ORDINARY MEETING 25 NOVEMBER 2026	5.14

DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR SHORT-TERM ACCOMMODATION & A DWELLING HOUSE – 44 KEWARRA STREET, KEWARRA BEACH – DIVISION 9

PGS | 8/8/1709 | #7896660

PROPOSAL:	DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR SHORT-TERM ACCOMMODATION & A DWELLING HOUSE
LEVEL OF ASSESSMENT:	IMPACT ASSESSMENT
LANDOWNER:	J A VERRI
APPLICANT:	J A VERRI C/- PLANNING PLUS (QLD) PTY LTD PO BOX 399 REDLYNCH QLD 4870
LOCATION OF SITE:	44 KEWARRA STREET, KEWARRA BEACH
PROPERTY:	LOT 6 ON RP728025
ZONE:	LOW DENSITY RESIDENTIAL
PLANNING SCHEME:	CAIRNSPLAN 2016 V3.1
NUMBER OF SUBMISSIONS:	ONE (1)
RISK LEVEL ASSIGNED:	HIGH
STATUTORY ASSESSMENT DEADLINE:	25 NOVEMBER 2026
APPLICATION DATE:	2 JUNE 2026
DIVISION:	9
APPENDIX:	1. APPROVED PLAN(S) & DOCUMENT(S) 2. NOTICE OF INTENTION TO COMMENCE USE

LOCALITY PLAN



RECOMMENDATION

That the Council approves the Development Permit for a Material Change of Use for Short-Term Accommodation and a Dwelling House over land formally described as Lot 6 on RP728025 situated at 44 Kewarra Street, Kewarra Beach subject to the conditions provided below.

PART A: Material Change of Use

Approved Plan(s) and Document(s)
The term 'approved plan(s) and document(s)' or similar expression means:

Plan or Document	Reference	Date
Site Plan, General Notes & Legend	Sheet No. C01, Rev 1, Prepared by Nathan Verri Masters of Design & Building	17 February 2022
Level 1 & 2 Floor Plan	Sheet No. C02, Rev 1, Prepared by Nathan Verri Masters of Design & Building	31 January 2023
Level 1 Floor Plan	Sheet No. C02, Prepared by Nathan Verri Masters of Design & Building	17 February 2022

Elevations	**Sheet No. C03, Rev. 1, Prepared by Nathan Verri Masters of Design & Building**	**17 February 2022**
Management Plan Short-term accommodation	**Prepared by Julie Verri.**	**Not dated.**

Assessment Manager Conditions

General Requirements		**Timing**
1.	**Approved Plan(s) and Document(s)** **The development is to be completed and carried out generally in accordance with the approved plan(s) and document(s) above, except where modified by the conditions of this Development Permit.**	**At all times.**
2.	**Maintain the Approved Development** **Maintain the approved development generally in accordance with the approved plan(s) and document(s), and any relevant approval required by these conditions of approval.**	**At all times.**
3.	**Currency Period** **This development approval, granted under the provisions of the *Planning Act 2016* (Qld), lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the *Planning Act 2016* (Qld).**	**As stated.**
4.	**Notice of Intention to Commence Use** **Written notice must be given to Council that the development fully complies with this Development Permit.** **Return the attached "Notice of Intention to Commence Use" (attached at Appendix 2).**	**Prior to Commencement of Use.**
5.	**Operational Management Plan** **The use must operate in accordance with the Operational Management Plan included in the Approved Plan(s) and Document(s). Specifically, the Plan must be upheld through providing the following measures:** **a. The property manager may be either:** **i. The landowner; or,** **ii. Property Agent licensed in accordance with Section 26 of the *Property Occupation Act 2014* and registered with the Office of Fair Trading QLD.**	**At all times.**

	b. When submitting the Notice of Intention to Commence Use, include copies of written notification provided to adjoining landowners informing them of the use. **c. Refuse bins must be:** **i. screened from the street and adjoining properties;** **ii. placed at the kerbside for weekly collection; and;** **iii. if scheduled collection is missed, alternative collection within 24 hours.** **d. A registrar of complaints must be available for review. The registrar must include:** **i. Date and time of complaint;** **ii. Reason for complaint;** **iii. Name, address and contact information of complainant;** **iv. Resolution actions taken in response to complaint; and,** **v. Time taken to resolve complaint.** **e. Guests must sign an agreement to follow the Code of Conduct provided in Appendix A prior to checking in;** **f. Occupancy is limited to a maximum of 10 guests per booking.**	
6.	**Limitation of Use** **The approved use of Short-term Accommodation does not facilitate the following:** **a. Home-based businesses; or,** **b. Subleasing of rooms; or,** **c. Events, functions, parties, gatherings or similar.**	**At all times.**

ADVICE

1.	**Planning Laws** **Information relating to the *Planning Act 2016* (Qld), *Planning Regulation 2017* (Qld) and Development Assessment Rules is located on the Queensland Government's planning website.**
2.	**Definitions** **All terms used in this development approval have those definitions as defined under the *Planning Act 2016* (Qld) and *Planning Regulation 2017* (Qld) (as at the date of the approval), Queensland Development Code and CairnsPlan 2016.** **To the extent of any inconsistency, the order of precedence of the above instruments is as follows:** ***a. Planning Act 2016* (Qld);** ***b. Planning Regulation 2017* (Qld);** **c. Queensland Development Code;** **d. CairnsPlan 2016; and** **e. FNQROC Development Manual.**

3.	**Future Compliance** **This approval does not negate the requirement for compliance of any future use with CairnsPlan 2016 or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.**

LAND USE DEFINITIONS*

In accordance with Schedule 24 of the *Planning Regulation 2017*, and CairnsPlan 2016 the approved land use of Short-term Accommodation and Dwelling House are defined as:

"short-term accommodation—
(a) means the use of premises for—
(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or
(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but
(b) does not include a hotel, nature-based tourism, resort complex or tourist park."

"dwelling house* m*eans a residential use of premises involving—
(a) 1 dwelling and any domestic outbuildings associated with the dwelling; or
(b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling."

***This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.**

EXECUTIVE SUMMARY

Council is in receipt of an application for a Development Permit for a Material Change of Use for Short-term Accommodation and a Dwelling House at 44 Kewarra Street, Kewarra Beach more formally described as Lot 6 on RP728025. The application is impact assessable in this zone.

The site is within the Low Density Residential Zone. The development presents as a single storey detached dwelling house. The streetscape has a mixture of single and double storey detached dwelling houses.

The development proposes to use the existing dwelling house for both long-term and short-term accommodation, noting that the long-term accommodation component is already an accepted land use. There are no physical modifications proposed. An Operational Management Plan is provided within the application material that requires guests to comply with a Code of Conduct and provides a third-party contact number that is available 24/7 for amenity related disturbances.

The application was on Public Notification for 15 business days and received one (1) properly made submission.

The area has a tourism nature with a food van, carpark and the Kewarra Beach Resort at the northern end of Kewarra Street. Consequently, there is a likelihood that alternative accommodation options that encourage growth and tourism within the neighbourhood will continue to be desired. While the streetscape character consists of detached dwelling houses, Council is aware that a number of these have been operating as short-term accommodation on a regular basis.

Despite being Impact Assessable, the development would be consistent with the Code requirements and advance the intentions of the Strategic Framework through responding to the changing needs and expectations of the tourism industry. Therefore, where measures that effectively and efficiently control guest behaviours are incorporated, the character and amenity of the zone would be protected.

The departure from the established land use pattern within the zone is not considered of such significance as to outweigh the merits of the proposal. While the application introduces an alternative accommodation activity, it retains the existing built form, does not increase density and remains compatible with the character and amenity expectations of the locality. Officers are satisfied that any potential amenity impacts can be appropriately mitigated through conditions of approval and the Operational Management Plan. Accordingly, the proposal is considered capable of operating without causing unacceptable impacts and, for the reasons outlined in this report, is recommended for approval subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

Council records indicate the Dwelling house was constructed in 1994 (Council Reference: #6169944).

On 20 January 2025, the landowner received a Show Cause Notice from Council in regards to the alleged unlawful use of Short-term Accommodation (Air BnB) (Council Reference: 7595836).

On 8 April 2025, an application for a Development Permit for a Material Change of Use for Short-term Accommodation and a Dwelling House was submitted to Council (Council Reference: #7638617). This application progressed to the information request response stage, however lapsed during the Public Notification period, as notification did not occur within the required timeframe (Council Reference: #7800861).

As a result of the previous application lapsing, a new application was lodged on 2 June 2026 (Council Reference: #7890976). This application is the subject of the current assessment.

Site and Surround

Site Description	
Site Area	Lot Size: 1,649m² The site is rectangular in shape.
Existing Use of Land	The subject lot contains an existing dwelling house, including a swimming pool and garage. The subject lot has connections to water, sewer, electricity and telecommunications. The dwelling house has five (5) bedrooms, four (4) bathrooms and an open kitchen/family/lounge/dining room area. A double garage, wrap around verandah and swimming pool are subordinate to the dwelling house. There is also a separate loft that forms part of the premises. The dwelling house is a single storey with a raised level veranda at the frontage and a detached extension at the rear.
Road Frontage	The site has a frontage of approximately 30 meters to the Kewarra Beach Esplanade and Kewarra Street.
Topography	The site is generally flat and unimpeded by natural constraints.
Vegetation	The site has mature vegetation that borders all boundaries.
Surrounding Land Uses	The area surrounding the subject lot comprises of predominantly residential lots containing dwelling houses. Kewarra Beach is located less than 100 meters from the dwelling house. The Kewarra Beach Resort, Food Van and carpark and located at the northern end of Kewarra Beach, being roughly 500 metres from the subject site.

Overlays:

Overlay	Sub-Overlay
Acid Sulfate Soils	• Land at or below 5 metres AHD
Airport Environs	• Area of Interest • 151m-151m AHD • Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) Surfaces • 13 kilometre buffer zone
Bushfire Hazard	• Potential Impact Buffer Area
Coastal Processes	• Erosion prone area • Coastal building line
Flood and Inundation Hazard	• Designated flood hazard area – Flood inundation trigger area • Storm tide inundation hazard area • Inundation hazard area
Landscape Values	• Coastal scenery
Transport Network	• Local route • Pedestrian access street • Pedestrian spine • Minor collector road

Proposal

The development seeks to provide short-term accommodation into the existing dwelling house which would allow dual-use. The built form would be unchanged by this proposal. Tenancy would be capped at a maximum of ten (10) people. Though the development would still be an accommodation activity, the use is changing to include short-term accommodation which effectively changes how the site functions.

The proposed Operational Management Plan would regulate the following matters:

- Property Management;
  - Standards of property manager
  - Distribution of property manager contact details
- Booking procedures;
- Check-in/check-out procedures;
- Maximum number of occupants (10 people);
- Period of stay;
  - Minimum five (5) nights
  - Maximum three (3) months
- Car Parking procedures;
- Property maintenance (including waste refuse);
- Complaint management;
- Managers guide & responsibilities; and,
- Code of Conduct (including a complaints register).

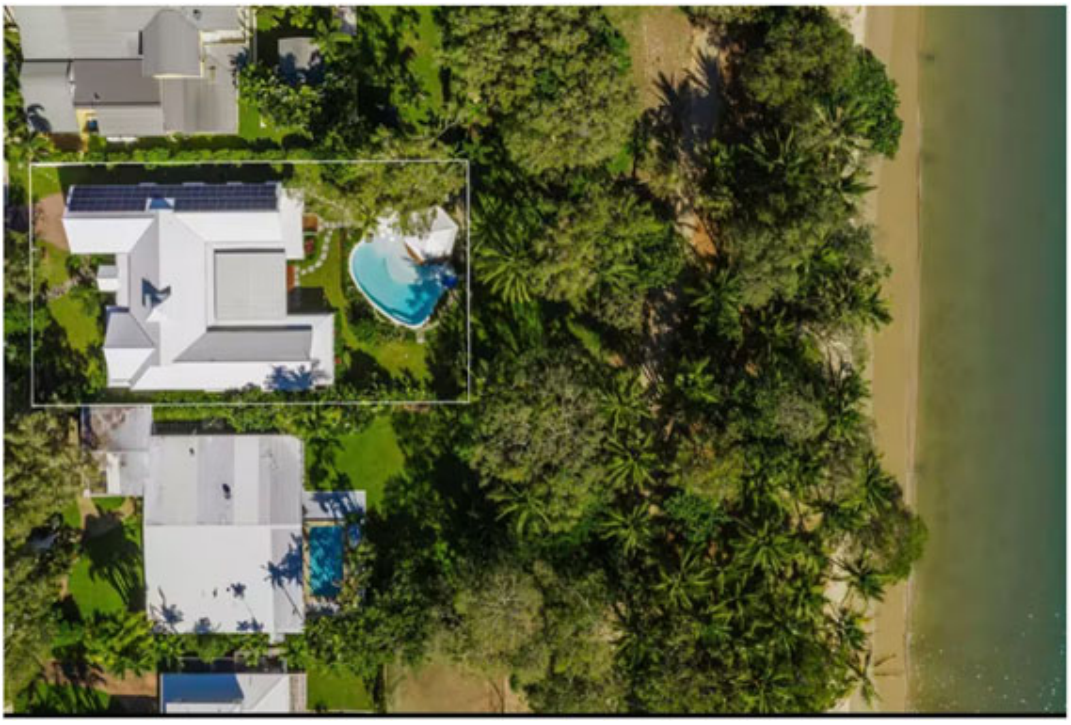




Figure 1: Site photos (Source: AirBnB).

