

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 18 November 2025 11:14 AM
To: [REDACTED]
Subject: RE: 36519 - FW: Action Notice for Application MCUC 2025_5813/1 for 37-39 Warner Street Port Douglas

Hi Michael,
Thank you for the advice.

If you could please withdraw the existing application via email and request that the application fee be refunded. You may be eligible for a partial refund as per Council's Fees and Charges schedule which is available through the following link; https://douglas.qld.gov.au/download/finance/fees_and_charges/25-26-Fees-Building-Planning-Plumbing.pdf

Kind regards,

Rebecca Taranto | Planning & Compliance Officer
Douglas Shire Council | Environment & Planning
P 07 4099 9531 | M 0427 572 863 | E rebecca.taranto@douglas.qld.gov.au

From: [REDACTED]
Sent: Monday, 17 November 2025 8:03 AM
To: Rebecca Taranto <rebecca.taranto@douglas.qld.gov.au>
Subject: RE: 36519 - FW: Action Notice for Application MCUC 2025_5813/1 for 37-39 Warner Street Port Douglas

Hi Rebecca,

I will be submitting the fresh DA for the intensification of the use in the next week.

How would you like to deal with this, do we just withdraw?

Cheers,
Michael



[REDACTED]
Senior Planner

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

brazier moti

From: Rebecca Taranto <rebecca.taranto@douglas.qld.gov.au>

Sent: Thursday, 25 September 2025 11:19 AM

To: [REDACTED]

Subject: RE: 36519 - FW: Action Notice for Application MCUC 2025_5813/1 for 37-39 Warner Street Port Douglas

Hi Michael,

Your request has been approved.

The Action Notice response period has been extended until COB 10th November 2025.

Kind regards,

Rebecca Taranto | Planning & Compliance Officer

Douglas Shire Council | Environment & Planning

P 07 4099 9531 | M 0427 572 863 | E rebecca.taranto@douglas.qld.gov.au

From: [REDACTED]

Sent: Thursday, 25 September 2025 11:17 AM

To: Rebecca Taranto <rebecca.taranto@douglas.qld.gov.au>

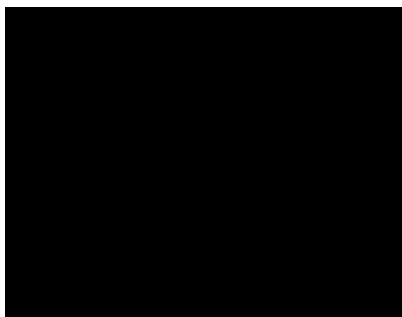
Subject: FW: 36519 - FW: Action Notice for Application MCUC 2025_5813/1 for 37-39 Warner Street Port Douglas

Hi Rebecca,

Further to our phone conversation are we able to extend the Action Notice period for another 30 business days (being 10th November 2025) to allow an revised application to be submitted with Council.

Thanks,

[REDACTED]



From: Rebecca Taranto <rebecca.taranto@douglas.qld.gov.au>

Sent: Friday, 12 September 2025 3:14 PM

To: [REDACTED]

Subject: RE: 36519 - FW: Action Notice for Application MCUC 2025_5813/1 for 37-39 Warner Street Port Douglas

Hi Michael,

Your request to extend the Action Notice period for another 10 business days (being 26th September 2025) is approved.

I will give you a call next week.

Kind regards,

Rebecca Taranto | Planning & Compliance Officer

Douglas Shire Council | Environment & Planning

P 07 4099 9531 | M 0427 572 863 | E rebecca.taranto@douglas.qld.gov.au

From: [REDACTED]

Sent: Friday, 12 September 2025 2:13 PM

To: Rebecca Taranto <rebecca.taranto@douglas.qld.gov.au>

Subject: RE: 36519 - FW: Action Notice for Application MCUC 2025_5813/1 for 37-39 Warner Street Port Douglas

Hi Rebecca,

Thank you for taking my call.

As discussed, we respectfully request an extension of 10 business days to allow sufficient time to resolve matters raised within the Action Notice.

Kind regards,

Michael



brazier mom

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination, or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any device.

