

29 January 2026

Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Attn: Daniel Lamond (Assessing Officer)

Via email: daniel.lamond@douglas.qld.gov.au
enquiries@douglas.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST FOR A DEVELOPMENT APPLICATION FOR OPERATIONAL WORKS (VEGETATION CLEARING) OVER LAND AT 71-85 PORT DOUGLAS ROAD, PORT DOUGLAS, MORE FORMALLY DESCRIBED AS LOT 1 ON SP150468

COUNCIL REF: OP 2025_5866/I

Aspire Town Planning and Project Services act on behalf of Seymour Land Pty Ltd (the 'Applicant' and 'Landowner') in relation to the above described matter.

On behalf of the Applicant, please accept this correspondence as the Applicant's full response to the above referenced Request for Information pursuant to s13.2(a) of the Development Assessment Rules v3.

Information Request Item 1: Tree Species and Locations

Council holds concerns that the proposal is not compliant with PO1 of the vegetation Management Code. The proposal to remove 80 trees is expected to be to the detriment of the character and amenity of the area without any certainty that a future development can compensate the locality. There is no current development permit in place to demonstrate the need to remove the trees. In particular, the thick stand of trees at the rear boundary adjoining the golf course. High value amenity trees such as Melaleuca ssp, should be retained until such time as their removal is justified. It is acknowledged that the site holds various low value amenity trees.

The detailed survey making up the proposal plans does not demonstrate tree species and their location. Provide a plan demonstrating the species and location of each tree proposed for removal.

Applicant Response to Information Request Item 1

The Applicant acknowledges Council's concerns regarding compliance with Performance Outcome PO1 of the Vegetation Management Code and the potential amenity implications associated with vegetation removal.

By way of context, the subject land is presently an overgrown and unmanaged former development site, containing a mixture of remnant regrowth and self-seeded species of varying condition and amenity value. The vegetation does not represent an intact or managed landscape setting, but rather a transitional site pending redevelopment.

Since the issuing of the Information Request (18 December 2025), the Applicant has lodged a combined Development Application comprising:

- a Preliminary Approval seeking use rights consistent with the Low–Medium Density Residential Zone; and
- a Development Permit for Reconfiguring a Lot (1 lot into 40 lots plus common property).

That application is currently before Council for assessment. The present Vegetation Clearing application is intended to facilitate early establishment works in advance of anticipated civil construction, rather than speculative clearing unrelated to a defined development outcome. The ultimate redevelopment of the site is therefore clearly articulated and actively progressing through Council's assessment system.

Council has expressed concern regarding the removal of approximately 80 trees and the absence of certainty that future development would compensate for vegetation loss. In response, it is noted that the concurrent development application includes a comprehensive Landscaping Plan, which forms part of the formal assessment material. That plan demonstrates how the site will be re-established with structured landscaping, street tree planting, and embellishment planting, resulting in a coordinated residential landscape outcome rather than the existing unmanaged condition. The future landscape outcome will provide a consistent and planned streetscape character, improved usability of open space areas, and an overall enhancement in presentation and amenity when compared with the site's current state.

With respect to Council's specific request regarding tree species and locations, the Applicant acknowledges that while vegetation information was included in the original submission, the graphic notation used to identify trees proposed for removal did not readily allow cross-referencing with the species schedule. To address this, a revised vegetation plan has been prepared and is attached. This plan clearly identifies:

- the location of each tree proposed for removal; and
- the corresponding species classification.

The species schedule confirms that the site contains a mix of species, including some *Melaleuca* spp. While *Melaleuca* species can have amenity value in appropriate contexts, the specimens on this site are generally located within a broader mass of unmanaged vegetation and are not functioning as a designed landscape feature or established streetscape element. Their removal is directly linked to the orderly subdivision layout and future residential development pattern proposed under the concurrent application.

Importantly, the site adjoins the Mirage Country Club golf course to the rear and side, which provides an extensive and well-maintained vegetated setting beyond the site boundary. This adjoining landscape forms a substantial and enduring green backdrop to the locality. Consequently, even with the proposed clearing, the broader visual amenity and vegetated character experienced from the locality and adjoining land will remain high.

In summary, while vegetation removal is proposed, it occurs in the context of:

- a defined and actively progressing residential development proposal,

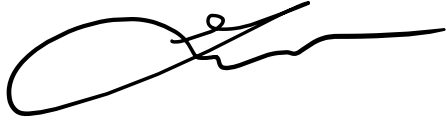
- the replacement of unmanaged regrowth with planned and structured landscaping, and
- the retention of a strong vegetated setting in the wider locality.

Accordingly, it is submitted that the proposal will not result in an unacceptable loss of character or amenity and remains capable of achieving the intent of POI when considered in the context of the approved development framework and proposed landscaping outcomes.

Conclusion

Thank you for your time and consideration of this Response to Information Request and Notice of Intention to Commence Public Notification. If you have any further questions or issues please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Daniel Favier', with a large, stylized loop at the beginning and a horizontal line extending to the right.

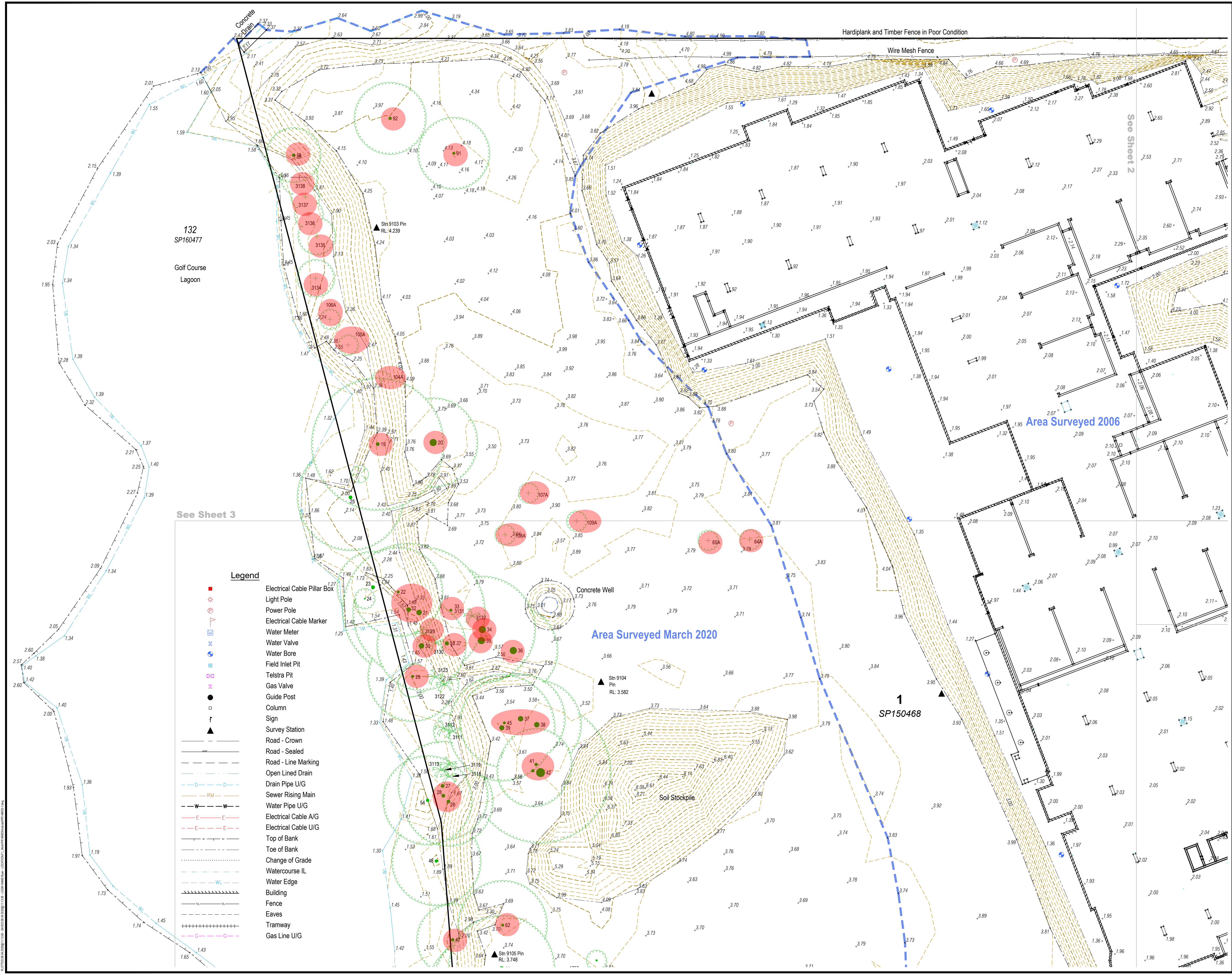
Daniel Favier

Senior Town Planner

ASPIRE Town Planning and Project Services

ATTACHMENT A

Amended Vegetation Clearing Plans



Legend

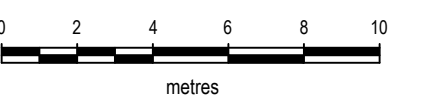
- Electrical Cable Pillar Box
- Light Pole
- Power Pole
- Electrical Cable Marker
- Water Meter
- Water Valve
- Water Bore
- Field Inlet Pit
- Telstra Pit
- Gas Valve
- Guide Post
- Column
- Sign
- Survey Station
- Road - Crown
- Road - Sealed
- Road - Line Marking
- Open Lined Drain
- Drain Pipe U/G
- Sewer Rising Main
- Water Pipe U/G
- Electrical Cable A/G
- Electrical Cable U/G
- Top of Bank
- Toe of Bank
- Change of Grade
- Watercourse IL
- Water Edge
- Building
- Fence
- Eaves
- Tramway
- Gas Line U/G

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NOTES

Level Datum: AHD
Origin of Levels: PM 40003
RL 5.258
vide C&B Plan 62674-1a
Meridian: vide C&B Plan 62674-1a
Origin of Coordinates: Stn 9009
Iron Pin
E 870.21
N 5336.399
Contour Interval: 0.2m
Index: 1.0m

Note:
This plan is a combination of current survey data and previous data sets surveyed prior to 2006. (see plan 62674-1A).
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COMPILED RMS		CAD REF PR146603-1.DWG	
SHEET SIZE A1		SHEET OF SHEETS 5	

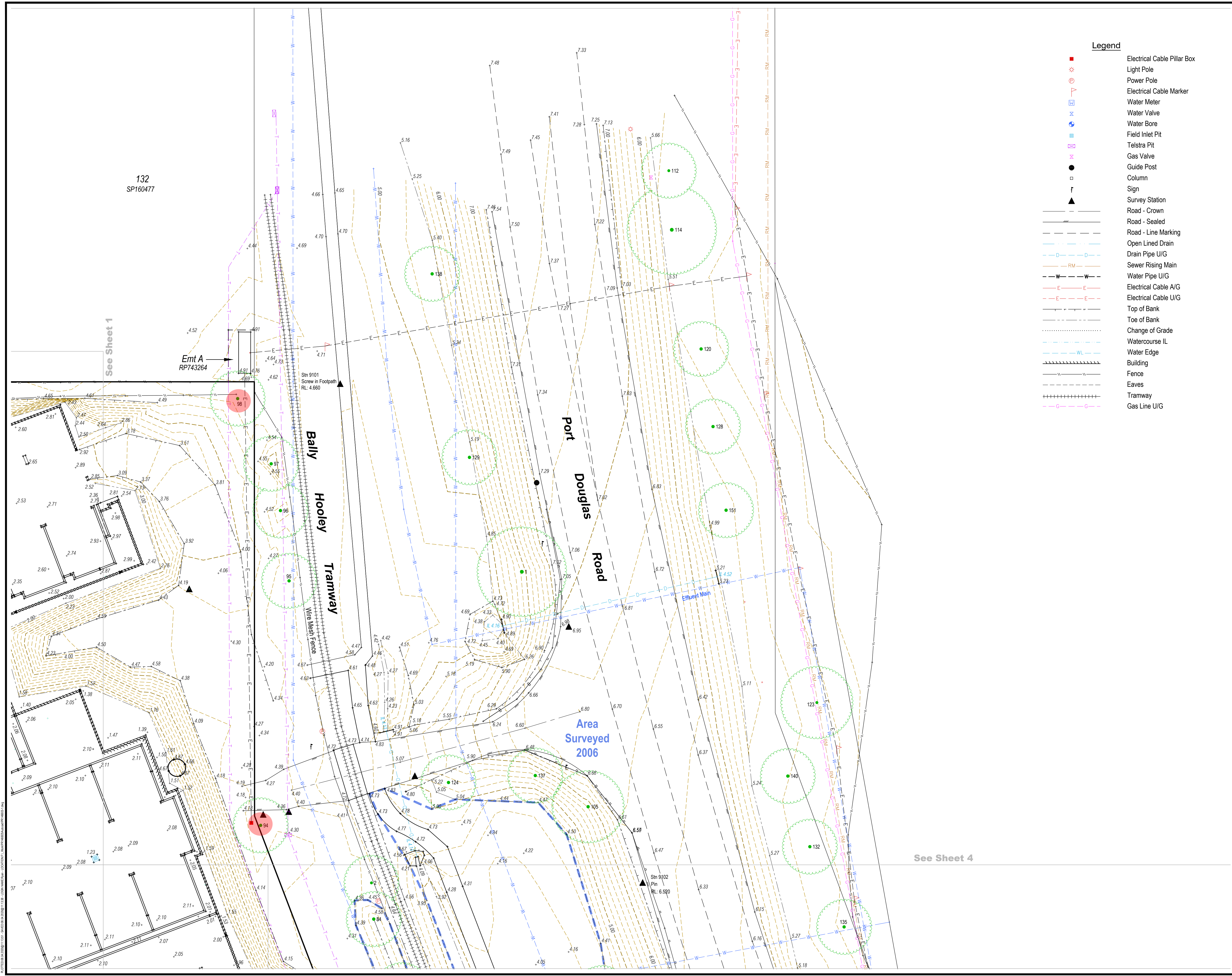
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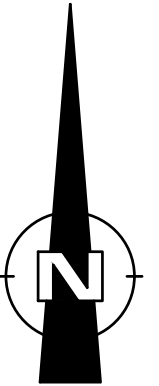
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Legend

