

GMA Certification Group

BUILDING SURVEYORS

ACN 150 435 617

Leaders in Building Certification Services

PLANNING DIVISION

P: 0438 755 374 E: Patrick.c@gmacert.com.au

P.O. Box 2760, Nerang Qld 4211



Our Ref: 20204033

Date: 21 April 2021

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

Via Email: enquiries@douglas.qld.gov.au

Dear Sir,

**RE: NOTICE OF COMPLIANCE – PUBLIC NOTIFICATION OF A
DEVELOPMENT APPLICATION MCUI2020_3879/1
FUNCTION FACILITY (MAX. 80 PERSONS) ON LAND AT
5146 CAPTAIN COOK HIGHWAY, OAK BEACH, LOT 1 ON
RP742791**

GMA Certification have been engaged by Jennifer and David Moodie in regard to the above-described application.

In accordance with section 18.1 of the Development Assessment Rules, please be advised that public notification for this development application was undertaken from Wednesday 24 March 2021 to Thursday 15 April 2021 in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules. In particular, the following actions were undertaken for the above application:

- On Monday 22 March 2021, a notice in the approved form was placed in the Cairns Post. A copy of the relevant public notice is included for reference as **Attachment 1**;
- On Monday 22 March 2021, correspondence enclosing the approved form was sent to adjoining landowner. A copy of the letters and associated notices are included for reference as **Attachment 2**; and

www.gmacert.com.au

- On Tuesday 23 March 2021, a public notice in the approved form was placed on the road frontage for the land in the manner prescribed by the *Planning Act 2016 & Development Assessment Rules 2017*. Photos of the signs as erected on site (on the date placed), are included for reference as **Attachment 3**.

It would be appreciated if Council could please advise how many submissions were received during the Notification period, and provide copies of those submissions for review.

I trust this is sufficient to continue the assessment of the application; however, should any additional information be required, please contact the undersigned.


Kind regards

Patrick Clifton
PLANNING MANAGER
GMA CERTIFICATION

Proposed Development

Make a submission from 24 March 2021 to 15 April 2021

Material Change of Use for a Function Facility (maximum 80 persons) in association with the existing Dwelling House



Where
5146 Captain Cook Highway Oak Beach

On
Lot 1 on RP742791

Approval Sought
Development Permit for Material Change of Use

Minimum Lot Size and Frontage N/A	Building Height N/A	Setbacks N/A	Site Cover N/A
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For further information & submissions to:
 > Douglas Shire Council
 > 07 4099 9444
 > enquiries@douglas.qld.gov.au
 > PO Box 723 Mossman QLD 4873
 > www.douglas.qld.gov.au


View the Application Online
 Application reference: MCU2020_3879/1
 A copy of the application can be obtained from Douglas Shire Council
 www.douglas.qld.gov.au

Public consultation requirements are in accordance with the Planning Act 2016. Printed by Reprotek 4888 4622

Proposed Development

Make a submission from 24 March 2021 to 15 April 2021

Material Change of Use for a Function Facility (maximum 80 persons) in association with the existing Dwelling House



Where
5146 Captain Cook Highway Oak Beach

On
Lot 1 on RP742791

Approval Sought
Development Permit for Material Change of Use

Minimum Lot Size and Frontage N/A	Building Height N/A	Setbacks N/A	Site Cover N/A
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P: 0438 755 374 E: Patrick.c@gmacert.com.au

P.O. Box 2760, Nerang Qld 4211



Our Ref: 20204033

Date: 22 March 2021

PJ Matthews and C R Matthews
PO Box 1077
Smithfield QLD 4878

Dear Mr and Mrs Matthews,

**RE: APPLICATION FOR MATERIAL CHANGE OF USE
FOR A FUNCTION FACILITY (MAXIMUM 80 PERSONS) IN
ASSOCIATION WITH THE EXISTING DWELLING HOUSE
ON LAND AT 5146 CAPTAIN COOK HIGHWAY, OAK
BEACH, LOT 1 ON RP742791**

YOUR LAND: 5134 CAPTAIN COOK HIGHWAY, OAK BEACH

GMA Certification have been engaged by David and Jennifer Moodie in regard to the above-described application.

Pursuant to Section 53 of the *Planning Act 2016*, and 17.1 of the *Development Assessment Rules 2017 (Under the Planning Act 2016 Section 68 (1))*, please find **Attached Notice** of the Proposed Development (Form 5) for your consideration.

