



SARA reference: 2503-44955 SRA

Applicant reference: 2023-06-66 – Douglas Shire Council – Lot 6 Gorge Road, Mossman Gorge

Council reference: ROL 2025\_5725/1

27 March 2025

Douglas Shire Council  
C/- Aspire Town Planning and Project Services  
PO Box 723  
MOSSMAN QLD 4873  
admin@aspireqld.com

Attention: Daniel Favier

Dear Sir / Madam

## SARA information request - Gorge Road, Mossman Gorge

**Stage 1 - Reconfiguring a Lot (1 Lot into 2 Lots and Creating an Access Easement to a Road) and  
Stage 2 - Reconfiguring a Lot (Boundary Realignment)**

(Given under section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant provisions of the State Development Assessment Provisions (SDAP) has not been provided.

Native vegetation	
1.	<p><b><u>Issue:</u></b></p> <p>The information provided in the development application lack the detail necessary to complete an assessment against SDAP State Code 16: Native vegetation clearing (State code 16).</p> <p>Insufficient information has been given to demonstrate the development complies with PO80 of State code 16 in relation to how the development reasonably avoids or reasonably minimises clearing, where it cannot be reasonably avoided. Even if the application does not propose clearing, there will be additional clearing exemptions as a result of reconfiguring a lot.</p> <p><b><u>Action:</u></b></p> <p>1. Demonstrate how the adverse impacts of clearing vegetation have been reasonably minimised or avoided.</p> <p><b><u>Advice:</u></b></p>

	<p>The definition of adverse impacts of clearing includes, but is not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. the loss of vegetation</li> <li>2. the loss of biodiversity</li> <li>3. land degradation</li> <li>4. loss of connectivity</li> <li>5. altered ecological processes; and</li> <li>6. contributions to greenhouse gas emissions.</li> </ol>
2.	<p><b><u>Issue:</u></b></p> <p>The plans provided in the development application lack the detail necessary to complete an assessment against State code 16.</p> <p>Regardless of whether clearing is proposed or not, the development will allow for the clearing of vegetation under the 'essential management' exemption. The "Proposed Reconfiguration of a Lot" plan (Plan No. 107-23) does not clearly identify the proposed new boundaries, the staging and the additional clearing exemptions created. Additional clearing exemptions include fire management lines with a width of 10 metres on either side of each new boundary.</p> <p><b><u>Action:</u></b></p> <ol style="list-style-type: none"> <li>2. Provide a plan that clearly shows new boundaries as a result of the proposed development, including labels and a legend.</li> <li>3. Provide digital data (shapefiles) clearly showing the <u>location and extent of all</u> proposed lot boundaries, any proposed building envelopes, fire management lines and fire break/safety buffers that will become exempt clearing work.</li> </ol> <p><b><u>Advice:</u></b></p> <p>In State code 16: Clearing as a result of reconfiguring a lot includes:</p> <ul style="list-style-type: none"> <li>• Clearing for routine management and essential management purposes associated with the approved development including clearing to maintain proposed infrastructure, facilities, roads, access routes, utilities, services and fences, and clearing to maintain the safety of persons and property that will be associated with the development (see Schedule 24 of the Planning Regulation 2017).</li> <li>• Clearing for necessary fire management lines associated with the development. This will be assessed as follows: <ul style="list-style-type: none"> <li>o all proposed allotment boundaries will be assessed as requiring clearing for fire management lines with a width of 10 metres constructed on either side of the allotment boundary.</li> </ul> </li> </ul>
3.	<p><b><u>Issue:</u></b></p> <p>Insufficient information has been given to demonstrate that the development complies with the purpose statement or PO85 or AO85.1 of State code 16 in relation to how the development will impact upon connectivity for coastal bioregions and subregions.</p> <p><b><u>Action:</u></b></p> <ol style="list-style-type: none"> <li>4. Demonstrate how the development meets the connectivity provisions of State code 16, in particular Table 3.</li> </ol> <p><b><u>Advice:</u></b></p> <p>To comply with Table 3 in State code 16, maintaining connectivity areas for coastal bioregions and subregions, clearing does not:</p>

	<ul style="list-style-type: none"> <li>• occur in areas of vegetation that are less than 10 hectares; and</li> <li>• reduce the extent of vegetation to less than 10 hectares; and</li> <li>• occur in areas of vegetation less than 100 metres wide; and</li> <li>• reduce the width of vegetation to less than 100 metres; and</li> <li>• occur where the extent of vegetation on the subject lot(s) is reduced to, or less than, 30 per cent of the total area of the lot(s).</li> </ul>
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The following advice is also provided in relation to State code 16.

Advice	
1.	<p><b>State code 16 response</b></p> <p>The application material does not adequately address the State Development Assessment Provisions (SDAP) - State code 16: Native vegetation clearing (State code 16).</p> <p>Restating a response, “N/A, Proposal complies, and Proposal is capable of complying” does not demonstrate how the proposed development meets the requirements of State code 16.</p> <p>If the purpose statement cannot be addressed, demonstrate how the proposed application meets the criteria of this acceptable outcome (AO), or where the development cannot meet the AO, demonstrate how it meets the performance outcome (PO).</p> <p><b>Please provide a comprehensive response to State code 16.</b></p> <p>The plans provided in the development application do not clearly identify the new boundaries or the staging of the development.</p> <p><b>Please provide an updated plan for the reconfiguration.</b> Guidance about providing relevant plans can be found in the <a href="#">DA Forms guide</a>.</p> <p>The <a href="#">Guide to State Development Assessment Provisions State code 16: Native vegetation clearing</a> provides guidance on how to comply with the relevant POs of State code 16. Appendix 2 of this guideline provides details on the standard application information for all development applications involving the clearing of native vegetation. Appendix 6 of this guideline provides guidance on how to comply with PO85 Connectivity.</p>
2.	<p><b>Digital Data</b></p> <p>Providing digital data for the location and extent of all proposed lot boundaries, any proposed building envelopes, fire management lines and fire break/safety buffers that will become exempt clearing work is recommended.</p> <p>Digital data should include a projected spatial reference (e.g. GDA94 or GDA2020) and preferably be in an ESRI compatible format (shapefile, geodatabase or KML).</p>

### How to respond

You have three months to respond to this request and the due date to SARA is 27 June 2025.

You may respond by providing either:

- all of the information requested
- part of the information requested, or
- a notice that none of the information will be provided.

Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Tony Croke, Principal Planner, on 40373205 or via email [CairnsSARA@dasilgqld.gov.au](mailto:CairnsSARA@dasilgqld.gov.au) who will be pleased to assist.

Yours sincerely



Sue Lockwood  
A/Principal Planning Officer

cc Douglas Shire Council, [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

Development details	
Description:	Development permit for Reconfiguring a Lot (1 Lot into 2 Lots and Creating an Access Easement to a Road) and Reconfiguring a Lot (Boundary Realignment)
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 3, Division 4, Table 2, Item 1 (10.3.4.2.1) (Planning Regulation 2017) Clearing native vegetation
SARA reference:	2503-44955 SRA
Assessment criteria:	State Development Assessment Provisions (SDAP): State code 16: Native vegetation clearing