Important to this proposal is the size, density, built form and setbacks would not change as a result of this application. As such, any amenity impacts are limited to behavioural impacts only, which the Operational Management Plan seeks to address. The character of the zone is not proposed to be changed.

LEGISLATIVE FRAMEWORK

The *Planning Act 2016* identifies the criteria for assessing a Development Application. As an Impact Assessable application, the relevant criteria are included in sections 5, 45, 59, 60 and 61 of the *Planning Act 2016* and sections 29, 30, 31 and 32 and schedules 9 and 10 of the *Planning Regulation 2017*. These provisions identify that an Impact Assessment:

1. Must be carried out against the following assessment benchmarks, to the extent that they are relevant to the development i.e. the assessment benchmarks stated in:

    (a) Cairns Plan 2016 version 3.1 as the relevant local planning instrument in effect when the development application was properly made;
    (b) Schedules 9 and 10 of the *Planning Regulation 2017*;
    (c) FNQ Regional Plan and Infrastructure Plan 2026 in effect when the application was properly made;
    (d) The State Planning Policy 2017 Part E in effect when the application was properly made;
    (e) A temporary State Planning Policy applying to the premises in effect when the development application was properly made;
    (f) Council's LGIP in effect when the application was properly made;

2. May give such weight as Council considers is appropriate, in the circumstances, to an amended or replacement version of the statutory instruments referred to in 1 above that came into effect after the development application was properly made but before it is decided;

3. May give such weight as Council considers is appropriate, in the circumstances, to another relevant statutory instrument that came into effect after the development application is properly made but before it is decided;

4. Must be carried out having regard to:

    a. Any designation for the premises;
    b. Any development approval for, and any lawful use of, the premises or adjacent premises; and
    c. The common material;

5. May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise; and

6. Must be performed in a way that advances the purposes of the *Planning Act 2016*.

The following section of this report comprises Officers assessment against the prescribed *Planning Act 2016* and *Planning Regulation 2017* criteria.

Statutory Planning Considerations

State Planning Policy	The State Planning Policy (SPP) contains the State Interest Policies and Assessment Benchmarks which are applicable to the development. The subject site is affected by the following State Interests:
	
	• Agriculture;
	  o Agricultural land classification – Class A and B;
	• Coastal environment;
	  o Coastal management district;
	• Natural Hazards Risk & Resilience;
	  o Flood Hazard Area – Local Government Flood Mapping Area;
	  o Medium storm tide inundation area;
	  o Bushfire Prone Area;
	  o Flood hazard area – Level 1 – Queensland floodplain assessment overlay;
	  o Erosion Prone Area;
	• Strategic Airports and Aviation Facilities;
	  o Obstacle Limitation Surface Area;
	  o Wildlife Hazard Buffer Zone; and,
	  o Aviation Facility.
	
	The CairnsPlan 2016 advances the SPP except for erosion prone areas and the Coastal Management District. While the SPP seeks avoidance of erosion prone areas, the built form is existing, therefore it is not reasonable to locate the proposal elsewhere as there would be no increased risks to people or property.

FNQ Regional Plan and Infrastructure Plan 2026	The FNQ Regional Plan and Infrastructure Plan 2026 ("the plan") commenced on 8 May 2026 and is not reflected by the CairnsPlan 2016 v3.1. In accordance with the *Planning Regulation 2017*, the assessment has therefore considered the following parts of the plan to the extent relevant: • Chapter 3: Regional growth pattern and areas of regional interest • Chapter 4: Policy outcomes and strategies • Appendix 1: Far North Queensland Infrastructure Plan

	The proposed development **complies** with the benchmarks of the plan **without conditions**.

Matters Prescribed by Regulation

Schedule 10 of the Planning Regulation 2017	**Not Applicable** The Application did not trigger any Referrals under the triggers identified within Schedule 10 of the Planning Regulation 2017, therefore there are no referral agency responses considered in this assessment.
Schedule 12A of the *Planning Regulation 2017*	**Not Applicable** The application does not propose the creation of a new road.

LOCAL CATEGORISING INSTRUMENT

CairnsPlan 2016 v3.1

Strategic Framework Assessment

The development is subject to Impact Assessment and therefore requires assessment against the Strategic Framework of the CairnsPlan 2016, in accordance with section 45 (5) of the *Planning Act 2016*.

Strategic Framework	
Settlement Pattern Theme	
Strategic Outcome	**Assessment**
Strategic Outcome 3.3.1(1)	Strategic Outcome 3.3.1(1)(k)(m) states that development co-locates compatible land-uses and maintains and enhances the identity of the region. *Officers response:* *The proposed development would co-locate compatible accommodation activities through enabling the dual-use of long-term and short-term accommodation within an existing detached dwelling house. The introduction of short-term accommodation would be consistent with the identity of the region, being a tourist centre at the forefront of Kewarra Beach.*

Element – residential areas and activities	
Specific Outcome	**Assessment**
Specific Outcome 3.3.5.1(2)	Specific Outcome 3.3.5.1(2) states that residential development is located and designed to provide a wide range of living options that maintains and enhances the character and identity of individual communities. <u>*Officers response:*</u> *The proposal broadens the range of living options within Kewarra Beach through enabling both short-term and long-term options for accommodation. Being located at the forefront of the Kewarra Beach esplanade, the property directly interfaces with the northern beaches, being a major tourist attraction within the Cairns region.* *No changes to the existing built form are proposed. Simply, the length of stay would become more flexible. This flexibility strengthens the character and identity of Kewarra Beach which is a renowned tourist attraction.*
Specific Outcome 3.3.5.1(6)	Specific Outcome 3.3.5.1(6) states that areas identified for lower density residential development provide predominantly low rise detached Dwelling houses to maintain the low density character of the area. <u>*Officers response:*</u> *The existing structure is a single-storey detached dwelling house. The incorporation of short-term accommodation would not alter the built form, therefore the density and appearance would be retained.*
Element - Economy	
Specific Outcome	**Assessment**
Specific Outcome 3.5.2.1 (1)	Specific Outcome 3.5.2.1 (1) states that existing economic activities continue to be facilitated in and around existing allocated areas and where possible are consolidated or co-located with similar or complementary activities. <u>*Officers response*</u> *The proposed short-term accommodation within the Kewarra Beach forefront consolidates the existing tourism nature of the area without compromising the physical identity. Economic activities targeted at transient users, such as a food van within 500m and food and drink outlets within the neighbouring Clifton Beach (roughly 1km), would benefit from an increase in transient visitors.* *Of note, visitors opting for this typology of accommodation are likely to have access to a private motor vehicle. Therefore, the economic benefits are likely to spread amongst the Cairns Beaches holistically rather than remain isolated to Kewarra Beach.*

	Facilitating this typology of short-term accommodation would support economic growth by encouraging high-end tourism and increasing visitor expenditure within the Cairns Region.
Specific Outcome 3.5.2.1 (5)	Specific Outcome 3.5.2.1 (5) states that development that contributes to diversifying the economy is facilitated in locations where it is: (a) compatible with the scale and character of the surrounds and does not adversely impact on the natural environment or supply of agricultural land; (b) highly accessible; (c) designed to avoid areas that are vulnerable to natural hazards; (d) supported by infrastructure necessary to meet the demand of the activity. *<u>Officers response:</u>* *The proposal would diversify the local economy through facilitating short-term accommodation at the forefront of Kewarra Beach esplanade and within walkable distance to surrounding businesses that are targeted at transient visitors (i.e. food and drink outlets).* *The built form and physical elements would not be changed, therefore the character, amenity and existing infrastructure connections would be maintained.*
Element - Tourism	
Specific Outcome	**Assessment**
Specific Outcome 3.5.3.1 (1)	Specific Outcome 3.5.3.1 (1) states that the Cairns region is a national and international tourist destination that provides a diverse range of tourist accommodation, attractions and experiences that respond to the changing needs and expectations of the tourism industry. *<u>Officers response:</u>* *The desired typology of short-term accommodation is diversifying, with an increased demand for high-end self-contained accommodation. Enabling short-term accommodation within a Dwelling house would support this growing demand, responding to the changing expectations of the tourism industry and supporting high-end tourism within the region.*
Specific Outcome 3.5.3.1 (2)	Specific Outcome 3.5.3.1 (2) states that tourist accommodation is provided in highly accessible locations and meets the varying needs of visitors to the region. *<u>Officers response:</u>* *Considering the building typology, secluded location and proximity to surrounding tourist attractions it is anticipated that tourists who opt for this style of accommodation would have access to a private motor vehicle for their length of stay. The location has a high level of accessibility via motor vehicle.*

Specific Outcome 3.5.3.1 (4)	Specific Outcome 3.5.3.1 (4)(a)(c) states that tourism development and associated infrastructure is established where it: (a) responds to a new, emerging or innovative tourism trend that will enhance visitor experiences; and, (c) is complementary to and compatible with other land uses. *Officers response:* *Short-term accommodation within Dwelling houses, commonly referred to as 'Air BnB's' are a globally trending form of tourist accommodation. Their ability to retain and support the existing character and amenity of the streetscape lends to their compatibility to blend with the existing identity of the area.*
Specific Outcome 3.5.3.1 (8)	Specific Outcome 3.5.3.1 (8) states that new tourist accommodation and entertainment areas are planned and developed in appropriate parts of the region. *Officers response:* *The location of the proposal would be within close proximity to Kewarra Beach, the Kewarra Beach Resort, food van and carpark. The sites commutable distance from surrounding assets and natural tourist attractions further encourage the use of this area for tourist accommodation as these features demonstrate compatibility between land-uses and the subject site.*

Relevant Assessment Benchmarks of CairnsPlan 2016

CairnsPlan 2016 Assessment Benchmarks	
Assessment Benchmark	**Assessment**
Low Density Residential Zone Code	**Complies** The proposed development would increase variety in accommodation currently available within Kewarra Beach, whilst retaining the existing character and amenity of the area and zone. The difference in land-use would be the increased turnover in occupancy associated with short-term accommodation, with behavioural impacts managed through an Operational Management Plan.
Acid Sulfate Soils Overlay Code	**Complies** No works required.
Airport Environs Overlay Code	**Complies** No works required.

Bushfire Hazard Overlay Code	**Generally Complies** The proposed development would be partially within the Potential Impact Buffer overlay, however is limited to the existing dwelling house. As there is no increase in the scale or size of the dwelling house, and the use would remain an accommodation activity, there is no increased risk to people or property as a result of this application.
Coastal Processes Overlay Code	**Complies** The existing dwelling house which has public access to the coastal waters would be utilised. Whilst a small portion is located within the Coastal Building Line and Erosion Prone Area, the built form is existing and the proposal does not seek structural changes.
Flood and Inundation Hazards Overlay Code	**Complies** The existing dwelling house is located within the overlay. Notwithstanding, the structure is existing with no physical changes sought, as such there is no perceived increase in risk to people or property.
Landscape Values Overlay Code	**Complies** The site is within the coastal scenery sub-overlay. The proposal would be compliant with the assessment benchmarks as the existing built form would be retained with no structural changes.
Transport Network Overlay Code	**Complies** The development is not anticipated to generate traffic volume greater than the current use and is consistent with the anticipated use of a Minor Collector Road.
Multiple Dwelling and Short-Term Accommodation Code	**Generally Complies** The development generally achieves the required setbacks, albeit a minor encroachment into the front boundary setback that is existing. The existing dwelling house satisfies the requirements of the code in terms of open space, landscaping, recreational area and design.

