

29 June 2022

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

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

info@planztp.com

Attention Ms Nikki Huddy

Dear Madam

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

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

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

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

Yours faithfully



For
Paul Hoyer
Manager Environment & Planning

encl.

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



Decision Notice

Approval (with conditions)

Given under section 83 of the Planning Act 2016

Applicant Details

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

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

Email: info@planztp.com

Property Details

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

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

Local Government Area: Douglas Shire Council

Details of Proposed Development

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

Decision

Date of Decision: 28 June 2022

Decision Details: Approved whereby:

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

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

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

Drawing or Document	Reference	Date
Site Context	Wolveridge Architects Project 18 007, Drawing P-01.03, Revision C	1 October 2019

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

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

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

Amalgamation of Lots required

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

Use of Roof Level Recreational Area

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

3. Condition 3 is amended as follows:

Amended Plan

3. The proposed development must be generally in accordance with the plans, prepared by Wolveridge Architects, Rogers Consulting Engineers and Hortulus Australia Pty (Council electronic document ~~D#927624~~ 1084872) and as amended to accommodate the following:
- a. ~~Delete car parking space No.10 and replace with service area facilities;~~
 - a.b. Include traffic islands on the road that provide sufficient sight views for exiting vehicles and accommodate the angle parking design;

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

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

4. Condition 9 is amended as follows:

Vehicle Parking

9. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of ~~sixteen (16) spaces~~ fifteen (15) spaces and a service bay. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking,

driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked and these attributes must be maintained for the life of the development. At least one car parking space must be provided for disabled drivers together with suitable access between the car parking space and entry to the ground floor reception area.

5. Condition 24 is amended as follows:

Minimum Fill and Floor Levels

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

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

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

6. The following additional Advice is included:

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

Existing Approval

A copy of the existing approval is enclosed.

Further Development Permits

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

- All Building Work

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

Currency Period for the Approval

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

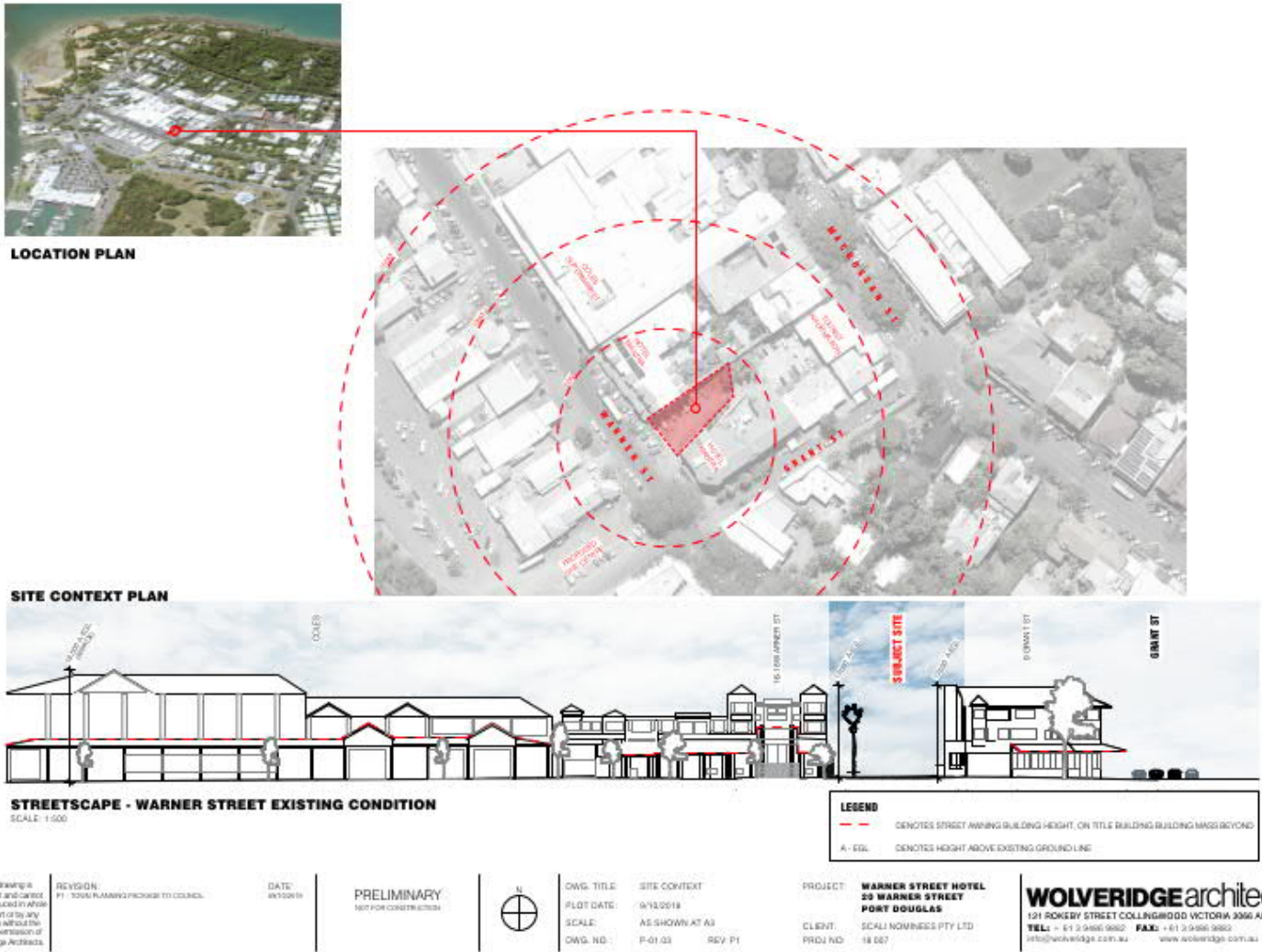
Rights of Appeal

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

A copy of the relevant appeal provisions is attached.

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

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





01



02



03



04



05



06



07



08



09



10



11

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REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

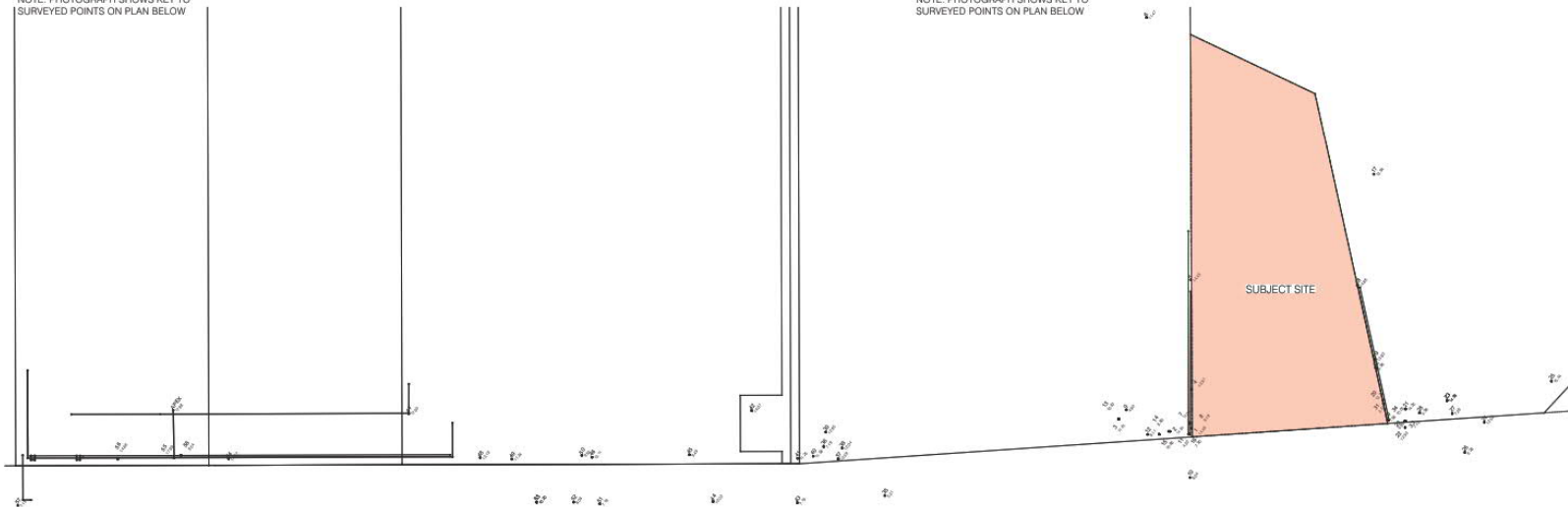
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NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW



NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW



SITE SURVEY - ADJOINING BUILDING HEIGHTS

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

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DATE:
08/10/2019

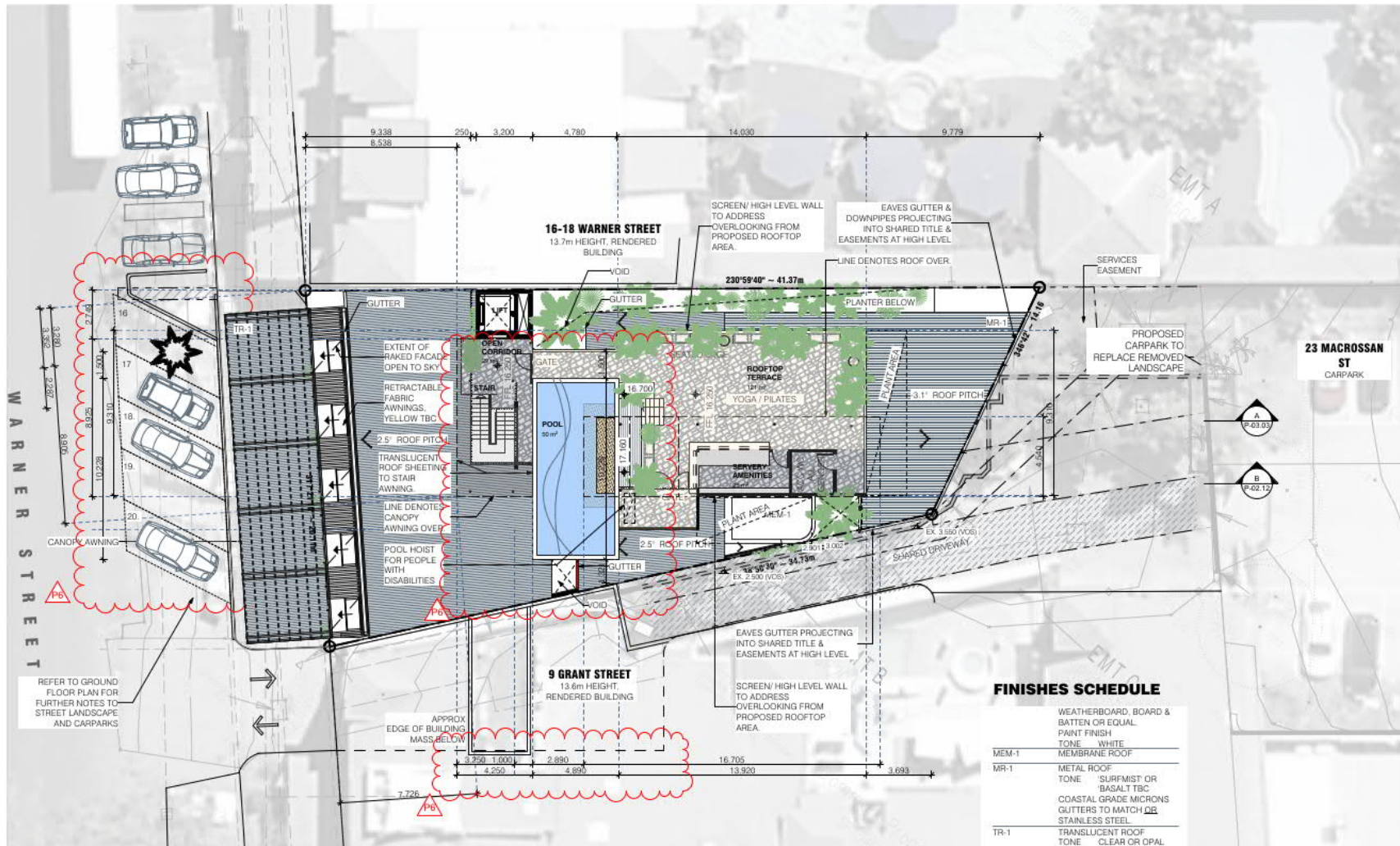
PRELIMINARY
NOT FOR CONSTRUCTION



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

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

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ROOF LEVEL - LOWER
SCALE: 1:200

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

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

PRELIMINARY
NOT FOR CONSTRUCTION



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

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

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SECOND LEVEL

SCALE: 1:200

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

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

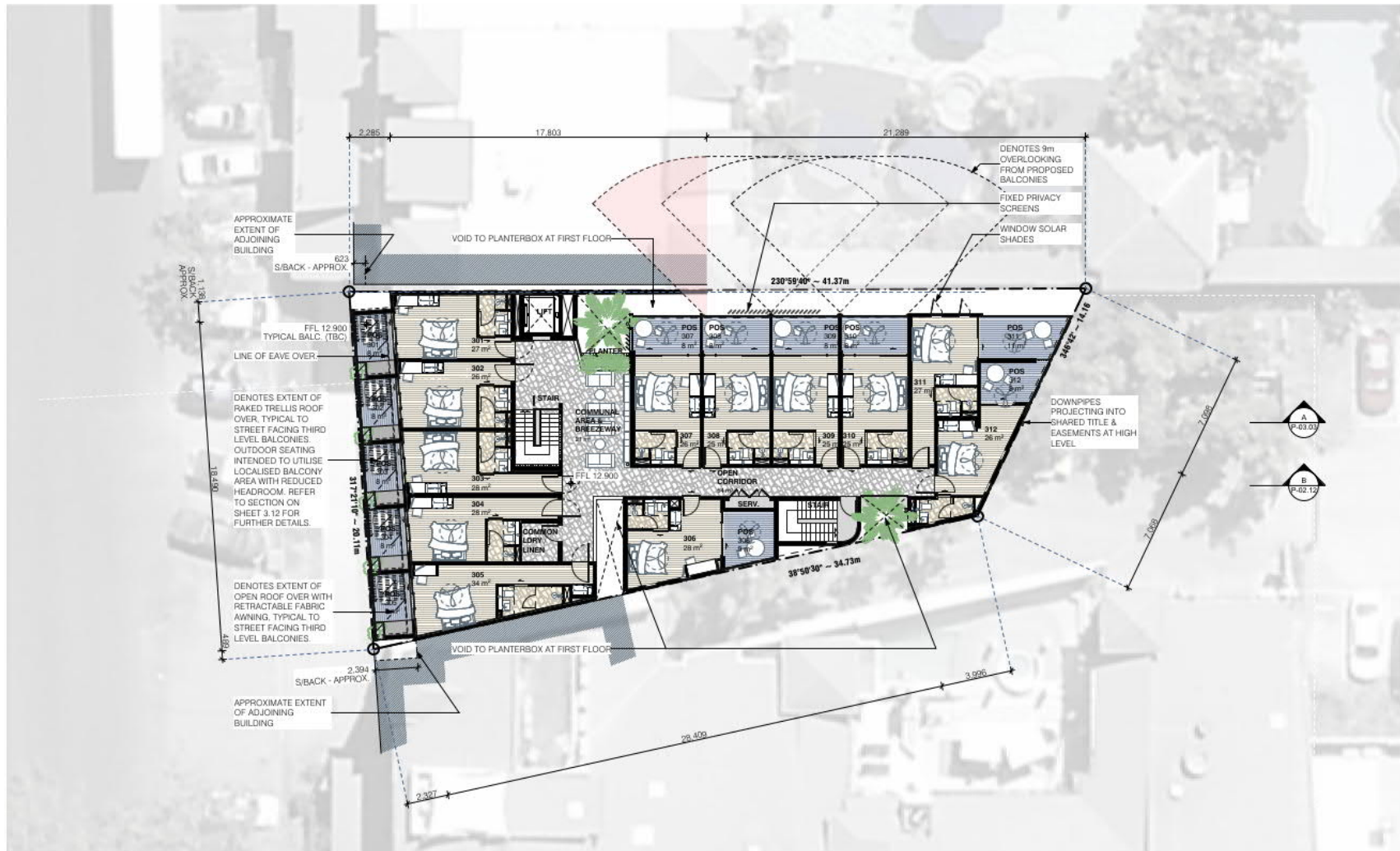
PRELIMINARY
NOT FOR CONSTRUCTION



DWG. TITLE: SECOND FLOOR
PLOT DATE: 7/04/2022
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.04 REV: P6

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

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THIRD LEVEL

SCALE: 1:200

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

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

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

PROJECT: **WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS**
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SECTIONAL PERSPECTIVE

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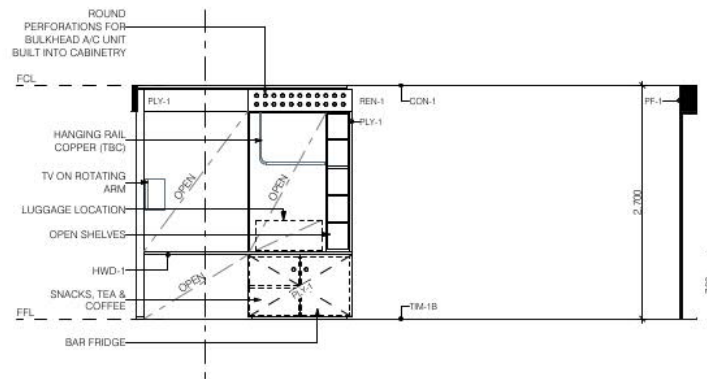
DWG. TITLE: MICRO HOTEL - SECTION
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.08 REV: P1

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

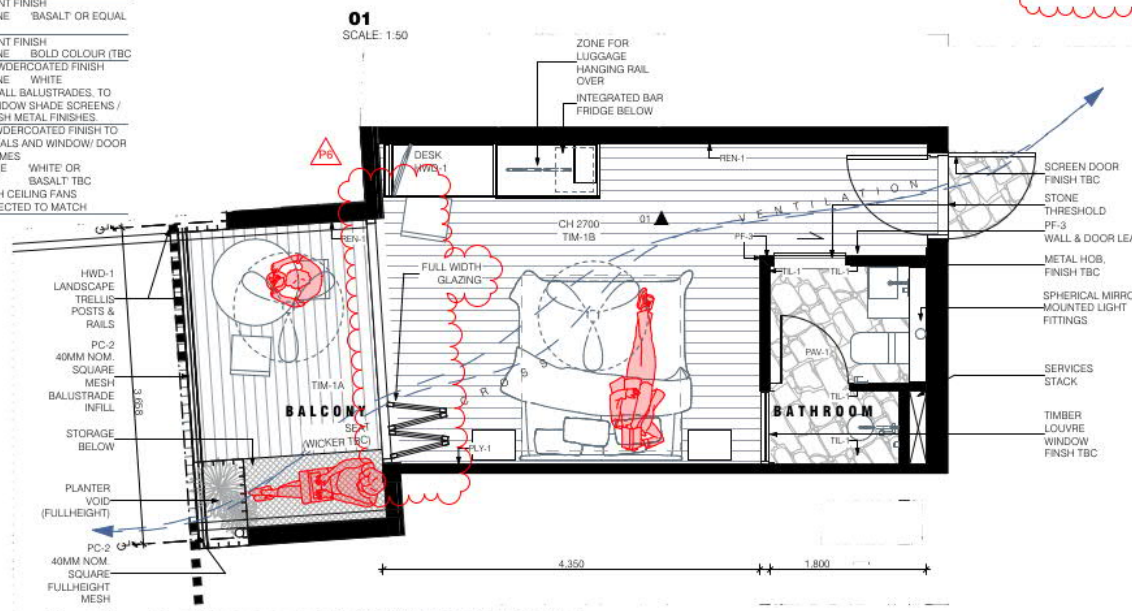
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FINISHES SCHEDULE

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



PERSPECTIVE FROM INSIDE ROOM



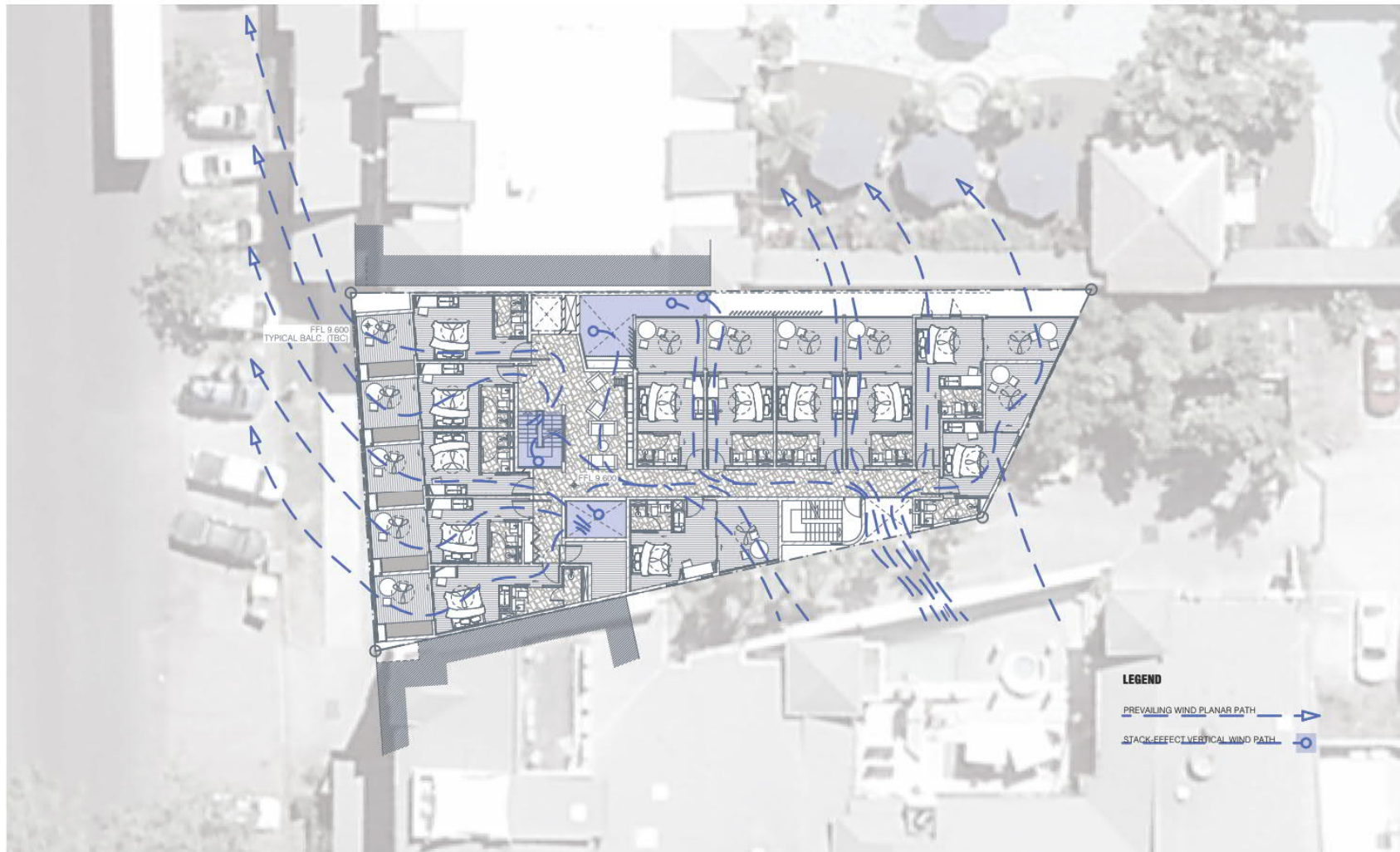


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PROJECT: **WARNER STREET HOTEL**
20 WARNER STREET
PORT DOUGLAS

CLIENT: SCALI NOMINEES PTY LTD

PROJ NO: 18 007



CROSS VENTILATION DIAGRAM PLAN

SCALE: 1:200

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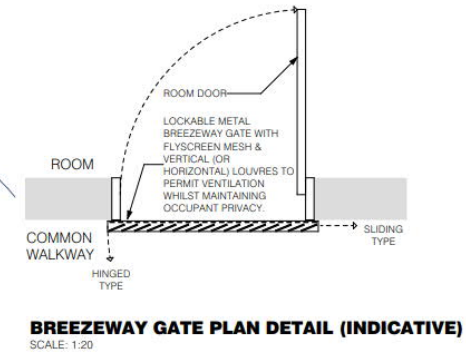
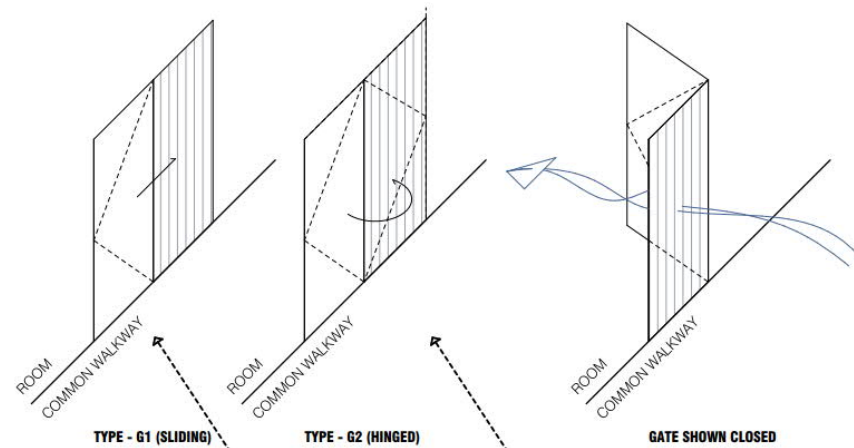


DWG. TITLE: VENTILATION DIAGRAM
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.11 REV: P1

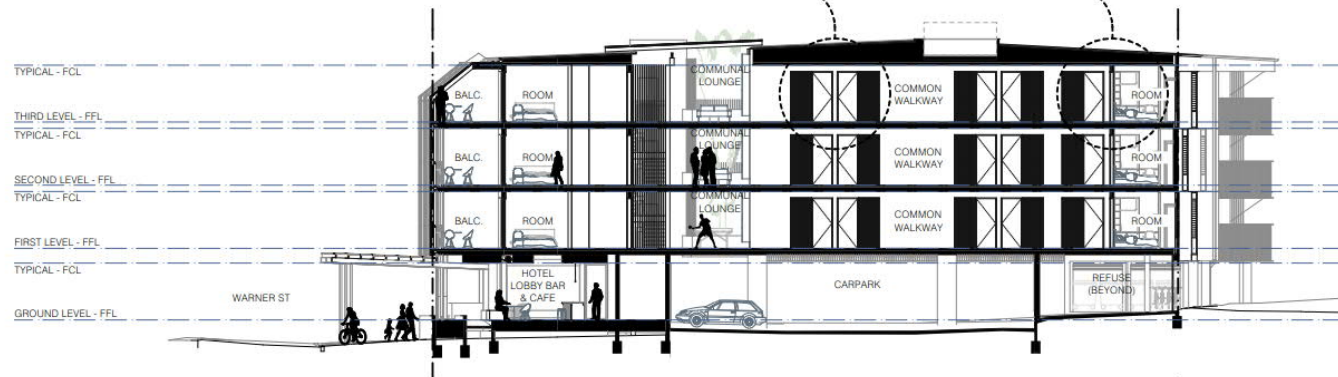
PROJECT: **WARNER STREET HOTEL
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BREEZEWAY GATES SCALE: 1:50



SECTION B SCALE: 1:200



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09/10/2019

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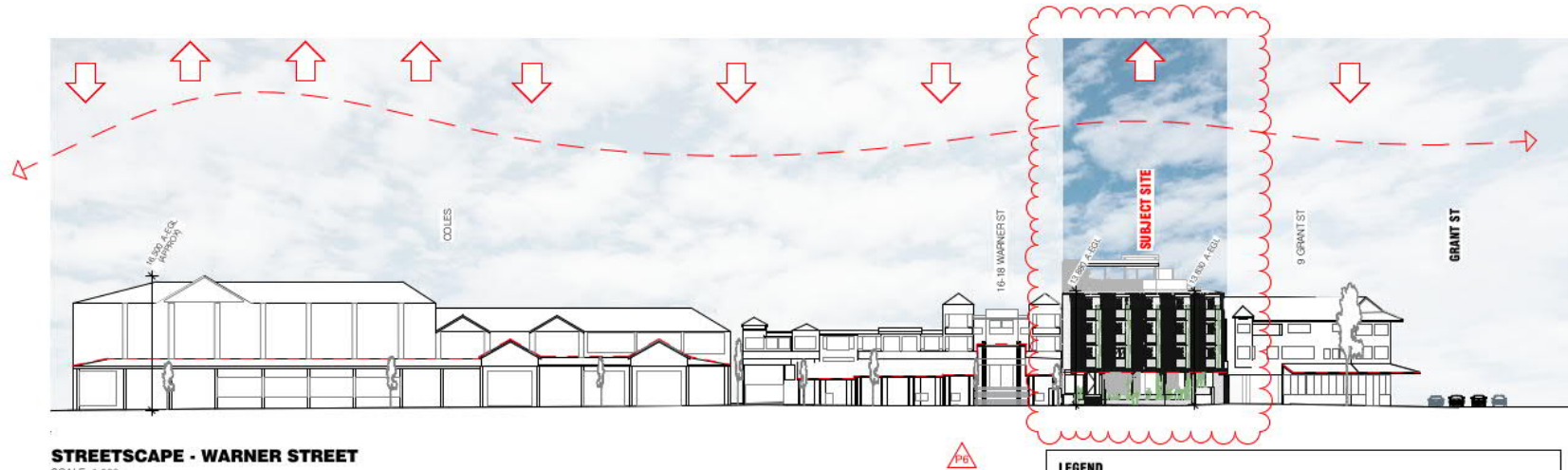
DWG. TITLE: BREEZEWAY GATES ELEVATION & DETAILS
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-02.12 REV: P1

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

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STREETSCAPE - WARNER STREET EXISTING CONDITION
SCALE: 1:500



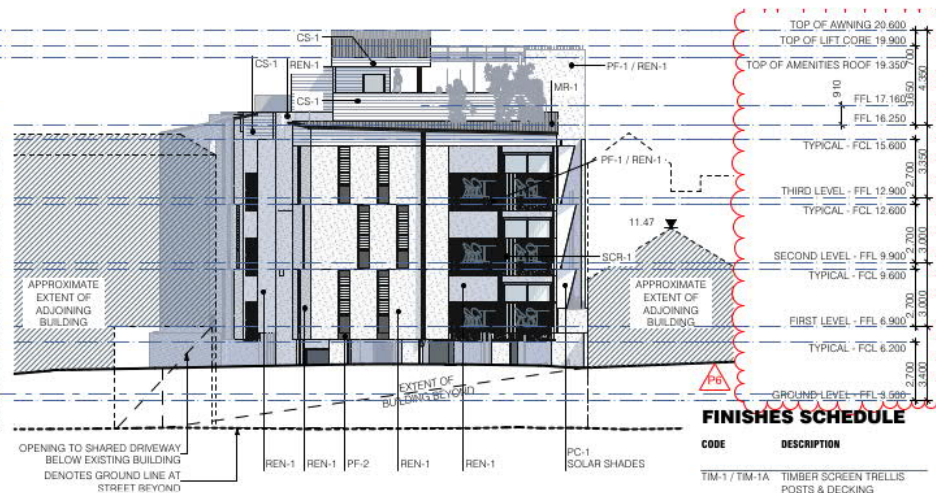
STREETSCAPE - WARNER STREET
SCALE: 1:500

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

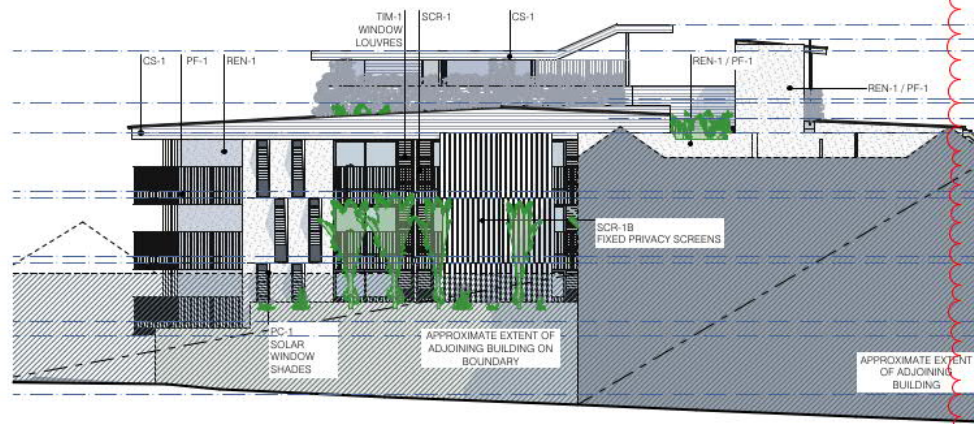
This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Wolveridge Architects.	REVISION: P1 - TOWN PLANNING PACKAGE TO COUNCIL 09/10/2019 P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT 26/08/2020 P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS 03/12/2020 P4 - HOTEL OPERATOR INPUT REVISIONS 17/08/2021 P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT 07/10/2021 P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI 05/04/2022	DATE: 09/10/2019 26/08/2020 03/12/2020 17/08/2021 07/10/2021 05/04/2022	PRELIMINARY NOT FOR CONSTRUCTION	DWG. TITLE: STREETSCAPE ELEVATION PLOT DATE: 7/04/2022 SCALE: AS SHOWN AT A3 DWG. NO.: P-03.01 REV: P6	PROJECT: WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS CLIENT: SCALI NOMINEES PTY LTD PROJ NO: 18 007	WOLVERIDGE architects 121 ROKEBY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA TEL: + 61 3 9486 9882 FAX: +61 3 9486 9883 info@wolveridge.com.au www.wolveridge.com.au
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E-01 SOUTH WEST ELEVATION
SCALE: 1:200



E-03 NORTH EAST ELEVATION
SCALE: 1:200



E-02 NORTH WEST ELEVATION
SCALE: 1:200

FINISHES SCHEDULE

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

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

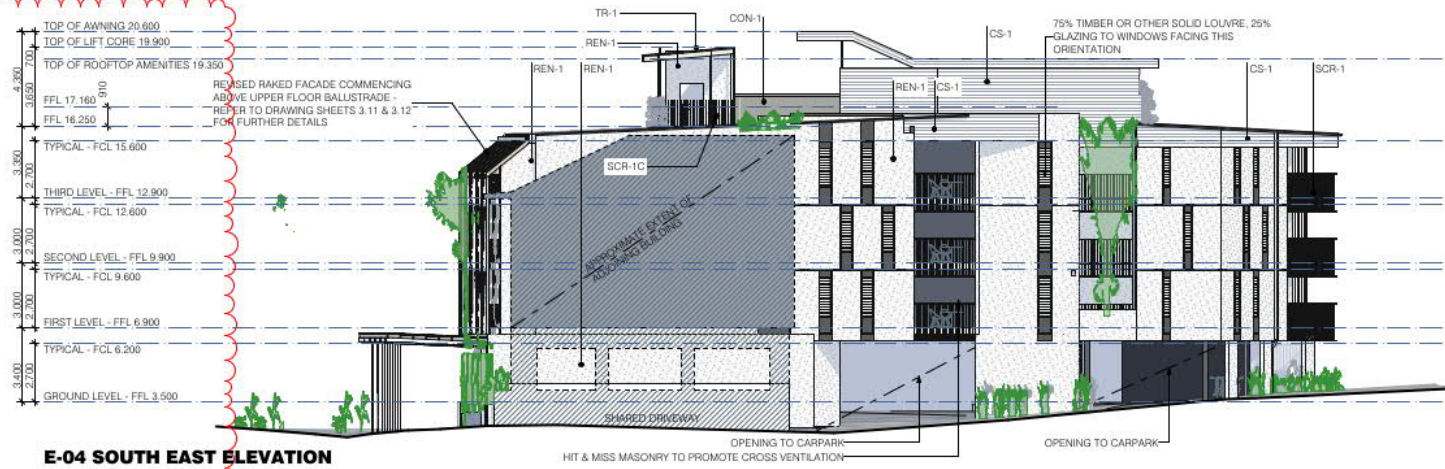
WOLVERIDGEarchitects
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info@wolveridge.com.au www.wolveridge.com.au

FINISHES SCHEDULE

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

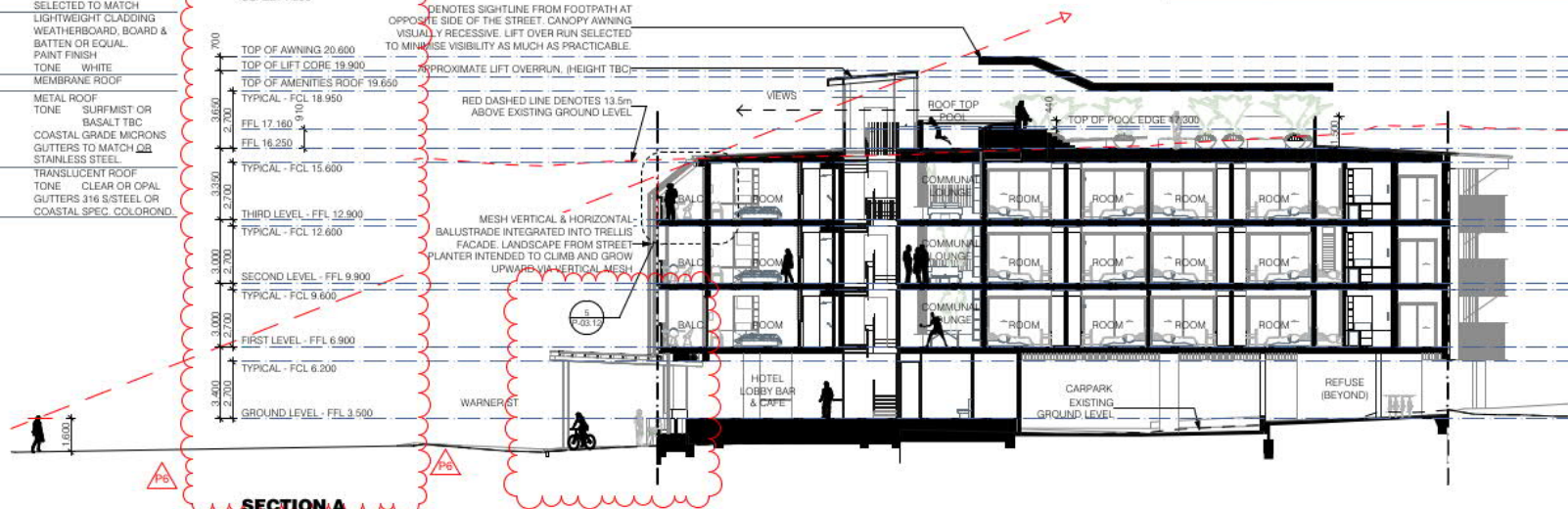
E-04 SOUTH EAST ELEVATION

SCALE: 1:200



SECTION A

SCALE: 1:200



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REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL 08/10/2019
P2 - ROOFTOP POOL AMENDMENT - ISSUE FOR COMMENT 28/08/2020
P3 - CARPARK REVISION PER PLANNING PERMIT CONDITIONS 03/12/2020
P4 - HOTEL OPERATOR INPUT REVISIONS 17/08/2021
P5 - DA PERMIT AMENDMENTS - HOTEL OPERATOR INPUT 07/10/2021
P6 - DA AMENDMENTS - FOLLOWING COUNCIL RFI 05/04/2022

DATE:
08/10/2019
28/08/2020
03/12/2020
17/08/2021
07/10/2021
05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION

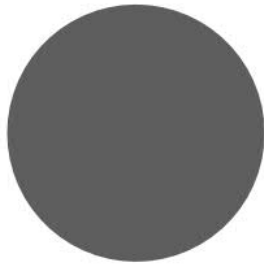
DWG. TITLE: ELEVATION & SECTION - LONGITUDINAL
PLOT DATE: 7/04/2022
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.03 REV: P6

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

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CON-1



PC-2 / PF-2



SCR-1A



REN-1



CS-1



SCR-1B



SCR-1C



TIM-1 / TIM-1A



PAV-1



MR-1

FINISHES SCHEDULE

CODE	DESCRIPTION
TIM-1 / TIM-1A	TIMBER SCREEN TRELLIS POSTS & DECKING SPECIES: LOCAL HARDWOOD TONE: TBC
PAV-1	SLATE PAVING - LOCAL STONE FORMAT - CRAZY PAVING
PAV-2	STREET PAVEMENT TO COUNCIL'S SPECIFICATION
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
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PF-2	PAINT FINISH TONE - BASALT OR EQUAL
PC-1 / SCR-1	POWDERCOATED FINISH TONE - WHITE
SCR-1A / SCR-1B SCR-1C	TO ALL BALUSTRADES, TO WINDOW SHADE SCREENS / MESH METAL FINISHES
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MEM-1	MEMBRANE ROOF
MR-1	METAL ROOF TONE - SURFMAST OR BASALT TBC COASTAL GRADE MICRONS GUTTERS TO MATCH OR STAINLESS STEEL
TR-1	TRANSLUCENT ROOF TONE - CLEAR OR OPAL GUTTERS 316 S/STEEL OR COASTAL SPEC. COLORBOND

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

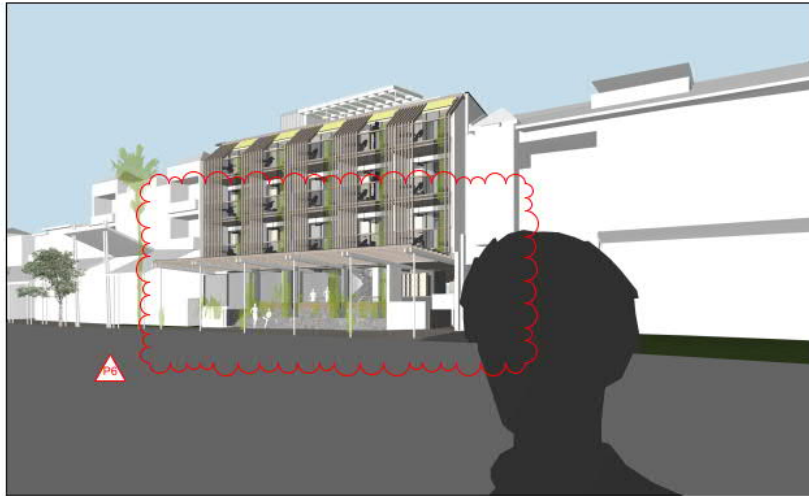
DATE:
09/10/2019
26/08/2020
03/12/2020
17/09/2021
07/10/2021
05/04/2022

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

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PROPOSED - STREET VIEW LOOKING DUE NORTH WEST



PROPOSED - STREET VIEW LOOKING DUE EAST

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

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

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

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REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

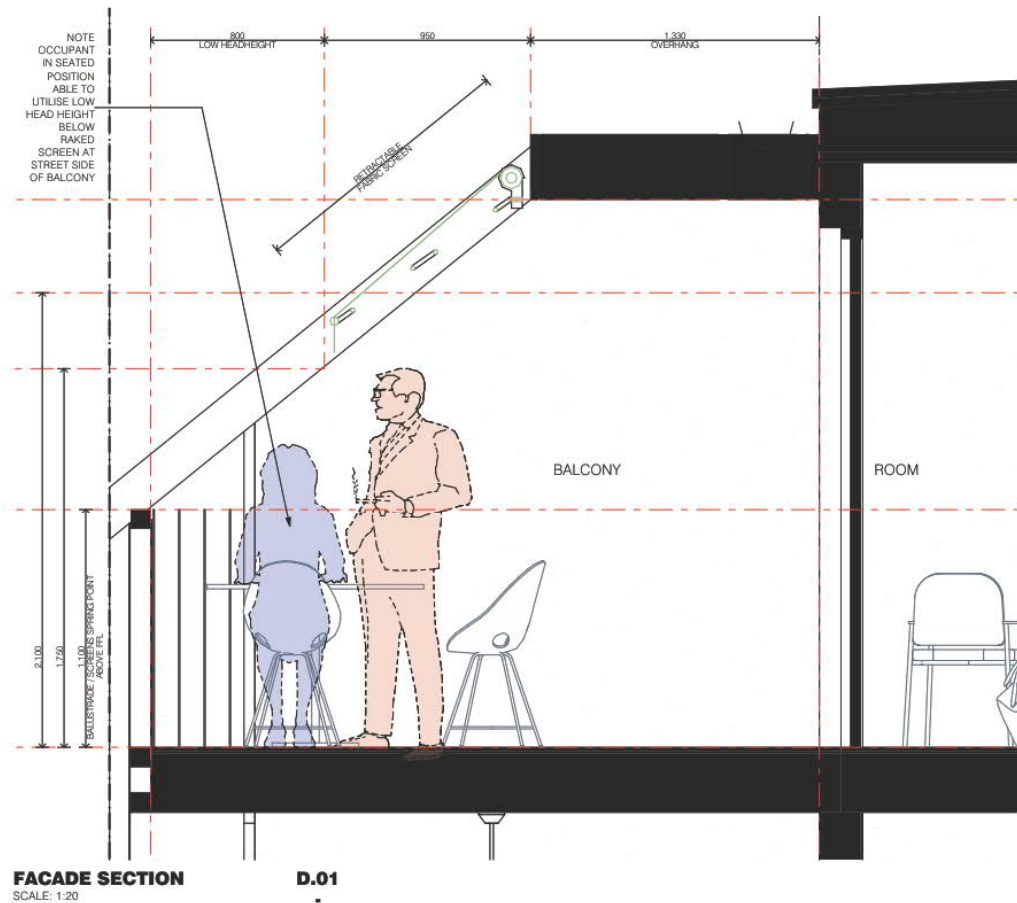
DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

WOLVERIDGE architects
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REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

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REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL

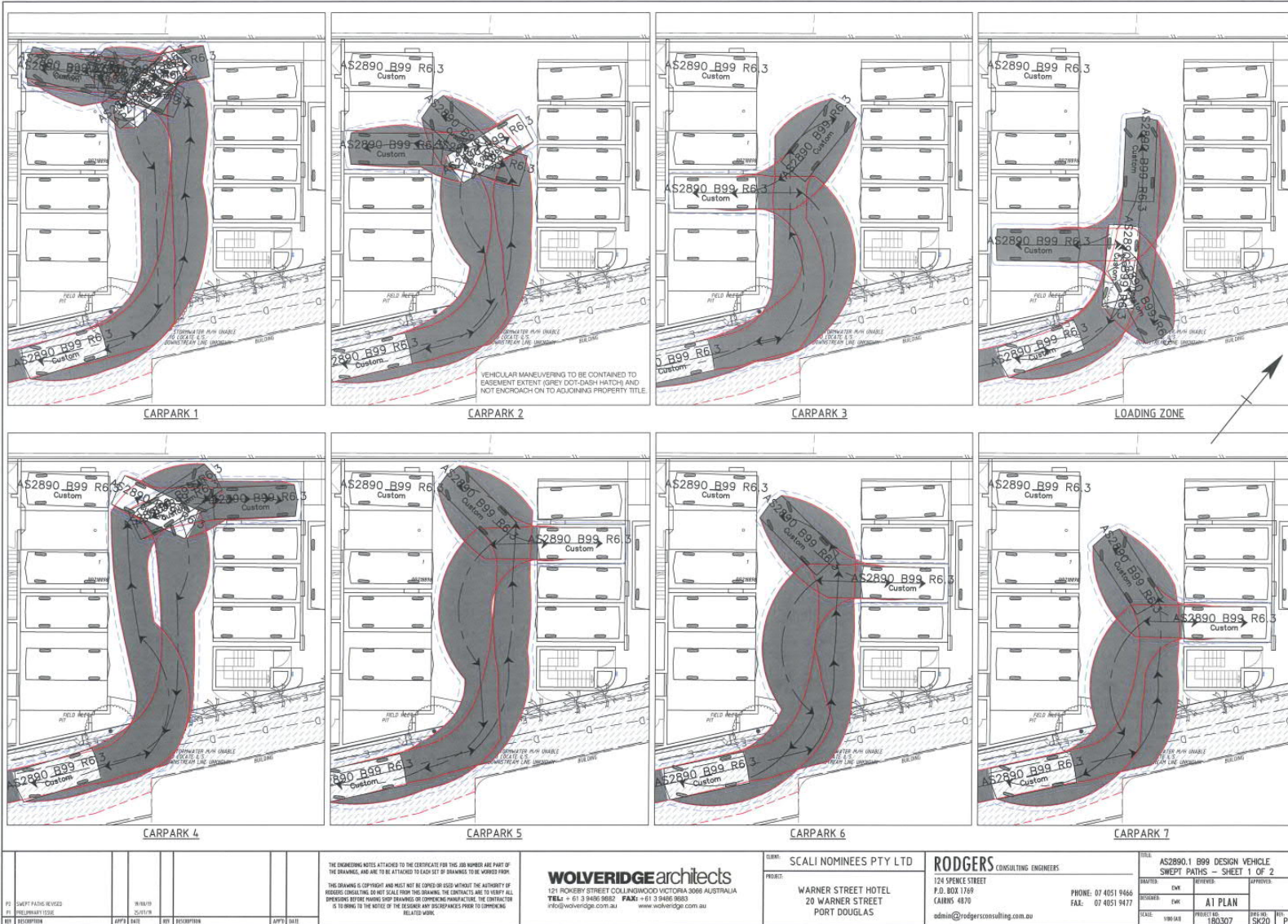
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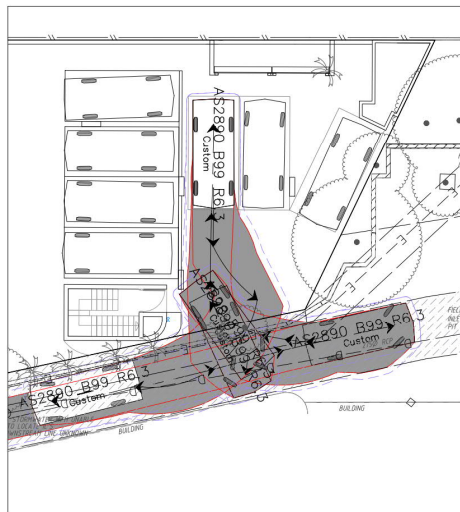
PRELIMINARY
NOT FOR CONSTRUCTION

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

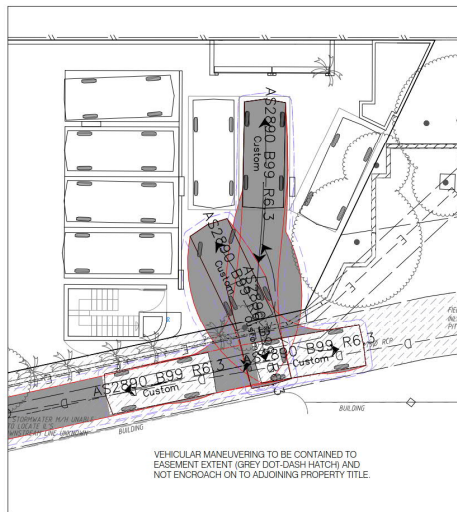
PROJECT: **WARNER STREET HOTEL
20 WARNER STREET
PORT DOUGLAS**
CLIENT: SCALI NOMINEES PTY LTD
PROJ NO: 18.007

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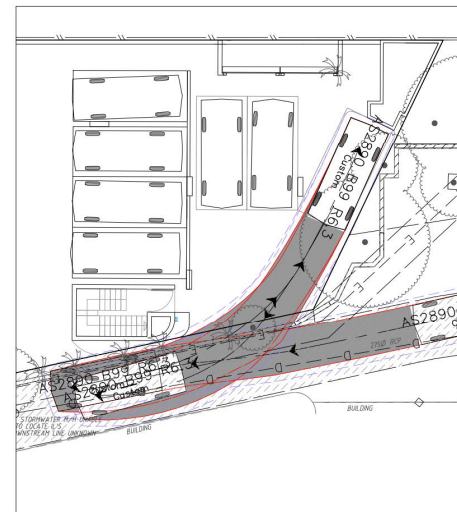




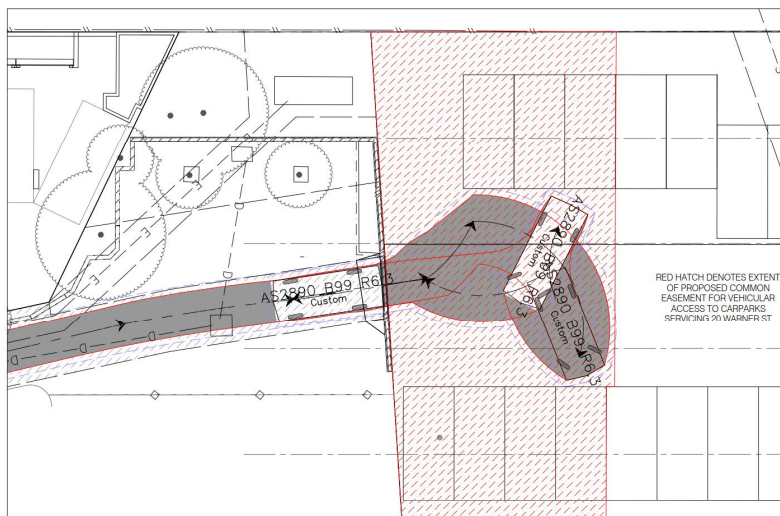
CARPARK 8



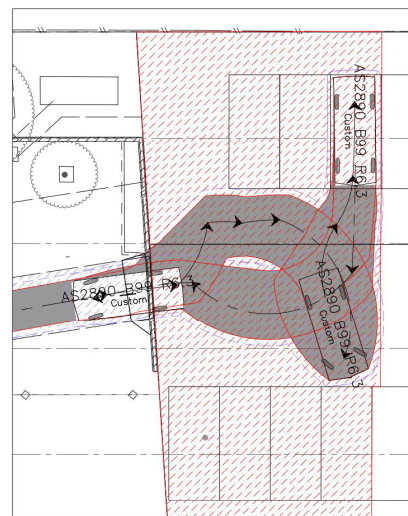
CARPARK 9



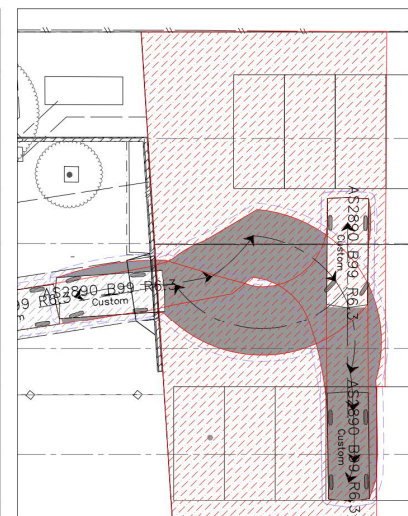
CARPARK 10



REAR CARPARK TURNAROUND



REAR CARPARK ACCESS 1



REAR CARPARK ACCESS 2

REV	DESCRIPTION	APP'D	DATE	REV	DESCRIPTION	APP'D	DATE
P5	REAR CARPARKS REVISED		24/09/19				
P4	CARPARK 10 REVISED		20/09/19				
P3	CARPARK 8 & TURNAROUND REVISED		17/09/19				
P2	EASEMENT PATHING REVISED		16/08/19				
P1	PRELIMINARY ISSUE		25/07/19				

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

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

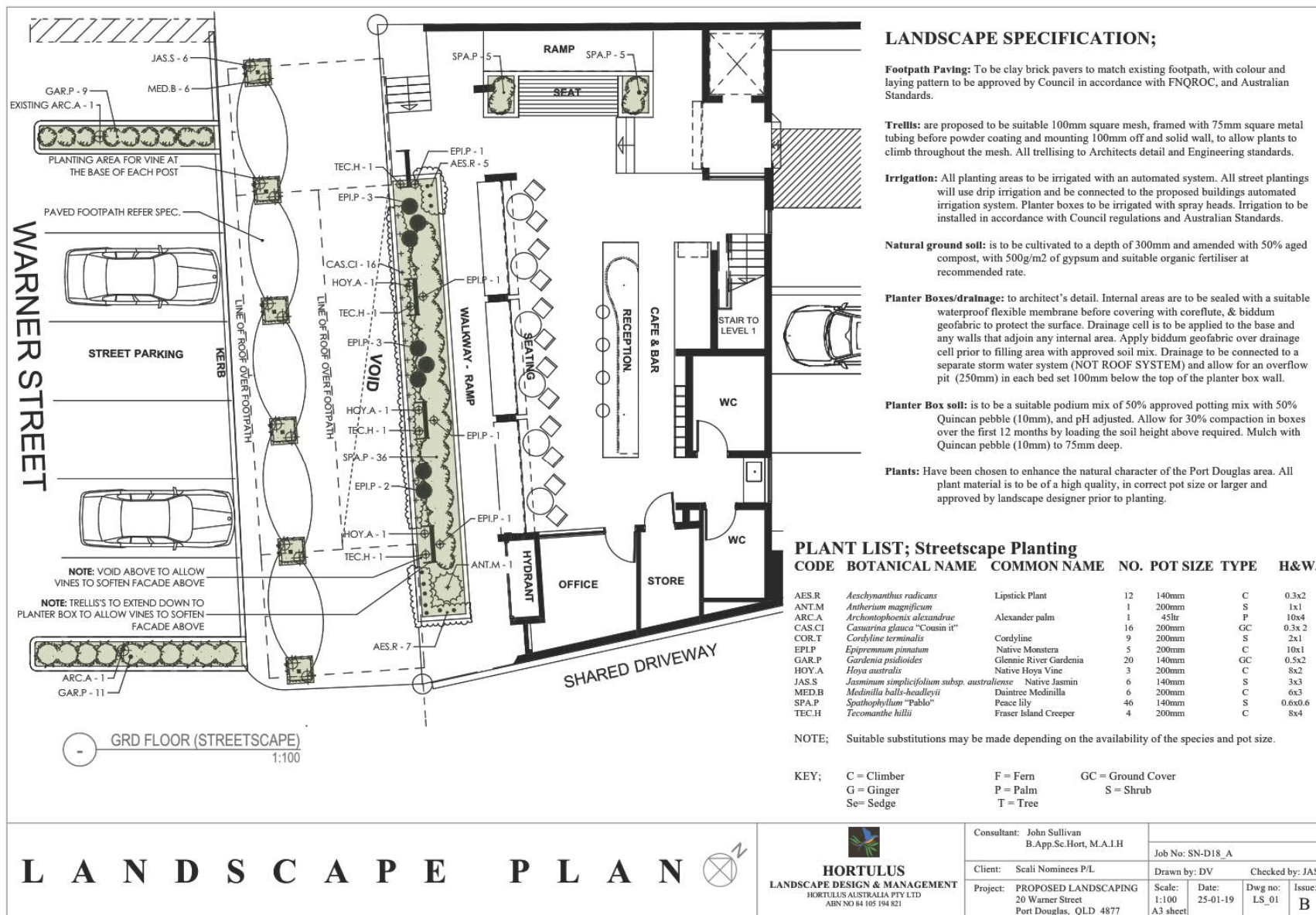
RODGERS CONSULTING ENGINEERS
124 SPENCE STREET
P.O. BOX 1769
CAIRNS 4870
admin@rodgersconsulting.com.au
PHONE: 07 4051 9446
FAX: 07 4051 9477

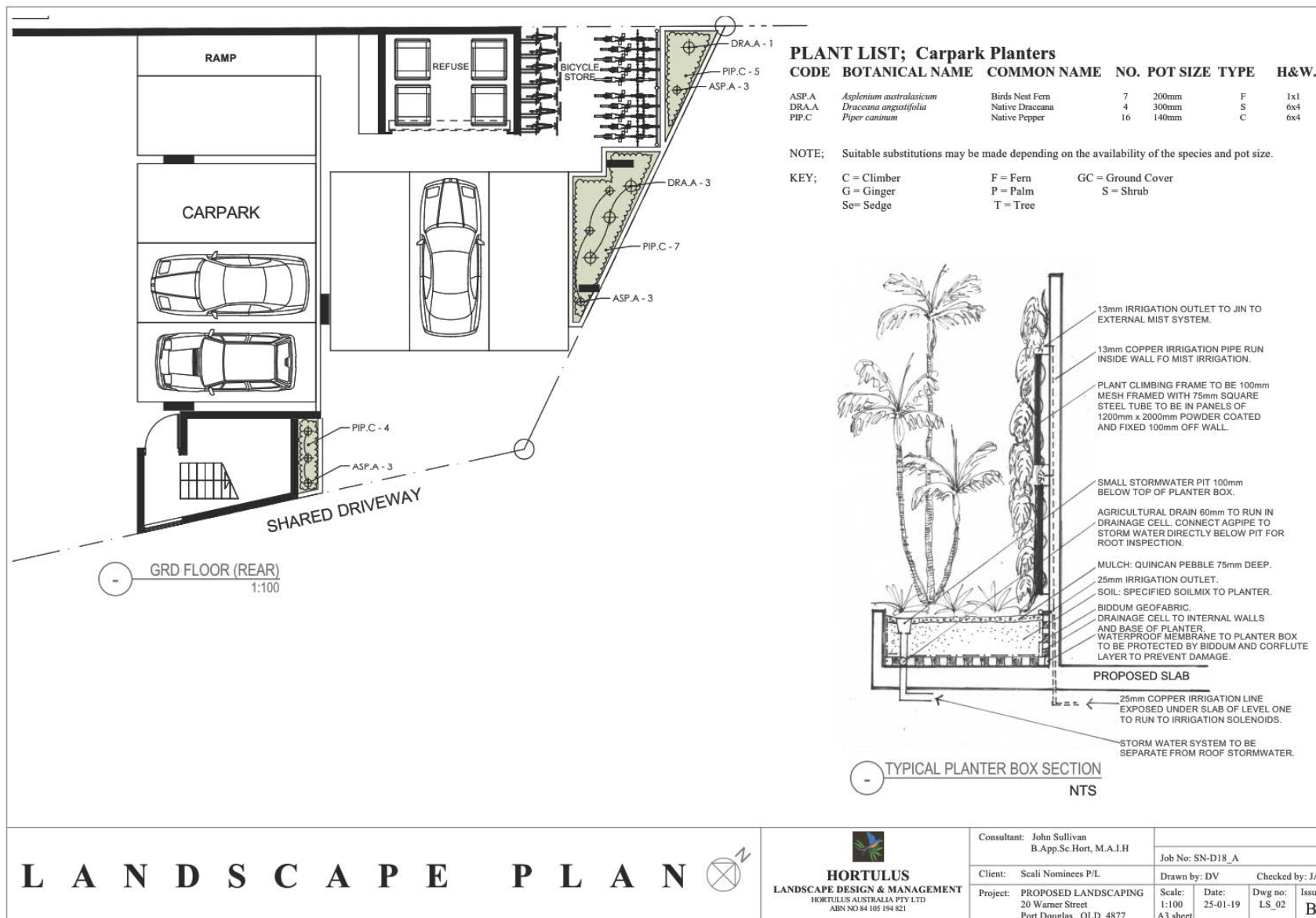
TITLE: AS2890.1 B99 DESIGN VEHICLE SWEEP PATHS - SHEET 2 OF 2			
DRAWN: EKW	REVIEWED:	APPROVED:	
DESIGNED: EKW	PROJECT NO: 180307	DWG NO: SK21	REV: P5
SCALE: 1:100 L&S			

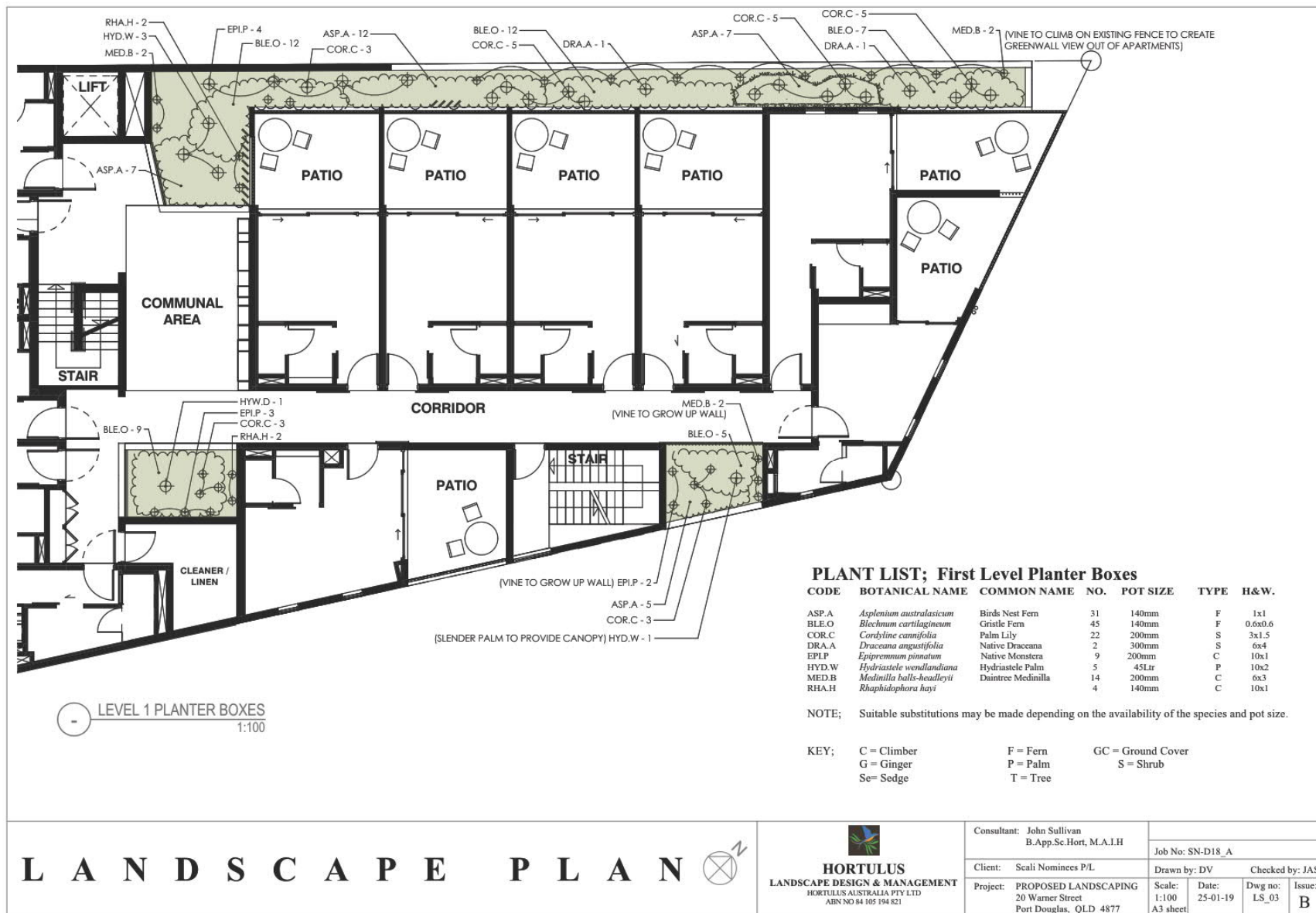


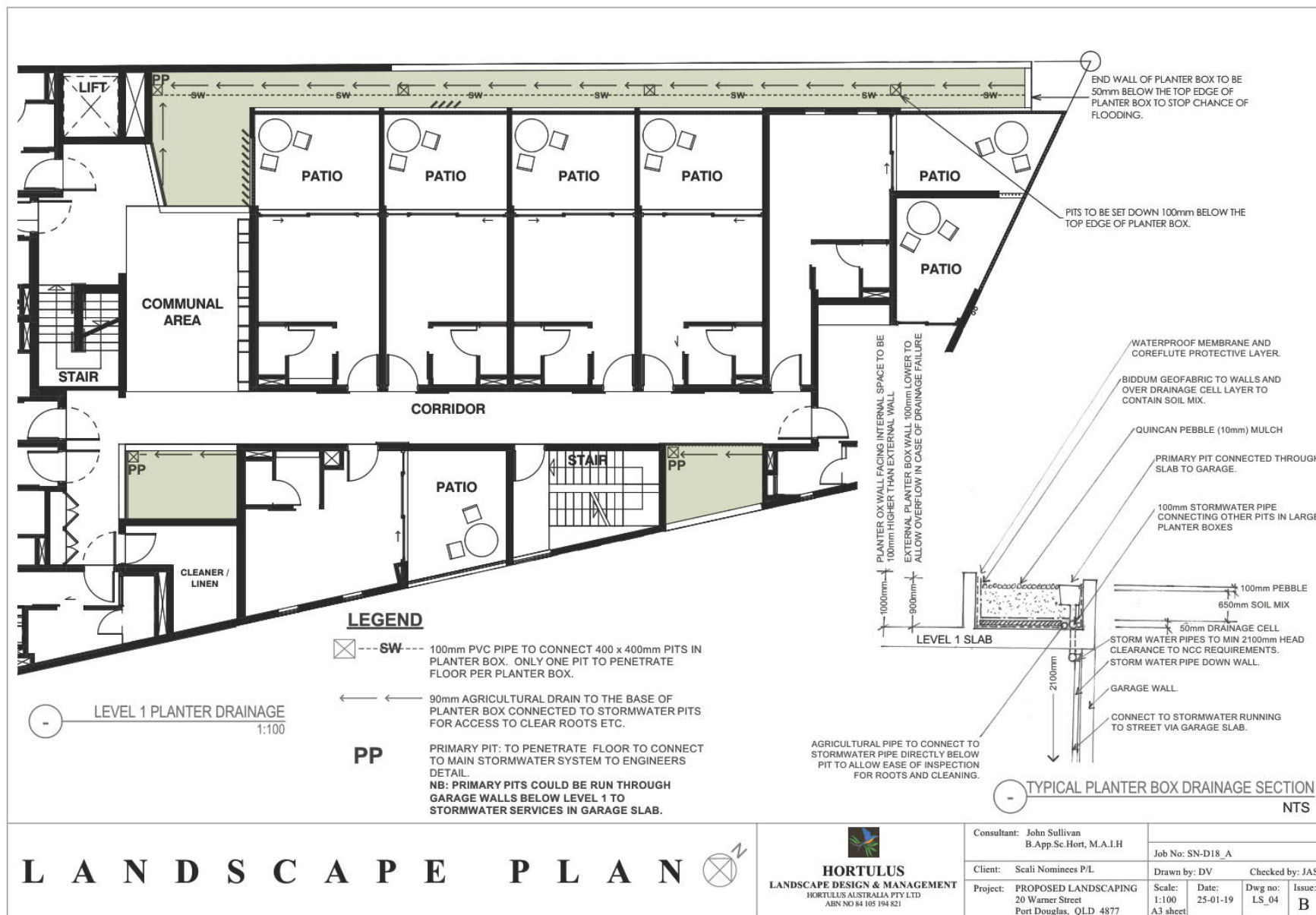
PLAN
SCALE: 1:100 (A1)

P1 PRELIMINARY ISSUE		21/08/19						THE ENGINEERING NOTES ATTACHED TO THE CERTIFICATE FOR THIS JOB NUMBER ARE PART OF THE DRAWINGS, AND ARE TO BE ATTACHED TO EACH SET OF DRAWINGS TO BE WORKED FROM.		CLIENT: SCALI NOMINEES PTY LTD		RODGERS CONSULTING ENGINEERS		TITLE: CIVIL WORKS PRELIMINARY CARPARK LEVELS	
REV DESCRIPTION		APPS	DATE	REV	DESCRIPTION	APPS	DATE	THIS DRAWING IS COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF RODGERS CONSULTING ENGINEERS. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS BEFORE MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE DESIGNER ANY DISCREPANCIES PRIOR TO COMMENCING RELATED WORK.		PROJECT: WARNER STREET HOTEL 20 WARNER STREET PORT DOUGLAS		124 SPENCE STREET P.O. BOX 1769 CAIRNS 4870 PHONE: 07 4051 9466 FAX: 07 4051 9477 admin@rogersconsulting.com.au		DRAWN BY: EWM REVIEWED BY: DESIGNED BY: EWM SCALE: 1:100 (A1) PROJECT NO: 180307 DWG NO: SK30 REV: P1	











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

15 December 2020

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

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

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

Email: info@planztp.com

Attention Ms Nikki Huddy

Dear Madam

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

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

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

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

Yours faithfully

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

For

Paul Hoyer
Manager Environment & Planning

encl.

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



Decision Notice

Approval (with conditions)

Given under section 83 of the Planning Act 2016

Applicant Details

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

Property Details

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

Details of Proposed Development

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

Decision

Date of Decision: 15 December 2020

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

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

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

Drawing or Document	Reference	Date
Site Context	Wolveridge Architects Project 18 007, Drawing P-01.03, Revision C	1 October 2019

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

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

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

2. The advice statement 5 is amended as follows:

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

3. Condition 18 is deleted as follows:

Amalgamation of Lots Required

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

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

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

Further Development Permits

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

- All Building Work

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

Currency Period for the Approval

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

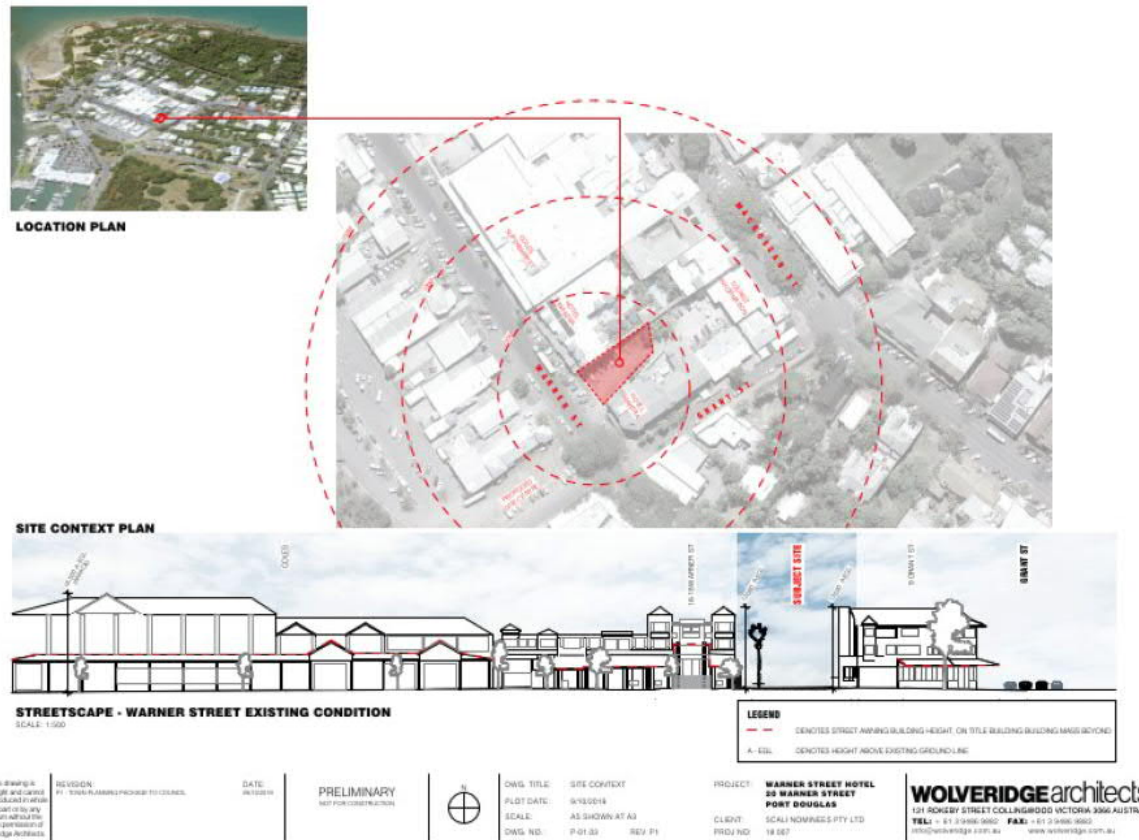
Rights to make Representations & Rights of Appeal

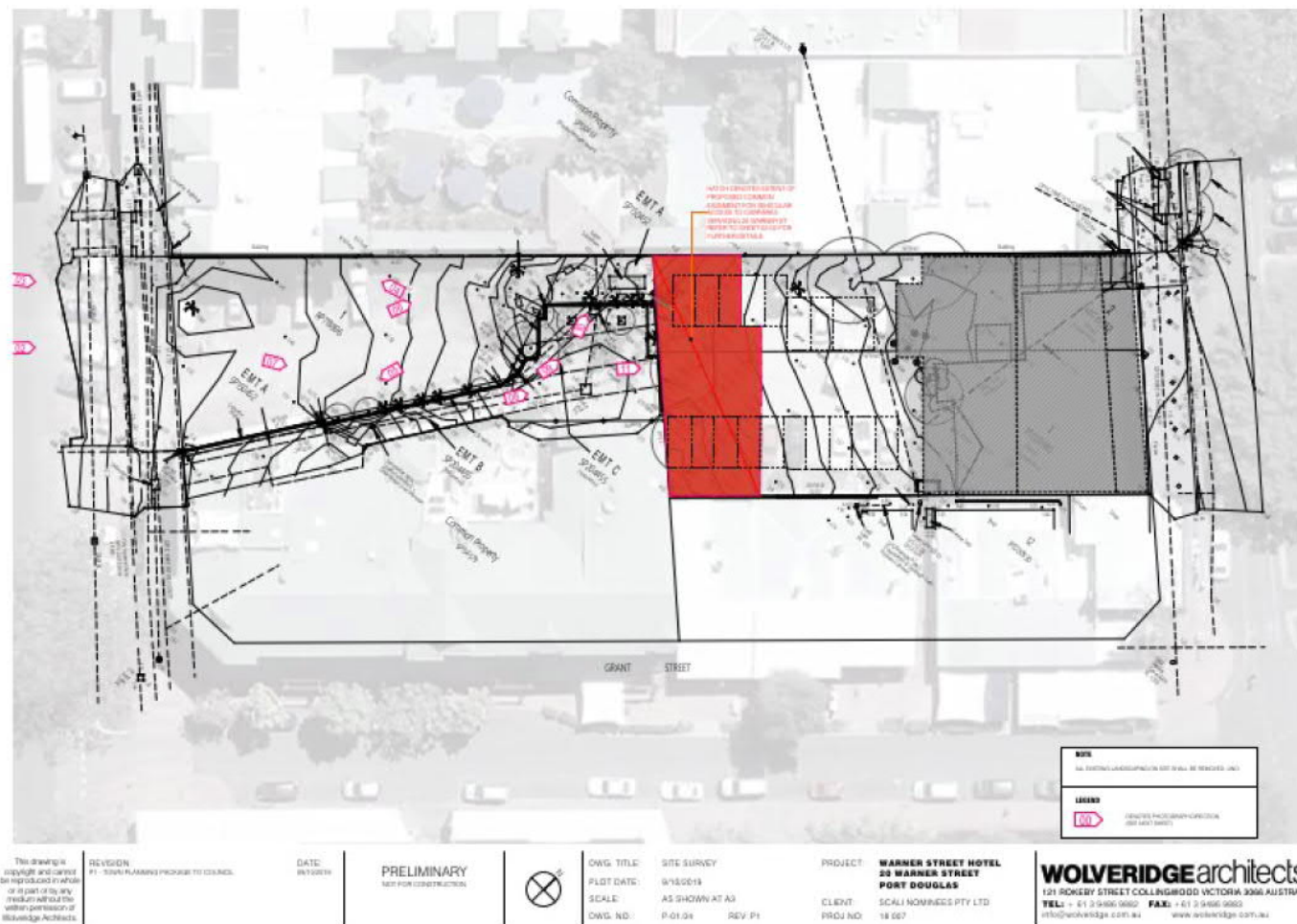
The rights of applicants to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

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

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







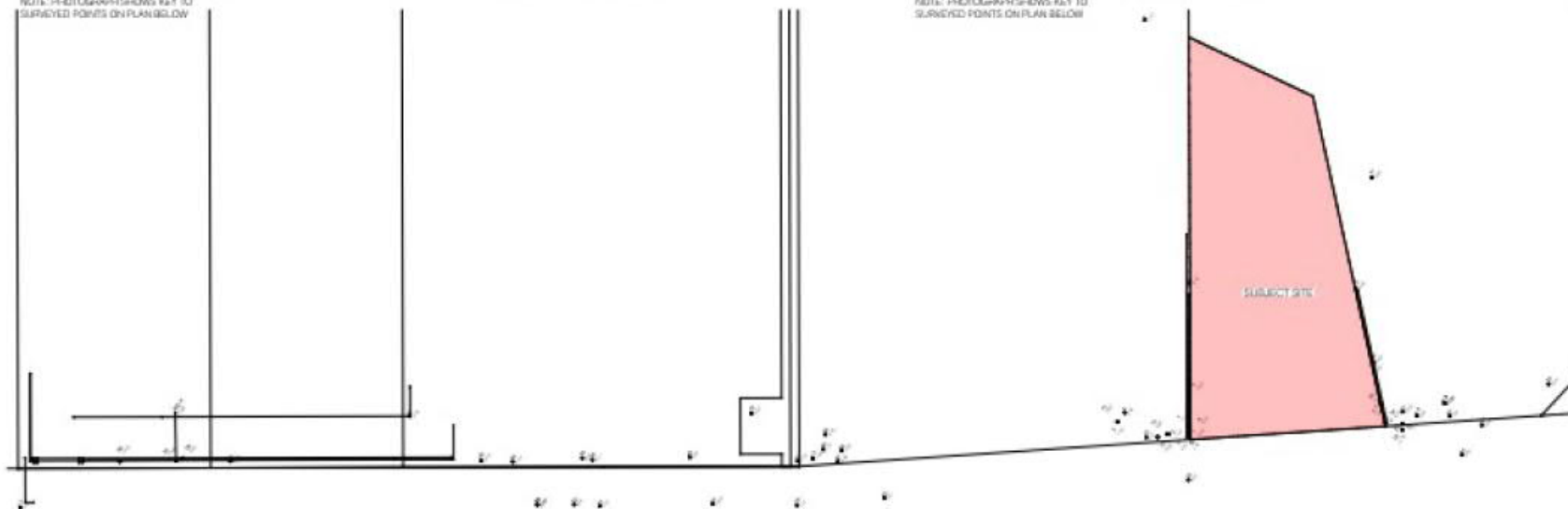
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NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW



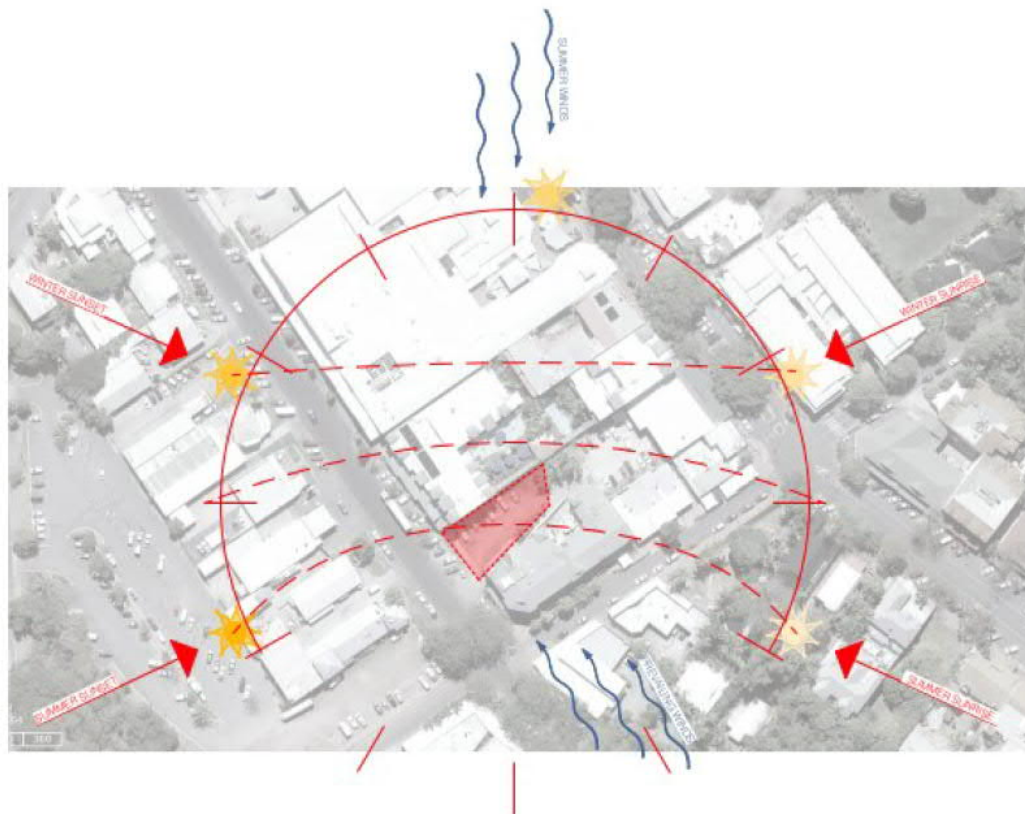
NOTE: PHOTOGRAPH SHOWS KEY TO SURVEYED POINTS ON PLAN BELOW

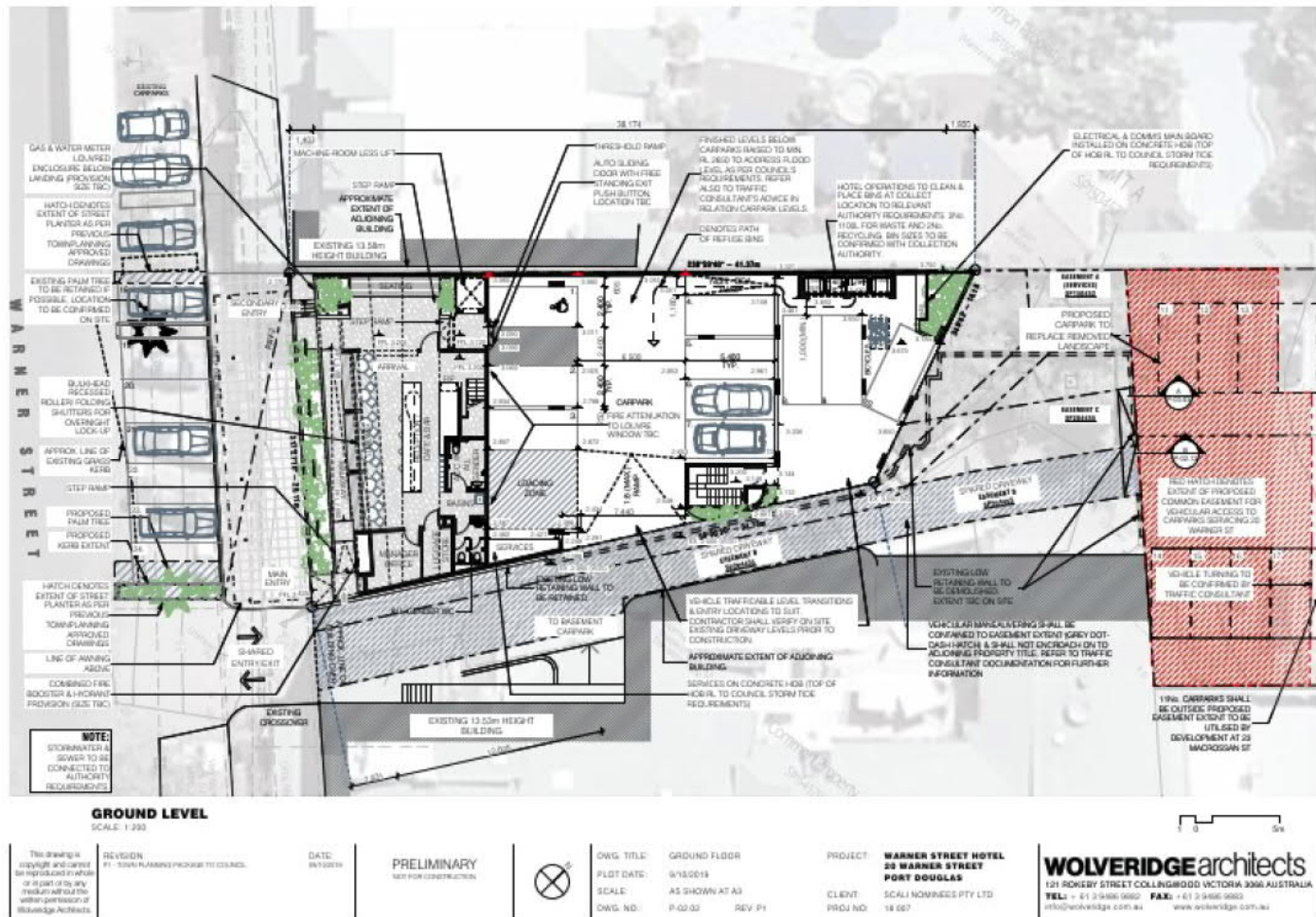


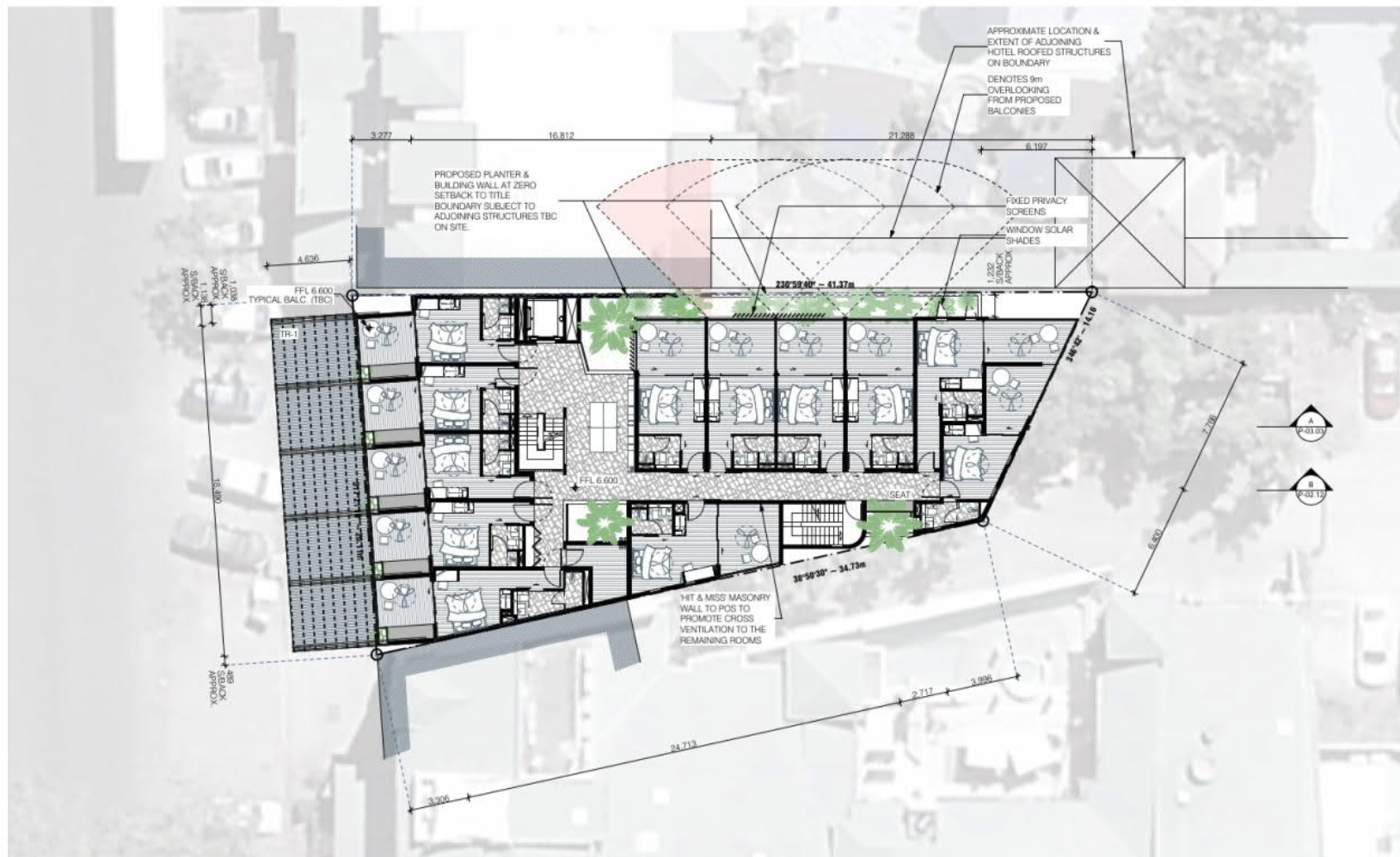
SITE SURVEY - ADJOINING BUILDING HEIGHTS

NOTE: ADJOINING HEIGHTS PROVIDED BY DEK GERRIE, REGISTERED LAND SURVEYOR

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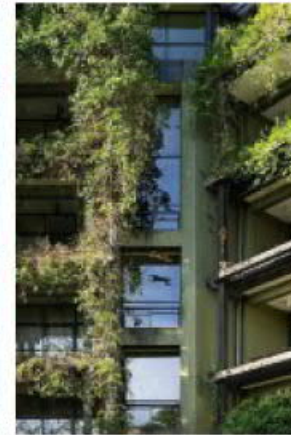








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LANDSCAPED 'LIVING TRELLIS'



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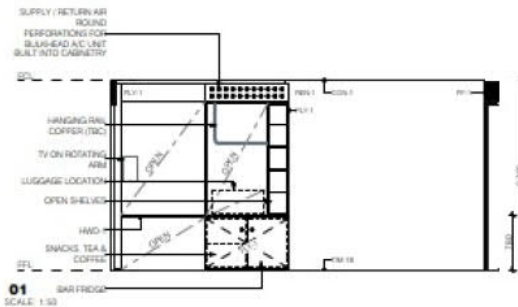


SECTIONAL PERSPECTIVE

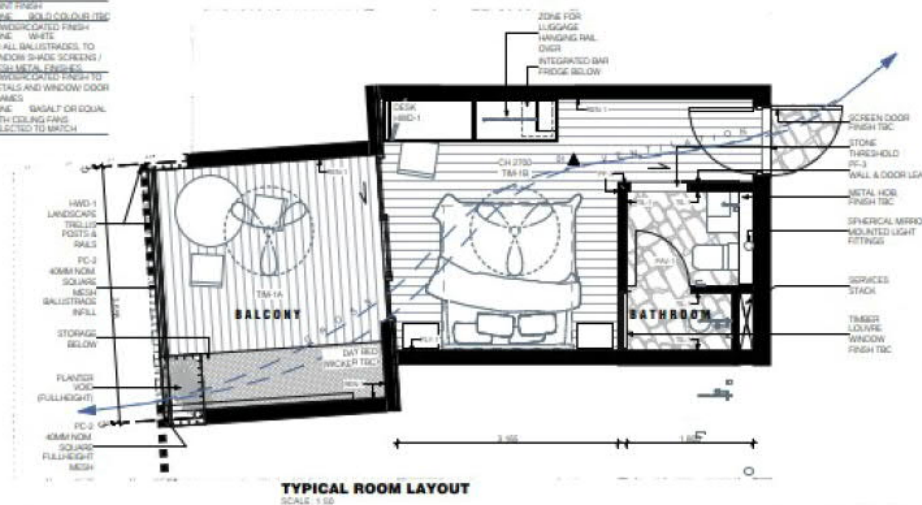
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FINISHES SCHEDULE

CODE	DESCRIPTION
TM-1A	TIMBER CEILING SPECIES: LOCAL HARDWOOD TONE: TBC
TM-1B	TIMBER FLOOR BOARDS SPECIES: LOCAL HARDWOOD TONE: TBC
TM-1	SLATE SWIRL - LOCAL STONE FORMS - CRAZY PAVING
REN-1	SMOOTH RENDER FINISH COLOUR - WHITE
CON-1	CONCRETE QUALITY FINISH COLOUR - NATURAL GREY EXPOSED SLAB JOINTS
PLY-1	PLYWOOD PANELS SPECIES: BPOH TONE: BLOND (LIGHT)
HW-1	TIMBER DESK SPECIES: LOCAL HARDWOOD TONE: TBC
TL-1	TL-1 FRESH TONE: WHITE
PF-1	PAINT FINISH TONE: WHITE
PF-2	PAINT FINISH TONE: BASALT OR EQUAL
PF-3	PAINT FINISH TONE: BOLD COLOURS / POWDER COATED FINISH TONE: WHITE TO ALL BALUSTRADES, TO WINDOW SHADE SCREENS / METAL LUGGERS
PC-1 / SCR-1	TO ALL BALUSTRADES, TO WINDOW SHADE SCREENS / METAL LUGGERS
PC-2	POWDER COATED FINISH TO METALS AND WINDOW DOOR FRAMES TONE: BASALT OR EQUAL WITH CEILING FANS SELECTED TO MATCH



JOINERY UNIT



BATHROOM

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REVISION: P1 - TOPIC PLANNING PROPOSAL TO COLLABORATE

DATE: 06/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG TITLE: MICRO HOTEL - PLAN & INTERIOR
PLOT DATE: 06/10/2019
SCALE: AS SHOWN AT A3
DWG NO.: P-02-39 REV: P1

PROJECT: **WARNER STREET HOTEL
30 WARNER STREET
PORT DOUGLAS**
CLIENT: SCALI HOMES PTY LTD
PROJ NO: 18 567

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GPA	18.5/27
PGS	420/4
OVERALL	2266/67

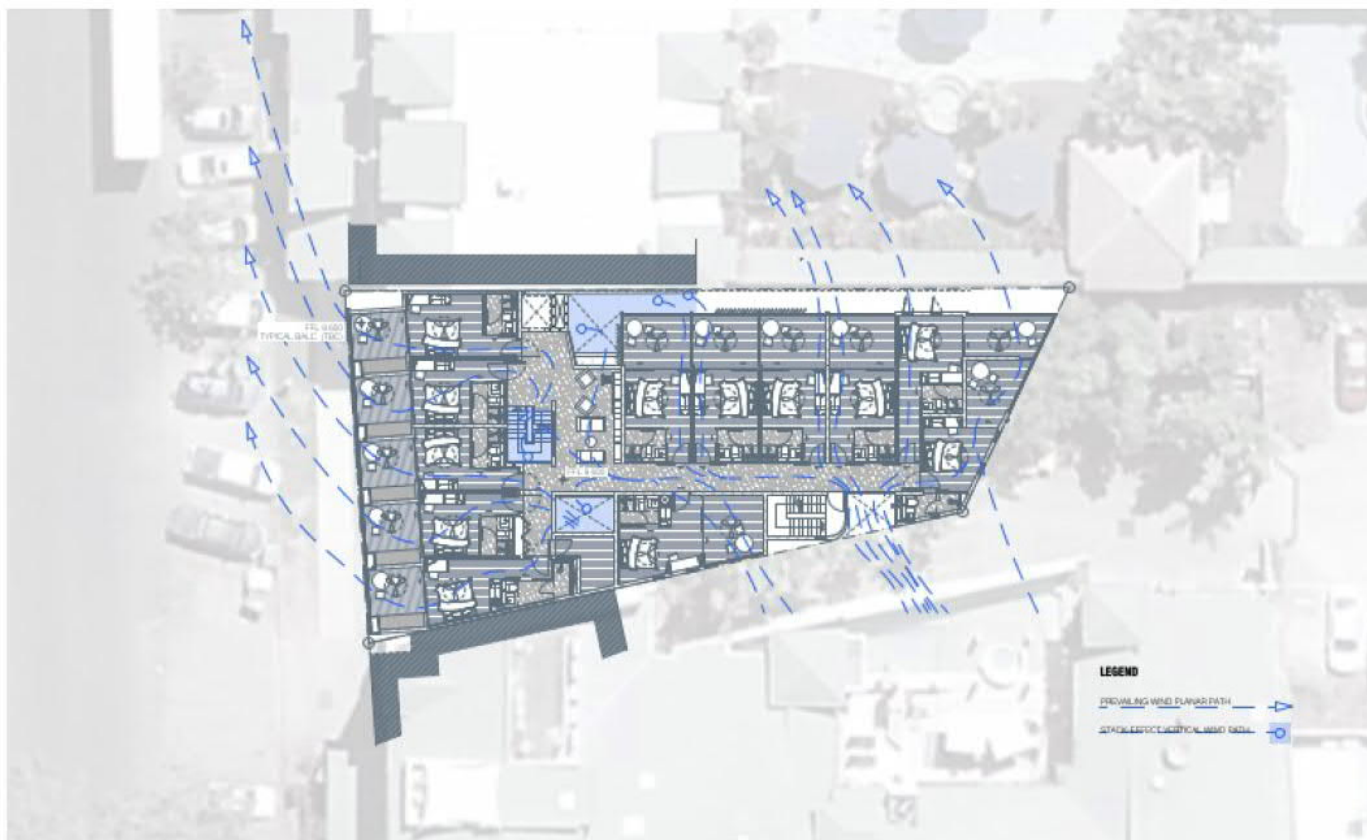
LANDSCAPE	4.0%
COMMON RECREATIONAL AREA (incl. capd. & imp.)	7.7%
<u>NOTE: 1% TO COMMON PARK AREA</u>	

CAR PARKING	
29 MACROSSAN ST (LAND TRANSFER)	60
ON TITLE	18
TOTAL	17

** EXCLUDES ON-STREET CAPPARIS (7%)

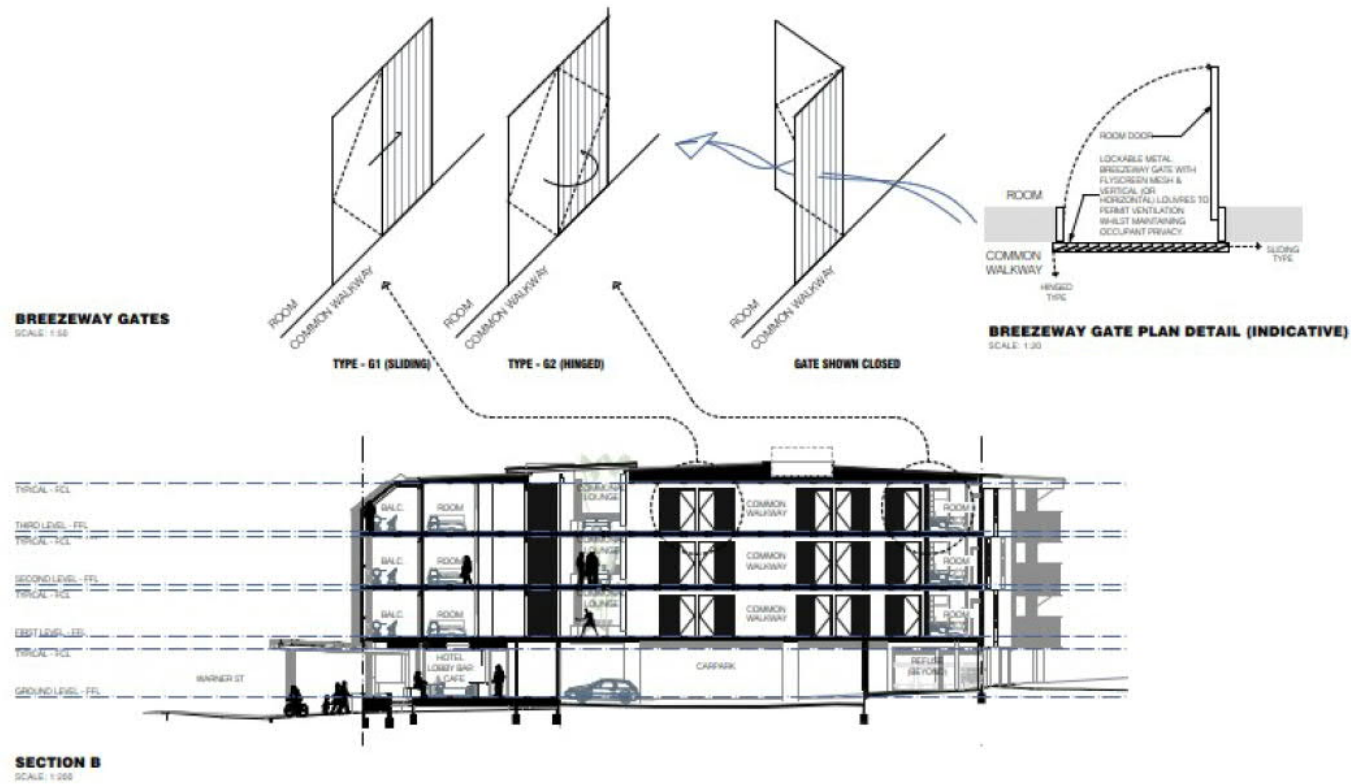
BICYCLE STORAGE	
NO. OF PARKS	(SHEET)

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CROSS VENTILATION DIAGRAM PLAN
SCALE: 1:200

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REVISION:
P1 - TOWN PLANNING PROPOSAL TO COLLINGWOOD

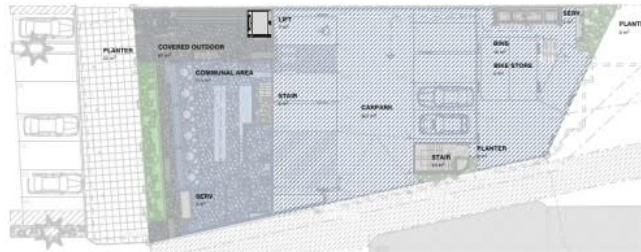
DATE:
09/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG TITLE: BREEZEWAY GATES ELEVATION & DETAILS
PLOT DATE: 9/10/2019
SCALE: AS SHOWN AT A3
DWG NO.: P-02-12 REV: P1

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

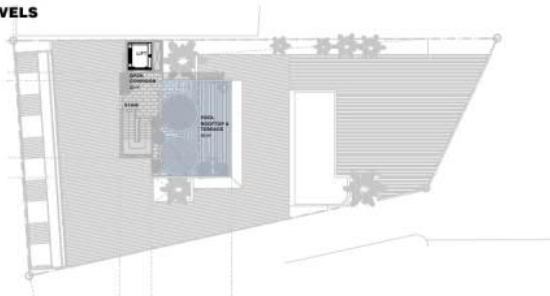
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GROUND LEVEL
SCALE: 1:300



TYPICAL UPPER LEVELS
SCALE: 1:300



ROOF TOP LEVEL
SCALE: 1:300

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REVISION:
P1 - TOWN PLANNING PACKAGE TO COUNCIL
P2 - ROOFTOP POOL AMENDMENT - (SEE FOR COMMENT)

DATE:
26/10/2019
26/08/2020

PRELIMINARY
NOT FOR CONSTRUCTION

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

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

GFA	1847m ²
POS	422m ²
OVERALL	2347m²

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

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

** EXCLUDES ON-STREET CARPARKS (7NO.)

BICYCLE STORAGE	
NO. OF PARKS	4(MIN.)

