

**Our ref: AU006895/PC/SL/L81737**  
**Your ref: CA2022\_5144/1**

135 Abbott Street  
Cairns QLD 4870  
T +61 7 4031 1336

Date: 5 December 2022

The Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
Mossman QLD 4873

Attn: Jenny Elphinstone

Dear Jenny,

**40 Cooya Beach Road, Bonnie Doon**  
**Notice of Compliance with Public Notification (pursuant to section 18 of the Development Assessment Rules)**  
**Your Ref: 2022\_5144/1**

RPS AAP Consulting Pty Ltd confirms that we act on behalf of Catherine Rosenbrauer (the 'applicant') in relation to this application, which seeks approval for a combined application for Development Permit for a Material Change of Use for Dual Occupancy and Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots), located at 40 Cooya Beach Road, Boonie Doon and more formally described as Lot 3 on SP199682.

In accordance with the requirements of Section 53 of the *Planning Act 2016* and Section 17 of the Development Assessment Rules, public notification occurred as follows:

- The first day of the notification period was Wednesday 9 November 2022.
- The last day for submissions was Thursday 1 December 2022.

This Notice of Compliance detail's the applicant's compliance with Public Notification requirements pursuant to Section 17 and Schedule 3 of the Development Assessment Rules. We advise that following actions were undertaken on the dates indicated:

- the issue of notices to the owners of lots adjoining the premises on 07 November 2022;
- publication of a notice in the Cairns Post on 8 November 2022; and
- erection of a public notice sign on the road frontage of the premises on 8 November 2022 until 5 December 2022.

**Our ref: AU006895/PC/SL/L81737**

We trust that the above information is sufficient for your purposes and acknowledge that this written notice signifies the end of the notification stage pursuant to Section 20 of the Development Assessment Rules.

Yours sincerely,  
for RPS AAP Consulting Pty Ltd

**Stacey Devaney**



Planner  
stacey.devaney@rpsgroup.com.au

enc:

<b>Attachment A:</b>	Public Notice in Cairns Post
<b>Attachment B:</b>	Adjoining Landowner Letters
<b>Attachment C:</b>	Photos of Public Notice

Our ref: AU006895/PC/SL/L81737

## **Attachment A**

### **Public Notice in the Cairns Post**

## **Proposed Development**

Make a submission from

**9 NOVEMBER 2022 to 1 DECEMBER 2022**

**Dual Occupancy and Reconfiguring a Lot  
(1 Lot into 2 Lots)**

**Where:** 40 Cooya Beach Road, Bonnie Doon

**On:** Lot 3 on SP199682

**Approval sought:** Development Permit for  
Material Change of Use and Development Permit  
for Reconfiguring a Lot

**Application ref:** CA2022\_5144/1

**You may obtain a copy of the application and  
make a submission to:**

Douglas Shire Council

PO Box 723 Mossman QLD 4873

E: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

P: 1800 026 318

W: [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au)

**Public notification requirements are in  
accordance with the *Planning Act 2016***

Our ref: AU006895/PC/SL/L81737

## **Attachment B**

### **Adjoining Landowners Letters**

**Our ref: AU006895 - PC/SL - L81714**

Date: 7 November 2022

135 Abbott Street  
Cairns QLD 4870  
T +61 7 4031 1336

K J Padovan  
38B Cooya Beach Road  
Bonnie Doon QLD 4873

Registered Mail

Dear Sir/Madam,

**RE: Notification of a Development Application Pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules, located at 40 Cooya Beach Road, Bonnie Doon**

RPS AAP Consulting Pty Ltd confirms that we act on behalf of Catherine Rosenbrauer (the 'applicant') regarding a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use for Dual Occupancy and Development Permit for Reconfiguring a Lot.

The applicant has lodged the development application over 40 Cooya Beach Road, Bonnie Doon, more formally described as Lot 3 on SP199682, seeking:

- A Development Permit for Material Change of Use for a Dual Occupancy; and
- A Development Permit for Reconfiguring a Lot (1 into 2 lots).

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 38B Cooya Beach Road, Bonnie Doon QLD 4873, more formally described as Lot 301 on SP248122. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 9 November 2022 until 1 December 2022.

Further information and details of the application are available from:

**Douglas Shire Council, 64-66 Front Street, Mossman**

**PO Box 723, Mossman QLD 4873**

**[enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)**

Council's reference number for this application is CA2022\_5144/1

In accordance with the Development Assessment Rules notices will be placed on the land and published in the Cairns Post.

**Our ref: AU006895 - PC/SL - L81714**

We enclose a copy of the Public Notice relating to the proposal for your information. Further information and details of the application are available from Douglas Shire Council.

