

DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (SHORT-TERM ACCOMMODATION & DWELLING HOUSE) – 14 OCEANVIEW PLACE, MOOROOBOOL – DIVISION 4

PGS 8/8/1707 : #7892378

PROPOSAL: MATERIAL CHANGE OF USE (SHORT-TERM ACCOMMODATION & DWELLING HOUSE)

LANDOWNER: B J KAPPENBERGER

APPLICANT: B J KAPPENBERGER
C/- WILDPLAN PTY LTD
PO BOX 8028
CAIRNS QLD 4870

INTERESTED PARTIES: B J KAPPENBERGER
WILDPLAN PTY LTD

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive.

LOCATION OF SITE: 14 OCEANVIEW PLACE, MOOROOBOOL

PROPERTY: LOT: 82 RP: 857536

ZONE: LOW DENSITY RESIDENTIAL ZONE

LOCAL PLAN: NIL

PLANNING SCHEME: CAIRNSPLAN 2016 V3.1

REFERRAL AGENCIES: NIL

NUMBER OF SUBMITTERS: 12 SUBMISSIONS
(10 PROPERLY MADE)

STATUTORY ASSESSMENT DEADLINE: 16 SEPTEMBER 2026

APPLICATION DATE: 8 MAY 2026

DIVISION:

4

ATTACHMENTS:

1. APPROVED PLAN(S) & DOCUMENT(S)
2. NOTICE OF INTENTION TO COMMENCE USE

LOCALITY PLAN



RECOMMENDATION

That the Council approves the Development Application seeking a Development Permit for a Material Change of Use (Short-term Accommodation & Dwelling House) over land formally described as Lot 82 on RP857536 situated at 14 Oceanview Place, Mooroolbool, subject to the conditions provided below.

PART A: MATERIAL CHANGE OF USE

Approved Plan(s) and Document(s)

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

Drawing or Document	Reference	Date
Site Plan – 14 Oceanview Place, Mooroolbool 4870	Prepared by WildPlan Pty Ltd	7 May 2026
Floor Plan	Drawing No. 211-558, Issue 2, Markup by WildPlan Pty Ltd	7 May 2026
Operational Management Plan – Short-term accommodation	Project Reference WP26 030 KAP, Issue 4, Prepared by WildPlan Pty Ltd	11 August 2026

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 <i>Planning Act 2016</i> (Qld), lapses six (6) years from the day the development approval takes effect, in accordance with the provisions of section 85 of the <i>Planning Act 2016</i> (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 must be located within 40km of the subject site and may be either: i. The landowner; or, ii. Property Agent licenced in accordance with Section 26 of the <i>Property Occupation Act 2014</i> and registered with the Office of Fair Trading QLD. b. When submitting the Notice of Intention to Commence Use, provide copies of the written notifications issued to adjoining landowners informing them of the commencement of the use. A copy of the approved Operational Management Plan must also be provided, to ensure adjoining landowners are aware of the operational parameters of the use, including the property manager details and 24-hour contact information. 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 register of complaints must be available for review. The register 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.	As stated; AND At all times.
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 <i>Planning Act 2016</i> (Qld), <i>Planning Regulation 2017</i> (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 <i>Planning Act 2016</i> (Qld) and <i>Planning Regulation 2017</i> (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. <i>Planning Act 2016</i> (Qld); b. <i>Planning Regulation 2017</i> (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 is 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.”

*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 a development application seeking a Development Permit for Material Change of Use (Short-Term Accommodation & Dwelling House) at 14 Oceanview Place, Mooroolbool, more formally described as Lot 82 on RP857536. The application is impact assessable in this zone.

Specifically, the proposed development seeks to facilitate dual-use of the existing dwelling house through allowing both short-term and long-term accommodation to be established within the existing built form. It is intended that the residential uses will be able to be used interchangeably, creating an accommodation option that responds to changing lifestyle needs and tourism and housing markets. Short-term and long-term accommodation is not proposed to occur simultaneously (i.e. only one (1) of the land uses can operate at any given time).

Short-term accommodation would enable guests to rent the premises for a period of three (3) months or less. The number of guests is capped at eight (8) people, reflecting the existing Dwelling house capacity containing four (4) bedrooms. The proposal would incorporate an *Operational Management Plan* to ensure that the Short-Term Accommodation component of development is monitored, controlled and upheld through enforceable conditions that form part of the proposal. Notably, the plan would enforce the requirement for a local property manager, a 24hr complaints contact number, and a complaint management resolution process to be implemented for the duration of the use.

The development has undergone a public notification period, with a total of 12 submissions received, though only 10 were properly made. All submissions received were 'against' the proposed development.

This application has been lodged in response to a Notice of 'Suspected Breach of the *Planning Act 2016*' issued over the site for short-term accommodation (AirBnB) activities. The proposed development seeks to make lawful the short-term accommodation component of development at the site. Short-term accommodation is impact assessable development, being an unanticipated land-use at this site.

In this instance, the development would not propose a level of departure from the Planning Scheme that hinders its ability to be supported. Rather, the development is able to achieve an outcome that manages and controls activities on-site to ensure the amenity remains low-intensity, conforming to the existing residential amenity of the area.

As such, Officers recommend that the proposed development be supported, subject to conditions.

TOWN PLANNING CONSIDERATIONS

Background

On 22 November 2011, a Development Permit for Material Change of Use (House – Hillslopes & Vegetation/Waterways) over 14 Oceanview Place, Moorroobool was issued, as determined under Instrument of Delegation (Council Ref: 8/7/2329; #3401110).

