



Town Planning Report: RAL (Management Subdivision - 1 into 2
Lots) at Lot 83 Cape Tribulation Road, Kimberley

Prepared for: Landscapes Queensland Limited

11 May 2026

baybrook

Document control

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B	Draft	“	Ashley Lovell	16/04/26
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Executive Summary

The proposed development involves a management subdivision, seeking to create 2 new land titles for the existing property, current split into 2 separate land holdings by Cape Tribulation Road.

Therefore, whilst the site is currently on the one land title, and the development will technically result in 2 'new' lots, there will be no change to the existing boundaries of the site, with no physical site works proposed to be undertaken.

Both lots are >100ha, thereby preserving the rural character and intent of the Regional landscape and rural production area.

Key Matter	Proposal
Reconfiguring a Lot	
Existing lots	1 (two parts)
Proposed Lots	2
Lot Size(s)	Lot 1 – 1,305,661m ² (No physical change from 'part' to lot) Lot 2 – 2,455,779m ² (No physical change from 'part' to lot)

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Acronyms and Abbreviations

the Council	Douglas Shire Council / DSC
the Applicant	Landscapes Queensland Limited
the Subject Site	Lot 83 Cape Tribulation Road, Kimberley QLD 4873 / Lot 83 on SR596
the Planning Scheme	Douglas Shire Planning Scheme 2018
DA	Development Application
CA	Change Application
MCU	Material Change of Use (as defined by the Act)
BW	Building Works (as defined by the Act)
RAL	Reconfiguring a Lot (as defined by the Act)
OPW	Operational Works (as defined by the Act)
PA	Preliminary Approval
VA	Preliminary Approval (Variation Request)
DP	Development Permit
SARA	State Assessment and Referral Agency
DAMS	Development Assessment Mapping System
the Act	The Planning Act 2016
the Regulation	The Planning Regulation 2017
the Regional Plan	ShapingSEQ 2023 / South East Queensland Regional Plan 2023
SPP	State Planning Policy
TLPI	Temporary Local Planning Instrument
RCV	Refuse Collection Vehicle
SV	Service Vehicle
SEQ	South East Queensland
RPEQ	Registered Professional Engineer Queensland
KRA	Key resource area
LGA	Local government area
LGIP	Local government infrastructure plan
PIA	Priority infrastructure area
PSP	Planning scheme policy
QDC	Queensland Development Code
QUU	Queensland Urban Utilities
RE	Regional ecosystem
VMP	Vegetation management plan
WSUD	Water sensitive urban design
TSP	Total suspended particulates
PANS	Procedures for air navigation surfaces

PANS-OPS	Procedures for air navigation services–aircraft operational surfaces
OLS	Obstacle limitation surface
HAT	Highest astronomical tide
GFA	Gross floor area
ERA	Environmentally Relevant Activity
DFE	Defined flood event
DFL	Defined flood level
DBH	Diameter at breast height
AEP	Annual exceedance probability
CPTED	Crime prevention through environmental design
BSD	Brisbane standard drawing
BCA	Building Code of Australia
ANEF	Australian Noise Exposure Forecast
AHD	Australian height datum
CMS	Community Management Statement
CTS	Community Title Scheme
CBD	Central Business District
NGL	Natural ground level

1 Application Details

This report has been prepared on behalf of the Applicant, to support a DA to the Council, for a Development Permit for RAL (1 into 2 Lots) over land at the Subject Site.

Whilst the development technically results in an additional land parcel, no additional or 'new' lot boundaries are proposed to be created, as the subdivision intends to reconfigure the site using the existing boundaries with Cape Tribulation Road which splits the site into 2 parcels on the same land title. The proposed subdivision will therefore not require any physical site works.

Under the Planning Scheme, the site is included within the Environmental Management Zone and the Rural Zone², with the proposal being made Code assessable.

In accordance with the Regulation, as the proposed development technically results in new lots being created, the proposed development will trigger referral due to proposing a RAL in a CMD & Erosion Prone Area³.

This report includes the following sections:

- Site analysis & context
- Proposal details
- Planning assessment
- Conclusion and statement of reasons for approval.

This report is accompanied by the plans, reports and additional information listed in Table 1 below.

Table 1 Site details

Matter	Detail
Applicant name	Landscapes Queensland Limited
Report prepared by	Baybrook
Site address	Lot 83 Cape Tribulation Road, Kimberley QLD 4873
Real Property Description (RPD)	Lot 83 on SR586
Tenure	Freehold
Site area	3,761,440m ² (376.44ha)
Frontage	~1,390m Cape Tribulation Road
Zone ² and precinct	Environmental management zone Rural zone
Neighbourhood plan / local plan	N/A

² The zone map relied upon is the PDF version of the planning scheme, not the digital interactive mapping - which incorrectly identifies part of the site within the Conservation Zone.

³ Per Schedule 10, Part 17, Division 3, Table 5, Item 1(a)(iii) of the Regulation.

Matter	Detail
--------	--------

Relevant overlays

- Acid Sulfate Soils Overlay
- Bushfire Hazard Overlay
- Coastal Processes Overlay
- Flood and Storm Tide Inundation Overlay
- Hillslopes Overlay
- Landscape Values Overlay
- Potential Landslide Hazard Overlay
- Natural Areas Overlay
- Transport Network (Pedestrian and Cycle) Overlay
- Transport Network (Road Hierarchy) Overlay

Refer to the enclosed Property Searches.

Table 2 Aspects of development

Matter	Detail
Type of development	RAL
Proposed use	No change from existing land use
Brief description of proposal	The proposed development involves a management subdivision, seeking to create 2 new land titles for the existing property, current split into 2 separate land holdings by Cape Tribulation Road. Therefore, whilst the site is currently on the one land title, and the development will technically result in 2 'new' lots, there will be no change to the existing boundaries of the site, with no physical site works proposed to be undertaken.
Assessment manager	Douglas Shire Council
Level of assessment	Code assessment
Referral agencies	Yes – RAL in a CMD & Erosion Prone Area - Schedule 10, Part 17, Division 3, Table 5, Item 1(a)(iii) of the Regulation
Specialist's reports provided	Proposed Plan of Reconfiguration
Pre-Lodgement advice/enquiry advice	N/A

Table 3 List of attachments

Document	Attachment
DA Form 1	Attachment A
Current Title Search	Attachment B
Property Searches	Attachment C
Proposed Plan of Reconfiguration	Attachment E
SDAP Code Response	Attachment F

2 Site analysis and context

2.1 Site context

The subject site is located within the rural locality of Kimberley. Land surrounding the site contains a mix of rural residential uses, environmental management and conservation lots. Refer to Figure 1 below.

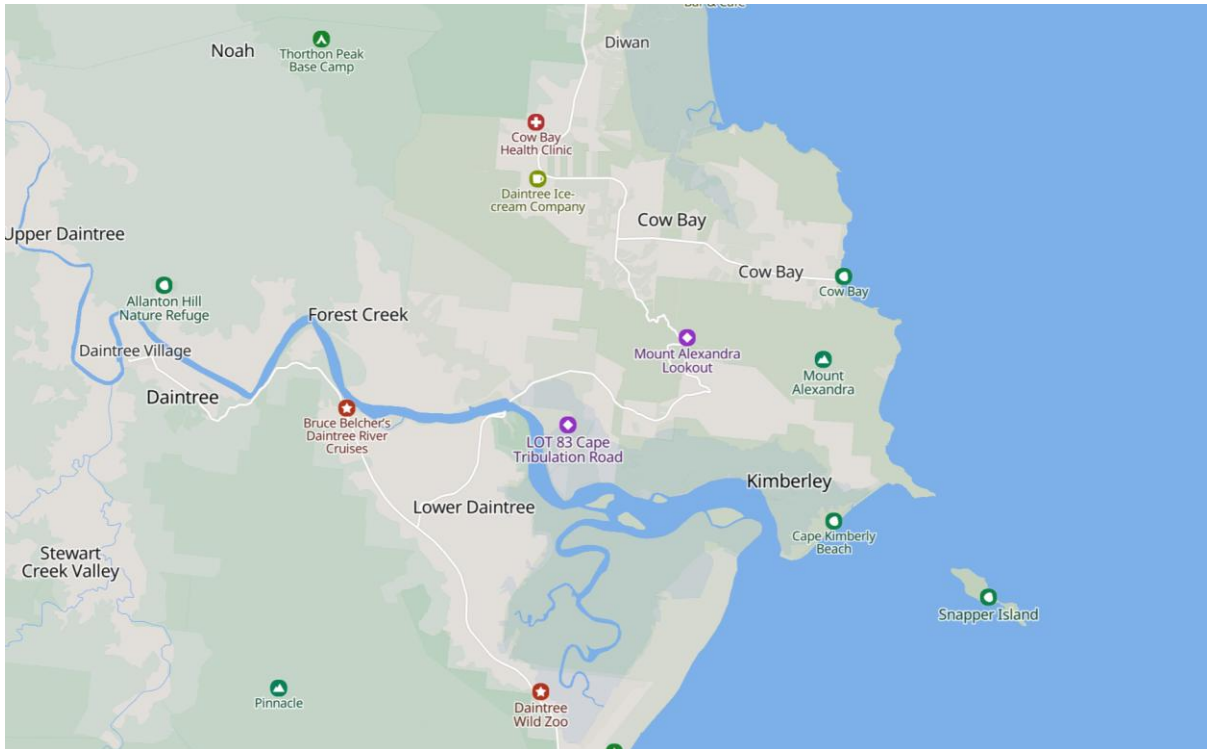


Figure 1 Site Context (Source: MapCarta)

2.2 Site description

A summary of the characteristics of the site is provided below in Table 4.

Table 4 Site characteristics

Site characteristics	Description
Existing land use	Northern parcel: Rural residential. Southern parcel: Vacant/environmental management.
Existing structures	Dwelling house and ancillary structures.
Existing land use(s) on adjacent or adjoining Sites	<ul style="list-style-type: none">• North: rural residential dwellings/environmental management.• East: rural residential/environmental management.• South: Daintree river.• West: Rural residential.

Site characteristics	Description
Access	Existing crossovers to Cape Tribulation Road.
Topography	The site falls from north to south.
Flooding	The site is subject to stormtide inundation and flooding.
Existing vegetation	Site is heavily vegetated. No vegetation to be removed.
Existing lawful point of discharge	Cape Tribulation Road / Daintree River (no change).
Existing waterways	The site is located along the Daintree River and is mapped as adjoining an unnamed waterway along the eastern boundary of the southern land parcel.
Easements	No existing easements over the site.
Contaminated land	The site is not included on the CLR or EMR.

2.3 Site aerial

An aerial image and site photos are provided in Figure 2 below.

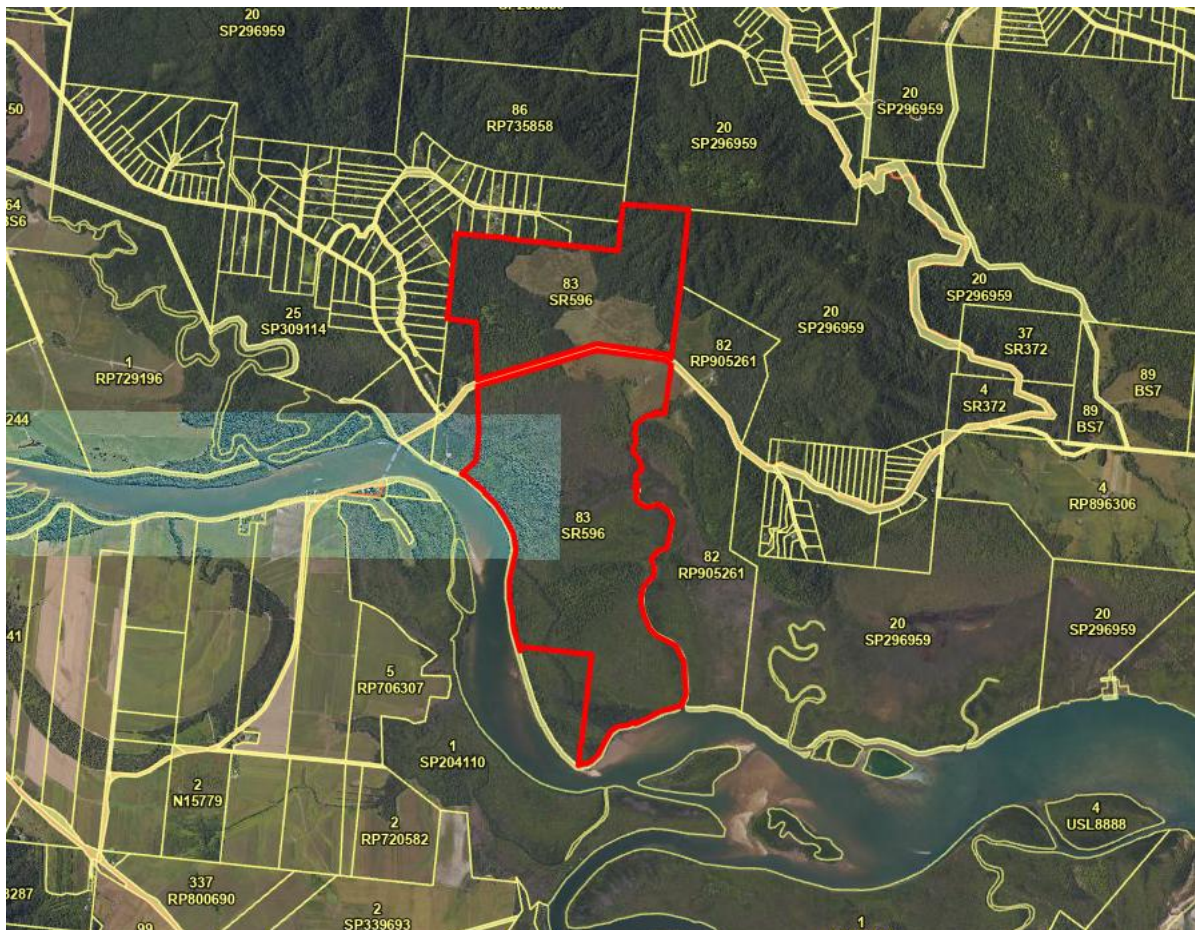


Figure 2 Site aerial (site in red) (Source: QldGlobe)

2.4 Site history

Based on a search of Council's 'Development.i' service, the site is not subject to any past or current applications or approvals.

2.5 Surrounding development in the locality

No surrounding development of note was identified during the preparation of this application.

Specifically, the proposed development involves:

- Using the existing site boundaries with Cape Tribulation Road to create new property titles for the northern and southern land parcels, both being >100ha in size.
- It is not proposed to:
 - Create any 'new' lot boundaries, with the existing site boundaries to be retained despite the technical increase of 1 additional lot.
 - Undertake any physical site works or operational works.
 - Create any new or change any existing driveway crossovers to Cape Tribulation Road.
 - Install, upgrade or extend any service or utility connections.

3.1 Type of Approval & Description

Combined DA incorporating:

- DP for RAL (1 into 2 lots).

3.2 Subdivision Parameters

As illustrated on the proposed Plan of Reconfiguration prepared by Legacy Survey Drafting, 2 x lots will be created. The dimensions and areas of the lots are consistent with the existing two parts of the current lot, separated by Cape Tribulation Road. Both lots will have direct road frontage to Cape Tribulation Road and will be >100ha. Refer to Figure 3 above and Table 5 below.

Table 5 Proposed Lot Dimensions

Lot #	Lot Size
Lot 1	129.7ha
Lot 2	246.4ha

4 Planning assessment

4.1 State assessment matters

4.1.1 Planning Regulation

To ensure the application is properly made, DA Form 1 has been executed and are enclosed, and the Council assessment fees will be paid upon lodgement.

As the application is subject to Code assessment, the assessment must be carried out having regard to the assessment benchmarks under the Planning Scheme and matters prescribed by the Regulation.

4.1.2 Regulated requirements

The regulated requirements dated 23 September 2022 are appropriately reflected in full in the Planning Scheme⁴. It is understood there has not been any recent amendments to the regulated requirements, nor any changes to the regulation which are relevant to the proposed development.

4.1.3 Referrals

In accordance with [Schedule 10, Part 17, Division 3, Table 5, Item 1\(a\)\(iii\)](#) of the Regulation, the development, being for a RAL, will require referral due to the site being within a Coastal Management District and technically creating a new lot that has a boundary within the erosion prone area. Accordingly, a response to SDAP Code 8 has been prepared, with the application to be referred to the SARA for assessment. A copy of the DAMS report is enclosed, within the Property Searches.