From: [REDACTED]

Sent: Thursday, 11 September 2025 11:23 AM

To: rebecca.taranto@douglas.qld.gov.au

Subject: 36519 - FW: Action Notice for Application MCUC 2025_5813/1 for 37-39 Warner Street Port Douglas

Hi Rebecca,

I refer to the Action Notice issued by Council 14 August 2025, for further discussion I would like to make the following comments:

Parking/Traffic

1. The original provision of 28 parking spaces onsite included the demand for both the hostel and commercial/restaurant use onsite. The change will remove the commercial/restaurant land use from site (approx. 150m²) with the area being used as common area for the hostel.

Based on a rate of 1 parking space per 10 beds, the revised use will generate a demand for 22 parking spaces. The revised plans attached detail the provision of 19 spaces with a dedicated area for parking bicycles and scooters, which is considered adequate to accommodate the demand generated by the establishment.

Anticipated parking demand for the premises is further reduced given the subject site's convenient location within the Port Douglas town centre and favourable proximity to commercial and community services. Furthermore, the transient nature of the 'backpacker' demographic and the utilisation of emerging modes of transport, including e-scooters, have further reduced the demand of private motor vehicle use.

The proposed parking provisions are considered appropriate for a development of this nature at this location.

Driveway and car parking dimensions will remain as that previously approved.

Furthermore, it would be considered that traffic movements on and off site will be reduced with the removal of the approved commercial/restaurant use onsite.

Water Supply

1. The change will remove the commercial/restaurant land use area from site with the area being used as common area for the hostel. Water demand onsite will not be impacted upon with the additional 5 additional toilets and showers in view that the commercial/restaurant use no longer exists onsite.

It is considered that the proposed change does not result in a substantially different development as the change does not:

- significantly impact on traffic flow and the transport network, such as increasing traffic to the site; and
- introduces new impacts or increase the severity of known impacts;

I would be happy to discuss this matter further.

Kind regards,
Michael



The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination, or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any device.

From: Rebecca Taranto <rebecca.taranto@douglas.qld.gov.au>
Sent: Thursday, 14 August 2025 3:49 PM
To: [REDACTED]
Subject: Action Notice for Application MCUC 2025_5813/1 for 37-39 Warner Street Port Douglas

Hi,

Please see Action Notice for Application MCUC 2025_5813/1 for 37-39 Warner Street Port Douglas.

Kind regards,

Rebecca Taranto | Planning & Compliance Officer
Douglas Shire Council | Environment & Planning
P 07 4099 9531 | M 0427 572 863 | E rebecca.taranto@douglas.qld.gov.au



*** DISCLAIMER *** This message and any attachments may contain privileged and confidential information intended solely for the use of the intended addressee(s). Any unauthorized use of this material is prohibited. If you received this message in error please notify the sender immediately, delete the message and destroy any printed or electronic copies. Opinions expressed in this email are those of the sender and do not necessarily represent the views of the Douglas Shire Council. We recommend that you scan this email and any attachments for viruses before opening. Council does not accept any responsibility or liability for any loss or damage, incurred either directly or indirectly, from opening this email or any attachments to it, or that may result from reliance on, or the use of, any information contained in this email or attachments. Emails may be monitored and you are taken to consent to this monitoring.

*** DISCLAIMER *** This message and any attachments may contain privileged and confidential information intended solely for the use of the intended addressee(s). Any unauthorized use of this material is prohibited. If you received this message in error please notify the sender immediately, delete the message and destroy any printed or electronic copies. Opinions expressed in this email are those of the sender and do not necessarily represent the views of the Douglas Shire Council. We recommend that you scan this email and any attachments for viruses before opening. Council does not accept any responsibility or liability for any loss or damage, incurred either directly or indirectly, from opening this email or any attachments to it, or that may result from reliance on, or the use of, any information contained in this email or attachments. Emails may be monitored and you are taken to consent to this monitoring.

*** DISCLAIMER *** This message and any attachments may contain privileged and confidential information intended solely for the use of the intended addressee(s). Any unauthorized use of this material is prohibited. If you received this message in error please notify the sender immediately, delete the message and destroy any printed or electronic copies. Opinions expressed in this email are those of the sender and do not necessarily represent the views of the Douglas Shire Council. We recommend that you scan this email and any attachments for viruses before opening. Council does not accept any responsibility or liability for any loss or damage, incurred either directly or indirectly, from opening this email or any attachments to it, or that may result from reliance on, or the use of, any information contained in this email or attachments. Emails may be monitored and you are taken to consent to this monitoring.