The comment period for this Application commences on Wednesday 24 March 2021 and concludes on Thursday 15 April 2021. A complete copy of the Development Application may be obtained for review from the offices of Douglas Shire Council (Application Ref: MCUI2020_3879/1)

Kind regards

**Patrick Clifton
PLANNING MANAGER
GMA CERTIFICATION**

www.gmacert.com.au

Proposed Development

Make a submission from
**24 March 2021 to 15 April
2021**

**Material Change of Use for a
Function Facility (maximum 80
persons) in association with the
existing Dwelling House**

Where: 5146 Captain Cook
Highway, Oak Beach

On: Lot 1 RP742791

Approval sought: Development
Permit for Material Change of Use

Application ref:
MCUI2020_3879/1

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

Douglas Shire Council
64-66 Front Street, Mossman,
QLD, 4873
enquiries@douglas.qld.gov.au
07 40999444
www.douglas.qld.gov.au

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

Note text sized used in this template must meet the minimum requirements set out in schedule 3 of the Development Assessment Rules.

Tsyu can bet on title shot at Suncorp

PETER HARRIS

THE Tim Tsyu camp is in talks with the Queensland government to stage a proposed 10th world title fight between the year at Suncorp Stadium.

Tsyu's promoter, who is talking with the government as the son of Russia sets his sights on a similar world title fight at the scene of the Jeff Horn-Manny Pacquiao epic in 2007.

Tsyu's promoters No Limit Boxing are investigating venues including Sydney's Bankwest Stadium and Townsville's Queensland Country Bank Stadium, which hosted Tsyu's debut of Horn last August.

But the availability of \$2000 fans filling Suncorp to watch Horn's historic defence of Pacquiao have opened Tsyu's eyes to the prospect of staging a world title at one of Australia's sport's most iconic stadiums.

The decision Tsyu (7-0, 18KO) will move a step closer to his dream with victory over Dennis Hagstr in Newcastle on Wednesday week and his management confirmed talks were underway for a Suncorp contract.

Tim Tsyu Dennis Hagstr, in

springboards into that mandatory position for a world title fight. No Limit CEO George Stewart said:

"We want it to happen in 2021 and Suncorp Stadium is an attractive option. We had a great response from Queensland fans for Tsyu's fight with Jeff Horn last year in Townsville and Suncorp is one of the best sporting stadiums in the world. It was a great venue for the Horn versus Pacquiao fight and we would love to have the best world title shot at Suncorp."

The Horn-Pacquiao world title fight was a major sponsor for the Queensland government.

Horn's State jobs decision over the Olympics has turned over more than \$100m in extra income to the state.

It is estimated a Tsyu world title fight at Suncorp would have over at least 10m and be worth an additional \$100m to the Queensland economy.

But there are some hurdles to clear for Tsyu to get a world title shot.

For a start, the most degree of title to the Queensland economy.



High Bloodline on Profbeer returns to action after winning the Inglis Millionaire. Picture: Getty Images

SLIPPER WASHOUT HELPS COLT

CHRISTY GARDNER

CO-TRAINER Michael Kent Jr says Golden Slipper favourite Profbeer remains in "good position" for the world's richest race for two-year-olds despite last Saturday's washout.

Profbeer, a half-brother of Capitalist, will complete an unexpected second tune-up on Tuesday at contractor Mick Price, in Sydney, "lily in the gutter" towards Saturday's re-scheduled race.

"We would've liked to run (on Saturday) on a decent track, but he's been forced to the straight," Kent Jr said. "I'm glad they didn't run on what would've been a Heavy 10 - suits us to be on a bit better ground... The track will come up in that sort of heavy range next Saturday and I think he'll really enjoy it."

Profbeer will be three weeks between runs, instead of the "perfect" two, but the colt's work on Tuesday should take the freshness out of his legs.

"Every year in the same boat - seven more days to just 10 in the gutter," Kent Jr said.

"We want to see him travel just a little without overdoing it in the gutter."

"He's the best colt in the race and he's been trained beautifully to try and win the Slipper. I think we've got the right horse... he'll be out in front a long time."

Profbeer scraped the Slipper claim with an emphatic five-length win in the Inglis Millionaire win on a rain-affected soft track.

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