Environmental Performance Code	**Complies** To control potential amenity impacts that may arise as a result of consistent changes in occupancy, an Operational Management Plan that includes a Code of Conduct and provisions for neighbouring sites to contact third-party providers in the case of complaints is incorporated. The development is able to co-locate a compatible land-use that does not cause undue impact the existing area.
Excavation and Filling Code	**Complies** No works required.
Infrastructure Works Code	**Complies** The development contains existing connections to relevant infrastructure.
Landscaping Code	**Complies** The development would exceed the minimum landscaping requirements through retaining the existing on-site landscaping.
Parking and Access Code	**Complies** The site has a total of four (4) existing car parks (2 enclosed & 2 tandem). This exceeds the requirements for short-term accommodation, being two (2) spaces.
Vegetation Management Code	**Complies** No vegetation damage or removal is proposed.

RELEVANT MATTERS

The development is subject to Impact Assessment and therefore consideration was given to the following relevant matters, in accordance with section 45 of the *Planning Act 2016*.

Local Planning Instrument

While the Planning Scheme does not prescribe detailed operational requirements for differing forms of residential accommodation, it contains broader strategic, character and amenity outcomes against which the proposal has been assessed.

The zone and development codes provide the quantitative and qualitative outcomes that guide development. Particularly, the Low Density Residential Zone Code, Dwelling House Code and Multiple Dwelling and Short-term Accommodation Code all discuss the built form elements with no consideration afforded to the operations of the use. In this context, the proposed development is fully compliant with these assessment benchmarks.

Further, the Strategic Framework outlines desired outcomes that align with particular themes related to settlement, natural areas, economy and infrastructure. The intention is to deliver a strategic vision that guides development within the Cairns Region, with particular emphasis on captivating and enhancing the unique lifestyle to encourage international and domestic tourism, being Cairns's major economic driver.

Residential development is encouraged to deliver a wide range of living options and tourism accommodation is encouraged where it is easily accessible to tourist attractions and responds to the changing needs and expectations of the tourism industry. In this context, the proposal aligns with the desired outcomes delivered under each theme.

The Tables of Assessment is the most substantial tool to distinguish the ease of which a development can be established within a zone, offering three (3) different levels of assessment with Impact assessment being the highest level and requiring public notification. Notwithstanding, impact assessable development is not equivalent to inconsistent development or undesirability. It is afforded when development is different from the existing land-uses and therefore the decision should be informed with community awareness. As quoted within Stephen Family Pastoral Pty Ltd v Local City Council & Anor [2026], "*impact assessment requires a broad, evaluative judgement that admits of flexibility to approve an application in the face of non-compliance with a planning scheme*".

Significant to this assessment is how the Planning Scheme holistically addresses the intentions for residential compared to tourism development. The Scheme's identification of 'Residential Zones' is inclusive of Low, Low-medium, Medium and Tourist Accommodation Zones. This recognises that both long-term and short-term accommodation are residential activities. Further, the Purpose Statement within all residential zone codes, excluding the Tourist Accommodation Zone Code, seeks a variety of dwelling types to be provided. Dwelling types is an umbrella term that is defined as any self-contained residence. The Planning Scheme does not prescribe detailed operational requirements for differing forms of residential accommodation..

Assessing the proposed development against the Planning Scheme demonstrates that this proposal is outside the scope of development that the Scheme contemplated, being the highest level of assessment yet able to comply with all assessment benchmarks. Therefore, consideration of matters outside the Planning Scheme have been utilised including the need and impacts, effects on the existing amenity and effects on the housing market.

Needs and Impact Assessment

A Needs and Impact Assessment was provided by Cummings Economic which explored the impacts of existing short-term accommodation within dwelling houses, using a cost vs availability analysis to determine whether an oversupply is saturating the market, which could be perceived as driving housing pressures. The report identified a total of 46 properties within Kewarra Beach marketed for short-term accommodation, however this includes a mixture of typologies that is not limited to self-contained accommodation. A total of 25 single detached dwelling houses were identified as operating short-term accommodation.

An evaluation of the cost of short-term accommodation within dwelling houses compared to market availability concludes that there is no oversupply, as costs continue to surge and availability remains limited. As such, there is an opportunity to provide flexibility in how existing housing stock may be utilised. This does not restrict the use of a dwelling house for long-term accommodation, rather provides an option for dual-use incorporating short-term accommodation within a structure that presents as a single detached dwelling house.

Amenity and behavioural impacts

Amenity issues caused by human behaviours have been identified as the primary concern when contemplating short-term accommodation within dwelling houses. The Planning Scheme cannot control the behaviours of individuals, whether they are located on a premises operating as long-term or short-term accommodation. Although there is a perception that short-term accommodation increases behavioural disturbances when compared to long-term accommodation, there is limited evidence to support this perspective and Officers note that most amenity-related complaints received at Council are not associated with short-term accommodation.
While short-term accommodation involves regular changes in occupancy, potential amenity impacts would be managed through the Operational Management Plan included in the application material, which provides a 24-hour contact number for complaints. These management arrangements do not displace obligations under applicable local laws and other statutory requirements, or the enforcement powers available to the relevant authorities.

With consideration to visual amenity, no physical changes would be required, with only the operational functions altering. Notwithstanding, the streetscape presentation and maintenance standards are notably different when comparing business accommodation with long-term accommodation. Specifically, short-term accommodations generally meet higher standards of maintenance that simultaneously contribute to an attractive streetscape (e.g. lawn & garden maintenance, cleanliness, tidiness etc) in comparison to long-term accommodation where upkeep is at the behest of residents which can result in the depreciation of streetscape amenity when maintenance does not align with an individuals interests.

As such, property and streetscape amenity would be maintained through short-term accommodation within residential zones.

Impacts to housing market

A dwelling house provides long-term accommodation for a family or groups of people. Enabling dual-use for short-term accommodation incorporates a commercial component that departs from typical residential development. This issue has been reviewed at a State level and the Queensland Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) have commissioned a report through The University of Queensland to assess the impact of dwelling houses operating as short-term accommodation on the housing market across of a number of Local Government Areas (LGA's) within Queensland, titled 'A Review of the Impacts of Short-term Rental Accommodation in Queensland' dated June 2023.

The report findings did not find a clear correlation between housing prices and short-term accommodation, however, did note that the influx of short-term accommodation has simultaneously occurred at the same time as other market shifts (e.g. cost of living crisis) that are anticipated to be greater contributors to current housing pressures. There were positive findings of the impacts of short-term accommodation on local convenience stores such as café's and shops; however, there were negative impacts to businesses targeting long-term residents such as vehicle workshops, healthcare and industrial areas. An influx of more affluent residents has been shown to have a positive effect on local characteristics such as economic stability and vibrancy; however, disamenity from noise and behavioural disturbances has been acknowledged where the premises is opportunistically used for functions such as parties, bachelorettes etc.

When considering the negative and positive findings of this study, it is notable that the location of the proposal within close proximity to Kewarra Beach is not within proximity to businesses targeting long-term occupants, with the only nearby service being a coffee van. With the incorporation of an Operational Management Plan, disamenity impacts are able to be mitigated and reduced, with third-party action elected to provide service efficiency. Further, the approval of short-term accommodation does not facilitate the hosting of events and functions on premises, which would require a separate development application for function facility or similar.

Considered alongside the study's findings, the site's separation from businesses serving long-term residents and the ability to manage amenity impacts support short-term accommodation as an appropriate land use at this location.

PUBLIC NOTIFICATION

In accordance with Impact Assessment procedures outlined in Part 4: Public Notification of the Development Assessment Rules, the development was publicly notified for a minimum of fifteen (15) business days, with the following actions being carried out:

- A notice published in the newspaper circulating generally in the locality;
- A notice placed on the land in the way prescribed under the DA Rules; and
- A notice given to the owners of all lots adjoining the premises.

A Notice of Compliance was received on 17 August 2026. One (1) properly made submissions were received during the Public Notification period.

MATTERS RAISED IN SUBMISSIONS FOR IMPACT ASSESSABLE DEVELOPMENT

The following matters were raised in properly made submissions.

Issue	How matter was dealt with
Land-use	Concerns have been raised that short-term accommodation is not an appropriate land-use within residential zones that are intended for low-intensity housing outcomes. The proposal seeks to incorporate the land-use of short-term accommodation within the existing Dwelling house. There would be no changes to the physical built form. Therefore, though Officers acknowledge that the use would encourage transient accommodation, the overall site intensity would not be increased, rather the nature of the use would become more flexible.
Amenity	Concerns have been raised that the transient nature of short-term accommodation results in disamenity from behavioural impacts. Though there is a perception that short-term accommodation increases behavioural impacts, there is no data to substantiate this claim. Of note, most amenity-related issues raised with Council are related to long-term occupants rather than short-term occupants. Notwithstanding, the Operational Management Plan would be upheld as part of the development, ensuring the protection and preservation of the existing amenity through preventative and reactive controls. Preventative controls include a Code of conduct, occupancy limits and noise monitoring. This is enforceable through a complaints register that tracks the quantity of complaints that a guest receives, with the property manager retaining the right to cancel bookings where the Code of conduct is not upheld. Guests are required to sign the Code of conduct prior to stays. Re-active controls include the assistance of a 24/7 contactable property manager. The property manager must follow a prompt remediation process in accordance with the Operational Management Plan where concerns are raised. A complaints register must be maintained and available for review at all times.
Traffic	Concerns have been raised that short-term accommodation increases impacts to the traffic network through additional vehicles and on-street parking. As the density of the structure would not change, the transport demand is anticipated to remain the same as that which can be reasonable expected from the existing Dwelling house. The Operational Management Plan outlines further traffic-related requirements for guests, including no on-street parking.

Waste Management	Concerns have been raised that short-term accommodation causes an increased quantity of household waste as a result of frequent guest turnover. The Operational Management Plan outlines specific requirements with regards to waste management and refuse requirements, which are to be enforced by the property manager.
Enforcement	Concerns have been raised regarding how enforceable the Operational Management Plan would be. The enforcement of the Operational Management Plan initially lies with the property manager. If the property manager does not uphold the Operational Management Plan, Council is able to intervene as the Plan is included within the development permit conditions suite.

INFRASTRUCTURE CHARGES

Council's Infrastructure Charges Resolution No. 2 of 2021 identifies that no charges are applicable to the proposed development. In accordance with Schedule 1, Note 3 of the Resolution where a Material Change of Use approves more than one use, and both uses are across the same area, the Base Charge applicable is the highest base charge.

In this scenario, the charge for a dwelling house exceeds that of short-term accommodation. As the dwelling house is existing, it also receives a credit, which results in no additional infrastructure charges.

LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP)

The proposed development is located within the Priority Infrastructure Area. The development does not require the delivery of trunk infrastructure to facilitate the development.

REASONS FOR DECISION

The reasons for this decision are:

1. The proposed development has been assessed in accordance with the provisions of the CairnsPlan 2016 v3.1. While it departs from the existing land-uses within the Low density residential zone, it is consistent with the Zone Code through supplying a low density accommodation type.

2. The operational functions would be managed through an Operational Management Plan to protect the low-density residential amenity and support the co-location of long-term and short-term accommodation. Occupant behaviours would be regulated by the landowner and manager and a complaint resource provided to protect the existing streetscape amenity.

3. The design and siting of the development is consistent with the physical built-form desired within the Low density residential zone, therefore the visual amenity of the site remains consistent with the existing and desired streetscape.

4. The proposal would provide tourist accommodation in the northern beaches in a manner that maintains the streetscape character and amenity while supporting one of the regions key tourist attractions. This responds to the shift in the tourist accommodation market to typologies that provide privacy, separation and space. As a result, the development is responding to the changing expectations in the tourist industry.

5. The infrastructure requirements to facilitate the proposed development would be of the same density and yield that the existing infrastructure network provides, therefore the development would conform to the existing network.

6. The development would deliver a balance between land-use flexibility and neighbourhood amenity through providing a functional solution that enables co-location of accommodation activities while incorporating amenity protection.

RISK MANAGEMENT

Council Finance and the Local Economy

The development is to occur on privately owned land and all costs are the responsibility of the developer.

The development is Impact assessable therefore the appeal period allows the developer and submitters (for properly made submissions) to contest the decision with the Planning & Environment Court (P&E Court). Any decision made in respect to this application is at risk of appeal, which does impose a financial risk to Council which consequently affects the local economy.

