

3 December 2025

Enquiries: Rebecca Taranto
Our Ref: MCUC 2025_5818/1 (Doc ID:1337286)
Your Ref:

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
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Mandy Newman and Todd Newman
C/-Daniel Favier (Aspire Town Planning and Project Services)
PO Box 1040
Mossman QLD 4873

Email: admin@aspireqld.com

Dear Sir/Madam

ACTION NOTICE
(in accordance with Section 3.1 of the Development Assessment Rules)

Reference is made to the development application lodged with Council on 18/08/2025.

The application is not a properly made application in accordance with Section 51(5) of the *Planning Act 2016*.

Applicant Details

Name: Mandy Newman and Todd Newman
C/- Daniel Favier (Aspire Town Planning and Project Services)
Postal Address: PO Box 1040
Mossman QLD 4873
Email: admin@aspireqld.com

Property Details

Street Address: 18 Hibiscus Court Rocky Point
Real Property Description: Lot 28 on RP749732
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2025_5818/1
Nature of Development Proposed: Material Change of Use (Code)
Description of the Development Proposed: Material Change of Use Code (Dwelling and garage)

Reasons why the application is not properly made

The following is a statement of reasons why the application is not a properly made application:

Application number MCUC 2025_5818/1 has been made over Lot 28 on RP749732. The plans included with the application show that access to the garage will be provided via a ramp to be constructed on Council's road reserve. Council's road reserve is public land. The construction of private structures on public land is not supported by Council.

Actions to be undertaken

The following actions must be undertaken in order to make the application a properly made application:

Access to Garage.

1. Please amend the plans to show that access to the garage can be provided without the need for building work on Council land. Should the amended plans propose ramping or retaining structures, the structures must be located entirely within the boundaries of Lot 28 on RP74973.

Please note that in accordance with section 3.7 of the *Development Assessment Rules*, the application will be taken to have been not made if the above actions are not complied within 20 business days of this action notice unless otherwise agreed.

If the requirements within this notice are not undertaken within this period, Council will return the application and refund any paid application fee as soon as practicable.

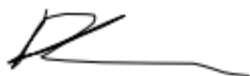
The assessment period for the application will not commence until the application is taken to be properly made.

Other

Please quote Council's application number: MCUC 2025_5818/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Rebecca Taranto on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning