

24 March 2026

Enquiries: Rebecca Taranto
Our Ref: 2025_5867/1 (Doc ID: 1355475)
Your Ref: 36519

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

RRL One Pty Ltd (Tte)
C/- Brazier Motti Pty Ltd
PO Box 1185
Cairns QLD 4870

Email: cairns@braziermotti.com.au

Dear Sir/Madam

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was received on 27/11/2025. A review of the application has raised issues that require additional details to enable assessment of the application.

Given the site constraints, your response to this Information Request may likely result in a further request for information.

Applicant Details

Name: RRL One Pty Ltd (Tte)
Postal Address: C/- Brazier Motti Pty Ltd
PO Box 1185
Cairns QLD 4870
Email: cairns@braziermotti.com.au

Property Details

Street Address: 37-39 Warner Street Port Douglas
Real Property Description: Lot 50 on RP896319
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2025_5867/1
Approval Sought: Development Permit
Nature of Development Proposed: Short Term Accommodation (intensification of existing backpackers accommodation)

Additional Information Requested

The following additional information is requested to complete an assessment of the application:

Traffic Impact Assessment

1. Provide a traffic impact assessment for development prepared by a suitably qualified person detailing the impacts on traffic flows, road network and parking internal and external to the site (including vehicle, pedestrian, bike, and scooter movements) during peak tourist season.

Carparking and Bicycle Parking

2. Under Table 9.4.1.3. of the Planning Scheme, Access, Parking and Servicing code, the proposal requires 22 bicycle storage spaces. During a site visit conducted during low season, 25 or more bikes were present on site. It was agreed during the visit that given the predominantly higher use of bicycles rather than cars by backpackers, additional storage spaces above the required numbers should be considered.

Please provide a scaled parking plan that complies with the Australian Standards: AS2890.1 Parking Facilities; AS 2890.3 – bicycle parking; and AS2890.6 off-street parking for people with disabilities. The plan should include;

- Locations of all existing and proposed buildings and structures;
- The location and dimensions of the vehicle parking spaces, including all abilities parking;
- Swept path movements for all vehicle parking areas;
- Details showing undercover and uncovered parking;
- Provision for manoeuvring of waste collection vehicles; and
- Details showing that the designated bike parking area can accommodate 22 (or more) bicycles.

Cooking Facilities

3. Please clarify whether the proposal includes designated food preparation areas within each dormitory room or within the communal kitchen only.

Augmentation of Waste and Recyclable Storage Area

4. Council's 2025/2026 Utility Charges and Associated Rating Matters document is available on Council's website. The document identifies the number of waste/recycling bins required for developments. The document nominates Short Term Accommodation that provides a communal kitchen as being allocated 1 cleansing charge for every 4 persons able to be accommodated. This would result in 55 entitlements for the proposed 222 bed accommodation. This amount will

increase should the dormitory rooms provide designated cooking facilities (sink, microwave, etc.)

Concern is raised that there may not be adequate area on site to accommodate the number of bins required to service the proposed development.

Provide a detailed plan showing an onsite waste and recyclable storage area that;

- Is roofed, bunded and connected to sewer with an approved collection device at the drainage point to sewer;
- Has an impervious surface for the storage of waste containers with a suitable hose-cock with hose attached;
- Provides appropriate access and manoeuvrability for waste collections services and access for residents;
- Is located and designed so to avoid adverse amenity impacts within the site and to adjoining properties and street view; and
- Can provide for the number of bins required for the site; and
- Can be adequately accessed for collection.

Personal and Communal Open Space

5. Please provide a scaled plan showing the dimensions of personal and communal open space available to each guest. The Plan should include the percentage of each open space that is open to the sky and shaded by trees.

Landscaping

6. Provide a landscape plan detailing the location of existing and proposed landscaping. The landscaping should consider the requirements of the Planning and Environment Court judgement issued on 9 April 2001 (Ref: Appeal No. 1 of 2001) and Council's Planning Scheme Policy No.7-Landscaping.

The plan should include;

- Existing mature trees marked for retention and removal;
- Existing and proposed landscaping showing plant species, planting schedules and maintenance regimes; and
- Existing and proposed hardscape features.

Stormwater Drainage

7. Provide a plan showing how the proposed roof over the deck will discharge stormwater to a lawful point of discharge.

Height of wall

8. Provide details of the height of the wall to be constructed on the south eastern boundary.

Due Date

The due date for providing the requested information is 21 June 2026 in accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: 2025_5867/1 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

A handwritten signature in black ink, appearing to be 'L. Vogel', with a small dot at the end.

For
Leonard Vogel
Manager Environment & Planning