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STREETSCAPE - WARNER STREET EXISTING CONDITION
SCALE: 1:500



STREETSCAPE - WARNER STREET
SCALE: 1:500

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

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

DATE:
20/10/2019
24/08/2020

PRELIMINARY
NOT FOR CONSTRUCTION

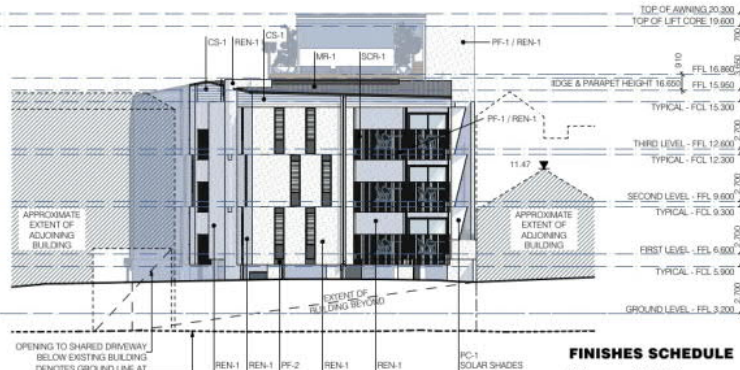
DWG. TITLE: STREETSCAPE ELEVATION
PLOT DATE: 26/08/2020
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.01 **REV:** P2

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

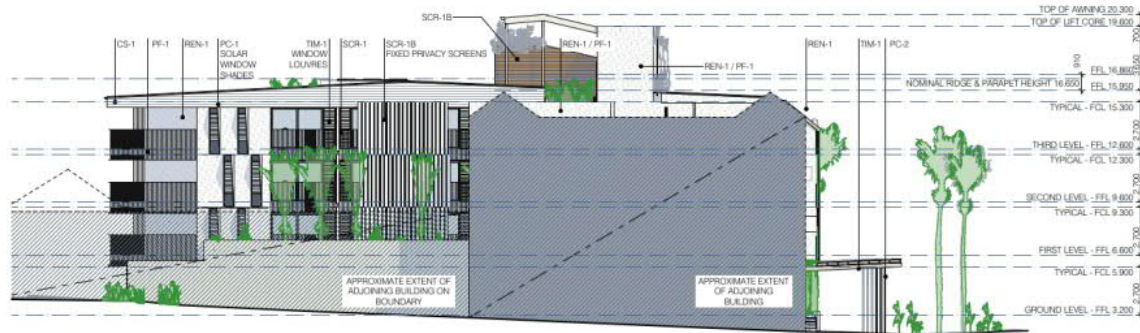
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E-01 SOUTH WEST ELEVATION
SCALE: 1:200



E-03 NORTH EAST ELEVATION
SCALE: 1:200



E-02 NORTH WEST ELEVATION
SCALE: 1:200

FINISHES SCHEDULE

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

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

DATE:
26/02/2019
26/02/2020

PRELIMINARY
NOT FOR CONSTRUCTION

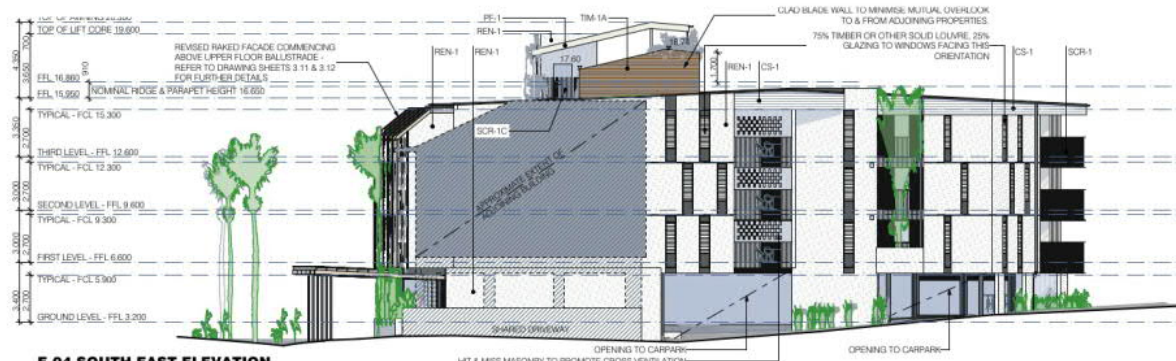
DWG. TITLE: ELEVATIONS
PLOT DATE: 26/02/2020
SCALE: AS SHOWN AT A3
DWG. NO.: P-03-02 REV: P2

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

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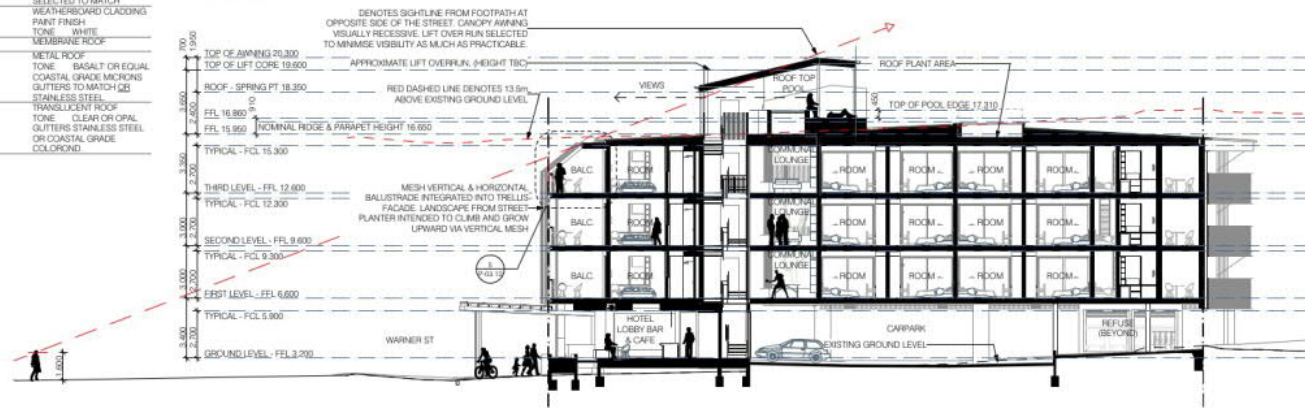
FINISHES SCHEDULE

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



E-04 SOUTH EAST ELEVATION

SCALE: 1:200



SECTION A

SCALE: 1:200

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

DATE:
29/10/2019
24/06/2020

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: ELEVATION & SECTION -
LONGITUDINAL
PLOT DATE: 26/09/2020
SCALE: AS SHOWN AT A3
DWG. NO.: P-03-03 REV: P2

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

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CON-1



PC-2 / PF-2



SCR-1A



REN-1



CS-1



SCR-1B



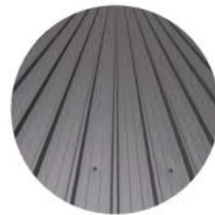
SCR-1C



TIM-1 / TIM-1A



PAV-1



MR-1

FINISHES SCHEDULE

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

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Wolveridge Architects.

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

DATE:
26/12/2019
24/08/2020

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: MATERIALS SCHEDULE
PLOT DATE: 26/08/2020
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.04 REV: P2

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

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



AERIAL VIEW



STREET VIEW LOOKING DUE NORTH WEST



STREET VIEW LOOKING DUE EAST

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

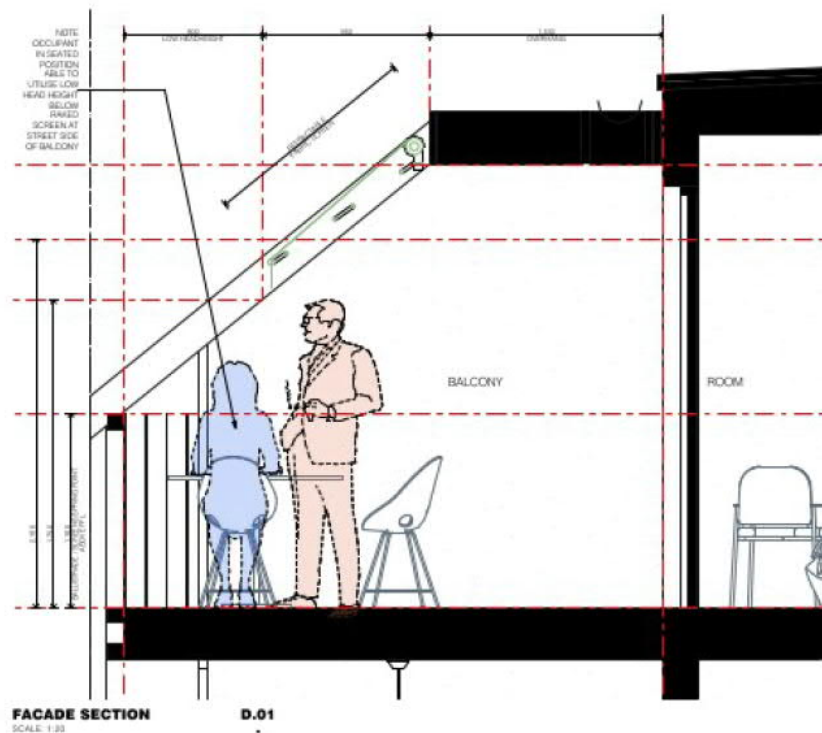
DATE:
29/12/2019
24/08/2020

PRELIMINARY
NOT FOR CONSTRUCTION

DWG. TITLE: REVISED FACADE - EXTERIOR
PLOT DATE: 29/12/2019
SCALE: AS SHOWN AT A3
DWG. NO.: P-03.11 REV

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

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REVISION:
P1 - TYPICAL PLUMBING PROPOSED TO COLLINGS.

DATE:
06/10/2019

PRELIMINARY
NOT FOR CONSTRUCTION

DWG TITLE:
PLOT DATE:
SCALE:
DWG. NO.:

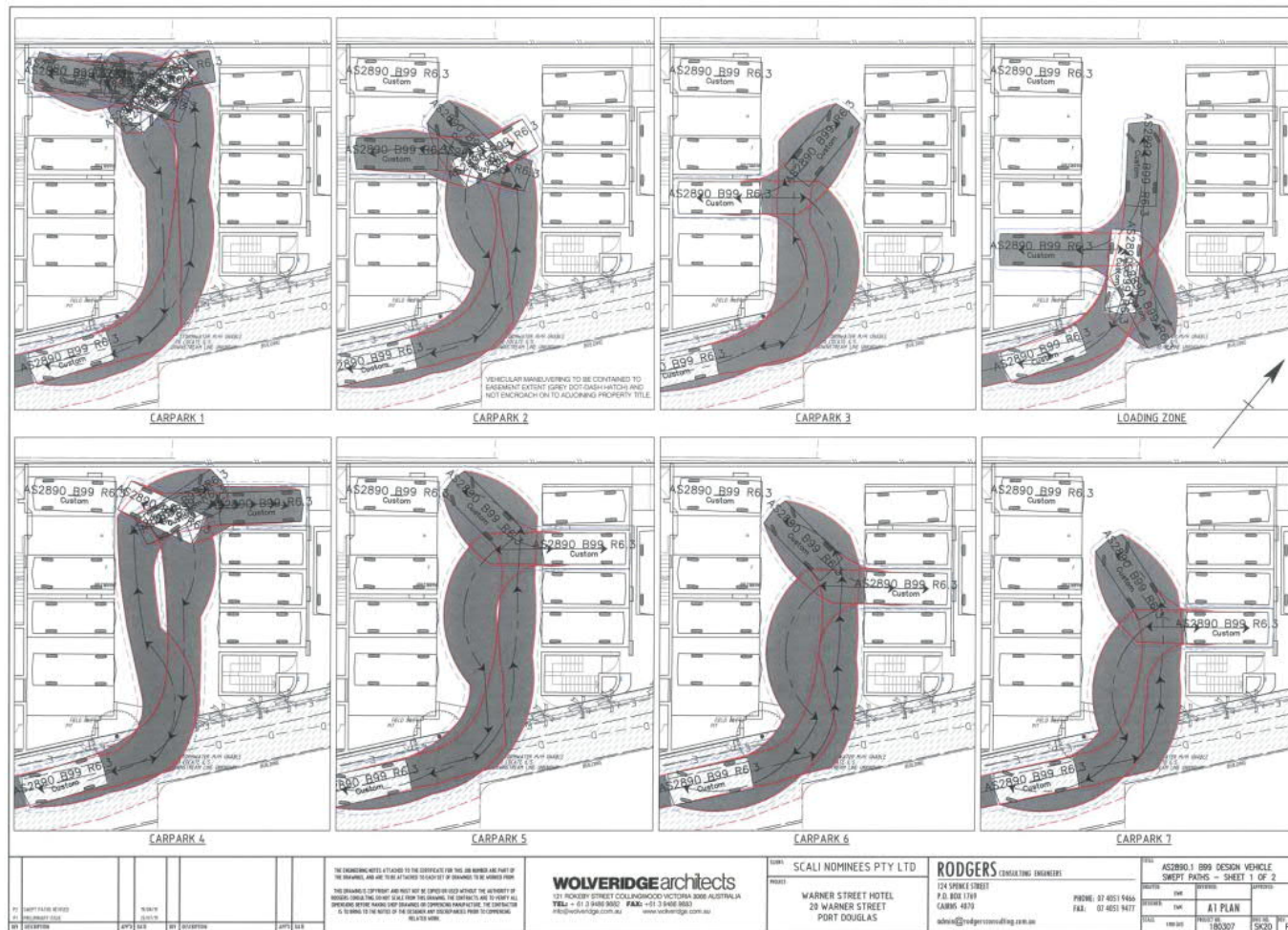
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0/10/2019
AS SHOWN AT A3
P-02.12 REV

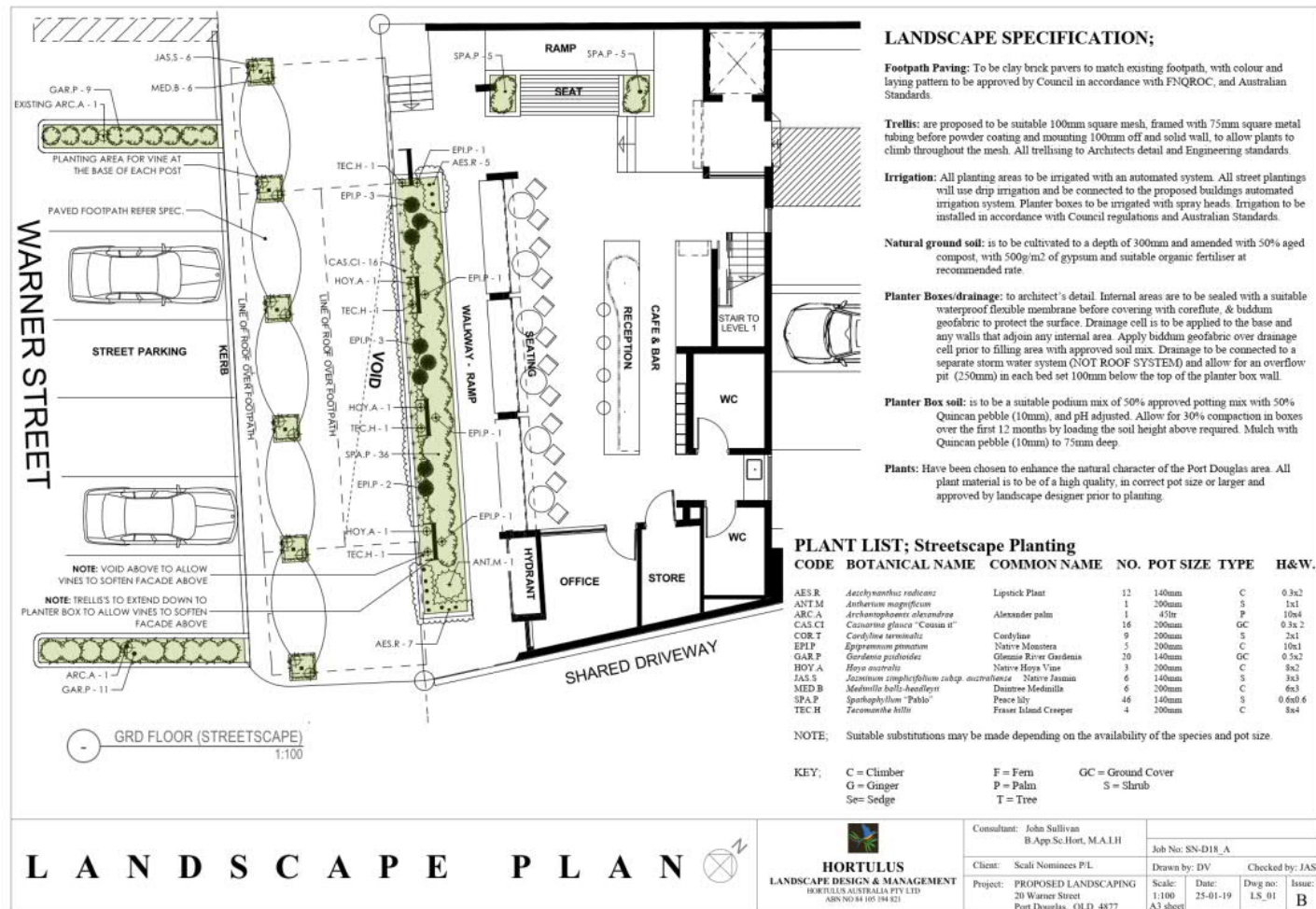
PROJECT: **WARNER STREET HOTEL
33 WARNER STREET
PORT DOUGLAS**
CLIENT: SCALI HOMES PTY LTD
PROJ NO: 18 067

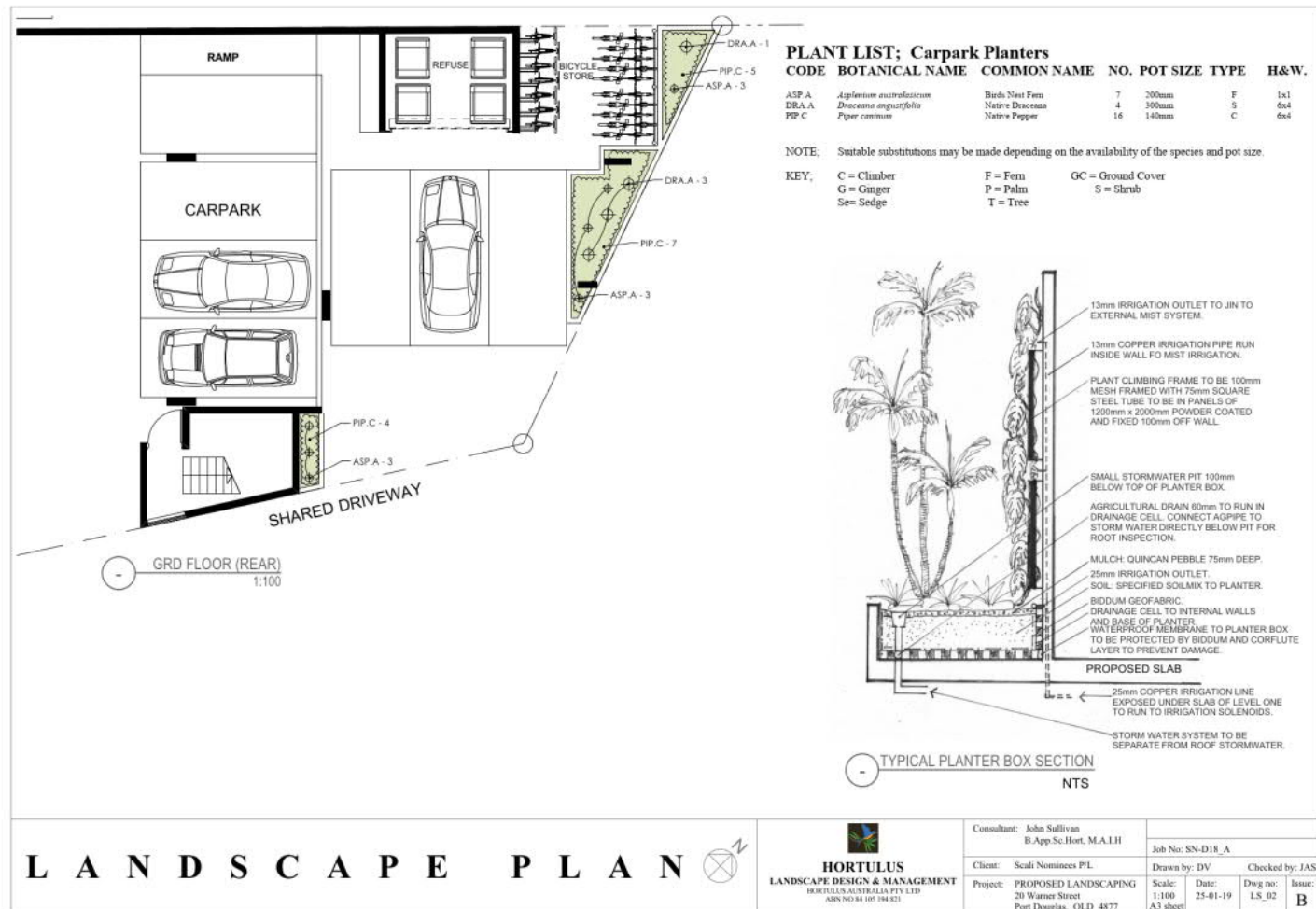
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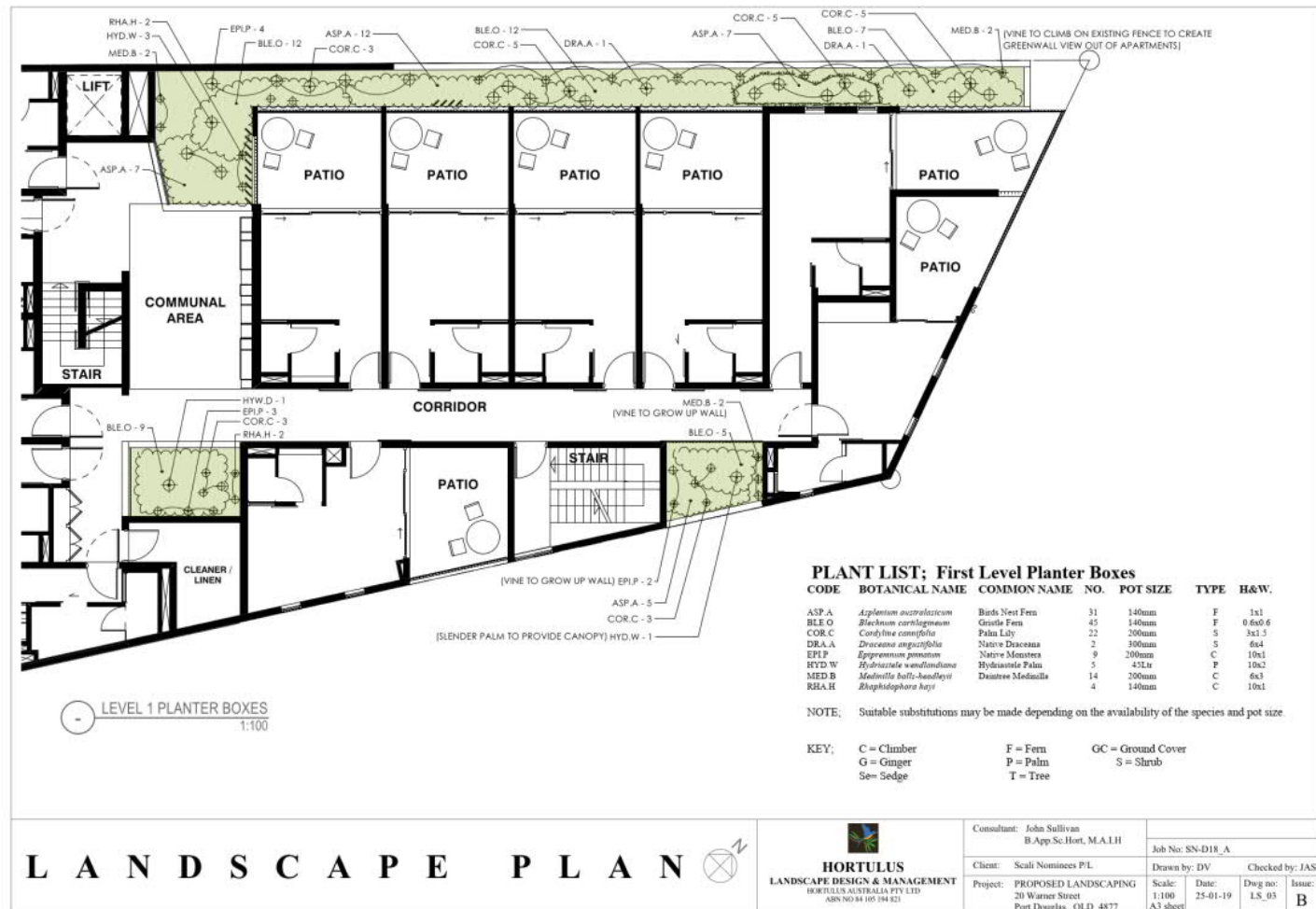


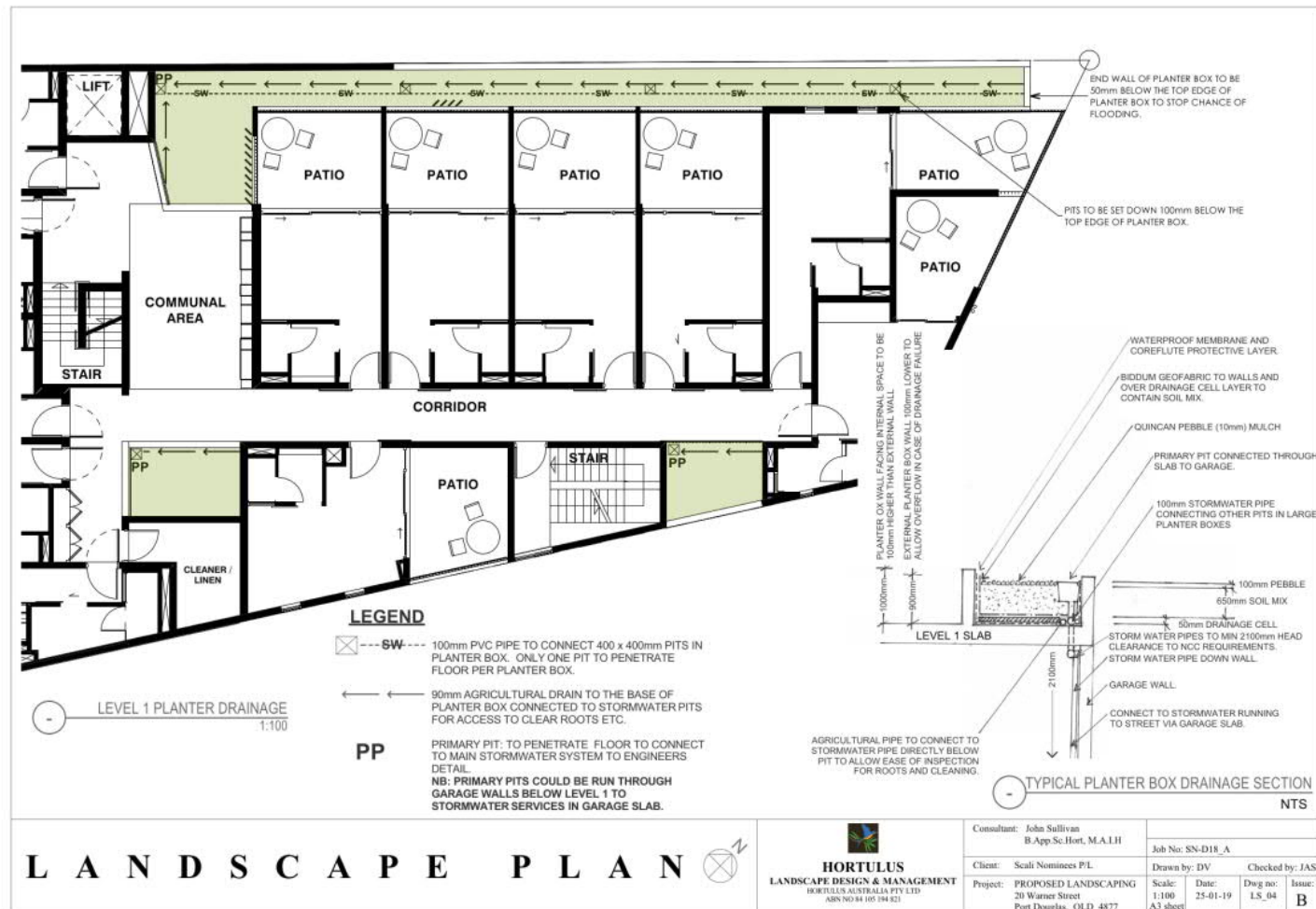
<p>This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Wolveridge Architects.</p>	<p>REVISION: P1 - TOWN PLANNING PROPOSAL TO COUNCIL</p> <p>DATE: 06/10/2019</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>DWG TITLE: PERSPECTIVES</p> <p>PLOT DATE: 06/10/2019</p> <p>SCALE: AS SHOWN AT A3</p> <p>DWG NO.: P-05.32 REV: P1</p>	<p>PROJECT: WARNER STREET HOTEL 35 WARNER STREET PORT DOUGLAS</p> <p>CLIENT: SCALI NOMINEES PTY LTD</p> <p>PROJ NO: 18 007</p>	<p>WOLVERIDGEarchitects</p> <p>131 ROKERY STREET COLLINGWOOD VICTORIA 3066 AUSTRALIA</p> <p>TEL: + 61 3 9486 9802 FAX: + 61 3 9486 9803</p> <p>info@wolveridge.com.au www.wolveridge.com.au</p>
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Reasons for Decision

The reasons for this decision are:

1. Sections 81, 81A and 83 of the *Planning Act 2016*:
 - a. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - b. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
 - a. the development application was properly lodged to the Douglas Shire Council on 27 November 2020 under section 79 of the *Planning Act 2016*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
 - a. the development triggered assessable development under the Assessment Table associated with the Centre Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 81, 81A and 83 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

Reasons for Decision

The reasons for this decision are:

1. Sections 81, 81A and 83 of the *Planning Act 2016*:
 - a. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - b. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
 - a. the development application was properly lodged to the Douglas Shire Council on 9 May 2022 under section 79 of the *Planning Act 2016*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
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 - c. the applicant's reasons have been considered and the following findings are made:
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Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

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

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

Note—

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

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

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

230 Notice of appeal

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

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

231 Non-appealable decisions and matters

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

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

232 Rules of the P&E Court

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

29 June 2022

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

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

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

info@planztp.com

Attention Ms Nikki Huddy

Dear Madam

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

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

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

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

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

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

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

Yours faithfully



For

Paul Hoyer
Manager Environment & Planning

encl.

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

Adopted Infrastructure Charges Notice



2018 Douglas Shire Planning Scheme version 1.0 Applications

ADOPTED INFRASTRUCTURE CHARGES NOTICE

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

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

		Charge per Use	\$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Code
Proposed Demand							
Accommodation_short_term	Short_term_accommodation	\$_per_1_bedroom_less_than_6_beds_per_room	6,502.02	36	\$234,072.72		
Commercial_retail	Food_and_drink_outlet_other	\$_per_m ² _GFA	168.35	183	\$30,808.05		
Total Demand					\$264,880.77		
Credit							
<u>Existing land use</u>							
3 or more bedroom dwelling	1 lot	Dwelling_house	24,553.82	1	\$24,553.82		
Total Credit					\$24,553.82		
Required Payment or Credit							
			TOTAL		\$240,326.95		

Prepared by	J Elphinstone	13-Jun-22	Amount Paid	
Checked by	D Lamond	13-Jun-22	Date Paid	
Date Payable			Receipt No.	
Amendments		Date	Cashier	

Note:

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

Charge rates under the Policy are subject to indexing.

Any Infrastructure Agreement for trunk works must be determined and agreed to prior to issue of Development Permit for Operational Work.

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

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

Subdivision 5 Changing charges during relevant appeal period

124 Application of this subdivision

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

125 Representations about Infrastructure charges notice

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

126 Suspending relevant appeal period

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

Division 3 Development approval conditions about trunk infrastructure

Subdivision 1 Conditions for necessary trunk infrastructure

127 Application and operation of subdivision

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

Chapter 6 Dispute resolution

Part 1 Appeal rights

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 - (d) a purported decision; and
 - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter—
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 - (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.

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