Yours sincerely,  
for RPS AAP Consulting Pty Ltd



**Patrick Clifton**  
Senior Principal Planner  
patrick.clifton@rpsgroup.com.au

enc:                    **Attachment 1: Public Notice**

Our ref: AU006895 - PC/SL - L81714

## **Attachment 1**

### **Cairns Post Public Notice**



## **Proposed Development**

Make a submission from

**9 NOVEMBER 2022 to 1 DECEMBER 2022**

**Dual Occupancy and Reconfiguring a Lot  
(1 Lot into 2 Lots)**

**Where:** 40 Cooya Beach Road, Bonnie Doon

**On:** Lot 3 on SP199682

**Approval sought:** Development Permit for  
Material Change of Use and Development Permit  
for Reconfiguring a Lot

**Application ref:** CA2022\_5144/1

**You may obtain a copy of the application and  
make a submission to:**

Douglas Shire Council

PO Box 723 Mossman QLD 4873

E: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

P: 1800 026 318

W: [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au)

**Public notification requirements are in  
accordance with the *Planning Act 2016***

**Our ref: AU006895 - PC/SL - L81714**

Date: 7 November 2022

135 Abbott Street  
Cairns QLD 4870  
T +61 7 4031 1336

The Director  
Jonpa Pty Ltd  
29 Gibson Road  
Warranwood VIC 3134

Registered Mail

Dear Sir/Madam,

**RE: Notification of a Development Application Pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules, located at 40 Cooya Beach Road, Bonnie Doon**

RPS AAP Consulting Pty Ltd confirms that we act on behalf of Catherine Rosenbrauer (the 'applicant') regarding a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use for Dual Occupancy and Development Permit for Reconfiguring a Lot.

The applicant has lodged the development application over 40 Cooya Beach Road, Bonnie Doon, more formally described as Lot 3 on SP199682, seeking:

- A Development Permit for Material Change of Use for a Dual Occupancy; and
- A Development Permit for Reconfiguring a Lot (1 into 2 lots).

Council's records indicate that you are the owner of land adjoining land subject to the development application, being L90 Bayil Drive, Bonnie Doon QLD 4873, more formally described as Lot 905 on SP285536 Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 9 November 2022 until 1 December 2022.

Further information and details of the application are available from:

**Douglas Shire Council**

**PO Box 723, Mossman QLD 4873**

**[enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)**

Council's reference number for this application is CA2022\_5144/1

In accordance with the Development Assessment Rules notices will be placed on the land and published in the Cairns Post.

**Our ref: AU006895 - PC/SL - L81714**

We enclose a copy of the Public Notice relating to the proposal for your information. Further information and details of the application are available from Douglas Shire Council.

Yours sincerely,  
for RPS AAP Consulting Pty Ltd



**Patrick Clifton**  
Senior Principal Planner  
patrick.clifton@rpsgroup.com.au

enc: **Attachment 1: Public Notice**

Our ref: AU006895 - PC/SL - L81714

## **Attachment 1**

### **Cairns Post Public Notice**

## **Proposed Development**

Make a submission from

**9 NOVEMBER 2022 to 1 DECEMBER 2022**

**Dual Occupancy and Reconfiguring a Lot  
(1 Lot into 2 Lots)**

**Where:** 40 Cooya Beach Road, Bonnie Doon

**On:** Lot 3 on SP199682

**Approval sought:** Development Permit for  
Material Change of Use and Development Permit  
for Reconfiguring a Lot

**Application ref:** CA2022\_5144/1

**You may obtain a copy of the application and  
make a submission to:**

Douglas Shire Council

PO Box 723 Mossman QLD 4873

E: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

P: 1800 026 318

W: [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au)

**Public notification requirements are in  
accordance with the *Planning Act 2016***

**Our ref: AU006895 - PC/SL - L81714**

Date: 7 November 2022

135 Abbott Street  
Cairns QLD 4870  
T +61 7 4031 1336

A B Thomas (Tte)  
PO Box 1014  
Bungalow QLD 4870

Registered Mail

Dear Sir/Madam,

**RE: Notification of a Development Application Pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules, located at 40 Cooya Beach Road, Bonnie Doon**

RPS AAP Consulting Pty Ltd confirms that we act on behalf of Catherine Rosenbrauer (the 'applicant') regarding a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use for Dual Occupancy and Development Permit for Reconfiguring a Lot.

The applicant has lodged the development application over 40 Cooya Beach Road, Bonnie Doon, more formally described as Lot 3 on SP199682, seeking:

- A Development Permit for Material Change of Use for a Dual Occupancy; and
- A Development Permit for Reconfiguring a Lot (1 into 2 lots).

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 42B Bayil Drive, Bonnie Doon QLD 4873, more formally described as Lot 306 on SP279531. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 9 November 2022 until 1 December 2022.

Further information and details of the application are available from:

**Douglas Shire Council**

**PO Box 723, Mossman QLD 4873**

**[enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)**

Council's reference number for this application is CA2022\_5144/1

In accordance with the Development Assessment Rules notices will be placed on the land and published in the Cairns Post.