4.1.4 State Planning Policy

The Planning Scheme is identified as integrating the April 2016 version of the SPP⁵, with the current version being from July 2017. There does not appear to be any more recent amendments to the SPP or associated mapping that is of relevance to the assessment of the proposed development on the subject land. As such, no further assessment against the SPP is required⁶. A copy of the SPP report is **enclosed** (within the Property Searches).

⁴ Per Section 2.4 of the planning scheme, which acknowledges the superseded Queensland Planning Provisions (QPP) version 3.1 dated 27 June 2014.

⁵ Per Section 2.1 of the planning scheme.

⁶ Per Sections 26 & 27 of the Planning Regulation 2017.

4.1.5 Far North Queensland Regional Plan

The site is within the bounds of the Far North Queensland Regional Plan area, with the site being within the Regional Landscape and Rural Production Area (RLRPA).

The Draft Far North Queensland Regional Plan is currently under review. Whilst the application is subject to Code assessment and therefore the assessment of this application is bounded (being limited to the relevant assessment benchmarks), the Draft FNQ Regional Plan has been reviewed as part of the preparation of this application.

In accordance with the current and draft Regional Plan, the proposed subdivision avoids the fragmentation of land within the RLRPA, as the subdivision results in lots >100ha, being the prescribed minimum lot size for lots in the Rural zone and Environmental management zone.

The proposed development therefore is considered to comply with the land use outcomes sought under the current and draft Far North Queensland Regional Plans.

4.2 Local assessment matters

4.2.1 Pre-lodgement meeting

A pre-lodgement meeting was not held with the Council prior to the lodgement of this application.

4.2.2 Temporary Local Planning Instruments

No TLPI's are relevant to the proposed development.

4.2.3 Preliminary Approval

There is no preliminary approval relating to the land, which varies how the planning scheme regulates development of the site.

4.2.4 Planning Scheme

4.2.4.1 Defined Use

The proposed development is defined RAL (subdivision of land) under the Act.

4.2.4.2 Neighbourhood plan

The site is not located within a neighbourhood plan or local plan area.

4.2.4.3 Zoning

The site is partially within the Environmental Management Zone and Rural Zone. Land surrounding the site is zoned as a mix of the Environmental Management Zone and Conservation Zone. Refer to Figure 4 – Zone Map and Section 4.2.6 below.

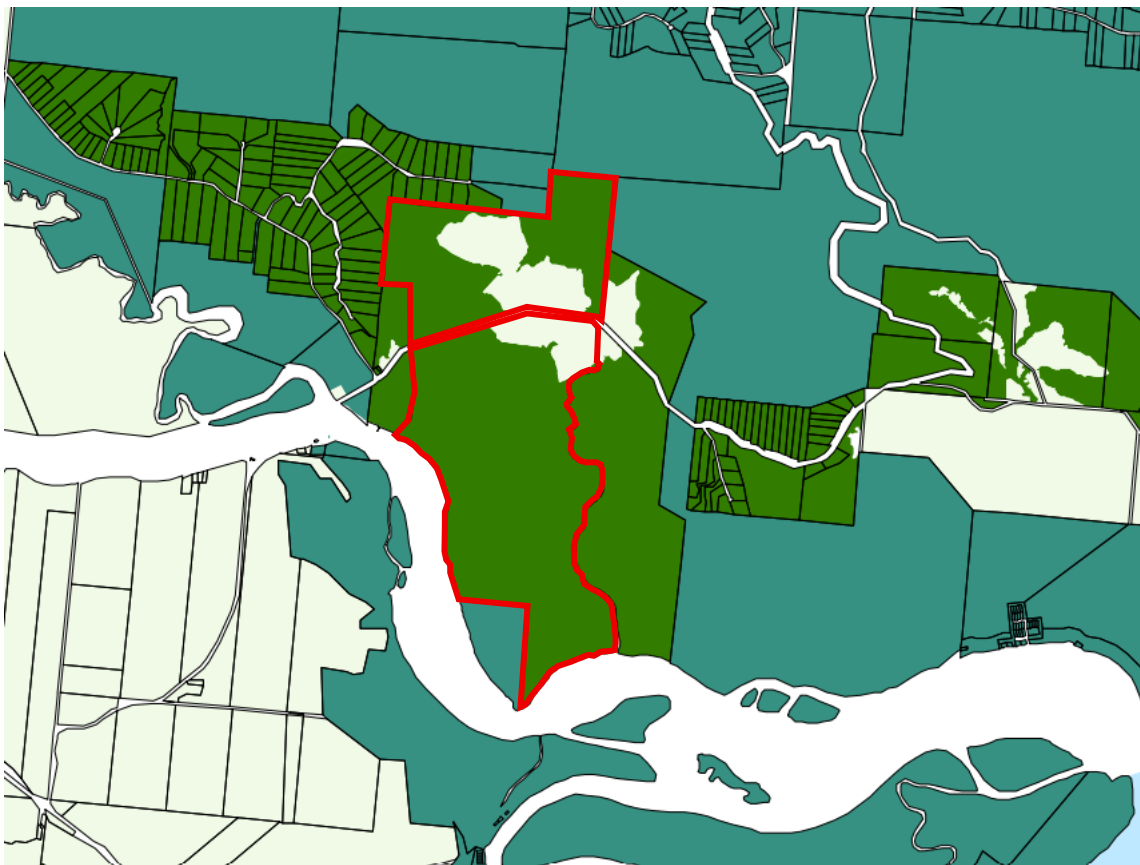


Figure 4 Zoning Map (site in red) (Source: DSC)

4.2.4.4 Overlays

The premises is identified as being subject to several Overlays. The relevance of each overlay, and a response to the Codes, is provided in Table 6 over the page.

Table 6 Overlay responses

Overlay	Relevance / response
Acid sulfate soils overlay	<p>Applicable - Complies</p> <ul style="list-style-type: none"> The proposed development does not involve any physical site works. The development has been assessed as complying with all relevant assessment benchmarks under the overlay code.
Bushfire hazard overlay	<p>Applicable – Complies:</p> <ul style="list-style-type: none"> The proposed development, whilst technically resulting in 'new' lots within a bushfire hazard sub-category, does not result in any new lot boundaries being created, with both lots have area outside of the mapped bushfire hazard area and have direct access to Cape Tribulation Road. The site is to continue to be used for cattle agistment and conservation purposes by the landowner. Any future development application would be subject to addressing and complying with the relevant bushfire provisions at such time. The development has therefore been assessed as complying with all relevant assessment benchmarks under the overlay code.
Coastal processes overlay	<p>Applicable – Complies</p> <ul style="list-style-type: none"> The proposed development technically results in new lots being created in the erosion prone area, however no new lot boundaries are proposed, with no physical site works to be undertaken. No change in tenure of the site is proposed, given the landowner and applicant is Landscapes Queensland Limited, with a purpose to uphold the conservation purpose of the land. Refer to Section 4.2.6 below and the supporting SDAP Code 8 response.
Flood storm overlay	<p>Applicable – Complies:</p> <ul style="list-style-type: none"> The proposed development technically results in new lots being created in the flood prone area, however no 'new' lot boundaries are proposed in the flood areas, with no physical site works to be undertaken. Refer to Section 4.2.6 below
Hillslopes overlay	<p>Code assessment – complies</p> <ul style="list-style-type: none"> The proposed development technically results in new lots being created in the hillslopes constraint area, however no 'new' lot boundaries are proposed, with no physical site works to be undertaken. The development has therefore been assessed as complying with all relevant assessment benchmarks under the overlay code.
Landscape values overlay	<p>Code assessment – complies</p> <ul style="list-style-type: none"> The proposed development technically results in new lots being created in the landscape values area, however no 'new' lot boundaries are proposed, with no physical site works to be undertaken. The development has therefore been assessed as complying with all relevant assessment benchmarks under the overlay code.
Landslide overlay	<p>Code assessment – complies</p> <ul style="list-style-type: none"> The proposed development technically results in new lots being created in the landslide hazard area, however no 'new' lot boundaries are proposed, with no physical site works to be undertaken.

Overlay	Relevance / response
	<ul style="list-style-type: none"> The development has therefore been assessed as complying with all relevant assessment benchmarks under the overlay code.
Natural areas overlay	<p>Code assessment – complies</p> <ul style="list-style-type: none"> The proposed development does not result in ‘new’ lot boundaries within the mapped natural areas and therefore there is no consequential change in rights (e.g., clearing exemptions, etc). The development has therefore been assessed as complying with all relevant assessment benchmarks under the overlay code.
Transport pedestrian cycle overlay	<p>Code assessment – complies</p> <ul style="list-style-type: none"> The proposed development does not inhibit the ability of Cape Tribulation Road to provide the intended cycle route function. The development has therefore been assessed as complying with all relevant assessment benchmarks under the overlay code.
Transport road hierarchy overlay	<p>Code assessment – complies</p> <ul style="list-style-type: none"> The proposed development does not seek to create a new access or cross-over to Cape Tribulation Road. The development has therefore been assessed as complying with all relevant assessment benchmarks under the overlay code.

4.2.5 Level of assessment summary

The application is subject to Code assessment in accordance with the relevant tables of assessment under the Planning Scheme.

4.2.6 Codes & responses

The proposed development is subject to assessment against the following provisions:

- Environmental Management Zone code
- Rural Zone code
- Reconfiguring a Lot code
- Access, parking and servicing code
- Environmental performance code
- Filling and excavation code
- Infrastructure works code
- Landscape code
- Vegetation management code

Where the proposal involves a performance outcome, a response has been provided below.

Otherwise, the development has been assessed as being compliant with all other relevant acceptable and performance outcomes.

4.2.6.1 Environmental Management Zone Code

PO10

Lot reconfiguration results in no additional lots.

Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.

Response:

Whilst the proposed subdivision technically results in an increase in the total number of lots, no new lot boundaries are proposed to be created, given the northern and southern land parcels are entirely separated by Cape Tribulation Road, despite being on same land title. As such, the proposed subdivision is a management subdivision only, to allow for the better management of the site by the owner and Applicant, Landscapes Queensland Limited. No physical works or operational works are proposed as part of the subdivision.

Therefore, any future application for a change of land use or operational works would be subject to the relevant assessment benchmarks in effect at such time.

The development is also considered to comply with the purpose and overall outcomes of the Environmental management zone as:

- a) The development will not facilitate development other than possibly a domestic structures / dwelling house in the north-east corner of proposed lot 101.
- b) No impacts on the natural systems on and off the site will result from the subdivision, with no physical work proposed and no change in the lot boundaries despite the creation of 1 new lot.
- c) The sites natural features and environmental values will not be impacted as a result of the subdivision, with no physical work proposed and no change in the lot boundaries despite the creation of 1 new lot.
- d) No visual impacts will result from the subdivision.
- e) The development will not affect water quality on and off the site.
- f) The development appropriately responds to the site mapped constraints.

The development is therefore consistent with the outcomes under the Environmental Management Zone code.

4.2.6.2 Coastal Environment Overlay Code

The proposal involves the following response to PO4:

PO4

Erosion prone areas are free from development to allow for natural coastal processes.

Response:

The proposed development, whilst not creating any new lot boundaries, technically results in new lots being within the erosion prone area and is not for community infrastructure. No physical works are proposed to be undertaken given the lot boundaries are not changing.

The landowner is the Applicant, being the Landscapes Queensland Limited. The intent for the subdivision is to allow for better site management only, with a continued land use for cattle agistment and conservation purposes. Therefore, it is requested that the site's erosion prone areas are kept under the ownership of LANDSCAPES QUEENSLAND LIMITED in proposed lot 101 and that no land resumption is sought.

Any future development on the site would be limited to the area outside of the mapped erosion prone area in the north-west corner.

4.2.6.3 Flood Overlay Code

PO1

Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events.

Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.

Response:

While the development is within the Flood and Storm tide hazards overlay area, no physical work proposed, with no change in the lot boundaries despite the creation of 1 new lot. Both lots have a suitable footprint to allow for a new dwelling to be created outside of the mapped flood areas.

PO3

Development siting and layout responds to flooding potential and maintains personal safety.

Response:

While the development is within the Flood and Storm tide hazards overlay area, no physical work proposed, with no change in the lot boundaries despite the creation of 1 new lot. Both lots have a suitable footprint to allow for a new dwelling to be created outside of the mapped flood areas.

4.2.7 Infrastructure Charges

Infrastructure charges are anticipated to be imposed per the Adopted Infrastructure Charges Resolution (No. 2) 2021.

5 Conclusion & reasons for approval

This report sets out the site circumstances, proposed development, and response to the relevant Codes. The proposed development should be approved, subject to reasonable and relevant conditions, on the following basis:

- The proposal complies with all the relevant assessment benchmarks (i.e., the purpose, overall outcomes and performance outcomes of the applicable Codes).
- The development will not compromise the purpose or outcomes of the Environmental Management or Rural Zone.
- Despite the technical creation of 1 new lot, no new lot boundaries are proposed to be created, with no physical work proposed.
- Both lots have a suitable footprint to allow for appropriate consequential accepted development i.e., a structure / new dwelling to be created outside of the mapped hazard areas.

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) (individual or company full name)	Landscapes Queensland Limited c/o- Baybrook
Contact name (only applicable for companies)	Ashley Lovell
Postal address (P.O. Box or street address)	PO Box 22
Suburb	Kedron
State	QLD
Postcode	4031
Country	Australia
Contact number	0400 447 762
Email address (non-mandatory)	alovell@baybrook.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 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
		Lot 83	Cape Tribulation Road	Kimberley
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	83	SR596	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)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<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

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

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

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? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

RAL – 1 into 2 (Management subdivision)

e) Relevant plans

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

- 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? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

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

- Relevant plans of the proposed development are attached to the development application



6.3) Additional aspects of development

- 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
- Not required

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot Yes – complete division 2

Operational work Yes – complete division 3

Building work Yes – complete *DA Form 2 – Building work details*

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>

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

Yes – provide details below or include details in a schedule to this development application

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?

1

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*

Subdivision *(complete 10)*

Dividing land into parts by agreement *(complete 11)*

Boundary realignment *(complete 12)*

Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

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
- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material *(from a watercourse or lake)*
- Water-related development – referable dams
- Water-related development – levees *(category 3 levees only)*
- Wetland protection area

Matters requiring referral to the **local government**:

- Airport land
- Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- 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
- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- Ports – Land within Port of Brisbane’s port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
- 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 *(if applicable)*.

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 type="checkbox"/> Approval <input type="checkbox"/> Development application			
<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



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	

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 21053076	Search Date: 17/04/2026 09:50
Date Title Created: 05/10/1977	Request No: 55808276
Creating Dealing:	

ESTATE AND LAND

Estate in Fee Simple

LOT 83 CROWN PLAN SR596

Local Government: DOUGLAS

For exclusions / reservations for public purposes refer to Plan CP SR596

REGISTERED OWNER

Dealing No: 720603397 19/02/2021

LANDSCAPES QUEENSLAND LIMITED A.C.N. 630 495 340
UNDER INSTRUMENT 720603397

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21053076 (POR 83)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
700331894	WET TROPICS	09/11/1994 08:57	CURRENT
	WET TROPICS WORLD HERITAGE PROTECTION AND MANAGEMENT ACT1993		
723115470	WET TROPICS	11/03/2024 10:56	CURRENT
	WET TROPICS WORLD HERITAGE PROTECTION AND MANAGEMENT ACT1993		

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

2018 Douglas Shire Council Planning Scheme Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the premise.

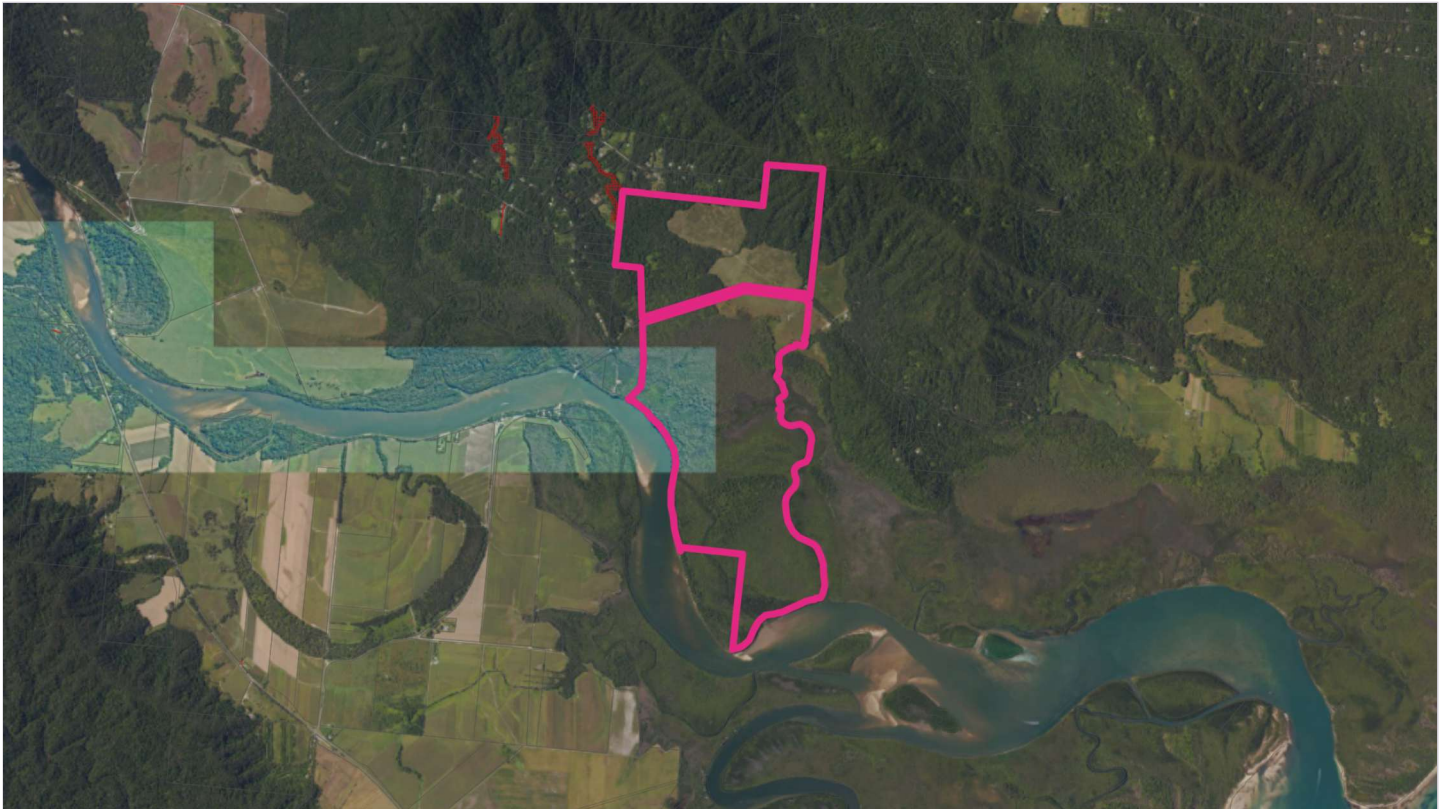
For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email enquiries@douglas.qld.gov.au.

