



SARA reference: 2503-44955 SRA  
Council reference: ROL 2025\_5725/1  
Applicant reference: 2023-06-66 – Douglas Shire Council – Lot 6 Gorge Road, Mossman Gorge

23 May 2025

Chief Executive Officer  
Douglas Shire Council  
PO Box 723  
MOSSMAN QLD 4873  
enquiries@douglas.qld.gov.au

Attention: Jenny Elpinstone

Dear Sir/Madam

## SARA referral agency response—Staged Reconfiguration of a Lot at Gorge Road, Mossman Gorge (Lot 6 on SP343110)

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 10 March 2025.

### Response

Outcome:	Referral agency response – with conditions
Date of response:	23 May 2025
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### Development details

Description:	Development permit	Staged Reconfiguration of a lot: <ul style="list-style-type: none"><li>• Stage 1 - Reconfiguring a lot (1 lot into 2 lots and creating an access easement to a road); and</li><li>• Stage 2 - Reconfiguring a lot (boundary realignment)</li></ul>
SARA role:	Referral agency	

SARA trigger: **Schedule 10, Part 3, Division 4, Table 2** (Planning Regulation 2017)  
– Reconfiguring a lot involving clearing native vegetation

SARA reference: 2503-44955 SRA

Assessment manager: Douglas Shire Council

Street address: Gorge Road, Mossman Gorge

Real property description: Lot 6 on SP343110

Applicant name: Douglas Shire Council

Applicant contact details: C/- Aspire Town Planning and Project Services  
PO Box 723  
MOSSMAN QLD 4873  
admin@aspireqld.com

*Human Rights Act 2019* considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

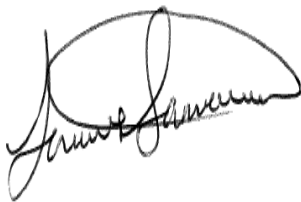
## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Anthony Westbury, A/Senior Planning Officer, on 4037 3215 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes  
A/ Manager (Planning)

cc Douglas Shire Council, admin@aspireqld.com

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations about a referral agency response  
Attachment 5 - Documents referenced in conditions

## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at **Attachment 5**)

No.	Conditions	Condition timing
Schedule 10, Part 3, Division 4, Table 2 – Reconfiguring a lot involving clearing native vegetation—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>Clearing of vegetation must not occur within the areas identified as Area B (B1-B5) as shown on the attached:</p> <p>(a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2503-44955 SRA, Sheet 1 of 1, version 1, dated 23 May 2025; and</p> <p>(b) Attachment to Vegetation Management Plan VMP 2503-44955 SRA, Derived Reference Points for GPS.</p>	At all times.
2.	<p>Built infrastructure, other than for fences, roads, underground services, firebreaks and fire management, must not be established, constructed or located within Area C (C1-C2) as shown on the attached:</p> <p>(a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2503-44955 SRA, Sheet 1 of 1, version 1, dated 23 May 2025; and</p> <p>(b) Attachment to Vegetation Management Plan VMP 2503-44955 SRA, Derived Reference Points for GPS.</p>	At all times.
3.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval, and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing.

## Attachment 2—Advice to the applicant

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General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v3.2. If a word remains undefined it has its ordinary meaning.

## Attachment 3—Reasons for referral agency response

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(Given under section 56(7) of the *Planning Act 2016*)

### The reasons for the SARA decision are:

The proposed development, with conditions, complies with the relevant provisions of State code 16: Native vegetation clearing, as it:

- Appropriately avoids and minimises vegetation clearing, to avoid the loss of biodiversity and land degradation, maintain ecological processes, and conserve vegetation.
- Locates the new boundaries outside category B remnant vegetation as much as possible.
- Does not result in a significant residual impact on a matter of state environmental significance.

### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the State Development Assessment Provisions (version 3.2)
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- *Human Rights Act 2019*

## **Attachment 4— Representations about a referral agency response**

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## **Attachment 5—Documents referenced in conditions**

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