**Our ref: AU006895 - PC/SD - L81714**

We enclose a copy of the Public Notice relating to the proposal for your information. Further information and details of the application are available from Douglas Shire Council.

Yours sincerely,  
for RPS AAP Consulting Pty Ltd



**Patrick Clifton**  
Principal Planner  
patrick.clifton@rpsgroup.com.au

enc: **Attachment 1: Public Notice**

Our ref: AU006895 - PC/SD - L81714

## **Attachment 1**

### **Cairns Post Public Notice**



## **Proposed Development**

Make a submission from

**9 NOVEMBER 2022 to 1 DECEMBER 2022**

**Dual Occupancy and Reconfiguring a Lot  
(1 Lot into 2 Lots)**

**Where:** 40 Cooya Beach Road, Bonnie Doon

**On:** Lot 3 on SP199682

**Approval sought:** Development Permit for  
Material Change of Use and Development Permit  
for Reconfiguring a Lot

**Application ref:** CA2022\_5144/1

**You may obtain a copy of the application and  
make a submission to:**

Douglas Shire Council

PO Box 723 Mossman QLD 4873

E: [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

P: 1800 026 318

W: [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au)

**Public notification requirements are in  
accordance with the *Planning Act 2016***

## Attachment C

### Photos of Public Notice









**PROPOSED DEVELOPMENT**  
**HAVE YOUR SAY**  
**DUAL OCCUPANCY AND RECONFIGURING A LOT (1 INTO 2)**

1. 40 Kings Road, Kings Road, Kings Road  
2. Lot 1 (1/40 Kings Road)  
3. Subdivision and reconfiguring of lot 1 into two lots (1 and 2)  
4. Subdivision and reconfiguring of lot 1 into two lots (1 and 2)  
5. Subdivision and reconfiguring of lot 1 into two lots (1 and 2)  
6. Subdivision and reconfiguring of lot 1 into two lots (1 and 2)  
7. Subdivision and reconfiguring of lot 1 into two lots (1 and 2)  
8. Subdivision and reconfiguring of lot 1 into two lots (1 and 2)  
9. Subdivision and reconfiguring of lot 1 into two lots (1 and 2)  
10. Subdivision and reconfiguring of lot 1 into two lots (1 and 2)

The following information is to be used in the context of the proposed development:  
1. The proposed development is a dual occupancy development.  
2. The proposed development is a dual occupancy development.  
3. The proposed development is a dual occupancy development.  
4. The proposed development is a dual occupancy development.  
5. The proposed development is a dual occupancy development.  
6. The proposed development is a dual occupancy development.  
7. The proposed development is a dual occupancy development.  
8. The proposed development is a dual occupancy development.  
9. The proposed development is a dual occupancy development.  
10. The proposed development is a dual occupancy development.





**WARNING**  
0412 573 583

**PROPOSED DEVELOPMENT**  
HAVE YOUR SAY

1. The proposed development is a new 2-bedroom house with a garage and a swimming pool. The house will be built on the existing lot and will be a single-story building. The swimming pool will be located in the rear yard. The development will be completed by 12 months from the date of approval.

2. The proposed development is a new 2-bedroom house with a garage and a swimming pool. The house will be built on the existing lot and will be a single-story building. The swimming pool will be located in the rear yard. The development will be completed by 12 months from the date of approval.

3. The proposed development is a new 2-bedroom house with a garage and a swimming pool. The house will be built on the existing lot and will be a single-story building. The swimming pool will be located in the rear yard. The development will be completed by 12 months from the date of approval.



**WARNING**

**SECURITY  
CAMERAS  
IN USE**

**24 HOUR ELECTRONIC SURVEILLANCE**

**0412 573 583**



## PROPOSED DEVELOPMENT HAVE YOUR SAY

### DUAL OCCUPANCY AND RECONFIGURING A LOT (1 INTO 2)

📍 40 Cooya Beach Road, Bonnie Doon

👤 Lot 3 on SP199682

🔍 Approval sought: Development Permit for Material Change of Use and  
Development Permit for Reconfiguring a Lot

📄 Application reference: CA 2022\_5144/1

📅 **Make a submission: 9 November to 1 December 2022**

📏 Lot size and frontage  
1,000m<sup>2</sup>  
Frontage – Cooya  
Beach Road – 22.7M  
Bayl Drive – 37.49M

🏠 Building height  
Single storey –  
x8.5m

📐 Setbacks  
Front – Min 4.5 metres  
Side boundary – Min 2.0 metres  
Rear boundary – Min 2.12 metres

🏠 Site cover  
Lot 3A – 25.36%  
Lot 3B – 44.23%

For further information and to view a copy of the application, contact:

- Douglas Shire Council
- [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au)
- 1800 026 318

Submissions can be made to:

- Douglas Shire Council
- PO Box 723 Mossman QLD 4873
- [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the Planning Act 2016

