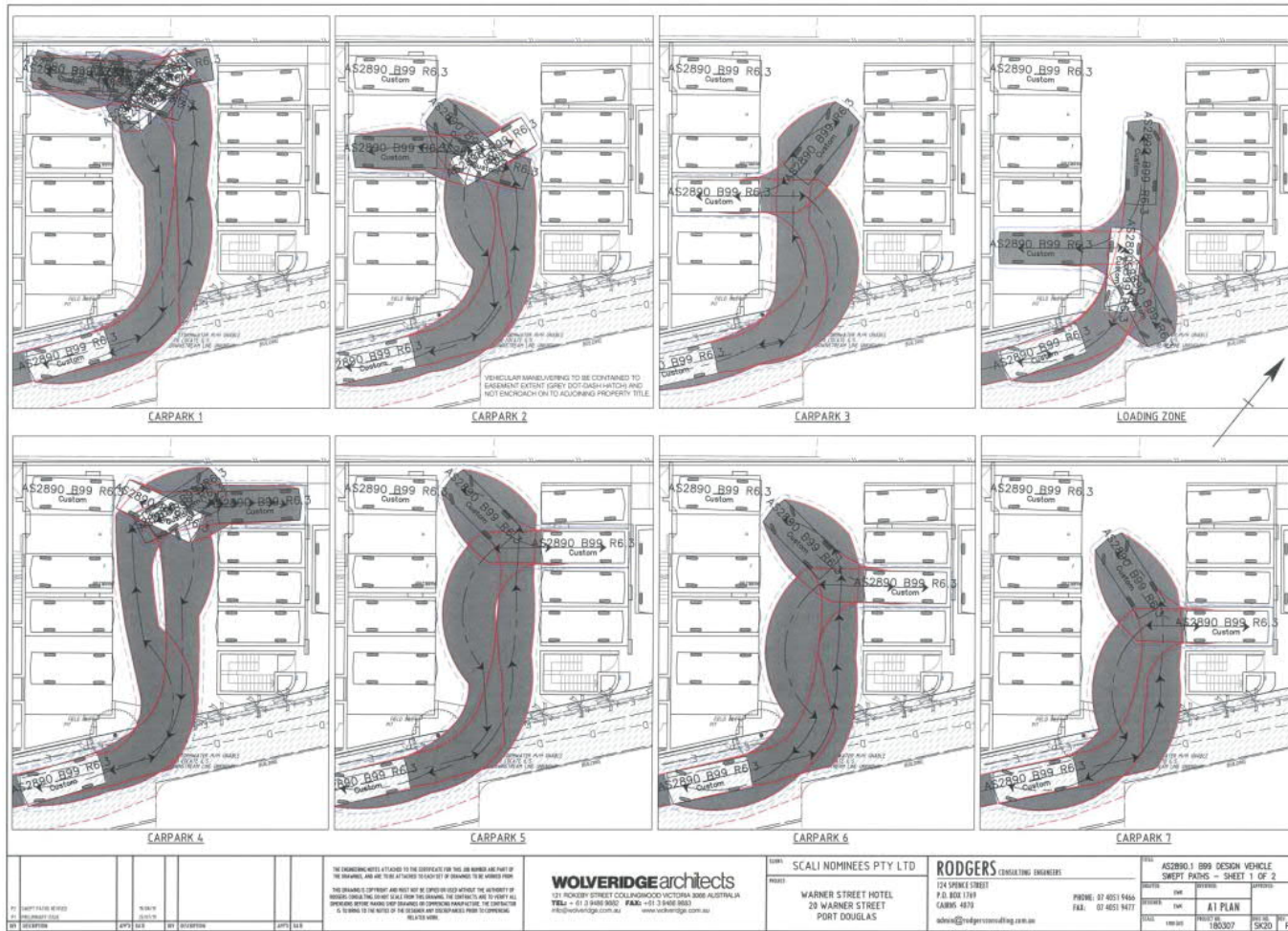
WOLVERIDGE architects
121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA
TEL: +61 3 9486 9882 FAX: +61 3 9486 9883
info@wolveridge.com.au www.wolveridge.com.au

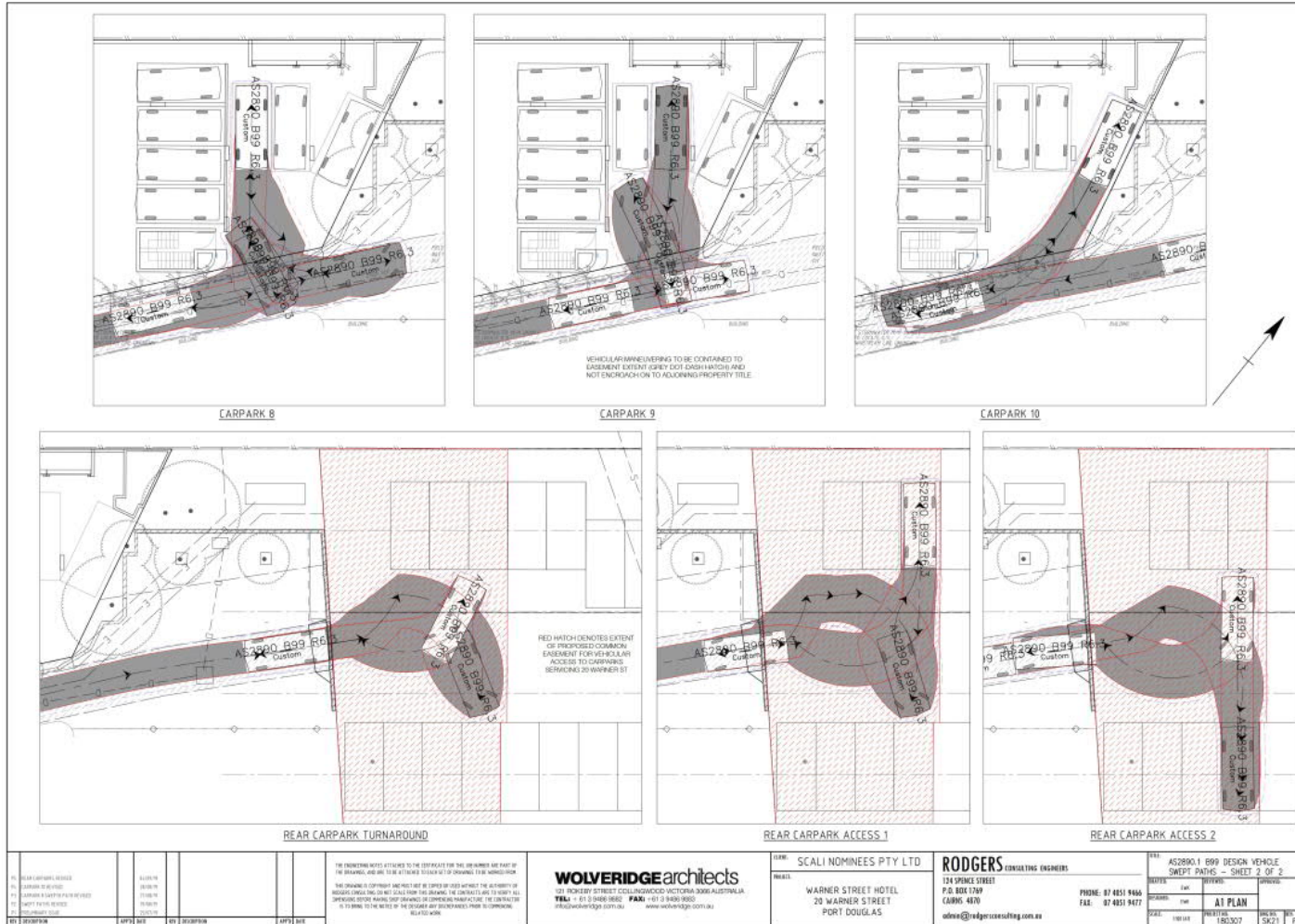


<p>This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.</p>	<p>REVISION: P1 - TOTAL PLANNING PROCEDURE TO GO AHEAD.</p>	<p>DATE: 06/12/2019</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DWG TITLE: REVISED FACADE - SECTION</p>	<p>PROJECT: WARNER STREET HOTEL 33 WARNER STREET PORT DOUGLAS</p>	<p>WOLVERIDGE architects 121 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: + 61 3 9486 0602 FAX: + 61 3 9486 0602 www.wolveridge.com.au</p>
	<p>PLLOT DATE: 06/12/2019</p>	<p>SCALE: AS SHOWN AT A3</p>	<p>DWG. NO.: P-02.12 REV</p>	<p>CLIENT: SCALI NOMINEES PTY LTD</p>	<p>PROJ. NO: 18.057</p>	



<p>This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.</p>	<p>REVISION: P1 - TOWN PLANNING PACKAGE TO CO-NCIL</p>	<p>DATE: 06/10/2019</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DWG TITLE: PERSPECTIVES PLOT DATE: 06/10/2019 SCALE: AS SHOWN AT A3 DWG. NO.: P-05.02 REV P1</p>	<p>PROJECT: WARNER STREET HOTEL 33 WARNER STREET PORT DOUGLAS CLIENT: SCALI NOMINEES PTY LTD PROJ. NO: 18.007</p>	<p>WOLVERIDGEarchitects 131 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: + 61 3 9486 0802 FAX: + 61 3 9486 3000 info@wolveridge.com.au www.wolveridge.com.au</p>
--	--	-----------------------------	--	--	--	--





NO.	REVISION	DATE	BY	CHK
01	ISSUE FOR PERMIT	15/01/19	SC	SC
02	ISSUE FOR PERMIT	15/01/19	SC	SC
03	ISSUE FOR PERMIT	15/01/19	SC	SC
04	ISSUE FOR PERMIT	15/01/19	SC	SC
05	ISSUE FOR PERMIT	15/01/19	SC	SC

THE ENGINEER'S NOTES ATTACHED TO THE CERTIFICATE OF THIS DOCUMENT ARE PART OF THE DOCUMENT AND ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS.

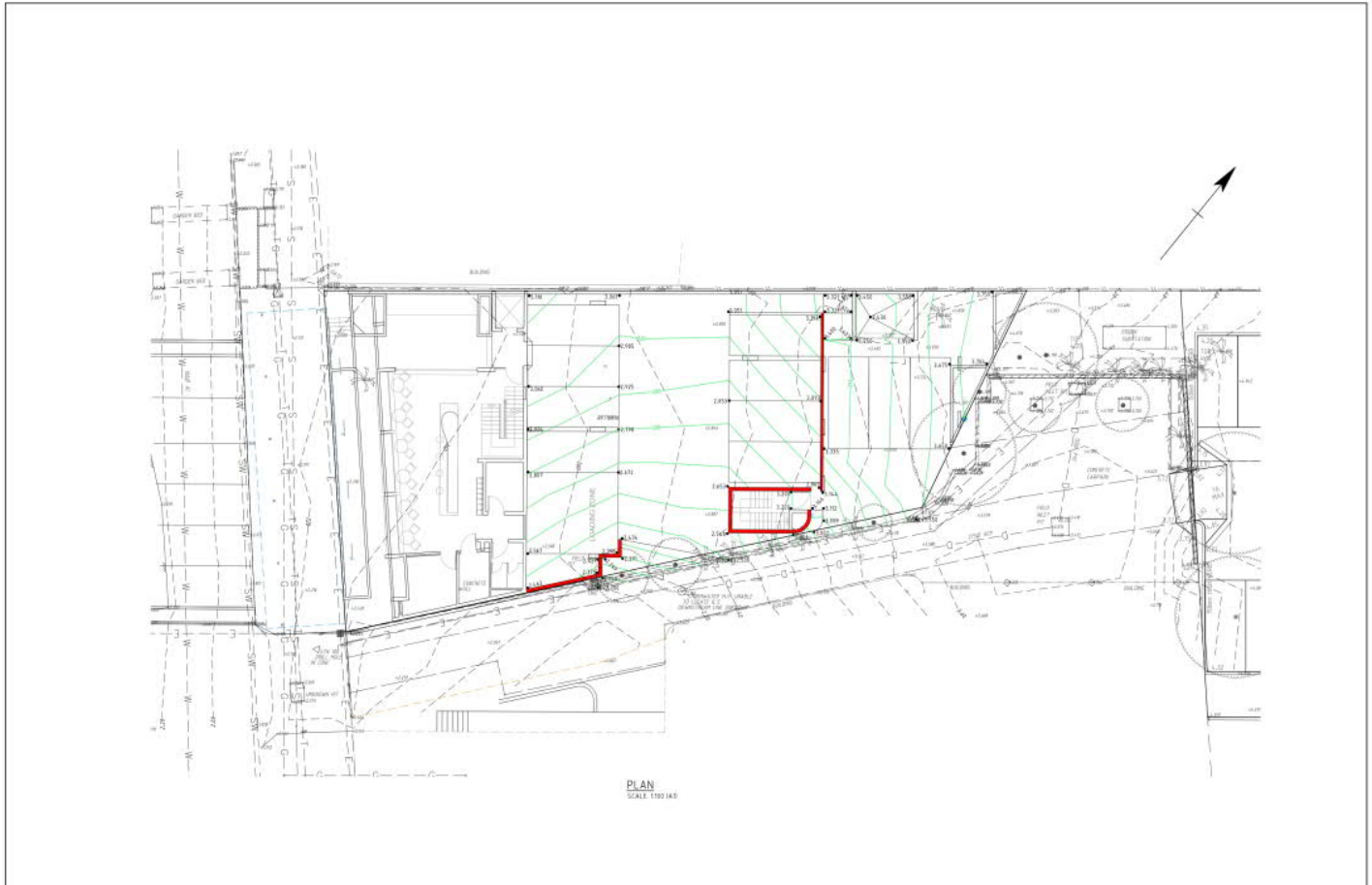
THIS DRAWING IS COPYRIGHT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WOLVERIDGE ARCHITECTS.

WOLVERIDGE architects
 107 SPENCE STREET COLLINGWOOD VICTORIA 3068 AUSTRALIA
 TEL: +61 3 9486 9882 FAX: +61 3 9486 9880
 info@wolveridge.com.au www.wolveridge.com.au

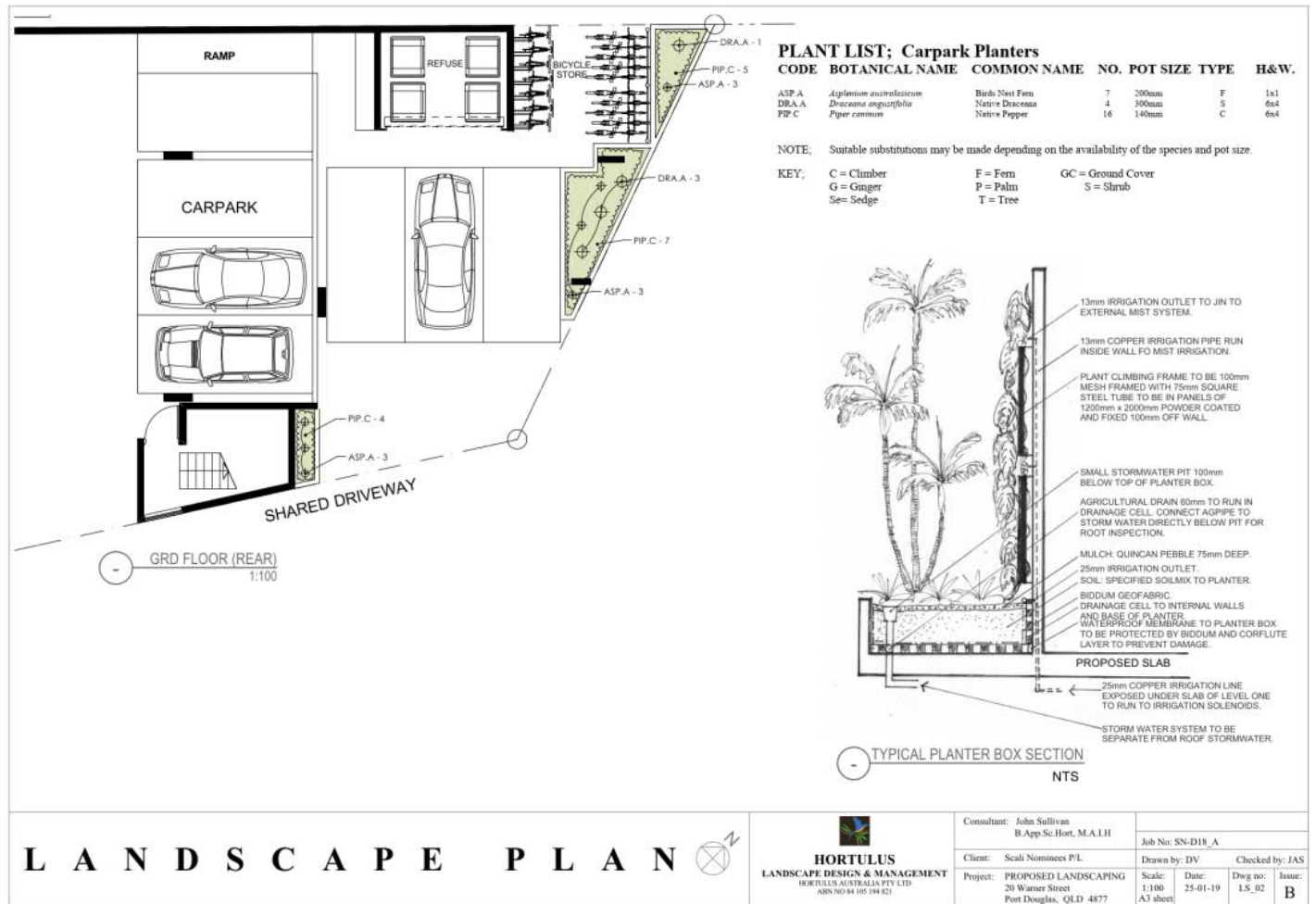
NAME: SCALI NOMINEES PTY LTD
 ADDRESS: WARNER STREET HOTEL
 20 WARNER STREET
 PORT DOUGLAS

RODGERS CONSULTING ENGINEERS
 124 SPENCE STREET
 P.O. BOX 1209
 COLLINGWOOD
 PHONE: 07 4851 9466
 FAX: 07 4851 9477
 admin@roddgersconsulting.com.au

PROJECT	AS2890 1 699 DESIGN VEHICLE SWEEP PATHS - SHEET 2 OF 2
DATE	15/01/19
SCALE	AS SHOWN
DRAWN BY	SC
CHECKED BY	SC
DATE	15/01/19
PROJECT NO.	1803007
DRAWING NO.	SK21
REV.	PS



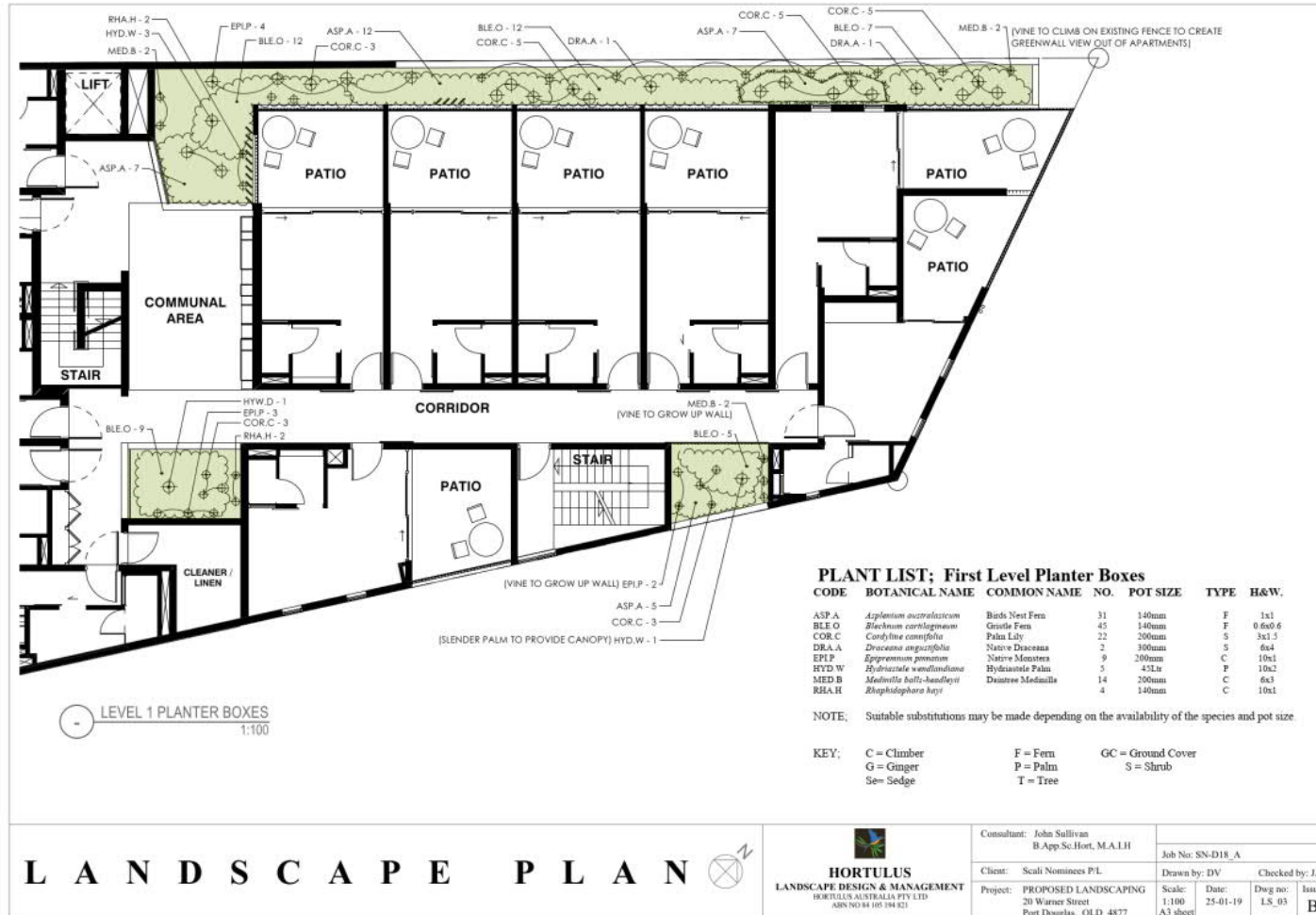
<p>THE ENGINEERING LEVELS ATTACHED TO THE CREDIBILITY OF THE ENGINEER AND PART OF THE DRAWING, AND NOT BE TAKEN TO BE A GUARANTEE OF PERFORMANCE FOR THE WORK DESCRIBED.</p> <p>THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p>		<p>CLIENT: SCALI NOMINEES PTY LTD</p> <p>PROJECT: WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS</p>	<p>ENGINEER: RODGERS CONSULTING ENGINEERS</p> <p>124 SPENCE STREET P.O. BOX 1200 CAIRNS 4870</p> <p>PHONE: 07 4851 9444 FAX: 07 4851 9477 admin@rodgersconsulting.com.au</p>	<p>WORK: CIVIL WORKS PRELIMINARY CARPARK LEVELS</p> <p>DATE: 1/10/24 DRAWN BY: [] CHECKED BY: [] SCALE: 1:100 (A4) PROJECT NO: 1803027 SHEET NO: 1 TOTAL SHEETS: 1</p>
--	--	---	--	--

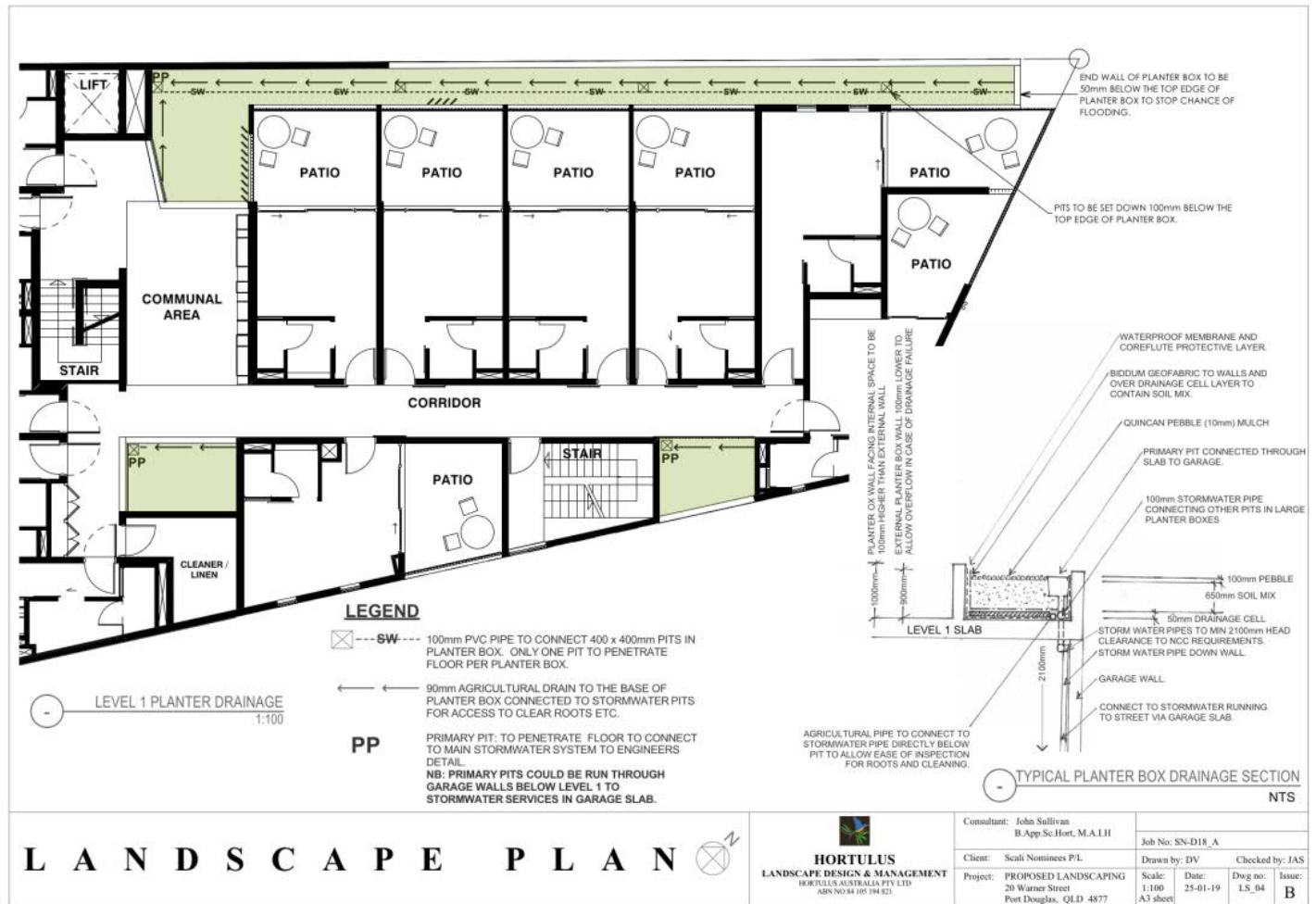


LANDSCAPE PLAN

HORTULUS
 LANDSCAPE DESIGN & MANAGEMENT
 HORTULUS AUSTRALIA PTY LTD
 ABN NO 64 105 194 821

Consultant: Iohn Sullivan B.App.Sc.Hort, M.A.I.H	Job No: SN-D18_A
Client: Scali Nominees P/L	Drawn by: DV Checked by: JAS
Project: PROPOSED LANDSCAPING 20 Warner Street Port Douglas, QLD 4877	Scale: 1:100 Date: 25-01-19 Dwg no: LS_02 Issue: B





LANDSCAPE PLAN

HORTULUS
LANDSCAPE DESIGN & MANAGEMENT
HORTULUS AUSTRALIA PTY LTD
ABN NO 64 105 194 821

Consultant: John Sullivan B.App.Sc.Hort, M.A.I.H	Job No: SN-D18_A
Client: Scali Nominees P/L	Drawn by: DV Checked by: JAS
Project: PROPOSED LANDSCAPING 20 Warner Street Port Douglas, QLD 4877	Scale: 1:100 Date: 25-01-19 A3 sheet Dwg no: LS_04 Issue: B

Reasons for Decision

The reasons for this decision are:

1. Sections 81, 81A and 83 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 development application was properly lodged to the Douglas Shire Council on 27 November 2020 under section 79 of the *Planning Act 2016*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and 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. the development triggered assessable development under the Assessment Table associated with the Centre Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 81, 81A and 83 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Reasons for Decision

The reasons for this decision are:

1. Sections 81, 81A and 83 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 development application was properly lodged to the Douglas Shire Council on 9 May 2022 under section 79 of the *Planning Act 2016*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and 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. the development triggered assessable development under the Assessment Table associated with the Centre Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 81, 81A and 83 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

[s 231]

- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter—
 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

29 June 2022

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2019_3365/3 (Doc ID 1094625)
Your Ref: P71866

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

Scali Nominees Pty Ltd, Second York Pty Ltd & Deal Corporation
C/ Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

info@planztp.com

Attention Ms Nikki Huddy

Dear Madam

**Application for a Minor Change for the Material Change of Use for Short-term
Accommodation with Ancillary Uses of Food and Drink Outlet / Bar
At 20 Warner Street and 23-25 Macrossan Street Port Douglas**

Please find attached the Adopted Infrastructure Charges Notice issued in accordance with section 119 of the *Planning Act 2016*.