On 10 November 2015, a Preliminary Approval for Building Work (Pool, Carport & Deck) over 14 Oceanview Place, Moorroobool was issued, as determined under Instrument of Delegation (Council Ref: 8/7/3403; #4935376).

On 2 August 2024, a Notice of ‘Suspected Breach of the *Planning Act 2016*’ was issued to the landowner of 14 Oceanview Place Moorroobool regarding the operation of short-term accommodation (AirBNB) activities on site without the relevant permits (Council Ref: 71/1/1; #7476967).

On 27 November 2024, Council provided a Response to a Pre-Lodgement enquiry regarding the proposed short-term accommodation (AirBNB activities) on the site and the relevant application pathways (Council Ref: 70/4/2; #7481611).

On 7 July 2025, a Change Application (Minor Change) to Development Permit for Material Change of Use (House – Hillslopes & Vegetation/Waterways) was lodged over the site, seeking to introduce a short-term letting component (Council Ref: 8/7/2329; #7690776). Following further discussions with the Applicant that the proposed development was not considered a ‘minor change’, the application was then formally withdrawn on 6 May 2026 (Council Ref: 7872795).

On 11 May 2026, an impact assessable Development Application for a Material Change of Use for a Dwelling House & Short-term Accommodation was submitted (Council Reference: #7875873 | 8/8/1707).

Site and Surround

Site Description	
Site Area	1,531m ² The site has an irregular polygon 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 habitable space of the dwelling house includes four (4) bedrooms, two (2) bathrooms, an open plan living/dining/kitchen area and internal laundry. Unhabitable attachments to the dwelling house include a double garage, wrap around deck and raised swimming pool. The dwelling house is constructed on stumps.

Road Frontage	The site has a frontage of approximately 8 metres to Oceanview Place.
Topography	The site is located on steep topography that rises from east to west.
Vegetation	The site has dense, significant mature vegetation located to the north-west of the dwelling house.
Surrounding Land Uses	The area surrounding the subject lot comprises of predominantly residential lots containing dwelling houses. Lake Morris Road runs along the rear of the site, on a higher elevation of land.

Overlays:

Overlay	Sub-Overlay
Airport Environs	• Area of Interest • Obstacle Limitation Surface (OLS) 130m-140m AHD • Procedures for Air Navigation Services – Aircraft Operational (PANS-OPS) Surfaces • Wildlife hazard – 8km buffer zone
Bushfire Hazard	• Potential Impact Buffer
Hillslopes	• Hillslopes Area
Landscape Values	• High landscape values
Natural Areas	• MSES – Regulated vegetation (essential habitat) • MSES – Wildlife habitat (endangered or vulnerable)
Potential Landslip Hazard	• Potential landslide category
Transport Network	• Access Road

Proposal

The development seeks to incorporate Short-term Accommodation into the existing Dwelling House which would allow dual-use for long-term and short-term accommodation. The built form would be unchanged by this proposal. Tenancy would be capped at a maximum of eight (8) people. Though the development would still be an accommodation activity, the use is changing to facilitate Short-term Accommodation which effectively changes how the site functions.

The proposed Operational Management Plan provides details on the following areas of interest:

- Check-in;
 - House rules;
- Access to property;
 - Entry instructions & times;

- Check-out;
- Property & Managers details;
- Use of premises;
 - Limited to eight (8) occupants;
 - Minimum stay of two (2) nights;
- Complaints process
 - 24 hour contact number of property manager;
 - Digital register of complaints and resolutions;
 - Copy provided to Council on request;
- Monitoring Guest Behaviour;
 - Complaints management and prompt response;
 - Guest handbook prohibiting parties, loud gatherings or amplified music;
 - Routine inspections from property manager;
 - Property manager on-call response service;
 - Quiet hours enforced between 10:00pm and 7:00am;
- Maintenance; and,
 - External amenity such as landscaping and bins.
- Manager's Guide and Responsibilities.
 - Tasks and processes associated with the above activities.

This proposal is seeking the interchangeable use of the existing Dwelling House for either permanent residential **or** short-term accommodation purposes. Only one (1) of the two (2) nominated land uses will be in operation at any given point in time - that is, the site will function as either a Dwelling House or as Short-term Accommodation, not both concurrently.

A key aspect of the proposal is that it does not involve any changes to the existing scale, density, built form, or setback arrangements of the development. Consequently, any potential impacts associated with the proposal relate primarily to the operation of the use rather than to physical changes to the site or built environment. These operational matters are proposed to be managed through the Operational Management Plan, which establishes measures to minimise impacts on surrounding properties and maintain residential amenity. As no alterations to the existing development are proposed, the established character and appearance of the zone will be retained.

