

Our ref: AU09246 – PC/SL
Council ref: MCUI 2023_5339/1

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

Date: 28 August 2023

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

Attn: Neil Beck

Dear Neil,

37 Splendour Road, Mossman

Notice of intention to commence public notification (pursuant to section 17.2 of the Development Assessment Rules)

Council Ref: MCUI 2023_5339/1

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi, in relation to an application for a Development Permit for Material Change of Use for a Transport and Equipment Depot located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285.

We provide notice that we intend to commence public notification and intend to commence Public Notification actions, including:

- The issue of notices to the owners of lots adjoining the premises on 29 August 2023;
- publication of a notice in the Cairns Post on 30 August 2023; and
- erection of public notice signs on the road frontages of the premises on 30 August 2023.

The first day of the notification period will be 31 August 2023.

The last day for submissions will be 22 September 2023.

We trust that the above information is sufficient for your purposes, however, should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

+61 7 4031 1336

enc: **Attachment 1:** Adjoining Landowner Letters
 Attachment 2: Cairns Post Public Notice
 Attachment 3: DA Public Notice

Our ref: AU09246

Attachment 1

Adjoining Landowner Letters

Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

Anouk Margot
PO Box 631
Mossman QLD 4873

Registered Mail

Dear Sir/Madam,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 11 Splendour Road, Mossman, also described as Lot 10 on RP907340 Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

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

Council's reference number for this application is MCUI 2023_5339.

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

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.

Our ref: AU009246

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

+61 7 4031 1336

enc:

Attachment 1: Cairns Post Public Notice

Our ref: AU009246

Attachment 1

Cairns Post Public Notice

Proposed Development

Make a submission from

31 August to 22 September 2023

**Application for Development Permit for a
Material Change of Use for a Transport and
Equipment Depot**

Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

**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

P: 1800 026 318

W: www.douglas.qld.gov.au

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

Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

Troy G R Baxter and Kathleen A Baxter
PO Box 1496
Mossman QLD 4873

Registered Mail

Dear Sir/Madam,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 164 Syndicate Road, Miallo, also described as Lot 13 on RP903523. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

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

Council's reference number for this application is MCUI 2023_5339.

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Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

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Proposed Development

Make a submission from

31 August to 22 September 2023

**Application for Development Permit for a
Material Change of Use for a Transport and
Equipment Depot**

Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

**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

P: 1800 026 318

W: www.douglas.qld.gov.au

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Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

Elizabeth J Osborne and Leigh G Osborne
PO Box 591
Mossman QLD 4873

Registered Mail

Dear Sir/Madam,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 20 Splendour Road, Mossman, also described as Lot 7 on RP907340. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

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

Council's reference number for this application is MCUI 2023_5339.

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Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

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Proposed Development

Make a submission from

31 August to 22 September 2023

**Application for Development Permit for a
Material Change of Use for a Transport and
Equipment Depot**

Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

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

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PO Box 723 Mossman QLD 4873

E: enquiries@douglas.qld.gov.au

P: 1800 026 318

W: www.douglas.qld.gov.au

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accordance with the *Planning Act 2016***

Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

Frances J Davies
PO Box 907
Mossman QLD 4873

Registered Mail

Dear Sir/Madam,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 9 Splendour Road, Mossman, also described as Lot 9 on RP907340. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

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

Council's reference number for this application is MCUI 2023_5339.

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Our ref: AU009246

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

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Make a submission from

31 August to 22 September 2023

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Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

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make a submission to:**

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P: 1800 026 318

W: www.douglas.qld.gov.au

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accordance with the *Planning Act 2016***

Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

Julian D Philp
PO Box 1060
Port Douglas QLD 4877

Registered Mail

Dear Sir,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 166 Syndicate Road, Miallo, also described as Lot 14 on RP903523. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

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

Council's reference number for this application is MCUI 2023_5339.

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Our ref: AU009246

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

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Make a submission from

31 August to 22 September 2023

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Material Change of Use for a Transport and
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Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

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P: 1800 026 318

W: www.douglas.qld.gov.au

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

Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

Rohan M Taylor and Heather R McGillivray-Taylor
PO Box 734
Mossman QLD 4873

Registered Mail

Dear Sir/Madam,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 30 Splendour Road, Mossman, also described as Lot 6 on SP297291. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

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

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Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

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Make a submission from

31 August to 22 September 2023

**Application for Development Permit for a
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Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

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

Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

The Director
Reorg Pty Ltd
PO Box 1501
Mossman QLD 4873

Registered Mail

Dear Sir/Madam,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 172 Syndicate Road, Miallo, also described as Lot 3 on RP892095. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

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

Council's reference number for this application is MCUI 2023_5339.

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Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

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Proposed Development

Make a submission from

31 August to 22 September 2023

**Application for Development Permit for a
Material Change of Use for a Transport and
Equipment Depot**

Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

**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

P: 1800 026 318

W: www.douglas.qld.gov.au

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

Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

Tristan C Hunt and Clare E Hunt
PO Box 530
Mossman QLD 4873

Registered Mail

Dear Sir/Madam,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 10 Splendour Road, Mossman, also described as Lot 8 on RP907340. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

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

Council's reference number for this application is MCUI 2023_5339.

