

Our ref: AU016080

Your ref: MCUC 2024_5660/1

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

Date: 10 December 2024

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

Attn: Daniel Lamond

Dear Dan,

35-37 Reef Street, Port Douglas

Notice of compliance with public notification requirements (pursuant to Section 18 of the Development Assessment Rules)

Your Ref: MCUC 2024_5660/1

RPS AAP Consulting Pty Ltd act on behalf of FTMCM Pty Ltd (the 'applicant'), in relation to this application, which seeks a Development Permit for Material Change of Use (Educational Establishment), over land located at 35-37 Reef Street, Port Douglas, described as Lot 16 on RP851567.

We refer to the current development application over the above site and provide notice that public notification has been completed.

Public notification of the application was undertaken in compliance with the requirements of Section 53 of the *Planning Act 2016* and Section 17 of the Development Assessment Rules.

The public notification submissions period was from 15 November 2024 to 6 December 2024, including that:

- notices were issued to the owners of lots adjoining the premises on 14 November 2024;
- a notice was published in the Cairns Post on 14 November 2024; and
- a public notice sign was erected on the road frontage of the premises on 14 November 2024 and maintained on the land throughout the notification period.

A copy of the public notification material is enclosed for your reference.

We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the writer (contact details below) or on (07) 4276 1033.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton

Senior Principal | Practice Leader - Planning

patrick.clifton@rpsconsulting.com

enc:

Attachment A: Adjoining Landowner Letters

Attachment B: Photos of Public Notice on Premises

Attachment C: Cairns Post Public Notice

Our ref: AU016080

Attachment A

Adjoining Landowner Letter

Our ref: AU016080/SD

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

Date: 13 November 2024

The Secretary
Grevillea Court Body Corporate CTS - 1035
PO Box 5134
Cairns QLD 4870

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 on 35-37 Reef Street, Port Douglas

RPS AAP Consulting Pty Ltd act on behalf of FTMCM Pty Ltd (the 'applicant') regarding a Development Application lodged with Douglas Shire Council.

The applicant has lodged the development application over land located at 35-37 Reef Street, Port Douglas, described as Lot 16 on RP851567, seeking:

- A Development Permit for Material Change of Use for Hotel (Refurbishment of Existing Hotel).

Council's records indicate that you are the owner of land at 33 Reef Street, Port Douglas, described as Lot 0 on BUP70590, adjoining land subject to the development application. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 15 November 2024 until 6 December 2024.

Further information and details of the application are available from:

Douglas Shire Council

64-66 Front Street, Mossman QLD 4873

E: enquiries@douglas.qld.gov.au

T: 4099 9444

W: www.douglas.qld.gov.au

Council's reference number for this application is MCUC 2024_5660/1.

In accordance with the Development Assessment Rules notices will be placed on the land, a copy of this notice is included with this letter.

Our ref: AU016080/SD

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 | Practice Leader - Planning
patrick.clifton@rpsconsulting.com

enc: **Attachment A:** Public Notice






Our ref: AU016080/SD

Attachment A

Public Notice

PROPOSED DEVELOPMENT HAVE YOUR SAY

MATERIAL CHANGE OF USE (HOTEL) – REFURBISHMENT OF EXISTING HOTEL

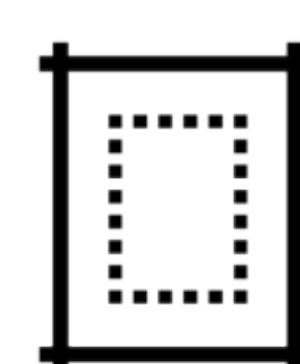
-  35-37 Reef Street, Port Douglas
-  Lot 16 on RP851567
-  Approval sought: Development Permit for Material Change of Use (Hotel)
-  Application reference: MCUC 2024_5660/1
-  **Make a submission: 15 November – 6 December 2024**



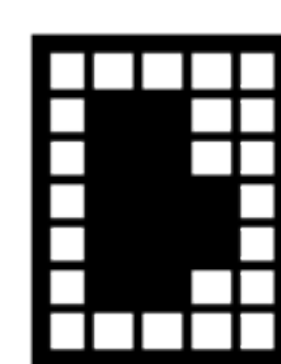
**Lot size and
frontage**
1,619m²



Building height
Existing building



Setbacks
Min of 11 metres
from Reef Street.
Existing side and
rear boundary
setbacks



Site cover
Approximately 50%

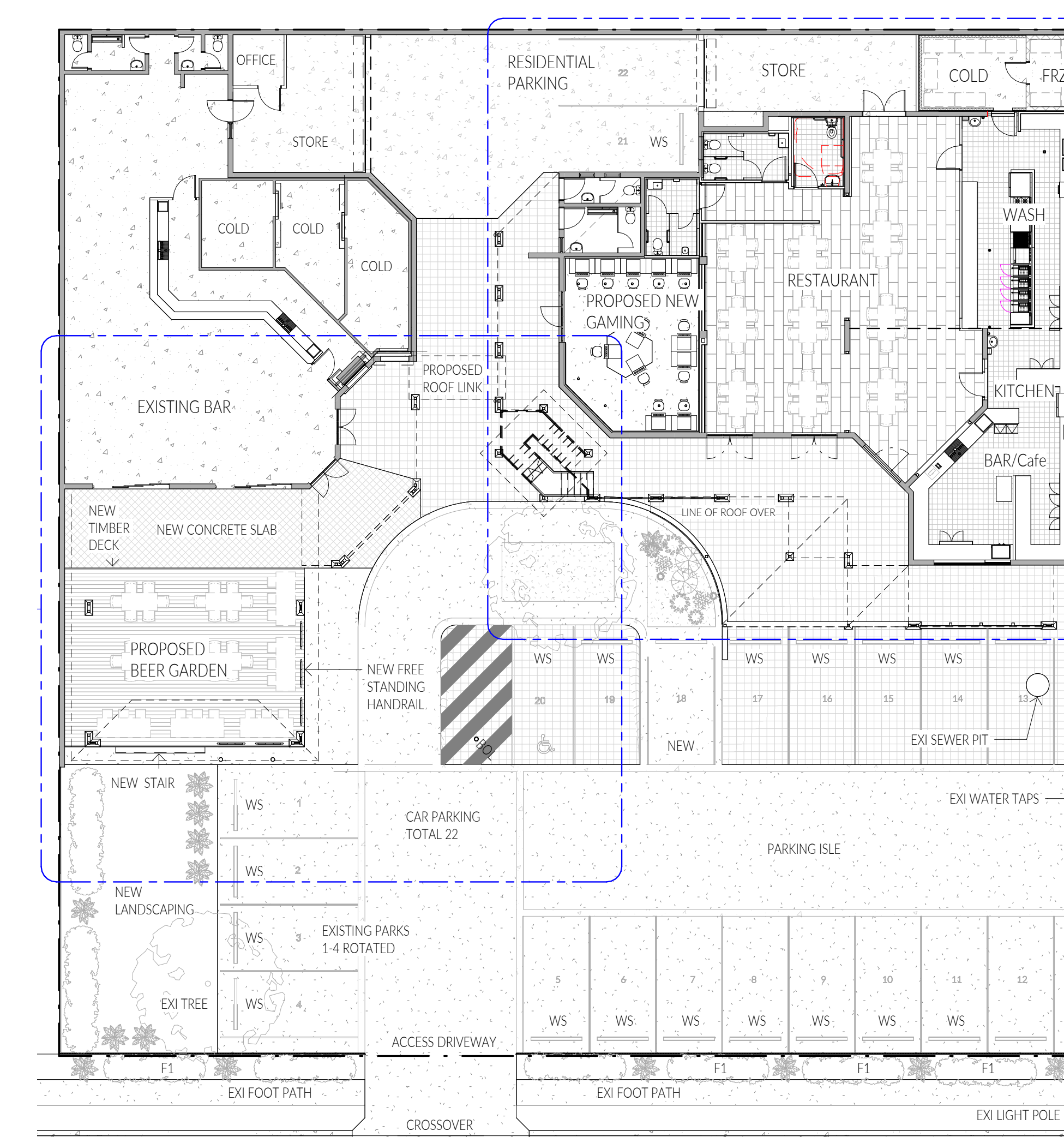
For further information and to view a copy of the application, contact:

- Douglas Shire Council
- **W:** www.douglas.qld.gov.au
- **T:** (07) 4099 9444

Submissions can be made to:

- Douglas Shire Council
- PO Box 723 Mossman QLD 4873
- **E:** enquiries@douglas.qld.gov.au

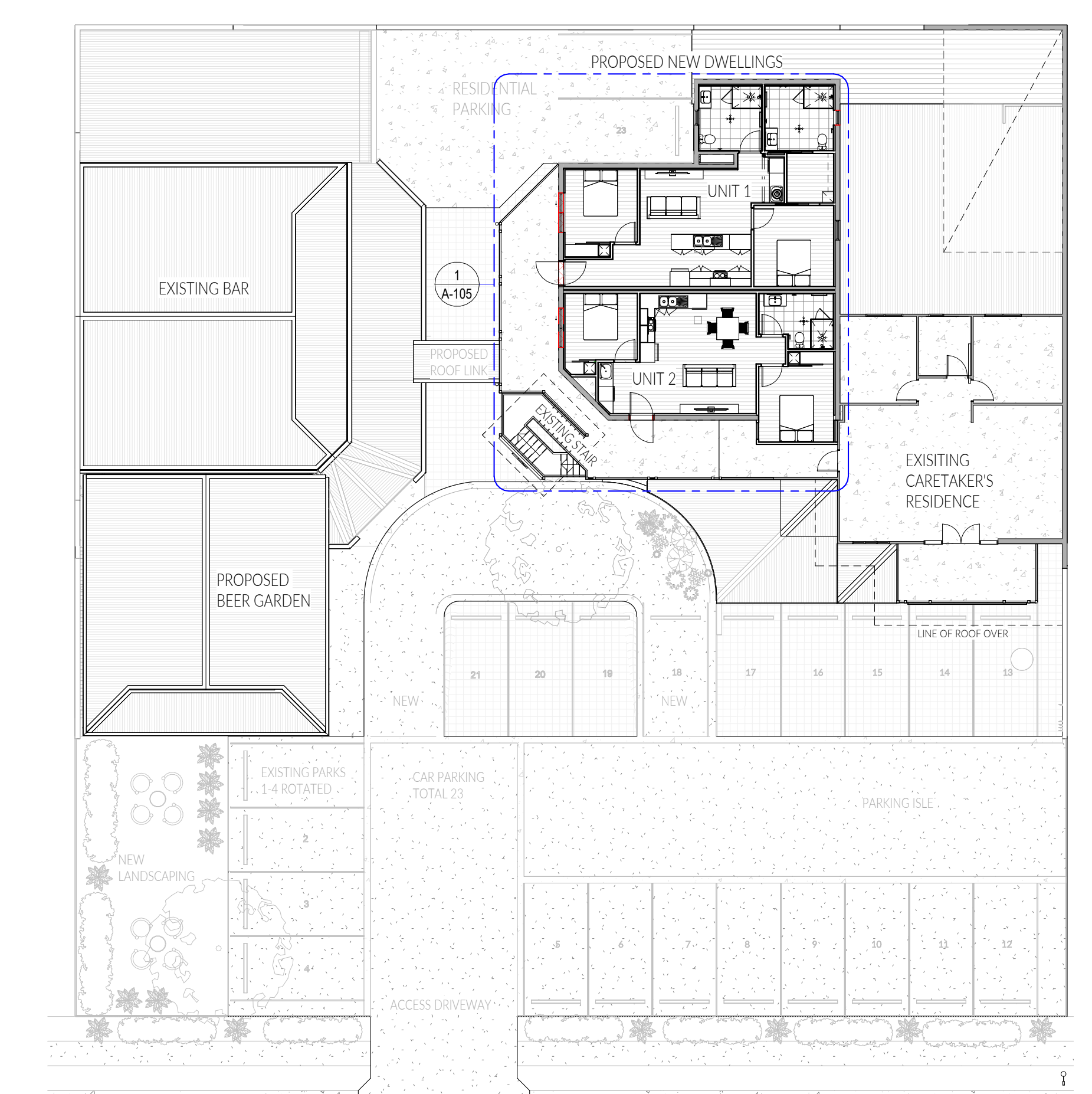
To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.



PROPOSED GROUND FLOOR



1 SITE PLAN
A-108
SCALE - 1:200



PROPOSED UPPER FLOOR

Our ref: AU016080/SD

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

Date: 13 November 2024

The Director
PD Triton Pty Ltd (Tte)
PO Box 129
Port Douglas QLD 4877

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 on 35-37 Reef Street, Port Douglas

RPS AAP Consulting Pty Ltd act on behalf of FTMC M Pty Ltd (the 'applicant') regarding a Development Application lodged with Douglas Shire Council.

The applicant has lodged the development application over land located at 35-37 Reef Street, Port Douglas, described as Lot 16 on RP851567, seeking:

- A Development Permit for Material Change of Use for Hotel (Refurbishment of Existing Hotel).

Council's records indicate that you are the owner of land at 4 Triton Crescent, Port Douglas, described as Lot 32 on RP726588, adjoining land subject to the development application. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 15 November 2024 until 6 December 2024.