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) The Far North Queensland Regional Plan 2009-2031 in effect when the development 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: • Biodiversity; ○ MSES Regulated vegetation (essential habitat); ○ MSES Wildlife habitat (endangered or vulnerable); • Natural hazard and risk resilience; and, ○ Flood hazard area – local government flood mapping area; ○ Bushfire prone area; • Strategic airport and aviation facilities; ○ Obstacle limitation surface area; ○ Wildlife hazard buffer zone; and, ○ Aviation facility. The CairnsPlan 2016 advances the SPP except for erosion prone areas and the coastal management district, and therefore all the relevant State interests have been appropriately reflected in CairnsPlan 2016.
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FNQ Regional Plan 2009-2031	The subject site is within the FNQ Regional Plan 2009-2031 designation - Urban Footprint. The Regional Plan has been appropriately integrated and reflected through the CairnsPlan 2016.
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 <i>Planning Regulation 2017</i>, 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 proposed development does not involve 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) states: the region grows and evolves in a variety of ways that supports the economy and community. Officers comment: The proposed development would provide a model of tourist accommodation that is internationally recognised as high demand, being a self-contained holiday home that is able to be rented for less than 3 months at any given time. Given Cairns is a tourist region, the proposal seeks to achieve a sustainable pathway for implementing new tourist accommodation options through maximising the use of existing infrastructure, services and built form. Ultimately, the development seeks to co-locate compatible land-uses, being short-term and long-term accommodation, while simultaneously protecting the existing residential amenity through incorporating management and control measures related to guest behaviour, property maintenance and security.
Element – residential areas and activities	
Specific Outcome	Assessment
Specific Outcome 3.3.5.1 (2)	Specific Outcome 3.3.5.1 (2) states: 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. Officers comment: Residential development is not specifically defined within the Planning Act 2016, Planning Regulation 2017 or CairnsPlan 2016. Notwithstanding, the Planning Scheme recognises a range of accommodation activities across residential areas, including residential and tourist accommodation outcomes. In this instance, the proposal utilises an existing dwelling house and does not involve any changes to the scale, form or appearance of the development. The proposal therefore continues to provide a housing and accommodation option within the community whilst maintaining the established character, identity and amenity of the locality.

Specific Outcome 3.3.5.1(6)	Specific Outcome 3.3.5.1(6) states: areas identified for lower density residential development provide predominantly low rise detached dwelling houses to maintain the low density character of the area. Officers comment: The subject site is located within the Low Density Residential Zone, being a zone that seeks low density residential development. Notwithstanding, the proposed use would not change the existing built form, being a 4 bedroom, 2 bathroom single detached dwelling house built on stumps. As such, the proposal would not compromise the specific outcome through maintaining the existing lower density dwelling house, conforming to the character of the area.
Element – Strong and diverse economy	
Specific Outcome	Assessment
Specific Outcome 3.5.2.1(1)	Specific Outcome 3.5.2.1(1) states: 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. Officers comment: The development proposes to co-locate similar and complementary activities through optimising the use of residential development to facilitate short-term and long-term accommodation. The location of the development provides both privacy and seclusion whilst also a being located within a short-commute to major economic activities. As such, the development would support the economy through encouraging tourism and accommodating short-term employees commonly associated with essential services (i.e. healthcare field) within close access to essential and commercial services.
Specific Outcome 3.5.2.1(5)	Specific Outcome 3.5.2.1(5) states: development that contributes to diversifying the economy is facilitated in locations where it is: - compatible with the scale and character of the surrounds and does not adversely impact on the natural environment or supply of agricultural land; - highly accessible; - designed to avoid areas that are vulnerable to natural hazards; and, - supported by infrastructure necessary to meet the demand of the development. Officers comment: The proposed development would incorporate short-term accommodation into an existing dwelling house. As such, the development would not alter the existing scale or visual character, the environment or increase risks to natural hazard.

	Of note, the existing infrastructure and service connections would be adequate to meet the demand of the proposed development.
Specific Outcome 3.5.3.1(1)	Specific Outcome 3.5.3.1(1) states: 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 tourist community. Officers comment: The incorporation of a short-term accommodation component into a detached, self-sufficient space is consistent with the changing demands of tourist accommodation that have been emerging into the market. Similar to the traditional use of a 'holiday house' the development delivers a self-contained accommodation option that has the benefit of short-term letting, being less than 3 consecutive months, without the amenity of high-density hotel accommodation. As such, the development provides a middle ground within the tourism accommodation market through delivering a product that provides a sense of space and individuality introducing a new typology of short-term accommodation into the market. The demand for this accommodation is globally recognised. Cairns, as a tourist region, would attain significant economic benefits through encouraging this form of accommodation.
Specific Outcome 3.5.3.1(2)	Specific Outcome 3.5.3.1(2) states: tourist accommodation is located in highly accessible locations and meets the varying needs of visitors to the region. Officers comment: The subject site is positioned a short-drive from the Cairns CBD, as well as Lake Morris (also known as Copperlode Dam) being a tourist attraction. The site delivers a tourist accommodation option that is highly accessible to both tourist attractions and the city, all while providing the comfort of independent low-intensity accommodation.
Specific Outcome 3.5.3.1(4)	Specific Outcome 3.5.3.1(4) states: Tourism development and associated infrastructure is established where it: a. responds to a new, emerging or innovative tourism trend that will enhance visitor experiences; b. conserves the region's areas of environmental significance; c. is complementary to and compatible with other land uses; d. maintains or enhances the economic vitality of the region and the region's centres, provides local employment opportunities and contributes to local economic diversification; e. does not diminish the quality or extent of rural land and extractive resource areas;

	f. does not compromise the operation of agricultural activities on rural land; g. complements and enhances the scenic amenity and character of the local setting; h. maintains a high level of amenity for nearby residents; i. promotes a positive image for the region. Officers comment: The proposed development would facilitate short-term accommodation within a dwelling house, more commonly referred to as an AirBnB. This has been a growing trend of tourist accommodation globally and nationally, with an increasingly large majority of local governments providing a mechanism to facilitate the use while protecting the low-intensity residential amenity. Consistent with initiatives seen at a state and national level, this development proposes to deliver a similar outcome through allowing short-term stays within a dwelling house, where the residential amenity (in terms of nuisance) are protected through the employment of a property manager who is available 24/7, as well as an agreed code of conduct between guests and property managers.
Specific Outcome 3.5.3.1(8)	Specific Outcome 3.5.3.1(8) states: new tourist accommodation and entertainment areas are planned and developed in appropriate parts of the region. Officers comment: The location of the development is considered appropriate given the proximity to the CBD and surrounding tourist attractions such as Copperlode Dam. The development would re-use an existing building and therefore would conform to an existing developed built character of the area. Given this context, the subject site is considered to be an appropriate location for the proposed development.