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect a premise.

Property Information

Property Address

Lot Plan [83SR596](#) (Freehold - 3761440m²)



Selected Property

Easements









Property

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.




Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

<p> Zoning</p>	<p>Applicable Zones Conservation Environmental Management Rural</p>	<p>More Information</p> <ul style="list-style-type: none"> View Section 6.2.3 Conservation Zone Code View Section 6.2.3 Conservation Zone Compliance table View Section 6.2.3 Conservation Zone Assessment table View Section 6.2.4 Environmental Management Zone Code View Section 6.2.4 Environmental Management Zone Compliance table View Section 6.2.4 Environmental Management Zone Assessment table View Section 6.2.10 Rural Zone Code View Section 6.2.10 Rural Zone Compliance table View Section 6.2.10 Rural Zone Assessment table
<p> Acid Sulfate Soils</p>	<p>Applicable Precinct or Area Acid Sulfate Soils (< 5m AHD) Acid Sulfate Soils (5-20m AHD)</p>	<p>More Information</p> <ul style="list-style-type: none"> View Section 8.2.1 Acid Sulfate Soils Overlay Code View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
<p> Bushfire Hazard</p>	<p>Applicable Precinct or Area Potential Impact Buffer High Potential Bushfire Intensity Medium Potential Bushfire Intensity</p>	<p>More Information</p> <ul style="list-style-type: none"> View Section 8.2.2 Bushfire Hazard Overlay Code View Section 8.2.2 Bushfire Hazard Overlay Compliance table
<p> Coastal Processes</p>	<p>Applicable Precinct or Area Coastal Management District Erosion Prone Area</p>	<p>More Information</p> <ul style="list-style-type: none"> View Section 8.2.3 Coastal Environment Overlay Code View Section 8.2.3 Coastal Environment Overlay Compliance table
<p> Flood Storm</p>	<p>Applicable Precinct or Area Medium Storm Tide Hazard High Storm Tide Hazard High Storm Tide Hazard Floodplain Assessment Overlay (Daintree River)</p>	<p>More Information</p> <ul style="list-style-type: none"> View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table
<p> Hillslopes</p>	<p>Applicable Precinct or Area Area Affected by Hillslopes</p>	<p>More Information</p> <ul style="list-style-type: none"> View Section 8.2.5 Hillslopes Overlay Code View Section 8.2.5 Hillslopes Overlay Compliance table
<p> Landscape Values</p>	<p>Scenic Buffer Area Scenic route Scenic route buffer Landscape Values High landscape values</p>	<p>More Information</p> <ul style="list-style-type: none"> View Section 8.2.6 Landscape Values Overlay Code View Section 8.2.6 Landscape Values Overlay Compliance table
<p> Landslide</p>	<p>Applicable Precinct or Area Landslide Hazard (High & Medium Hazard Risk)</p>	<p>More Information</p> <ul style="list-style-type: none"> View Section 8.2.9 Potential Landslide Hazard Overlay Code View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table

Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

<p> Natural Areas</p>	<p>Applicable Precinct or Area MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Wildlife Habitat MSES - Regulated Vegetation MSES - Protected Area MSES - Marine Park MSES - High Ecological Significance Wetlands</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 8.2.7 Natural Areas Overlay Code • View Section 8.2.7 Natural Areas Overlay Compliance table
<p> Transport Pedestrian Cycle</p>	<p>Applicable Precinct or Area Iconic Recreation Route</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
<p> Transport Road Hierarchy</p>	<p>Applicable Precinct or Area Sub Arterial Road</p>	<p>More Information</p> <ul style="list-style-type: none"> • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

Zoning

Applicable Zones

Conservation
Environmental Management
Rural

More Information

- [View Section 6.2.3 Conservation Zone Code](#)
- [View Section 6.2.3 Conservation Zone Compliance table](#)
- [View Section 6.2.3 Conservation Zone Assessment table](#)
- [View Section 6.2.4 Environmental Management Zone Code](#)
- [View Section 6.2.4 Environmental Management Zone Compliance table](#)
- [View Section 6.2.4 Environmental Management Zone Assessment table](#)
- [View Section 6.2.10 Rural Zone Code](#)
- [View Section 6.2.10 Rural Zone Compliance table](#)
- [View Section 6.2.10 Rural Zone Assessment table](#)



Selected Property

Property

Zoning

- | | | | |
|--|--|---|--|
| Centre | Community Facilities | Conservation | Environmental Management |
| Industry | Low Density Residential | Low-medium Density Residential | Medium Density Residential |
| Recreation and Open Space | Rural | Rural Residential | Special Purpose |
| Tourism | Tourist Accommodation | | |

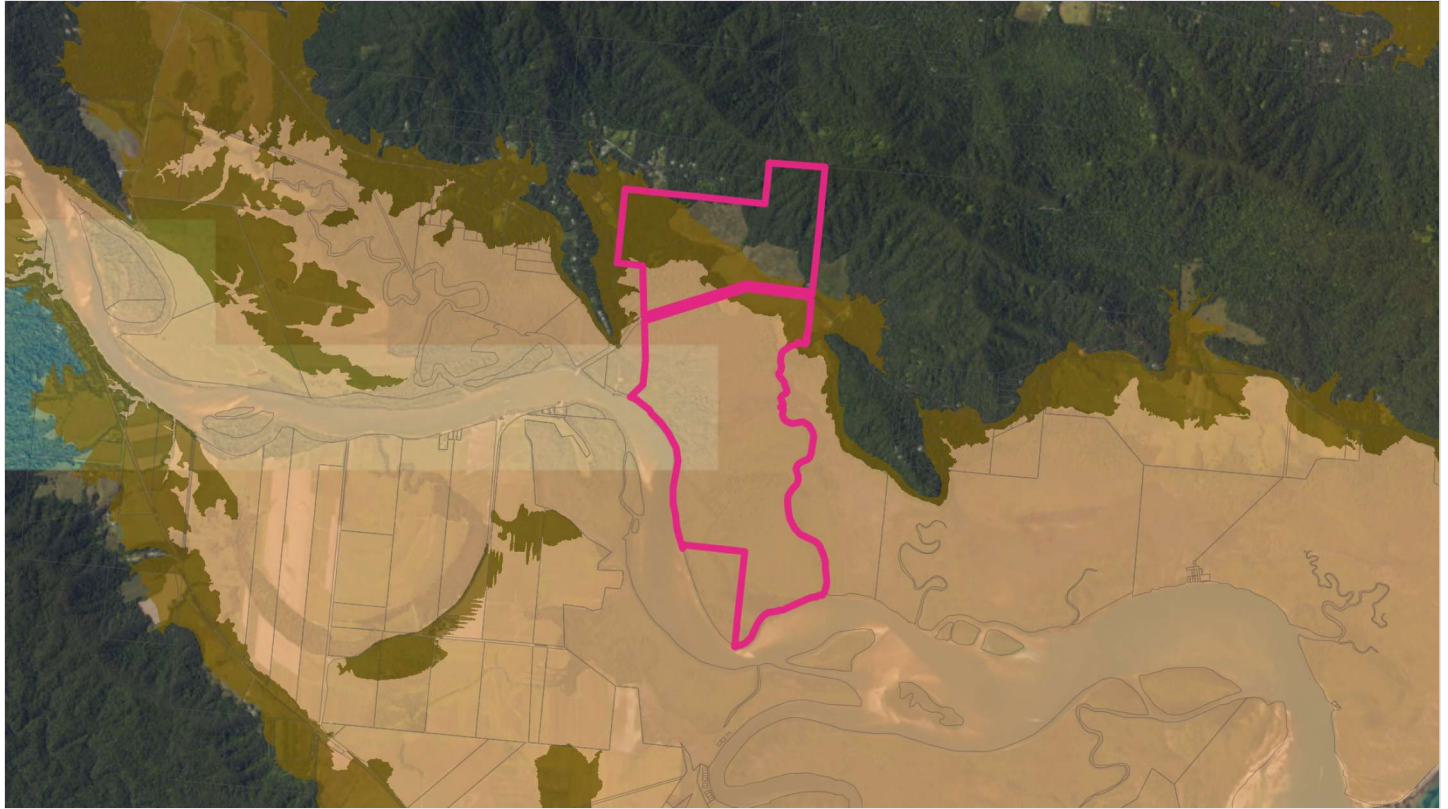
Acid Sulfate Soils

Applicable Precinct or Area

Acid Sulfate Soils (< 5m AHD)
Acid Sulfate Soils (5-20m AHD)

More Information

- [View Section 8.2.1 Acid Sulfate Soils Overlay Code](#)
- [View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table](#)



Selected Property

Property

Acid Sulfate Soils

Acid Sulfate Soils (< 5m AHD)

Acid Sulfate Soils (5-20m AHD)

all others

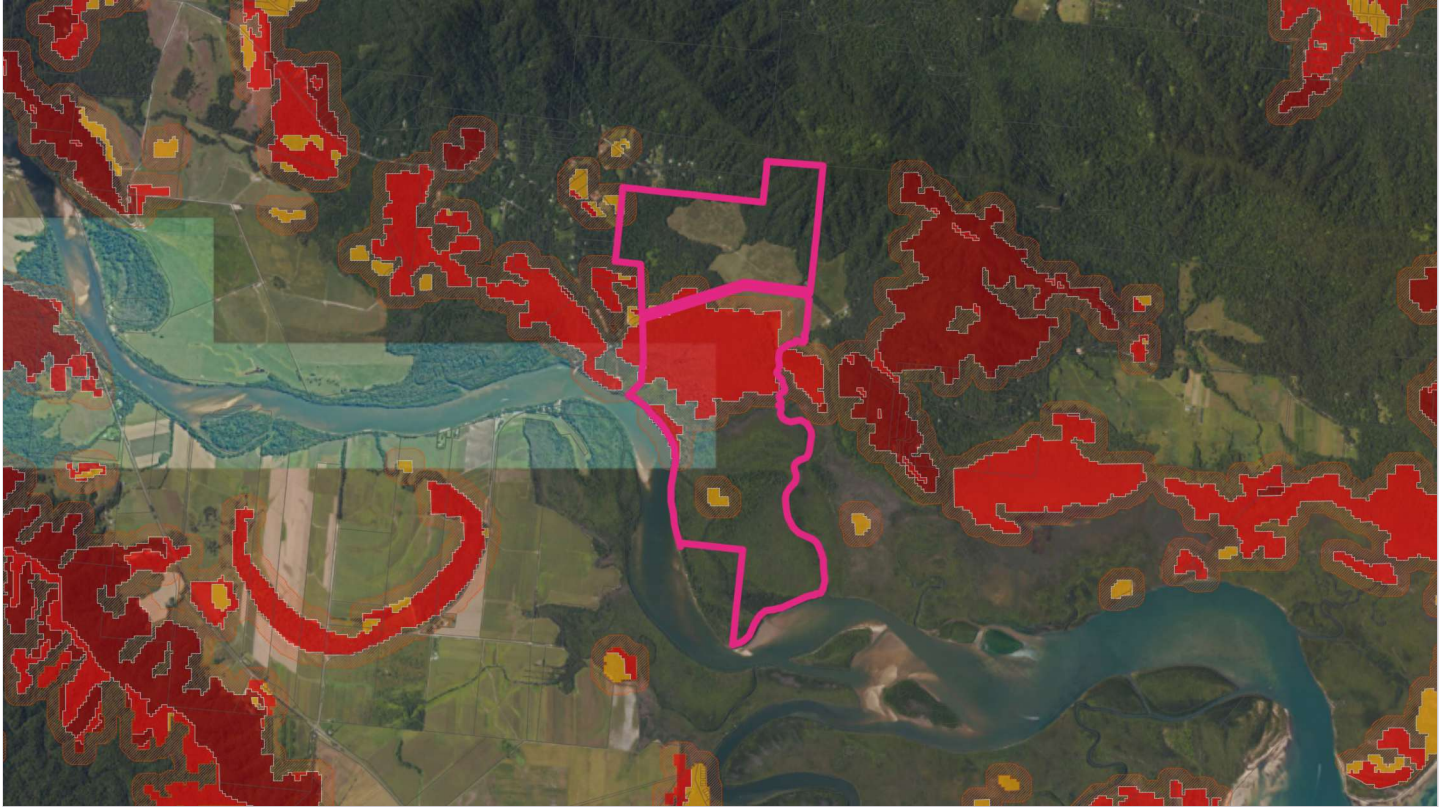
Bushfire Hazard

Applicable Precinct or Area

- Potential Impact Buffer
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity

More Information

- [View Section 8.2.2 Bushfire Hazard Overlay Code](#)
- [View Section 8.2.2 Bushfire Hazard Overlay Compliance table](#)



Selected Property

Property

Bushfire_Hazard

High Potential Bushfire Intensity

Medium Potential Bushfire Intensity

Potential Impact Buffer

Very High Potential Bushfire Intensity

all others

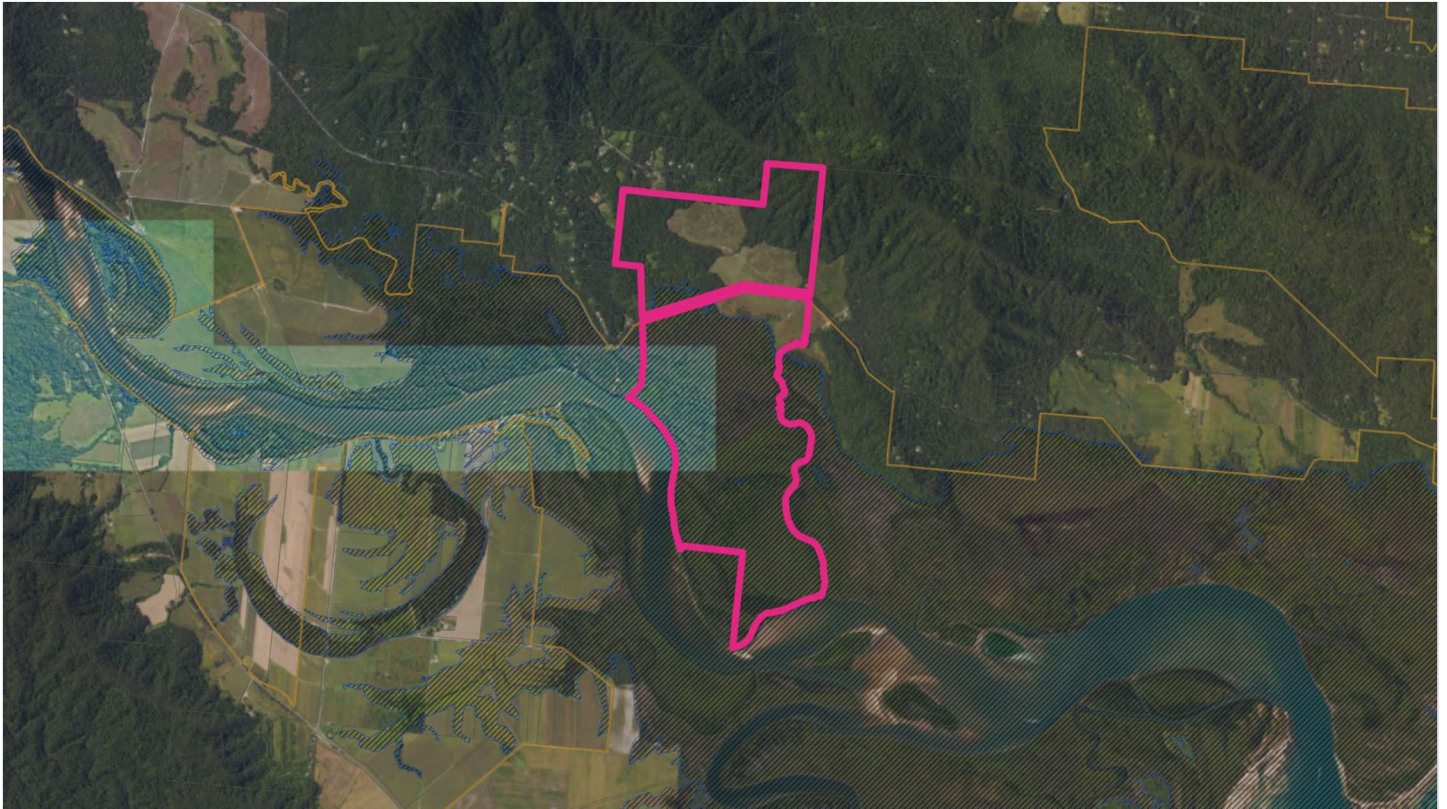
Coastal Processes

Applicable Precinct or Area


Coastal Management District
Erosion Prone Area

More Information

- [View Section 8,2,3 Coastal Environment Overlay Code](#)
- [View Section 8,2,3 Coastal Environment Overlay Compliance table](#)



 Selected Property

 Property

 Coastal Management District

 Erosion Prone Area

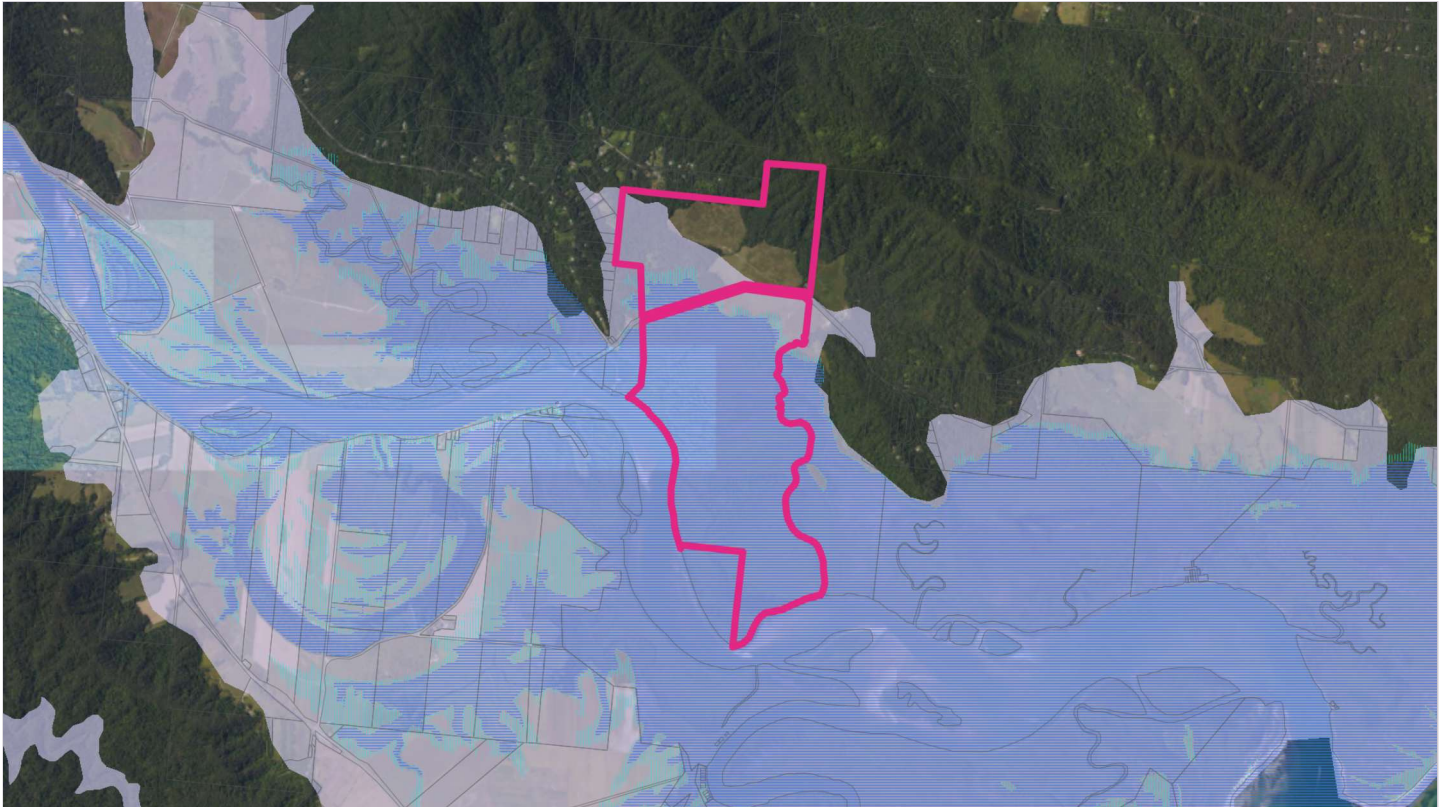
Flood Storm

Applicable Precinct or Area


Medium Storm Tide Hazard
High Storm Tide Hazard
High Storm Tide Hazard
Floodplain Assessment Overlay (Daintree River)


More Information


- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code](#)
- [View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table](#)



 Selected Property

 Property

 Medium Storm Tide Hazard

 High Storm Tide Hazard

 100 Year ARI - Mossman Port Douglas and Daintree Flood Studies

 Floodplain Assessment Overlay

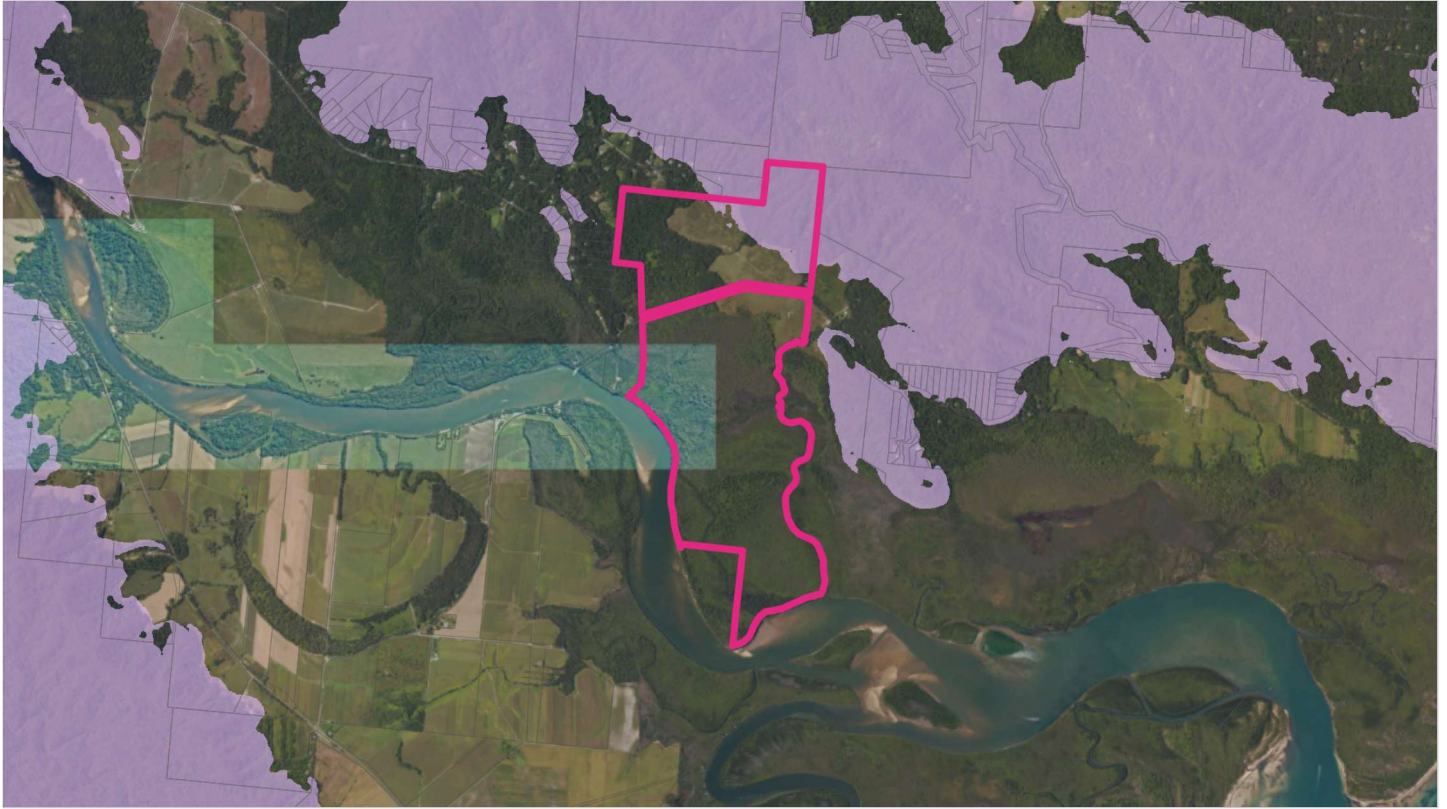
Hillslopes

Applicable Precinct or Area


Area Affected by Hillslopes


More Information

- [View Section 8.2.5 Hillslopes Overlay Code](#)
- [View Section 8.2.5 Hillslopes Overlay Compliance table](#)



 Selected Property

 Property

 Area Affected by Hillslopes

Landscape Values

Scenic Buffer Area

Scenic route

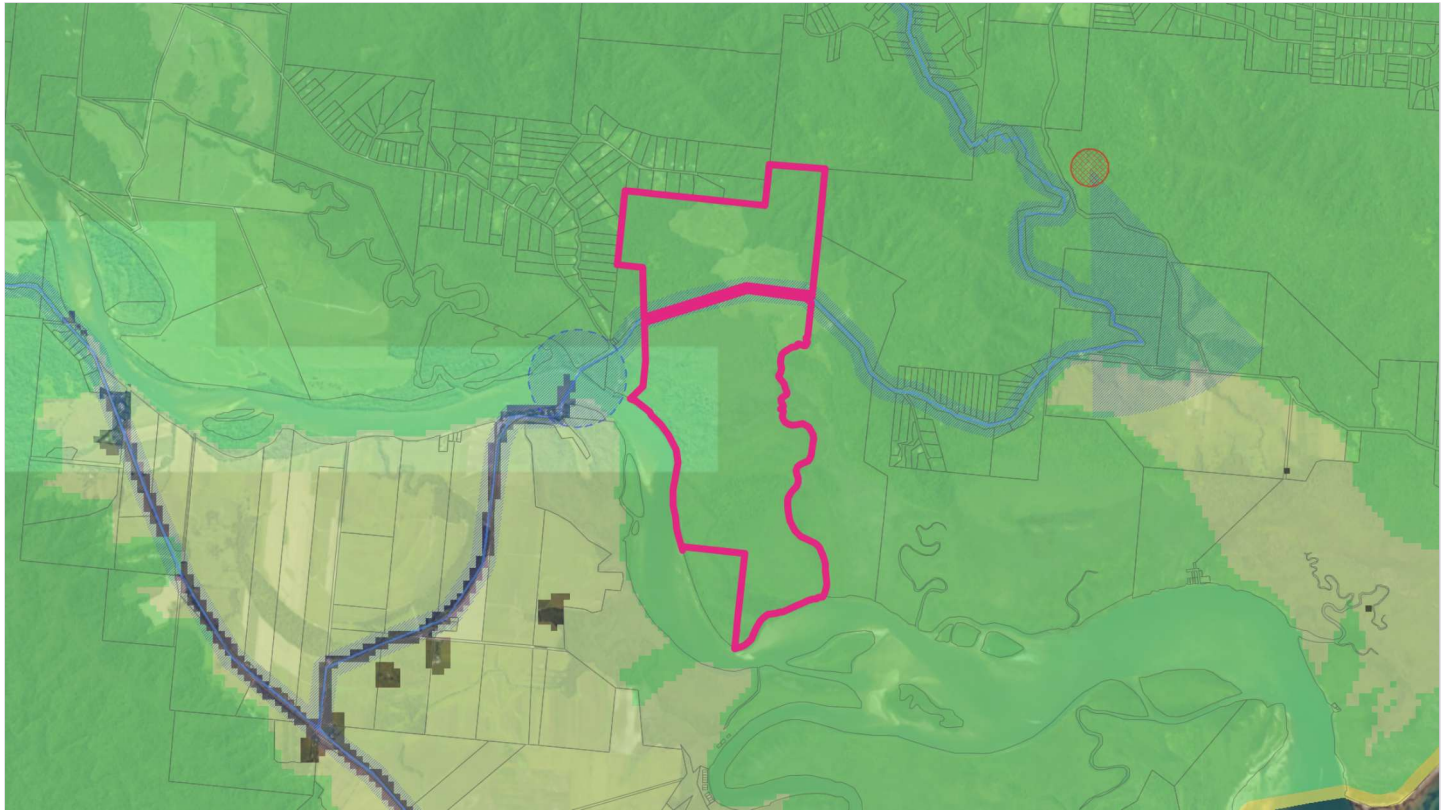
Scenic route buffer

Landscape Values

High landscape values

More Information

- [View Section 8.2.6 Landscape Values Overlay Code](#)
- [View Section 8.2.6 Landscape Values Overlay Compliance table](#)



Selected Property	Property	Scenic Buffer Area		Gateway	Lookout	Scenic route	Scenic route buffer
		View corridor	all others				

Landscape Values			
Coastal scenery	High landscape values	Medium Landscape Value	all others

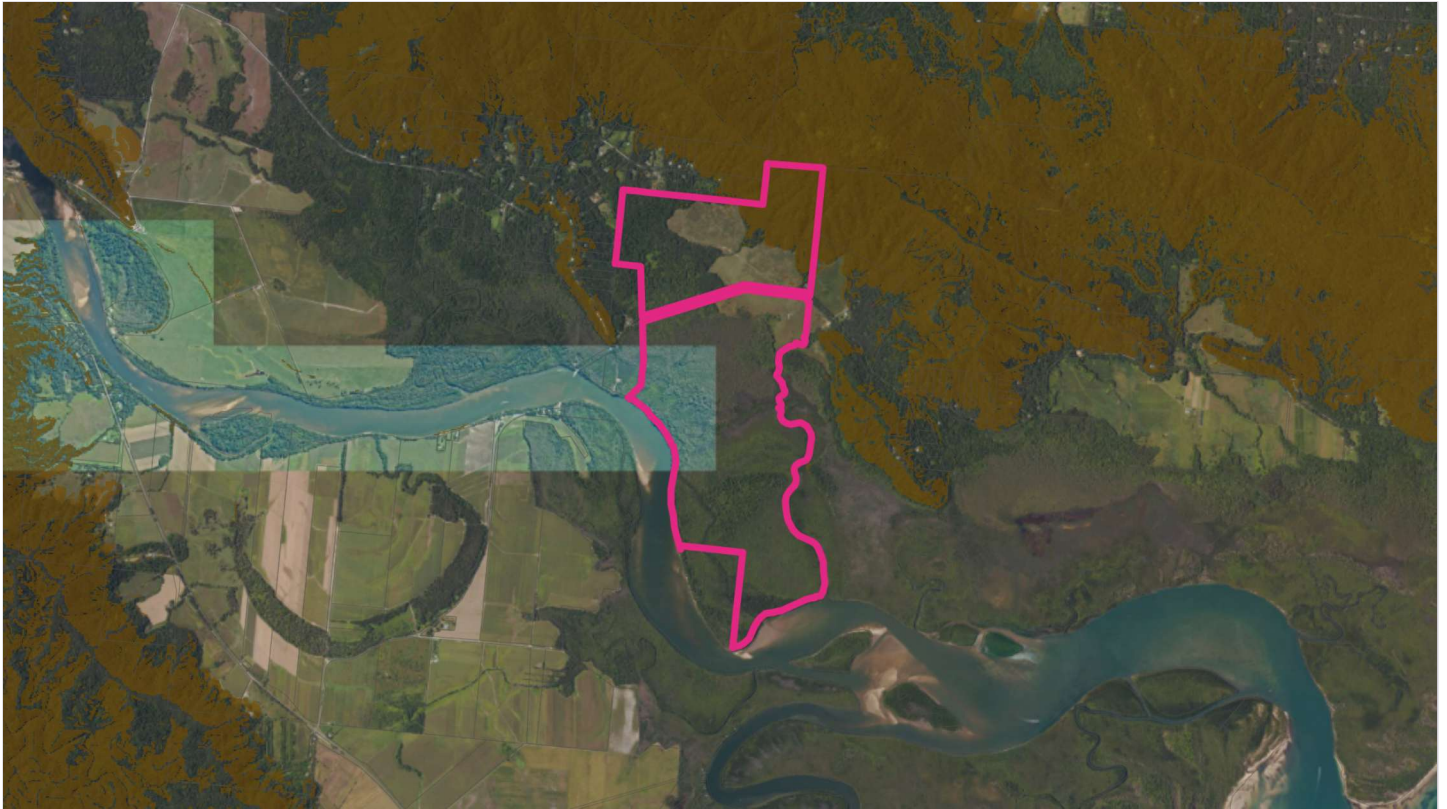
Landslide

Applicable Precinct or Area

Landslide Hazard (High & Medium Hazard Risk)

More Information

- [View Section 8.2.9 Potential Landslide Hazard Overlay Code](#)
- [View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table](#)



Selected Property

Property

Potential Landslide Hazard

Natural Areas

Applicable Precinct or Area

- MSES - Regulated Vegetation (Intersecting a Watercourse)
- MSES - Wildlife Habitat
- MSES - Regulated Vegetation
- MSES - Protected Area
- MSES - Marine Park
- MSES - High Ecological Significance Wetlands

More Information

- [View Section 8.2.7 Natural Areas Overlay Code](#)
- [View Section 8.2.7 Natural Areas Overlay Compliance table](#)



Selected Property	Property	MSES - Regulated Vegetation (Intersecting a Watercourse)
MSES - High Ecological Value Waters (Watercourse)	MSES - Wildlife Habitat	MSES - Regulated Vegetation
MSES - Protected Area	MSES - Marine Park	MSES - Legally Secured Offset Area
MSES - High Ecological Value Waters (Wetland)	MSES - High Ecological Significance Wetlands	

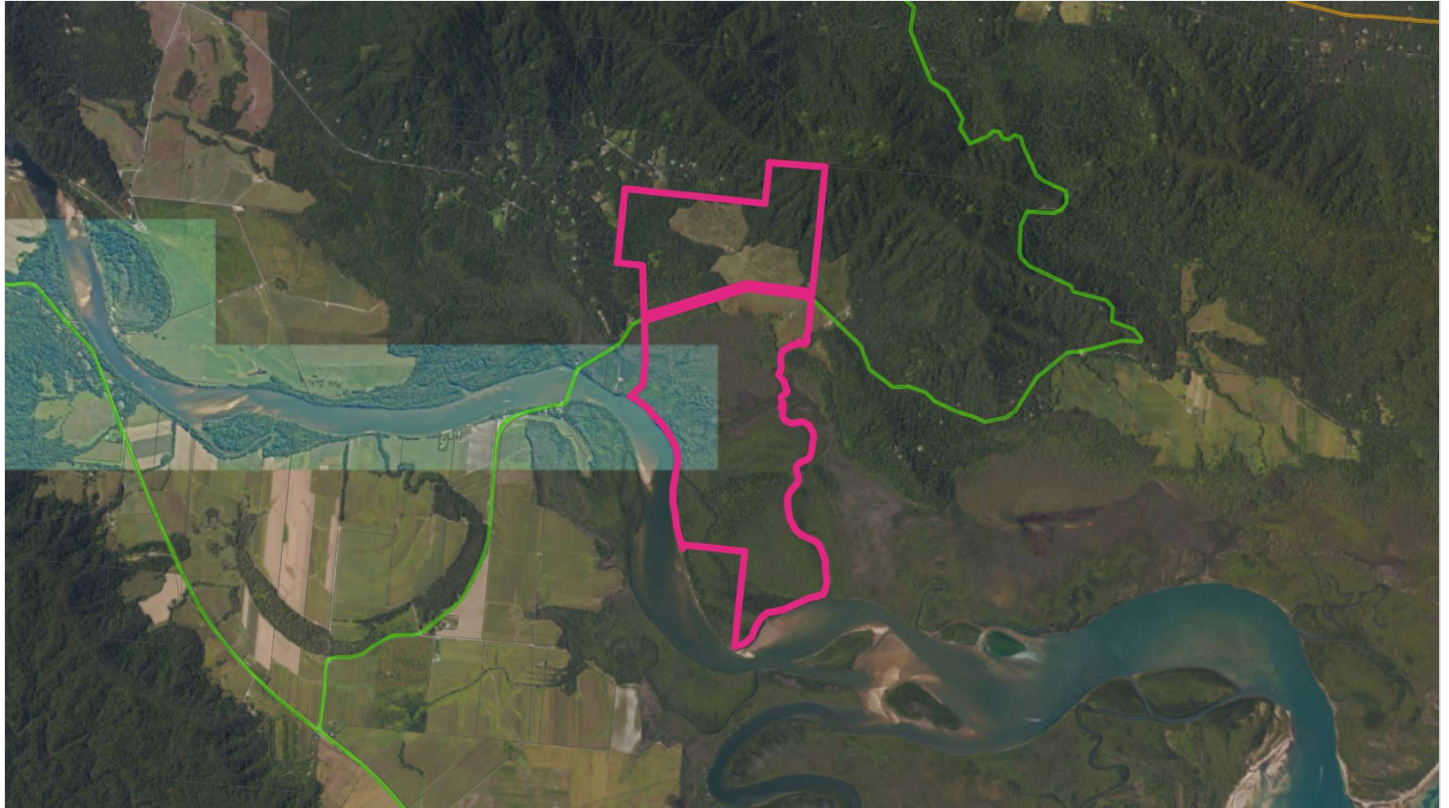
Transport Pedestrian Cycle

Applicable Precinct or Area

Iconic Recreation Route

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



Selected Property

Property

Pedestrian and Cycle Network

District Route

Future Principal Route

Iconic Recreation Route

Neighbourhood Route

Principal Route

Strategic Investigation Route

all others

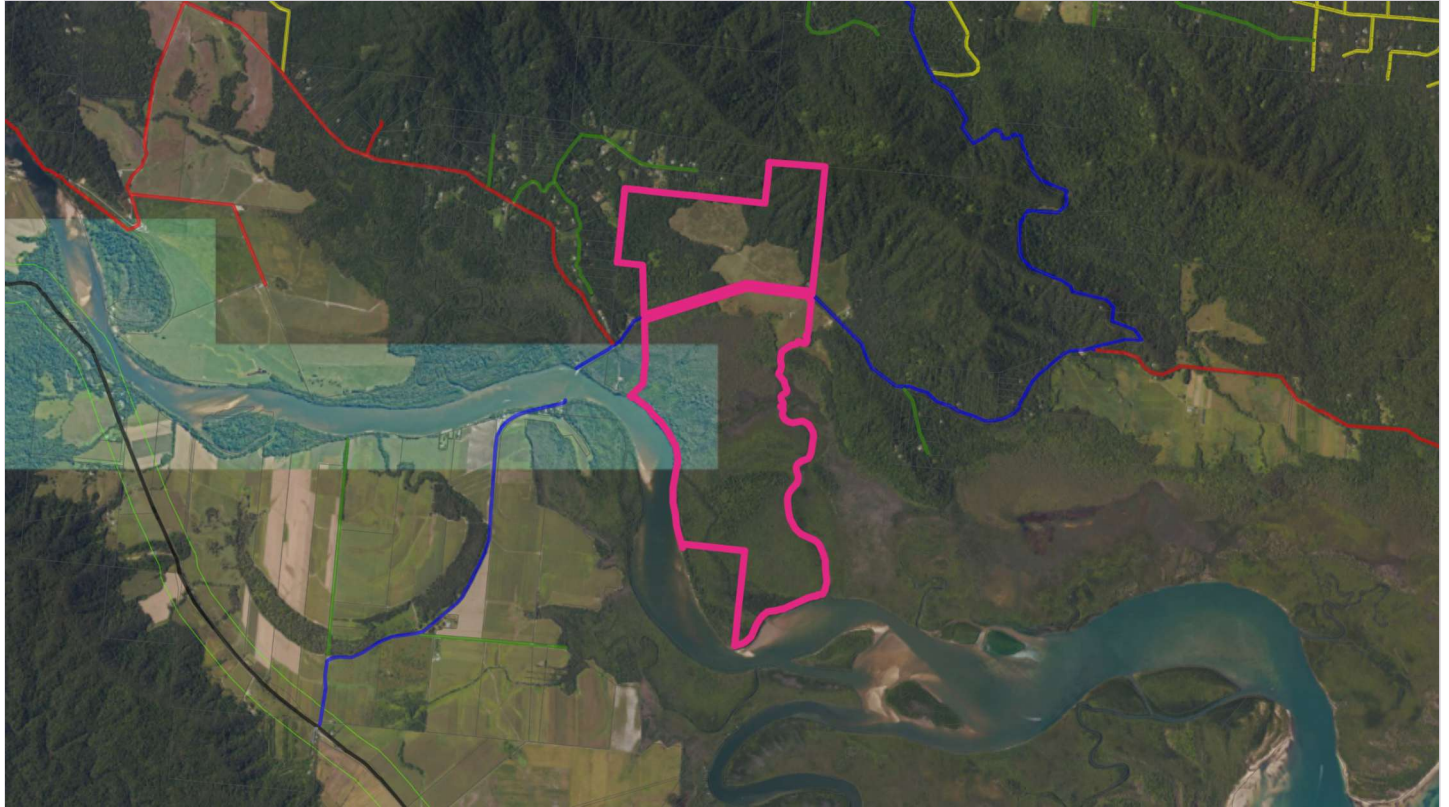
Transport Road Hierarchy

Applicable Precinct or Area

Sub Arterial Road

More Information

- [View Section 8.2.10 Transport Network Overlay Code](#)
- [View Section 8.2.10 Transport Network Overlay Compliance table](#)



Selected Property

Property

Road Hierarchy

Access Road

Arterial Road

Collector Road

Industrial Road

Major Rural Road

Minor Rural Road

Sub Arterial Road

Unformed Road

all others

Major Transport Corridor Buffer Area

Disclaimer

This report is not a substitute for a Planning and Development Certificate and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

Matters of Interest for all selected Lot Plans

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Queensland waterways for waterway barrier works

Major (tidal)

Wetland protection area trigger area

Wetland protection area wetland

Regulated vegetation management map (Category A and B extract)

Matters of Interest by Lot Plan

Lot Plan: 83SR596 (Area: 3761440 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Queensland waterways for waterway barrier works

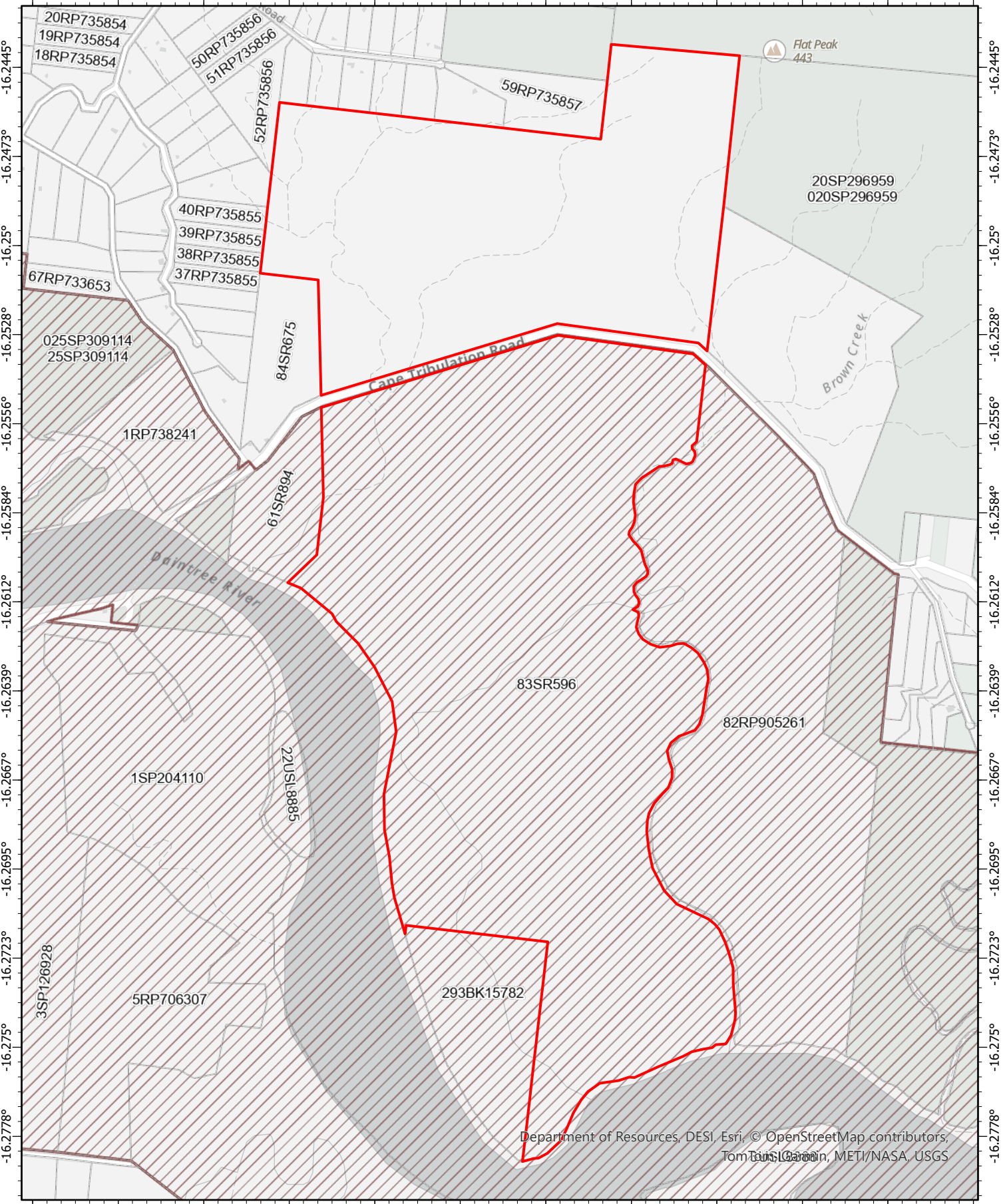
Major (tidal)


Wetland protection area trigger area

Wetland protection area wetland

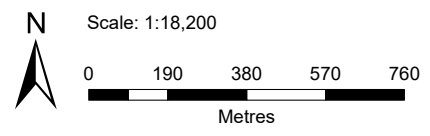
Regulated vegetation management map (Category A and B extract)

145.3944° 145.3972° 145.3999° 145.4027° 145.4055° 145.4083° 145.4111° 145.4138° 145.4166° 145.4194° 145.4222° 145.425°



 Coastal management district

Date: 03/03/2026



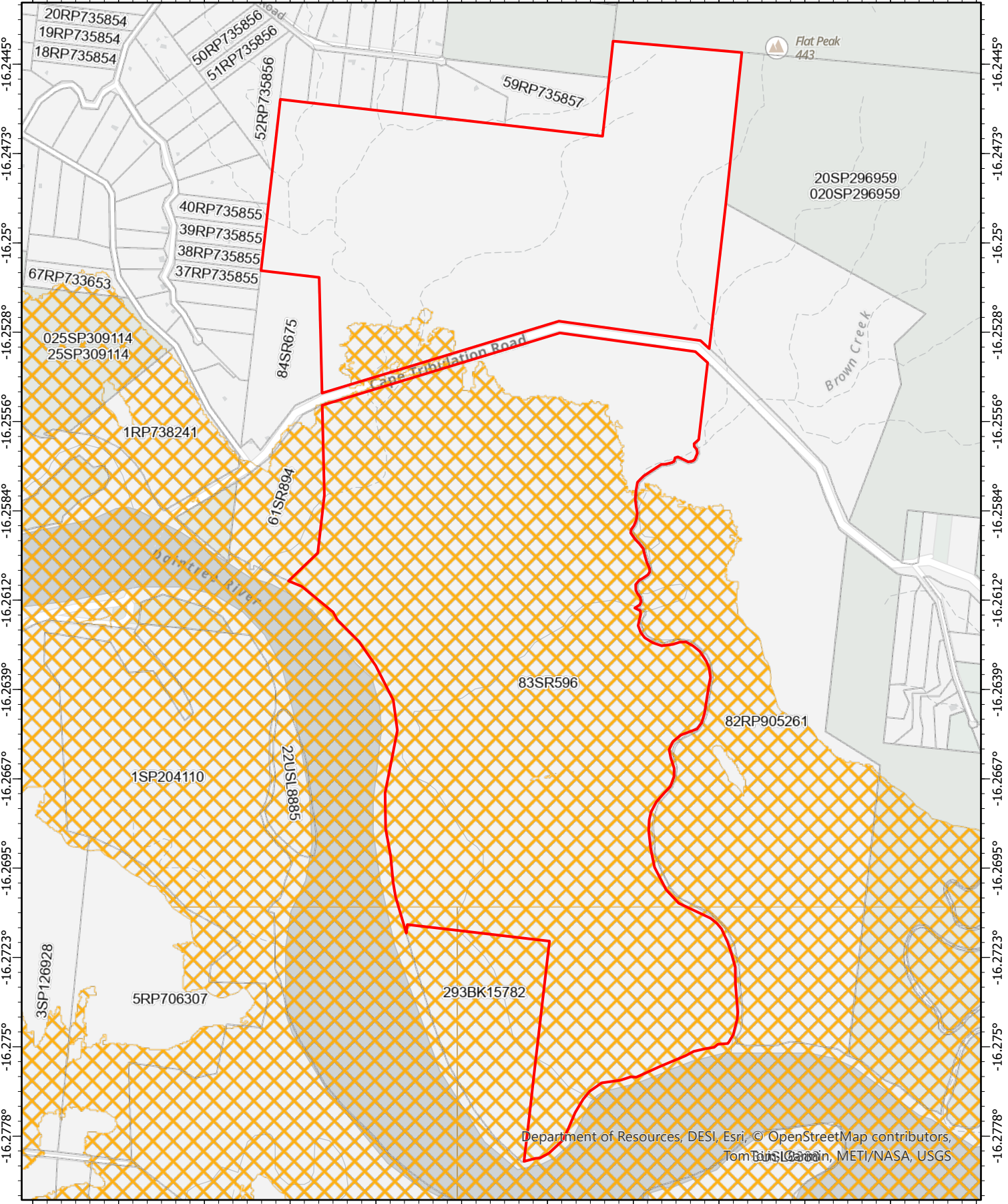
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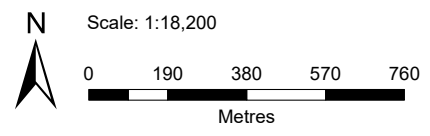


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Coastal area - erosion prone area



Date: 03/03/2026

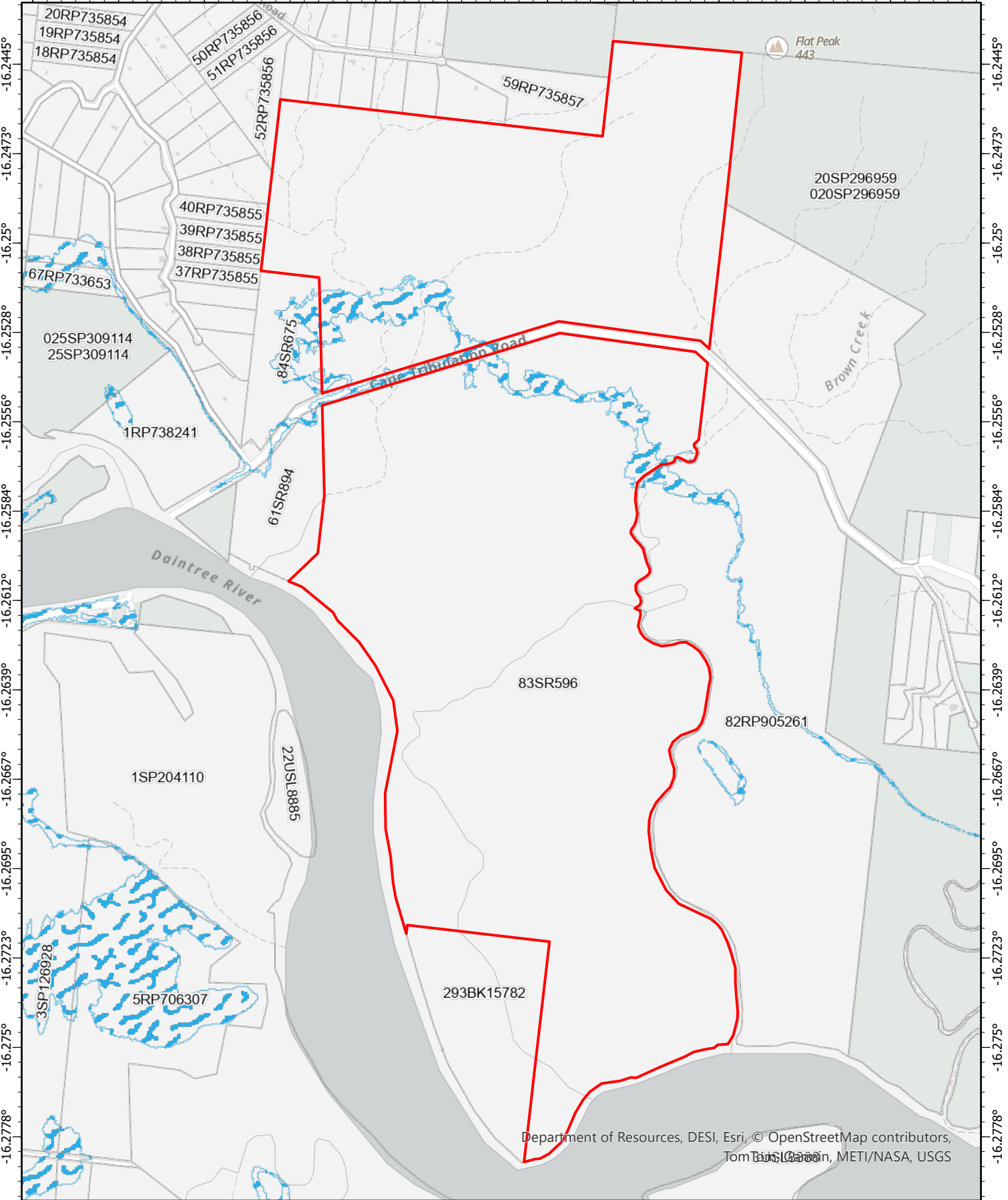
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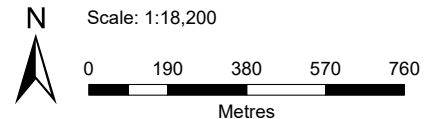
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 Coastal area - medium storm tide inundation area

Date: 03/03/2026



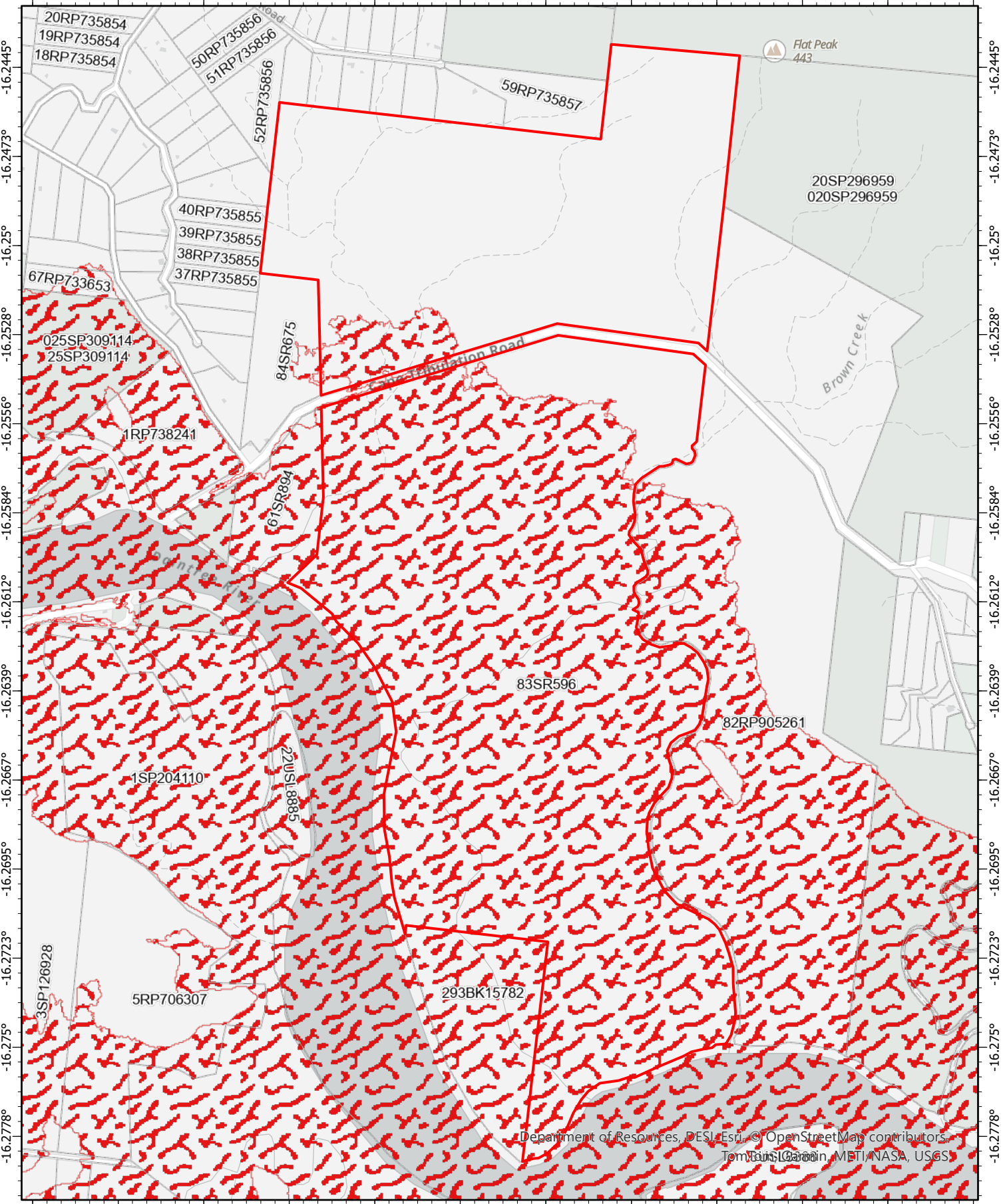
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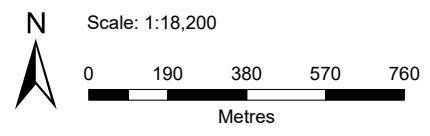
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 Coastal area - high storm tide inundation area

Date: 03/03/2026

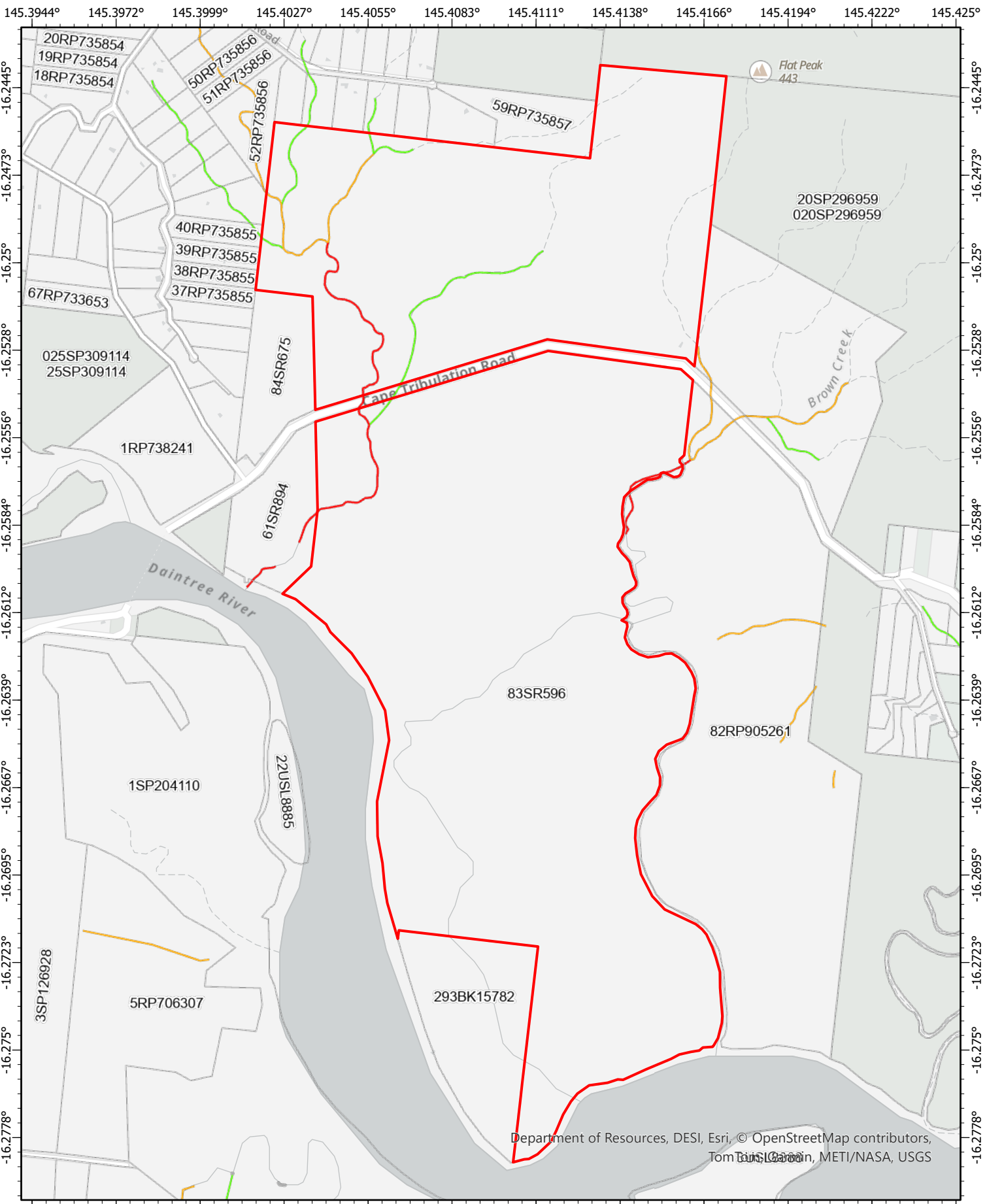


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Queensland waterways for waterway barrier works

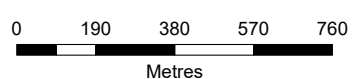
Risk of impact

Low

- Moderate
- High
- Major (tidal)



Scale: 1:18,200



Date: 03/03/2026

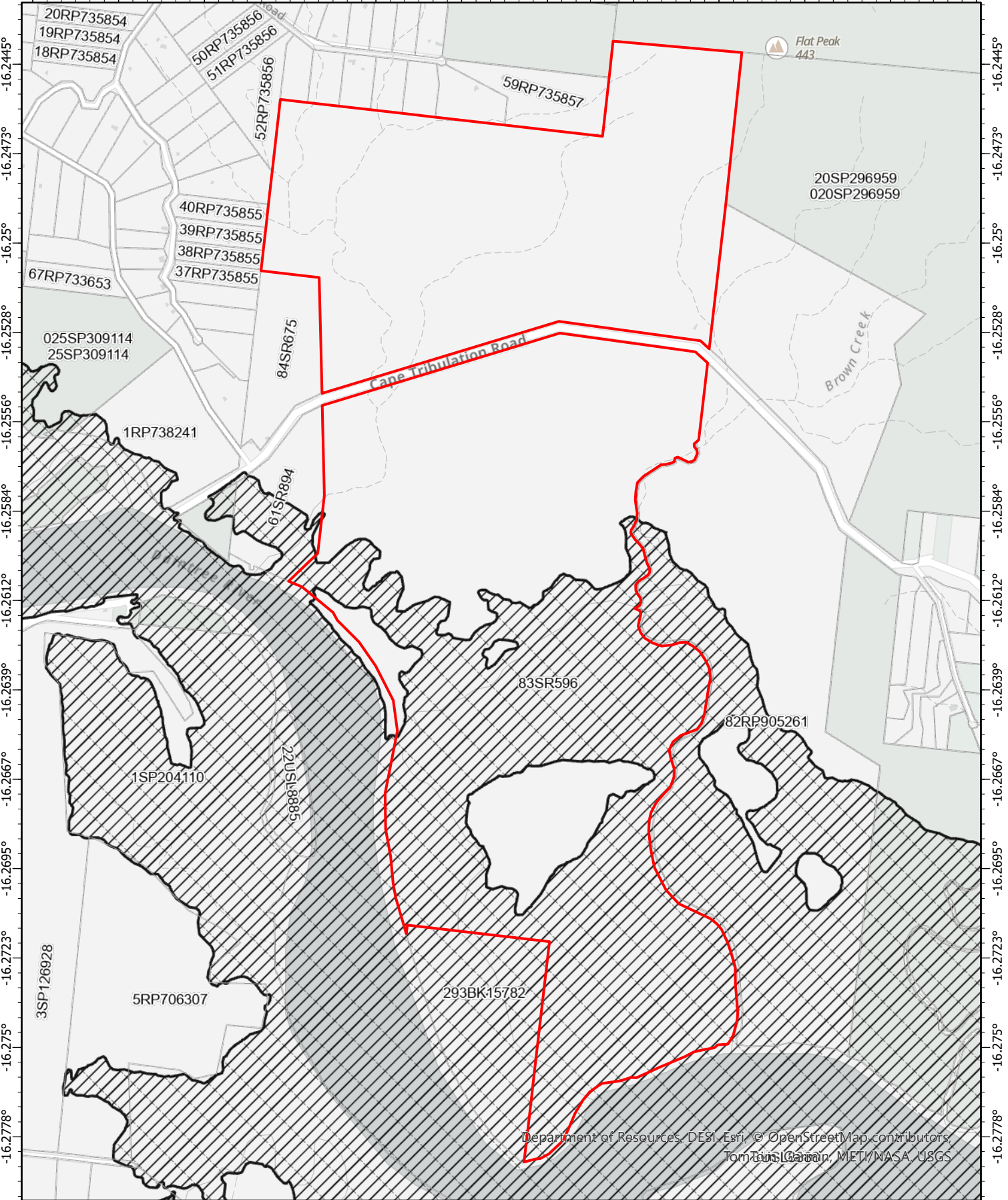
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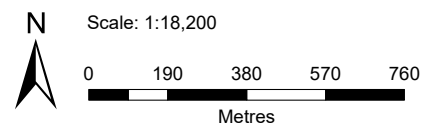
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Major (tidal)

Date: 03/03/2026



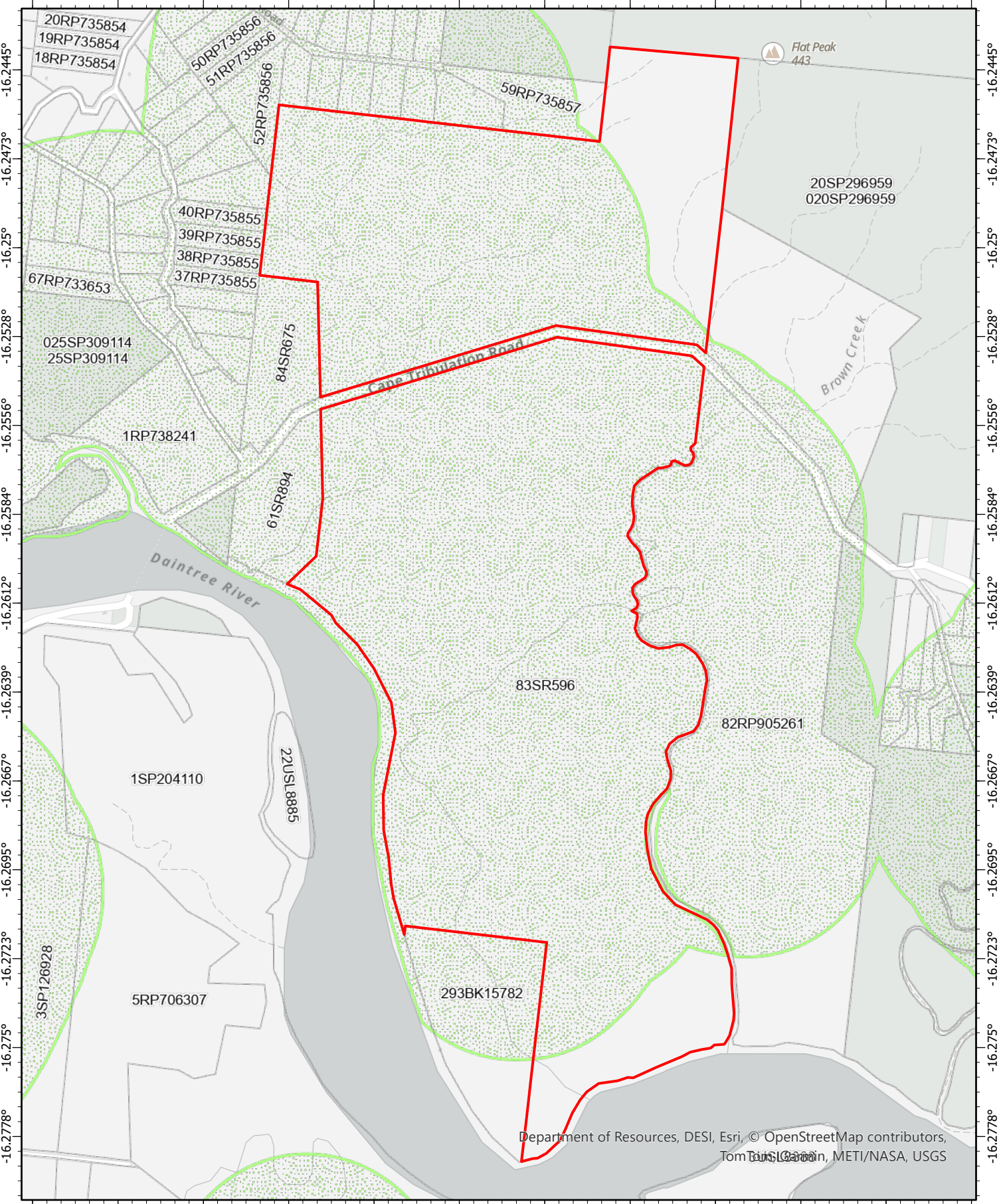
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
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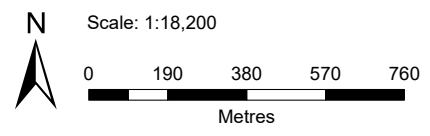


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 Wetland protection area trigger area



Date: 03/03/2026

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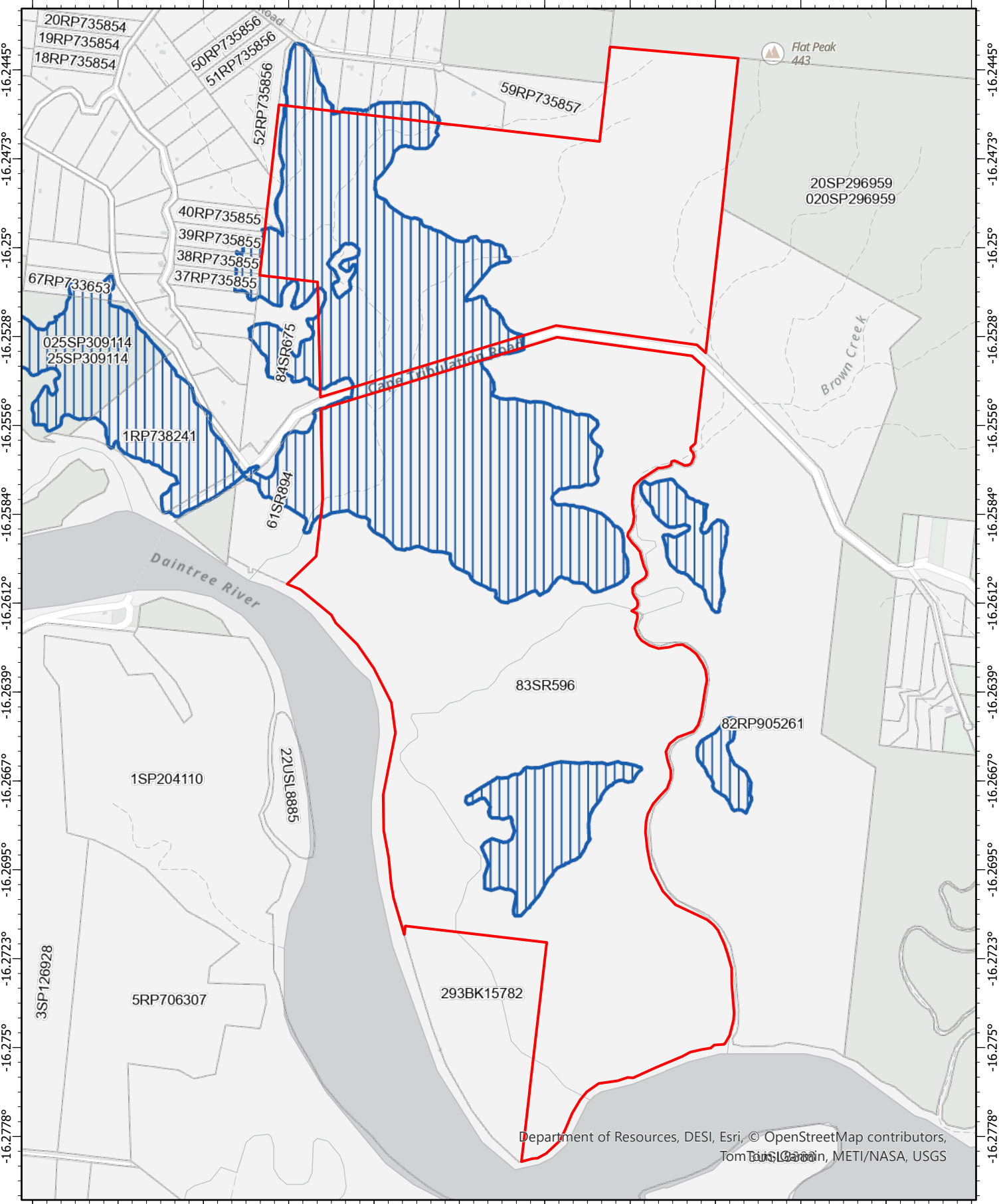
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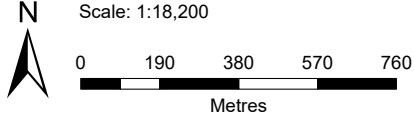


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Date: 03/03/2026

Wetland protection area wetland

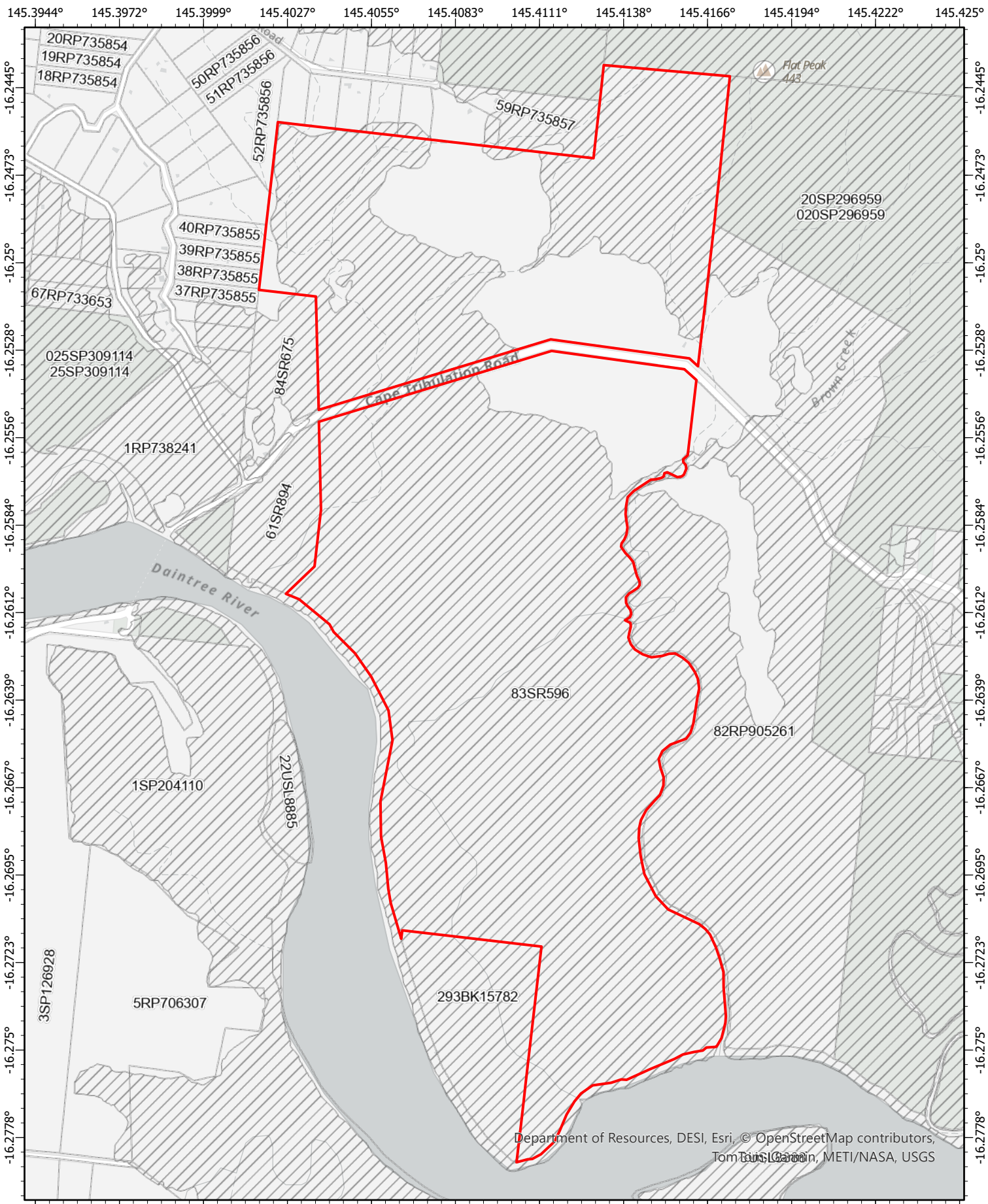


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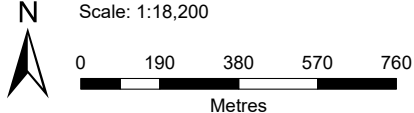


Regulated vegetation management map (Category A and B extract)