Community and Cultural Heritage

CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

Natural Environment

CairnsPlan 2016 sets out framework to ensure appropriate development occurs. The framework is reflected within the overlay, local plan, zone and development codes of which this development application has been assessed against.

ATTACHMENTS

1. Approved Plan(s) & Document(s) (DM# 7897466)
2. Notice of Intention to Comment Use



Claire Simmons
Executive Manager – Development & Planning

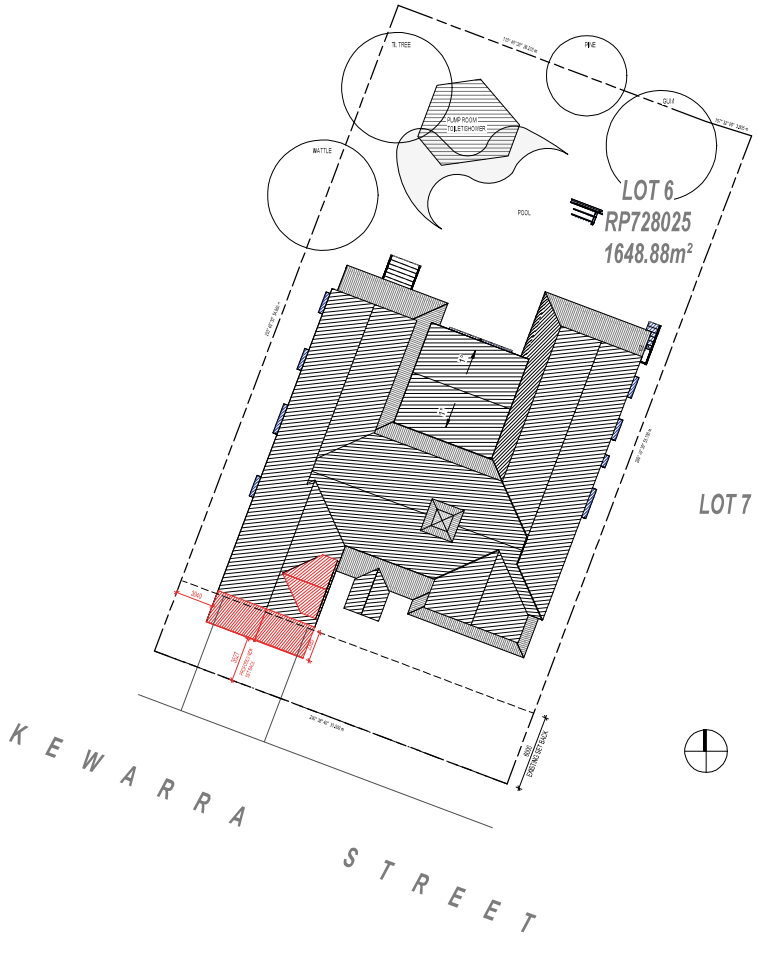


Sean Lisle
A/Director – Planning, Growth & Sustainability

APPENDIX 1: APPROVED PLAN(S) & DOCUMENT(S)

Insert Approved Plans (DM# 7897466) as PDF File to Decision Notice

VERRI RESIDENCE - 44 KEWARRA STREET, KEWARRA



SITE PLAN - PROPOSED
1 : 200

GENERAL NOTES

NO FOR CONSTRUCTION GUIDE ONLY

GENERAL

- ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENDMENTS, AS1684.3:2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS.
- ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY-LAWS AND REGULATIONS AND WORKPLACE HEALTH & SAFETY REGULATIONS.
- ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS SUPPLIT WRITTEN SPECIFICATIONS AND RECOMMENDATION, BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS.
- DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS.
- SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OF ANY WALL VOID VARIATION TO ANY PART OF THE DESIGN IS ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

SITE PREPARATION:

- STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS.
- BUILDING PLATFORM AND PAVEMENT SUPPORT AREAS SHOULD BE UNIFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMUM DRY DENSITY RATIO OF 98% (PROL), SOFT SPOTS EXCOUNTED DURING COMPACTION TO BE TREATED BY TYING, DRYING AND RECOMPACTION.
- THE USE OF VIBRATORY ROLLERS FOR EARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION AND CAREFUL SITE CONTROL OF THE USE HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING MASONRY BUILDINGS.
- ALL FILL MATERIAL TO BE OF LOW PLASTICITY (PI<15) GRANULAR (SELECT FILL, PLACED IN LAYERS NOT MORE THAN 200mm COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATION OF 98% (PROL).
- BUILDER TO ENSURE SITE PREP TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCTION BUILDING PLATFORM TO A LEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING TO A SATISFACTORY DRAINAGE OUTLET.
- BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE BUILDING.
- BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE INSTALLED COMPLYING WITH EPA AND LOCAL AUTHORITY REQUIREMENTS.
- SITE TO BE RE-TESTED AFTER ROLLER COMPACTION FOLLOWED BY ENGINEER CONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDANT

SERVICE LOADS:

- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE: 0.25 kPa ROOF LIVE/PV INTERNAL SUSPENDED FLOORS 3.00 kPa EXTERNAL SUSPENDED FLOORS 1.50 kPa GROUND FLOORS LIVE LOADS TO AS 1170 PART 1 RESIDENTIAL DESIGN GUST WIND SPEED 50mm PERMISSIBLE, SI ULTIMATE LIMIT STATE

FOOTINGS & SLABS :

- FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100KPA & CLASS 'P' SITE CLASSIFICATION ACCORDING TO A.S. 2870
- BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CO-STRUCTION
- NATURAL FOUNDATIONS TO BE EXCAVATED OUT & FREE OF ORGANIC MATTER & DEBRIS & COMPACTED TO A MIN. 95% SPDD AT -2% TO +2% OF OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% DENSITY INDEXED FOR COHESIONLESS SOILS.
- FILL TO SLAB TO & FOUNDATIONS SHALL BE APPROVED NON-PLASTIC MATERIAL COMPACTED IN MIN 150mm LAYERS TO 95% SPDD AT -2% TO +2% OF THE OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SPDD FOR COHESIONLESS SOILS.
- FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH ANY SOFTENED MATERIAL REMOVED. BASE OF FOOTING TO BE FOUNDED ON FIRM NATURAL GROUND WITH MINIMUM SAFE BEARING CAPACITY OF 100KPA.
- REINFORCE BRACE & TOPSOIL CONTAINING ROOTS FROM SLAB SITE PROVIDE COMPACTED SAND BEDDING UNDER SLAB.
- PROVIDE 0.2mm POLYTHENE MOISTURE BARRIER UNDER SLAB & FOOTINGS
- CONCRETE TO SLAB & FOOTINGS TO BE N20, 80mm SLUMP, 20mm AGGREGATE
- VIBRATE ALL CONCRETE, CURE SLAB TO AS MINIMUM.
- CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS SPACED AT APPROX 750mm O/C.
- CONDUITS & PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE
- LAP SLAB MESH CORDS AND BARS MINIMUM AS NS UNLESS OTHERWISE NOTED - N12 - 600mm, N16 - 850mm, N20 - 1000mm, N24 - 1200mm, N28 - 1400mm, REINFORCEMENT COVER: FOOTINGS - 50mm BOTTOM, SLABS - 40mm TOP / 50mm BOTTOM
- CASTAR INTENS SHALL BE HOT DIPPED GALVANISED
- FOOTINGS SHALL NOT BE LOCATED CLOSER TO THE NEAREST EDGE OF A DOR/WATER SEWER TRENCH THAN THE DEPTH OF THE TRENCH.
- SITE AREA TO BE GRADED TO READILY REMOVE SURFACE WATER & PREVENT PONDING ADJACENT TO FOUNDATIONS & DRIVEWAY.
- EXECUTION & CONTROL TESTING OF EARTHWORKS & ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH A.S. 3798

CONCRETE STRENGTH:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600.
- N20 GRADE CONCRETE TO ALL FOOTINGS
- REFER SLAB PLAN FOR FLOOR SLAB CONCRETE GRADES

- CONCRETE

- CONCRETE GENERALLY IN ACCORDANCE WITH AS 3600
- CONCRETE SPECIFICATION UNLESS NOTED OTHERWISE:

ELEMENT	CLASS & GRADE	MAX. AGG.	MAX. SLUMP
GROUND SLAB	N20	20mm	100mm
SUSPENDED SLAB	N20	20mm	100mm
FOOTINGS	N25	20mm	100mm
CORE FILL	G20	10mm	230mm

REINFORCEMENT NOTATION:

'N' DENOTES GRADE D500N (HOT ROLLED REBAR TO AS4671,
'S' DENOTES GRADE D250N HOT ROLLED REBAR TO AS4671,
'R' DENOTED GRADE R500L COLD DRAWN ROUND WIRE TO AS4671,
'W' DENOTES GRADE R500L COLD DRAWN ROUND WIRE TO AS4671,
'SY' DENOTED GRADE D500L COLD DRAWN RIBBED WIRE TO AS4671,
'RL' 'SL' 'L_TM' DENOTES FRAMED D500 DEFORMED WIRE MESHES TO AS4671.
- ADDITIVES SHALL NOT BE USED WITHOUT THE SUPERINTENDENTS APPROVAL.
- MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF THE CONCRETE.
- CURE CONCRETE AS REQUIRED BY SECTION 19 OF AS3600.
- CONCRETE SIZES SHOWN ARE MINIMUM AND DO NOT INCLUDE APPLIED FINISHES.
- DO NOT REDUCE OR HOLE CONCRETE WITHOUT SUPERINTENDENTS APPROVAL.
- DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN THE COVER CONCRETE.
- FORWORK SHALL GENERALLY COMPLY WITH AS3610
- STRIPPING OF FORWORK SHALL COMPLY WITH SECTION 19 OF AS3600.

CONCRETE MASONRY NOTES:

GENERAL WALLS U/U.O
- 190 SERIES CONCRETE MASONRY BLOCKWORK IN ACCORDANCE WITH AS 3700 & AS 2733.
MORTAR 1:1:6 (C:L:S) DOTS DENOTE N12 VERTICAL BARS (U.U.O.) AT ENDS, CORNERS, INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT CPS NOTED ON PLAN.
LAP VERTICAL BARS 800mm WITH N12 STARTER BARS CORBED 200mm INTO FOOTING
PROVIDE ADDITIONAL N12 VERTICAL BAR EACH SIDE OF OPENINGS >900 WIDE.
- PROVIDE DOUBLE COURSE (U.N.O.) CONTINUOUS BOND BEAM TO TOP OF 190 SERIES WALLS, REINF. WITH 4-N12 BAR EACH COURSE - LAP 800mm MIN.
- ALL EXTERNAL JOINTS TO BE FLUSHED LEFT READY FOR RENDERING.
- ALL OWB WALLS THAT ARE TO BE CONCRETE FILLED ARE TO BE WATER HOSED DURING THE WALL CONSTRUCTION TO REMOVE MORTAR DASH IN THE MASONRY CORES.

WALL CONSTRUCTION - FRAMING:

EXTERNAL STUDWORK WALLS (LOAD BEARING WALLS) :
- M3P12 H/Q.
- 90 x 35 STUDS @ MAX. 450mm CRS.
- 90 x 45 BOTTOM PLATES.
- 2 (90 x 35 TOP PLATES.
- 90 x 35 LOGS @ 1350 CRS SEVERALLY.
- M12 WB STS 300mm ROD POSITIONS AS SHOWN ON PLAN.
- LINTELS AS PER SCHEDULE.
- 2 STUDS BESIDE OPENINGS UP TO 1800mm.
- 3 STUDS BESIDE OPENINGS UP TO 3600mm.
- 4 STUDS BESIDE OPENINGS UP TO 6000mm.

INTERNAL STUDWORK WALLS

90MM THICK WALLS :
- M3P10
- 90 x 35 STUDS @MAX. 450MM CRS.
- 90 x 35 TOP & BOTTOM PLATES - 1 ROW NOGGINS, 900 C/C MAX.
- 90 x 45 TOP & BOTTOM PLATES TO BRACE WALLS.

BRACING WALLS :
- 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL FLATHEAD NAILS @ 50mm CRS, TOP AND BOTTOM PLATE.
150mm CRS, TO VERTICAL EDGES.
300mm CRS, INTERMEDIATE STUDS.
- ANCHOR ENDS OF WALLS TOP AND BOTTOM.
- USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS.
- TN BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED.

- TN BOTTOM AND TOP OF WALL TO FLOOR AND ROOF STRUCTURE WITH M12 BOLTS AT MAX 900 C/S. (WHERE WALL IS PARALLEL TO JOISTS OR TRUSSES, PROVIDE 100X50 PH-HWD SOLID NOGGIN AT REQUIRED CRS FIXED WITH 2x100mm BATTEN SCREWS EACH END, WHERE WALL IS PERPENDICULAR TO TRUSSES TN WALL WITH 1200x75x4MS ANGLE WITH 5xM12 BOLT THRU TOP PLATES AND 1xM12 THRU TRUSS RUN.)

- STRAP WALL JUNCTIONS WITH 2x30x0.8 GAL STRAPS WITH 8x30/30 GAL FLAT HEAD NAILS EACH STRAP
- USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS
- NON LOAD BEARERS TO BE M3P10

ROOF FRAMING :
TRUSSES
- PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURERS INCLUDING ALL NECESSARY BRACING AND CONNECTIONS.
- ZL JOINT GROUP FOR H/HD TRUSSES.
- ZA JOINT GROUP FOR PINE TRUSSES.

ROOF BRACING
- METAL STRAP BRACING TO TRUSS MANUFACTURER'S DESIGN.

ROOF SHEET & BATTEN FIXINGS
- LYSAGHT SHEETING OVER LYSAGHT BATTENS
- ALL ROOF SHEETING AND BATTEN FIXINGS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE REQUIRED WIND SPEED.
- THE FIXING SYSTEMS FOR THE WHOLE METAL ROOF ASSEMBLY SUPPLIED BY THE MANUFACTURER, ARE TO BE COMPLIANT WITH THE LOW-H GALVON CYCLIC TESTING REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (SPECIFICATION B1.2 VOLUME 1 FOR CLASS 2 TO 9 BUILDINGS OR (SECTION 3.10.1 VOLUME 2 FOR CLASS 1 & 10 BUILDINGS).
- A COMPLIANCE CERTIFICATE SHALL BE REQUESTED FROM THE MANUFACTURER & THE INSTALLER.

GENERAL
- KAPEL FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

WET AREA WALLS:
- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS/NZS 4858.
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2016 PART 3.8.1.2.
- WALL FLOOR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL EXTENT OF FLOOR COVERING REQUIREMENTS.
- SELECTED WALL TILES TO WET AREAS AND SPLASHBACKS, PROVIDE APPROVED ADHESIVE TO ALL TILES.

STEELWORK:
- ALL STEEL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS 4100 STEEL STRUCTURES CODE
- STEEL SHALL BE AS 3679.1 &3679 GR 300 GALV
GRADE 300 PLATES FOR HOT ROLLED SECTIONS
AS 1163 GRADE 350 FOR HOLLOW SECTIONS
- BOLTS SHALL BE GOMMERCIAL GRADE 4.6/S SNUG TIGHTENED GR/EARTH, U.N.O.
- BOLTS SHALL BE GALVANISED GR.8 OF SUFFICIENT LENGTH TO EXCLUDE THE THREAD FROM THE SHEAR PLANE A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS UNLESS OTHERWISE SPECIFIED
- THE FOLLOWING TO APPLY
BEAM AND BEARER SPLICE TO BE FRIN TO AS 1554.1 CLASS GP
WELDING BMN CONTINUOUS FILLET WELD TO FULL PERIMETER AT CONTACT
- CLEATS, BRACKETS, STIFFENERS ETC, TO BE 10mm PLATE U.N.O.
RH, END PL TO ALL HOLLOW SECTIONS
- BOLT HOLE CLEARANCE TO BE 2mm
- HOLD DOWN BOLT CLEARANCE 20 2mm
- GROUT OF 3:1 CEMENT:SAND, MORTAR OF DAMP EARTH CONSISTENCY UNDER ALL BASE PLATES
- CHEMSET ANCHORS TO BE RAWLSET SPIN CAPSULES OR SERIES 800 OR EQUIVALENT
- ALL STEEL WORK NOT HOT DIPPED GALVANISED SHALL BE APPLIED CLEANED TO CLASS 2.5 AS 1.2.1 PRIMER
- PAINTING SHALL CONSIST OF ONE COAT OF APPROVED METAL PRIMER & TWO FINISH COATS
- ALL HOT DIPPED TO BE HOT DIPPED GALVANIZED U.N.O

TERMITE TREATMENT:
- ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK (AS 1357.1(H3 - H3R5)) - APPENDIX Q) OR CHEMICALLY TREATED TIMBERS IN ACCORDANCE WITH AS3660.1-APPENDIX D.
- LOOP TREATED TIMBER TO BE TREATED TO H2 LEVEL FOR ALL TIMBERS USED IN ABOVE GROUND, DRY, WEATHER PROTECTED AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR APPLICATIONS.
- H3 LEVEL APPLICATION IS TO BE ABOVE GROUND, OUTSIDE EXPOSED TO WEATHER AREAS, SUCH AS DECKING, FENCE RAILS & RAILS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADDING, DUE TO THE DUE TREATMENT OF TIMBERS, LOOP TREATED TIMBERS, ALL INTERNAL AREAS TRAVES AND VOULKINGS TO BE EITHER NATURALLY RESISTANT TIMBERS OR H3 LEVEL LOOP TREATED TIMBERS.
- ALL SLAB PENETRATIONS TO HAVE TERMIMESH MARINE GRADE STEEL COLLARS FITTED BY MANUFACTURER'S QUALIFIED TECHNICIANS.
- BUILDER TO PROVIDE DURABLE NOTICE PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND KITCHEN CUPBOARD, THE NOTICE TO INDICATE:
- METHOD OF PROTECTION.
- DATE OF INSTALLATION OF THE SYSTEM USED.
- WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL.
- THE INSTALLERS OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTION FOR TERMITE ACTIVITY.
- THE BUILDER MAY PROVIDE AN ALTERNATE TERMITE TREATMENT SYSTEM PROVIDE SUCH SYSTEMS CERTIFIED WITH THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE NCC 2016.
- GENERALLY THE TERMITE TREATMENT IT SHALL COMPLY WITH NCC 2016 PART 3.1.3

ELECTRICAL:
- A MINIMUM 50% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY GDC PART I/P 4.1 (MIN.17 LUMENS PER WATT). IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM
4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICITY TO PROVIDE FORM H ACERTIFICATE FOR ALL
ABOVE ITEMS HAVE BEEN COMPLIED WITH, PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE
LIGHT FITTINGS ACHIEVE THE MINIMUM 37 LUMENS PER WATT.

PLUMBING:
- ALL SHOWER ROSES TO BE 3 STAR WELS RATED IN ACCORDANCE WITH AS/NZS 6400:2004 + 4 STAR WATER EFFICIENCY LABELLING AND STANDARDS (WELS) SCHEME RATED TOILETS WILL BE INSTALLED TO ALL WATER CLOSETS PREVIOUSLY 3-STAR WELS RATED.
- MINIMUM 3-STAR WELS RATED TAP WARE WILL BE INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TROUGHS.
- PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS

AIR CONDITIONING:
- BUILDER TO NOTE THAT SPLIT AIR CONDITION UNITS TO BE INSTALLED WHERE REQUIRED BY OWNER OR AS PER PLAN ONLY. ALLOWANCE TO BE MADE FOR THE INSTALLATION OF G40 PIPES AND CONDENSATION DRAINS AT TIME OF POURING SLAB AND ERECTING WALLS.
- ALL PIPES TO BE INSULATED AS REQUIRED.
- INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES

WIND CLASS	DESIGN GUST WIND SPEED (MS)		DESIGN PRESSURES (KPA)			
			GREATER THAN 12m FROM CORNERS		UP TO 12m FROM CORNERS	
	VUlt	VSLS	ULS	SLS	ULS	SLS
C3						

LEGEND

@	AT
ACCORD.	ACCORDING
AL	SELECT ALUCOBOND FINISH
AS	AUSTRALIAN STANDARD CODES
B	BENCHTOP
BFC	BROOM FINISH CONCRETE
CMB	CONCRETE MASONRY BLOCK
CONC	CONCRETE
COS	CONFIRM ON SITE
CPT	SELECT CARPET
CPD	CUPBOARD
CPS	CENTRES
CS	CHUFT LADDER
CSK	COUNTERSUNK
CT	SELECT CERAMIC TILE
CVT	COOKTOP
CFW	CONTINUOUS FILLET WELD
DIA.	DIAMETER
DPC	DAMP PROOF COURSE
DK	DECKING
DW	DISHWASHER
DP	DOWNPIPE
EA	EQUAL ANGLE
EJ	EXPANSION JOINT
FC	FIBRE-CEMENT
FFL	FINISHED FLOOR LEVEL
FH	FLAT HEAD NAILS
g	GUAGE (BOLTS, SCREWS)
GAL	GALVANISING
GB	SELECT GLASS BALUSTRADE
HH	HEAD HEIGHT
HEX	HEXAGONAL HEAD (BOLT)
HR	SELECT SS HAIRPAL
HT	HEIGHT
HWD	HARDWOOD
HWS	HOT WATER SYSTEM
LDSP	LIGHT DRAB SOLVENT PRESERVATIVE
MM	MILLIMETRES
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
MGP	MACHINE GRADED PINE
MO	MOTORISED OVEN
MS	MILD STEEL
NCC	NATIONAL CONSTRUCTION CODE
NGL	NATURAL GROUND LEVEL
OFC	OFF-FORM CONCRETE FINISH
OG	OBSCURE GLASS
OHC	OVERHEAD CUPBOARD
PB	PLASTERBOARD LINING
PC	POLISHED CONCRETE
PF	SELECT 1200H POOL FENCE
PL	PLATE
PVC	POLYVINYL CHLORIDE
REINF	REINFORCING
RSH	ROUGHER HEADER H3 TREATED PINE
RHS	RECTANGULAR HOLLOW SECTION
SCJ	SAW CUT JOINT
SFL	STRUCTURAL FLOOR LEVEL
SHS	SQUARE HOLLOW SECTION
SLC	SELECT HWD SHIPLAP CLADDING
SS	STAINLESS STEEL
STN	STONE WALL
SPEC	SPECIFICATION
SHS	SQUARE HOLLOW SECTION
TBR	SELECT TIMBER LAMINATE FLOORING
TC	SELECT TIMBER CEILING
TOW	TOP OF WALL
UA	UNEQUAL ANGLE
UNO	UNLESS NOTED OTHERWISE