Relevant Assessment Benchmarks of CairnsPlan 2016

CairnsPlan 2016 Assessment Benchmarks	
Assessment Benchmark	Assessment
Low Density Residential Zone	Complies. The proposal would incorporate variety into the low density dwelling typology currently available within Cairns' outer suburbs that would retain the character and amenity of the area and zone. The difference in land-use would be the increased turnover in occupancy associated with tourist accommodation, which would be managed through an Operational Management Plan to protect the low-intensity residential amenity.

Airport Environs Overlay Code	Complies. The proposal would not encroach into the airport operational airspace or impact upon aviation activities.
Bushfire Hazard Overlay Code	Generally Complies. Though the proposal would be located within potential impact buffer area, the development would not increase the scale, density or yield of the built form. As such, it does not create an increased risk of exposure to people and property to bushfire risk.
Hillslopes Overlay Code	Complies. The proposal would not involve any physical works that change or alter the external amenity of the Dwelling house.
Landscape Values Overlay Code	Complies. The proposal would not involve any physical works that change or alter the external amenity of the Dwelling house.
Natural Areas Overlay Code	Complies. The proposal would not involve any physical works that change or alter the structural positioning of the Dwelling house.
Potential Landslip Hazard Overlay Code	Complies. The proposal would not involve any physical works that change or alter the structural positioning of the Dwelling House, or create new risks to the potential landslip hazard overlay.
Transport Network Overlay Code	Complies. The existing density of the Dwelling House would not increase, therefore no additional impacts to the transport network are anticipated to occur.
Multiple Dwelling and Short-term Accommodation Code	Generally Complies. The existing Dwelling House has minor departures from the acceptable outcomes in terms of length of front boundary and setbacks. Notwithstanding, the development is existing and not intended to increase in scale or density. As such, the existing non-compliances are already satisfying the Performance Outcomes through remaining consistent with the existing character and amenity of the streetscape. Moreover, the development generally supersedes the requirements of the Code through providing excessive compliance with the remainder of the benchmarks.

Environmental Performance Code	Complies. The proposal would not change the site activity, being residential. Further, an Operational Management Plan is incorporated that incorporates control and mitigation measures over guest behaviours.
Excavation and Filling Code	Complies. The proposal would not involve any physical works that require excavation or fill.
Infrastructure Works Code	Complies. The proposal would re-use existing infrastructure and services connections, which remains suitable for the proposed development.
Landscaping Code	Complies. The existing site landscaping, which supersedes the requirements of the Code, would be remain intact.
Parking and Access Code	Complies. The development provides car parking in accordance with the Code requirements, being two (2) off street car parks. Site access would be utilised through the existing access crossover and driveway, with no further works proposed. The level of service triggered by the development would be consistent with the existing low-density residential use.
Vegetation Management Code	Complies. The development would not require any vegetation damage.

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

Development assessment under CairnsPlan 2016 v3.1 contemplates the physical built form and land-use of proposals, however, is largely silent on operational functions. While the definitions provide a brief outline on operations, the zone and development codes lack depth in distinguishing nuances between scale, intensity and operations that are required to clearly articulate and guide zone and development outcomes.

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 Logan 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 wholistically 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 a term that is defined as any self-contained residence.

The Planning Scheme does not deliver limitations on the operations of dwelling types, rather it is silent on how particular land-uses are required to operate where they vary from the standard definitions or typology.

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 effects on the existing amenity and effects on the housing market.

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 results in regular occupancy changes that may involve individuals who generate disamenity, this can be monitored and mitigated through an Operational Management Plan which has been included within the application material. This plan provides a 24/7 contact number for complaints resolution and monitoring.

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 individual's 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 establish a clear causal relationship between short-term accommodation and housing supply pressures. While the use of dwelling houses for short-term accommodation has the potential to reduce the availability of housing stock for permanent residents, the report found that housing market outcomes are influenced by a range of interconnected factors, including housing demand, economic conditions, population growth and housing delivery constraints. The report concluded that these broader market forces are likely to have a greater influence on housing availability than short-term accommodation alone.

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 between Monday 22 June 2026 to Friday 10 July 2026, with the following actions being carried out:

- Publish a notice at least once in the newspaper circulating generally in the locality;
- Place a notice on the land in the way prescribed under the regulation; and
- Give a notice to the owners of all lots adjoining the premises.

A Notice of Compliance was received on 14 July 2026.

A total of ten (10) properly made submissions and two (2) not-properly made submissions were received, as summarised below.

Properly Made Submissions	Not-Properly Made Submissions
10 x against	2 x against

MATTERS RAISED IN SUBMISSIONS FOR IMPACT ASSESSABLE DEVELOPMENT

The following matters were raised in properly made submissions.

Issue	How matter was dealt with
Inconsistent use and incompatible with residential intent of the LDR Zone	Submitters raised concerns that the proposed 'short term accommodation' use was inconsistent and incompatible with the intended residential character and amenity of the Low Density Residential (LDR) Zone. Concerns were also raised that a precedent would be set to encourage similar applications within the area resulting in a gradual loss of permanent housing stock and residential character over time. Submitters also raised that nearby surrounding properties have in the past received similar 'Suspected Breach of the <i>Planning Act 2016</i>' for unlawfully operating Short-Term Accommodation and had ceased operations. <u>Response:</u> The proposed incorporation of short-term accommodation does not restrict the existing Dwelling House from continuing to be used as long-term accommodation. The land-use would enable the flexibility of the dual-use for both short-term and long-term accommodation. The operational functions would be slightly altered whilst staying within the realms of an 'accommodation activity' as defined under the CairnsPlan 2016. Officers acknowledge concerns surrounding the impacts of transient accommodation on the housing market, particularly within areas traditionally used for long-term accommodation. Notwithstanding, dual-use is not anticipated to reduce the availability of long-term accommodation as long-term accommodation is retained as part of the development.

Residential Character, Amenity & Safety Impacts	Submitters raised concerns that the proposed 'short term accommodation' land use has previously and will continue to result in impacts to residential amenity (i.e. excessive noise / amplified music, partying / unsafe behaviour, parking obstructions, rubbish overflow, loss of quiet enjoyment, late-night activity, arrival / departure at early or late hours, general disruption etc.). There is concern that the site has historically demonstrated poor management of short-term accommodation within the surrounding residential context (i.e. previous complaints, etc.). Submitters raised feeling unsafe and that AirBNB operations directly impacting the ability to enjoy their home and to raise their family. Reports of guests previously entering adjoining properties has been raised and concerns for high-turnover of strangers within the neighbourhood. <u><i>Response:</i></u> The application has been assessed against the relevant provisions of the planning scheme, including those relating to residential amenity, scale, intensity and compatibility with the surrounding locality. The proposed use will operate from an existing dwelling and does not involve any physical changes to the built form of the property. Consequently, the residential appearance and established streetscape character of the locality will be maintained. While concerns have been raised regarding potential impacts on neighbouring residents, the assessment has considered matters such as noise, traffic, parking and property management arrangements. Subject to the proposed management measures and any conditions of approval considered necessary by Council, it is not anticipated that the use will result in unacceptable impacts on the amenity of the surrounding area. The recommendation includes conditions to ensure that the operational use of the premises to be in accordance with an Operational Management Plan. This Plan outlines the expectations for guest behaviours, requires a 24/7 contact number for complaints, and includes a register of complaints including the resolution. These parameters will be employed to control and monitor the operation of the property, increasing the ability to resolve amenity related disturbances when compared to an owner-occupier premises.
Concerns that an Operational Management Plan will be ineffective.	Submitters raised concerns that the proposed Operational Management Plan would likely be ineffective as it is reactive rather than preventative. Submitters raised concern for having to rely on the surrounding neighbours to monitor and report problems as they occur, and continue to lodge repeated complaints. Further concern was raised regarding no requirement for an independent professional manager, instead relying on landowner or property management which has already been in place and unsuitably managed in past years. Concerns were raised for allowing up to 10 guests at a time and regular guest turnover (as short as two (2) nights).

	Requests for a substantially reduced maximum occupancy, no permittance of parties / events, independent noise monitoring, mandatory 24-hour local management with specified attendance time, and robust enforcement measures for any breaches were also made at a minimum. <u><i>Response:</i></u> The Operational Management Plan, which will form a condition of approval, proposes a range of management measures. The plan includes information regarding property management and on-call security services. These measures are intended to minimise potential impacts on surrounding properties and provide a mechanism for addressing issues should they arise. While concerns have been expressed regarding the responsiveness and effectiveness of the proposed management arrangements, there is insufficient evidence to conclude that the measures would be ineffective if appropriately implemented and monitored. As a condition, this enables statutory enforcement where non-compliance is identified.
Access & Parking	Submitters raised concerns that the existing site access is unsuitable to accommodate short-term accommodation land uses. In particular, concerns were raised for the existing narrow, steep and single-lane driveway which poses risks for increased traffic, and inability for guests to utilise the locked garage space. Reports that guests have previously parked across the road and blocked adjoining driveways, contributing to operational and amenity impacts. Concerns that the existing cul-de-sac does not have sufficient capacity to support public parking. <u><i>Response:</i></u> In relation to parking the development has been assessed against the requirements of the Parking and Access Code and has demonstrated compliance: • Dwelling House requires 2 parking spaces (2 Provided) • Short-Term Accommodation requires 1.75 parks for self-contained units with 3 or more bedrooms (2 Provided) Parking has been provided on site in accordance with the above requirements. Whilst the driveway is steep, it is not inaccessible and in addition to the parking spaces provided in the existing garage, there is an uncovered space in front of the dwelling which provides parking. Further, that the Operational Management Plan will require both Garage spaces to be available to guests at all times.

Boundaries & Setbacks	Submitters raised concerns that the existing building layout, setbacks and adjoining outdoor living areas have been constructed over adjoining property boundaries and will result in increased amenity impacts for accommodating large groups of guests. <u><i>Response:</i></u> Incorporating a short-term accommodation component would not create an increase in scale and intensity of use as the maximum number of occupants would be capped at two (2) per room, being the existing yield that can be reasonably anticipated. As such, the development is not required to incorporate any changes to the built form.
Site Suitability and Hazardous Overlays	Submitters raised concerns for the general suitability of the site for short-term accommodation. Concerns were also raised for landslips on the driveway, site accessibility and site characteristics (including several hazard overlays) that may be challenging for emergency access or guests that are unfamiliar with local conditions and physical site characteristics. <u><i>Response:</i></u> The existing Dwelling house has been constructed to respond to site constraints and limitations. As such, no further changes are required.