Further information and details of the application are available from:

Douglas Shire Council

64-66 Front Street, Mossman QLD 4873

E: enquiries@douglas.qld.gov.au

T: 4099 9444

W: www.douglas.qld.gov.au

Council's reference number for this application is MCUC 2024_5660/1.

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Our ref: AU016080/SD

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

A handwritten signature in blue ink, consisting of a large, stylized 'P' followed by a horizontal line and a small upward stroke.

Patrick Clifton
Senior Principal | Practice Leader - Planning
patrick.clifton@rpsconsulting.com

enc: **Attachment A:** Public Notice

Our ref: AU016080/SD

Attachment A

Public Notice

PROPOSED DEVELOPMENT HAVE YOUR SAY

MATERIAL CHANGE OF USE (HOTEL) – REFURBISHMENT OF EXISTING HOTEL

📍 35-37 Reef Street, Port Douglas

📍 Lot 16 on RP851567

🔍 Approval sought: Development Permit for Material Change of Use (Hotel)

📄 Application reference: MCUC 2024_5660/1

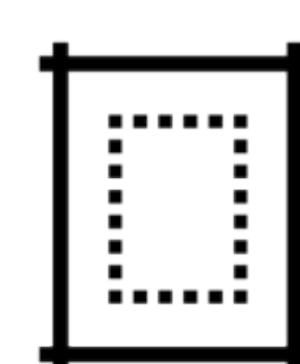
📅 **Make a submission: 15 November – 6 December 2024**



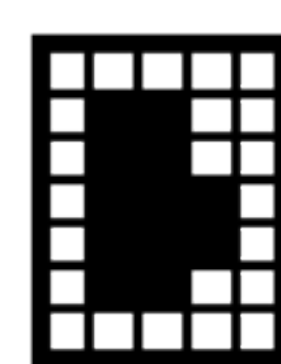
**Lot size and
frontage**
1,619m²



Building height
Existing building



Setbacks
Min of 11 metres
from Reef Street.
Existing side and
rear boundary
setbacks



Site cover
Approximately 50%

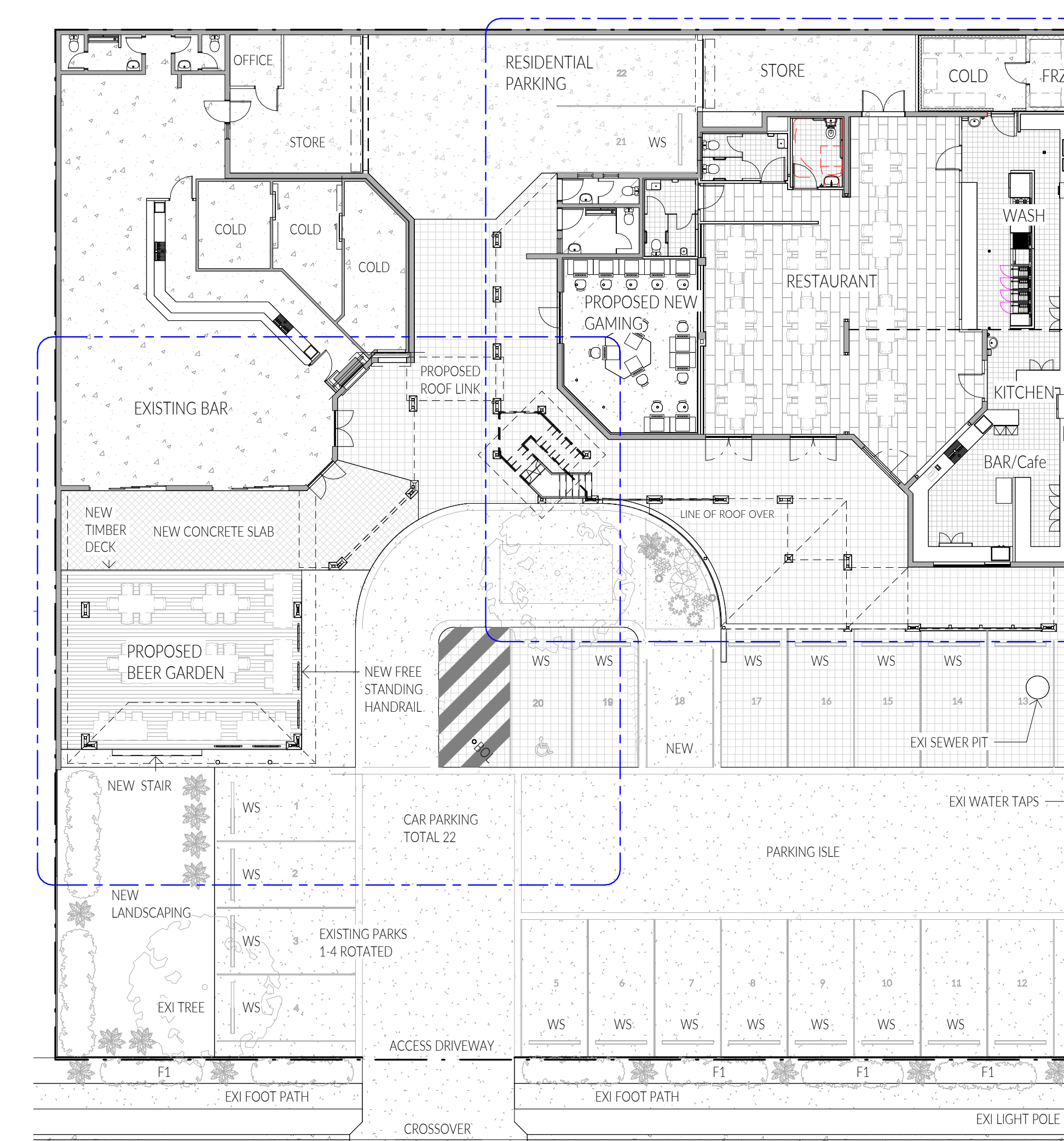
For further information and to view a copy of the application, contact:

- Douglas Shire Council
- **W:** www.douglas.qld.gov.au
- **T:** (07) 4099 9444

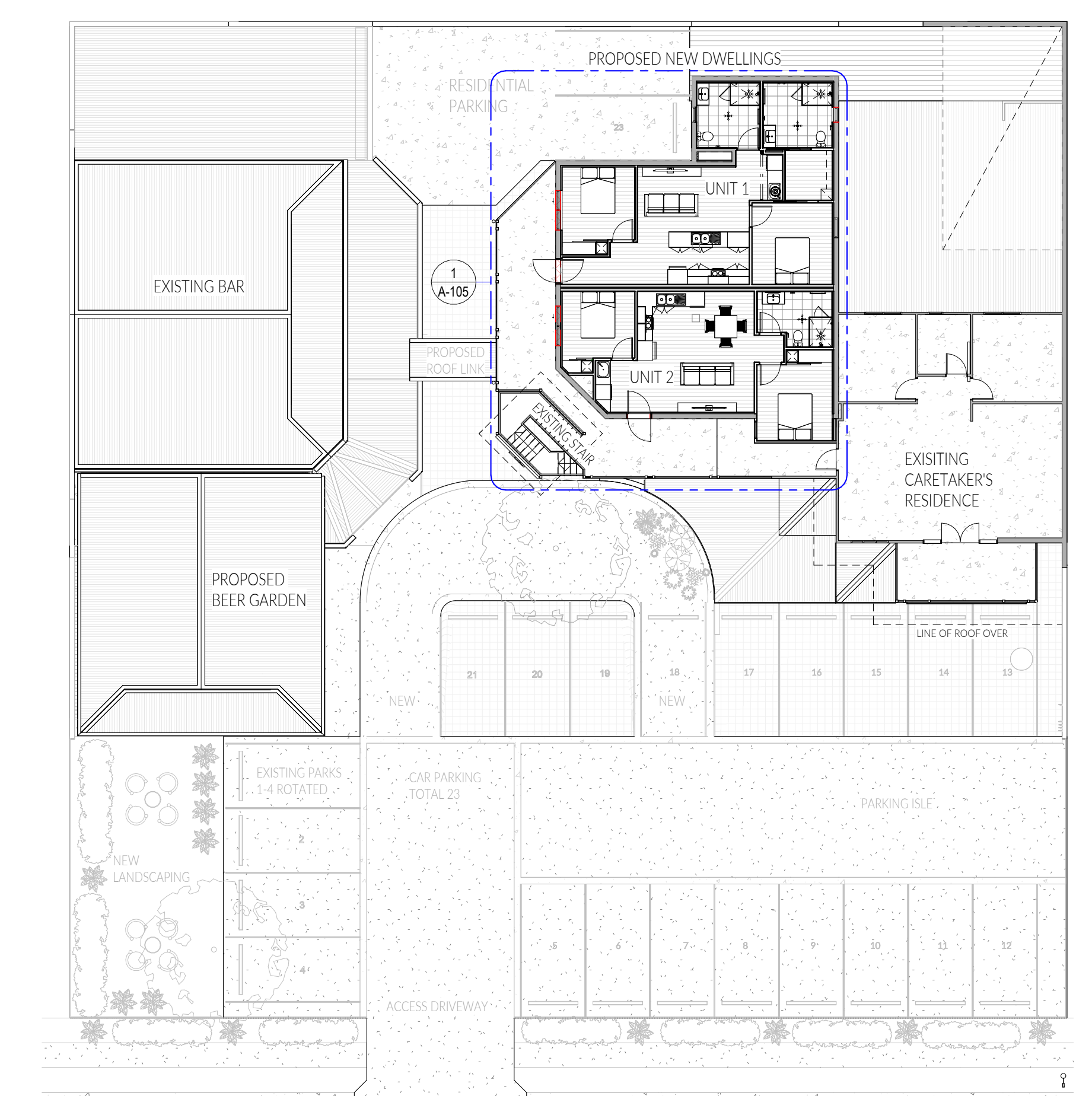
Submissions can be made to:

- Douglas Shire Council
- PO Box 723 Mossman QLD 4873
- **E:** enquiries@douglas.qld.gov.au

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PROPOSED GROUND FLOOR



PROPOSED UPPER FLOOR

1 SITE PLAN
A-108 SCALE - 1:200

Our ref: AU016080/SD

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

Date: 13 November 2024

Sailz Apartments Body Corporate CTS-290
Sailz Apartments
C/- Bodycorp 101
PO Box 588
Earlville QLD 4870

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 on 35-37 Reef Street, Port Douglas

RPS AAP Consulting Pty Ltd act on behalf of FTMC Pty Ltd (the 'applicant') regarding a Development Application lodged with Douglas Shire Council.

The applicant has lodged the development application over land located at 35-37 Reef Street, Port Douglas, described as Lot 16 on RP851567, seeking:

- A Development Permit for Material Change of Use for Hotel (Refurbishment of Existing Hotel).

Council's records indicate that you are the owner of land at 1-3 Pecten Avenue, Port Douglas, described as Lot 0 on BUP71356, adjoining land subject to the development application. Under the *Planning Act 2016* we are required to provide you with the enclosed notice about the application.

The Public Notification Period commences on 15 November 2024 until 6 December 2024.

Further information and details of the application are available from:

Douglas Shire Council

64-66 Front Street, Mossman QLD 4873

E: enquiries@douglas.qld.gov.au

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Yours sincerely,
for RPS AAP Consulting Pty Ltd



Patrick Clifton
Senior Principal | Practice Leader - Planning
patrick.clifton@rpsconsulting.com

enc: **Attachment A:** Public Notice

Our ref: AU016080/SD

Attachment A

Public Notice

PROPOSED DEVELOPMENT HAVE YOUR SAY

MATERIAL CHANGE OF USE (HOTEL) – REFURBISHMENT OF EXISTING HOTEL

📍 35-37 Reef Street, Port Douglas

📍 Lot 16 on RP851567

🔍 Approval sought: Development Permit for Material Change of Use (Hotel)

📄 Application reference: MCUC 2024_5660/1

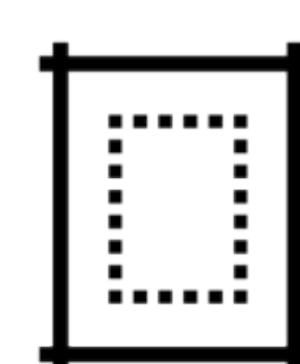
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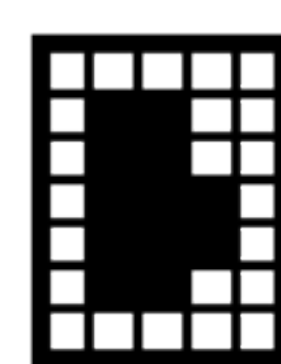
**Lot size and
frontage**
1,619m²



Building height
Existing building



Setbacks
Min of 11 metres
from Reef Street.
Existing side and
rear boundary
setbacks