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Our ref: AU009246

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

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31 August to 22 September 2023

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Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

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

Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

Wade Peter Tibaldi
PO Box 812
Mossman QLD 4873

Registered Mail

Dear Sir/Madam,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being 36 Atherton Street, Mossman, also described as Lot 3 on SP337285. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

Further information and details of the application are available from:

Douglas Shire Council, 64-66 Front Street, Mossman

PO Box 723, Mossman QLD 4873

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Patrick.clifton@rpsgroup.com.au

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31 August to 22 September 2023

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Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

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Our ref: AU009246 – PC/SL

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

Date: 29 August 2023

Wade Peter Tibaldi
PO Box 812
Mossman QLD 4873

Registered Mail

Dear Sir/Madam,

Public Notification of a development application (pursuant to Section 53 of the Planning Act and Section 17 of the Development Assessment Rules), located at 37 Splendour Road, Mossman

RPS AAP Consulting Pty Ltd act on behalf of Wade Peter Tibaldi in respect of a Development Application lodged with Douglas Shire Council, seeking a Development Permit for Material Change of Use.

The application site is located at 37 Splendour Road, Mossman, described as Lot 1 on SP337285, and the application is for a Development Permit for Material Change of Use for a Transport and Equipment Depot.

Council's records indicate that you are the owner of land adjoining land subject to the development application, being Lot 2 on SP337285 located on Syndicate Road. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 31 August 2023 until 22 September 2023.

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

Council's reference number for this application is MCUI 2023_5339.

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Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader – Planning, Cairns

Patrick.clifton@rpsgroup.com.au

+61 7 4031 1336

enc:

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Attachment 1

Cairns Post Public Notice

Proposed Development

Make a submission from

31 August to 22 September 2023

**Application for Development Permit for a
Material Change of Use for a Transport and
Equipment Depot**

Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

**You may obtain a copy of the application and
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**Public notification requirements are in
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Our ref: AU09246

Attachment 2

Cairns Post Public Notice

Proposed Development

Make a submission from

31 August to 22 September 2023

**Application for Development Permit for a
Material Change of Use for a Transport and
Equipment Depot**

Where: 37 Splendour Road, Mossman

On: Lot 1 on SP337285

Approval sought: Development Permit

Application ref: MCUI 2023_5339

**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

P: 1800 026 318

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

Our ref: AU09246

Attachment 3

DA Public Notice

PROPOSED DEVELOPMENT HAVE YOUR SAY

DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR A TRANSPORT AND EQUIPMENT DEPOT


 37 Splendour Road, Mossman

 Lot 1 on SP337285


 Approval sought: Development Permit for Material Change of Use for a Transport and Equipment Depot

 Application reference: MCUI 2023_5339

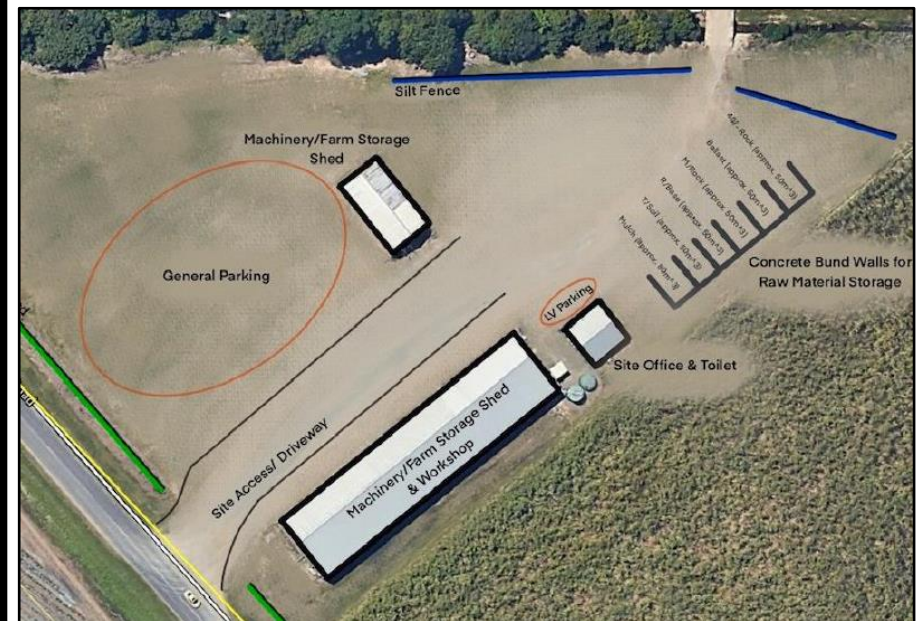
 **Make a submission: 31 August 2023 to 22 September 2023**

 **Lot size and frontage**
43.22ha
Approximately 302 metre
road frontage to
Syndicate Road

 **Building height**
N/A

 **Setbacks**
Approximately 20
metres from
Syndicate Road

 **Site cover**
<1% proposed site
cover



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

- Douglas Shire Council
- 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

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