

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application involving **code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Queensland Ambulance Service
Contact name <i>(only applicable for companies)</i>	Reel Planning - Tim O'Leary
Postal address <i>(P.O. Box or street address)</i>	1/9 Camford Street
Suburb	Milton
State	QLD
Postcode	4101
Country	Australia
Contact number	0431 756 163
Email address <i>(non-mandatory)</i>	tim@reelplanning.com
Mobile number <i>(non-mandatory)</i>	0431 756 163
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
<i>Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <u>DA Forms Guide: Relevant plans</u>.</i>				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		43	Front Street	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	13	RP706256	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)				
<i>Note: Place each set of coordinates in a separate row.</i>				
<input type="checkbox"/> Coordinates of premises by longitude and latitude				
Longitude(s)		Latitude(s)		Datum
				<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>
<input type="checkbox"/> Coordinates of premises by easting and northing				
Easting(s)		Northing(s)		Datum
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>
3.3) Additional premises				
<input type="checkbox"/> Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application <input checked="" type="checkbox"/> Not required				
4) Identify any of the following that apply to the premises and provide any relevant details				
<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer				
Name of water body, watercourse or aquifer:		<input type="text"/>		
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>				
Lot on plan description of strategic port land:		<input type="text"/>		
Name of port authority for the lot:		<input type="text"/>		
<input type="checkbox"/> In a tidal area				
Name of local government for the tidal area (if applicable):		<input type="text"/>		
Name of port authority for tidal area (if applicable):		<input type="text"/>		

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Emergency Services
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required
6.4) Is the application for State facilitated development?
<input type="checkbox"/> Yes - Has a notice of declaration been given by the Minister?
<input checked="" type="checkbox"/> No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Ambulance Station and Relief Quarters	Community Facilities Activities – Emergency Services		
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			
8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application			
<input checked="" type="checkbox"/> No			
Provide a general description of the temporary accepted development		Specify the stated period dates under the Planning Regulation	

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



<input type="checkbox"/> SEQ northern inter-urban break – community activity <input type="checkbox"/> SEQ northern inter-urban break – indoor recreation <input type="checkbox"/> SEQ northern inter-urban break – urban activity <input type="checkbox"/> SEQ northern inter-urban break – combined use <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material (<i>from a watercourse or lake</i>) <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees (<i>category 3 levees only</i>) <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA has been devolved to local government</i>) <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	OP 2017_2232	Not available	Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.



Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the Water Act 2000?**

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?**

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

No

Note: See guidance materials at www.resources.qld.gov.au for further information.



Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title

No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



**Queensland
Government**

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

TOWN PLANNING REPORT

43 Front Street, Mossman

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
FOR COMMUNITY FACILITIES ACTIVITIES – EMERGENCY
SERVICES (AMBULANCE STATION AND RELIEF
QUARTERS)

Queensland Ambulance Service

May 2026

BRISBANE
1/9 Camford Street,
Milton Qld 4064
(07) 3217 5771
mail@reelplanning.com

CENTRAL QUEENSLAND
138 East Street,
Rockhampton Qld 4700
(07) 4927 3878
mail@reelplanning.com

FAR NORTH QUEENSLAND
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Cairns City Qld 4870
(07) 4281 6885
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www.reelplanning.com

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1.0 APPLICATION DETAILS

Address	43 Front Street, Mossman
Lot description	Lot 13 on RP706256
Site Area	3,035m ²
Current Use	Ambulance Station
Applicant	Queensland Ambulance Service
Land Owner	The State of Queensland (Represented by Department of Health)
Application Type	Material Change of Use for Community Facilities Activities – Emergency Services (Ambulance Station and Relief Quarters)
Local Government Area	Douglas Shire Council
Planning Scheme	Douglas Shire Planning Scheme 2018
Local Plan	Mossman Local Plan
Precinct	Precinct 5 – Town Centre Precinct
Zone	Centre Zone
Relevant Overlays	Acid Sulfate Soils Transport Noise Corridors Transport Pedestrian Cycle Transport Road Hierarchy
LGIP	N/A
Category of Development	Assessable Development
Category of Assessment	Code Assessment
Prescribed Assessable development	N/A
Assessment Manager	Local Government – Douglas Shire Council
State Interests (SPP)	State Transport Corridor (Area within 25m of State-controlled road)
Referral Agencies	SARA
Primary Contact	Reel Planning Pty Ltd Tim O’Leary Principal Planner P: 07 3217 5771 E: tim@reelplanning.com

2.0 INTRODUCTION

This application is made on behalf of the Applicant, Queensland Ambulance Service, over land at 43 Front Street, Mossman (the site). It seeks a Development Permit for Material Change of Use for Community Facilities Activities – Emergency Services (Ambulance Station and Relief Quarters).

The proposed development seeks to redevelop the existing Mossman Ambulance Station in two stages:

- Stage 1: construction of new relief quarters then demolition of the existing relief quarters.
- Stage 2: construction of the new station (where the relief quarters previously were) then demolition of the existing station.

The site is located within the Douglas Shire Council local government area and assessment of the development is administered under the Douglas Shire Planning Scheme 2018 ('the planning scheme'). Under the planning scheme, the site is located within the Centre zone and the application subject to Code Assessment.

The site is within 25m of a State-controlled road and will require referral to the State Assessment and Referral Agency (SARA).

The purpose of this report is to carry out an assessment of the proposal against the applicable planning instruments, including any relevant Local and State planning instruments.

The report begins with an overview of the site and a description of the proposal. This is followed by a detailed assessment of the relevant assessment benchmarks and matters prescribed in the State planning instruments and the Local planning instruments. The report concludes with a discussion on the overall compliance with those planning instruments.

3.0 THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site and the surrounding land use within the immediate locality.

3.1 SITE DESCRIPTION AND EXISTING USE

The site is situated at 43 Front Street, Mossman, formally described as Lot 13 on RP706256 as shown in red in **Figure 1**. The site has a total area of 3,035m² and has frontage to Front Street of approximately 30 metres. The site contains the existing Mossman Ambulance Station.



Figure 1: Aerial Photograph of the Site
Source: Queensland Government DAMS

3.2 ENCUMBERANCES

The site is not burdened by any easements or other encumbrances.

3.3 VEGETATION

The site is largely void of vegetation, however, does include landscape trees and grassed areas throughout the site.

3.4 TOPOGRAPHY

The site is relatively flat.

3.5 ACCESS AND SERVICING

The subject site is connected to all reticulated urban infrastructure, including water, sewer, electricity and telecommunications.

Existing site access is via two vehicular crossovers to Front Street. Both existing crossovers are proposed to be retained.

A new 5,000L detention tank is proposed in the north west corner of the site to assist with stormwater management.

3.6 DEVELOPMENT HISTORY OF THE SITE

A review of Douglas Shire Council's Development Applications webpage has identified that the site has been subject to one (1) development application:

OP 2017_2232

On 5 September 2017 an applicant was lodged for Operational work for a Commercial driveway on the northern boundary of the site.

4.0 ADJOINING LAND USES AND THE LOCALITY

The subject site is situated within the town of Mossman, approximately 10 kilometres north-west of Port Douglas. The site is centrally located in the main street of Mossman and is surrounded by commercial, civic uses and community facilities. Mossman State High School is located to the east of the site whilst the Mossman Hospital is located to the south west of the site.

Outside of the township area, there are several nature features and cropping activities.

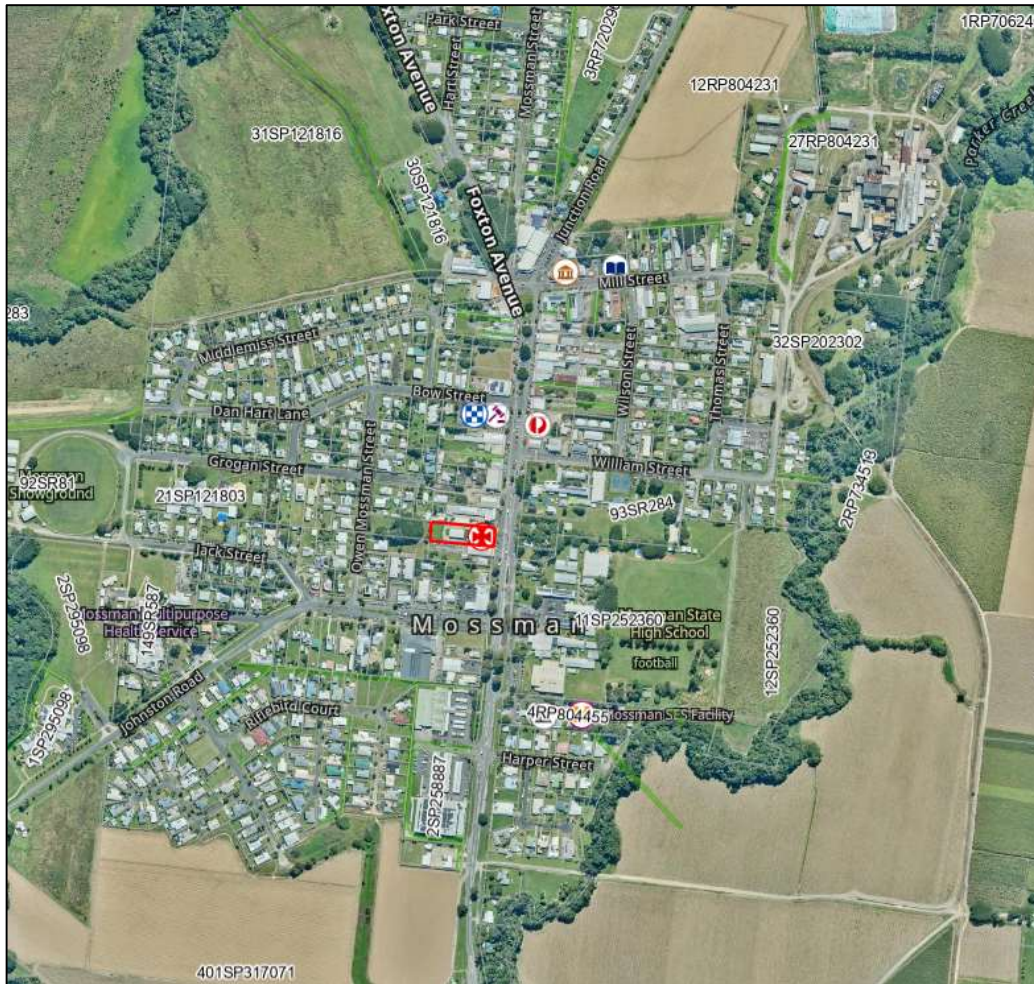


Figure 2: Locality map

Source: Queensland Government DAMS

5.0 PROPOSAL DETAILS

This section of the report provides a description of the proposal.

5.1 APPLICATION TYPE

This application formally seeks approval for a Material Change of Use for Community Facilities Activities – Emergency Services (Ambulance Station and Relief Quarters).

5.2 DESCRIPTION OF THE PROSPOSAL

The existing Ambulance Station and relief quarters on the site have reached end of life and are no longer fit for purpose to meet contemporary standard and requires replacing. The proposed development seeks to redevelop the existing Mossman Ambulance Station in two stages:

- Stage 1: construction of new relief quarters then demolition of the existing relief quarters.
- Stage 2: construction of the new station (where the relief quarters previously were) then demolition of the existing station.

The existing plant room is newer and meets contemporary standards so will not be replaced however a small extension will be added for one additional Ambulance bay (replacing the bay attached to the existing station) and to allow for an Ambulance vehicle wash bay.

The staging and design of the Ambulance Station and relief quarters development has been undertaken in a way to ensure that ambulance operations are not interrupted during construction of the development.

The development will not result in any increased operation capacity for the site, it is simply a replacement to improve station facilities and accommodation to meet contemporary operating standards.

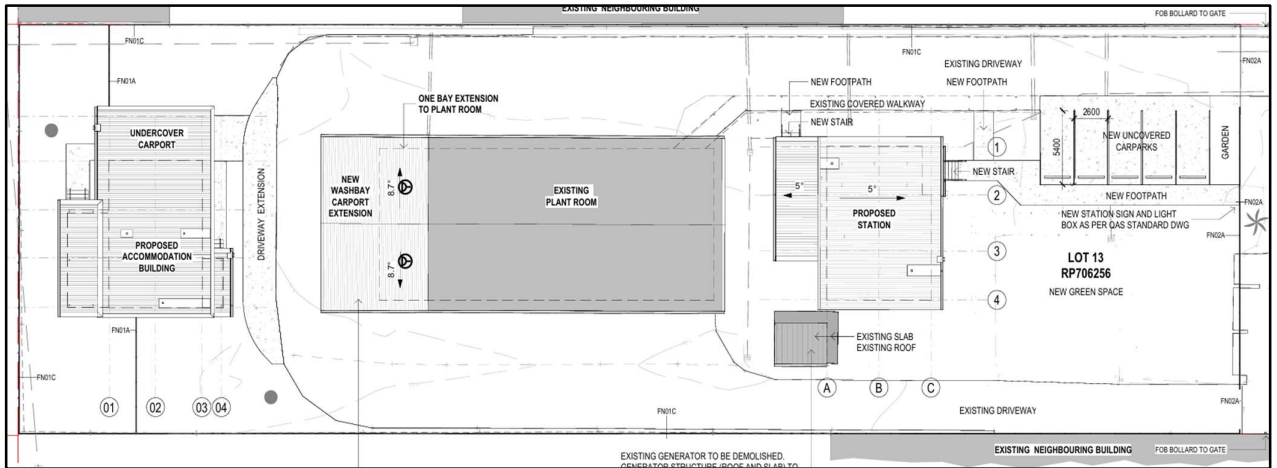


Figure 3: Site Plan
 Source: Guymer Bailey Architects

The development is limited to single storey construction and is mindful of the surrounding built form in Front Street. The proposal incorporates a mix of materials, colours, recesses and projections to create articulation and visual interest. The proposal involves the following elements:

Relief Quarters

The existing relief quarters at the centre of the site will be demolished and the new relief quarters will be constructed at the rear of the site; the relief quarters include the following elements:

- Two (2) bedrooms;
- Two (2) ensuites;
- Combined living, dining and kitchen area; and
- Carport.

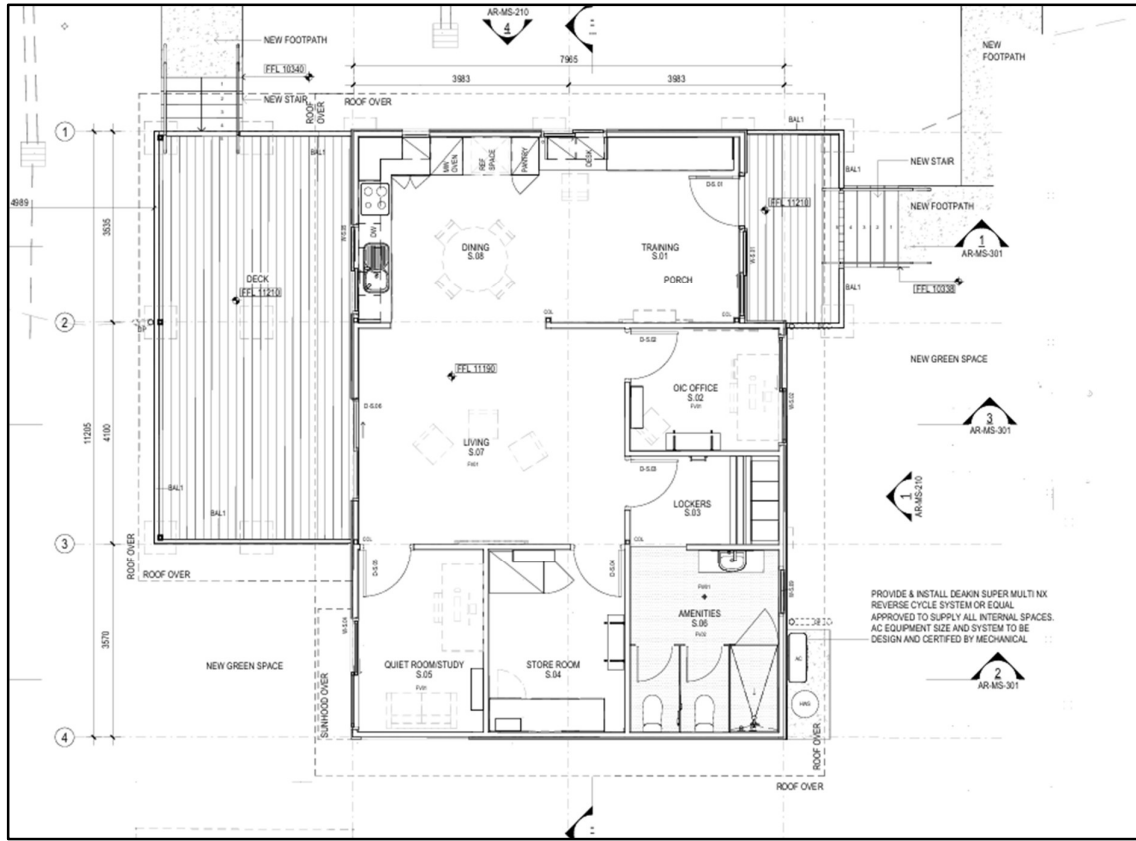


Figure 5: Station Floor Plan
Source: Guymer Bailey Architects

Plant Room

The existing plant room will be retained; however, it is proposed to add a new washbay and additional ambulance bay (to replace the bay attached to the existing station) at the rear of the existing plant room.

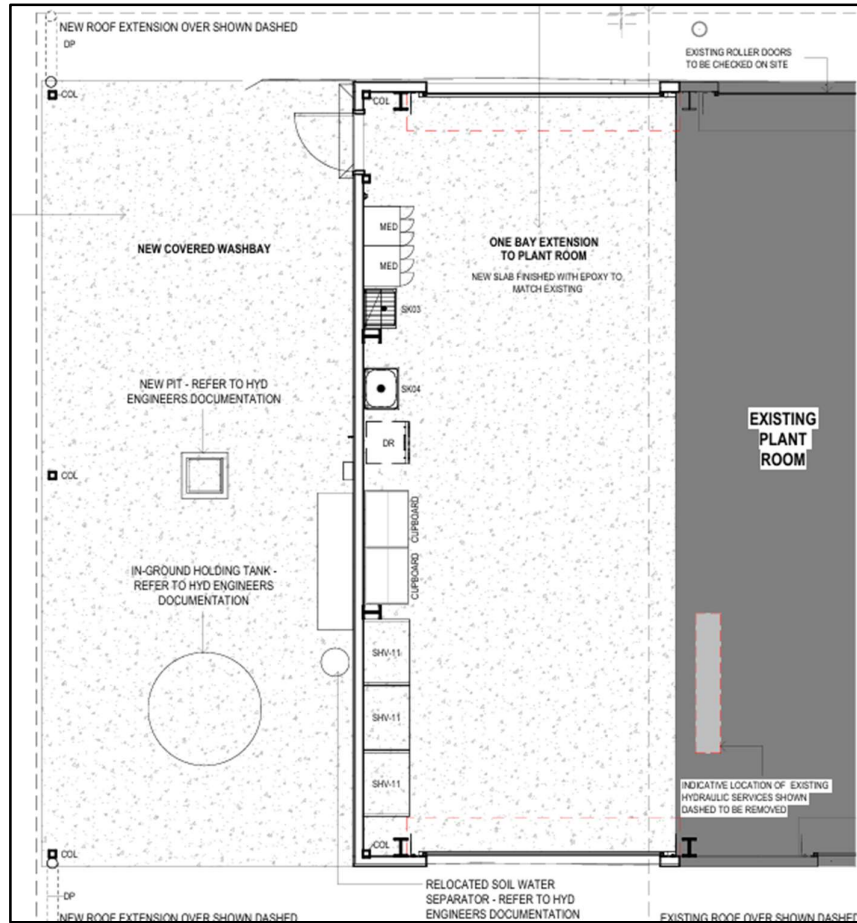


Figure 6: Plant Room Extension
Source: Guymer Bailey Architects

Other works

A new carpark area will be provided at the front (northern part of site) of the site and will contain five (5) car parking spaces. Additional landscaping including turfed areas, groundcover planting, landscape shrubs and garden beds will be provided throughout the site.

6.0 PLANNING REGULATION ASSESSMENT

6.1 OVERVIEW

This section of the report includes an assessment of the proposal against Schedules 8 and 10 of the *Planning Regulation 2017* (the Regulation). Assessment against Schedule 9 (Building Work under the *Building Act*) is not within the scope of this development application and will be undertaken by others at a later date.

6.2 PRESCRIBED ASSESSMENT MANAGER

The Assessment Manager prescribed in Schedule 8 of the Regulation is the Local Government – Douglas Shire Council as the proposal involves assessable development under the Douglas Shire Planning Scheme 2018.

6.3 PRESCRIBED ASSESSABLE DEVELOPMENT AND REFERRAL AGENCIES

The Regulation (Schedule 10) is a categorising instrument and can:

- Categorise development as prohibited, assessable or accepted development.
- Specify the category of assessment for assessable development.
- Set out the assessment benchmarks for assessable development.

Schedule 10 can also prescribe a referral agency for a development application. In accordance with Schedule 10 of the Regulation, the proposed development requires referral to SARA as the site is within 25m of a State-controlled road.

7.0 STATE PLANNING INSTRUMENTS

7.1 OVERVIEW

This section of the report provides an assessment of the proposed development against applicable State Planning Instruments including:

- State Planning Policy; and
- Regional Plan.

7.2 STATE PLANNING POLICY

The current State Planning Policy (July 2017) (SPP) commenced on 3 July 2017. Section 2.1 of the Douglas Shire Planning Scheme 2018 states that the previous version of the State Planning Policy is appropriately reflected not the latest version.

The State interests in the SPP apply to development, only when a local planning instrument such as a planning scheme does not appropriately integrate the State interests and only to the extent of an inconsistency with the local planning instrument. Consideration has been given to the current SPP as it is not appropriately integrated into the planning scheme.

The subject site is identified by SPP mapping layers relating to Natural Hazards Risk and Resilience (Flooding) and Transport Infrastructure. It is noted that the site is not affected by flooding (as per planning scheme mapping) and the proposal will reuse the existing access locations and be of similar scale to the existing development therefore not impacting state transport infrastructure.

A review of the assessment benchmarks relating to these state interests has been completed and it has been confirmed that the provisions between the 2014 and 2017 SPP are effectively the same. Therefore, no further assessment is required, as the provisions relating to the State interests are dealt with through the Planning Scheme. In general, there are no conflicts between the proposal and any other State interest under the SPP.

7.3 REGIONAL PLAN

The Regional Plan effective at the time of writing this report is the Far North Queensland Regional Plan and Infrastructure Plan 2026.

The site is in the Urban Footprint of this Regional Plan. The Urban Footprint identifies land in which the region's urban development needs to 2046 can be accommodated in a way that is consistent with the outcomes and strategies of the regional plan. The proposed development provides an urban use in the form of community facility (emergency services) that will support the Mossman community. The proposed development is consistent with the intent of the Far North Queensland Regional Plan and Infrastructure Plan 2026.

8.0 LOCAL PLANNING INSTRUMENTS

8.1 OVERVIEW

This section of the report includes an assessment of the proposal against relevant Local Planning Instruments. The relevant planning scheme, and its associated planning scheme policies is the Douglas Shire Planning Scheme 2018.

8.2 CATEGORY OF ASSESSMENT AND ASSESSMENT BENCHMARKS

Table 1 below provides details of the Category of Assessment and Assessment Benchmarks of the Douglas Shire Planning Scheme 2018.

Table 1: Summary of Category of Assessment and Assessment Benchmarks

Table 1		
Zone	Category of Assessment	Assessment Benchmarks
Centre	Code assessment	Centre Zone Code
Local Plan	Category of Assessment	Assessment Benchmarks
Mossman Local Plan	No change	Mossman Local Plan Code
Overlays	Category of Assessment	Assessment Benchmarks
Acid Sulfate Soils	No change	Acid Sulfate Soils Overlay Code
Transport Noise Corridors	No change	Transport Network Overlay Code
Transport Pedestrian Cycle	No change	
Transport Road Hierarchy	No change	

An assessment against the relevant planning scheme codes can be found in **Appendix B** of this report.

The assessment benchmarks of the Douglas Shire Planning Scheme 2018 relevant to the assessment of the application are detailed in the following sections. The assessment follows Code assessment procedures and is bound by the applicable assessment benchmarks for Code assessment.

8.3 MOSSMAN LOCAL PLAN

The site is included in Precinct 5 – Town Centre precinct of the Mossman Local Plan. The purpose of the Mossman local plan code is to facilitate development which creates a vibrant and independent community which supports the needs of the local community and surrounding rural areas, while protecting and enhancing the unique local and historic character of the town. The proposed redevelopment of the site will incorporate materials and a building form that complements surrounding development whilst supporting the needs of the local community.

The proposal is considered to comply with the Mossman Local Plan.

8.4 CENTRE ZONE CODE

As demonstrated in [Figure 7](#), the site is included in the Centre zone. The immediate locality is made up of Centre zoned land along front street, with Low-medium density residential zoned land to the west and a mix of Community facility and Centre zoned land to the east.