Site cover
Approximately 50%

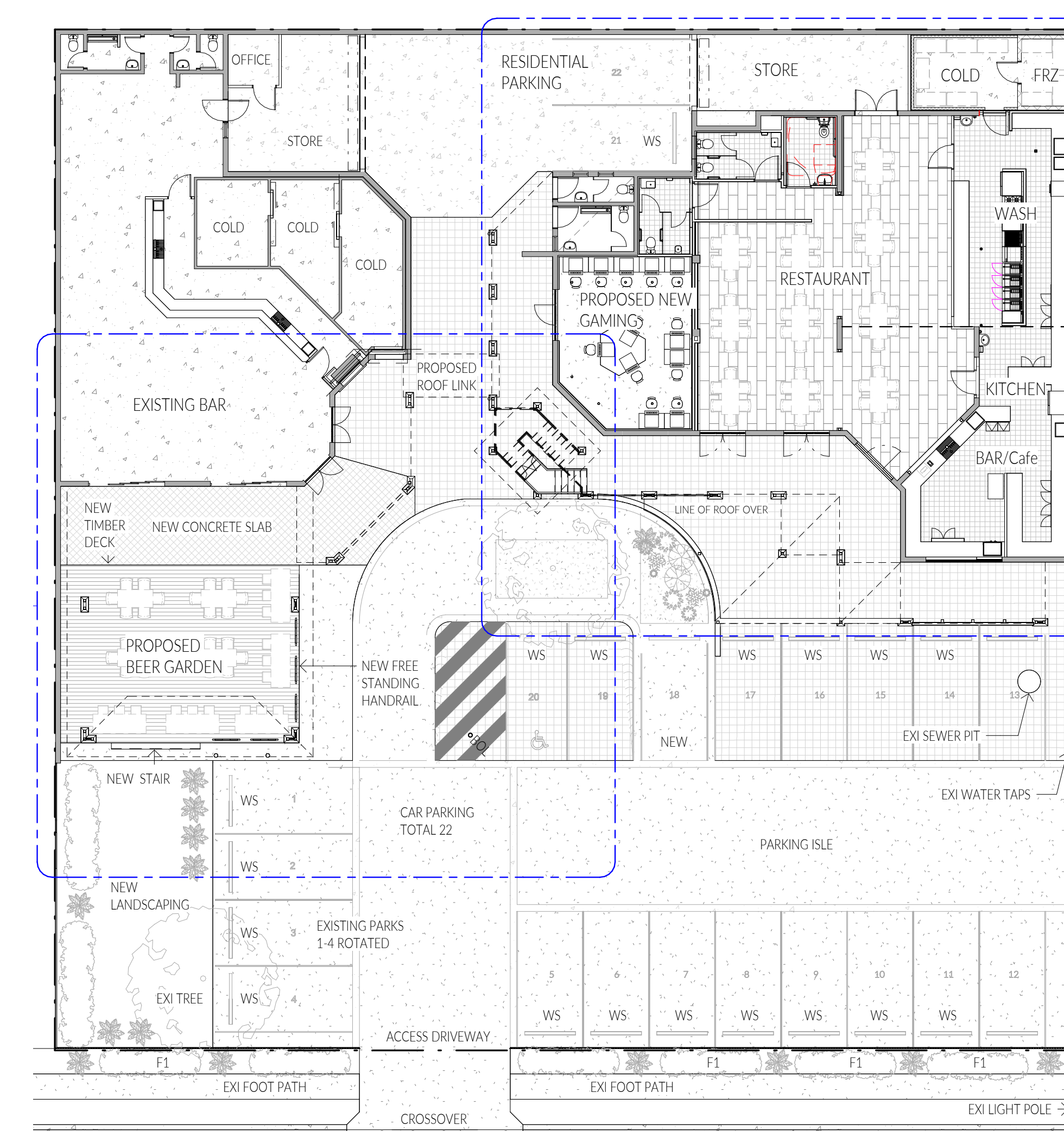
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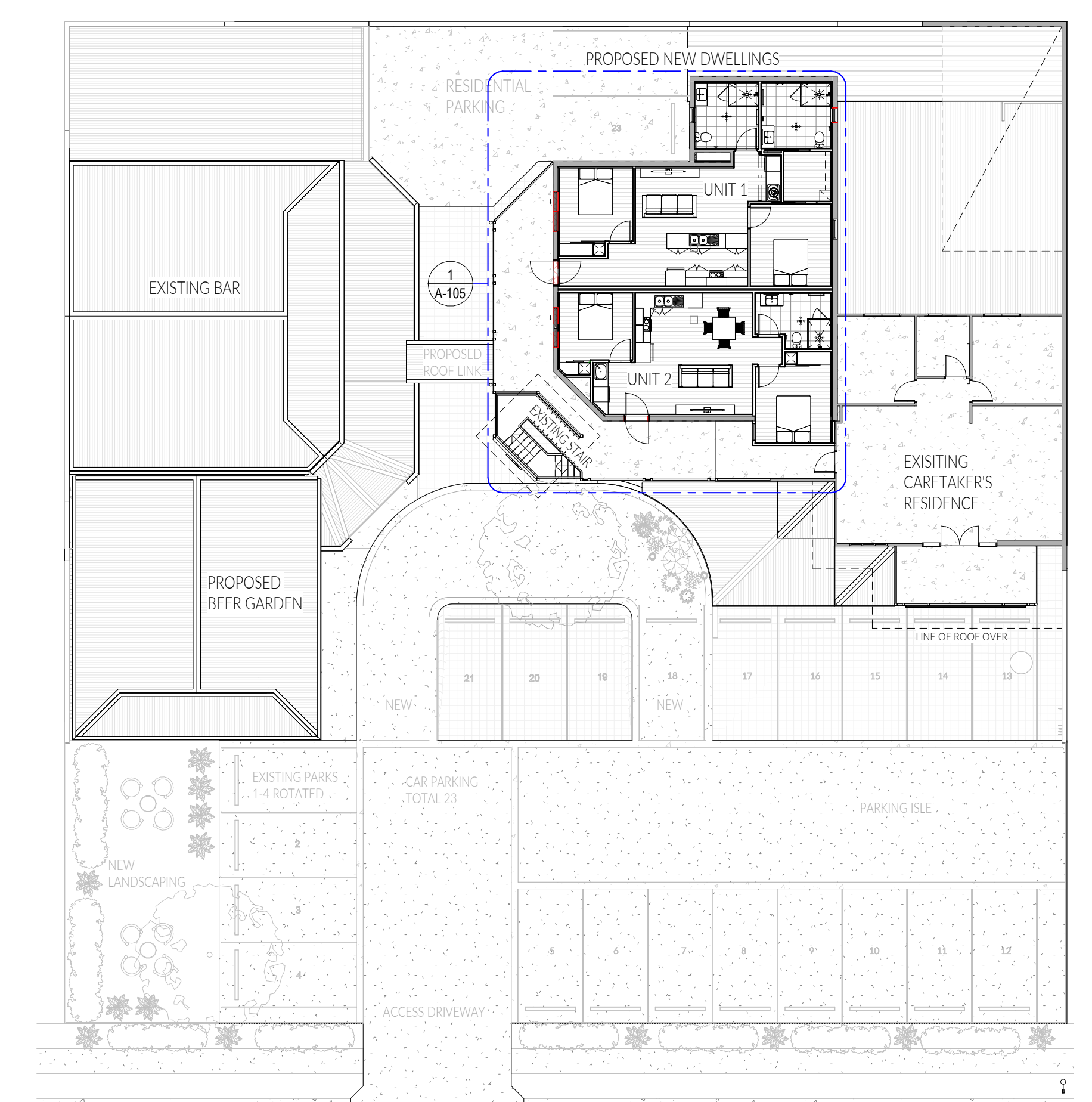
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PROPOSED GROUND FLOOR



1 SITE PLAN
A-108
SCALE - 1:200



PROPOSED UPPER FLOOR






Our ref: AU016080

Attachment B

Photos of Public Notice on Premises

PROPOSED DEVELOPMENT HAVE YOUR SAY

MATERIAL CHANGE OF USE (HOTEL) – REFURBISHMENT OF EXISTING HOTEL

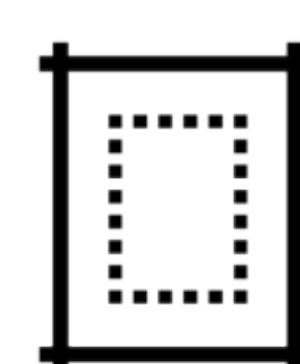
-  35-37 Reef Street, Port Douglas
-  Lot 16 on RP851567
-  Approval sought: Development Permit for Material Change of Use (Hotel)
-  Application reference: MCUC 2024_5660/1
-  **Make a submission: 15 November – 6 December 2024**



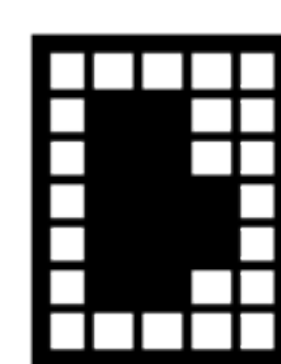
**Lot size and
frontage**
1,619m²



Building height
Existing building



Setbacks
Min of 11 metres
from Reef Street.
Existing side and
rear boundary
setbacks



Site cover
Approximately 50%

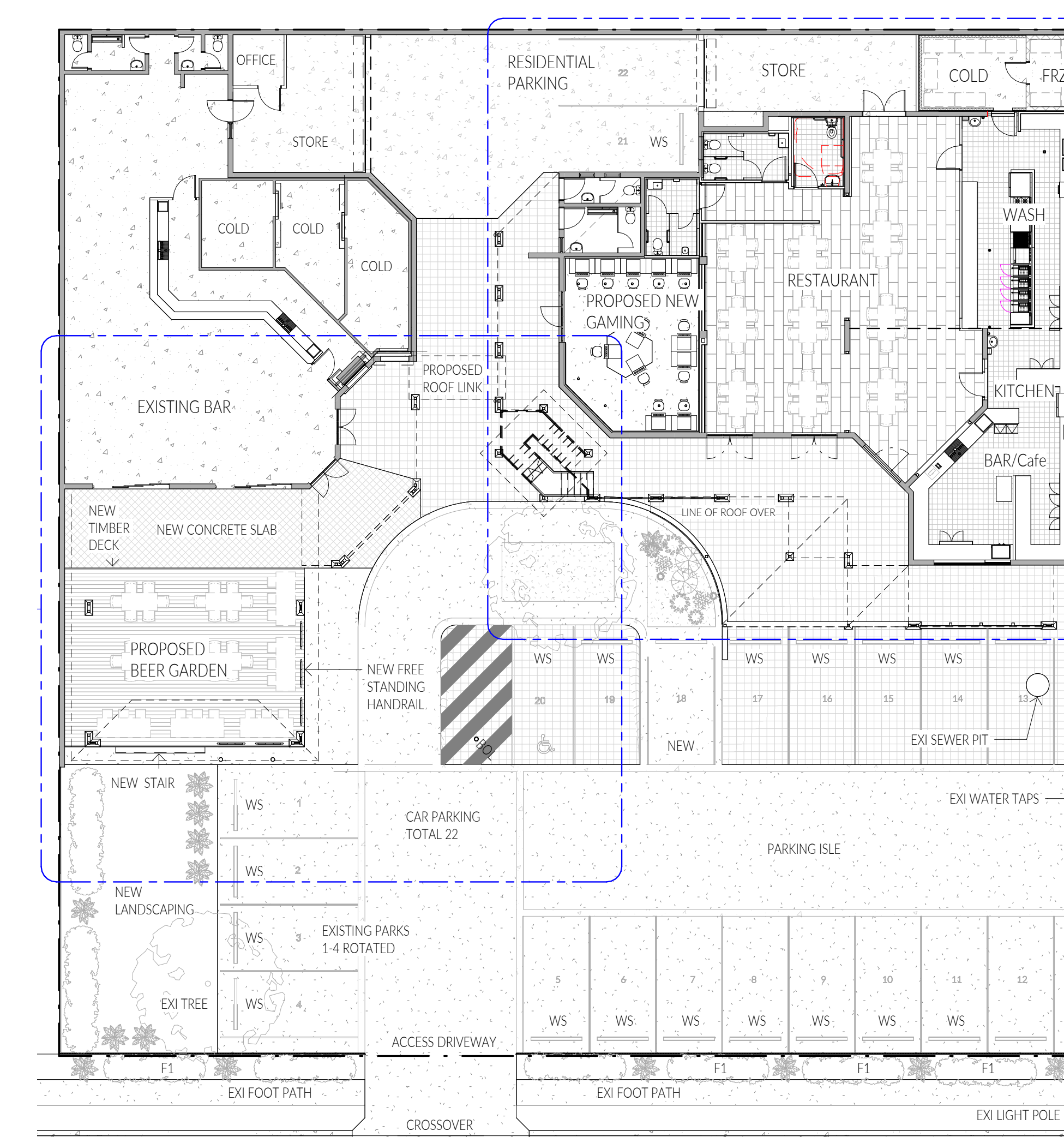
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- **T:** (07) 4099 9444

Submissions can be made to:

- Douglas Shire Council
- PO Box 723 Mossman QLD 4873
- **E:** enquiries@douglas.qld.gov.au

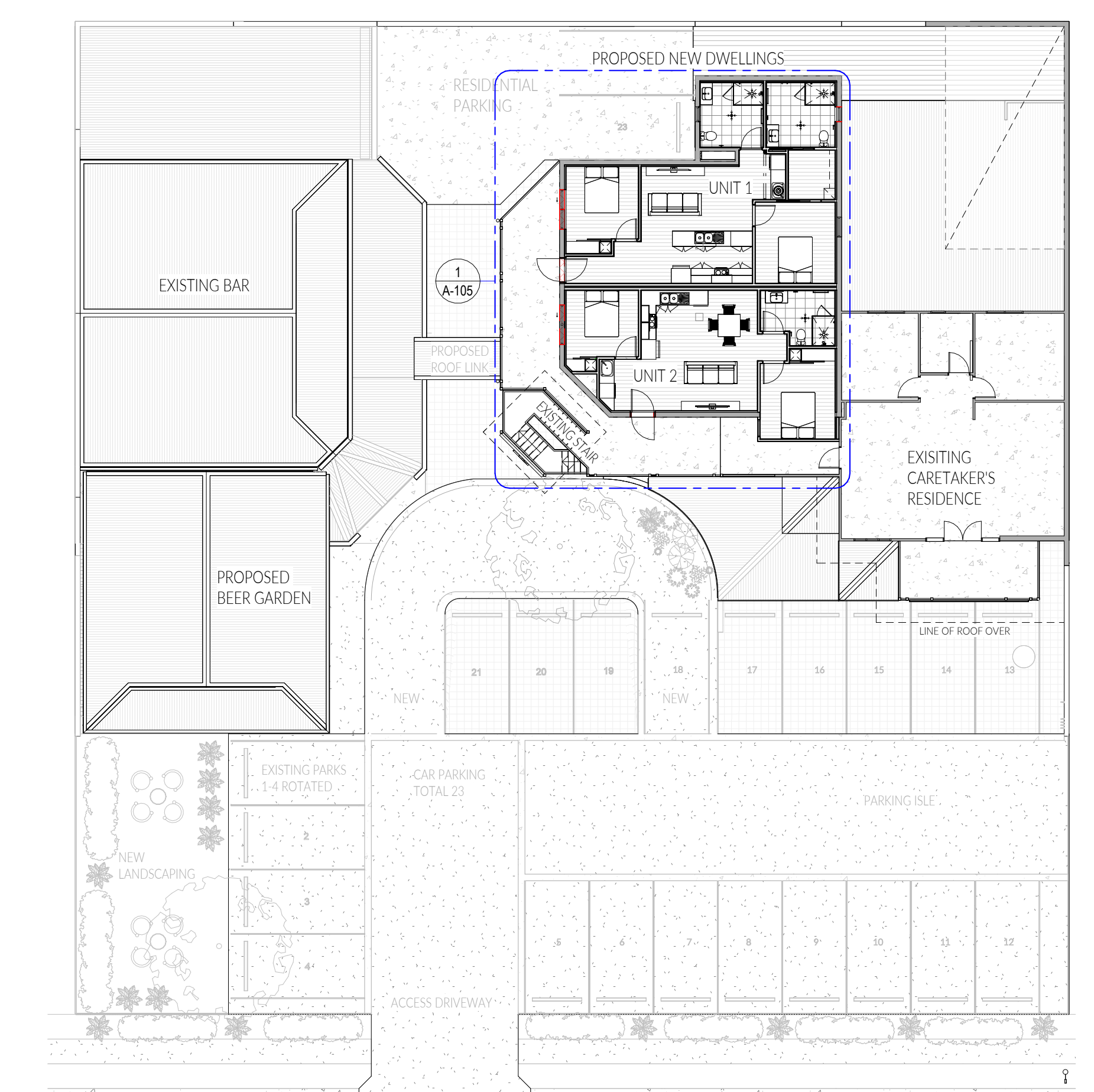
To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.



PROPOSED GROUND FLOOR



1 SITE PLAN
A-108
SCALE - 1:200



PROPOSED UPPER FLOOR

PROPOSED DEVELOPMENT HAVE YOUR SAY

MATERIAL CHANGE OF USE (HOTEL) – REFURBISHING EXISTING HOTEL

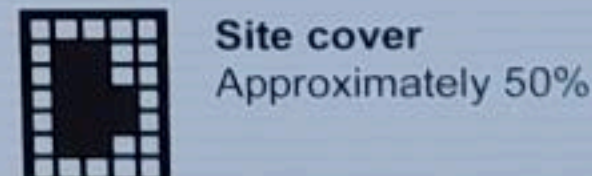
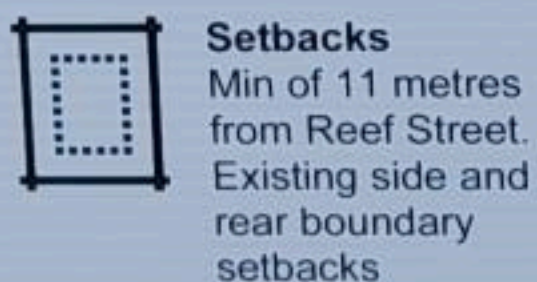
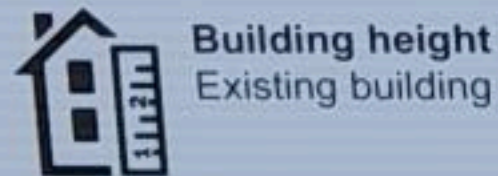
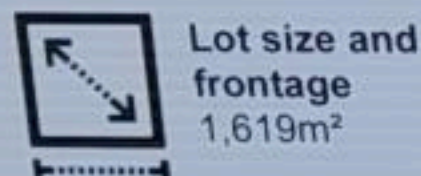
📍 35-37 Reef Street, Port Douglas

📍 Lot 16 on RP851567

🔍 Approval sought: Development Permit for Material Change of Use (Hotel)

📄 Application reference: MCUC 2024_5660/1

📅 **Make a submission: 17 Oct 15 November - 6 December 2024**



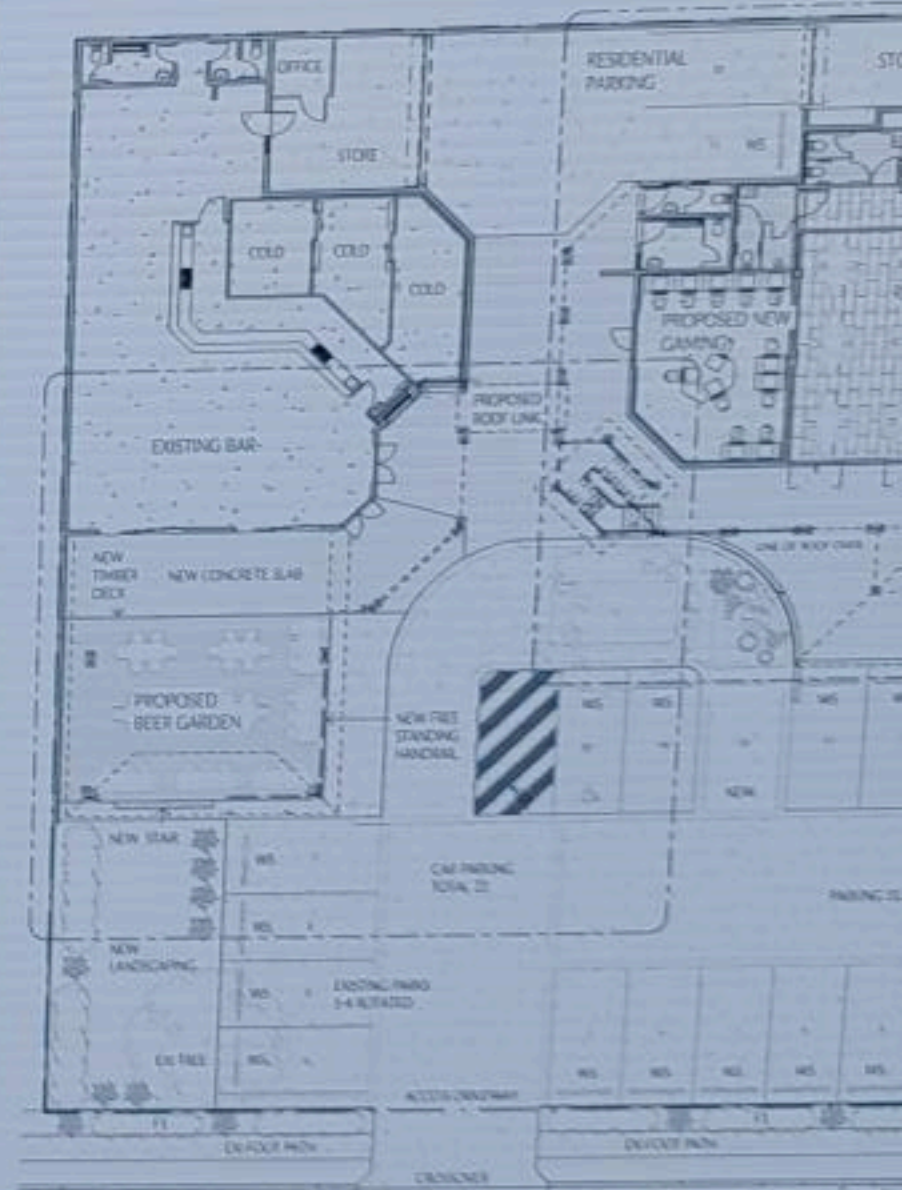
For further information and to view a copy of the application, contact:

- Douglas Shire Council
- W: www.douglas.qld.gov.au
- T: (07) 4099 9444

Submissions can be made to:

- Douglas Shire Council
- PO Box 723 Mossman QLD 4873
- E: enquiries@douglas.qld.gov.au

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PROPOSED GROUND FLOOR



1 SITE PLAN
SCALE: 1:500

Public consultation requirements are in accordance with the Planning Act 2016

Samsung Quad Camera
Shot with my Galaxy A12



Our ref: AU016080

Attachment C

Cairns Post Public Notice

buy search sell

.com.au

Welcome to Australia's leading network of trusted local classifieds


To place business advertising
13 11 13 or buysearchsell.com.au


[.com.au](https://mytributes.com.au)

 13 11 35

Tributes

Tributes & Condolences



In loving memory of

Allister Bevington Anderson

10-06-1927 to 14-11-2020

*We thank you lovingly for what we are today,
Emai Lalokau - you are forever in our hearts,
From your loving wife Morea and family.*

Ronald Allan Lemon
1928 - 1995
Who left us on this day,
14th November, 1995.
Loving Husband of Pat,
Father of Anne (dec'd),
Kerry, Gary and Jodie.
Grandfather and
Great-grandfather.
We all miss you.

Always in
our thoughts



Everyday people, extraordinary lives

Share your loved one's story with a professionally written Obituary.

 13 11 35



Jobs

Construction

TILERS NEEDED - RESIDENTIAL HOMES

Kenfrost Homes is a builder and property developer in Cairns with residential estates in Clifton Beach, Redlynch and Mount Peter currently under construction. We build close to 100 homes a year and can provide consistent work within a 25km radius of Cairns city centre.

We have been in the HIA Top 100 Builders for the last 4 years. We build 1 in 4 of new homes in Cairns.

We are looking for experienced tilers/tiling teams to work as subcontractors in our new home builds. The builds are ALL on our own developments, not on third party builds or land. Competitive rates apply. The houses are all designed by us, and are sold as completed homes, not custom builds. We would work on a average of 3 homes per month minimum.

If needed, we can provide short term accommodation for anyone looking to move to Cairns on a 3 month contract, which we are happy to extend for the right subcontractor.

lisah@kenfrost1987.com.au

Notices

Proposed Development Notices

Proposed Development

Make a submission from
15 November to 6 December 2024

Material Change of Use (Hotel) - Refurbishment of Existing Hotel

Where: 35-37 Reef Street, Port Douglas
On: Lot 16 on RP851567
Approval sought: Development Permit for Material Change of Use (Hotel)
Application ref: MCUC 2024_5660/1

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
T: (07) 4099 9444
W: www.douglas.qld.gov.au

Public notification requirements are in accordance with the Planning Act 2016



Adults

Adult & Escort Services



FRIENDLY AUSSIE
Slim 40's Lady
Mild to Wild
Kinks Ok.
9am - 9pm
No txt/ Priv No
0499 522 553



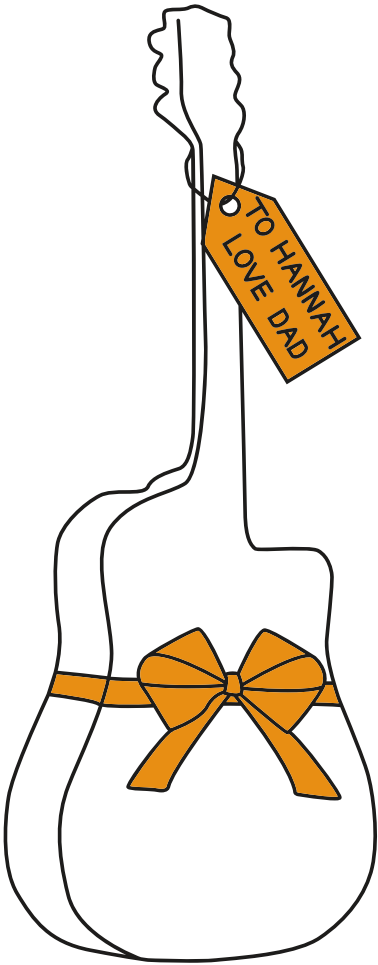
Need new wheels?





Instrument of change

Bring out their inner musician at Buy Search Sell.




[.com.au](https://buysearchsell.com.au)