DOUGLAS SHIRE COUNCIL

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

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

27 October 2026

Enquiries: Jenny Elphinstone
Our Ref: MCUI 2026_6019/1 (Doc ID 1399517)
Your Ref: 72424

Perfect Finish Services Pty Ltd (Tte)
C/- Planz Town Planning
PO Box 181
EDGE HILL QLD 4870

Email: info@planztp.com

Dear Sir/Madam

Further Issues Letter – s.35 Development Assessment Rules
Material Change of Use for Bar, Food and drink outlet and Short-term accommodation
At 9-13 Port Street Port Douglas

Council refers to your development application and that was received on 13 October 2026.

An information request was unable to issue as the applicant had declined to agree to accept an information request on the lodged Form 1. Council wishes to advise that a review of the application has identified further advice is needed. It would be beneficial for this information is received prior to the commencement of the public notification period.

The following information is required.

Parking Rates and On-street Work

The planning report nominates the application of one parking space per 25m^2 GFA for the Bar and the Food and drink outlet. It is usual for the Bar to have a higher rate during to the expected high intensity of use. A rate of 1 space per 10m^2 should be applied to the bar area. It is noted formalised on-street parking is limited.

1. Please provide a localised traffic report analysing the demand and any expected impacts to the surrounding area. Any consideration of provision of on-street parking needs to acknowledge the intersection of Port Street with the unconstructed road to the immediate west.

2. Please provide swept path turns for the car spaces adjacent to the new bunkhouse and west of the new office location.

3. Please advise the intended number of employees expected for the Bar and the Food and drink outlet.

4. Please advise of the intended maximum number of patrons for the Food and drink outlet use.

5. Please clarify whether the Bar and the Food and drink outlet will operate together or separately.

Concern is raised with the accessibility of the bicycle parking area adjacent to Bunkhouse 1 and the dimensions of the parking spaces in front of the bicycle parking area.

6. Please clarify the dimensions of these spaces and provide comment on the accessibility to the bicycle parking area.

Design Plans

In the Architectural perspectives and on the site plan no fencing is nominated around the pool. It is difficult to determine the true nature and extent of the different areas. The external stairwell appears to conflict with where the pool fence currently exists.

7. Please amend the plans to include the location of the swimming pool fence and the arrangement of the staircase areas.

8. Please amend the internal design of the kitchen and bar area plans to clarify the employee only and the public use components. Please provide floor areas of the public areas for the Bar and for the Food and drink outlet.

The development relocates the office from the Port Street entry to Craven Close.

9. Please advise how accommodation guests can traverse through the site when visitors are dropped off or collected at the Port Street entry point. Consideration is recommended for the inclusion of a bus waiting or drop-off component to the Port Street frontage.

Operating Hours and Impacts

10. Please provide details of the intended days and hours the Bar and the Food and drink outlet will operate.

11. Please provide a noise impact report for the development prepared by a suitably qualified expert. Noise impacts should consider the possibility of any music provided to the external areas.

Other

Please quote Council's application number MCUI 2026 6019/1 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



Neil Beck
Team Leader Planning