Category B on the regulated vegetation management map



Date: 03/03/2026

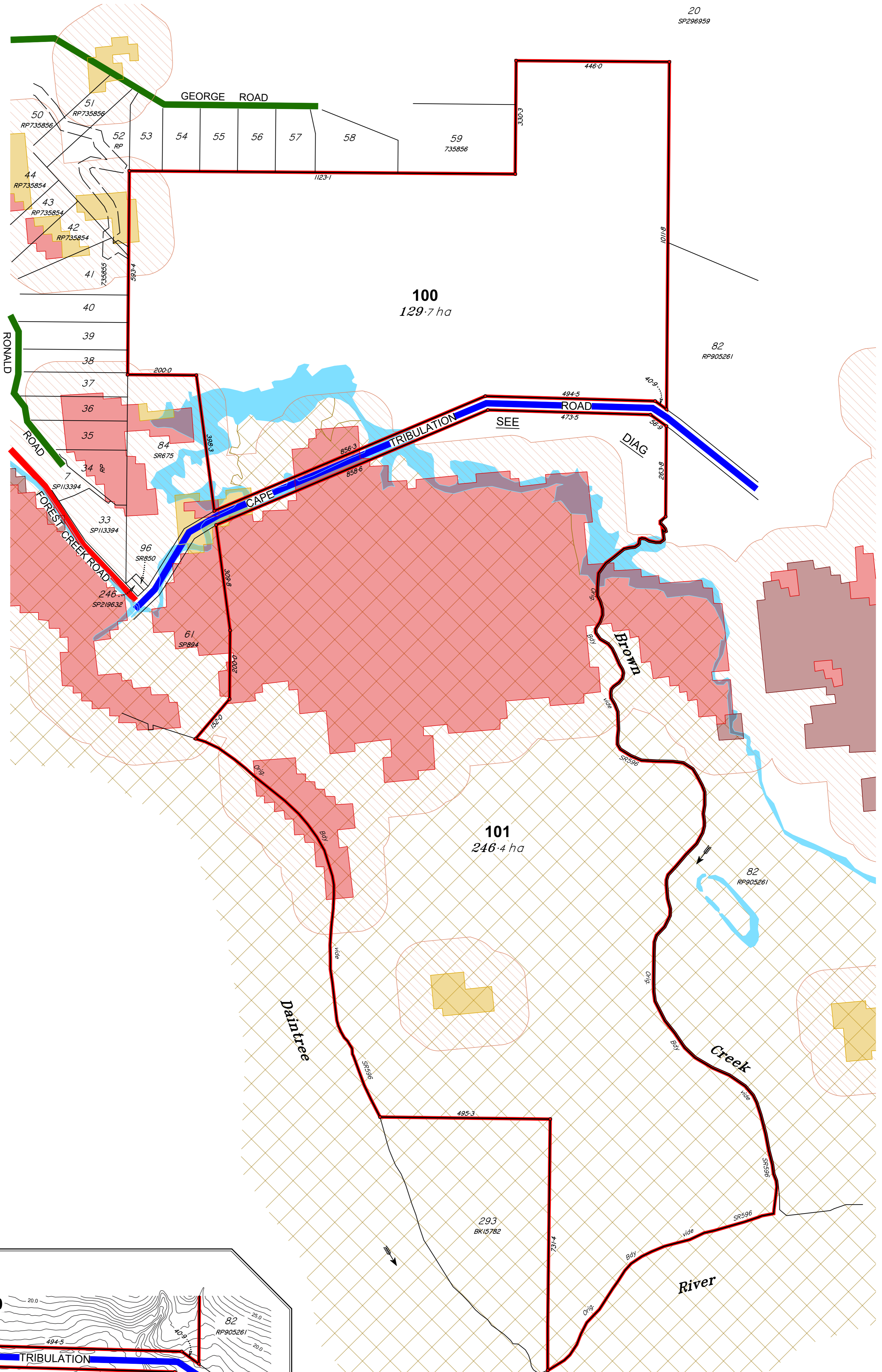
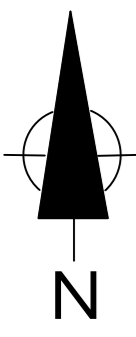


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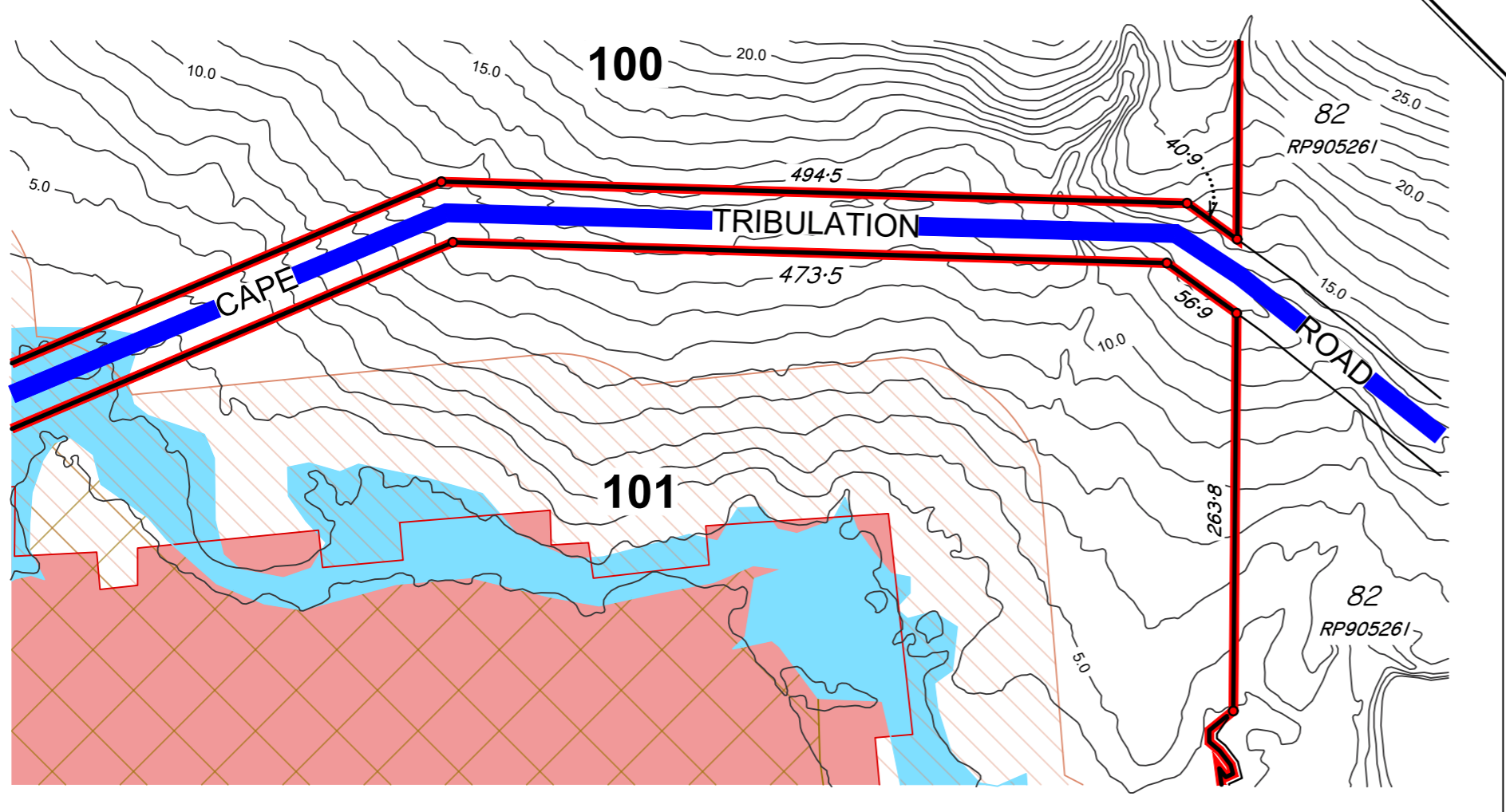


Queensland Government



- LEGEND**
- - Subject Site
 - Bushfire Prone Area - Very High
 - Bushfire Prone Area - High
 - Bushfire Prone Area - Medium
 - Bushfire Prone Area - Buffer
 - Erosion Prone Area
 - Medium Stormtide Inundation Area
- ROAD HIERARCHY**
- Sub Arterial Road
 - Major Rural Road
 - Minor Rural Road

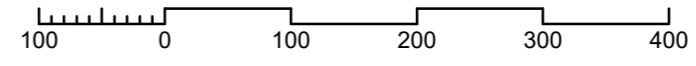
DIAGRAM
Scale 1:4000



OVERLAY PLAN

Cape Tribulation Road, Kimberley

SCALE 1:6000 @ A1



Issue	Revision	Int	Date
A	Original Issue	AA	11/03/20

State code 8: Coastal development and tidal works

State Development Assessment Provisions Guidance Material: State code 8: Coastal Development and tidal works provides direction on how to address this code.

Table 8.1: All development

Performance outcomes	Response
Development in the erosion prone area	
<p>PO1 Development is only permitted in the erosion prone area where it:</p> <ol style="list-style-type: none"> 1. is one of the following types of development: <ol style="list-style-type: none"> a. coastal-dependent development; or b. temporary, readily relocatable or able to be abandoned; or c. essential community infrastructure; or d. redevelopment of an existing permanent building or structure that cannot be relocated or abandoned; and 2. cannot feasibly be located elsewhere; or 3. is located landward of: <ol style="list-style-type: none"> a. a fit for purpose revetment; or b. a proposed revetment that is consistent with: <ol style="list-style-type: none"> i. an agreement with a local government; or ii. the alignment of adjacent lawful revetments; or 4. is on a lot less than 2000m² where a coastal building line is present. 	<p>Alternative Solution</p> <p>Whilst the proposed subdivision technically results in new lots being in the erosion prone area, no new lot boundaries are proposed to be created, with the subdivision to utilise the existing site boundaries with Cape Tribulation Road. No physical works are proposed to be undertaken.</p> <p>The landowner is the Applicant, being the Landscapes Queensland Limited. The intent for the subdivision is to allow for better site management only. Therefore, it is requested that the sites erosion prone areas be kept under the ownership of Landscapes Queensland Limited and that no land resumption is sought.</p> <p>Any future development on the site would be limited to the area outside of the mapped erosion prone area in the north-west corner.</p>
<p>PO2 Development (other than coastal protection work) in the erosion prone area:</p> <ol style="list-style-type: none"> 1. does not adversely impact coastal processes; and 2. ensures that the protective function of landforms and vegetation is maintained. <p>Note: In considering reconfiguring a lot applications, the State may require land in the erosion prone area to be surrendered to the State for coastal management purposes under the <i>Coastal Protection and Management Act 1995</i>.</p> <p>Where the planning chief executive receives a copy of a land surrender requirement or proposed land surrender notice under the <i>Coastal Protection and Management Act 1995</i>, this must be considered in assessing the application.</p>	<p>Complies</p> <p>As above, no new lot boundaries are proposed to be created, with the subdivision to utilise the existing site boundaries with Cape Tribulation Road. No physical works are proposed to be undertaken. The proposed development will therefore not result in impacts or changes to coastal erosion or processes.</p>
<p>PO3 Development is sited, designed and constructed to limit the risk of impacts of coastal erosion to an acceptable level by:</p> <ol style="list-style-type: none"> 1. locating development outside the erosion prone area; or 2. mitigating or otherwise accommodating the risks posed by coastal erosion. 	<p>Alternative Solution</p> <p>As above, whilst the proposed subdivision technically results in new lots located in the erosion prone area, no new lot boundaries are proposed to be created, with the subdivision to utilise the existing site boundaries with Cape Tribulation Road. No physical works are proposed to be</p>

Performance outcomes	Response
	undertaken. The proposed development will therefore not result in impacts or changes to coastal erosion or processes.
<p>PO4 Development in the erosion prone area does not significantly increase the risk or impacts to people and property from coastal erosion.</p>	<p>Complies As above, whilst the proposed subdivision technically results in new lots located in the erosion prone area, no new development is proposed to occur in the mapped erosion prone area that would result in the increased risk of impacts to people and property from coastal erosion.</p>
<p>PO5 Development (other than coastal protection work) in the erosion prone area does not directly or indirectly increase the severity of coastal erosion either on or off the site.</p>	<p>Complies As above, whilst the proposed subdivision technically results in new lots located in the erosion prone area, no physical works are proposed to be undertaken. The proposed development will therefore not result in impacts or changes to coastal erosion or processes.</p>
<p>PO6 In erosion prone areas where a coastal building line is present, building work is located landward of the coastal building line unless coastal protection work has been constructed to protect the development.</p>	<p>Not Applicable No coastal building line located on the site.</p>
Artificial waterways	
<p>PO7 Development of artificial waterways, canals and dry-land marinas conserves coastal resources by:</p> <ol style="list-style-type: none"> 1. ensuring changes to water flows, water levels and sediment movement do not adversely impact the natural waterway to which it is connected; 2. demonstrating appropriate storage, treatment and disposal of dredged material for the life of the development. 	<p>Not Applicable No artificial waterways proposed.</p>
Coastal protection work	
<p>PO8 Works for beach nourishment minimises adverse impacts on coastal processes.</p>	<p>Not Applicable No physical works including coastal protection works proposed.</p>
<p>PO9 Works for beach nourishment do not increase the severity of erosion on adjacent land.</p>	<p>Not Applicable No physical works including coastal protection works proposed.</p>
<p>PO10 Erosion control structures (excluding revetments) are only constructed where there is an imminent threat to significant buildings or infrastructure, and there is no feasible option for either:</p> <ol style="list-style-type: none"> 1. beach nourishment; or 	<p>Not Applicable No physical works including coastal protection works proposed.</p>

Performance outcomes	Response
2. relocation or abandonment of structures.	
<p>PO11 Erosion control structures (revetments only) are only constructed where:</p> <ol style="list-style-type: none"> 1. there is an imminent threat to significant buildings or infrastructure, and there is no feasible option for either: <ol style="list-style-type: none"> a. beach nourishment; or b. relocation or abandonment of structures; or 2. the development: <ol style="list-style-type: none"> a. is in a consistent alignment with adjacent lawful revetments; or b. is consistent with an agreement with a local government that a revetment is appropriate in the proposed location. 	<p>Not Applicable No physical works including coastal protection works proposed.</p>
<p>PO12 Erosion control structures minimise interference with coastal processes and reduce the severity of erosion on adjacent land.</p>	<p>Not Applicable No physical works including coastal protection works proposed.</p>
Water quality	
<p>PO13 Development:</p> <ol style="list-style-type: none"> 1. maintains or enhances environmental values of receiving waters; 2. achieves the water quality objectives of Queensland waters; 3. avoids the release of prescribed water contaminants to tidal waters. 	<p>Complies The development will maintain the existing environmental values and will not result in the release of prescribed water contaminants to tidal waters.</p>
Public use of and access to State coastal land	
<p>PO14 Development maintains or enhances public use of and access to and along State coastal land (except where this is contrary to the protection of coastal resources or public safety).</p>	<p>Complies No changes to existing State coastal land.</p>
<p>PO15 Private marine development does not reduce public use of and access to State coastal land and ensures that works:</p> <ol style="list-style-type: none"> 1. are used for marine access purposes only; 2. minimise the use of State coastal land; 3. are designed to accommodate the berthing of one vessel only per waterfront residence; 4. do not interfere with access between navigable waterways and adjacent properties. 	<p>Complies No changes to existing State coastal land.</p>
<p>PO16 Development does not reduce public use of and access to State coastal land and ensures that erosion control structures, intended to protect a freehold or leasehold (not State land) premises, are wholly located within the lot:</p> <ol style="list-style-type: none"> 1. except where impeded by significant buildings or infrastructure that cannot be removed or relocated; or 2. for revetments the development is: <ol style="list-style-type: none"> a. in a consistent alignment with adjacent lawful revetments; or b. consistent with an agreement with a local government that a revetment is appropriate in the proposed location. 	<p>Complies No changes to existing State coastal land.</p>

Performance outcomes	Response
Matters of state environmental significance	
<p>PO17 Development is designed and sited to:</p> <ol style="list-style-type: none"> 1. avoid impacts on matters of state environmental significance; or 2. minimise and mitigate impacts on matters of state environmental significance after demonstrating avoidance is not reasonably possible; and 3. provide an offset if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable significant residual impact on a matter of state environmental significance. <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan.</p> 	<p>Complies</p> <p>The development will not result in any physical site works or impacts.</p>

Table 8.2: All operational work

Performance outcomes	Response
Private marine development	
<p>PO18 Private marine development is designed and constructed to maintain existing waterway banks in their natural state and not require:</p> <ol style="list-style-type: none"> 1. coastal protection work; 2. shoreline or riverbank hardening; 3. dredging for marine access purposes. 	<p>Not Applicable</p> <p>No operational work proposed.</p>
Disposal of solid waste or dredged material from artificial waterways	
<p>PO19 Solid waste from land and dredged material from artificial waterways is not disposed of in tidal water unless it is for beneficial reuse.</p>	<p>Not Applicable</p> <p>No operational work proposed.</p>
Disposal of dredged material other than from artificial waterways	
<p>PO20 Dredged material is returned to tidal water where the material is needed to maintain coastal processes and sediment volume.</p>	<p>Not Applicable</p> <p>No operational work proposed.</p>
<p>PO21 Where the dredged material is not needed to maintain coastal processes and sediment volume, the quantity of dredged material disposed to tidal water is minimised through beneficial reuse or disposal on land.</p>	<p>Not Applicable</p> <p>No operational work proposed.</p>
All dredging and any disposal of dredged material in tidal water	
<p>PO22 Dredging or disposal of dredged material in tidal waters does not adversely impact on coastal processes and coastal resources.</p>	<p>Not Applicable</p> <p>No operational work proposed.</p>

Performance outcomes	Response
Reclamation	
<p>PO23 Development does not involve reclamation of land below tidal water, other than for the purposes of:</p> <ol style="list-style-type: none"> 1. coastal-dependent development, public marine development or essential community infrastructure; or 2. strategic ports, priority ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan or master plan; or 3. coastal protection work or work necessary to protect coastal resources or coastal processes. 	<p>Not Applicable No operational work proposed.</p>

Table 8.3: Operational work for tidal works which is not assessed by local government

Performance outcomes	Acceptable outcomes	Response
<p>PO24 Tidal works are sited and designed to operate safely during and following a defined storm tide event.</p>	<p>AO24.1 Tidal work is designed and located in accordance with the Guideline: Building and engineering standards for tidal works, Department of Environment and Heritage Protection, 2017.</p>	<p>Not Applicable No operational work proposed.</p>