



Town Planning and Project Services

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 SPI50468**

COUNCIL REF: OP 2025_5866/1

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 POI 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 POI of the Vegetation Management Code and the potential amenity implications associated with vegetation removal.

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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 PO1 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.

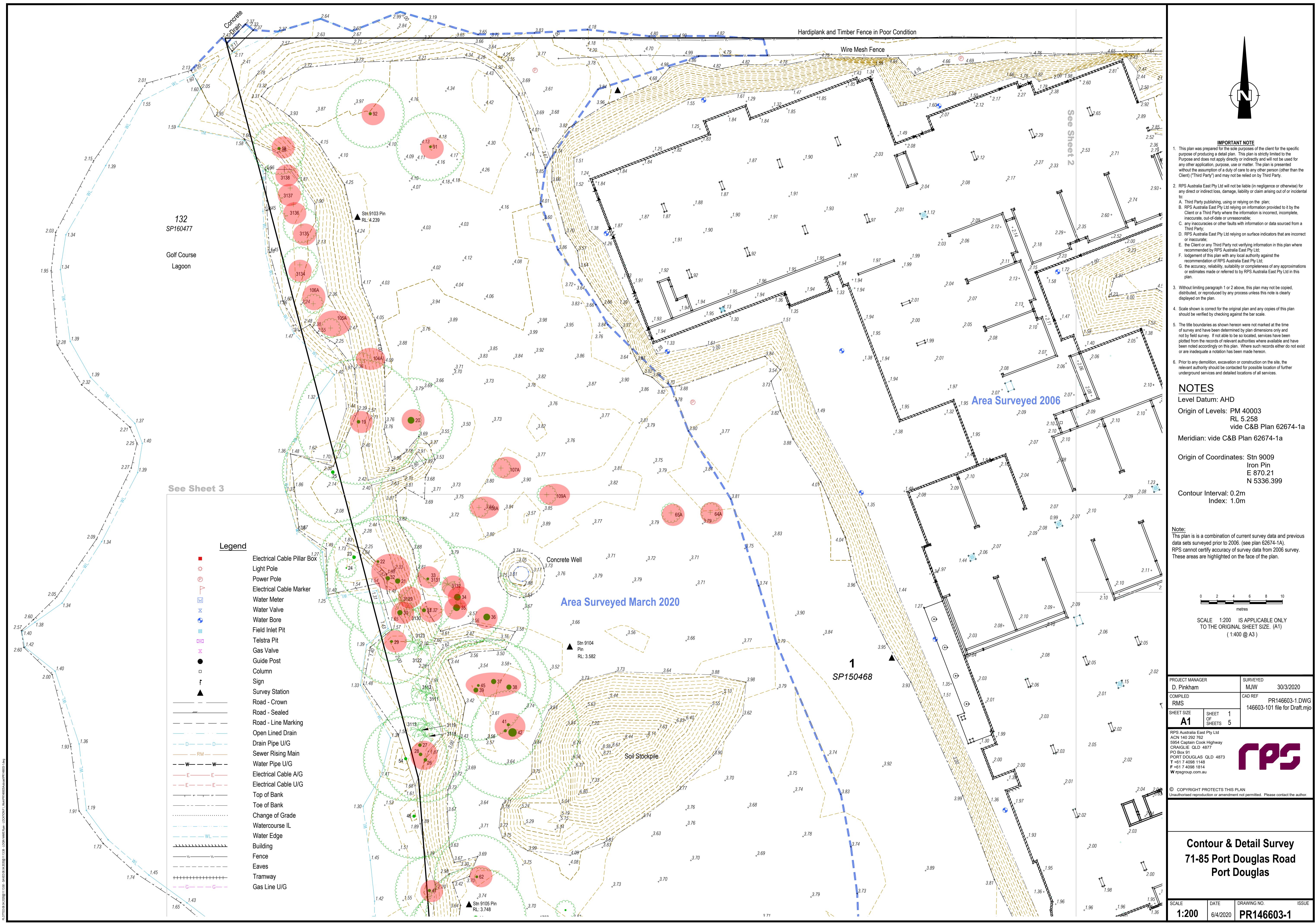
Regards,

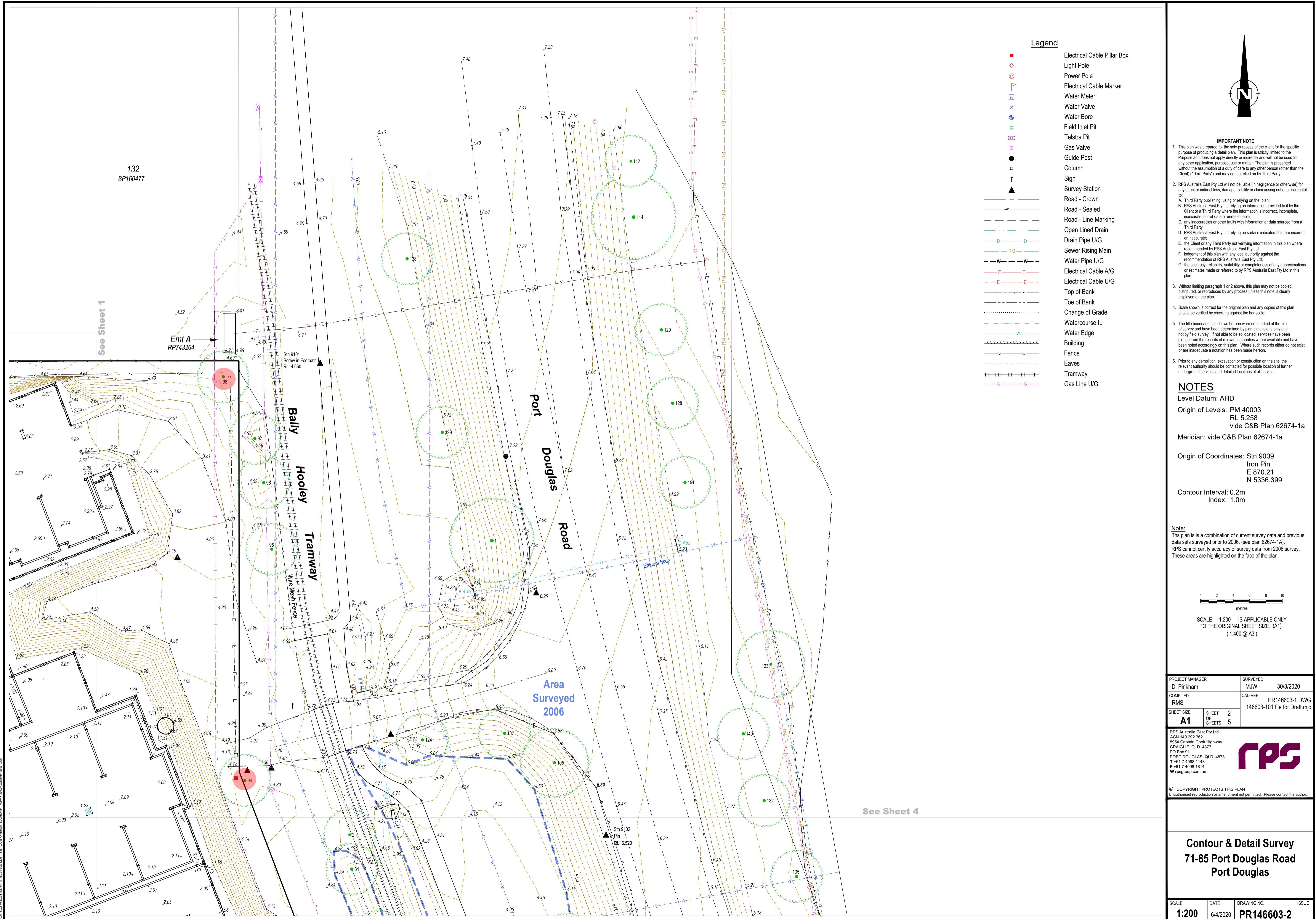
A handwritten signature in black ink, appearing to read "Daniel Favier".

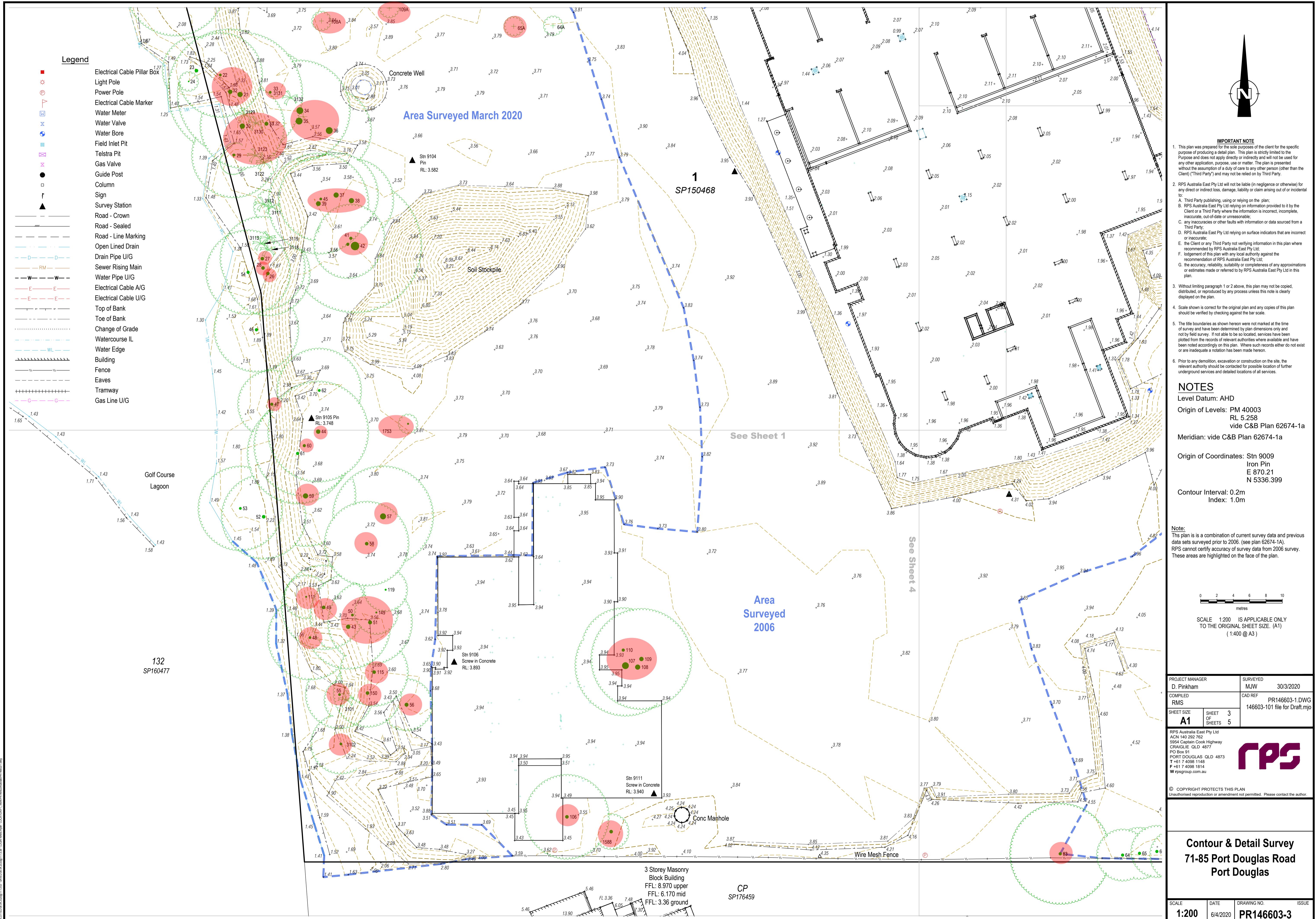
Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services

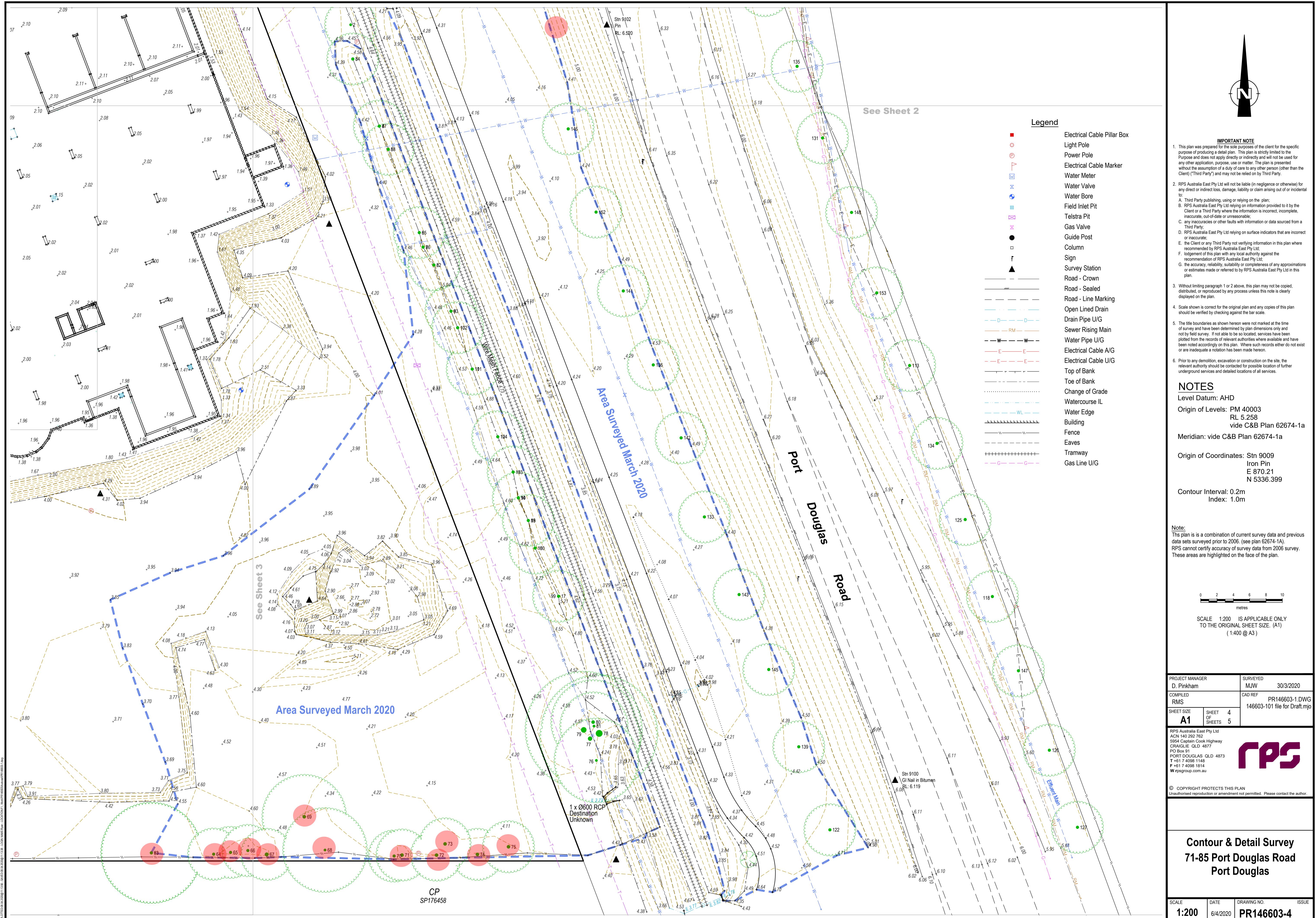
ATTACHMENT A

Amended Vegetation Clearing Plans









TREE TABLE (Existing from original survey)

Tree No.	RL	TRUNK (DIA)	SPREAD (DIA)	HEIGHT	TREE
64A	4.04				Coconut Palm
65A	3.80				Palm
82A	3.39	0.2	5	8	Pandanus
104A	2.44				Coconut Palm
105A	2.93				Coconut Palm
106A	2.37				Coconut Palm
107A	3.63				Coconut Palm
108A	3.03				Coconut Palm
109A	3.49				Coconut Palm
235	4.28	0.52	10	10	Tree Unknown
1521	4.69	0.32	5	9	Coconut Palm
1588	3.99	0.4	4	10	Coconut Palm
1753	3.51	0.2	2	8	Palm
3101	2.42	0.25	5	7	Pandanus
3102	2.65	0.3	7	6	Pandanus
3111	2.19	0.15	4	4	Pandanus
3112	2.12	0.15	2	4	Pandanus
3113	1.98	0.15	2	4	Pandanus
3118	1.66	0.3	3	8	Melaleuca
3119	2.0	0.2	3	6	Pandanus
3122	2.78	0.2	3	5	Pandanus
3123	2.12	0.2	4	5	Pandanus
3129	2.13	0.2	4	5	Pandanus
3130	2.81	0.18	3	4	Pandanus
3131	4.33	0.25	3	4	Melaleuca
3132	4.06	0.15	3	3	Pandanus
3134	1.68	0.2	4	10	Coconut Palm
3135	1.82	0.35	4	8	Pandanus
3136	1.81	0.15	3	6	Pandanus
3137	1.7	0.25	3	7	Pandanus
3138	1.9	0.3	4	7	Pandanus

TREE TABLE (additional Trees)

Pt No.	TRUNK (DIA)	SPREAD (DIA)	HEIGHT	TREE	Pt No.	TRUNK (DIA)	SPREAD (DIA)	HEIGHT	TREE
1	0.4	10	12	Moreton Bay Ash	91	0.3	8	8	Wattle
2	0.3	6	12	Melaleuca (Tea Tree)	92	0.35	8	10	Wattle
3	0.35	6	16	Coconut	93	0.35	12	16	Coconut
4	0.35	6	16	Coconut	94	0.35	6	14	Coconut
5	0.35	6	16	Coconut	95	0.35	6	10	Coconut
6	0.35	6	16	Coconut	96	0.35	6	8	Coconut
7	0.35	6	16	Coconut	97	0.35	6	8	Coconut
8	0.35	6	16	Coconut	98	0.35	6	8	Coconut
9	0.35	6	16	Coconut	99	0.35	6	16	Coconut
10	0.35	6	16	Coconut	100	0.35	6	16	Coconut
11	0.35	6	16	Coconut	101	0.35	6	16	Coconut
12	0.35	6	16	Coconut	102	0.35	6	16	Coconut
13	0.35	6	16	Coconut	103	0.35	6	16	Coconut
14	0.35	6	16	Coconut	104	0.35	6	16	Coconut
15	0.35	6	16	Coconut	105	0.35	8	12	Moreton Bay Ash
16	0.35	6	16	Coconut	106	0.4	10	12	Wattle
17	0.35	6	16	Coconut	107	0.8	12	14	Beach Almond
18	0.35	6	10		108	0.6	10	14	Beach Almond
19	0.4	15	12	Fig	109	0.5	12	14	Wattle
20	0.8	10	10	Wattle	110	0.35	10	12	Wattle
21	0.6	15	15	Fig	111	0.2	5	6	Pandanus
22	0.3	10	15	Fig	112	0.3	6	11	Coconut
23	0.4	8	15		113	0.35	6	13	Palms:
24	0.15	2	4		114	0.4	10	15	Moreton Bay Ash
25	0.4	12	15		115	0.4	8	10	Pandanus
26	0.4	10	14	Melaleuca (Tea Tree)	118	0.35	6	13	Palms:
27	0.4	10	14	Melaleuca (Tea Tree)	119	0.2	5	8	Pandanus
28	0.4	10	14	Melaleuca (Tea Tree)	120	0.35	6	13	Palms:
29	0.4	10	14	Melaleuca (Tea Tree)	123	0.3	8	12	Palms:
30	0.6	10	14	Melaleuca (Tea Tree)	124	0.35	6	10	Moreton Bay Ash
31	0.45	10	15		125	0.35	6	13	Palms:
32	0.5	15	15	Fig	126	0.35	6	13	Palms:
33	0.3	10	14	Melaleuca (Tea Tree)	127	0.35	6	13	Palms:
34	0.8	12	16	Melaleuca (Tea Tree)	128	0.35	6	13	Palms:
35	0.8	12	16	Melaleuca (Tea Tree)	129	0.35	6	13	Palms:
36	0.8	10	15		131	0.35	6	13	Palms:
37	0.6	10	15	Melaleuca (Tea Tree)	132	0.35	6	13	Palms:
38	0.6	10	15	Melaleuca (Tea Tree)	133	0.35	6	13	Palms:
39	0.55	12	16	Wattle	134	0.35	6	13	Palms:
40	0.35	8	12		135	0.35	6	13	Palms:
41	0.35	8	10	Melaleuca (Tea Tree)	136	0.35	6	13	Palms:
42	1	16	18	Melaleuca (Tea Tree)	137	0.35	6	10	
43	0.5	10	15	Melaleuca (Tea Tree)	138	0.35	6	13	Palms:
44	0.5	12	16		139	0.35	6	13	Palms:
45	0.3	10	14	Wattle	140	0.35	6	13	Palms:
46	0.35	10	16	Gum	142	0.35	6	13	Palms:
47	0.35	8	14	Melaleuca (Tea Tree)	143	0.35	6	13	Palms:
48	0.3	10	14	Wattle	145	0.35	6	13	Palms:
49	0.4	10	16	Wattle	146	0.35	6	13	Palms:
50	0.3	10	16		147	0.35	6	13	Palms:
51	0.45	10	16	Melaleuca (Tea Tree)	148	0.35	6	13	Palms:
52	0.4	10	16	Melaleuca (Tea Tree)	149	0.2	5	8	Pandanus
53	0.3	10	14	Melaleuca (Tea Tree)	150	0.4	8	10	Pandanus
54	0.35	10	14		151	0.35	6	13	Palms:
55	0.3	8	14	Melaleuca (Tea Tree)	152	0.35	6	13	Palms:
56	0.45	6	10	Melaleuca (Tea Tree)	153	0.35	6	13	Palms:
57	0.7	12	14	Wattle					
58	0.4	10	14	Wattle					
59	0.6	12	16	Wattle					
60	0.35	12	16	Wattle					
61	0.35	12	16	Wattle					
62	0.3	10	14	Wattle					
63	0.35	12	16						
64	0.35	6	12	Palms:					
65	0.35	6	12	Palms:					
66	0.35	6	12	Palms:					
67	0.45	6	16	Palms:					
68	0.3	10	14	Wattle					
69	0.4	10	14	Wattle					
70	0.35	6	10	Palms:					
71	0.4	6	14	Palms:					
72	0.4	6	14	Palms:					
73	0.4	6	14	Palms:					
74	0.4	6	14	Palms:					
75	0.4	6	14	Palms:					
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