INFRASTRUCTURE CHARGES

Council's Infrastructure Charges Resolution No. 2 of 2021 identifies that an Infrastructure Charge is not required to be levied for the development.

LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP)

The development does not require the delivery of trunk infrastructure identified within the Local Government Infrastructure Plan 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 property manager and a complaint resource provided to protect the existing amenity in accordance with an approved Operational Management Plan.
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 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.
5. 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 measures.

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.

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

Attachment 1 - Approved Plans and Documents #[7935987](#)

Attachment 2 - Notice of Intention to Commence Use

A handwritten signature in black ink, appearing to be 'CS' with a flourish.

Claire Simmons
Executive Manager Development & Planning

A handwritten signature in black ink, appearing to be 'SL' with a flourish.

Sean Lisle
A/Director Planning, Growth & Sustainability

ATTACHMENT 1: Approved plan(s) & document(s) #[7935987](#)

Site Plan - 14 Oceanview Place, Mooroolbool 4870

7 May 2026

16 ° 5 5 '5 8"S 145 ° 43'19 "E

16°55'58"S 145°43'22"E



16°56'1"S 145°43'19"E

16°56'1"S 145°43'22"E

A product of



Legend located on next page



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Scale: 1:260

Printed at: A3

Print date: 7/5/2026

Not suitable for accurate measurement.

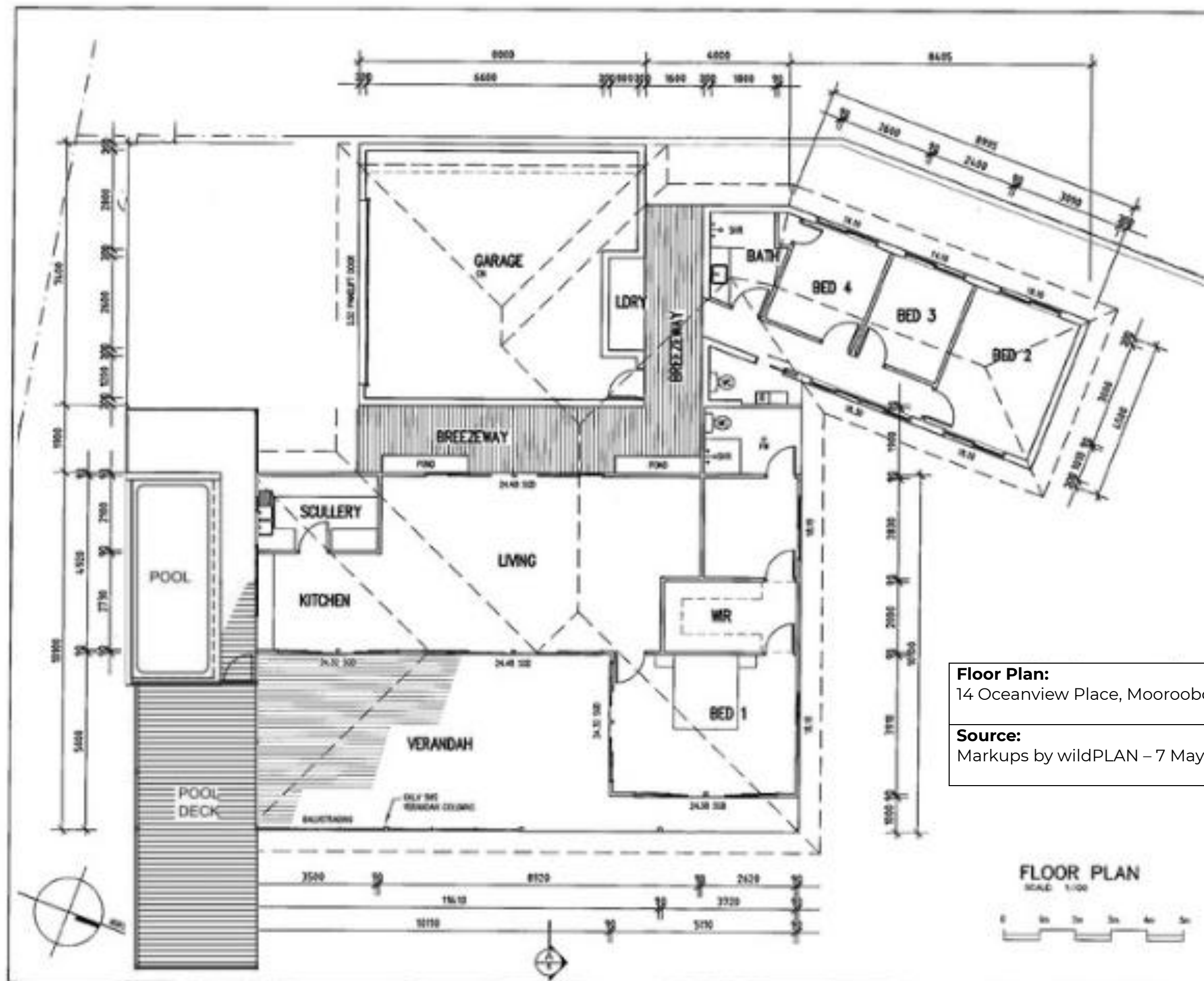
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.ht m l>