LINTEL NUMBER

DOOR NUMBER

WINDOW NUMBER

SECTION MARKER

ELEVATION KEY

DETAIL CALLOUT

ROOM NAME
CEILING HEIGHT
CEILING MATERIAL
FLOOR FINISH

REDUCED LEVEL

SLAB SETDOWN

SLAB FALL

SLAB THICKNESS

SPOT LEVEL

DRAWING REGISTER

SHEET	TITLE	REV
C01	SITE PLAN, GENERAL NOTES & LEGEND	1
C02	LEVEL 1 FLOOR PLAN	
C03	ELEVATIONS	1
C05	LOFT	

EARTH MOVING

CUT	FILL	NET CUT / FILL

FLOOR AREA

nathanverri
MASTERS OF DESIGN & BUILDING

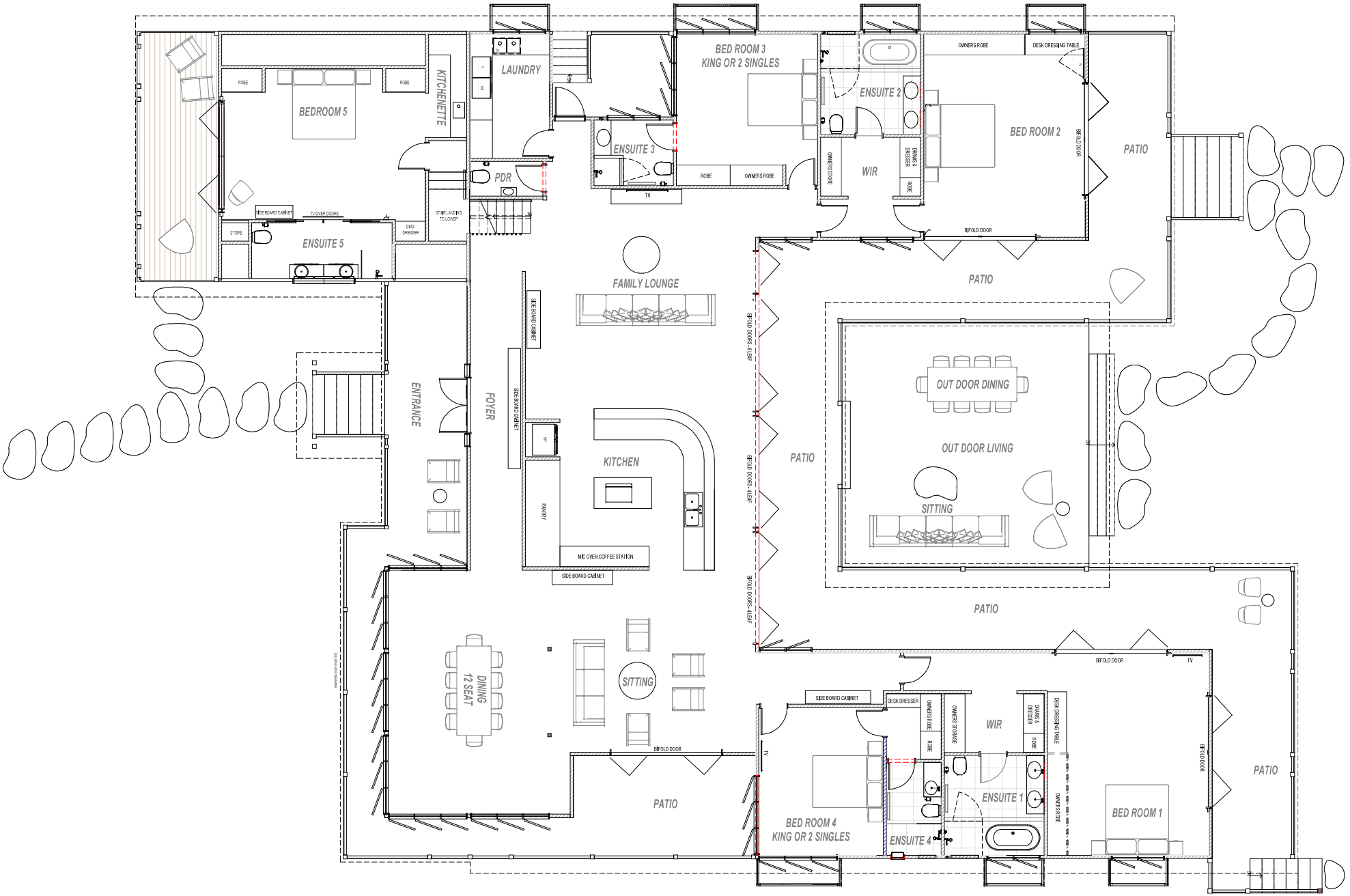
© NATHAN VERRI DESIGN PTY LTD

w: nathanverri.com
PO Box 1334
Mossman Q 4873
e: info@nathanverri.com

1 Date 1 Revision 1
REVISION
ISO 17/02/2022 4:25:23 PM
AT

CERTIFIED AS STRUCTURALLY ADEQUATE
KFB Engineers CC45 & Structural
109-42 Prose St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40328400 | F: 07 40328500 | E: admin@kfbeng.com.au
Dated: 19/2/22 Signed:
Job No: K-6883 RPEQ No: 5711

PROJECT: VERRI RESIDENCE
PROJECT ADDRESS: 44 KEWARRA ST KEWARRA
SHEET: SITE PLAN, GENERAL NOTES & LEGEND
DESIGNER: NV DRAWN: MGO SCALE: AS SHOWN @ A1
PROJECT NUMBER: 44KWR
SHEET: C01 REV: 1

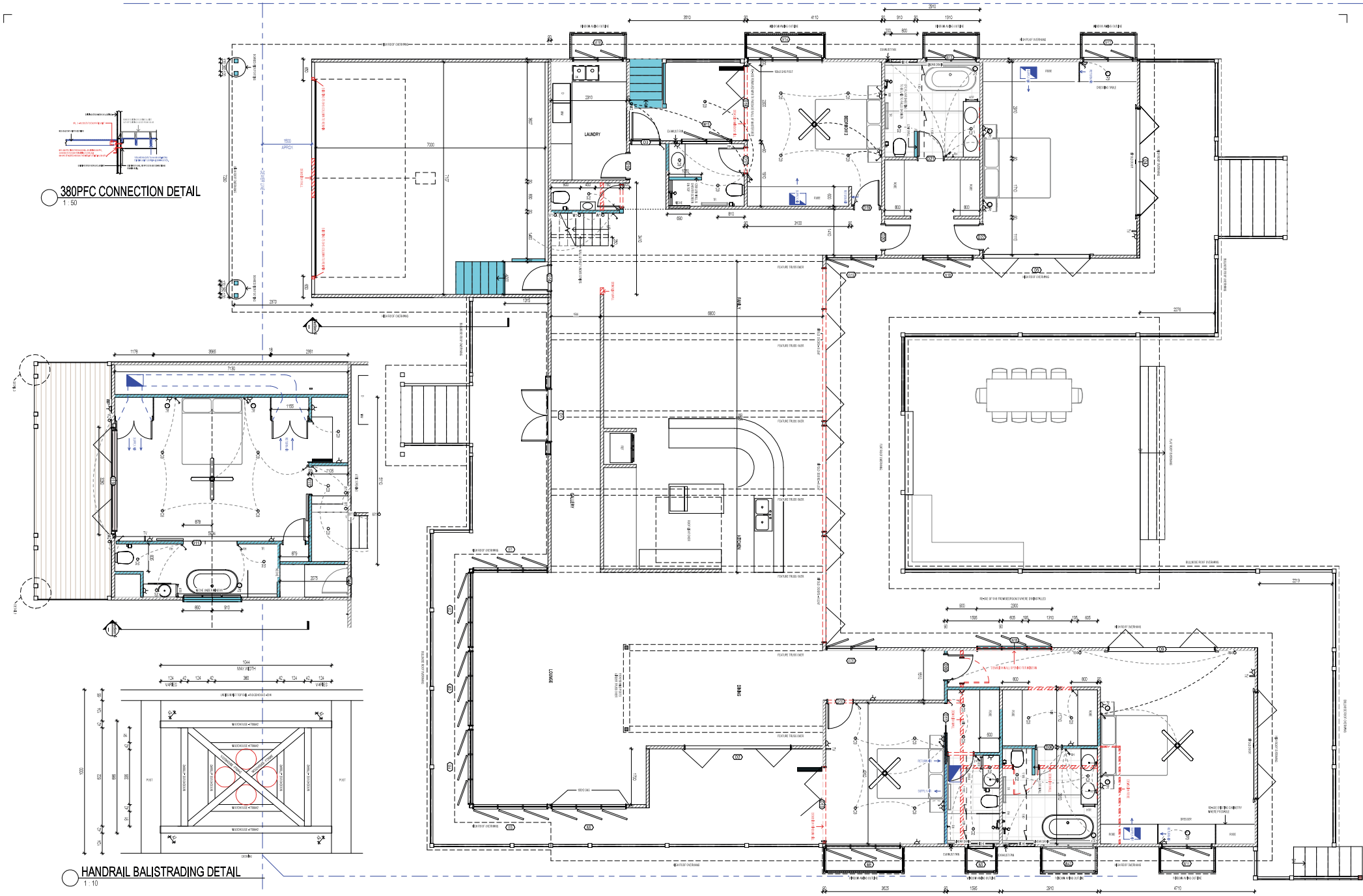


nathanverri
MASTERS OF DESIGN & BUILDING

ISSUED FOR CONSTRUCTION

PROJECT	ILUKA BY THE SEA	PROJECT ADDRESS	44 KEWARRA ST KEWARRA
SHEET	LEVEL 1 & 2 FLOOR PLAN		
DESIGNER NV	DRAWN MGO	SCALE AS SHOWN @	PROJECT NUMBER 44KWR
			SHEET C02 REV

REVISION
B.D 31-Jan-23 12:28:20 PM



nathanverri
MASTERS OF DESIGN & BUILDING

© NATHANVERRI DESIGN LIMITED, 1/25/1983
w : nathanverri.com
PO Box 1334
e : info@nathanverri.com
Mossman Q 4873

REVISION
ISO 17/02/2022 4:25:28 PM
A1

CERTIFIED AS STRUCTURALLY ADEQUATE

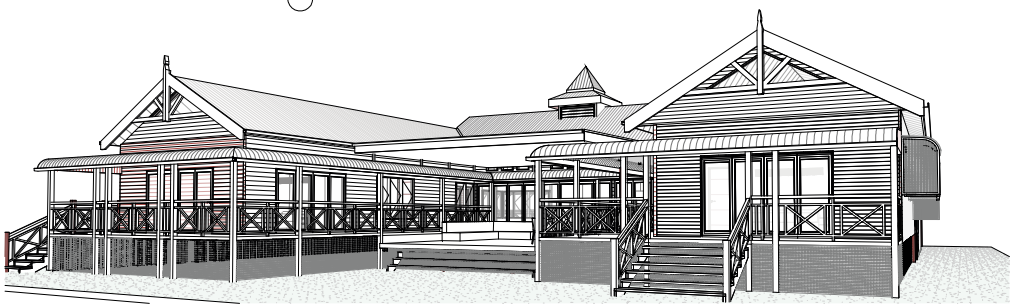
KFB Engineers — Civil & Structural
103-43 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 4032 9482 | F: 07 4032 9992 | E: email@kfbengineers.com.au

Date: 19/2/22 Signed:
Job No: K-6883 RPEQ No: 5711

PROJECT	VERRI RESIDENCE	PROJECT ADDRESS	44 KEWARRA ST KEWARRA
SHEET	LEVEL 1 FLOOR PLAN		
DESIGNER NV	DRAWN MGO	SCALE AS SHOWN @ A1	PROJECT NUMBER 44KWR
SHEET C02	REV		



PERSPECTIVE 1



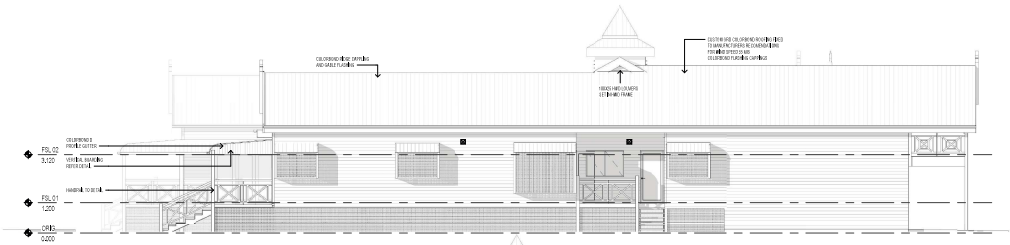
PERSPECTIVE 3



PERSPECTIVE 2



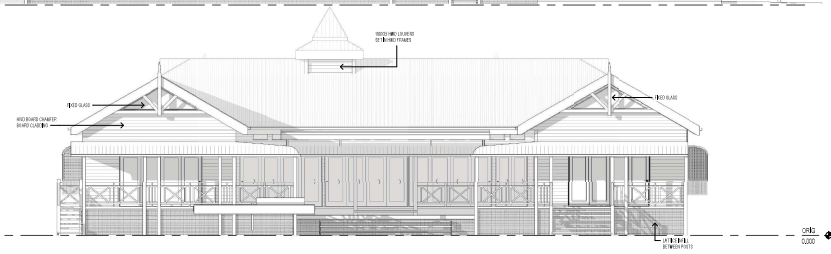
SOUTH - EAST
1 : 100



NORTH - WEST
1 : 100



SOUTH - WEST
1 : 100



NORTH - EAST
1 : 100

nathanverri
MASTERS OF DESIGN & BUILDING

© NATHAN VERRI QBCC LICENCE 1267783

w : nathanverri.com
PO Box 1334
e : info@nathanverri.com
Mossman Q 4873

1 Date 1 Revision 1
REVISION
ISO 17/02/2022 4:25:50 PM
A1

CERTIFIED AS STRUCTURALLY ADEQUATE
KFB Engineers Civil & Structural
1/36-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 48328492 | F: 07 48328392 | E: email@kfbeng.com.au
Date: 19/2/22 Signed:
Job No: K-6883 RPEQ No: 5711

PROJECT VERRI RESIDENCE
SHEET ELEVATIONS
DESIGNER NV DRAWN MGO SCALE AS SHOWN @ A1
PROJECT ADDRESS 44 KEWARRA ST KEWARRA
PROJECT NUMBER 44KWR SHEET C03 REV 1

MANAGEMENT PLAN

SHORT TERM ACCOMMODATION

44 Kewarra Street, Kewarra Beach

Julie Verri - Owner

Ph: 0406 486 487

E: julie@nathanverri.com

Cairns Regional Council ref: DA 8/8/1709

Table of contents

Introduction and guest arrival 3
Property and manager details 3
Use of premises and guest register 4
Monitoring and complaints management 4
Complaint procedures and maintenance 5
Guest guide and manager responsibilities 6
Appendix A - Code of Conduct 6
Appendix B - Complaints Register 8
Appendix C - Monitoring Guest Behaviour 9
Figure 1 - Proposed monitoring location 10
Monitoring examples and Appendix D - Guest Guide Portal 11
Appendices E F and G 12

Introduction

This Short-Term Accommodation Management Plan seeks to manage the amenity at 44 Kewarra St, Kewarra Beach, for the Local Planning Framework of Cairns Regional Council.

