

17 December 2025

Enquiries: Rebecca Taranto
Our Ref: MCUC 2025_5837/1 (Doc ID:1340281)
Your Ref:

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

Awela Holdings Pty Ltd
C/- Aspire Town Planning
PO Box 1040
Mossman QLD 4873

Dear Sir/Madam

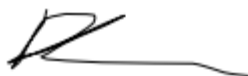
**Development Application for Combined Application
Material Change of Use (Dual Occupancy and Short Term-Accommodation)
and Reconfiguring a Lot - 1 Lot into 2 Lots
At 36 Warner Street Port Douglas
On Land Described as Lot 416 on RP907333**

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

Please quote Council's application number: MCUC 2025_5837/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Rebecca Taranto 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 - response to properly made submissions.
- 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 63 of the Planning Act 2016

Applicant Details

Name: Awela Holdings Pty Ltd
Postal Address: C/- Aspire Town Planning
PO Box 1040
Mossman QLD 4873
Email: admin@aspireqld.com

Property Details

Street Address: 36 Warner Street Port Douglas
Real Property Description: Lot 416 on RP907333
Local Government Area: Douglas Shire Council

Details of Proposed Development

Development Permit for Combined Application- Material Change of Use (Dual Occupancy and Short Term-Accommodation) and Reconfiguring a Lot (1 Lot into 2 Lots)

Decision

Date of Decision: 17 December 2025
Decision Details: Approved (subject to conditions)

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

That the Manager Environment & Planning, under Instrument of Delegation, approves the above application subject to the following:

A. APPROVED DRAWING(S) AND / OR DOCUMENT(S) FOR MATERIAL CHANGE OF USE- DUAL OCCUPANCY AND SHORT-TERM ACCOMMODATION

The term 'approved drawing(s) and/or document(s) or other similar expressions means the following plans.

Drawing or Document	Reference	Date
36 Warner Street, Port Douglas Civil Works	Neon Consulting	13/11/2025

	DRG-0001 C	
Earthworks and Drainage Plan	Neon Consulting DRG- 0002 D	02/12/2025
Earthworks and Drainage Details	Neon Consulting DRG- 0003 C	13/11/2023
Earthworks Sections	Neon Consulting DRG-0004 D	02/12/2025
Drainage Long Section	Neon Consulting DRG-0005 D	02/12/2025
Street Integration Plan	Unauthored Drawing Job No. 2444 Sheet WD0	09/11/2025
Part Lower Floor Plan- Living Quarters	Unauthored Drawing Job No. 2444 Sheet WD2	29/10/2025
Part Lower Floor Plan- Sleeping Quarters	Unauthored Drawing Job No. 2444 Sheet WD3	29/10/2025
Upper Floor Plan	Unauthored Drawing Job No. 2444 Sheet WD4	29/10/2025
Part Lower Floor Roof Plan- Living Quarters	Unauthored Drawing Job No. 2444 Sheet WD5	29/10/2025
Part Lower Floor Roof Plan and Upper Roof Plan	Unauthored Drawing Job No. 2444 Sheet WD6	29/10/2025
Door and Window Schedules	Unauthored Drawing Job No. 2444 Sheet WD7	29/10/2025
Elevations	Unauthored Drawing Job No. 2444 Sheet WD10	29/10/2025
Elevations	Unauthored Drawing Job No. 2444 Sheet WD9	29/10/2025
Elevations	Unauthored Drawing Job No. 2444 Sheet WD10	29/10/2025
Elevations	Unauthored Drawing Job No. 2444 Sheet WD11	29/10/2025
Part Footing Plan- Living Quarters	Unauthored Drawing Job No. 2444 Sheet WD12	29/10/2025

Part Roofing Plan- Sleeping Quarters	Unauthored Drawing Job No. 2444 Sheet WD13	29/10/2025
Footing and Slab Details	Unauthored Drawing Job No. 2444 Sheet WD14	29/10/2025
Upper Floor Slab Plans	Unauthored Drawing Job No. 2444 Sheet WD15	29/10/2025
Part Lower Roof Framing Plan- Living Quarters	Unauthored Drawing Job No. 2444 Sheet WD16	29/10/2025
Part Lower Roof Framing Plan and Upper Roof Framing Plan	Unauthored Drawing Job No. 2444 Sheet WD17	29/10/2025
Sections	Unauthored Drawing Job No. 2444 Sheet WD18	29/10/2025
Sections	Unauthored Drawing Job No. 2444 Sheet WD19	29/10/2025
Sections	Unauthored Drawing Job No. 2444 Sheet WD19	29/10/2025
Sections	Unauthored Drawing Job No. 2444 Sheet WD21	29/10/2025
Sections	Unauthored Drawing Job No. 2444 Sheet WD22	29/10/2025
Sections	Unauthored Drawing Job No. 2444 Sheet WD23	29/10/2025
Sections	Unauthored Drawing Job No. 2444 Sheet WD24	29/10/2025
Retaining Wall Details	Unauthored Drawing Job No. 2444 Sheet WD25	29/10/2025
Truss Tie Down to CMB Wall Details	Unauthored Drawing Job No. 2444 Sheet WD26	29/10/2025
Truss Tie Down to CMB Wall Details	Unauthored Drawing Job No. 2444 Sheet WD27	29/10/2025
Landscape Concept Plan	Kate Hewitt Landscape Design Issue No. B Sheet 1 of 2	17/11/2025
Landscape Planting Plan	Kate Hewitt Landscape Design Issue No. B Sheet 2 of 2	17/11/25

FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access		
Access Crossovers	Standard Drawing S1015 Issue F	5 December 2023
Concrete driveway for allotment access	Standard Drawing S1110 Issue G	5 December 2023

A. CONDITIONS OF APPROVAL FOR MATERIAL CHANGE OF USE- DUAL OCCUPANCY AND SHORT-TERM ACCOMMODATION

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

Except where modified by these conditions of approval.

Timing of Effect

2. The conditions of the Development Permit must be effected prior to endorsement of the Survey Plan except otherwise nominated in these conditions of approval.

Sediment and Erosion Control

3. A copy of the contractors Erosion and Sediment Control Plan (ESCP) is to be submitted to Council for endorsement by the Chief Executive Officer prior to the issue of a Development Permit for Building Work. ESCP plans must be provided for the following stages of the development;
 - a. stripping and grubbing stage;
 - b. filling stage; and
 - c. pad and building construction stage.

All earthworks must be carried out in accordance with section CP1.13 and D5 of the FNQROC Development Manual. The ESC Plan must address the Institution of Engineers' Australia Guidelines for Soil Erosion and Sediment Control and the Environment Protection (Water) Policy and Clauses CP1.06, CP1.13 and D5.10 of Council's FNQROC Development Manual.

Measures nominated in the approved ESCP must be implemented and maintained to the satisfaction of the Chief Executive Officer throughout each stage of the development.

External Works

4. Undertake the following works external to the land at no cost to Council:
 - a. Provision of single width individual concrete crossover and aprons to each unit in accordance with FNQROC Development Manual Standard Drawing S1015 to each new dual occupancy / short-term accommodation premises;
 - b. Remove the existing crossover that is redundant and replace with footpath, grass verge, kerb and channel to match the existing streetscape;
 - c. Construct a protecting concrete verge island and landscape bed around the remaining Rosewood tree in the road reserve;
 - d. Infill with road pavement areas between the verge island and kerb and channel to the full width of the street frontage with 35mm thick GD10 hot mix or other approved flexible pavement. 300mm deep excavation and

replacement with two layers of FNQROC compliant subgrade material must be installed under the flexible pavement. Pavement must tie in neatly with existing levels to the satisfaction of the Chief Executive Officer;

- e. Line mark parking spaces in front of the subject land where available; and
- f. Repair any damage to existing roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drain lines) that may occur during and works carried out in association with the construction of the approved development.

Such work must be constructed to the satisfaction of the Chief Executive Officer prior to endorsement of the plan of survey.

Water Supply and Sewerage Works Internal

- 5. Undertake the following water supply and sewerage works internal to the subject land:
 - a. Provide a single internal sewer connection which must be clear of any buildings or structures to each new lot;
 - b. Provide a single internal water connection to each new lot; and
 - c. Remove all un-utilised water and sewer connections.

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

All works must be carried out to the satisfaction of the Chief Executive Officer prior to Commencement of Use or approval and dating of the Building Format Plan, whichever occurs first.

Drainage Within Easement

- 6. Drainage within the easement must be constructed in accordance with the Drainage Plans prepared by Neon Consulting, approved under this development approval.

Augmentation of the existing drainage pit adjacent to the front road boundary must be undertaken entirely within the boundaries of Lot 416 on RP907333. No other lots must be impacted by the drainage work without first gaining consent from neighbouring landowners.

Damage to Council Infrastructure

- 7. In the event that any part of Council's existing sewer/water or road infrastructure is damaged because of construction activities occurring on the site, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at no cost to Council

Removal of Existing Street Tree

- 8. The removal of one (1) Rosewood Street tree as detailed on the approved Street Integration Plan, Sheet No. WDO, Job No. 2444, dated 09/10/25, must not occur prior to the issue of a Development Permit for Building Work.

Council must be notified two (2) business days prior to the proposed date of commencement of any approved vegetation clearing.

Remaining Street Tree

- 9. To determine a protective zone for root ball disturbance for the remaining street tree within the road reserve in front of existing Lot 416 on RP907333, provide a tree report that details protective measures for the tree, during and after construction.

Landscaping

- 10. The site must be landscaped in accordance with details included on the Landscape Plan prepared by Kate Hewitt Landscape Design, issue B, dated 17/11/2025.

Minimum Fill and Floor Levels

11. All floor levels in all buildings 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. All habitable room floor levels must be at least 3.493 m AHD.

Minimum Floor to Ceiling Clearance

12. All units must have a minimum floor to ceiling clearance of 2.7 metres.

Stockpiling and Transportation of Fill Material

13. Transportation of fill or spoil to and from the site must not occur within:
 - a. peak traffic times;
 - b. before 7:00 am or after 6:00 pm Monday to Friday;
 - c. before 7:00 am or after 1:00 pm Saturdays; or
 - d. on Sundays or Public Holidays.

Emissions

14. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Storage of Machinery and Plant

15. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Construction Signage

16. Prior to the commencement of any construction works associated with the development, a sign detailing the project team must be placed on the road frontage of the site and must be located in a prominent position. The sign must detail the relevant project coordinator for the works being undertaken on the site, and must list the following parties (where relevant) including telephone contacts:
 - a. Developer;
 - b. Project Coordinator;
 - c. Architect/Building Designer;
 - d. Builder;
 - e. Civil Engineer;
 - f. Civil Contractor;
 - g. Landscape Architect.

Short-Term Accommodation

17. The Short-Term Accommodation should only be used by one group of guests at one time.

Advertising Devices.

18. Signage for the Short-Term Accommodation must meet with the self-assessable provisions of the Advertising Devices code. Where signage cannot meet with the code requirements, the signage will be subject to a separate development permit.

Disability Access

19. Prior to the commencement of use, an all-abilities access must be provided from the parking area to the dwelling house in accordance with the relevant Australian Standards.

APPROVED DRAWING(S) AND / OR DOCUMENT(S) FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS)

The term 'approved drawing(s) and/or document(s) or other similar expressions means the following plans.

Drawing or Document	Reference	Date
Site Plans	Unauthored Drawing Council Doc Id; 1334287 Job No. 2444 Sheet WD1	29/11/2025

B. CONDITIONS OF APPROVAL FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS)

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

Except where modified by these conditions of approval.

Timing of Lot Reconfiguration

2. The conditions of the Development Permit must be effected prior to the issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval. The Compliance Certificate for the Plan of Survey cannot be applied for prior to:
 - a. The under slab must be completed for both dwellings with the relevant building inspection undertaken. The slab must be deemed satisfactory with the relevant documentation submitted to Council;
 - b. Construction of each of the dwelling units must be commenced to the extent of three courses of blocks.; and
 - c. The construction and completion (or suitably bonded) of all external works.

Fire Separation

3. The boundary placement between each dwelling must be in accordance with the National Construction Code and in particular, the building setbacks from the side boundaries must comply with the fire regulations within the code.

Electricity and Telecommunications

4. Written evidence of negotiations with Ergon Energy and the telecommunication authority must be submitted to Council stating that both an underground electricity supply and

telecommunications service will be provided to the development prior to the issue of a Compliance Certificate for the Plan of Survey.

Advice

1. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
2. This approval does not negate the requirement for compliance with all other relevant Council Local Laws and other statutory requirements.
3. For information relating to the *Planning Act 2016* log on to <https://planning.dsdmip.qld.gov.au/>. To access the *FNQROC Regional Development Manual*, Local Laws, the Douglas Shire Planning Scheme and other applicable Policies log on to www.douglas.qld.gov.au.

Site Survey

4. It is advised that a suitably qualified surveyor be engaged to survey the allotment boundaries prior to undertaking the earthwork/construction of the duplex.

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*.

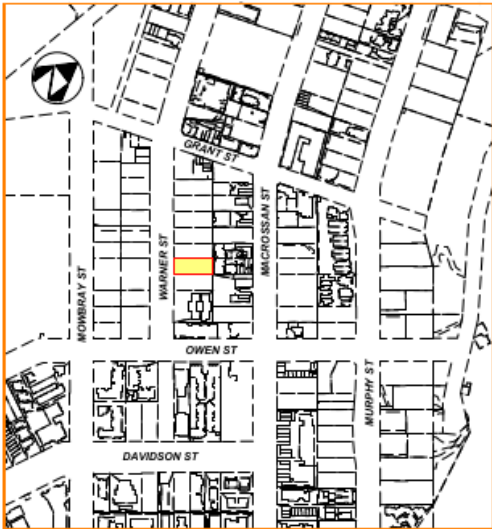
Rights to make Representations & Rights of Appeal

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.

36 WARNER STREET, PORT DOUGLAS CIVIL WORKS

LOCALITY PLAN



DRAWING INDEX

DRAWING No.	DRAWING TITLE
999-2301-01-DRG-0001	LOCALITY PLAN, DRAWING INDEX AND PROJECT NOTES
999-2301-01-DRG-0002	EARTHWORKS AND DRAINAGE PLAN
999-2301-01-DRG-0003	EARTHWORKS AND DRAINAGE DETAILS
999-2301-01-DRG-0004	EARTHWORKS SECTIONS
999-2301-01-DRG-0005	DRAINAGE LONG SECTION

FNQROC STANDARD DRAWINGS

DRAWING No.	DRAWING TITLE
S1000 - S1110	ROADWORKS AND DRAINAGE
S2000 - S2025	WATER
S3000 - S3015	SEWERAGE

PROJECT NOTES

GENERAL ARRANGEMENT

GENERAL

- G1. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE FNQROC DEVELOPMENT MANUAL SPECIFICATIONS S1 TO S8.
- G2. CONTRACTOR TO PROVIDE PUBLIC NOTIFICATION/SIGNS (REFER FNQROC DEVELOPMENT MANUAL, CP1.11).
- G3. CLEARED VEGETATION SHALL BE MULCHED ON SITE BY THE CONTRACTOR.

EXISTING SERVICES

- E51. EXISTING SERVICES ARE PLOTTED FROM THE BEST INFORMATION AVAILABLE. NO RESPONSIBILITY IS TAKEN BY THE PRINCIPAL OR SUPERINTENDENT FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION SHOWN.
- E52. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO ESTABLISH ON SITE THE EXACT POSITION OF ALL UNDERGROUND SERVICES IN THE PROPOSED WORKS AREA. METHODS FOR ACHIEVING THIS WILL INCLUDE BUT NOT BE LIMITED TO:-
 - CAREFUL EXAMINATION OF THE CONTRACT DRAWINGS.
 - CONSULTATION WITH THE RELEVANT SERVICE AUTHORITIES.
 - COMPREHENSIVELY SCANNING THE AFFECTED AREAS WITH A CABLE DETECTOR AND MARKING ON THE GROUND THE POSITION OF ALL SERVICES.
 - HAND EXCAVATING TO EXPOSE ALL SUCH SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS UNDER THE DIRECTION OF THE RELEVANT SERVICE AUTHORITY.
- E53. THE CONTRACTOR IS TO BRING TO THE SUPERINTENDENT'S ATTENTION ANY DISCREPANCIES BETWEEN THE EXISTING SERVICES THUS IDENTIFIED AND DOCUMENTED SERVICES WHICH MIGHT AFFECT THE PROPOSED WORKS. APPROPRIATE MEASURES TO RESOLVE ANY CONFLICTS WILL BE DOCUMENTED BY THE SUPERINTENDENT.

STORMWATER DRAINAGE

- D1. FOR STANDARD STORMWATER DRAINAGE DETAILS REFER FNQROC STD. DRGS. S1045-S1180 INCLUSIVE.
- D2. PRIOR TO COMMENCEMENT OF PIPEWORK, THE CONTRACTOR IS TO CONFIRM THE INVERT LEVEL OF DOWNSTREAM DRAINAGE TO ENSURE THE STORMWATER SYSTEM CAN DRAIN SATISFACTORILY. REFER ANY DISCREPANCY TO THE SUPERINTENDENT.
- D3. ALL STORMWATER PIPES SHALL BE EITHER REINFORCED CONCRETE PIPE (RCP) OR POLYPROPYLENE (PP). RCP PIPES SHALL BE CLASS 3 FJ UNLESS NOTED OTHERWISE. PP PIPES SHALL BE BLACKMAX OR STORMWID. REFER DRG-0005 FOR PP BEDDING DETAILS. CONCRETE PIPES BELOW RL 1.85 ARE TO HAVE SALTWATER COVER TO REINFORCEMENT.
- D4. WHERE ANY PART OF THE STORMWATER PIT IS BELOW RL 1.85 THE CONCRETE GRADE AND COVER TO REINFORCEMENT SHALL BE IN ACCORDANCE WITH FNQROC REQUIREMENTS.
- D5. ALL POLY PITS TO BE ADO 800x600mm WITH GALV. GRATE OR APPROVED EQUIVALENT.

SURVEY AND SETOUT

- S51. SURVEY, DATUM, LEVELS & SERVICES HAVE BEEN DERIVED FROM RPS CAD FILE "AL030572-1 A Detail Lot 416 Warner St layout" DATED 10/03/2023.
MERIDIAN 15280153
ORIGIN OF COORDS: 96100 Sown in hmb, E 336881.854, 8177019.621
VERTICAL DATUM: AND- via PR650308 (RL: 4.341)
- S52. DIGITAL CAD FILES OF THE CIVIL WORKS WILL BE PROVIDED FOR SETOUT PURPOSES.

C 13.11.23 P 08:08
R 12.01.23 EXISTING SERVICES AND DRAINAGE CHANGED TO SUB
R 26.08.23 REVISED

Rev: 0000 Revision: 0000

File: 36 Warner St 2023 08 2023 File: 36 Warner St 2023 08 2023 Drawing: 0000 Drawing: 0000 Drawing: 0000 Drawing: 0000 Drawing: 0000 Drawing: 0000 Drawing: 0000 Drawing: 0000 Drawing: 0000 Drawing: 0000

NEON
CONSULTING

ANDREW MACKAY

36 WARNER STREET, PORT DOUGLAS

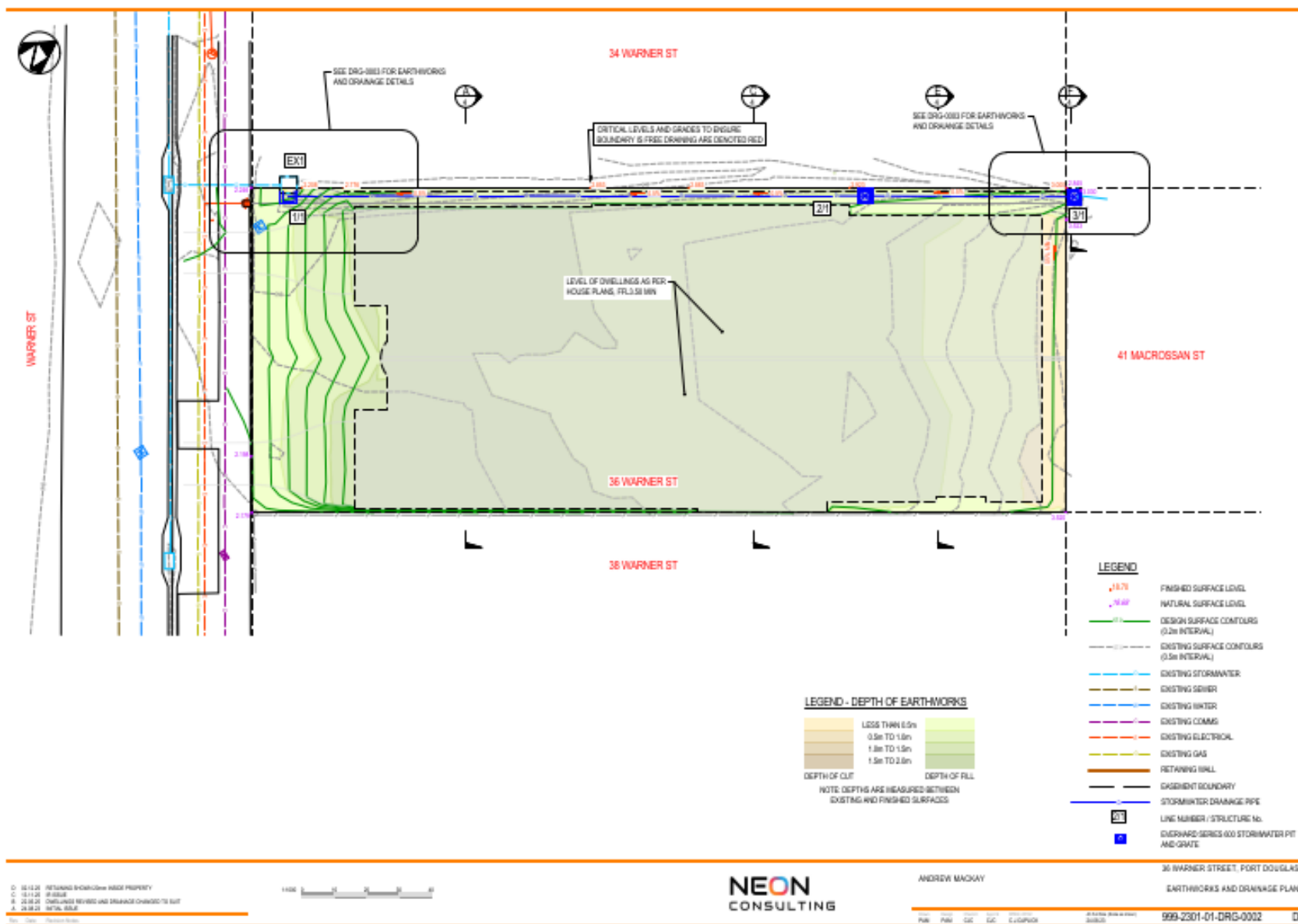
LOCALITY PLAN, DRAWING INDEX AND PROJECT NOTES

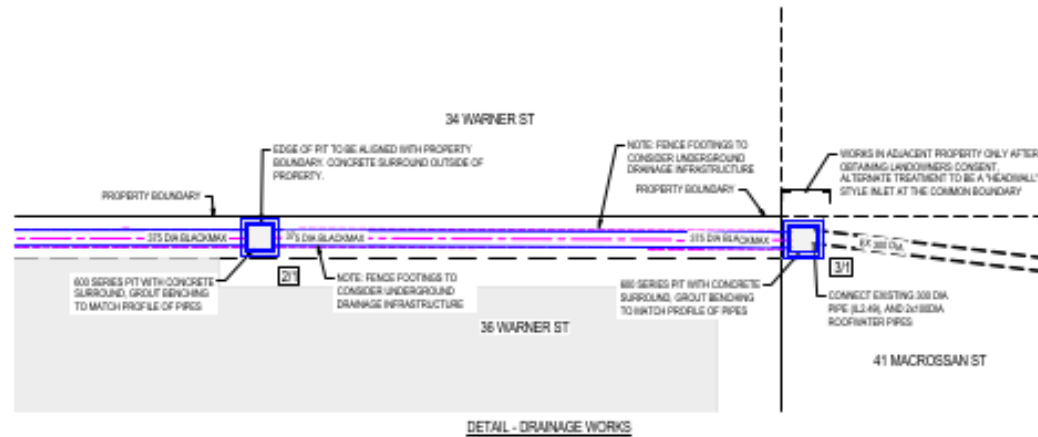
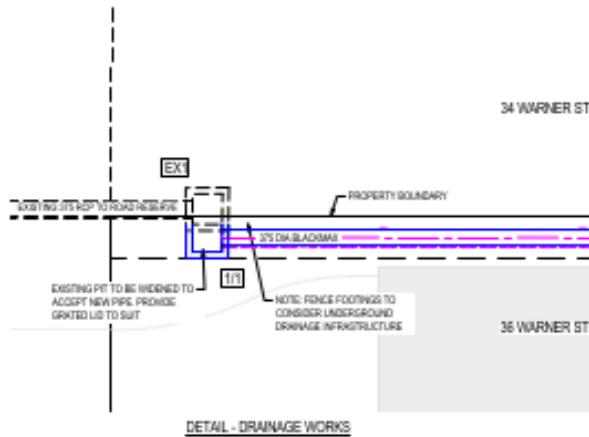
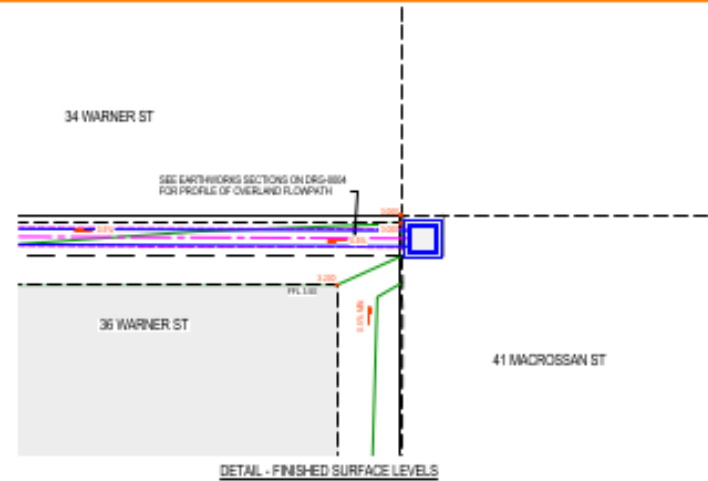
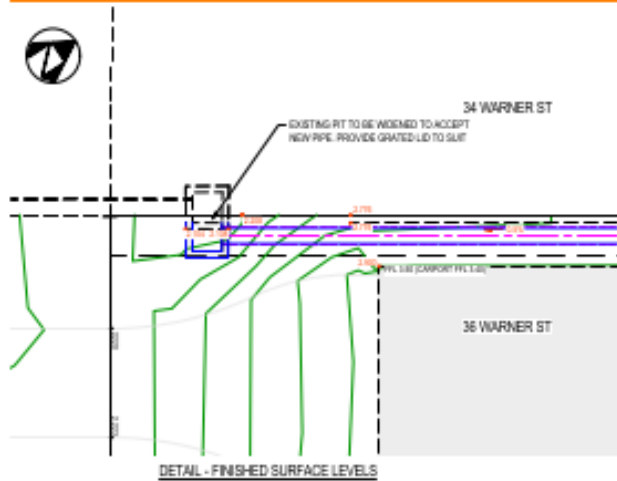
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 A. 20.10.20 20.10.20

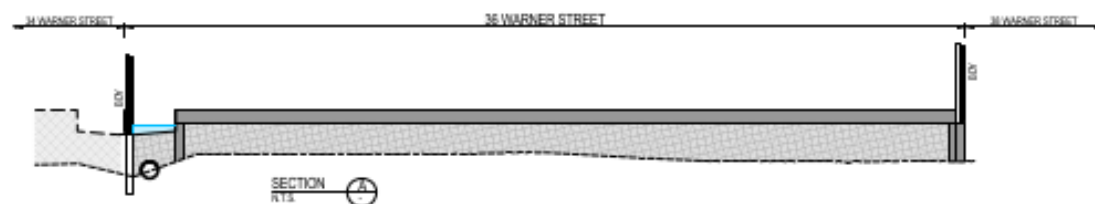


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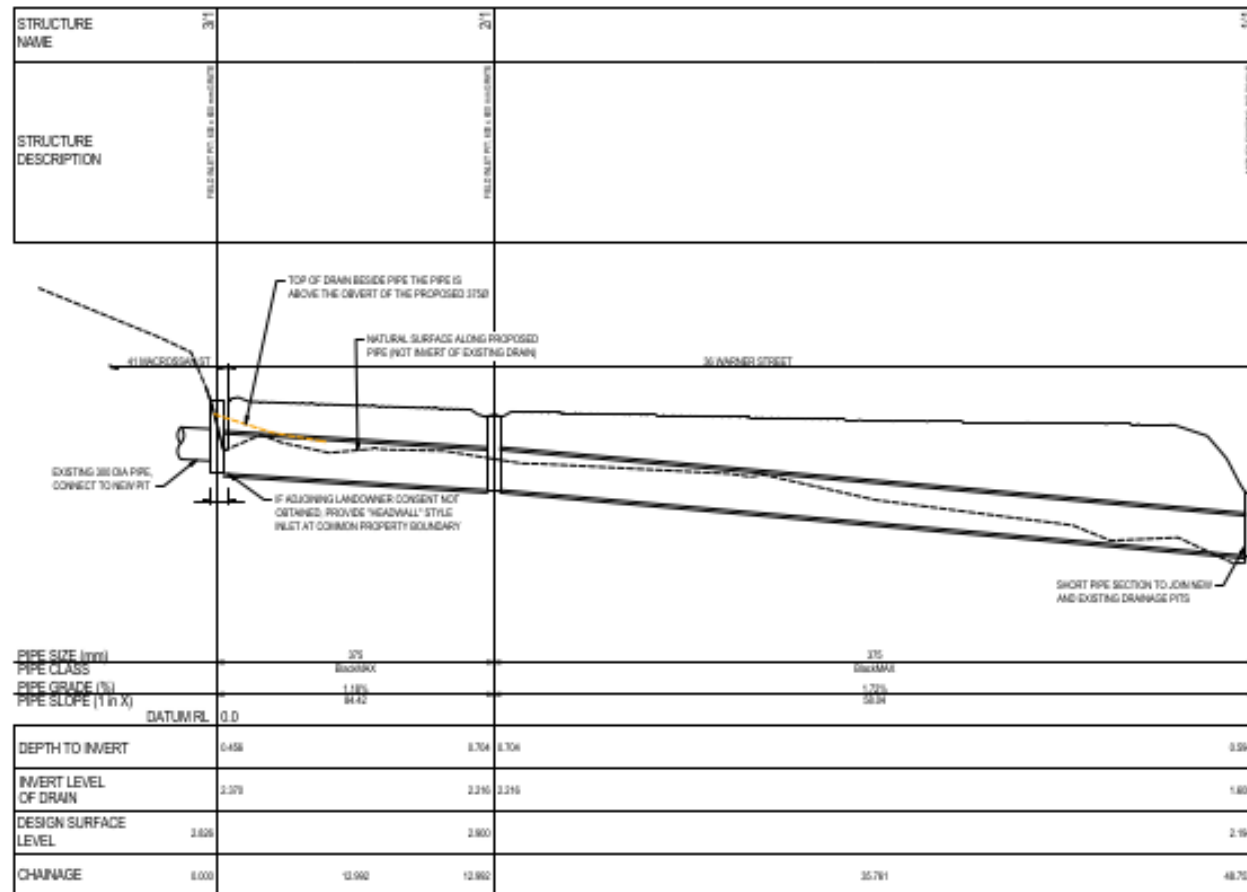
ANDREW MACKAY

36 WARNER STREET, PORT DOUGLAS
 EARTHWORKS AND DRAINAGE DETAILS

999-2301-01-DRG-0003 C



D _h	DIMENSIONS (mm)				
	A	B	C	D	E
375	425	830	900	200	150



1

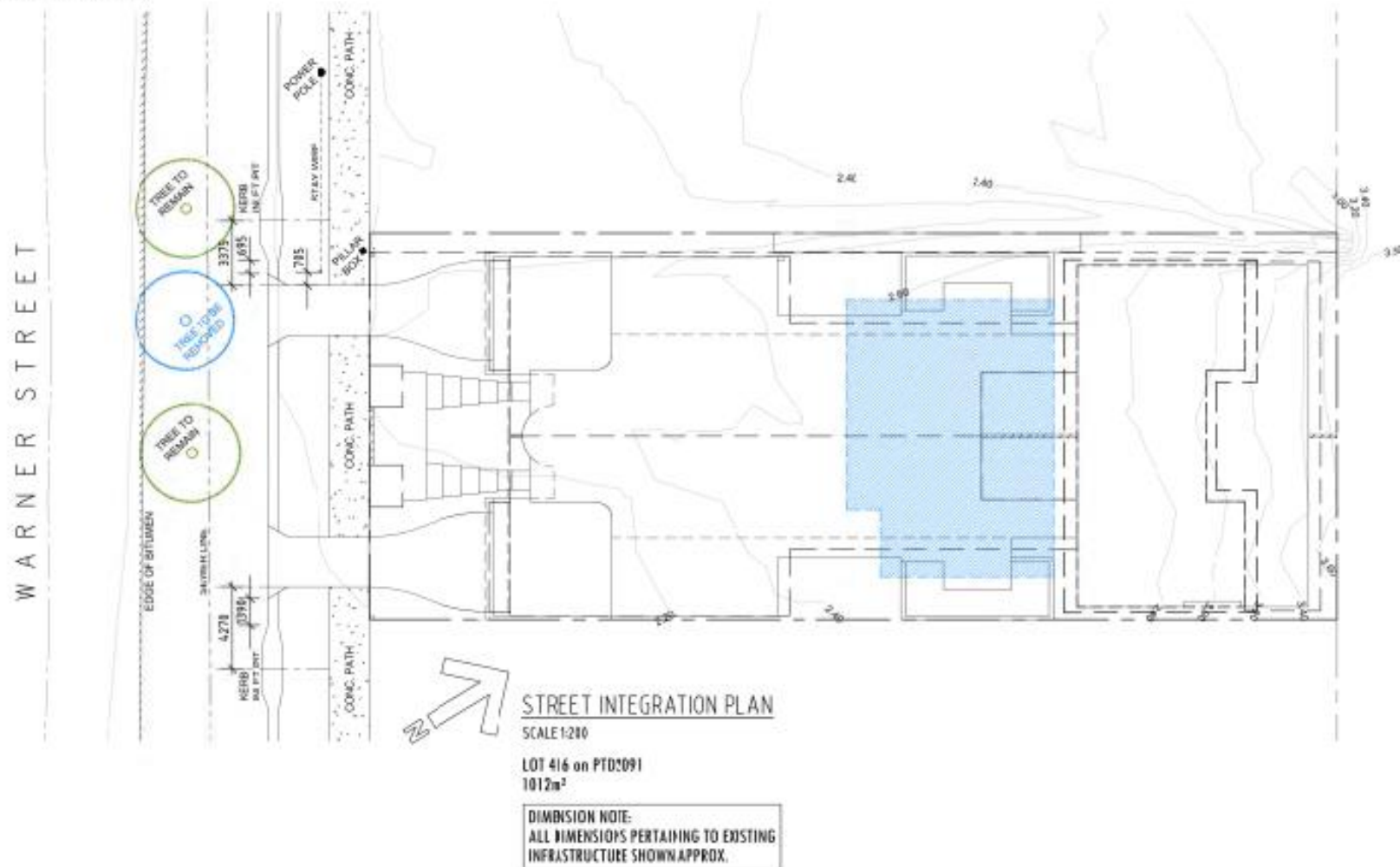
DRAINAGE LONG SECTION

Year	2000	2001	2002	2003	2004
Value	0.00	0.00	0.00	0.00	0.00

999-2301-01-DWG-0005

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PRELIMINARY



PROPOSED VILLAS at:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT: **ANDREW MACKAY**

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, IRELAND DEVELOPMENT CODES (DCD), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

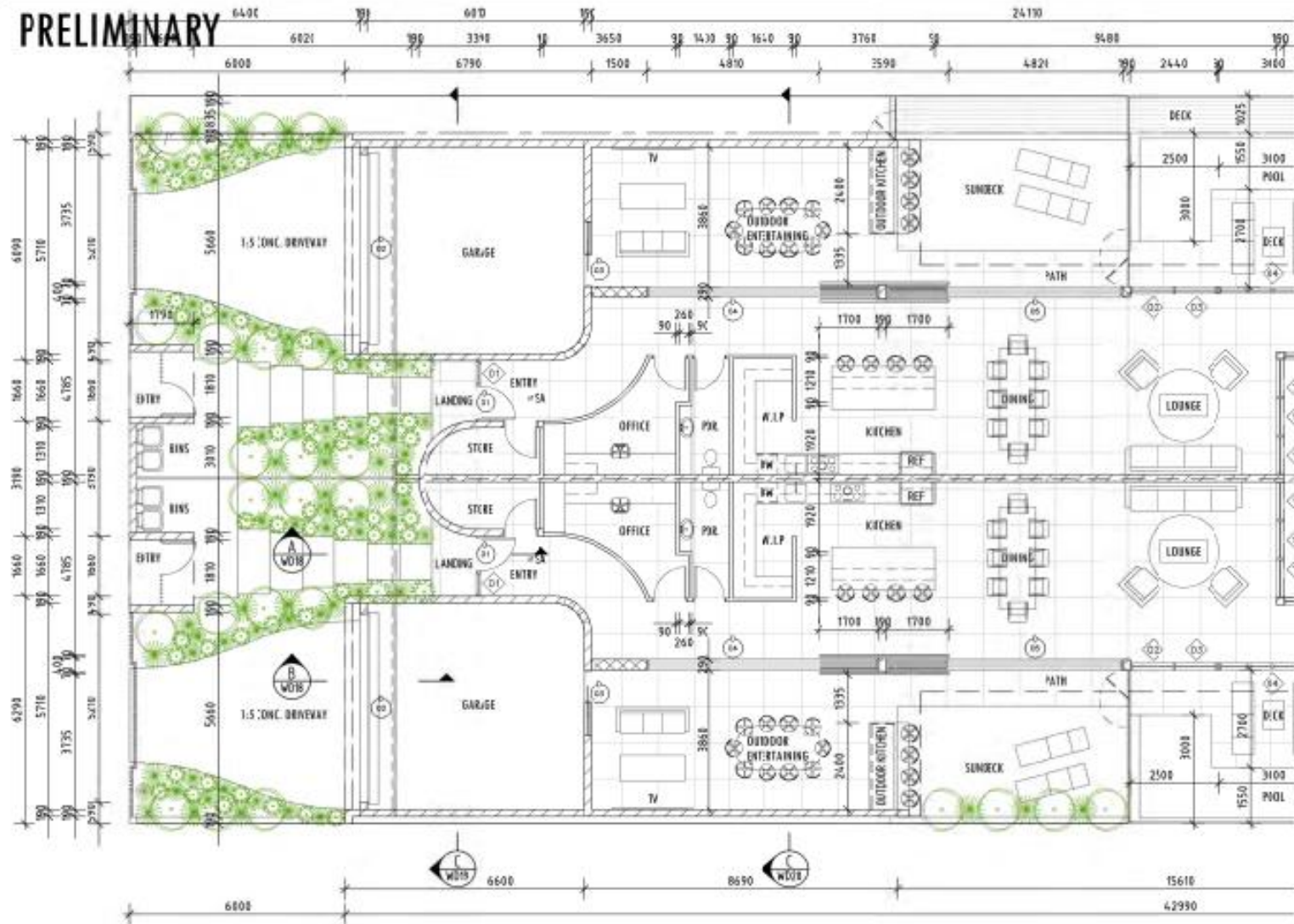
TITLE: STREET INTEGRATION PLAN

DATE: COORDINATION ISSUE
P25 - 04/04/25
SCALE: AS SHOWN @ A3

JOB No: 2484
NWD CLASS: C2

SHEET No: **WDO**

PRELIMINARY



WALL LEGEND

- 211 C.M.B. WALL
- 291 C.M.B. WALL
- 98mm TIMBER STUD WALL



PART LOWER FLOOR PLAN - LIVING QUARTERS
SCALE 1:100

PROPOSED VILLAS at:
**35 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

PROPOSED DESIGN STANDARDS: TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3,
GREENING AND DEVELOPMENT CODE (GDC), AS WELL AS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
LOCATE IN PROJECT SPECIFICATIONS

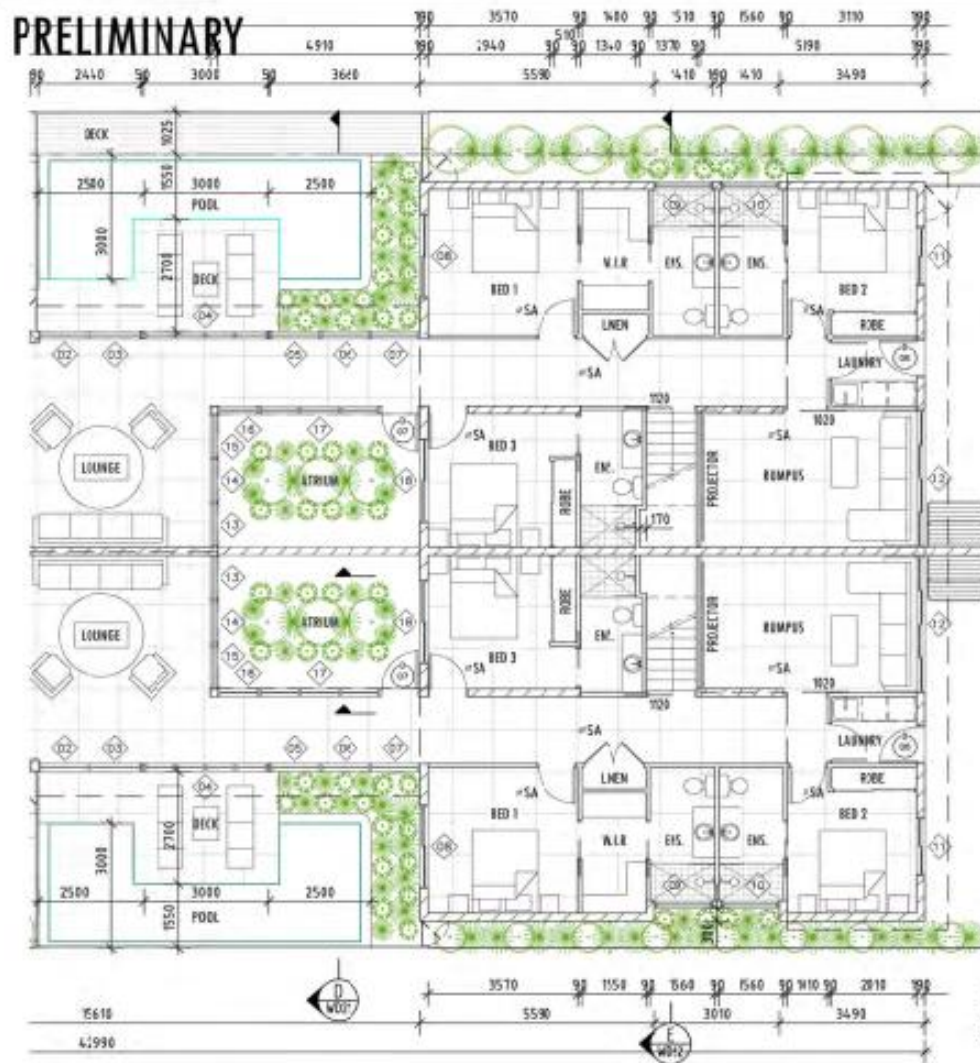
TITLE:
**PART LOWER FLOOR PLAN -
LIVING QUARTERS**

DATE:
TENDER ISSUE
P15 - 29/11/25
SCALE:
AS SHOWN @ A3

JOB No:
2444
WIND CLASS:
C2

SHEET No:
WD2

PRELIMINARY



POOL FENCING NOTE
PROPOSED POOL FENCE TO COMPLY
WITH QDC MP 3.4 & AS 1926.2007

WALL LEGEND

- 190 CM B WALL
- 290 CM B WALL
- 90mm TIMBER
STUD WALL

AREAS (PER VILLA, APPROX.)

LIVING/SLEEPING	228m ²
GARAGE	39m ²
OUTDOOR ENT.	34m ²
ATRIUM	18m ²
POOL DECK	9m ²
PATH	9m ²
TOTAL LOWER	335m²

SITE PREPARATION NOTES

- SITE PREPARATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOP SOILS AND MATERIAL TO SUIT FINAL DESIGN LEVELS.
- PROVIDOR SHALL BE MADE FOR THE DEMOLITION OF ANY EXISTING BUILDING INCLUDING BREAKING UP AND REMOVAL OF ANY OLD FOOTINGS, SERVICE PIPES, SEPTIC TANKS ETC. WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION. ANY SOIL DISTURBED BY DEMOLITION SHALL BE RE-COMPACTED.
- IN THE PROPOSED ON-GRADE FLOOR SLAB SUPPORT AND PAVEMENT AREAS, THE EXPOSED SUB-GRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 95% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS PER TESTS 5.3.1 & 5.4.1). SUB-GRADE COMPACTOR SHALL BE ACCOMPANIED BY GENERAL INSPECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY LOCALISED COMPRESSIBLE ZONES WHICH MAY EXIST.
- ANY FILLING PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 1 SUPERVISION (AS PER 4.4.10 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS) TO THE MAX DRY DENSITY RATIO OF 95% SPECIFIED AS % OF MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHOD. AS PER 5.3.1, 5.4.1 AND 15.1 FOR COARSENESS (SAND MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE).
- ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 10% SAND CUT FROM BASEMENT AREA SHOULD BE SUITABLE FOR REUSE AS FILLING.
- FILLING SHOULD BE RETAINED OR BATTERED TO A SLOPE OF NOT MORE THAN 2H:1V. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION.
- CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS BY WAY OF UNDESIRABLE SETTLEMENT TO ANY ADJACENT MOVEMENT-SENSITIVE FEATURES.

PART LOWER FLOOR PLAN - SLEEPING QUARTERS

SCALE 1:100



PROPOSED VILLAS @:
**36 WARNER ST,
PORT DOUGLAS**

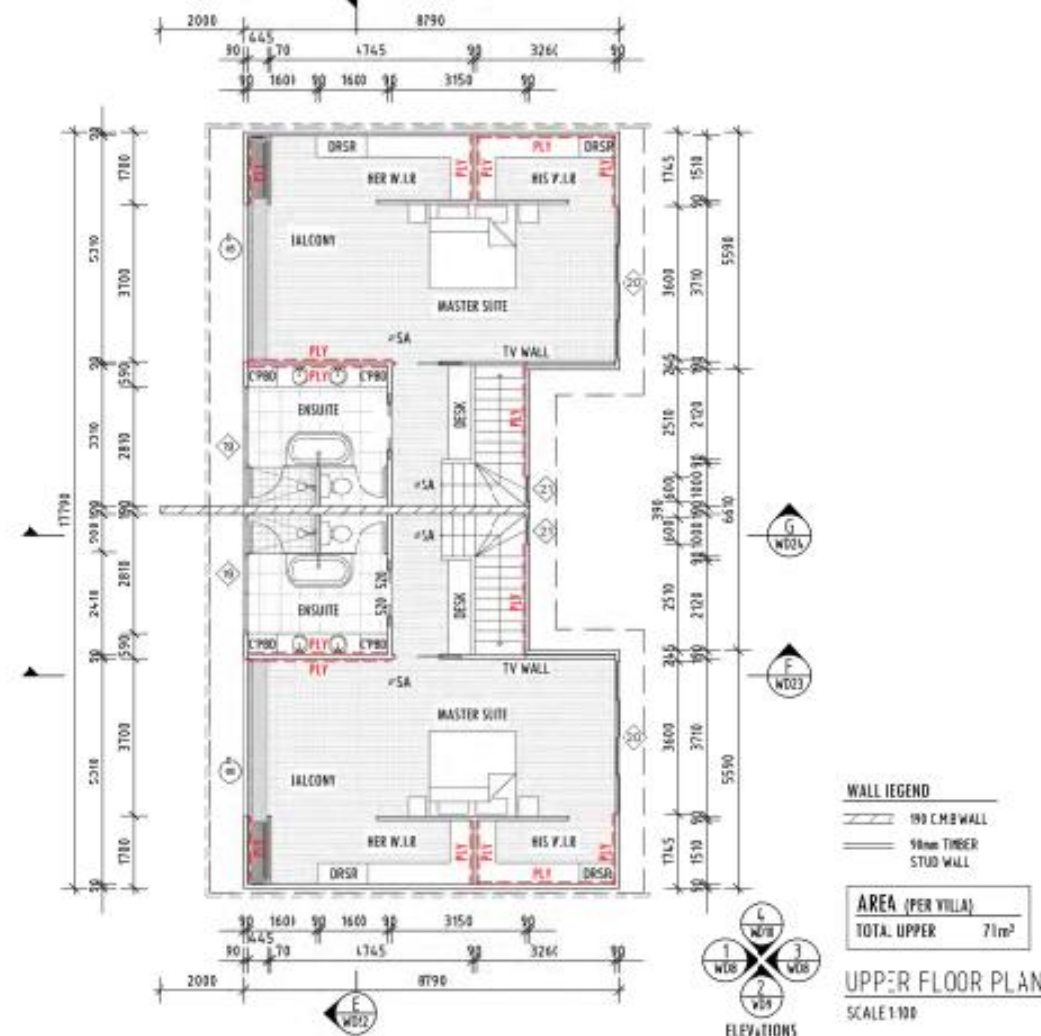
CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3
QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & APPLIED OR
LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
**PART LOWER FLOOR PLAN -
SLEEPING QUARTERS**

DATE: TENDER ISSUE
P2S - 25/9/25
SCALE: AS SHOWN @ A3
JOB No: 2444
WIND CLASS: C2
SHEET No: **WD3**

PRELIMINARY



GENERAL NOTES

ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL CONSTRUCTION & WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AUST. STANDARDS, THE NATIONAL CONSTRUCTION CODE (NCC) AND LOCAL COUNCIL REQUIREMENTS.

ALL SPECIFIED & GENERIC BUILDING PRODUCTS & COMPONENTS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS & PROJECT DOCUMENTATION.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE WORK HEALTH & SAFETY ACT 2011, THE WORK HEALTH & SAFETY REGULATION 2011, AND RELEVANT CODES OF PRACTICE THEREIN.

WORKERS ARE TO DETERMINE SAFE MANUAL & MECHANICAL HANDLING, LIFTING & INSTALLATION OF ARCHITECTURAL FIXTURES & COMPONENTS WHILE FOLLOWING WHS INSTRUCTIONS ON MANUFACTURER'S DOCUMENTATION.

SMOKE ALARMS (SA) NOTE

(i) BE PHOTOELECTRIC (AS 3786-2016); AND
(ii) NOT ALSO CONTAIN AN IONISATION SENSOR; AND
(iii) BE HARDWIRED TO THE MAINS POWER SUPPLY WITH A SECONDARY POWER SOURCE (IE: BATTERY); AND
(iv) BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM IN THE DWELLING SO ALL ACTIVATE TOGETHER.
SMOKE ALARMS MUST BE INSTALLED ON EACH STOREY:
(i) IN EACH BEDROOM; AND
(ii) IN HALLWAYS WHICH CONNECT BEDROOMS AND THE REST OF THE DWELLING; OR
(iii) IF THERE IS NO HALLWAY, BETWEEN THE BEDROOMS AND OTHER PARTS OF THE STOREY; AND
(iv) IF THERE ARE NO BEDROOMS ON A STOREY AT LEAST ONE SMOKE ALARM MUST BE INSTALLED IN THE MOST LIKELY PATH OF TRAVEL TO EXIT THE DWELLING.

WET AREA NOTE

WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH PART 10.2 OF THE ABCB HOUSING PROVISIONS.

LIVABLE HOUSE DESIGN STANDARD 2022 v1.1

- PART 1**
STEP FREE ACCESS PATHS PROVIDED VIA GARAGE WITH 1:10 STEP RAMP AT ACCESS DOORS.
- PART 2**
ENTRY DOOR FROM GARAGES PROVIDE 820 MINIMUM CLEAR OPENING, AND ARE PROVIDED WITH A 1250 MINIMUM LANDINGS.
- PART 3**
ALL INTERNAL DOORS WITH LEAF UNLID PROVIDING 820 MINIMUM CLEAR OPENING WITH LEVEL THRESHOLDS. CORRIDORS PROVIDES 1800 MINIMUM CLEAR WIDTH.
- PART 4**
SANITARY COMPARTMENTS WITH >1200 MINIMUM CIRCULATION PROVIDED IN POWDER ROOM IN LIVING QUARTERS.
- PART 5**
WALK-IN SHOWERS TO BE PROVIDED THROUGHOUT.
- PART 6**
REINFORCEMENT (WOODWORK & STRUCTURAL P.Y. BRACING) TO BE PROVIDED IN POWDER ROOMS IN LIVING QUARTERS & SHOWERS IN BED 3 ENSUITE (MINIMUM).

REQUIREMENTS FOR SUSTAINABLE BUILDINGS

ACCEPTABLE SOLUTIONS:

TAPWARE:
SHOWER ROSES TO BE AAA RATING WHEN ASSESSED AGAINST AS/NZS 6400-2:2014 OR
A 3 STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (MELS).

MINIMUM 3 STAR WATER EFFICIENCY LABELLING AND STANDARDS RATING FOR TAPS SERVING:
LAUNDRY TUBS, KITCHEN SINKS AND BASINS.

WATER SUPPLY:
IN A SERVICE AREA FOR RETAIL WATER SERVICE UNDER THE WATER ACT 2004, THE WATER SUPPLIED TO A NEW CLASS 1 BUILDING DOES NOT EXCEED PRESSURE (LEVELS SET OUT IN AS/NZS 3500.1:2003) AND IF THE MAIN WATER PRESSURE EXCEEDS OR COULD EXCEED 500 kPa, A WATER PRESSURE LIMITING DEVICE IS INSTALLED TO ENSURE THAT THE MAXIMUM OPERATING PRESSURE AT THE OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500 kPa.

VOLUME OF WATER USED IN TOILET:
TOILET CISTERNS TO HAVE DUAL FLUSH CAPABILITY AND HAVE A MINIMUM 4 STAR WATER LABELLING AND STANDARDS RATING.

ENERGY EFFICIENT LIGHTING:
A MINIMUM OF 10% OF ALL INTERNAL FIXED LIGHTING MUST BE ENERGY EFFICIENT LIGHTING.

PROPOSED VILLAS @:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

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TITLE:
UPPER FLOOR PLAN

DATE:
TENDER ISSUE
P28 - 15/07/25
SCALE:
AS SHOWN @ A3

JOB No:
2444
WIND CLASS:
C2

SHEET No:
WD4

PART ROOF PLAN - LIVING QUARTERS

SCALE 1:100



PROPOSED VILLAS at:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICES OR LOCATE IN PROJECT SPECIFICATIONS.

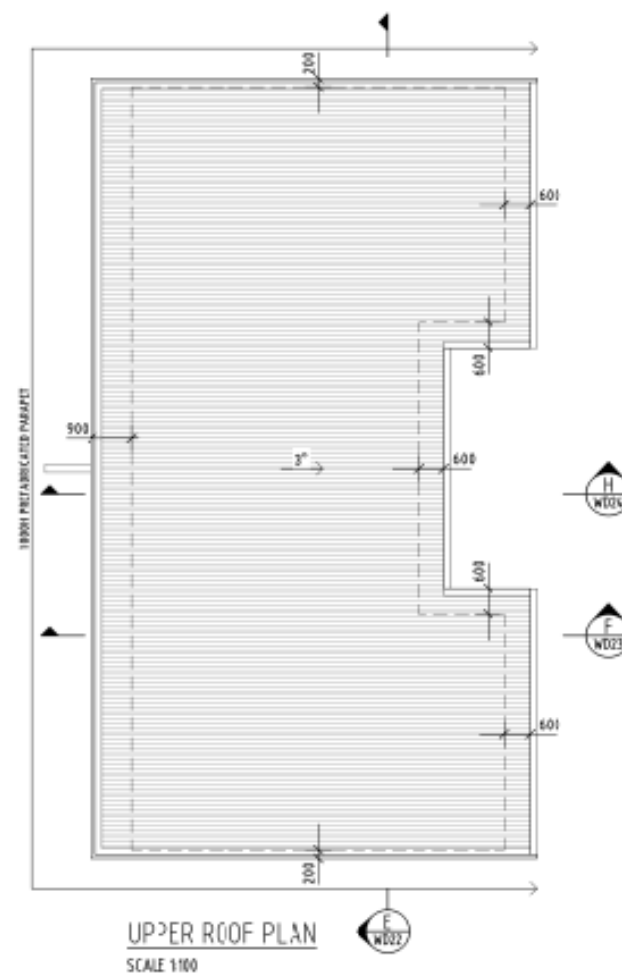
TITLE: PART LOWER ROOF PLAN -
LIVING QUARTERS

DATE: TENDER ISSUE
P26 - 29/04/25
SCALE: AS SHOWN @ A3

JOB No: 2444
WIND CLASS: C2

SHEET No: **WD5**

1



WD6

PRELIMINARY

- U.N.O. ON PLAN ALL 200 C.M.B. WALLS TO BE REINF. WITH #12 VERTICAL BARS AT ENDS, CORNERS, INTERSECTIONS, AT EACH SIDE OF OPENINGS AND AT 1800 MAX. CRS BETWEEN
- PROVIDE ADDITIONAL #12 VERTICAL BARS TO CORES ADJACENT TO OPENINGS GREATER THAN 1800 WIDE
- PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW ALL WINDOW OPENINGS. REINF. WITH #12. EXTEND BOND BEAM 200 PAST EACH SIDE OF OPENING
- PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW SUSPENDED SLAB. REINF. WITH #16
- PROVIDE DOUBLE COURSE BOND BEAM AT UNDER SIDE OF ROOF. REINF. WITH 2#12 OR #16 BAR EACH COURSE 900 MIN. LAPS
- WALL PANELS LESS THAN OR EQUAL TO 800 LONG TO BE REINF. WITH #16 VERTICAL BARS IN EACH CORE
- STARTER BARS TO MATCH VERTICAL REINF. SIZE AND LOCATION
- CONCRETE FILL ALL CORES
- U.N.O. CONCRETE FILL ALL CORES CONTAINING REINFORCEMENT, HOLDING DOWN BOLTS AND MASONRY ANCHORS
- W.C.J. DENOTES WALL CONTROL JOINT U.N.O. TO BE REINFORCED WITH #12 VERTICAL EACH SIDE OF JOINT. EXTEND BOND BEAM REINFORCEMENT THROUGH JOINT FILL JOINT WITH COMPRESSIBLE BACKING ROD AND APPROVED SEALANT BOTH SIDES TO ARCHITECT'S SPECIFICATION

EXTERNAL TIMBER WALL AND INTERNAL LOAD BEARING WALL FRAMING NOTES

- STUDS - 90x35 MGP12 AT 450 CRS
TOP PLATE - 2/90x35 MGP12
BOTTOM PLATE - 90x35 MGP12
- PROVIDE #12 GALV. CYCLONE RODS AT ENDS, CORNERS, EACH SIDE OF OPENINGS AND AT 1800 CRS. MAX BETWEEN PROVIDE 2-#12 CYCLONE RODS AT GIRDER TRISSES
- STUDS EACH SIDE OF OPENINGS -

OPENING WIDTH	No. STUDS
900	1
1200 - 2100	2
2400 - 3000	3
3300 - 4000	4
- BRACING -
P.L.Y. - DENOTES STRUCTURAL PLYWOOD BRACING WALLS THICKNESS AND FIXINGS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND AS 1684.3 FOR 64kN/m RACING RESISTANCE.
U.N.O. PROVIDE #12 CYCLONE RODS AT EACH END OF BRACING WALLS AND AT 1800 CRS. MAX. BETWEEN
PROVIDE ANTI-RACKING CLEATS TO TOP OF BRACING WALLS IN ACCORDANCE WITH AS 1684.3 'RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - CYCLONIC'

WINDOW NOTES

PROPRIETARY WINDOWS TO BE INSTALLED AND SEALED ALL ROUND IN ACCORDANCE WITH WRITTEN INSTRUCTIONS FROM WINDOW MANUFACTURER & THE NATIONAL BUILDING CODES OF AUSTRALIA. CONFIRM SPECIFIC DETAILS REGARDING FRAME, SLIDE DIRECTIONS & GLASS WITH CLIENT PRIOR TO ORDERING WINDOWS

INTERNAL DOOR NOTE

ALL INTERNAL DOORS TO BE #10 LEAFS U.N.O.

LOWER WINDOW SCHEDULE

Number	SIZE		Sill Height	Head Height	Frame Material	Type	Notes
	Width	Height					
1	660	2400	0	2400	ALUMINIUM	FIXED GLASS	---
2	1215	2200	200	2400	ALUMINIUM	FIXED GLASS	4 LOUVER BAYS
3	1215	2200	200	2400	ALUMINIUM	FIXED GLASS	---
4	3000	2200	200	2400	ALUMINIUM	GLASS LOUVER	---
5	1220	2200	200	2400	ALUMINIUM	FIXED GLASS	---
6	1220	2200	200	2400	ALUMINIUM	FIXED GLASS	---
7	1220	2200	200	2400	ALUMINIUM	FIXED GLASS	---
8	2010	1800	800	2600	ALUMINIUM	SGW/YG	2 BAY BOOH FIXED GLASS UNDER SLIDING GLASS
9	1410	2600	0	2600	ALUMINIUM	LVR/Y2	1800 FIXED GLASS UNDER 2 BAY GLASS LOUVER
10	1410	2600	0	2600	ALUMINIUM	LVR/Y3	1800 FIXED GLASS UNDER 2 BAY GLASS LOUVER
11	1410	800	1600	2400	ALUMINIUM	SLIDING GLASS	---
12	3310	700	1700	2400	ALUMINIUM	SLIDING GLASS	---
13	1070	2600	0	2600	ALUMINIUM	FIXED GLASS	---
14	1070	2600	0	2600	ALUMINIUM	FIXED GLASS	---
15	1070	2600	0	2600	ALUMINIUM	FIXED GLASS	3 LOUVER BAYS
16	982	2400	200	2600	ALUMINIUM	FIXED GLASS	---
17	2946	2400	200	2600	ALUMINIUM	GLASS LOUVER	---
18	2010	1800	800	2600	ALUMINIUM	SGW/SGW	600H SLIDING GLASS UNDER SLIDING GLASS

UPPER WINDOW SCHEDULE

Number	SIZE		Sill Height	Head Height	Frame Material	Type	Notes
	Width	Height					
19	2810	2575	0	2575	ALUMINIUM	GLASS LOUVER	3 LOUVER BAYS
20	3600	600	1800	2400	ALUMINIUM	SLIDING GLASS	---
21	600	1800	600	2400	ALUMINIUM	FIXED GLASS	---

LOWER DOOR SCHEDULE

MARK	SIZE		Frame Material	Type
	Width	Height		
1	1000	2400	TIMBER	HINGED TIMBER FEATURE ENTRY DOOR
2	5210	2400	ALUMINIUM	TIMBER LOOK ROLLER DOOR
3	9'0	2400	ALUMINIUM	EXTERIOR GRADE TIMBER CAVITY SLIDER
4	6510	2400	ALUMINIUM	3 LEAF CAVITY SLIDING GLASS
5	6510	2400	ALUMINIUM	3 LEAF CAVITY SLIDING GLASS
6	9'0	2400	ALUMINIUM	HINGED GLASS
7	982	2600	ALUMINIUM	HINGED GLASS

UPPER DOOR SCHEDULE

MARK	SIZE		Frame Material	Type
	Width	Height		
8	5200	2400	ALUMINIUM	4 LEAF CAVITY SLIDING GLASS

PROPOSED VILLAS @:
36 WARNER ST,
PORT DOUGLAS

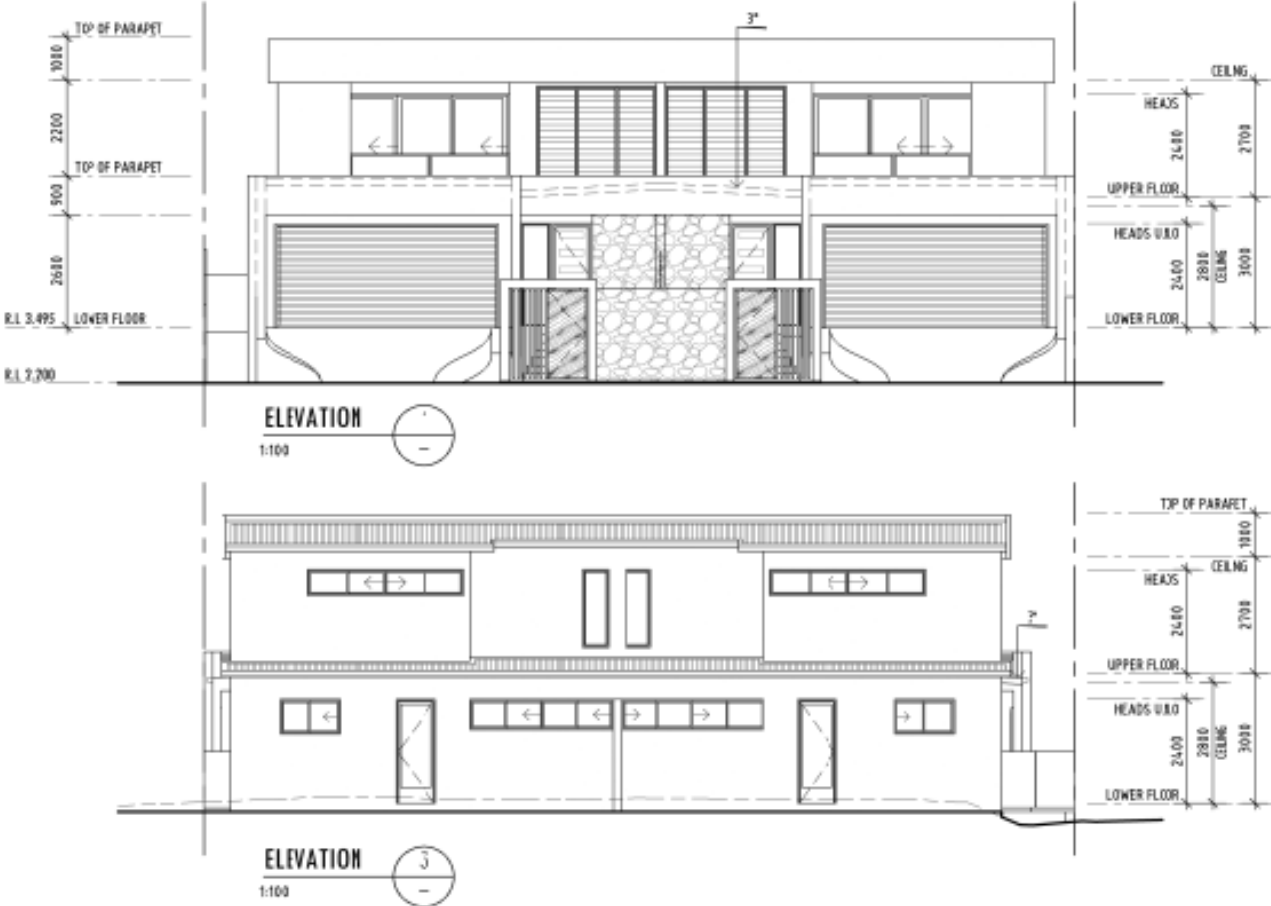
CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICES OR LOCATE IN PROJECT SPECIFICATIONS

TITLE:
DOOR & WINDOW SCHEDULES

DATE: TENDER ISSUE
P26 - 25/11/25
SCALE: AS SHOWN @ A3
JOB No: 2444
WIND CLASS: C2
SHEET No: **WD7**

PRELIMINARY



PROPOSED VILLAS at:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

PRELIMINARY DESIGN STANDARDS: TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3,
QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
LOCATE IN PROJECT SPECIFICATIONS.

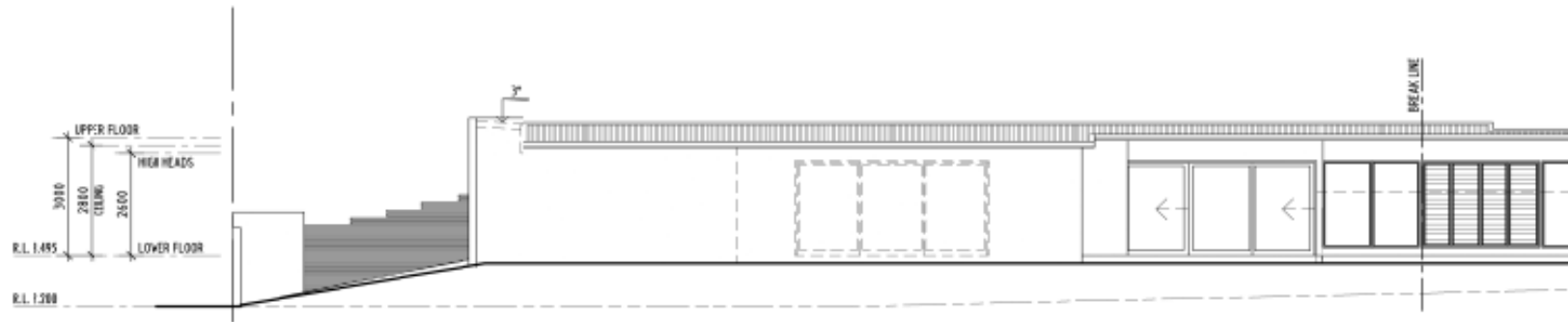
TITLE:
ELEVATIONS

DATE: TENDER ISSUE
P25 - 25/04/25
SCALE: AS SHOWN @ A3

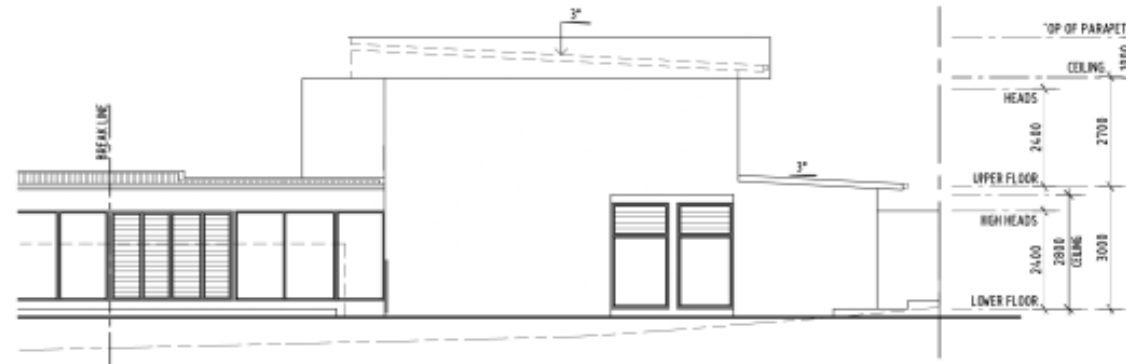
JOB No: 2444
WIND CLASS: C2

SHEET No:
WD10

PRELIMINARY



ELEVATION 2
1:100
LIVING QUARTERS



ELEVATION 2
1:100
SLEEPING QUARTERS

PROPOSED VILLAS @:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS, TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3,
QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
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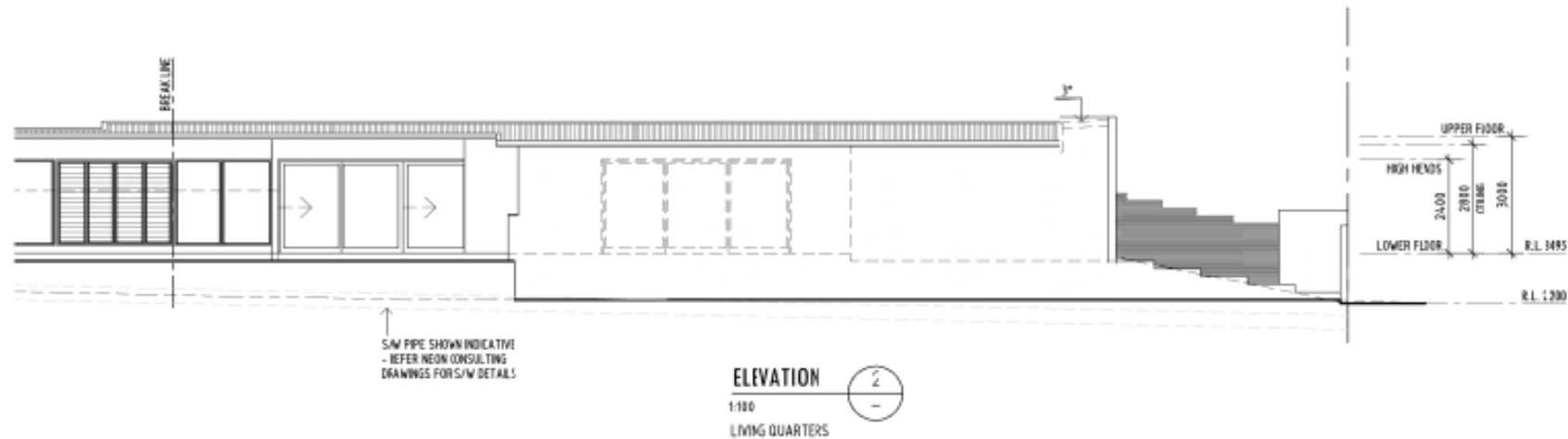
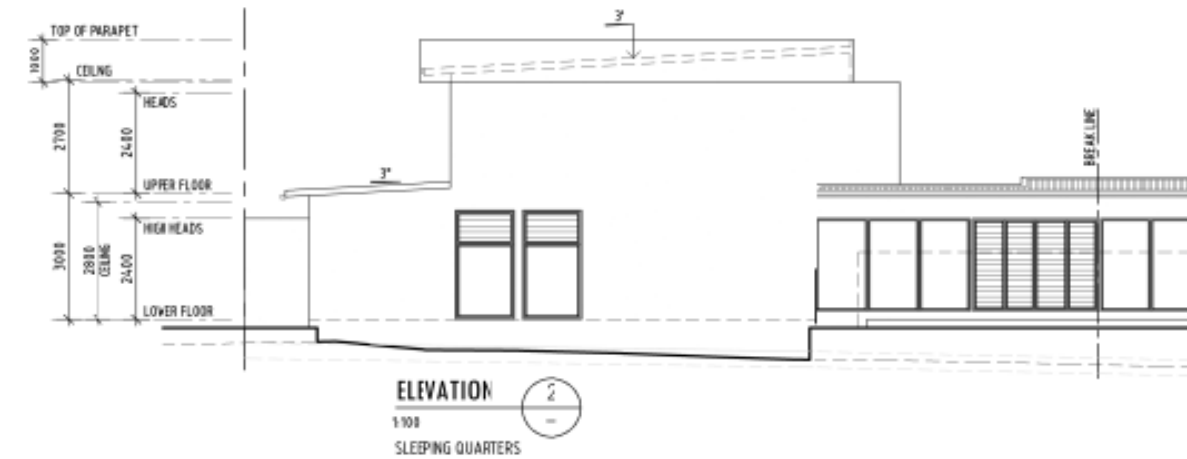
TITLE:
ELEVATIONS

DATE:
TENDER ISSUE
P36 - 25/11/25
SCALE:
AS SHOWN @ A3

JOB No:
2444
WMD CLASS:
C2

SHEET No:
WD9

PRELIMINARY



PROPOSED VILLAS @:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 3 & 3.1,
QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
ELEVATIONS

DATE: TENDER ISSUE
P36 - 25/11/25
SCALE: AS SHOWN @ A3

JOB No: 2444
WIND CLASS: C2

SHEET No:
WD10

PRELIMINARY



PROPOSED VILLAS @:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3,
QUEENSLAND DEVELOPMENT CODE (QDC), AS & NZS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
LOCATE IN PROJECT SPECIFICATIONS.