**Queensland
Government**

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development



Floor Plan:
14 Oceanview Place, Moorroobool

Source:
Markups by wildPLAN – 7 May 2025

FLOOR PLAN
SCALE: 1:100



PROJECT: PROPOSED RESIDENCE
OWNER: B KAPPENBERGER & H SCHOLZ
ADDRESS: LOT 82 OCEANVIEW PLACE CITY DEW
DESIGNER: KEVIN STOTER ARCHITECTS 10/11 TOTTENHAM
CAD IMPRESA Design Drafting 10/11 TOTTENHAM PO BOX 400 TOTTENHAM VIC 3146 Tel: 03 9594 1111 Web: www.kst.com.au
WIND CLASSIFICATION C2
DATE: SEPT 2019
NO: 211-558
FLOOR PLAN
SHEET 2



14 Oceanview Place, Mooroolbool
(Lot 82 on RP857536)

OPERATIONAL MANAGEMENT PLAN

SHORT TERM ACCOMMODATION

Applicant: Bruno Kappenberger
C/- wildPLAN Pty Ltd



A CONTACT DETAILS

Company	wildPLAN Pty Ltd
Representative	Dominic Hammersley
Title	Director, Principal Planner
Phone	0487 967 533
Address	PO Box 8028, Cairns QLD
Email	dominic@wildplan.com.au
Web	www.wildplan.com.au

B DOCUMENT INFORMATION

Client Name	Bruno Kappenberger C/- wildPLAN Pty Ltd
Project Reference	WP26 030 KAP
Document Reference	WP26 030 KAP OMP

C DOCUMENT HISTORY

Version	Execution Date	Description	Preparation	Review
1.0	5 May 2026	Operational Plan	AC	DH
2.0	4 June 2026	Adjoining property details amended	AC	DH
3.0	28 July 2026	Submissions Response	AC	DH
4.0	11 August 2026	Further Submissions Response	AC	DH

D DOCUMENT AUTHORISATION

Version	Description	Authorised by	Signature	Execution Date
4.0	Submissions Response	Dominic Hammersley		11 August 2026

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CITATION AND COMMENCEMENT

This Operational Management Plan may be cited as the 14 Oceanview Place, Mooroolbool Operational Management Plan 2026, dated 11 August 2026.

1. OBJECTIVES

This Operational Management Plan sets out operational requirements in respect to Short-Term Accommodation land use on land at 14 Oceanview Place, Mooroolbool (formally described as Lot 82 on RP857536).

The Operational Management Plan seeks to ensure that the operation of the Short-Term Accommodation land use is at all times consistent with the amenity expectations of the Low Density Residential Zone.

The Operational Management Plan establishes requirements in respect to –

- A. Property management
- B. Booking Procedures
- C. Maximum number of occupants
- D. Maximum period of stay
- E. Arrival and departure times for guests
- F. Car parking
- G. Complaints Register
- H. Preservation of character of the surrounding area
- I. Safety, noise and traffic nuisance management
- J. Security, site monitoring and corrective actions.

2. OPERATIONAL REQUIREMENTS

The following sub-sections set out the minimum operating requirements for the Short-Term Accommodation land use at 14 Oceanview Place, Mooroolbool.

2.1 Property Management

- A. The premises must be independently managed by the landowner; or, a professional property management entity that meets the following minimum requirements:
 - i. A local Cairns Real Estate Agent, with a physical office in the Cairns Local Government Area
 - ii. The local Cairns Real Estate Agent must be registered with the Queensland Office of Fair Trading
 - iii. The local Cairns Real Estate Agent must provide an on-call security service.
- B. Where managed by the landowner, the landowner must reside within 20 kilometres of the premises while actively let for Short-Term Accommodation.
- C. Cairns Regional Council must be provided with the following property manager information prior to the commencement of use (refer **Schedule 1**):
 - i. Entity name e.g. Blue Sky Real Estate
 - ii. Office address
 - iii. Postal address
 - iv. Contact name
 - v. Email address
 - vi. Contact phone (business hours)
 - vii. Contact phone (out of hours)
- D. In the event that the property manager is changed, Council must be notified within 24 hours by way of issue of the completed form at **Schedule 1**.
- E. The owners of the following premises are to provided with the above property manager information prior to the commencement of use and within 24 hours of a change in property management:
 - i. 13 Oceanview Place, Mooroolbool;
 - ii. 15 Oceanview Place, Mooroolbool;
 - iii. 22 - 23 Oceanview Place, Mooroolbool; and
 - iv. Lake Morris Road, Mooroolbool (Lot 227 on RP857537)

2.2 Booking procedures

- A. All guest bookings are to be managed exclusively through the property manager (refer **section 2.1**).
- B. The property will be listed on reputable short-term accommodation platforms, with all reservations subject to pre-screening and verification by the property manager.
- C. The property manager will oversee all aspects of guest management, including booking confirmation, payment processing, communication, and check-in/out coordination.
- D. The property owner will not conduct direct bookings.
- E. Clear terms and house rules are communicated to guests prior to arrival via a guest handbook to ensure compliance with operational requirements and preservation of residential amenity and guest safety.

2.3 Maximum number of occupants

- A. The maximum number of occupants permitted at any one time is limited to **eight (8)** persons, inclusive of adults and children.

2.4 Maximum period of stay

- A. Guest turnover is expected to occur on a weekly basis and with a mandatory minimum two-night booking policy.
Note - This approach maintains low guest frequency and reduces the potential for excessive traffic or amenity impacts.
- B. The maximum period of stay for Short-Term accommodation guests is 3 months.

2.5 Arrival and departure procedures

- A. Guest arrival and departure times are restricted to between 8:00 a.m. and 7:00 p.m. to minimise disturbance to neighbouring properties.
- B. Check-in and check-out is managed by the appointed property manager, who coordinates key collection and property orientation.