This Management Plan establishes an acceptable standard of behaviour for guests and visitors and seeks to minimise any adverse impact on the owner, neighbours, residents, and the Cairns Northen Beaches.

It is envisaged that guests will be able to book a stay at this address via established support organisations such as real estate professionals, relocation managers, and short stay accommodation providers such as Airbnb, Stayz, Booking.com. Bookings for a maximum of ten (10) adults or a family maximum (10) people We prefer weekly minimum stays as it deters rentals for party purposes that single night stays attract.

Check In

At the time of booking online, guests are to review and agree to accept the house rules which specifically state:

- No parties or events, you will be evicted immediately without refund, and if necessary, we will press further charges with police.
- Adult guests who book must give ID, pay a refundable security deposit, and sign a rental agreement on the secure online management portal with our booking agency. Guests are not allowed to stay and will not receive check-in details until we have received these details.
- Quiet house after 10.00pm
- Check in time is 3.00pm
- Guests are provided with check-in instructions, and a digital code for the door and lock box to gain entry into the property.

Access To Property

Check-In

Guests receive their check-in details via our online portal. All pre-check-in components must be completed before details are sent. (Copy of ID, copy of credit card used to book, signed rental agreement including agreement to abide by the Code of Conduct – see Appendix A – Code of Conduct).

Guests are issued with the pedestrian gate code, then are directed to a secure lockbox within the property common area, with the unique entry code that is amended for each stay. Troy Cummings Lock Service – a local Cairns business, services all our secure locking needs and requirements.

Check-Out

Check-out time is 10 am on the day of departure unless other arrangements have been made with the Manager. Property inspected by cleaner and/or caretaker.

Property & Manager Details

Property Address	44 Kewarra Street, Kewarra Beach QLD
Operator	Julie Verri - Owner/Operator
Contact (Owner/Occupier)	Ph: 0406 486 487 / E: julie@nathanverri.com
Caretaker (Contactable 24hr/7Days)	Rebecca Greg: 0448 358 168

The owner will immediately contact the guests directly should there be any issues or disturbances on site.

Use of Premises

The property will be rented as a home to a maximum of ten (10) adults or family of ten (10) occupants. This accommodation is suited to families.

All guests' vehicles can be parked within the property in the two-car garage and two parking bays within the gated area.

Guests should be mindful of the proximity to neighbours when using the outdoor spaces and keep noise to an acceptable level and ensure no impact upon the amenity of neighbours.

Premises are available for a minimum stay of seven (7) nights. Five (5) night bookings may be available in low season or if fewer than seven nights are available between bookings.

Only one booking is accepted at any time, individual rooms shall not be leased, or sub leased separately. Names of all guests staying on the property are to be provided to the Manager or Booking Agency at the time of reservation. The Manager is to be made aware of any changes to the booking in terms of the number of guests being accommodated.

Register of Guests

A register of all bookings will be kept by the Manager, and shall contain:

- The full name of host and usual place of residence and contact details
- The date of arrival and departure of the occupants

Monitoring Guest Behaviour

24x7 CCTV is installed to monitor the entrances to the property, including the security gates and pathways outside. These cameras are monitored by the owner and provide recorded footage of all people on site. The cameras are not aimed at private areas only external access points.

The property will be monitored by the Minut system 24 hours a day, with a sensor in the shared kitchen / family lounge area. The system measures noise levels without recording conversations and provides crowd-risk indications from nearby wireless devices, rather than an exact headcount. Noise above the configured threshold for a continuous ten (10) minutes will generate an alert to the manager. The manager will investigate alerts, contact guests and follow the escalation procedure in Appendix C. These measures support the house rules applying to both indoor and outdoor areas.

Complaints Management

Complaints will be managed by the Manager/Care-taker.

Security Issues/Complaints – External sign with contact number prominently displayed at front of fence.

If neighbours believe that residents are not respectful of the Code of Conduct, they are to contact the Manager. The Manager's contact details are as stated page 3.

A Register of Complaints (see Appendix B) will be maintained by the owner and available for inspection by an authorised Council Officer. The complaints register is to contain the following information:

- The date and time of the complaint;
- The name and address of the complainant;
- The nature of the complaint;
- Investigations carried out;
- Action taken; and
- Response provided to complainant.

Neighbours are provided with contact details of the Manager and the following;

- A copy of the Code of Conduct
- A copy of the complaints management procedure;
- Managers contact details to allow neighbours to engage with the Manager in the event of antisocial behaviour, if not addressed directly with the guests.

Level 1 Complaint (minor noise disturbance and /or complaint)

In the event of a Level 1 complaint the following procedure is to be adopted:

- The neighbour is encouraged to contact the Manager Rebecca Greg on 0448 358 168.
- The Manager will contact the guests to advise the nature of the complaint and remind the guests of their obligations under the Code of Conduct and/or explain the nature of the concern raised.
- If the issue is not resolved and a further complaint is received within 12 hours, the Manager or Care-taker is to attend the premises.
- In the event of a further complaint being received and the complaint is validated, the guests will lose their bond in accordance with the Code of Conduct and may risk eviction.

Level 2 Complaint (major noise disturbance or party)

In the event a Level 2 complaint the following procedure is to be adopted:

- The Manager/Care-taker or police will attend to verify if this is a major noise disturbance or party;
- If the complaint and the issue is deemed to be a level 1 complaint then the procedure for Level 1 shall be followed.
- If the complaint is verified as a Level 2 complaint, the guests will be evicted in accordance with the Code of Conduct.

Maintenance

Maintenance refers to both building maintenance and care of the gardens. Maintenance will be managed by the owner. Maintenance will preferably be performed at a time between occupancy of property unless it is urgent and requires attendance at time of occupancy.

The home is serviced on every check in and check out. A maintenance team including dedicated caretaker, gardener, cleaner, electrician, and plumber are available if required. Other than in the case of an emergency, any maintenance contractors or staff will be engaged to attend during normal business hours.

The Manager is to remind guest by 6pm on Monday evening that the bins are to be placed on the verge for collection. If the bins are not placed on the verge on Monday evening, and require emptying, the caretaker will put the bins out early Tuesday for collection. Additional collection of bins can be arrange with council if disposal is missed.

The Manager is to check that the bins have been brought onto the property and are not on the verge. If bins are still on the verge, the Manager/Caretaker will bring the bins back to the property. This duty can be delegated.

Pool service is weekly and may occur during stay.

Guest Guide Portal

A guide is available for guests that provides the following information:

- Manager and contact details.
- Code of Conduct.
- Safety and Emergency Preparedness
- Wi-Fi Device name password.
- Key lockbox code.
- TV information.
- Air Conditioner operation.
- Location of the first aid kit and fire extinguisher.
- Hot water systems operation.
- Rubbish bin location and procedure for collection of rubbish bins.
- Check in time and Check out time.
- Pool rules.
- Local restaurant and shopping.
- Local events and attractions to support local community and businesses.
- Important contact numbers.

In response to the COVID-19 pandemic, the guest guide is now provided in a digital format, which also ensures that it remains current and can be accessed by guests while they are in the property, or out and about the Cairns region. A summary of the information provided is included in Appendix D – Guest Guide

Manager's Guide & Responsibilities

A guide shall be prepared for the Manager/Care-taker, documenting tasks and processes for the following:

- General hosting (Including liaisons with clients, providers and Local Government);
- Cleaning information between occupancy;
- Procedure for bin collection;
- Laundry requirements;
- Garden preventative maintenance; and pest control
- Building preventative maintenance the Manager/care-taker shall maintain;
- A Register of Complaints as referred to Page 8;
- A register of all occupants as referred to Page 4;
- Building and Indemnity Insurance

Appendix A – Code of Conduct

CODE OF CONDUCT FOR GUESTS AND VISITORS

The Code of Conduct is provided to guests upon confirmation of the booking and will be at the property to ensure that guests and visitors know and comply with specific behaviour governing their permission to enter and occupy the property.

The Code of Conduct will be displayed in full view at the property so that it can be easily viewed by guests and visitors.

CODE OF CONDUCT FOR GUESTS AND VISITORS Continued;

General Principles

Short Term Accommodation is a unique experience, and the guiding principles of this Code of Conduct are:

- Treat this as your own home, with care and respect.
- Respect your neighbours.
- Leave it in the appropriate condition as it was upon occupation.

General Requirements

- Guests and visitors must comply with this Code of Conduct and instructions from the Manager during their stay.
- Guests must notify the Manager of any disputes or complaints from neighbors immediately.

Noise and Residential Amenity

- Guests and visitors must not create noise which is offensive or has the potential to create a nuisance to occupiers of neighbouring properties especially between 10pm and 7am Monday to Saturday and 10pm -9am on Sunday and Public Holidays, during arrival, during departure, and at any time throughout the occupancy. Refer council guidelines for noise standards.
- Offensive noise is prohibited and may result in termination of permission to occupy the property, eviction, loss of rental paid and extra charges for security deposit or bond under the terms and conditions.
- Guests and visitors must not engage in any anti-social behaviour and must minimise their impact upon the residential amenity of the neighbours' and the local community.

Visitors

- No visitors or guests other than those who are booked to stay at the property can stay in the property without obtaining the Manager's approval.
- If the Manager's approval is obtained for visitors, guests are responsible for ensuring that visitors comply with this Code of Conduct.

Gathering or Functions

- This property is not a "party house" and any such activities are strictly prohibited.
- The property is not to be used for events, gatherings, parties, functions or similar activities.
- The property will be monitored by a Minut sensor in the shared kitchen / family lounge area. Noise and crowd-risk alerts will be investigated by the manager and addressed under Appendix C and the complaints procedure. Parties, functions and other serious breaches may result in eviction in accordance with the Code of Conduct and the booking terms.

Parking

- Guests and visitors are to comply with parking regulations and other requirements set out below and show consideration to neighbours and other vehicles.
- Parking is available on the property.
- Guests do not park on the verge outside the property.

Safety and Preparedness

- Smoke alarms/Fire Extinguisher and First-Aid kit location in kitchen
- 'Cyclone Be Prepared' information provided per Cairns.qld.gov.au

CODE OF CONDUCT FOR GUESTS AND VISITORS Continued;

Garbage and Recycling

- Rubbish and recycled goods are to be disposed of in accordance with the usual practice at the property in the allocated bins, and excess rubbish must not be left in a public area.
- Rubbish and recycling arrangements at the property comply with Cairns Regional Council Guidelines. Guidelines displayed on fridge and at the bin location.
- Rubbish is collected every Tuesday morning.

Security/Safety

- Whenever you are absent from the property, close and lock all windows and doors to maintain safety and prevent rain and water damage. Note the rear gate is locked, key is on the keyring.
- At all other times, secure doors, and windows, as required.
- The mains electricity RCD's (Residual Current Devices) are in the property's meter box.
- Smoke alarms and fire extinguisher location. First-aid kit stocked and accessible in Kitchen

Outdoor Areas

- Guests are to respect the privacy of neighbour' when utilising outdoor areas.
- Guests are to also minimise noise when in the outdoor areas.

Smoking

- Smoking is not permitted within the residence.

Pets

- Pets are only permitted by permission of the Manager. A bond may be required.

Barbeque

- The BBQ is to be cleaned after each use, ensure that all controls are turned off when not in use.

Damages and Breakages

- Damages and breakages must be reported to the Manager.
- Breach of this Code of Conduct is a breach of: The Terms and Conditions of Contract; and permission for occupancy of the property.
- The owner and Manager reserve the right, to terminate the permission to occupy and to evict guests or visitors from the property who refuse to follow the Code of Conduct or who caused a nuisance.

Appendix B – Complaints Register

Date and time	Complainant name and address	Nature of complaint	Investigations	Actions taken	Response date and summary

Appendix C - Monitoring Guest Behaviour

Security Cameras

24-hour CCTV monitors external access points, including security gates and pathways. Cameras are monitored by the owner and are not directed at private indoor areas. Indoor monitoring is undertaken through the Minut sensor described below, without cameras or audio recording.

Noise Monitoring Devices

The Minut sensor will be located in the shared kitchen / family lounge area at 44 Kewarra Street, Kewarra Beach, where guests are likely to gather. Figure 1 identifies the proposed living-area location, replacing the previous entrance-door arrow. Final mounting will follow the manufacturer's installation guidance. The sensor measures sound levels without recording conversations; it will not be installed in bedrooms or bathrooms. The following features support active management:

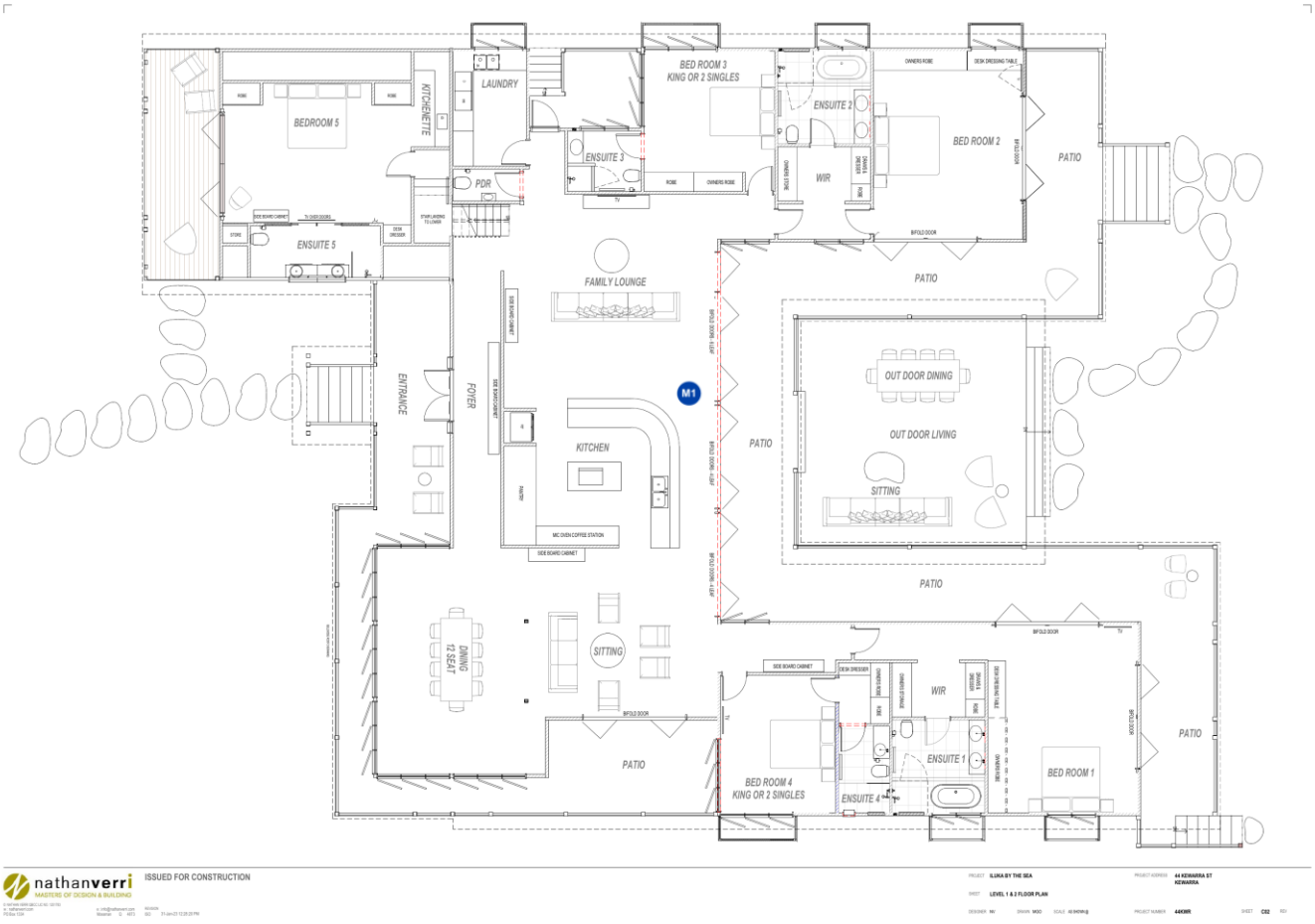
- Integrates to enable capabilities of automatic messages to guests.
- Noise Monitoring: Measures sound levels in decibels. A continuous ten (10) minutes above the configured noise threshold will generate an alert to the manager and initiate the response procedure below. The threshold will be configured to support the house rules and applicable noise requirements.
- Crowd Detection: Uses nearby wireless-device signals to indicate a potential gathering. It is an occupancy-risk indicator, not an exact count of people, and is used alongside the guest register and manager checks.
- Motion Detection: Provides a motion indication within the sensor's indoor detection area; it does not monitor every room in the dwelling.
- Tamper Detection: Instantly notifies Manager via text if the monitoring device is removed from its' ceiling mounting plate. Manager then calls the guest immediately and advises to replace and not touch the device, and that breach results in eviction without refunds.
- Instantly notify Manager via text if the monitoring device is touched.
- All breaches are dealt with immediately with instant results as a prevention strategy to loud gatherings or parties. It is the Manager's role to ensure noise control and to prevent damage to property.
- Alarm – if an alarm goes off within the home, the Manager is immediately alerted via text.
- Security Alarm – can be turned on to protects the home from break ins during no occupancy.
- Broken Glass – if glass is broken or window smashed, the Manager is immediately alerted via text.
- Tracks Temperature & Humidity always shows the temperature and humidity inside the home.

Management process for alerts is as follows:

- Noise above the configured threshold continuously for ten (10) minutes generates an alert to the manager.
- Guest automatically sent a message from the monitoring system asking them to turn down the noise.
- The manager then monitors noise and other factors to determine next steps.
- If noise continues for 10 minutes a call is made from the manager to the guest to inform them that eviction will occur if they continue to make noise
- If noise stops no further action is taken.
- If noise continues the guest is evicted from the property.

Figure 1 Location of Monitoring Device

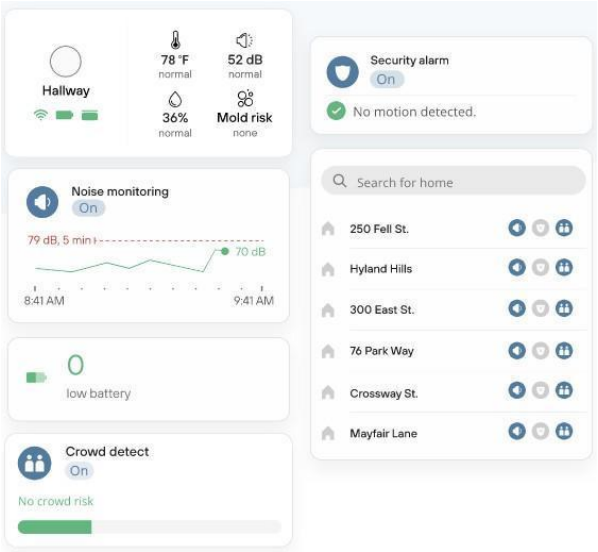
The proposed Minut sensor location is marked M1 within the shared family lounge on Drawing C02. The marker identifies the intended monitoring area; final mounting will follow manufacturer guidance. The entrance-door arrow has been removed.



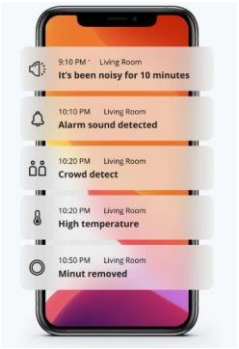
M1 - Proposed Minut sensor in the shared family lounge. Source: original Drawing C02, 31 January 2023. The sensor monitors sound levels and crowd-risk indicators, without recording audio or video.

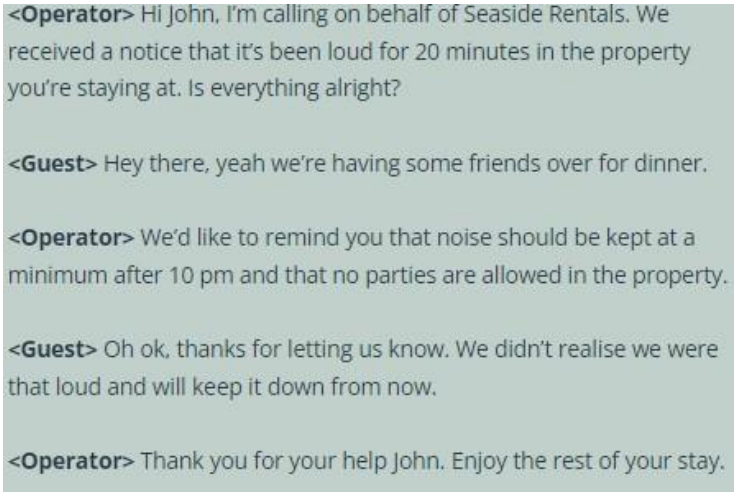
Monitoring application examples

Figure 2 Monitoring Device - Dashboard



Figures 3 and 4 Monitoring alerts and guest communication examples





Imagery supplied by Minut as examples of how monitoring works.

Appendix D - Guest Guide Portal

A Guest guide is available for guests once they have made a booking to stay at the property. In response to the COVID-19 pandemic the guest guide is now provided in a digital format, which also ensures that it remains current and can be accessed by guests, and can be translated into 20 different languages, while they are at the property, or out and about at the Cairns Northern Beaches. The Guest Guide Portal also provides the guest with direct access to the manager if they have any questions regarding their stay.

Appendix E - Rubbish 'Recycle Right' System



A document is installed for the purpose of educating residents on the 'Recycle Right' system promoted by Cairns Regional Council.

Appendix F - Guest Feedback on Location, Safety, Quietness & Host Responsiveness

To assist the Cairns community, we consider taking longer occupancy bookings for up to 90 nights or longer on a signed lease at a discounted rate. This enables people migrating into the area, the time to explore local businesses and find suitable long-term accommodation.

We also offer locals that are impacted by insurance events a 15-30% discount to enable their family to stay that is more family focused than a unit. We accept a pet on Manager approval.

Example reviews are available on our Airbnb profile from Guests who have stayed at 44 Kewarra St, Kewarra Beach, supporting safety, quiet and clean premises and high-quality stays, along with swift communication from our Management and selected booking agencies. (reviews available on request)

Appendix G - Enhancing the Amenity of the Kewarra Beach local area

Our short-stay premises provide accommodation particularly well suited to local and visiting families, allowing two families to stay together under one roof within the maximum ten-person occupancy limit, including grandparents visiting their children and grandchildren. The property also provides an accommodation option for local families requiring temporary or emergency accommodation, and family members travelling to the area for weddings, birthdays and other special occasions.

We have accommodated families affected by Cyclone Jasper and other insurance-related events at heavily discounted rates. Short-stay accommodation provides flexibility for families who need temporary accommodation while their homes are repaired.

By accommodating families and extended family groups in an existing residential dwelling, the property provides a flexible alternative to multiple separate hotel or resort rooms. Visitors can stay within the local community and support nearby cafes, restaurants, shops and other local businesses. This occurs without any new building or increase in the physical density of the site. This Management Plan reflects a commitment to ensuring the property contributes positively to the amenity and character of the Kewarra Beach community.

APPENDIX 2: NOTICE OF INTENTION TO COMMENCE USE

Notice of Intention to Commence Use

DEVELOPMENT PERMIT
Planning Act 2016

Development Permit	8/8/1709
Date of Approval	25 November 2026
Approved Use	Short-Term Accommodation & Dwelling House
Location	44 Kewarra Street, Kewarra Beach
Property Description	Lot 6 on RP728025

I/we are hereby notifying Cairns Regional Council of my/our intention to commence the approved use outlined above

on _____ (insert date).

I have read the conditions of the Decision Notice issued and believe that all the applicable conditions have been complied with.

Applicant:	
Address:	
Contact Phone:	
Signature of Applicant/Owner:	
Date:	