TITLE:
ELEVATIONS

DATE: TENDER ISSUE
P36 - 28/04/25
SCALE: AS SHOWN @ A3

JOB No: 2444
WHD CLASS: C2

SHEET No:
WD11

PRELIMINARY

10mm THICK SLAB U/LD ON COMPACTED FILL OR SUBGRADE
SLAB TOP MESH U/LD 38mm COVER TO INTERNAL SLABS
SLAB TOP MESH U/LD 40mm COVER TO EXTERNAL SLABS

10mm LOPE DOWN IN SLAB AT GARAGE DOORS

*FALL EXTERNAL SLABS AWAY FROM RESIDENCE

2-MID TRIMMERS TIED UNDER MESH (TYPICAL)

BENDS @ 90° at 400 C/S VERTICAL WALL REIN.

STAIRS TO BE DETERMINED ON SITE

1:18 DOOR JAMB STEP RAMP

RECESSED DOOR TRACK, ALLOW FOR DRAINAGE

100x50x6 RHS ABUTTION

100x50 HWD JIST

100x50 HWD PALE PLATE

PROVISION TO BE MADE FOR STORMWATER DRAINAGE

PART FOOTING PLAN - LIVING QUARTERS

SCALE 1:100

SITE CLASSIFICATION:
CLASS "2"

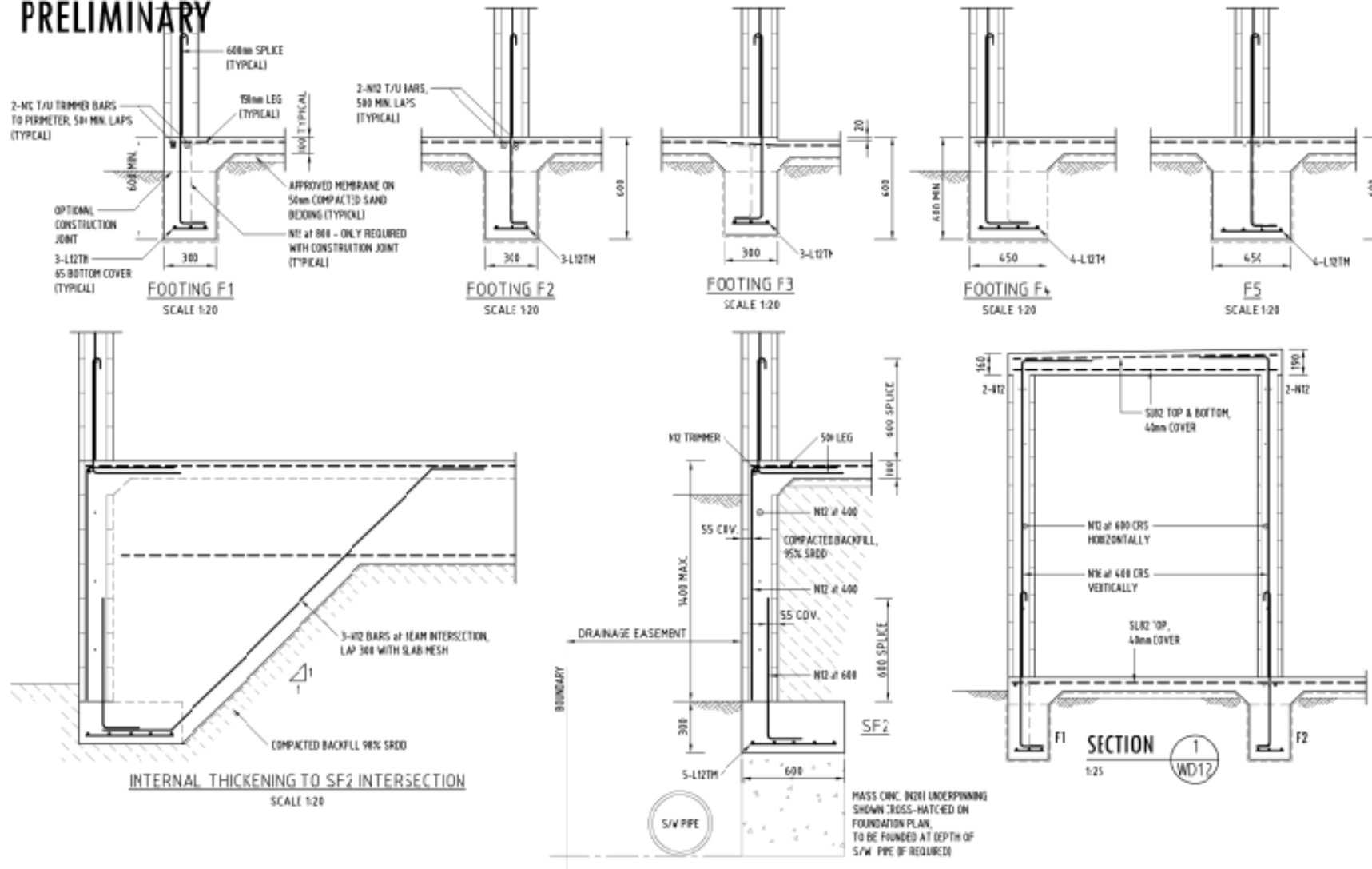
AS PER SOL CLASSIFICATION REPORT BY
DRT PROFESSIONALS, JOB NO. 25704

LEGEND/MEMBER SCHEDULE

D1 1:18 DOOR JAMB STEP RAMP
D2 RECESSED DOOR TRACK, ALLOW FOR DRAINAGE
D3 100x50x6 RHS ABUTTION
D4 100x50 HWD JIST
D5 100x50 HWD PALE PLATE

WD12

PRELIMINARY



PROPOSED VILLAS at:
**35 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3,
BUILDING AND DEVELOPMENT CODES (BDC), AS & NZS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
LOCATE IN PROJECT SPECIFICATIONS

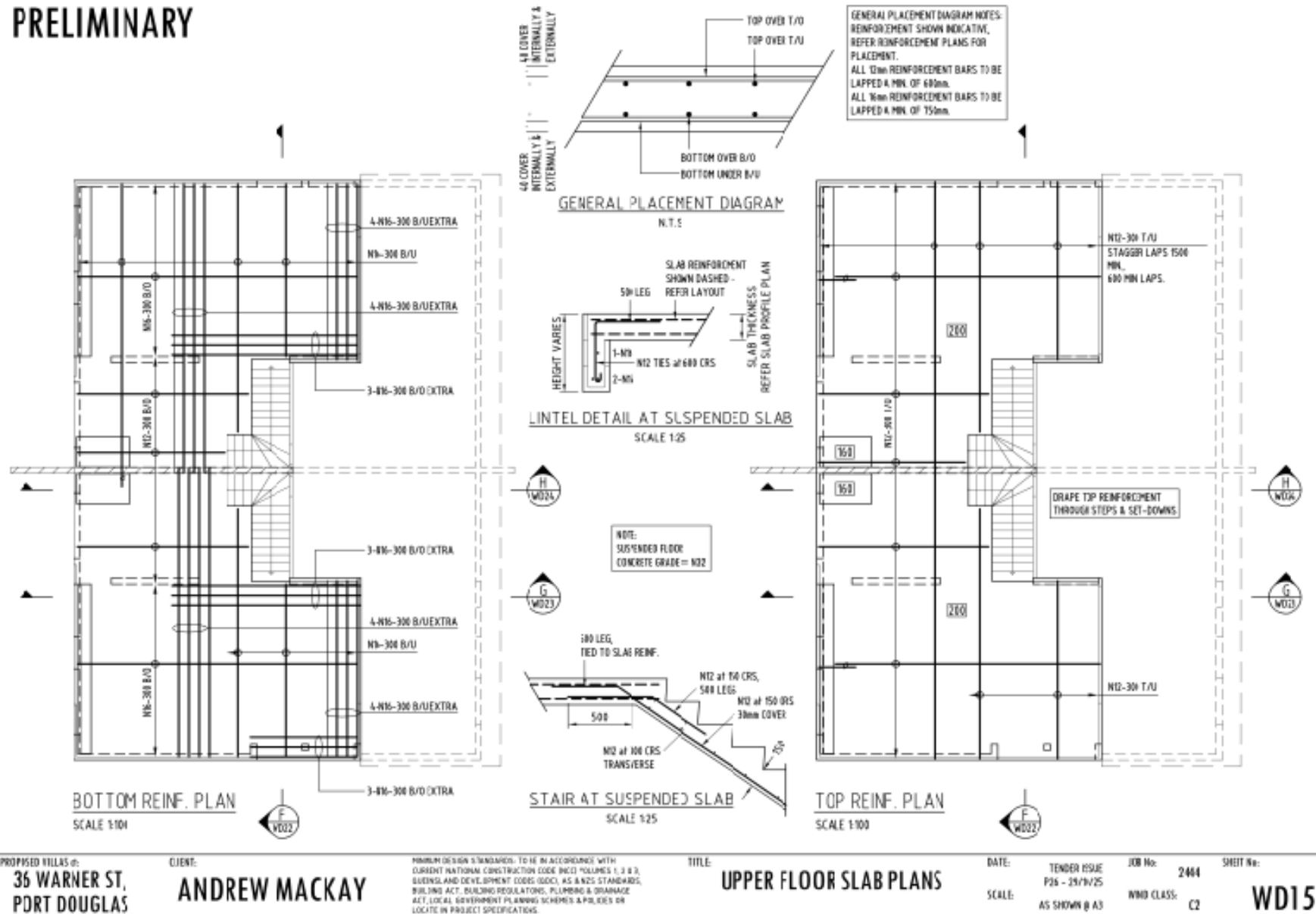
TITLE:
FOOTING & SLAB DETAILS

DATE: TENDER ISSUE
P25 - 25/04/25
SCALE: AS SHOWN @ A3

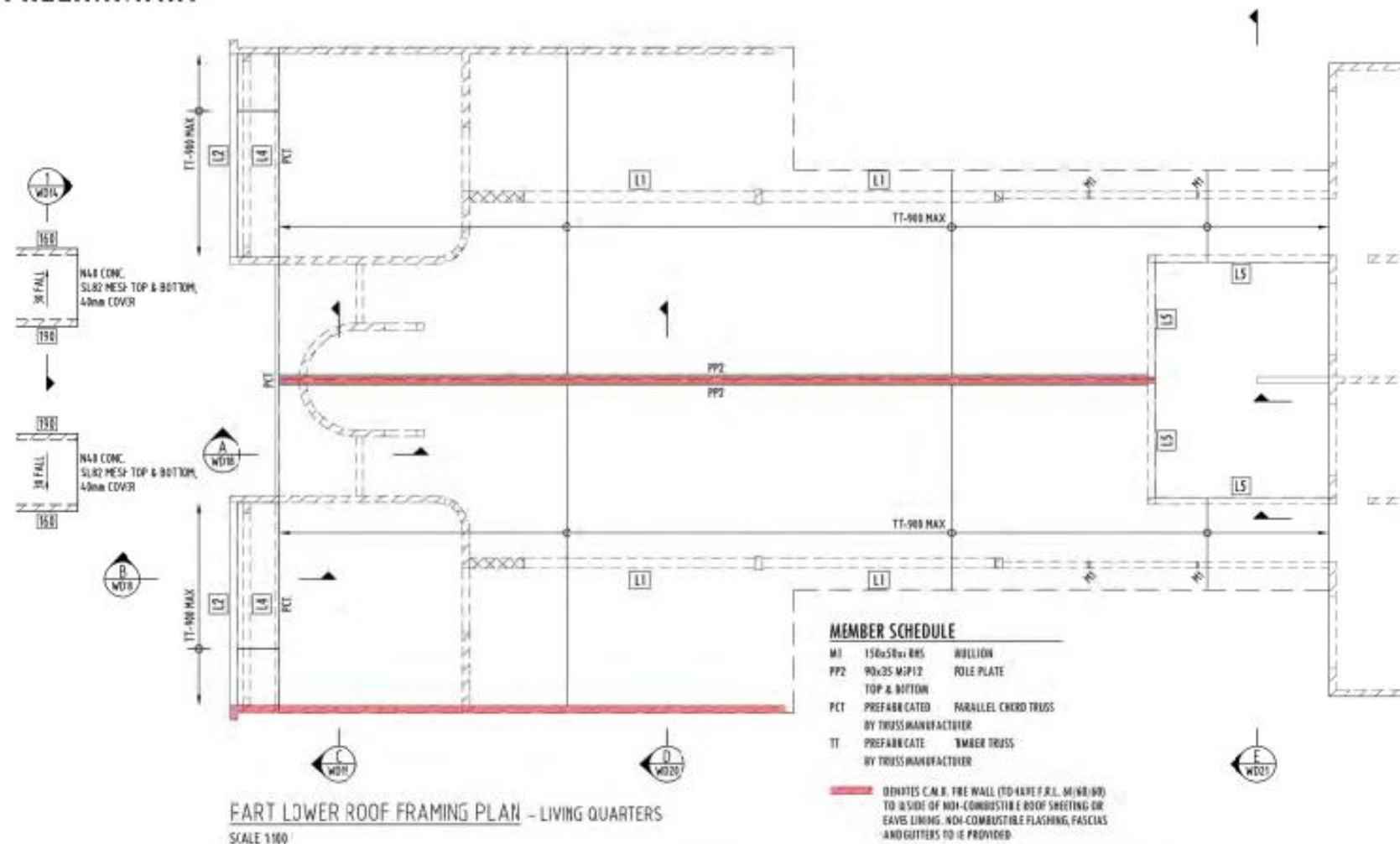
JOB No: 2444
WIND CLASS: C2

SHEET No:
WD14

PRELIMINARY

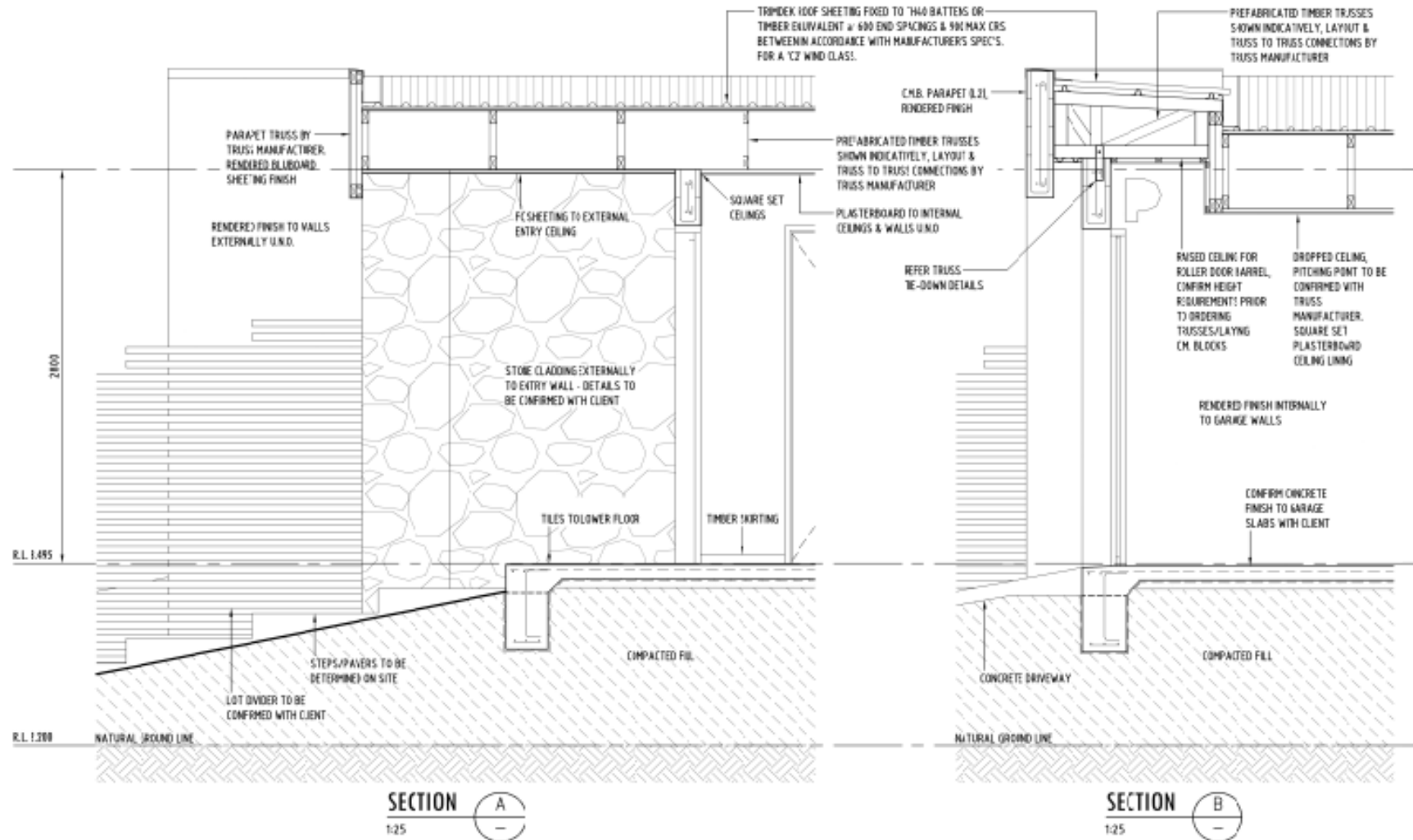


PRELIMINARY



PROPOSED VILLAS AT: 36 WARNER ST, PORT DOUGLAS	CLIENT: ANDREW MACKAY	DESIGNER'S STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3 SCHEDULES AND DEVELOPMENT CODES (DC) AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.	TITLE: PART LOWER ROOF FRAMING PLAN - LIVING QUARTERS	DATE: TENDER ISSUE P24 - 29/11/25 SCALE: AS SHOWN @ A3	JOB No: 2404 WIND CLASS: C2	SHEET No: WD16
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PRELIMINARY



PROPOSED VILLAS at:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS - TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 3 & 3,
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BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
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TITLE:
SECTIONS

DATE:
TENDER ISSUE
P28 - 25/11/25

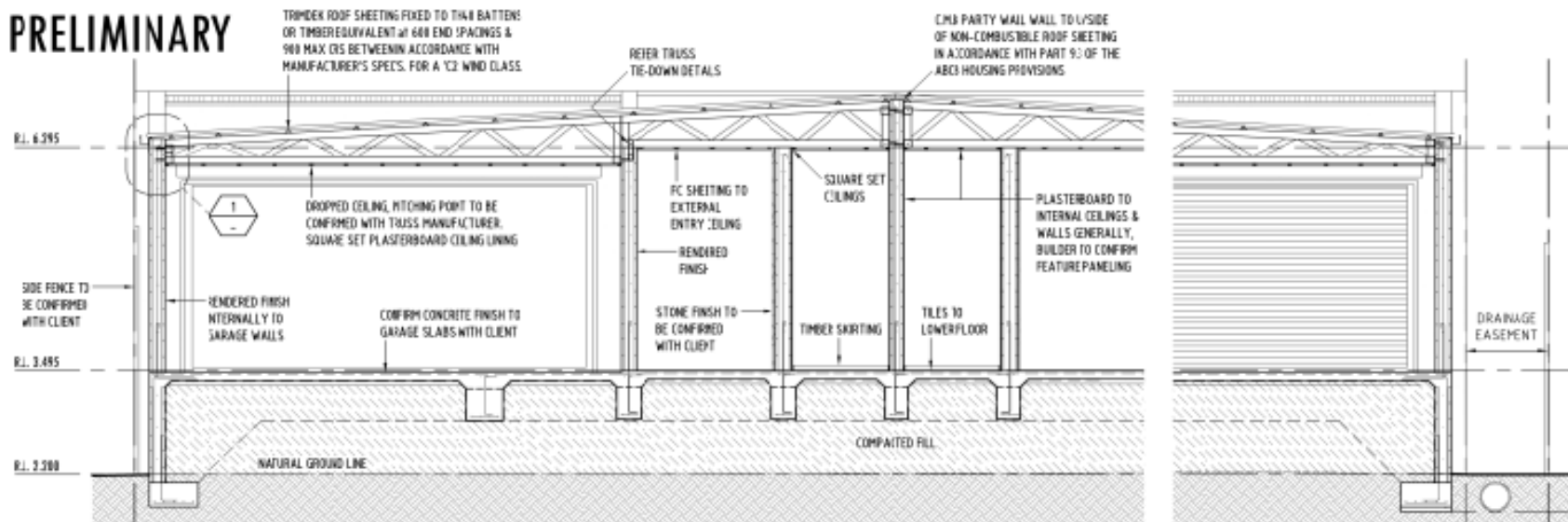
SCALE:
AS SHOWN @ A3

JOB No:
2404

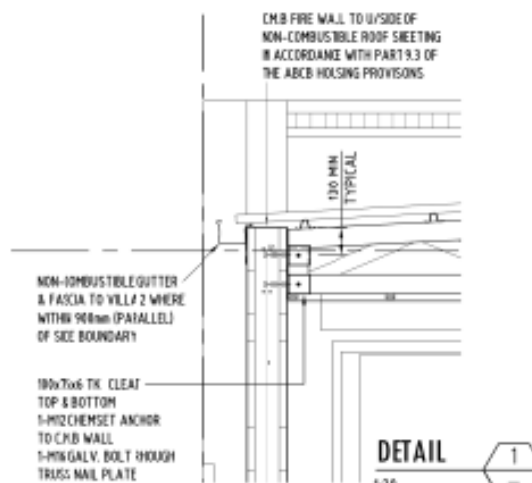
WIND CLASS:
C2

SHEET No:
WD18

PRELIMINARY



SECTION
1:50



DETAIL
1:20

PROPOSED VILLAS @:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

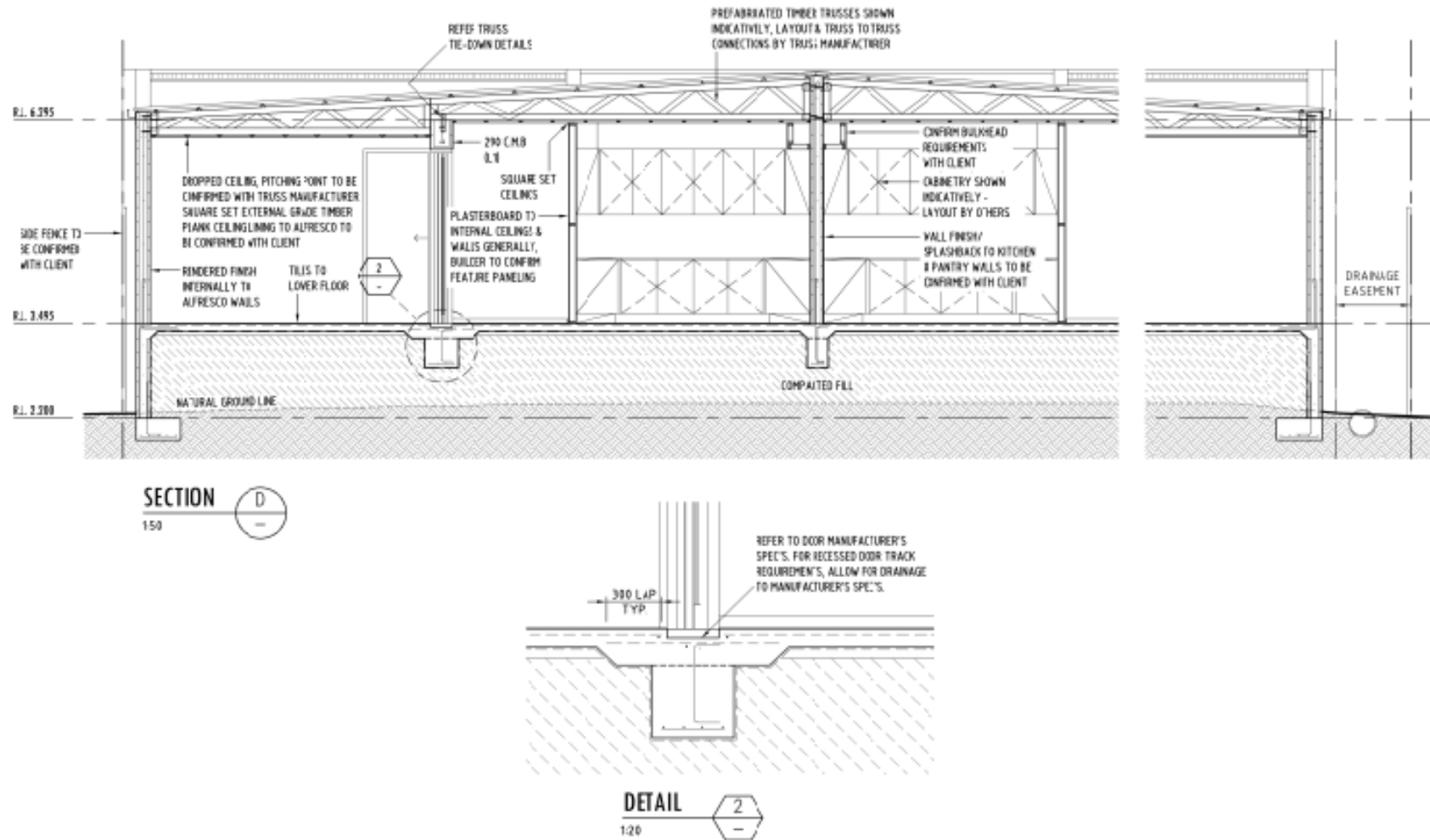
TITLE:
SECTIONS

DATE: TENDER ISSUE
PDS - 28/04/25
SCALE: AS SHOWN @ A3

JOB No: 2444
WIND CLASS: C2

SHEET No:
WD19

PRELIMINARY



PROPOSED VILLAS @:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS, TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3,
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BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
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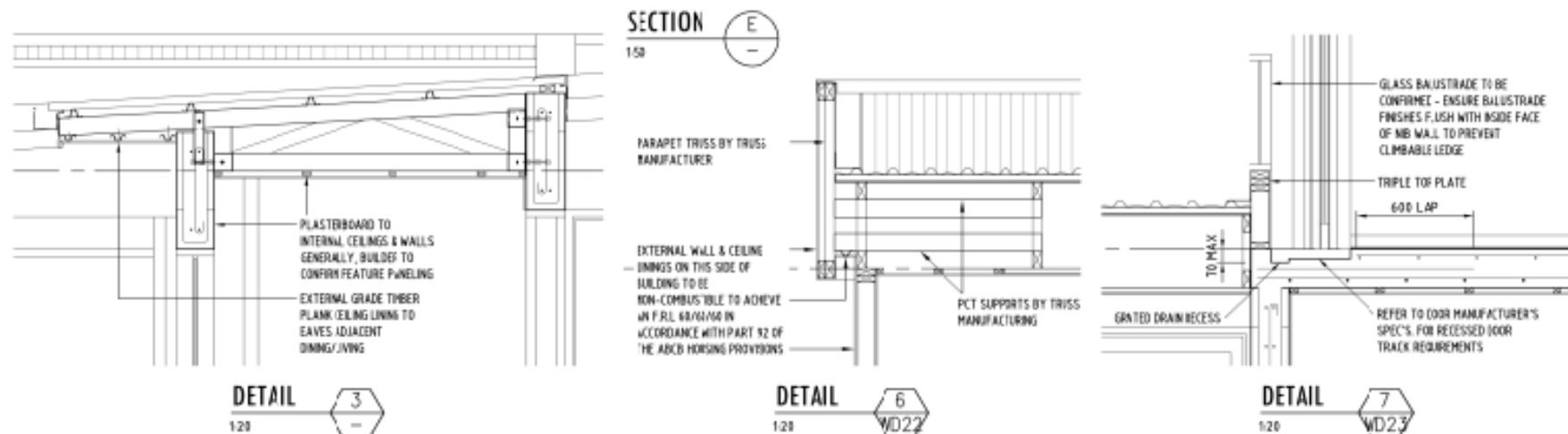
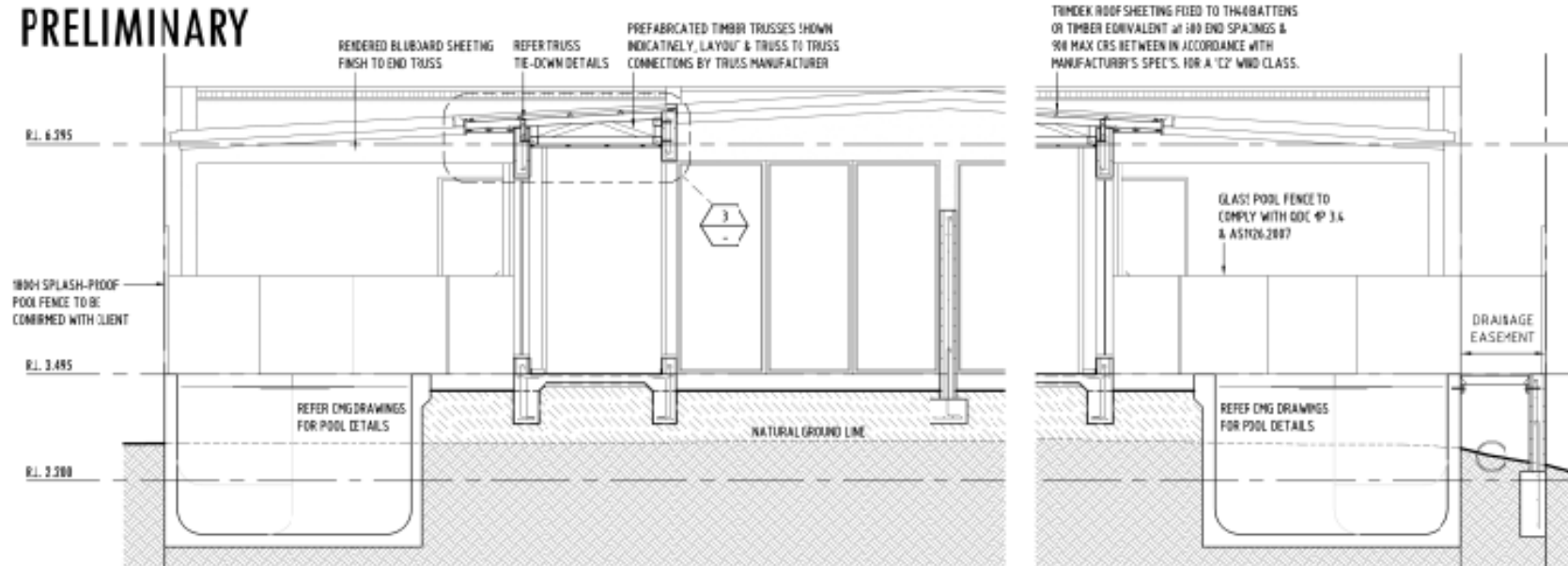
TITLE:
SECTIONS

DATE: TENDER ISSUE
P26 - 25/01/25
SCALE: AS SHOWN @ A3

JOB No: 2444
WIND CLASS: C2

SHEET No:
WD19

PRELIMINARY



PROPOSED VILLAS at:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3,
QUEENSLAND DEVELOPMENT CODES (DDC), AS & NZS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
LOCATED IN PROJECT SPECIFICATIONS

TITLE:
SECTIONS

DATE:
TENDER ISSUE
P36 - 25/01/25

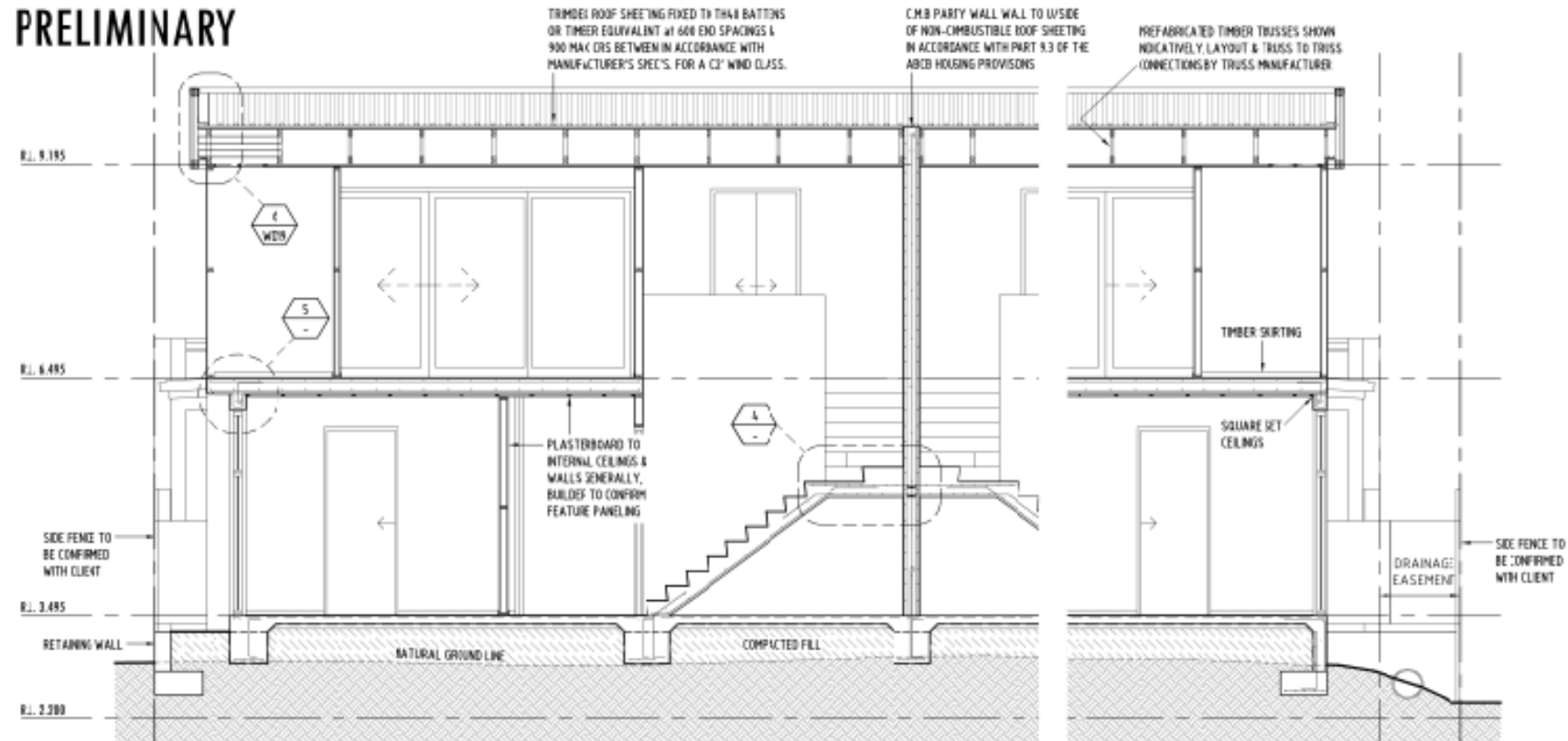
SCALE:
AS SHOWN @ A3

JOB No:
2444

WIND CLASS:
C2

SHEET No:
WD21

PRELIMINARY



PROPOSED VILLAS at:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, BUILDING AND DEVELOPMENT CODES (BDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS

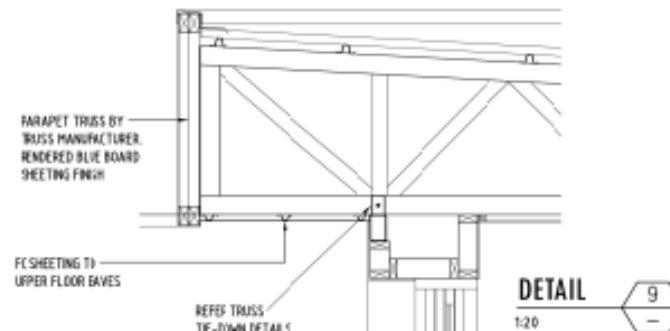
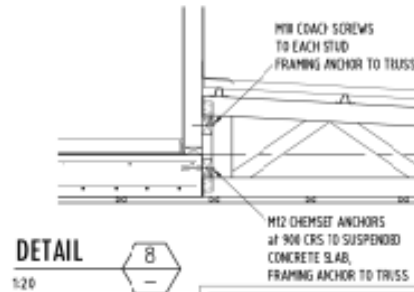
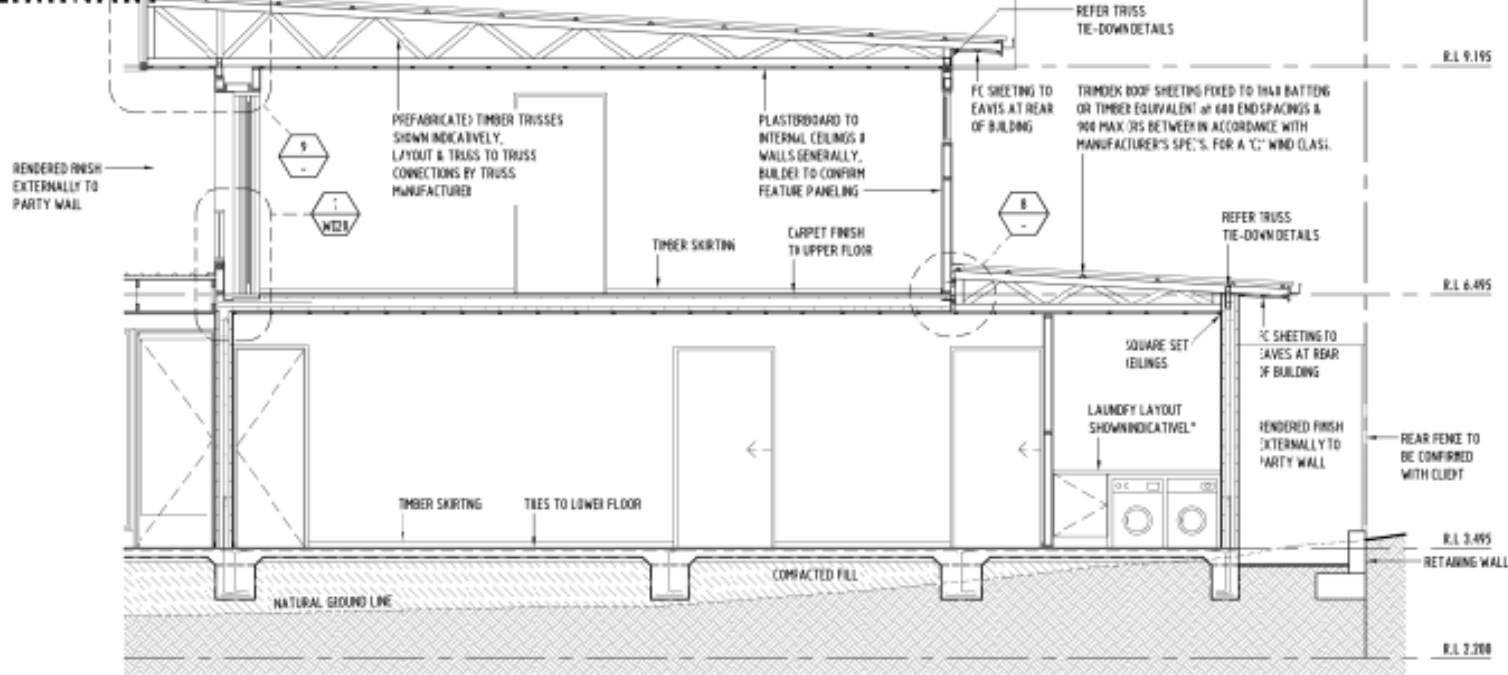
TITLE:
SECTIONS

DATE: TENDER ISSUE
P26 - 25/9/25
SCALE: AS SHOWN @ A3

JOB No: 2444
WIND CLASS: C2

SHEET No:
WD22

PRELIMINARY



PROPOSED SITES @:
**35 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 3 & 4, QUEENSLAND DEVELOPMENT CODE (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATED IN PROJECT SPECIFICATIONS.

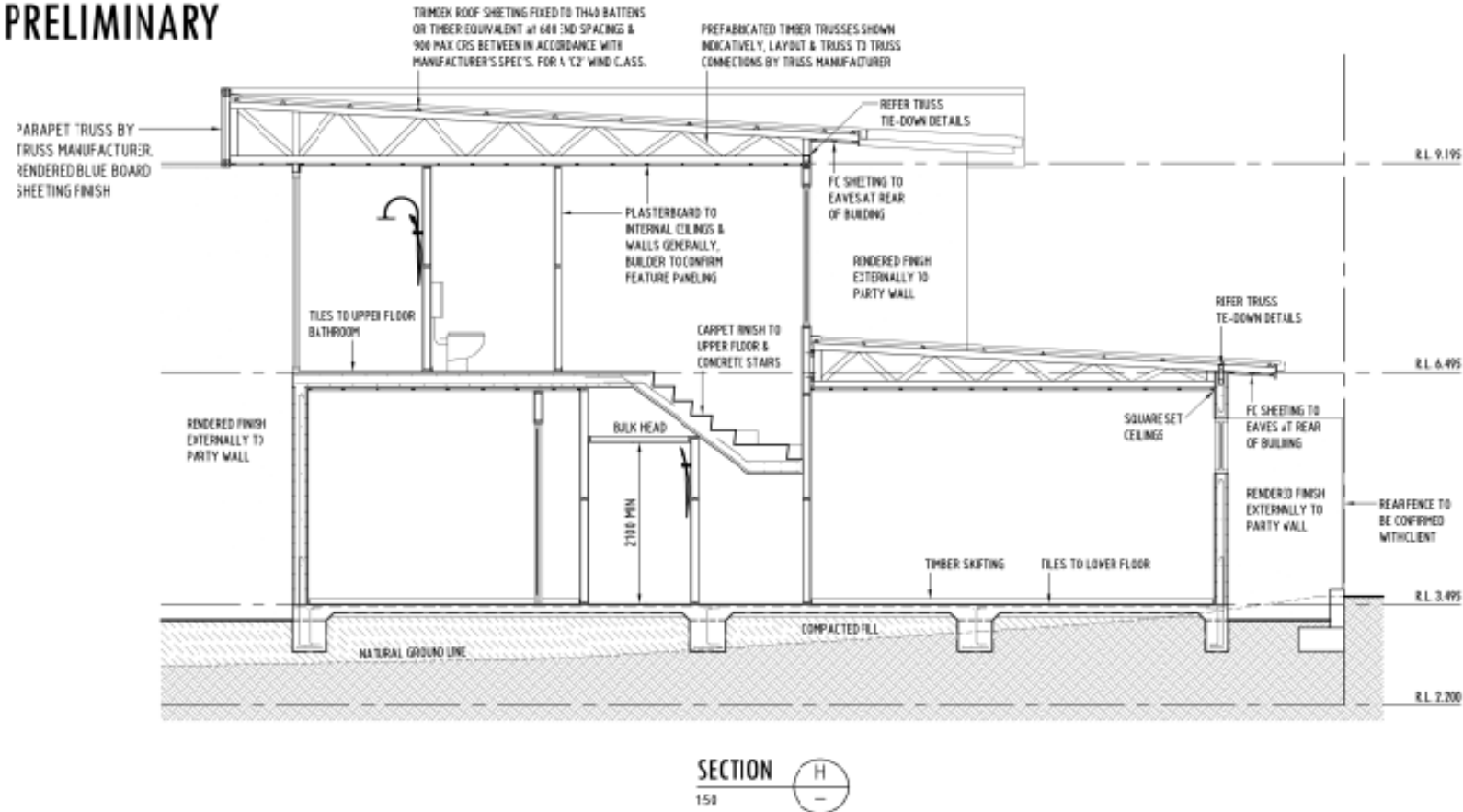
TITLE:
SECTIONS

DATE: TENDER ISSUE
P26 - 25/11/25
SCALE: AS SHOWN @ A3

JOB No: 2444
WIND CLASS: C2

SHEET No:
WD23

PRELIMINARY



PROPOSED VILLAS at:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3, QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS, BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR LOCATE IN PROJECT SPECIFICATIONS.

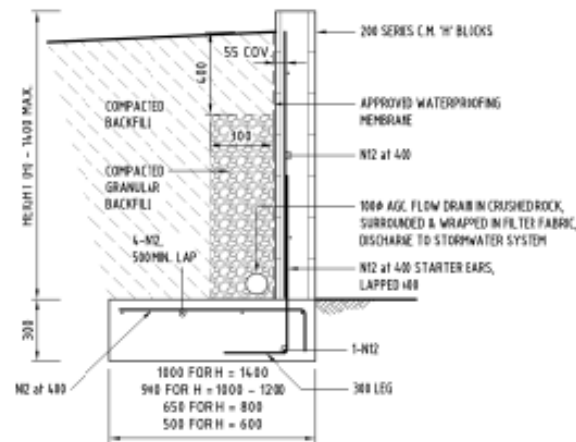
TITLE:
SECTIONS

DATE: TENDER ISSUE
P36 - 25/11/25
SCALE: AS SHOWN @ A3

JOB No: 2444
WIND CLASS: C2

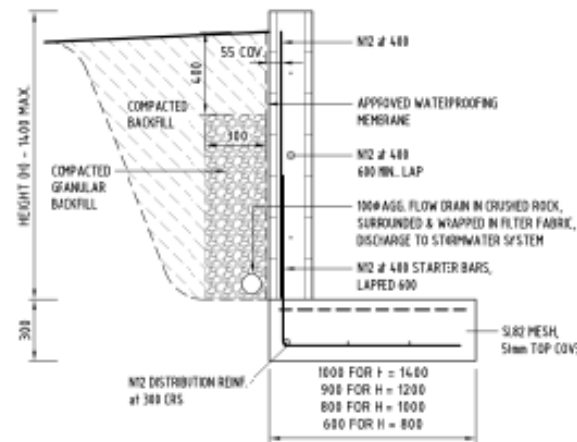
SHEET No:
WD24

PRELIMINARY



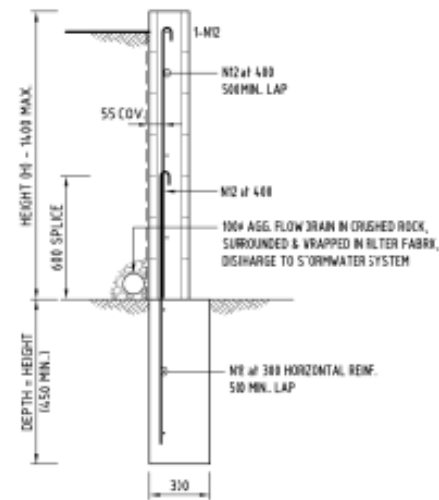
RW1 - 600 ≤ HEIGHT ≤ 14.00mm
SCALE 1:20

PROVIDE WALL CONTROL JOINTS AT 8m MAX.



RW2 - 600 ≤ HEIGHT ≤ 14.00mm
SCALE 1:20

PROVIDE WALL CONTROL JOINTS AT 8m MAX.



A. TERNATIVE RW1/RW2 DETAIL
SCALE 1:20

PROPOSED VILLAS @:
36 WARNER ST,
PORT DOUGLAS

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3,
QUEENSLAND DEVELOPMENT CODE (QDC), AS & NZS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
LOCATE IN PROJECT SPECIFICATIONS.

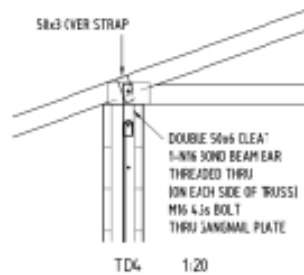
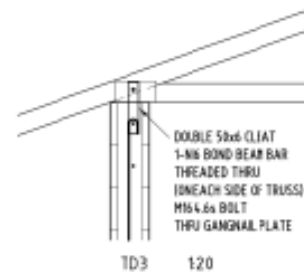
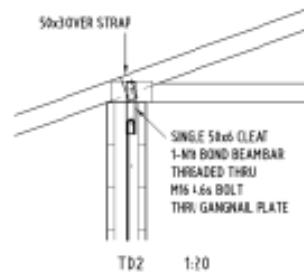
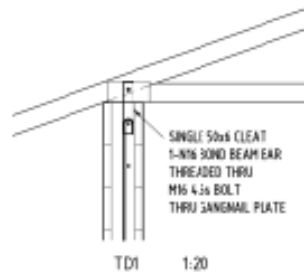
TITLE:
RETAINING WALL DETAILS

DATE:
TENDER ISSUE
P26 - 25/11/25
SCALE:
AS SHOWN @ A3

JOB No:
2444
WNO CLASS:
C2

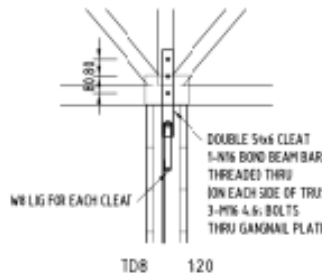
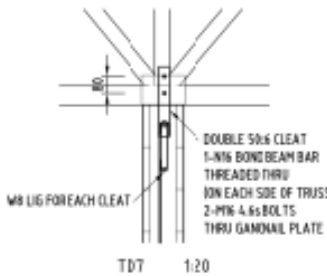
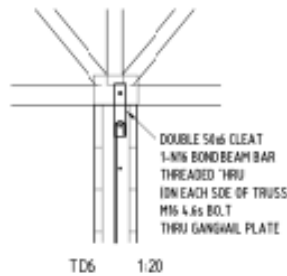
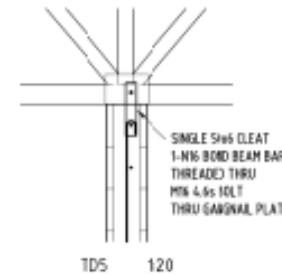
SHEET No:
WD25

PRELIMINARY



TRUSS JOINT GROUP						
TYPE	J2	J3	J4	J04	J05	J06
TD1	20	15	10	16	11	8
TD2	35	25	16	23	18	15
TD3	49	44	28	44	36	28
TD4	76	54	34	54	43	34
TD5	20	15	10	16	11	8
TD6	49	44	28	44	36	28
TD7	93	84	53	84	68	53
TD8	128	115	73	115	94	73

NOTES: PROVIDE 2-N12 (MIN.) VERTICAL REINF. BARS ADJACENT TO CLEATS WITH TIE-DOWN LOADS GREATER THAN 80kN



TRUSS TIE DOWN - DETAILS
REFER TRUSS MANUFACTURERS LAYOUT AND UPLIFT LOADING
REFER C.M.B. WALL NOTES FOR REINFORCEMENT

NOTES: CLEAT SIZES AND CONNECTIONS
SIMILAR FOR RHS BEAMS

PROPOSED VILLAS @:
**36 WARNER ST,
PDRT DOUGLAS**

CLIENT:
ANDREW MACKAY

MINIMUM DESIGN STANDARDS: TO BE IN ACCORDANCE WITH
CURRENT NATIONAL CONSTRUCTION CODE (NCC) VOLUMES 1, 2 & 3,
QUEENSLAND DEVELOPMENT CODES (QDC), AS & NZS STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
LOCATE IN PROJECT SPECIFICATIONS

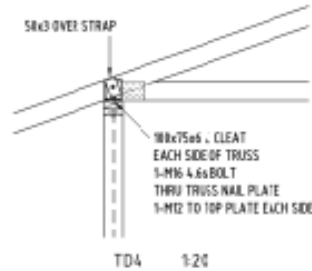
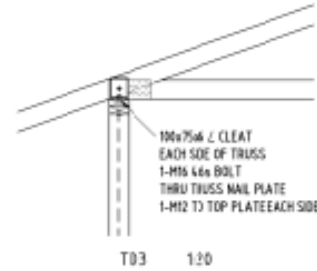
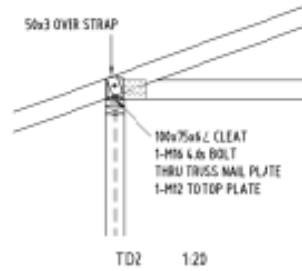
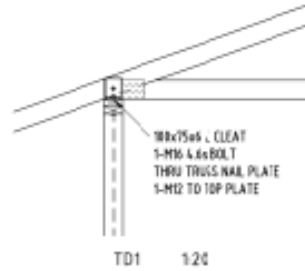
TITLE:
**TRUSS TIE-DOWN TO
C.M.B. WALL DETAILS**

DATE: TENDER ISSUE
P36 - 25/11/25
SCALE: AS SHOWN @ A3

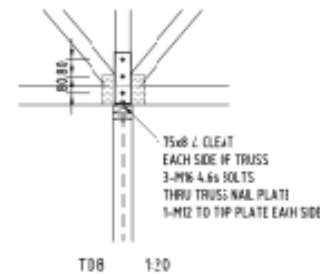
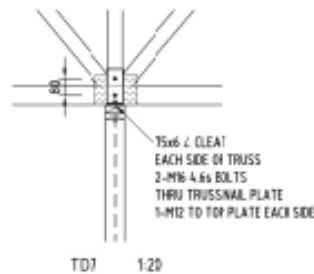
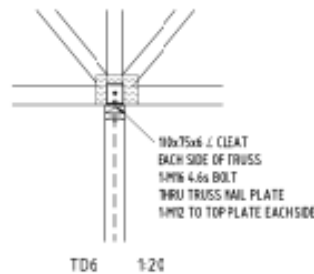
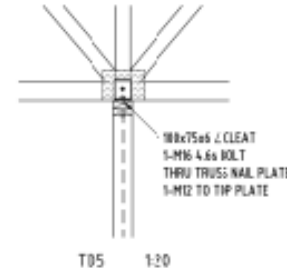
JOB No: 2444
WMD CLASS: C2

SHEET No:
WD26

PRELIMINARY



TRUSS JOINT GROUP						
TYPE	J2	J3	J4	J04	J05	J06
TD1	20	15	10	16	11	8
TD2	35	25	16	23	18	15
TD3	49	44	28	44	36	28
TD4	76	54	34	54	43	34
TD5	29	15	10	16	11	8
TD6	49	44	28	44	36	28
TD7	93	84	53	84	68	53
TD8	128	115	73	115	94	73



TRUSS TIE DOWN - DETAILS

REFER TRUSS MANUFACTURERS LAYOUT AND UPLIFT LOADING
REFER LOAD BEARING TIMBER WALL FRAMING NOTES FOR REINFORCEMENT

NOTES: CLEAT SIZES AND CONNECTIONS
SIMILAR FOR RIG BEAMS

PROPOSED VILLAS @:
**36 WARNER ST,
PORT DOUGLAS**

CLIENT:
ANDREW MACKAY

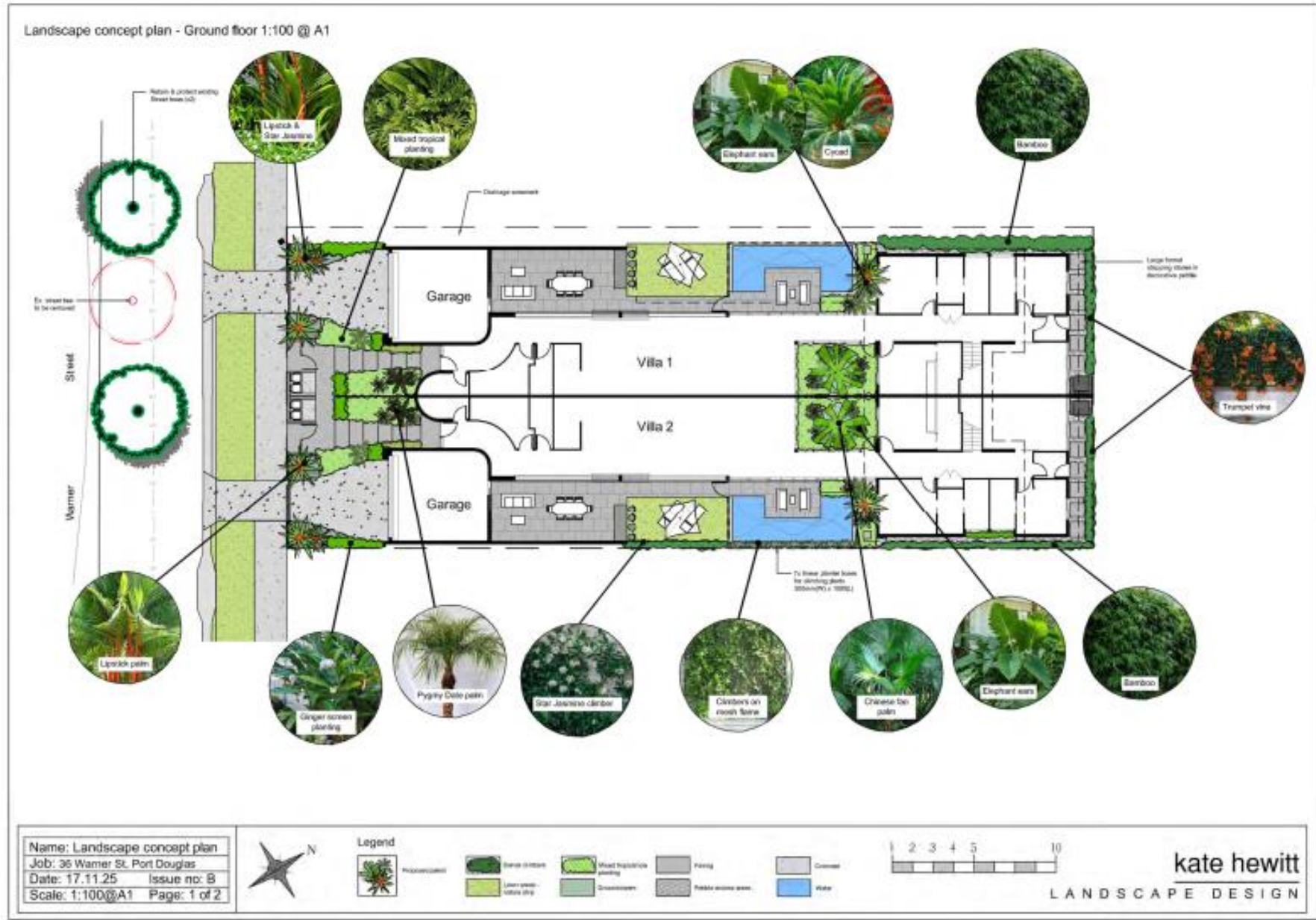
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QUEENSLAND DEVELOPMENT CODES (QDC), AS 5225 STANDARDS,
BUILDING ACT, BUILDING REGULATIONS, PLUMBING & DRAINAGE
ACT, LOCAL GOVERNMENT PLANNING SCHEMES & POLICIES OR
LOCATE IN PROJECT SPECIFICATIONS.

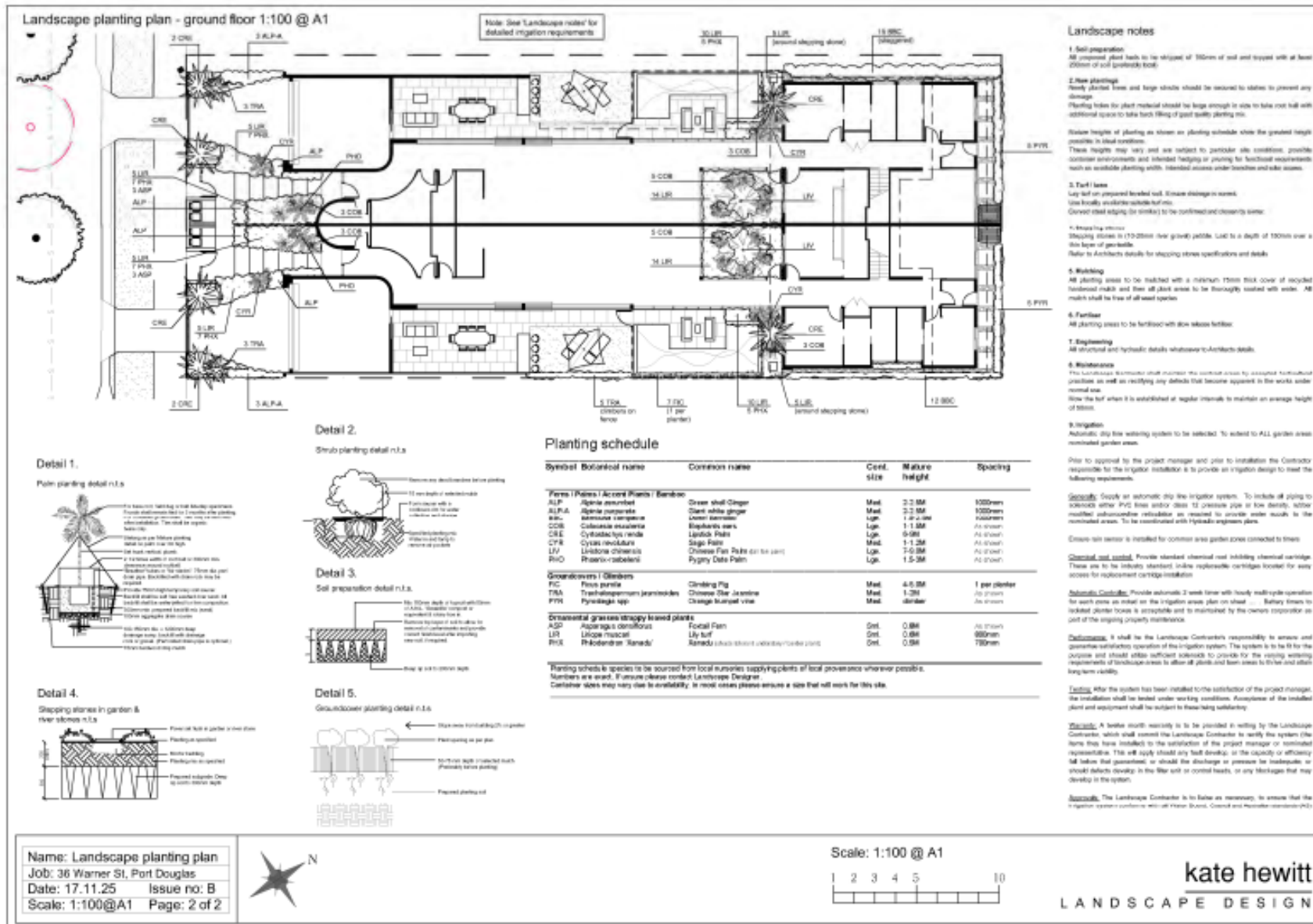
TITLE:
**TRUSS TIE-DOWN TO
TIMBER FRAMED WALL DETAILS**

DATE: TENDER ISSUE
P16 - 29/11/25
SCALE: AS SHOWN @ A3

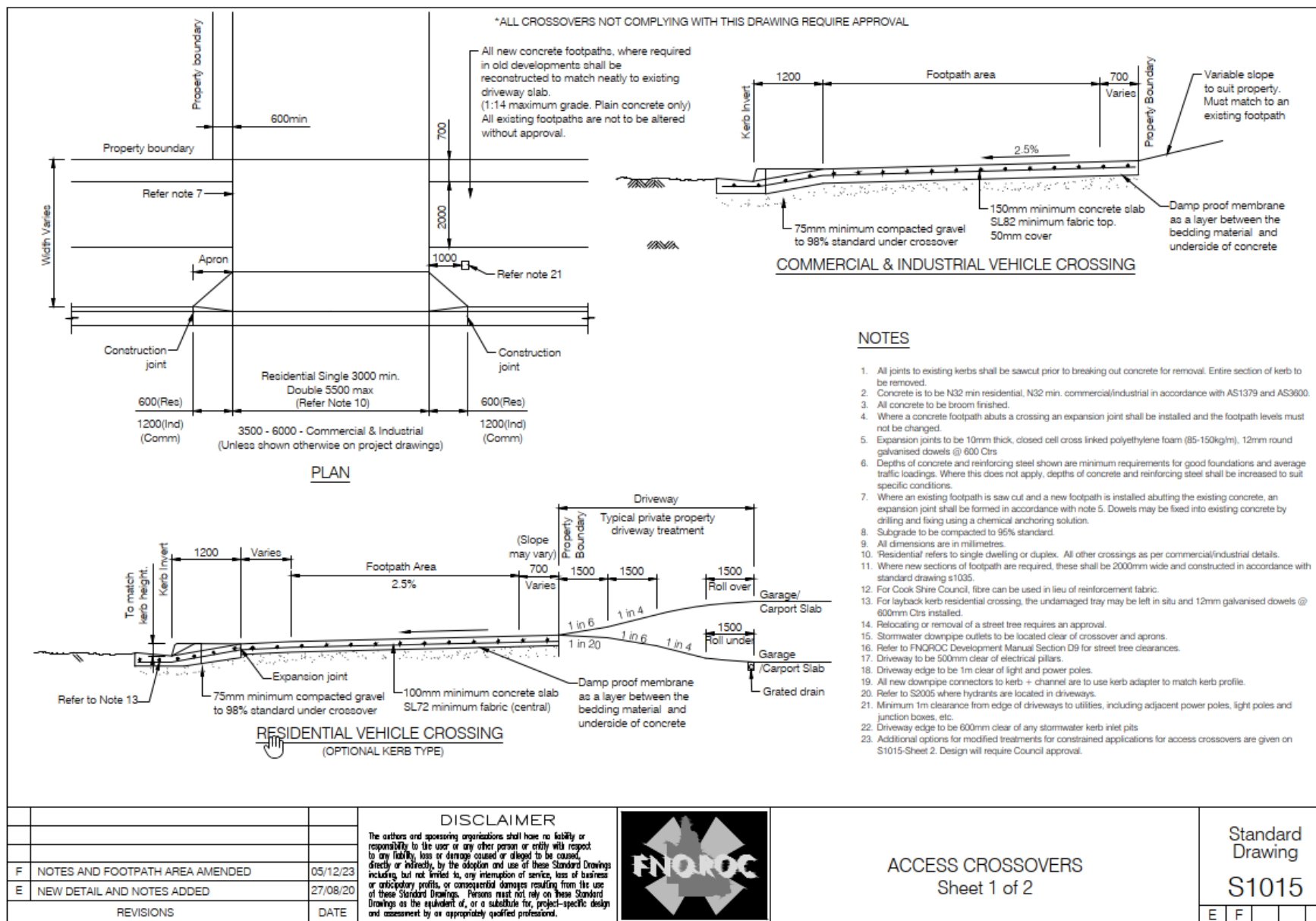
JOB No: 2444
WMB CLASS: C2

SHEET No:
WD27

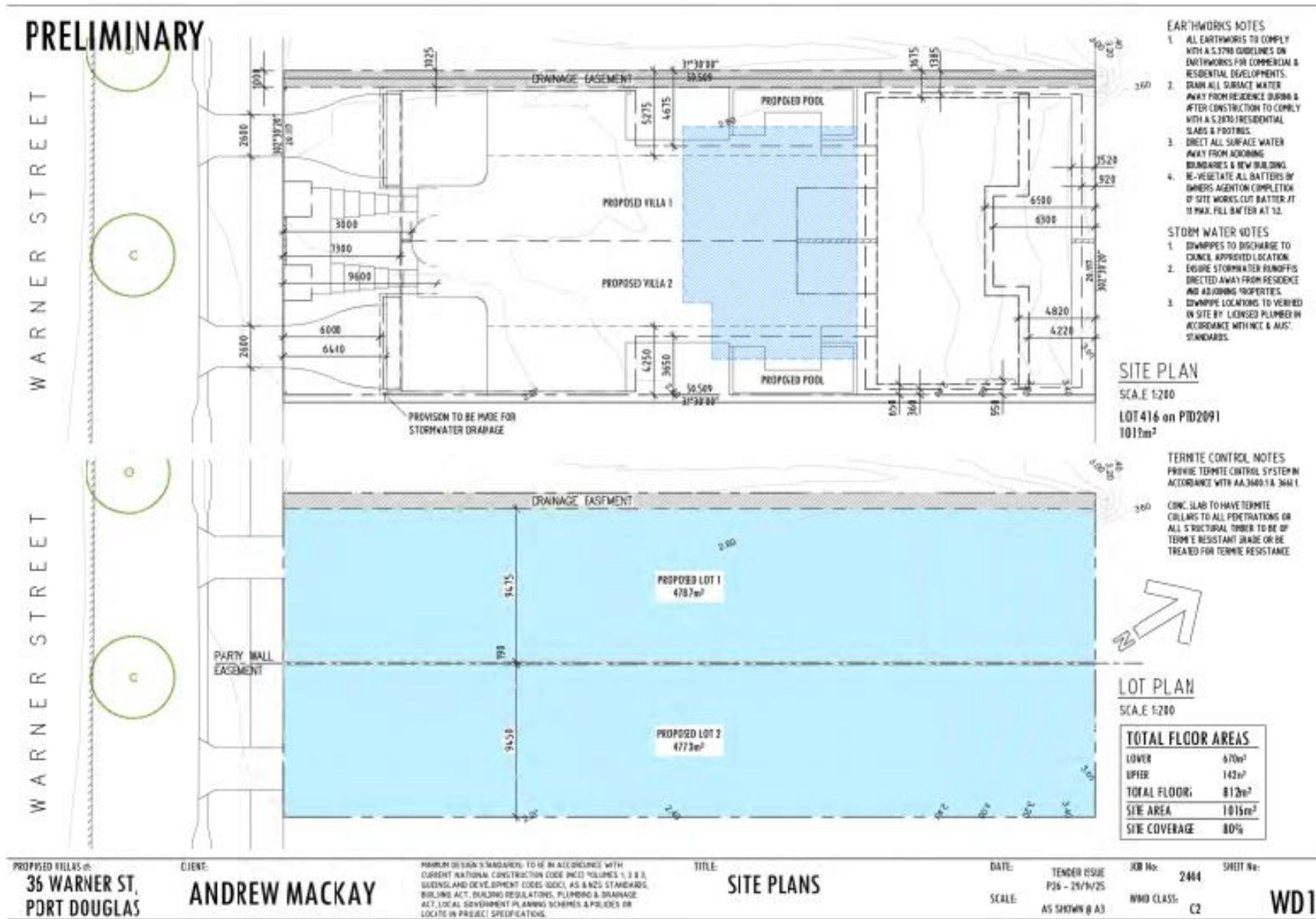




FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access



B. For The Reconfiguration of a Lot
APPROVED DRAWING(S) AND / OR DOCUMENT(S)



Reasons for Decision

- . The reasons for this decision are:
 - a. Sections 60, 62 and 63 of the *Planning Act 2016*;
 - b. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - c. 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 18/09/2025 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
 - 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 60, 62 and 63 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.

Planning Act 2016
Chapter 3 Development assessment

[s 74]

relevant preliminary approval means a preliminary approval given under the old Act by an entity other than a private certifier.

Division 2 Changing development approvals

Subdivision 1 Changes during appeal period

74 What this subdivision is about

- (1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.
- (2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.
- (3) For subsection (2), sections 75 and 76 apply—
 - (a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and
 - (b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and
 - (c) as if a reference in section 76 to a development application were a reference to a change application; and
 - (d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and
 - (e) with any other necessary changes.

75 Making change representations

- (1) The applicant may make representations (*change representations*) to the assessment manager, during the applicant's appeal period for the development approval, about changing—

Page 112

Current as at 18 July 2025

Authorised by the Parliamentary Counsel

-
- (a) a matter in the development approval, other than—
 - (i) a matter stated because of a referral agency's response; or
 - (ii) a development condition imposed under a direction given by the Minister under part 6, division 2; or
 - (iii) a development condition imposed under a direction given by the chief executive under section 106ZF(2); or
 - (b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(d).
- (2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.
- (3) Only 1 notice may be given.
- (4) If a notice is given, the appeal period is suspended—
- (a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or
 - (b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—
 - (i) the applicant withdraws the notice, by giving another notice to the assessment manager; or
 - (ii) the assessment manager gives the applicant the decision notice for the change representations; or
 - (iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (5) If the applicant makes the change representations during the appeal period without giving a notice under subsection (2),

the appeal period is suspended from the day the representations are made until—

- (a) the applicant withdraws the change representations by notice given to the assessment manager; or
 - (b) the assessment manager gives the applicant the decision notice for the change representations; or
 - (c) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (6) Despite subsections (4) and (5), if the decision notice mentioned in subsection (4)(b)(ii) or (5)(b) is a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

76 Deciding change representations

- (1) The assessment manager must assess the change representations against and having regard to the matters that must be considered when assessing a development application, to the extent those matters are relevant.

Note—

For change representations for a development approval for development requiring social impact assessment, see also section 106ZI.

- (2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—
- (a) the applicant; and
 - (b) if the assessment manager agrees with any of the change representations—
 - (i) each principal submitter; and
 - (ii) each referral agency; and
 - (iii) if the assessment manager is not a local government and the development is in a local

-
- government area—the relevant local government;
and
- (iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and
 - (v) another person prescribed by regulation.
- (3) A decision notice (a ***negotiated decision notice***) that states the assessment manager agrees with a change representation must—
- (a) state the nature of the change agreed to; and
 - (b) comply with section 63(2) and (3).
- (4) A negotiated decision notice replaces the decision notice for the development application.
- (5) Only 1 negotiated decision notice may be given.
- (6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.

Subdivision 2 Changes after appeal period

77 What this subdivision is about

This subdivision is about changing a development approval, other than the currency period, after all appeal periods in relation to the approval end.

78 Making change application

- (1) A person may make an application (a ***change application***) to change a development approval.

Note—

For the making of a change application for a development approval that was a PDA development approval, see also the *Economic Development Act 2012*, sections 51AM, 51AN and 51AO.

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—

17 December 2025

Enquiries: Rebecca Taranto
Our Ref: MCUC 2025_5837/1 (Doc ID:1340281)
Your Ref:

Awela Holdings Pty Ltd
C/- Aspire Town Planning
PO Box 1040
Mossman QLD 4873

Dear Sir/Madam

**Adopted Infrastructure Charge Notice
Material Change of Use (Dual Occupancy and Short Term-Accommodation)
and Reconfiguring a Lot - 1 Lot into 2 Lots
At 36 Warner Street Port Douglas
On Land Described as Lot 416 on RP907333**

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.

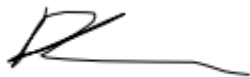
Please also find attached extracts from the Act regarding the following:

- 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 2025_5837/1 in all subsequent correspondence relating to this matter.

Should you require any clarification regarding this, please contact Rebecca Taranto 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

DOUGLAS SHIRE COUNCIL		2018 Douglas Shire Planning Scheme version 1.0 Applications			
ADOPTED INFRASTRUCTURE CHARGES NOTICE					
Awela Holdings Pty Ltd DEVELOPERS NAME		0 ESTATE NAME		0 STAGE	
36 Warner Street STREET No. & NAME		Port Douglas SUBURB		Lot 416 on RP907333 LOT & RP No.s	
Combined Application MCU and ROL DEVELOPMENT TYPE		1 VERSION No.		9143 PARCEL No.	
1340286 DSC Reference Doc. No.		CA 2025_5837/1 COUNCIL FILE NO.		6 VALIDITY PERIOD (year)	
Payment before commencement of use for MCU; and Prior to signing and sealing of survey form for ROL					
Infrastructure Charges as resolved by Council at the Ordinary Meeting held on 23 February 2021 (Came into effect on 1 March 2021)					
Proposed Demand	Dual occupancy (Also to be used as Short-term accommodation)	Charge per Use \$ _per_3_or_more_bedroom_dwelling	\$ Rate 28,303.91	Floor area/No. 2	Amount \$56,607.82
Residential					
	Total Demand				<u>\$56,607.82</u>
Credit					
Existing land use					
Dwelling House	1 Lot		28405.93	1	\$28,405.93
3 or more bedroom					
	Total Credit				<u>\$28,405.93</u>
Required Payment or Credit			TOTAL <u>\$28,201.89</u>		
Prepared by	Rebecca Taranto		17-Dec-25		Amount Paid
Checked by	Daniel Lamond		17-Dec-25		Date Paid
Date Payable	ROL - Before the Local Government approves the plan of subdivision MCU - prior to the commencement of use		Receipt No.		
Amendments					
					Cashier
Note: The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the <i>Planning Act 2016</i> 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.

- (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