The purpose of the Centre zone is to provide for a mix of land uses and activities, including business, retail, professional, administrative, community, entertainment, cultural and residential activities.



Figure 7: Zoning Map
Source: Douglas Shire Planning Scheme 2018

From a review of the Centre zone code, the proposed development does not conflict with the overall intent and outcomes of the zone, demonstrating a high level of consistency. In particular:

- The size, scale and setbacks are consistent with the intended built form outcomes; and
- The proposed use is a consistent use in the zone.

8.5 ACID SULFATE SOILS OVERLAY CODE

The purpose of the Acid sulfate soils overlay code is to ensure disturbed acid sulfate soils are managed to minimise the potential for environmental harm. Minimal earthworks are proposed; however, any earthworks will be carried with due consideration to acid sulfate soils.

The proposal is considered to comply with the Acid sulfate soils overlay code.

8.6 TRANSPORT NETWORK OVERLAY CODE

The purpose of the Transport network overlay code is to ensure development contributes to a safe and efficient transport network whilst not compromising the safety and efficiency of major transport infrastructure and facilities. It is noted that the existing access arrangements will be maintained and the scale of the upgraded facility will be similar to what is existing, therefore the development will not compromise safety and efficiency of transport infrastructure.

The proposal is considered to comply with the Transport network overlay code.

8.7 LOCAL GOVERNMENT INFRASTRUCTURE PLAN

There is no future trunk infrastructure identified in the Local Government Infrastructure Plan applicable to the subject site.

8.8 TEMPORARY LOCAL PLANNING INSTRUMENTS

Temporary Local Planning Instruments (TLPI) are another local planning instrument that may be applicable to the development. There are no relevant TLPI's applying to the site.

9.0 CONCLUSION

This application seeks a Development Permit for Material Change of Use for Community Facilities Activities – Emergency Services (Ambulance Station and Relief Quarters). The proposed development seeks to redevelop the existing Mossman Ambulance Station in two stages:

- Stage 1: construction of new relief quarters then demolition of the existing relief quarters.
- Stage 2: construction of the new station (where the relief quarters previously were) then demolition of the existing station.

The development is limited to single storey construction and is mindful of the surrounding built form in Front Street. The proposal incorporates a mix of materials, colours, recesses and projections to create articulation and visual interest.

The staging and design of the Ambulance Station and relief quarters development has been undertaken in a way to ensure that ambulance operations are not interrupted during construction of the development.

The development will not result in any increased operation capacity for the site, it is simply a replacement to improve station facilities and accommodation to meet contemporary operating standards.

This application has assessed the proposal against the relevant assessment benchmarks prescribed in the applicable Local and State planning instruments. The report has demonstrated that the application complies with all the relevant assessment benchmarks, or has sought performance outcomes where appropriate, as detailed above.

This report and associated appendices provide a comprehensive assessment of the proposed development. Through the assessment we have formed a strong opinion that the applicant has proposed a high-quality development that allows for effective re-use of the site, whilst providing a use that supports the Mossman community, and as such the application should be approved.

Should you wish to discuss any aspect of this development please contact the undersigned on (07) 3217 5771.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tim O'Leary', written in a cursive style.

Tim O'Leary | Principal Planner
REEL PLANNING

Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Rebecca Atherton
Executive Director, Finance of the company mentioned below.

Of The State of Queensland (Represented by Department of Health)

the company being the owner of the premises identified as follows:

43 Front Street, Mossman (Lot 13 on RP706256)

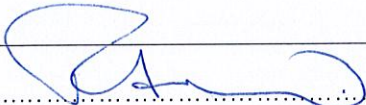
consent to the making of a development application under the *Planning Act 2016* by:

Reel Planning Pty Ltd

on the premises described above for:

Material Change of Use for Community facilities activities - Emergency services (Ambulance station and relief quarters)

Company Name and ACN:
The State of Queensland (Represented by Department of Health)


.....
Signature of Executive Director, Finance
14/05/2026
.....
Date

7.2.3.4 Criteria for assessment

Table 7.2.3.4.a—Mossman local plan – assessable development

Performance outcomes	Acceptable outcomes	Response
For self-assessable and assessable development		
PO1 Building and structures complement the height of surrounding development.	AO1 Buildings and structures are not more than 8.5 metres in height, except where included in the Industry zone where buildings and structures are not more than 10 metres in height.	Complies with AO1 The proposed development is limited to single storey construction, with all buildings below 8.5m in height.
For assessable development		
Development in the Mossman local plan area generally		
PO1 Development retains and enhances key landscape elements including character trees and areas of significant vegetation contributing to the character and quality of the local plan area and significant views and vistas and other landmarks important to the context of Mossman (as identified on the Mossman Townscape Plan map contained in Schedule 2).	AO1.1 Development provides for the retention and enhancement of existing mature trees and character vegetation that contribute to the lush tropical character of the town, including: <ul style="list-style-type: none"> (a) the tree covered backdrop of the low density subdivision at Coral Sea Drive and Gorge View Crescent; (b) natural vegetation along watercourses, in particular the Mossman River, the South Mossman River, Parker Creek and Marrs Creek; (c) the avenue of planting in the town centre in Front Street; (d) the Raintrees in Foxtan Avenue; (e) the trees on the eastern side of the Mossman-Daintree Road, just north of the North Mossman River; (f) the avenue planting of Melaleucas on the southern approach to the town along Alchera Drive; (g) Mossman sugar mill site. 	Complies with AO1 The site does not contain mature vegetation or specific character vegetation. However, despite this, the proposal incorporates landscaping to enhance the appearance of the development.
	AO1.2	N/A

Performance outcomes	Acceptable outcomes	Response
	<p>Development protects and does not intrude into important views and vistas as identified on the Mossman Townscape Plan map contained in Schedule 2, in particular:</p> <ul style="list-style-type: none"> (a) Mount Demi (Manjal Dimbi); (b) Mossman Bluff; (c) Mount Beaufort; (d) Shannonvale Valley. 	
	<p>AO1.3 Important landmarks, memorials and monuments are retained, including, but not limited to:</p> <ul style="list-style-type: none"> (a) the cane tram line running east west through the town at Mill Street; (b) the general configuration of the 'Triangle' at the intersection of Front Street, Mill Street, Foxtan Avenue and Junction Road. 	N/A
<p>PO2 Development contributes to the protection, reinforcement and where necessary enhancement of gateways and key intersections identified on the Mossman local plan maps contained in Schedule 2.</p>	<p>AO2 Development adjacent to the gateways and key intersections as identified on the Mossman local plan maps contained in Schedule 2 incorporates architectural features and landscaping treatments and design elements that enhance the sense of arrival and way finding within the town.</p>	N/A
<p>PO3 Landscaping of development sites complements the existing tropical character of Mossman.</p>	<p>AO3 Landscaping incorporates the requirements of Planning scheme policy SC 6.2- Landscaping.</p>	<p>Complies with AO3 All landscaping will be provided in accordance with Planning scheme policy SC 6.2- Landscaping.</p>
<p>PO4 Development does not compromise the safety and efficiency of the State-controlled road network.</p>	<p>AO4 Direct access is not provided to a State-controlled road where legal and practical access from another road is available.</p>	<p>Complies with AO4 The existing access will be maintained. The site only has frontage to a State-controlled road and therefore cannot provide access from another road.</p>
For assessable development		
Additional requirements for Precinct 2 – Foxtan Avenue precinct		

Performance outcomes	Acceptable outcomes	Response
PO5 Development takes into account the opportunities and constraints with particular attention paid to flooding and vegetation.	AO5 Buildings and structures are located outside areas subject to flooding. Development is undertaken in accordance with the recommendations of a Drainage/Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for development and avoid impacts on adjoining land.	N/A
PO6 Development is adequately separated from and protects the existing cane railway track along the southern boundary of the land.	PO6.1 Buildings and structures are setback a minimum of 10 metres from the cane railway.	N/A
	PO6.2 Pedestrian access to the cane railway is restricted.	N/A
Additional requirements for Precinct 3 – Junction Road residential precinct		
PO7 Land within the Junction Road residential precinct is developed taking into account of the opportunities and constraints with particular attention paid to flooding and vegetation. Any form of urban development is to be free from flood inundation and will not impact on current drainage regimes.	AO7 Development is undertaken in accordance with the recommendations of a Drainage/ Flood Study which outlines the necessary improvements to be undertaken on the site to make it suitable for residential development and avoid impacts on adjoining land.	N/A
PO8 Development in the form of lot reconfiguration consists of lot sizes and shapes that match the character and configuration of surrounding lots.	AO8.1 Lots have a minimum area of 800m ² .	N/A
	AO8.2 Lots have a minimum frontage of 20m.	N/A
PO9 Development on the site does not impact on the environmental values of the North Mossman River, with any land dedication along the creek provided with access to, at minimum, a partial esplanade road frontage.	AO9.1 Subject to any greater width requirement as a consequence of the studies required to satisfy AO8, a minimum riparian width of 30 metres is dedicated as open space along the frontage to the Mossman River.	N/A
	AO9.2	

Performance outcomes	Acceptable outcomes	Response
	Practical road access is available to the minimum riparian width of 30 metres along the frontage to the Mossman River.	
Additional requirements for Precinct 4 – Junction Road industry precinct		
PO10 Residential areas on the western side of Junction Road are protected from any industrial use, including industrial lot reconfiguration, by a dense screen of vegetation.	AO10.1 A dense screen of vegetation of at least 10 metres depth separates any industrial use, including any lot reconfiguration, along the full frontage of Junction Road except where road access is required.	N/A
	AO10.2 No individual lots will have direct access to Junction Road across the 10 metre dense screen of vegetation.	N/A
Additional requirements for Precinct 5 – Town Centre precinct		
PO11 Buildings in the precinct are designed and sited to complement the existing distinctive and cohesive character of the retail and business area, including: <ul style="list-style-type: none"> (a) buildings built to the frontage to reinforce the existing built-form character; (b) buildings that address the street; (c) development that incorporates awnings and verandahs providing weather protection for pedestrians. 	AO11 With respect to Front Street, Foxton Avenue, Mill Street and Johnston Road, development incorporates buildings that front the street designed with non-transparent awnings that: <ul style="list-style-type: none"> (a) provide for pedestrian shelter that are consistent with the character and setting of the town centre; (b) are a minimum of 3.2 metres and a maximum of 3.5 metres above the finished footpath level; (c) extend and cover the adjoining footpath with a 1.5 metre setback to the kerb; (d) are continuous across the frontage of the site; (e) are cantilevered from the main building and where posts are used, posts are non-load bearing; (f) include under awning lighting. 	Complies with PO11 The proposed new building will address Front Street. The building does not include an awning as there is no operational need for an emergency services use to have an awning. It is also noted that the use is not a use that will attract pedestrians and the site is also disconnected from the main pedestrian hub of Mossman.

Performance outcomes	Acceptable outcomes	Response
<p>PO12 Development in the precinct contributes positively to the character of the town and is complementary in scale to surrounding development.</p>	<p>AO12 Development incorporates the following design features:</p> <ul style="list-style-type: none"> (a) 'built up to the front' alignment addressing the street frontage and continuing the scale of the existing built form and where necessary providing car parking spaces at the rear of the site;* (b) appropriate built form and roofing material; (c) appropriate fenestration in combination with roof form; (d) appropriate window openings, screens or eaves shading 80% of window openings; (e) minimum of 700mm eaves; (f) orientation of the building to address the street/s; (g) sheltered pedestrian access by enclosed covered common area walkway of 1.5 metres in width from the car park area/s to the development; (h) ground level façades facing streets consist of windows, wall openings or shop fronts; (i) vertical architectural elements a minimum of 3 metres along the length of the ground level façade; (j) inclusion of windows and balconies on the upper levels facing the street façade; (k) provision of lattice, battens or privacy screens; (l) the overall length of a building does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres; 	<p>Complies with PO12 The proposal contributes positively to the character of the town and is complementary in scale to surrounding development. The development is limited to single storey construction and is mindful of the surrounding built form in Front Street. The proposal incorporates a mix of materials, colours, recesses and projections to create articulation and visual interest.</p> <p>Car parking spaces will be located at the front of the site; however, they will be located behind landscaping to screen their view.</p>

Performance outcomes	Acceptable outcomes	Response
	(m) any air conditioning plant is screened from the street frontage and public view by use of architectural features. *Note - access to car parking must not adversely impact on 'built up to the front' alignment continuity.	
PO13 Site coverage of all buildings: (a) does not result in a built form that is bulky or visually intrusive to the streetscape; (b) respects the individual character of the town centre.	AO13 Site cover does not exceed 60%.	Complies with AO13 The site cover is significantly below 60%.
PO14 Side and rear setbacks: (a) are appropriate for the scale of the development and the character of the town centre; (b) provide adequate daylight for habitable rooms on adjoining sites; (c) adequate separation between residential and non-residential uses.	AO14.1 For side boundary setbacks, no acceptable measures are specified.	Complies with AO14.1 Adequate side setbacks are provided.
	AO14.2 Buildings are setback a minimum of 6 metres from rear boundaries. Note: Building code requirements must be satisfied.	Complies with PO14 The rear wall of the relief quarters will be located a minimum 6m from the rear boundary, however the deck will be 3m from the rear boundary. Despite this, it is noted that the deck and roof is limited to a single storey and will be screened by landscaping. The deck will not impact habitable rooms and provides adequate separation to the dwelling at the rear of the site.
PO15 Development in the precinct is predominantly retail or office based in nature or has a service delivery function.	AO15 Development at street level is limited to retail, office or restaurant/cafe based activities or personal services, with residential development limited to minor ancillary residential uses or to tourist accommodation located above ground level, or to the rear of the site at ground level.	Complies with PO15 The proposal is for Emergency services however will be of similar scale to centre activities and will not detract from the centre zone.
Additional requirements for Precinct 6 – Front Street precinct		
PO16 Vehicular access is limited to:	AO16 No acceptable outcomes are prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
(a) the existing access from Front Street opposite the Harper Street intersection; (b) the existing access at the southern boundary of the precinct limited to commercial vehicles and staff only.		
PO17 Any expansion complements the existing development in scale, height, roof alignment and colour.	AO17 No acceptable outcomes are prescribed.	N/A
PO18 Any expansion is integrated with existing development such that the final development functions as one shopping/commercial development.	AO18 No acceptable outcomes are prescribed.	N/A
PO19 Any expansion takes into account adjacent residential development and incorporates service areas, car parking and other utilities which are visually and acoustically screened to protect the residential amenity of the area.	AO19 No acceptable outcomes are prescribed.	N/A
Additional requirements for Precinct 7 – Emerging Community precinct		
PO20 Development provides road connections, pedestrian and cycling links and open space to establish integrated, connected communities with adjoining land.	AO20 No acceptable outcomes are prescribed.	N/A
Additional requirements for Precinct 8 – Mossman South industry		
PO21 Low impact industry uses are the predominant form of industry.	AO21 Development for industrial purposes consists of service industry or low impact industry uses.	N/A
PO22 No uses that compete with the commercial and retail primacy of the Mossman town centre are established.	AO22 Office or retail uses: (a) are ancillary to an industrial use; or	N/A

Performance outcomes	Acceptable outcomes	Response
	(b) directly service the needs of the surrounding industrial precinct; (c) do not rely on passing trade from Alchera Drive.	
PO23 Development protects the amenity of adjacent and nearby residential land uses.	AO23 No acceptable outcomes are prescribed.	N/A
Additional requirements for Precinct 9 – Mossman Gorge Community		
PO24 No uses that compete with commercial and retail activities in Mossman town centre are established.	AO24 No acceptable outcomes are prescribed.	N/A

6.2.1 Centre zone code

6.2.1.3 Criteria for assessment

Table 6.2.1.3.a—Centre zone – assessable development

Performance outcomes	Acceptable outcomes	Response
For self-assessable and assessable development		
<p>PO1 The height of all buildings is in keeping with the character of the surrounding residential neighbourhoods and must not adversely affect the amenity of the neighbourhood.</p>	<p>AO1 The maximum height of buildings and structures is: (a) in accordance with the provisions of any applicable local plan; (b) if no local plan applies, not more than 8.5 metres and two storeys in height. Note - Height is inclusive of the roof height.</p>	<p>Complies with A01 The proposed development is limited to single storey construction, with all buildings below 8.5m in height.</p>
<p>PO2 The siting of buildings contributes to the use of the land, desired amenity and character of the area and protects the amenity of other land uses.</p>	<p>AO2.1 Buildings and structures are setback to road frontages: (a) in accordance with the provisions of any applicable local plan; (b) a minimum of 6 metres where no local plan applies or there are no particular provisions specified in the local plan for the site.</p>	<p>Complies with AO2.1 The Mossman Local Plan does not explicitly impose a front setback requirement. The proposal will provide a minimum front setback of 6m.</p>
	<p>AO2.2 Where adjoining land in the Industry zone, buildings are setback: (a) 0 metres from the side and rear boundaries; or (b) 2.5 metres or ¼ of the height of the building, whichever is the greater; and (c) not any distance between 0 metres and 2.5 metres.</p>	<p>N/A</p>
	<p>AO2.3 Where adjoining land in any other zone, buildings are setback 3 metres or ¼ of the height of the building, whichever is the greater and are provided with an acoustic barrier in accordance with the</p>	<p>Complies with AO2.3 The site adjoins the Low-medium density residential zone. The relief quarters will be setback a minimum 3m to the deck.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>recommendations of a qualified acoustic expert.</p> <p>AO2.4 Setback areas are provided with a 2 metre landscaped strip capable of deep planting, which is kept clear of service equipment and storage areas: (a) adjacent to the road frontage in all areas not required for pedestrian or vehicular access for the setback area nominated in AO2.1(b) above; (b) adjacent to the boundary with the other zone for the setback area nominated in AO2.3 above.</p>	<p>Complies with AO2.4 The boundary that adjoins the Low-medium density residential zone is provided with a minimum 2m landscape area. Additional landscape areas are provided throughout the site.</p>
<p>PO3 The site coverage of buildings ensures that there is sufficient space available to cater for services, landscaping and on-site parking.</p>	<p>AO3 Site coverage does not exceed 80%, unless otherwise specified in a Local plan.</p>	<p>Complies with AO3 The site cover is significantly below 80%.</p>
For assessable development		
<p>PO4 The establishment of uses is consistent with the outcomes sought for the Centre zone and protects the zone from the intrusion of inconsistent uses.</p>	<p>AO4 Inconsistent uses as identified in Table 6.2.1.3.b are not established in the Centre zone.</p>	<p>Complies with AO4 Emergency services is a consistent use in the zone.</p>
<p>PO5 Development provides a range of convenient goods and services for the daily needs of discrete residential communities.</p>	<p>AO5 Development complies with the requirements specified in a local plan.</p>	<p>Complies with AO5 The proposal complies with the relevant requirements in the Mossman Local Plan. Please see assessment against local plan.</p>
<p>PO6 Development does not lower the standard of amenity in terms of air, noise, odour, electrical interference and vibrations at any land use associated with the:</p>	<p>AO6 No acceptable outcomes are prescribed.</p>	<p>Complies with PO6 The existing land use will be maintained. The proposal aims to modernise the existing ambulance station by providing a built form that is consistent with the locality. It is not expected that the</p>

Performance outcomes	Acceptable outcomes	Response
(a) the Accommodation activity group, located outside the Centre zone; (b) the Sensitive land use activity group, located outside the Centre zone.		development will lower the standard of amenity in terms of air, noise, odour, electrical interference and vibrations at nearby uses.
PO7 Reconfiguration of land results in (a) a practical layout for centre land use activities, generally consisting of regular rectangular-shaped lots; (b) lots no less than 600m ² in area.	A07 No acceptable outcomes are prescribed.	N/A

8.2.10 Transport network overlay code

8.2.10.3 Criteria for assessment

Table 8.2.10.3.a—Transport network overlay code – assessable development

Performance outcomes	Acceptable outcomes	Response
For assessable development		
<p>PO1 Development supports the road hierarchy for the region.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO1.1 Development is compatible with the intended role and function of the transport network as identified on the Transport network overlay maps contained in Schedule 2.</p>	<p>Complies with AO1.1 The site is located on a major road which is critical for fast emergency response times. The use is compatible intended role and function of Front Street.</p>
	<p>AO1.2 Development does not compromise the safety and efficiency of the transport network.</p>	<p>Complies with AO1.2 The use is compatible with the intended role and function of Front Street and will not compromise the safety and efficiency of the transport network.</p>
	<p>AO1.3 Development is designed to provide access via the lowest order road, where legal and practicable access can be provided to that road.</p>	<p>Complies with AO1.3 The site only has access to a major road.</p>
<p>PO2 Transport infrastructure is provided in an integrated and timely manner.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO2 Development provides infrastructure (including improvements to existing infrastructure) in accordance with: (a) the Transport network overlay maps contained in Schedule 2; (b) any relevant Local Plan.</p> <p>Note - The Translink Public Transport Infrastructure Manual provides guidance on the design of public transport facilities.</p>	<p>Complies with AO2 The existing access remains unchanged as a result of this proposal.</p>
<p>PO3 Development involving sensitive land uses within a major transport corridor buffer area is located, designed and maintained to avoid or mitigate</p>	<p>AO3 No acceptable outcomes are prescribed.</p> <p>Note – Part 4.4 of the Queensland Development Code provides requirements for residential building design in a designated transport noise corridor.</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Response
adverse impacts on amenity for the sensitive land use.		
<p>PO4 Development does not compromise the intended role and function or safety and efficiency of major transport corridors.</p> <p>Note - A Traffic impact assessment report prepared in accordance with Planning scheme policy SC6.10 - Parking and access is one way to demonstrate achievement of the Performance Outcomes.</p>	<p>AO4.1 Development is compatible with the role and function (including the future role and function) of major transport corridors.</p>	<p>Complies with AO4.1 The use is compatible with the intended role and function of Front Street.</p>
	<p>AO4.2 Direct access is not provided to a major transport corridor where legal and practical access from another road is available.</p>	<p>Complies with AO4.2 The site only has access to a major road.</p>
	<p>AO4.3 Intersection and access points associated with major transport corridors are located in accordance with: (a) the Transport network overlay maps contained in Schedule 2; and (b) any relevant Local Plan.</p>	<p>Complies with AO4.3 The existing access remains unchanged as a result of this proposal.</p>
	<p>AO4.4 The layout of development and the design of the associated access is compatible with existing and future boundaries of the major transport corridor or major transport facility.</p>	<p>N/A</p>
<p>PO5 Development retains and enhances existing vegetation between a development and a major transport corridor, so as to provide screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO5 No acceptable outcomes are prescribed.</p>	<p>Complies with PO5 The proposal will provide additional landscaping between the development and Front Street to provide screening.</p>
Pedestrian and cycle network		
<p>PO6 Lot reconfiguration assists in the implementation of the pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>AO6.1 Where a lot is subject to, or adjacent to an element of the pedestrian and cycle Movement network (identified on the Transport network overlay maps contained in Schedule 2) the specific location of this element of the pedestrian</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Response
	and cycle network is incorporated in the design of the lot layout.	
	<p>AO6.2 The element of the pedestrian and cycle network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning scheme policy SC6.5 – FNQROC Regional Development Manual.</p>	

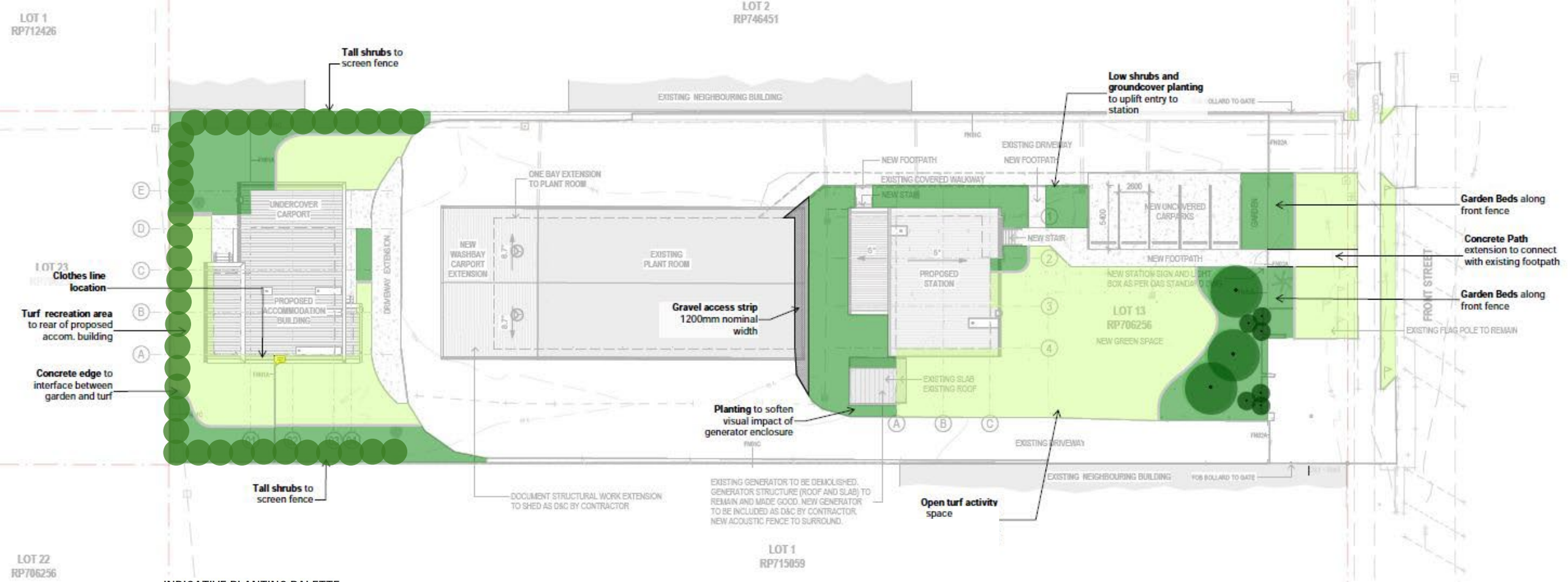
8.2.1 Acid sulfate soils overlay code

8.2.1.3 Criteria for assessment

Table 8.2.1.3.a—Acid sulfate soils overlay code – assessable development

Performance outcomes	Acceptable outcomes	Response
For assessable development		
PO1 The extent and location of potential or actual acid sulfate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. or	Complies with PO1 Minimal earthworks are proposed; however, any earthworks will ensure potential or actual acid sulfate soils are accurately identified.
	AO1.2 An acid sulfate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulfate soils provides guidance on preparing an acid sulfate soils investigation.	
PO2 Development avoids disturbing potential acid sulfate soils or actual acid sulfate soils, or is managed to avoid or minimise the release of acid and metal contaminants.	AO2.1 The disturbance of potential acid sulfate soils or actual acid sulfate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulfate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils; (c) not undertaking filling that results in: (d) actual acid sulfate soils being moved below the water table; (e) previously saturated acid sulfate soils being aerated. or	Complies with PO2 Minimal earthworks are proposed; however, any earthworks will be carried with due consideration to acid sulfate soils.
	AO2.2 The disturbance of potential acid sulfate soils or actual acid sulfate soils is undertaken in	

Performance outcomes	Acceptable outcomes	Response
	<p>accordance with an acid sulfate soils management plan and avoids the release of metal contaminants by:</p> <ul style="list-style-type: none"> (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in situ oxidisation of potential acid sulfate soils and actual acid sulfate soils through ground water level management; (d) appropriately treating acid sulfate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulfate soils environmental management plan. <p>Note - Planning scheme policy SC 6.12 – Acid sulfate soils provides guidance on preparing an acid sulfate soils management plan.</p>	
<p>PO3 No environmental harm is caused as a result of exposure to potential acid sulfate soils or actual acid sulfate soils.</p>	<p>A03 No acceptable outcomes are prescribed.</p>	<p>Complies with PO3 The proposal is not expected to cause environmental harm. Any earthworks will be carried with due consideration to acid sulfate soils.</p>



INDICATIVE PLANTING PALETTE

Trees



Xanthostemon chrysanthus
Golden Penda



Grevillea baileyana
Brown Silky Oak

Shrubs



Xanthostemon verticillatus
Bloomfield Penda



Acmena smithii 'Forest Flame'
Lilly Pilly



Grevillea "Loopy Lou"
Grevillea



Gardenia scabrella
Star Flower

Groundcovers



Viola hederacea
Native Violet



Hibbertia scandens
Snake Vine



Dianella caerulea
Flax Lily



Crinum pedunculatum
Swamp Lily

Draft Landscape Concept Plan
Mossman Ambulance Station and Relief Quarters
43 Front Street, Mossman
May, 2026

QAS STATION & RELIEF ACCOMODATION 43, MOSSMAN QLD 4873

CIVIL SERVICES










LOCALITY PLAN
NOT TO SCALE

DRAWING INDEX	
DWG No.	DESCRIPTION
NA251623-4000-C01-0001	COVER SHEET AND DRAWING INDEX
NA251623-4000-C05-0001	STORMWATER MANAGEMENT PLAN
NA251623-4000-C05-0010	SITE GRADING PLAN
NA251623-4000-C10-0001	CIVIL DETAILS

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A	CONCEPT DESIGN	08.12.25	KR	PK	Date						Scale	AI	Q.A. Check	Date
Issue	Description	Date	Drawn	Approved	PK	1:100	1	PK	08.12.25					
1	Join at full size	20cm								Designed	Project No.	Dwg. No.	Issue	
								KR	NA251623	4000-C01-0001	A			

LEGEND

-  PROPOSED STORMWATER GRATED DRAIN
-  EXISTING STORMWATER PIPE
-  EXISTING STORMWATER PIPE
-  PROPOSED STORMWATER FLOWPATH
-  PROPOSED VEHICLE ACCESS DRIVEWAY
-  PROPOSED EARTHWORKS REGRADE (MAX 1:3)
-  PROPOSED STORMWATER DETENTION TANK

PROPOSED 5000L DETENTION TANK TO ATTENUATE INCREASE IN PEAK FLOWS TO AVOID NUISANCE TO ADJACENT LOTS.

(REQUIRED Q100 STORAGE = 4.2m3)
LOW FLOW OUTLET TO EXISTING SWALE

APPROXIMATE LOCATION OF DETENTION TANK - TO BE COORDINATED WITH ARCHITECT

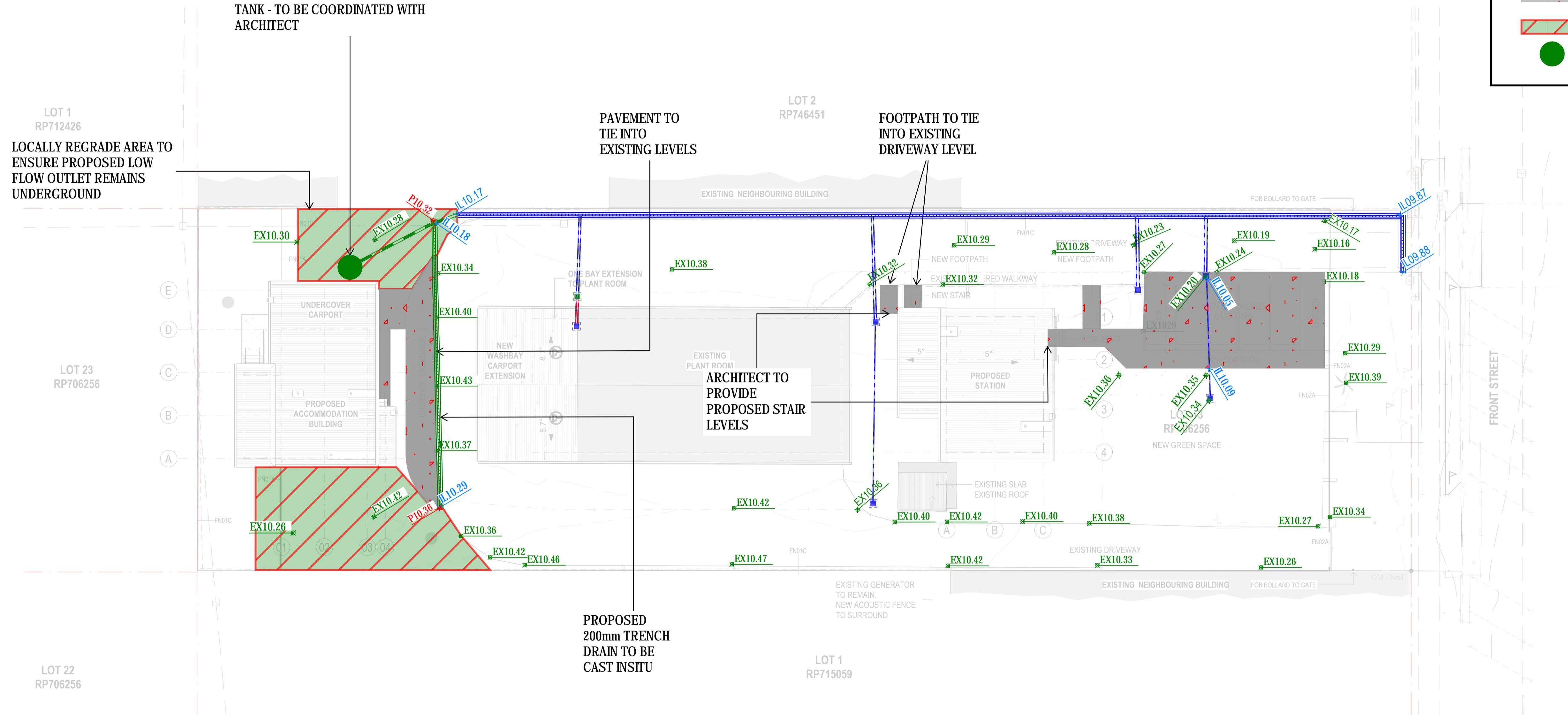
LOT 1 RP712426
LOCALLY REGRADE AREA TO ENSURE PROPOSED LOW FLOW OUTLET REMAINS UNDERGROUND

PAVEMENT TO TIE INTO EXISTING LEVELS

FOOTPATH TO TIE INTO EXISTING DRIVEWAY LEVEL

ARCHITECT TO PROVIDE PROPOSED STAIR LEVELS

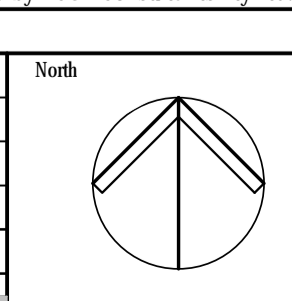
PROPOSED 200mm TRENCH DRAIN TO BE CAST INSITU



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Drawing Title					
CIVIL SERVICES STORMWATER MANAGEMENT PLAN					
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KR	08.12.25	1:100		PK	08.12.25
Designed	Project No.	Dwg. No.	Issue		
KR	NA251623	4000-C05-0001	A		






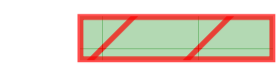

PROPOSED 5000L DETENTION TANK TO ATTENUATE INCREASE IN PEAK FLOWS TO AVOID NUISANCE TO ADJACENT LOTS.

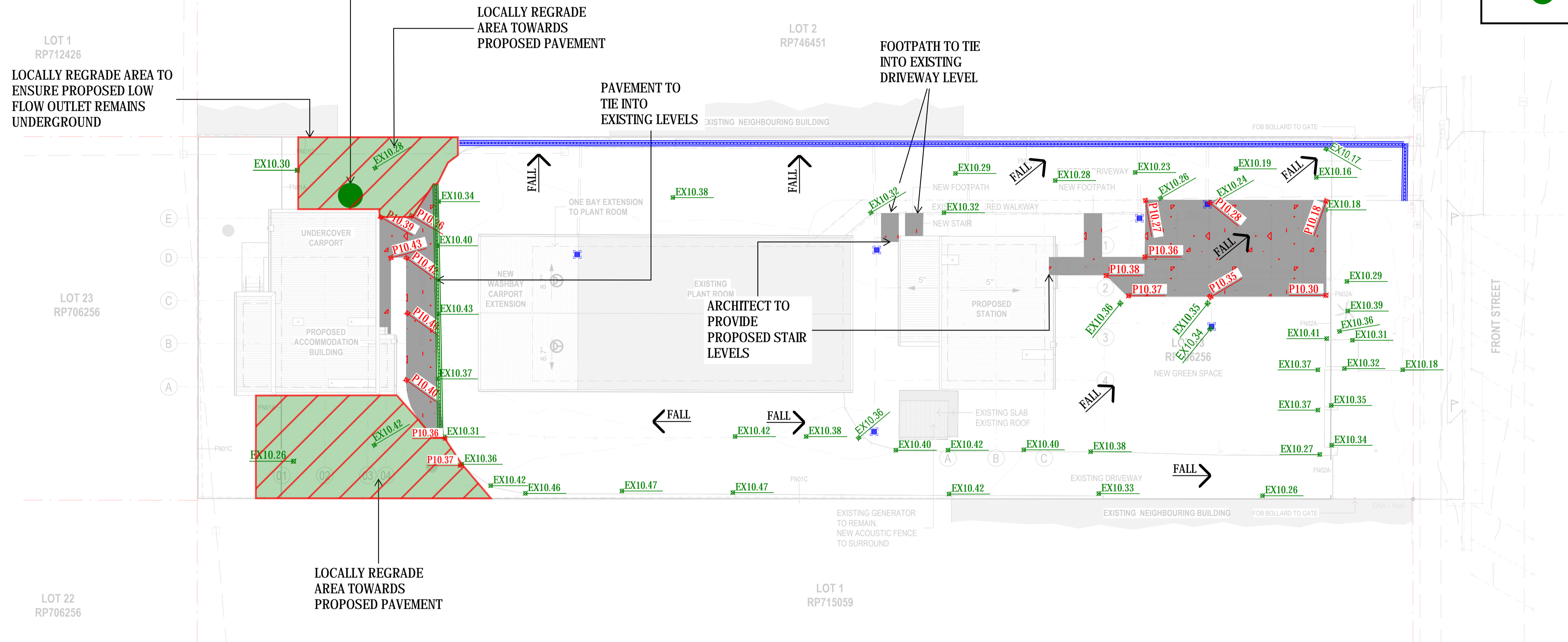
(REQUIRED Q100 STORAGE = 4.2m³)
LOW FLOW OUTLET TO EXISTING SWALE

APPROXIMATE LOCATION OF DETENTION TANK - TO BE COORDINATED WITH ARCHITECT

PROPOSED TANK SIZING TO BE COORDINATED WITH HYDRAULICS

LEGEND

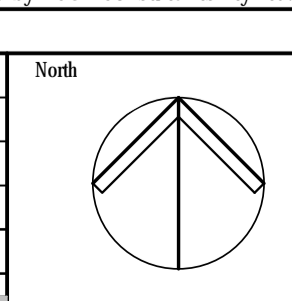
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-  EXISTING STORMWATER PIPE
-  PROPOSED STORMWATER FLOWPATH
-  PROPOSED VEHICLE ACCESS DRIVEWAY
-  PROPOSED EARTHWORKS REGRADE (MAX 1:3)
-  PROPOSED STORMWATER DETENTION TANK



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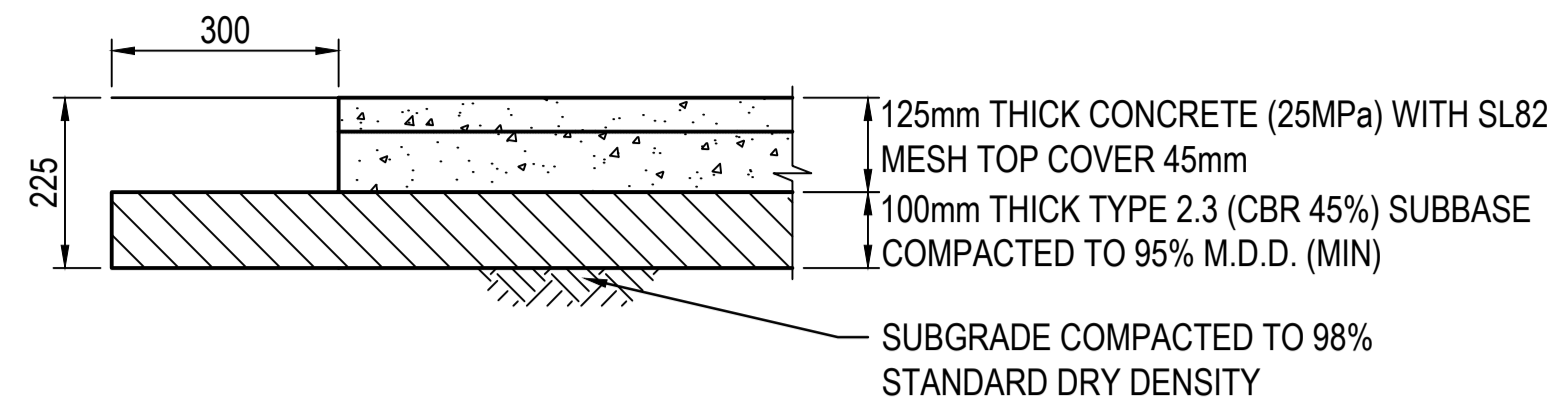
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Drawing Title					
CIVIL SERVICES SITE GRADING PLAN					
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KR	08.12.25	1:100		PK	08.12.25
Designed	Project No.	Dwg. No.	Issue		
KR	NA251623	4000-C05-0010	A		



NOTE: BASE LAYER FOR FOOTPATH REQUIRED DUE TO REACTIVE SOIL CONDITIONS - REFER GEOTECHNICAL REPORT.

REINFORCED CONCRETE FOOTPATH
SCALE 1:10

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Drawing Title

**CIVIL SERVICES
CIVIL DETAILS**

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