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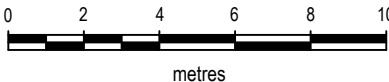
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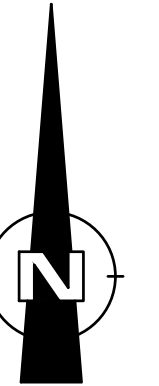
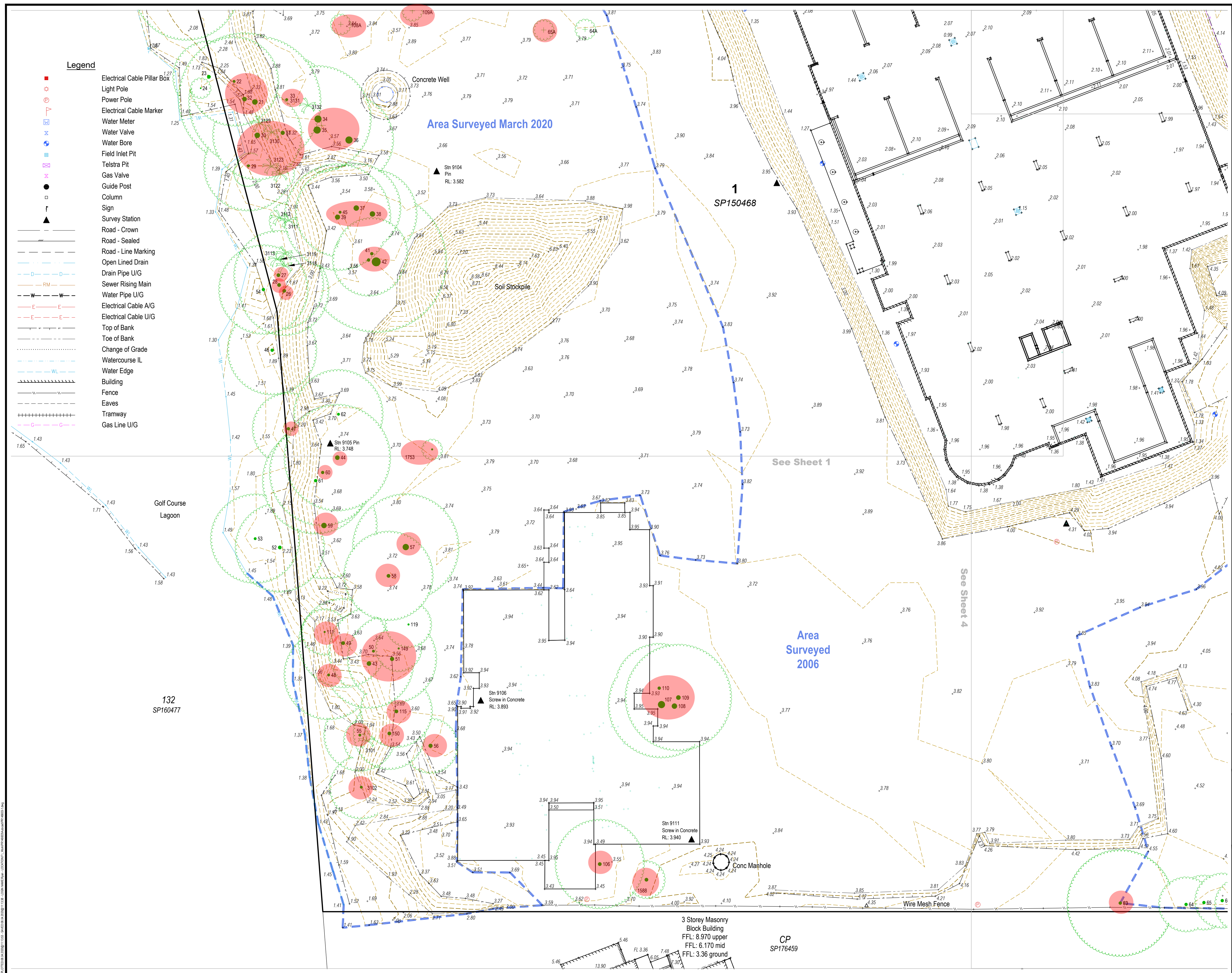
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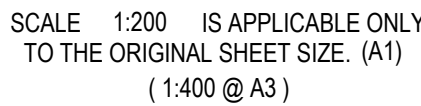
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