The amount in the Adopted Infrastructure Charges Notice has been calculated according to Council's Adopted Infrastructure Charges Resolution.

Please also find attached extracts from the Act regarding the following:

- your right to make representations to Council about the Adopted Infrastructure Charges Notice; and
- your Appeal rights with respect to the Adopted Infrastructure Charges Notice.

Please quote Council's application number: ROL 2019_3365 in all subsequent correspondence relating to this matter.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully



For

Paul Hoyer
Manager Environment & Planning

encl.

- Adopted Infrastructure Charges Notice
- Rights to Make Representations and Appeals Regarding Infrastructure Charges

Adopted Infrastructure Charges Notice



2018 Douglas Shire Planning Scheme version 1.0 Applications

ADOPTED INFRASTRUCTURE CHARGES NOTICE

Scali Nominees Pty Ltd, Second York Pty Ltd & Deal Corporation		0	0
DEVELOPERS NAME		ESTATE NAME	STAGE
20 Warner Street	Port Douglas	Lots 1 and 2 on SP316373	158081, 158082
STREET No. & NAME	SUBURB	LOT & RP No.s	PARCEL No.
MCU Short Term Accommodation & Food and Drink Outlet / Bar		MCUC 2019_3365	6
DEVELOPMENT TYPE		COUNCIL FILE NO.	VALIDITY PERIOD (year)
1091665	1	Payment before commencement of use for MCU	
DSC Reference Doc. No.	VERSION No.		

Infrastructure Charges as resolved by Council at the Ordinary Meeting held on 23 February 2021 (Came into effect on 1 March 2021)

	Charge per Use	\$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Code
Proposed Demand						
Accommodation_short term	Short_term_accommodation	\$_per_1_bedroom_less_than_6_beds_per_room	36	\$234,072.72		
Commercial_retail	Food_and_drink_outlet_other	\$_per_m ² _GFA	183	\$30,808.05		
	Total Demand			\$264,880.77		
Credit						
<u>Existing land use</u>						
3 or more bedroom dwelling	1 lot	Dwelling_house	1	\$24,553.82		
	Total Credit			\$24,553.82		
						Code 895 GL GL7500.135.825

Required Payment or Credit **TOTAL** \$240,326.95

Prepared by	J Elphinstone	13-Jun-22	Amount Paid	
Checked by	D Lamond	13-Jun-22	Date Paid	
Date Payable	MCU - prior to the commencement of use		Receipt No.	
Amendments		Date	Cashier	

Note:

The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* as from Council's resolution from the Ordinary Meeting held on 23 February 2021.

Charge rates under the Policy are subject to indexing.
Any Infrastructure Agreement for trunk works must be determined and agreed to prior to issue of Development Permit for Operational Work.

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au

Subdivision 5 Changing charges during relevant appeal period

124 Application of this subdivision

This subdivision applies to the recipient of an infrastructure charges notice given by a local government.

125 Representations about Infrastructure charges notice

- (1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.
- (2) The local government must consider the representations.
- (3) If the local government—
 - (a) agrees with a representation; and
 - (b) decides to change the infrastructure charges notice;the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a *negotiated notice*) to the recipient.
- (4) The local government may give only 1 negotiated notice.
- (5) A negotiated notice—
 - (a) must be in the same form as the infrastructure charges notice; and
 - (b) must state the nature of the changes; and
 - (c) replaces the infrastructure charges notice.
- (6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.
- (7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient.

126 Suspending relevant appeal period

- (1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.
- (2) The recipient may give only 1 notice.
- (3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.
- (4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal.

Division 3 Development approval conditions about trunk infrastructure

Subdivision 1 Conditions for necessary trunk infrastructure

127 Application and operation of subdivision

- (1) This subdivision applies if—
 - (a) trunk infrastructure—
 - (i) has not been provided; or
 - (ii) has been provided but is not adequate; and
 - (b) the trunk infrastructure is or will be located on—
 - (i) premises (the *subject premises*) that are the subject of a development application, whether or not the infrastructure is necessary to service the subject premises; or
 - (ii) other premises, but is necessary to service the subject premises.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.

- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter—
 - (a) is final and conclusive; and
 - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
 - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.