2.6 Car parking

- A. The premises provides adequate on-site car parking within the garage (which is to be kept vacant for the use of guests for car parking) and existing driveway areas, sufficient to accommodate up to three (3) vehicles.
- B. On-street parking is not encouraged, and guests are directed to use off-street parking at all times and are advised of parking arrangements prior to arrival to avoid obstructing public roadways or adjoining driveways.

2.7 Complaints Register

- A. The property manager is to maintain a 24-hour contact number (refer **section 2.1**) for neighbouring residents to report any concerns or complaints.
- B. All complaints are to be recorded in a digital register detailing the nature of the issue, time, date and resolution provided.
- C. Immediate response procedures are implemented for excessive noise, parking issues, or behavioural complaints. The agent will investigate and, where necessary, issue written warnings or terminate bookings for non-compliant guests.
- D. The property is to be maintained in a neat and orderly condition at all times to ensure compatibility with the surrounding residential character (refer **section 2.8** for additional requirements).
- E. Council is to be provided a copy of the complaints register by the property manager upon request.

2.8 Preservation of character of the surrounding area

- A. The dwelling and its grounds will be regularly inspected by the property manager to ensure compliance with maintenance standards and visual amenity.
- B. Landscaping will be maintained in accordance with the high standards exhibited on 14 Oceanview Place, Mooroolbool, with lawns mowed, gardens tended, and waste properly stored and appropriately screened. External lighting will remain subdued and directed away from adjoining properties.

2.9 Safety, noise and traffic nuisance management

- A. Guests are informed of house rules via the guest handbook prohibiting parties, loud gatherings, or amplified music.
- B. Quiet hours are enforced between 10:00 p.m. and 7:00 a.m, during both weekdays and weekends.
- C. The managing agent will respond promptly to any reported disturbances. The property is fitted with standard residential safety features including smoke alarms, and compliant pool fencing.
- D. Traffic generation from the use is minimal and consistent with that of a typical dwelling, with no adverse impacts anticipated on the local road network.

2.10 Waste management

- A. Waste management is conducted in accordance with Cairns Regional Council's collection schedules.
- B. General waste and recycling bins are stored discreetly on-site and placed for collection no earlier than the evening before designated pick-up days and returned to the premises no later than 24 hours after collection.
- C. Guests are provided with clear instructions regarding bin use and recycling requirements.
- D. The property manager's assigned maintenance team is responsible for ensuring bins are returned to their proper storage areas promptly after collection. Overflow or illegal dumping of waste is strictly prohibited

2.11 SECURITY, SITE MONITORING AND CORRECTIVE ACTIONS

- A. The property is monitored by the property manager through routine inspections and guest compliance checks.
- B. Appropriate outdoor lighting and secure locks are installed to maintain property security.
- C. The property manager maintains an on-call response service to attend the site in the event of emergencies or reported breaches. Any incidents are documented in a digital register managed by the real estate agency, with corrective measures implemented as required to prevent recurrence

3. SUMMARY

This Operational Management Plan supports the use of the property at 14 Oceanview Place, Mooroolbool for Short-Term Accommodation. The plan outlines measures to ensure the use remains lawful and consistent with the quiet amenity and residential character of the area.

Management and Operations

Where not managed by the owner, a licensed local real estate agency, registered with the Queensland Office of Fair Trading, is to manage all Short-Term Accommodation activities. The agency provides 24-hour contact, on-call security, and oversees bookings, check-in/out, maintenance, and complaints.

Occupancy and Guest Management

- Maximum occupancy: eight (8) persons.
- Short-Term Accommodation stays to not exceed 3 months
- Check-in/out: between 8:00 a.m. – 7:00 p.m.

Amenity and Neighbourhood Protection

- No amplified noise or parties; quiet hours 10:00 p.m. – 7:00 a.m.
- Three (3) on-site car spaces; on-street parking discouraged.
- Complaints register maintained and management contact details provided to the owner of adjoining premises.
- Property to be maintained and landscaped to residential standards.

Safety, Waste, and Security

- Smoke alarms and pool fencing installed in compliance with regulations.
- Waste managed per Council schedule; bins stored discreetly.
- Routine inspections and incident reporting undertaken by the managing agent.

The plan ensures that the property's operation as Short-Term Accommodation maintains residential amenity, neighbourhood character, and compliance with Council conditions and policies while providing a clear, enforceable structure for ongoing property management.

SCHEDULE 1.

Property Manager Details Form

14 OCEANVIEW PLACE, MOOROOBOOL

SHORT-TERM ACCOMMODATION OPERATIONAL MANAGEMENT PLAN – PROPERTY MANAGER DETAILS FORM

PROPERTY MANAGER DETAILS

Company Name

Contact name

Contact number (business hours)

Contact number (out of hours)

Email

PHYSICAL ADDRESS

– *Street*

– *Suburb*

– *State*

– *Postcode*

POSTAL ADDRESS

– *As Above*

– *Street / PO Box*

– *Suburb*

– *State*

– *Postcode*

PROPERTY MANAGER DECLARATION

Signature:

Date:

ATTACHMENT 2: Notice of Intention to Commence Use



Notice of Intention to Commence Use

DEVELOPMENT PERMIT *Planning Act 2016*

Development Permit	8/8/1707
Date of Approval	16 September 2026
Approved Use	Dwelling House & Short-term Accommodation
Location	14 Oceanview Place, Moorooobool
Property Description	Lot 82 on RP857536

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:
