

## Development Application for a Reconfiguration of a Lot (Boundary Realignment)

**Submitted on behalf of:**

Wayne Tibaldi

**Located at:**

37 Splendour Road and Syndicate Road, Mossman

**On land properly described as:**

Lot 1 on SP337285 and Lot 2 on SP337285

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# 1.0 INTRODUCTION

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MD Land Surveys has been engaged by Wayne Tibaldi (the Owner and Applicant) to prepare a Development Application for a Reconfiguration of a Lot (Boundary Realignment) on land located at 37 Splendour Road and Syndicate Road, Mossman and properly described as Lot 1 and Lot 2 on SP337285 (the subject site).

The subject site comprises a combined area of 80.55 hectares and has a non-standard geospatial alignment with a balanced topography which is generally level at 12-15m AHD. The subject site has twin frontages to Syndicate Road and Splendour Road and is primarily used for sugarcane production and also includes a residential dwelling and associated sheds.

The subject site is located within the jurisdictional boundary of the Douglas Shire Council (Council) Local Government Area which administers land uses pursuant to the Douglas Shire Council Planning Scheme 2018, (the Planning Scheme). The subject site is mapped as being entirely within the Rural Zone and is subject to several Planning Scheme Overlays, however, is not within a mapped Local Plan area.

The proposed development is Code Assessable pursuant to the Table of Assessment within the Planning Scheme for a Subdivision (Boundary Realignment) of land within the Rural Zone. The level of assessment is not influenced by the appreciable Overlay Codes. Council is the Assessment Manager for the Boundary Realignment pursuant to the foundational principles for Development Assessment as specified in the *Planning Act 2016*. Neither a Referral to the State Government nor is Public Notification required.

The Applicant seeks a Development Permit for a Reconfiguration of a Lot (Boundary Realignment). This Planning Report provides a summary of the proposed development including the nature and composition of the intended Boundary Realignment. Additional information, including Proposal Plans and relevant Searches are provided as Appendices to this Report.

Based on the planning assessment completed, it is presented to Council that the proposed Boundary Realignment achieves the overarching objectives specified within the Planning Scheme and is therefore dutifully recommended for approval, subject to the imposition of reasonable and relevant Conditions.

## 2.0 THE SUBJECT SITE

Key elements of the subject site are detailed in Table 1 below.

Table 1: The Subject Site

Site Location / Address	37 Splendour Road and Syndicate Road, Mossman
Lot Description	Lot 1 on SP337285 Lot 2 on SP337285
Site Area	Lot 1: 43.22 Ha Lot 2: 40.30 Ha
Road Frontages	Approximately 30 3m to Syndicate Road (Lot 1) Approximately 10 m to Splendour Road (Lot 1) Approximately 320 m to Syndicate Road (Lot 2)
Site Configuration	Irregular configuration
Topography	Generally level with minimal variation
Easements, Encumbrances or Interests	Rights and interests reserved to the Crown by Deed of Grant Number 10558201 (POR 54)

The subject site is shown in Figure 1 below, with the relevant Certificate of Titles confirming site ownership and relevant property information contained in **Appendix A – Title Searches and DA Form 1**.



Figure 1: The subject site locality shown and relevant topography (Source: Queensland Globe 2026).

## 2.1 Relevant Planning Scheme Information

The subject site is located approximately 3 km north, north-west of Mossman and 4.3 km west, north-west of Cooya Breach and is within an area of established primary production comprising Sugarcane. The subject site abuts an area of rural residential dwelling with a notable cluster of smaller Lots comprising residential dwellings to the south. Pursuant to the Planning Scheme mapping, the subject site is within the Rural Zone and is not within a Local Plan area.

The subject site is influenced by mapped Overlays including Acid Sulfate Soils, Bushfire, Flood Strom, Hillslopes, Landscape Values, Landslide, Natural Areas and the Transport Network.

The relevant Planning Scheme mapping for the subject site is shown in **Appendix B – Council Property Report**.

## 3.0 THE PROPOSED DEVELOPMENT

### 3.1 Summary Overview

The Applicant is seeking approval via a Development Permit for a Reconfiguration of a Lot (Boundary Realignment).

### 3.2 The Proposed Boundary Realignment

The proposed development is for Boundary Realignment. Specifically, the bulk of the area associated with Lot 1 on SP337285 will be incorporated within Lot 2 on SP337285 (proposed Lot 12) with a smaller Lot created to the north-west of the subject site (proposed Lot 11).

The existing improvements comprising a residential dwelling and sheds will be contained entirely within proposed Lot 11 whilst the primary production area will be contained on Lot 12. The realigned boundaries reflect the current use of the subject site with a particular focus on aligning boundaries to better and more practically correspond with cultivation activities.

The particulars for the proposed Boundary Realignment are shown in Table 2, with the proposed Boundary Realignment Plan contained in **Appendix C – Boundary Realignment Plan**.

*Table 2: The Proposed Boundary Realignment.*

	Lot 11	Lot 12
<b>Proposed Lot Area</b>	1.22 Ha	82.30 Ha
<b>Proposed Access and Road Frontage</b>	Unchanged access arrangements An increase in frontage to Syndicate Road for proposed Lot 12	
<b>Improvements</b>	Unchanged across both Lots	
<b>Services and Infrastructure</b>	Unchanged across both Lots	

The proposed Boundary Realignment as proposed will not result in any other changes to access or service arrangements nor is additional development proposed.

## 4.0 LEGISLATIVE REQUIREMENTS

### 4.1 PLANNING ACT 2016

The *Planning Act 2016* (PA) is the principal legislation that governs planning and development in Queensland. The PA provides a framework for Local and State governments to prepare Statutory Planning Instruments and provides a process by which Development Applications are assessed, including who the applicable Assessment Manager is.

#### 4.1.1 ASSESSABLE DEVELOPMENT

Under the local categorising instrument, the Planning Scheme, a Reconfiguration of a Lot (Boundary Realignment) within the Rural Zone is assessable development. Pursuant to section 44(3) of the PA, a Development Permit is henceforth required.

#### 4.1.2 ASSESSMENT MANAGER

The Assessment Manager for this application is the Council as determined by Schedule 8 of the *Planning Regulation 2017*.

#### 4.1.3 LEVEL OF ASSESSMENT

Pursuant to Table 5.6.J of the Planning Scheme, the proposed Reconfiguration of a Lot is Code Assessable. The level of assessment is not altered an applicable Overlay Code and there is no applicable Local Plan.

#### 4.1.4 PUBLIC NOTIFICATION

Public Notification is not required as a result of the Application being Code Assessable.

#### 4.1.5 REFERRAL AGENCIES

A review of the Development Assessment Mapping System (DAMS) and Schedule 10 of the *Planning Regulations 2017* confirms there is one (1) applicable State Referral Mattes relevant to the subject site. The DAMS Mapping search is shown below and provided in **Appendix D – DAMS Mapping Report**.



Figure 2: The subject site showing applicable State Planning considerations (Source: DAMS 2026).

#### Queensland Waterways for Waterway Barrier Works

The subject site contains multiple waterways (mapped Low Order and Moderate Order). The proposed development is for a Boundary Realignment and therefore does not propose the inclusion of any waterway barriers within the mapped waterways. Consequently, the Application does not warrant a Referral to the Queensland Government via State Assessment Referral Agency (SARA).

#### 4.1.6 STATE PLANNING POLICY

The State Planning Policy (SPP) contains the State Interest Policies and Assessment Benchmarks which are applicable to the proposed subdivision. As noted in Section 2.1 of the Planning Scheme, the Minister has identified that all applicable state interests within the SPP have been integrated into the Planning Scheme.

#### 4.1.7 FAR NORTH QUEENSLAND REGIONAL PLAN

Pursuant to Section 2.2, the Far North Queensland Regional Plan has been appropriately integrated into the Strategic Framework of the Planning Scheme.

## 5.0 PLANNING SCHEME REQUIREMENTS

### 5.1 DOUGLAS SHIRE COUNCIL PLANNING SCHEME 2018

The applicable local categorising instrument for assessment of the proposed subdivision is the Planning Scheme which sets out the relevant assessment benchmarks that apply to development within the bounds of the Council Local Government Area.

#### 5.1.1 STRATEGIC FRAMEWORK ASSESSMENT

The development is subject to Code Assessment and therefore, in accordance with section 45(3) of the PA, assessment against the Strategic Framework of the Planning Scheme is not required. Furthermore, as the proposed development is Code Assessable, the Assessment Manager may only consider the assessment benchmarks prescribed within the applicable Codes.

#### 5.1.2 APPLICABLE PLANNING SCHEME CODES

In accordance with the Planning Scheme Mapping, the subject site triggers consideration of the Zone Code, Overlay Code and Development Codes as shown in Table 3.

Table 3: The proposed Reconfiguration of a Lot (Code Compliance Summary)

<b>Local Plan Considerations</b>	
Local Plan Area	Nil applicable Local Plan
<b>Zone Code Considerations</b>	
Rural Zone Code	<b>Applies</b>
<b>Overlay Considerations</b>	
Acid Sulfate Soils Overlay Code	<b>Applies</b>
Bushfire Hazard Overlay Code	<b>Applies</b>
Coastal Environment Overlay Code	Not applicable
Flood and Storm Tide Hazard Overlay Code	<b>Applies</b>
Hillslopes Overlay Code	<b>Applies</b>
Landscape Values Overlay Code	<b>Applies</b>
Natural Areas Overlay Code	<b>Applies</b>
Places of Significance Overlay Code	Not applicable
Potential Landslide Hazard Overlay Code	<b>Applies</b>
Transport Network Overlay Code	<b>Applies</b>
<b>Land Use and Development Code</b>	
Applicable Land Use Code	Nil applicable
<b>Other Development Codes</b>	
Access, Parking and Service Code	<b>Applies</b>
Advertising Devices Code	Nil applicable
Environmental Performance Code	<b>Applies</b>
Filling and Excavation Code	<b>Applies</b>
Infrastructure Works Code	<b>Applies</b>
Landscaping Code	<b>Applies</b>
Reconfiguration of a Lot Code	<b>Applies</b>
Ship-sourced Pollutants Reception Facilities Code	Not applicable
Vegetation Management Code	<b>Applies</b>

### 5.1.3 CODE COMPLIANCE

An assessment against the applicable Planning Scheme Codes is provided here forth.

#### 5.1.3.1 RURAL ZONE CODE

##### Purpose Statement

The purpose of the Rural zone code is to provide for:

- a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- b) provide opportunities for non-rural uses, such as ancillary tourism activities that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
- c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

##### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. The Boundary Realignment as proposed is consistent with the purpose of the Rural Zone in-so-far as it will not diminish the ability for proposed Lot 12 to continue to be used for primary production purposes being the cultivation of Sugarcane. Land which is currently used for primary production purposes will continue to be used for that outcome and there is no loss of productive land.

Proposed Lot 11 is of a size that renders it unable to be used for primary production purposes and reflects the natural constraints relevant to the north-western portion of the subject site (namely remnant vegetation and an existing drainage line) and the existing development including the residential dwelling and sheds. The additional area being added to proposed Lot 12 increases the functional usability of the subject site and better reflects the current cultivation practices.

The proposed Boundary Realignment does not alter the existing land uses undertaken on the subject site or require new or additional infrastructure. There is no undue increase in demand on any Council asset for infrastructure provisioning purposes nor an increase in traffic or impacts on amenity.

As no additional aspect of development beyond the Boundary Realignment is proposed the applicable assessment benchmarks within the Rural Zone code are limited.

#### 5.1.3.2 ACID SULPHATE SOILS OVERLAY CODE

##### Purpose Statement

The purpose of the Acid sulfate soils overlay code is to:

- a) implement the policy direction in the Strategic Framework, in particular:
  - i. Theme 2: Environment and landscape values, Element 3.5.4 Coastal zones.
  - ii. Theme 3: Natural resource management, Element 3.6.2 land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- b) enable an assessment of whether development is suitable on land within the Acid sulfate soils overlay sub-categories.

##### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Acid Sulphate Soils Overlay Code do not apply as no earthworks are proposed.

### 5.1.3.3 BUSHFIRE HAZARD OVERLAY CODE

#### Purpose Statement

The purpose of the Bushfire overlay code is to:

- a) implement the policy direction in the Strategic Framework, in particular:
  - i. Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
  - ii. Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- b) enable an assessment of whether development is suitable on land within the Bushfire risk overlay sub-categories.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Bushfire Hazard Overlay Code do not apply as no development is proposed.

### 5.1.3.4 FLOOD AND STORM TIDE HAZARD OVERLAY CODE

#### Purpose Statement

The purpose of the Flood and storm tide hazard overlay code is to:

- a) implement the policy direction in the Strategic Framework, in particular:
  - i. Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
  - ii. Theme 6 Infrastructure and transport: Element 3.9.2 Energy.
- b) enable an assessment of whether development is suitable on land within the Flood and storm tide hazard sub-categories.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Flood and Storm Tide Hazard Overlay Code do not apply as no development is proposed.

### 5.1.3.5 HILLSLOPES OVERLAY CODE

#### Purpose Statement

The purpose of the Hillslopes overlay code is to:

- a) implement the policy direction in the Strategic Framework, in particular:
  - iii. Theme 1 Settlement pattern: Element 3.4.7 Mitigation of hazards;
  - iv. Theme 2 – Environment and landscape values: Element 3.5.5 Scenic amenity.
- b) enable an assessment of whether development is suitable on land within the Hillslopes sub-categories.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Hillslopes Overlay Code do not apply as no development is proposed.

### 5.1.3.6 LANDSCAPE VALUES OVERLAY CODE

#### Purpose Statement

The purpose of the Landscape values overlay code is to:

- a) implement the policy direction of the Strategic Framework, in particular:
  - (i) Theme 2: Environment and landscape values Element 3.5.5 Scenic amenity;
  - (ii) Theme 3: Natural resource management Element 3.6.4 – Resource extraction.
- b) enable an assessment of whether development is suitable on land within the Landscape values overlay sub-categories.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Landscape Values Overlay Code do not apply as no development is proposed.

#### **5.1.3.7 NATURAL AREAS OVERLAY CODE**

##### Purpose Statement

The purpose of the Natural areas overlay code is to:

- a) implement the policy direction of the Strategic Framework, in particular:
  - (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
  - (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- b) enable an assessment of whether development is suitable on land within the Biodiversity values overlay sub-categories.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Natural Areas Overlay Code do not apply as no development is proposed.

#### **5.1.3.8 POTENTIAL LANDSIDE OVERLAY CODE**

##### Purpose Statement

The purpose of the Potential landslide hazard overlay code is to:

- a) implement the policy direction of the Strategic Framework, in particular:
  - (i) Theme 1: Settlement pattern Element 3.4.7 Mitigation of hazards.
- b) enable an assessment of whether development is suitable on land within the Potential landslip hazard overlay.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Potential Landslide Overlay Code do not apply as no development is proposed.

#### **5.1.3.9 TRANSPORT NETWORK OVERLAY CODE**

##### Purpose Statement

The purpose of the Transport network overlay code is to:

- a) implement the policy direction of the Strategic Framework, in particular:
  - (i) Theme 1: Settlement pattern Element 3.4.2 Urban settlement, Element 3.4.3 Activity centres;
  - (ii) Theme 6: Infrastructure and transport Element 3.9.4 Transport;
- b) enable an assessment of whether development is suitable on land within the Transport network overlay.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Transport Network Overlay Code are considered to be met in full as no changes to the existing access arrangements servicing the subject site will occur as no development is proposed.

### **5.1.3.10 ACCESS, PARKING AND SERVICES CODE**

#### Code Purpose

The purpose of the Access, parking and servicing code is to assess the suitability of access, parking and associated servicing aspects of a development.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. The Boundary Realignment as proposed is consistent with the purpose of the Access, Parking and Services Code in-so-far as the level of existing parking provided to each Lot will not alter from the current arrangements. Access provisions for both Lots remain unchanged and there is sufficient area on both Lots to accommodate vehicle parking numbers.

### **5.1.3.11 ENVIRONMENTAL PERFORMANCE CODE**

#### Code Purpose

The purpose of the Environmental performance code is to ensure development is designed and operated to avoid or mitigate impacts on sensitive receiving environments.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Environmental Performance Code do not apply as no development is proposed.

### **5.1.3.12 FILLING AND EXCAVATION CODE**

#### Code Purpose

The purpose of the Filling and excavation code is to assess the suitability of development for filling or excavation.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Filling and Excavation Code do not apply as no earthworks are proposed.

### **5.1.3.13 INFRASTRUCTURE WORKS CODE**

#### Code Purpose

The purpose of the Infrastructure works code is to ensure that development is safely and efficiently serviced by, and connected to, infrastructure with no further connections or upgrades required.

#### Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. The Boundary Realignment as proposed is consistent with the purpose of the Infrastructure Works Code in-so-far as the level of services provided to each Lot will not alter from the current arrangements. Development on each Lot is suitably serviced by critical infrastructure as required to support the predominant land use being undertaken with no additional works required.

### **5.1.3.14 LANDSCAPING CODE**

#### Code Purpose

The purpose of the Landscaping code is to assess the landscaping aspects of a development.

Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Landscaping Code do not apply as no development is proposed.

**5.1.3.15 RECONFIGURING A LOT CODE**

Code Purpose

The purpose of the Reconfiguring a lot code is to regulate development for reconfiguring a lot.

Response

In relation to Performance Outcome 1 it is noted that the size of the proposed Lots does not apply to this proposed development as the Development Application is for a Boundary Realignment only. Performance Outcome 7 of the Rural Zone notes that:

*“the minimum Lot size is 40 Ha unless the lot reconfiguration results in no additional”*

The proposed development is for a Boundary Realignment and does not include the creation of a new Lot and therefore, compliance with the Performance Outcome is met.

**5.1.3.16 VEGETATION MANAGEMENT CODE**

Code Purpose

The purpose of the Vegetation management code is achieved through the overall outcomes.

Response

The Development Application is for a Boundary Realignment and does not include any additional aspect of development. Consequently, the assessment benchmarks within the Vegetation Management Code do not apply as no development is proposed.

## 6.0 CONCLUSION

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The Applicant is seeking a Development Permit from Council for a Reconfiguration of a Lot (Boundary Realignment) on land at Splendour Road and Syndicate Road, Mossman.

This Report has provided a review of the of the subject site, a detailed description of the proposed development, identified the applicable Legislative provisions and provided a detailed assessment of the proposed development against the Planning Scheme.

The Application is Code Assessable and therefore, Public Notification is not required. A Referral to the State Assessment Referral Agency (SARA) is not required in this instance as there are no applicable State Planning Interests relevant to the Boundary Realignment.

On behalf of the Owners and Applicants, MD Land Survey submits that the proposed subdivision warrants approval and the issuance of a Development Permit.

# APPENDIX A

# 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)	Wayne Tibaldi
Contact name (only applicable for companies)	C/ MD Land Surveys (Erin Berthelsen)
Postal address (P.O. Box or street address)	228 Draper Street
Suburb	Parramatta Park
State	Queensland
Postcode	4870
Country	Australia
Contact number	0402 806 016
Email address (non-mandatory)	<a href="mailto:erin@mdlandsurveys.com.au">erin@mdlandsurveys.com.au</a>
Mobile number (non-mandatory)	N/A
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	2307

### 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
			Splendour Road	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	1	SP337285	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Syndicate Road	Mossman
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	2	SP337285	Douglas Shire Council

#### 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):*

Reconfiguring a Lot (Boundary Realignment – 2 lots into 2 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

**6.2) 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	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" 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 <sup>2</sup> ) <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?**

2

**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 checked="" 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)

\$N/A

## 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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](http://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](http://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

<b>Title Reference:</b> 51315130	<b>Search Date:</b> 15/01/2026 11:48
<b>Date Title Created:</b> 09/05/2023	<b>Request No:</b> 54717361
<b>Previous Title:</b> 51116228	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 337285

Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 722451735 04/05/2023

WADE PETER TIBALDI

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10558201 (POR 54)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51315131	<b>Search Date:</b> 15/01/2026 11:49
<b>Date Title Created:</b> 09/05/2023	<b>Request No:</b> 54717391
<b>Previous Title:</b> 51116228	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 337285

Local Government: DOUGLAS

#### REGISTERED OWNER

Dealing No: 722451735 04/05/2023

WADE PETER TIBALDI

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10558201 (POR 54)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

# APPENDIX B

## 2018 Douglas Shire Council Planning Scheme Property Report

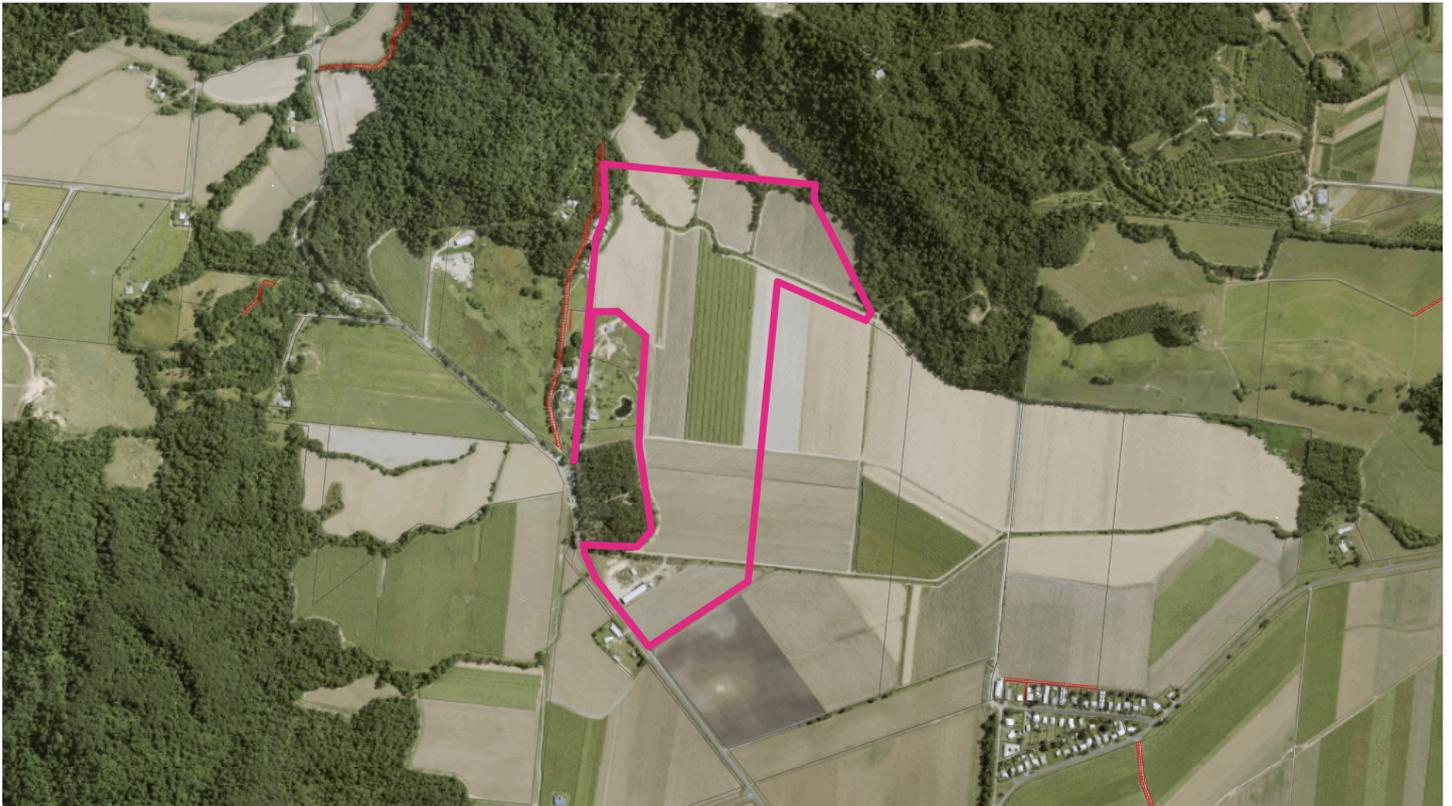
The following report has been automatically generated to provide a general indication of development related information applying to the premise.

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](mailto: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 [37 Splendour Road MOSSMAN](#)  
 Lot Plan [1SP337285](#) (Freehold - 432200m<sup>2</sup>)



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.

#### Zoning

**Applicable Zone**  
Rural

#### More Information

- [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](#)

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.

<a href="#">Acid Sulfate Soils</a>	<p><b>Applicable Precinct or Area</b> Acid Sulfate Soils (5-20m AHD)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Code</a></li> <li><a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table</a></li> </ul>
<a href="#">Bushfire Hazard</a>	<p><b>Applicable Precinct or Area</b> Potential Impact Buffer Very High Potential Bushfire Intensity Medium Potential Bushfire Intensity</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.2 Bushfire Hazard Overlay Code</a></li> <li><a href="#">View Section 8.2.2 Bushfire Hazard Overlay Compliance table</a></li> </ul>
<a href="#">Flood Storm</a>	<p><b>Applicable Precinct or Area</b> Floodplain Assessment Overlay (Mossman River)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code</a></li> <li><a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table</a></li> </ul>
<a href="#">Hillslopes</a>	<p><b>Applicable Precinct or Area</b> Area Affected by Hillslopes</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.5 Hillslopes Overlay Code</a></li> <li><a href="#">View Section 8.2.5 Hillslopes Overlay Compliance table</a></li> </ul>
<a href="#">Landscape Values</a>	<p><b>Landscape Values</b> High landscape values Medium Landscape Value</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.6 Landscape Values Overlay Code</a></li> <li><a href="#">View Section 8.2.6 Landscape Values Overlay Compliance table</a></li> </ul>
<a href="#">Landslide</a>	<p><b>Applicable Precinct or Area</b> Landslide Hazard (High &amp; Medium Hazard Risk)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.9 Potential Landslide Hazard Overlay Code</a></li> <li><a href="#">View Section 8.2.9 Potential Landslide Hazard Overlay Compliance table</a></li> </ul>
<a href="#">Natural Areas</a>	<p><b>Applicable Precinct or Area</b> MSES - Regulated Vegetation (Intersecting a Watercourse) MSES - Regulated Vegetation</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.7 Natural Areas Overlay Code</a></li> <li><a href="#">View Section 8.2.7 Natural Areas Overlay Compliance table</a></li> </ul>
<a href="#">Transport Road Hierarchy</a>	<p><b>Applicable Precinct or Area</b> Major Rural Road Unformed Road</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li><a href="#">View Section 8.2.10 Transport Network Overlay Code</a></li> <li><a href="#">View Section 8.2.10 Transport Network Overlay Compliance table</a></li> </ul>

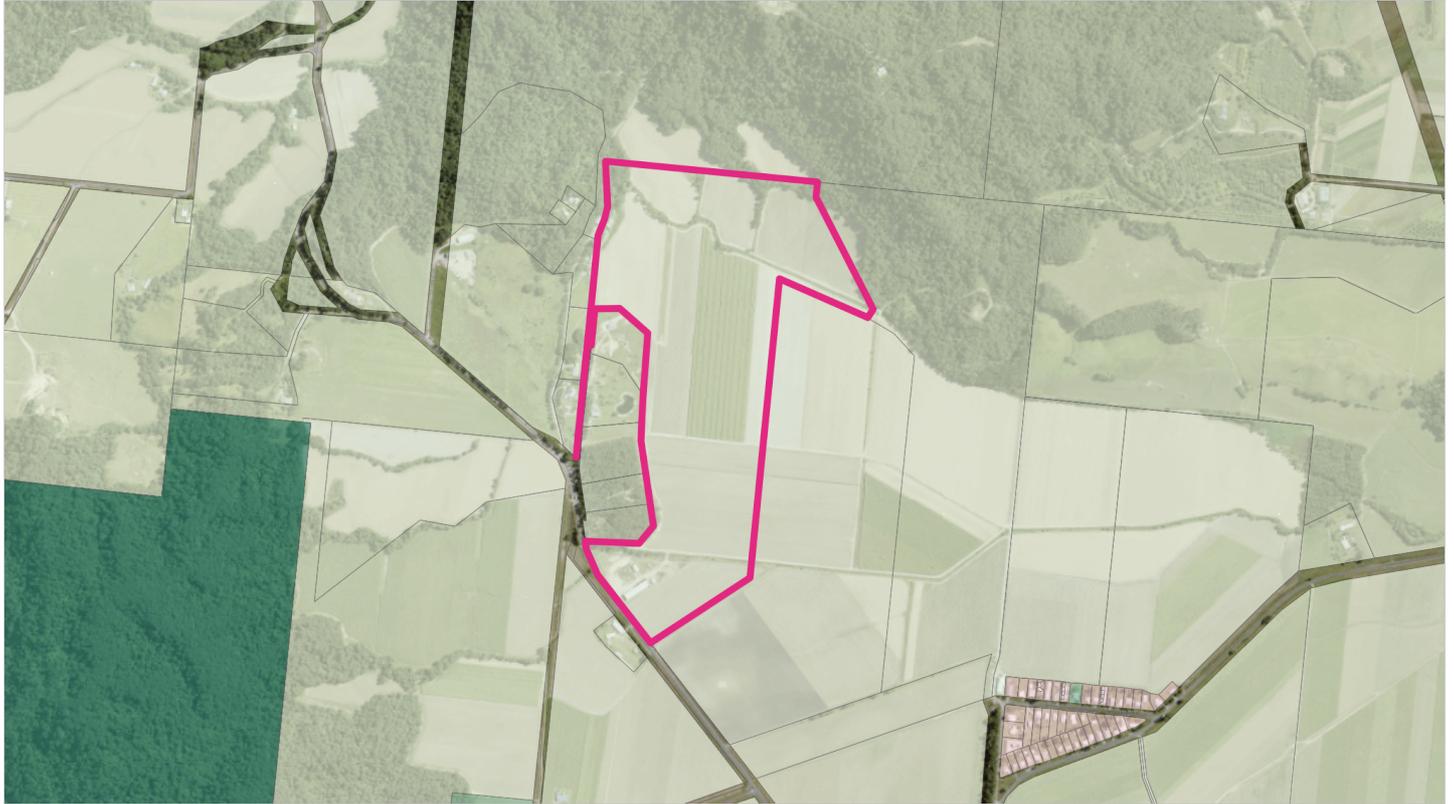
Zoning

Applicable Zone

Rural

More Information

- [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

<span style="background-color: #4a90e2; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Centre	<span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Community Facilities	<span style="background-color: #2e8b57; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Conservation	<span style="background-color: #008000; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Environmental Management
<span style="background-color: #9932cc; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Industry	<span style="background-color: #ff9999; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Low Density Residential	<span style="background-color: #ff6347; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Low-medium Density Residential	<span style="background-color: #ff0000; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Medium Density Residential
<span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Recreation and Open Space	<span style="background-color: #e0ffe0; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Rural	<span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Rural Residential	<span style="background-color: #ffcc00; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Special Purpose
<span style="background-color: #9acd32; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Tourism	<span style="background-color: #ff4500; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Tourist Accommodation		

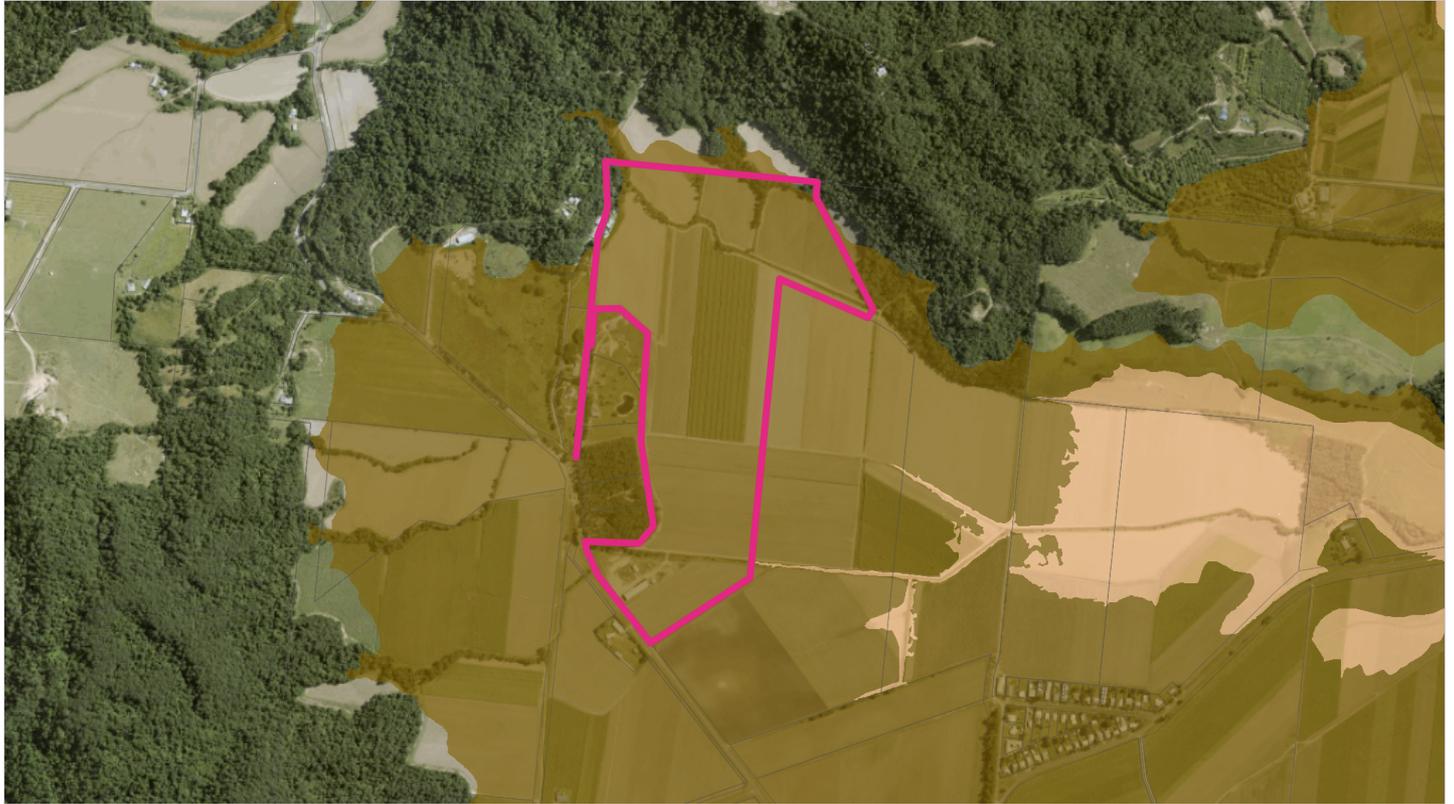
Acid Sulfate Soils

Applicable Precinct or Area

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

Very 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

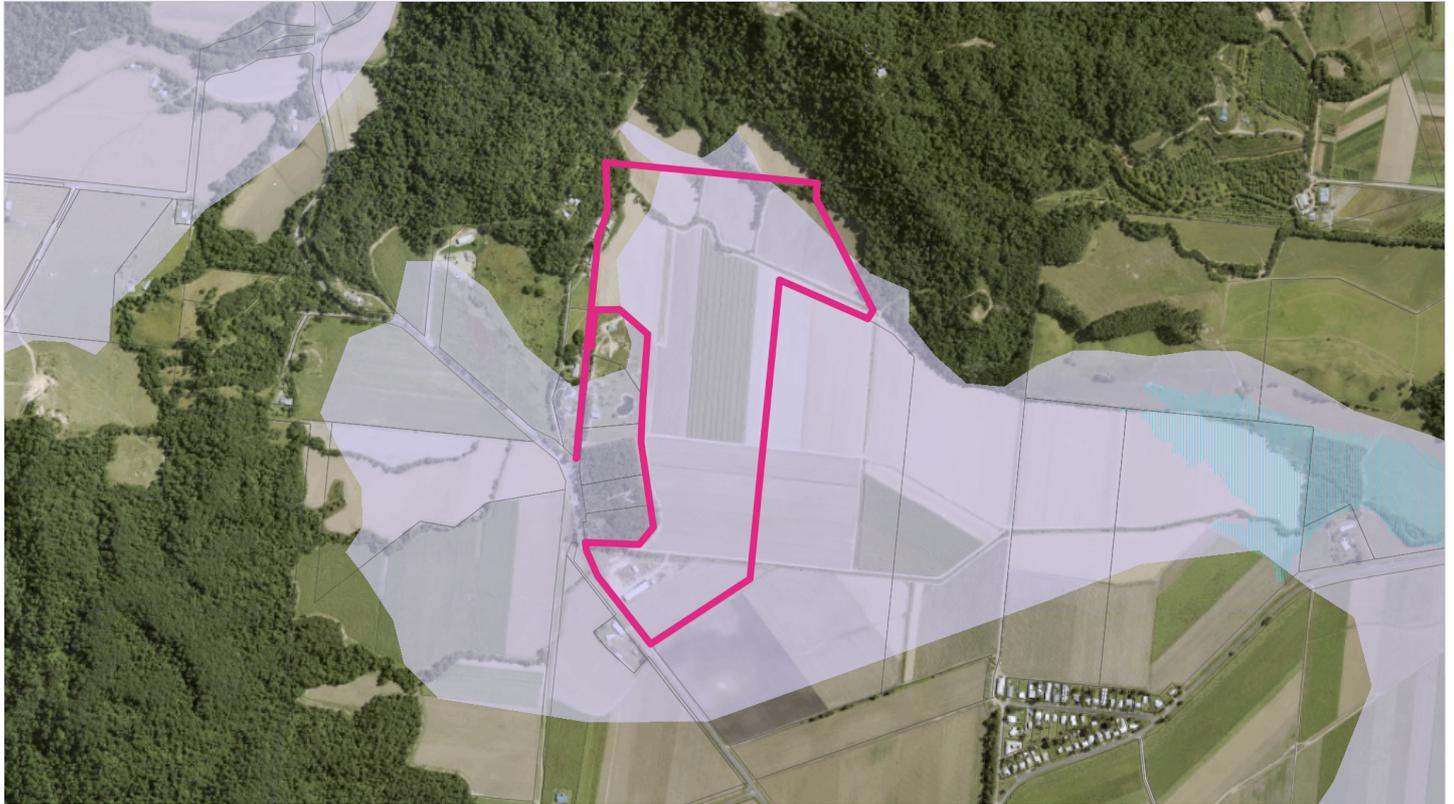
Flood Storm

Applicable Precinct or Area

Floodplain Assessment Overlay (Mossman 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

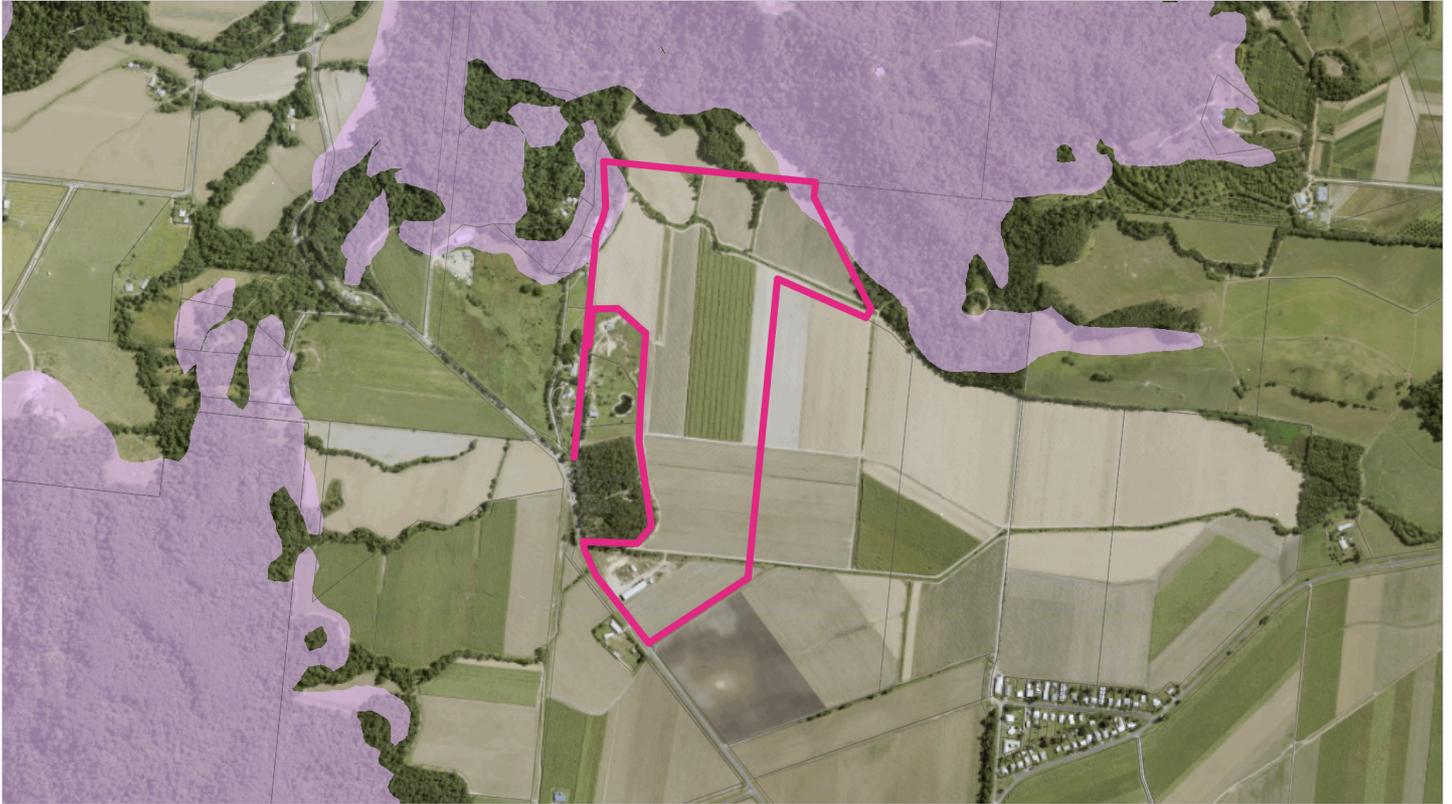
Hillslopes

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

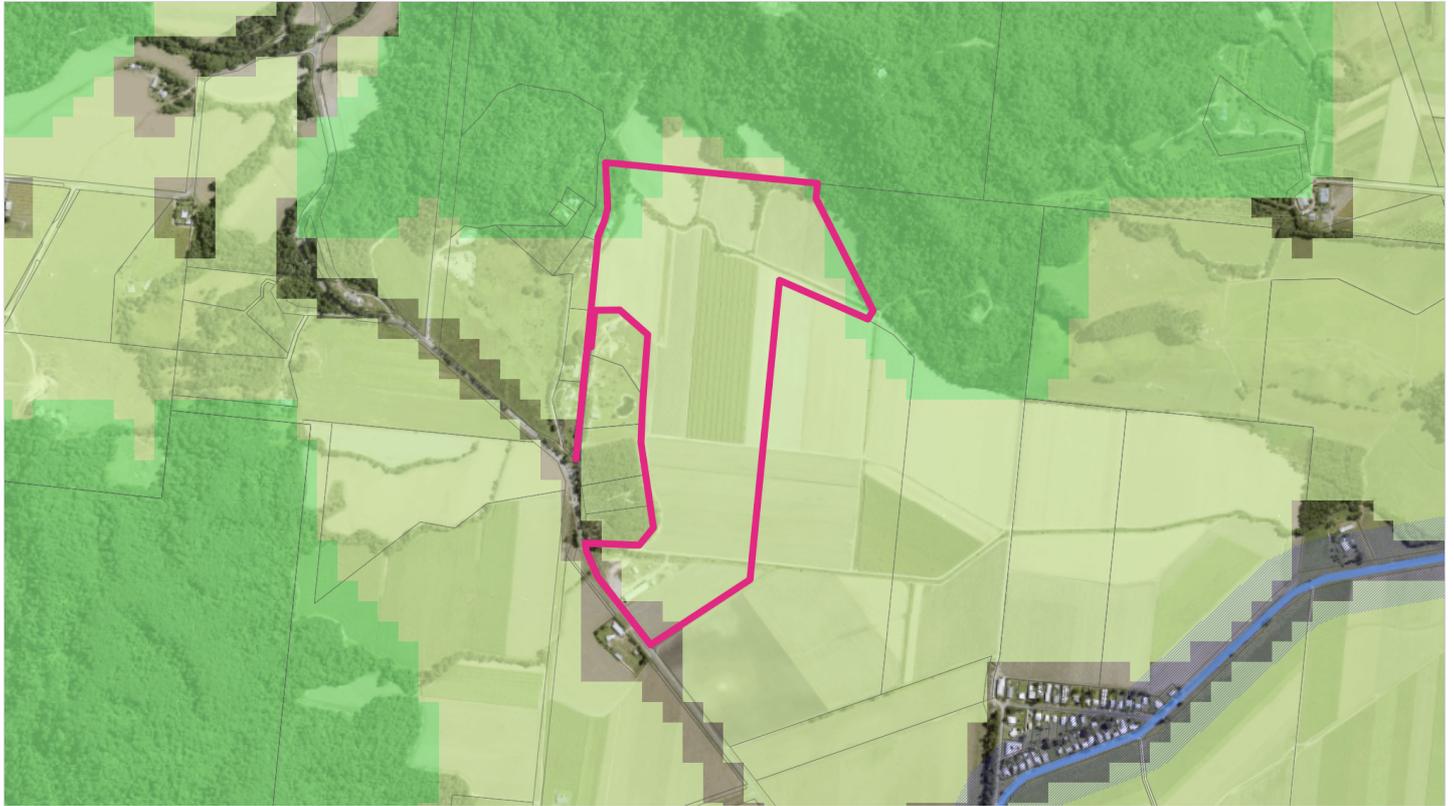
**Landscape Values**

High landscape values

Medium Landscape Value

**More Information**

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



Selected Property	Property	<b>Scenic Buffer Area</b>			
		Gateway	Lookout	Scenic route	Scenic route buffer
		View corridor	all others		
<b>Landscape Values</b>					
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

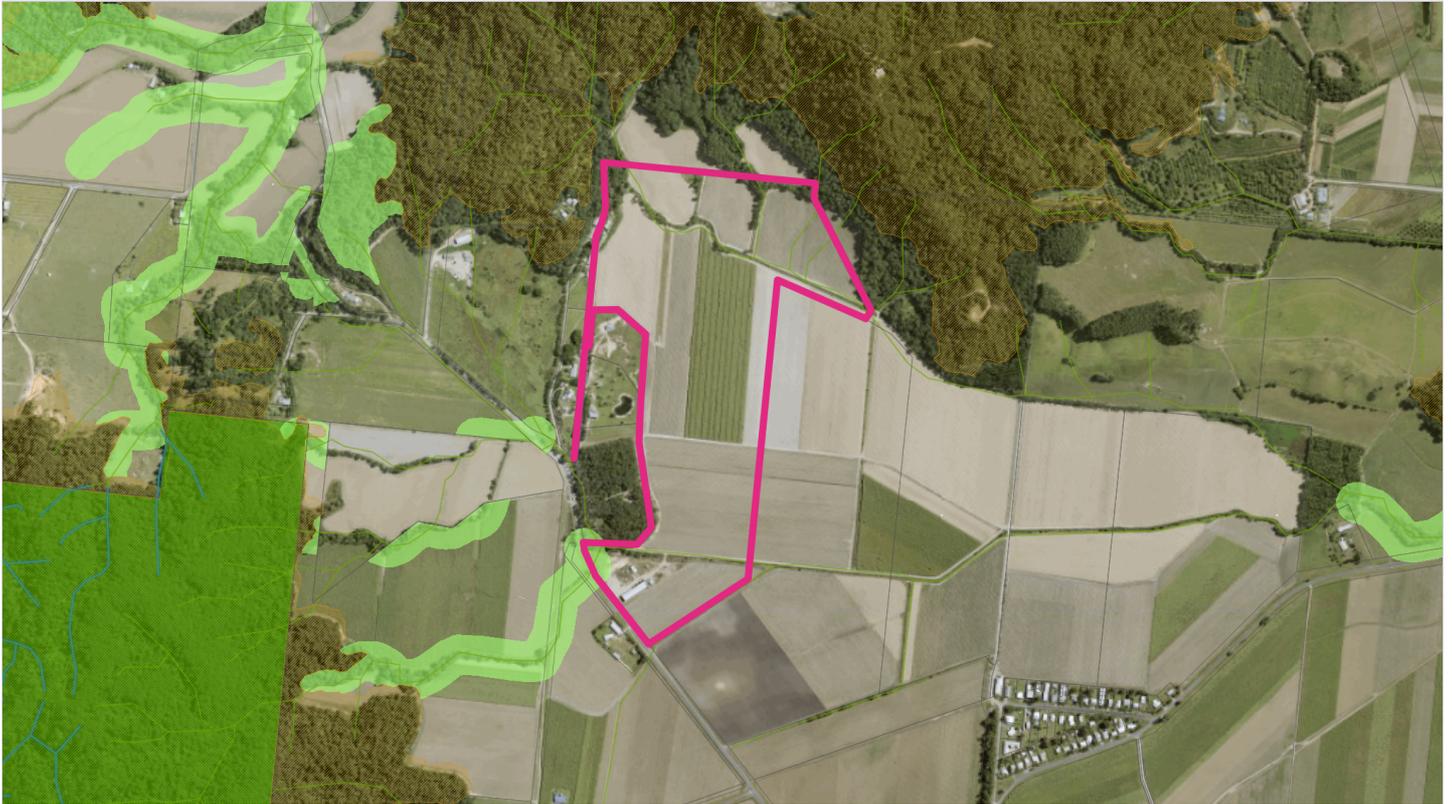
Natural Areas

Applicable Precinct or Area

MSES - Regulated Vegetation (Intersecting a Watercourse)  
MSES - Regulated Vegetation

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

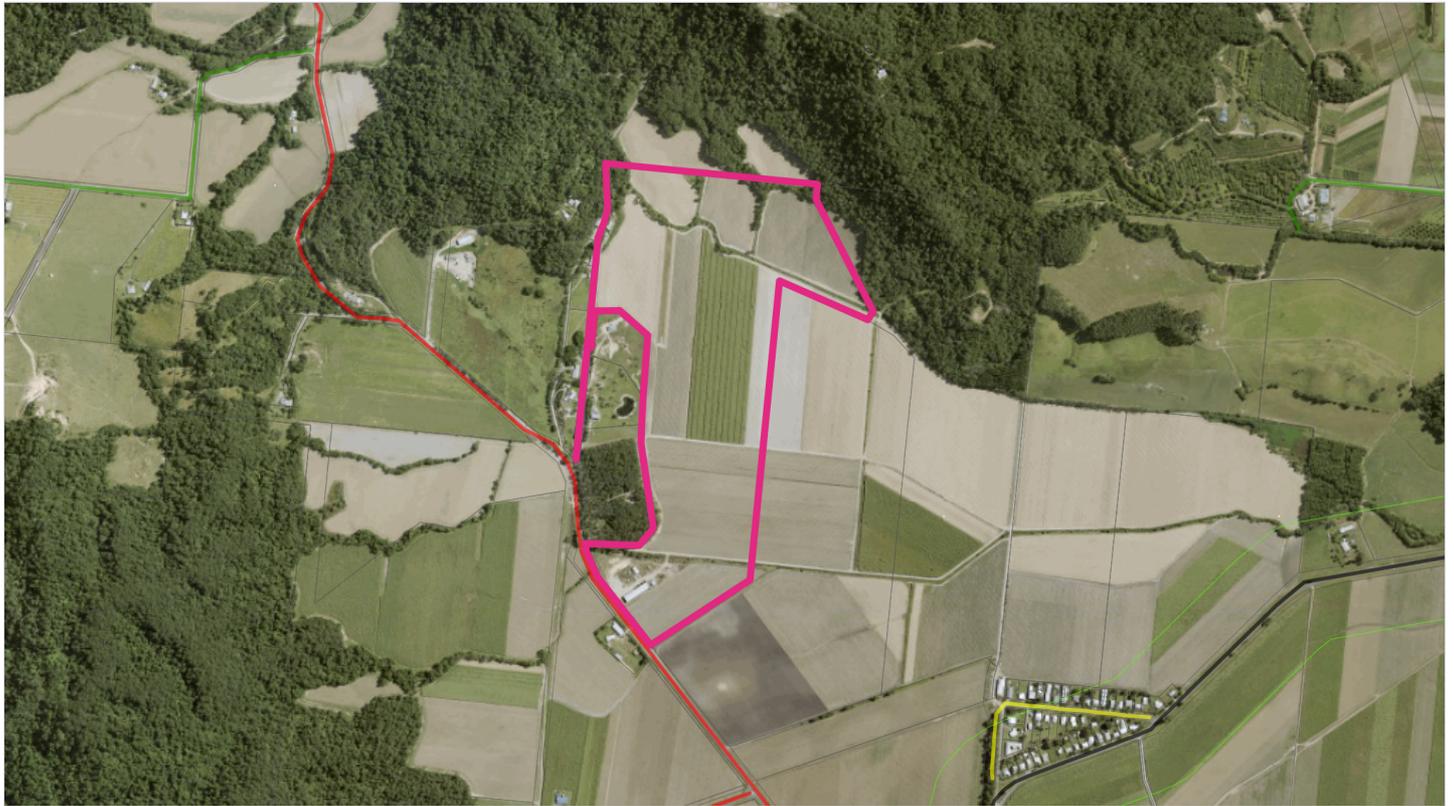
Transport Road Hierarchy

Applicable Precinct or Area

Major Rural Road  
Unformed 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.

## 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.

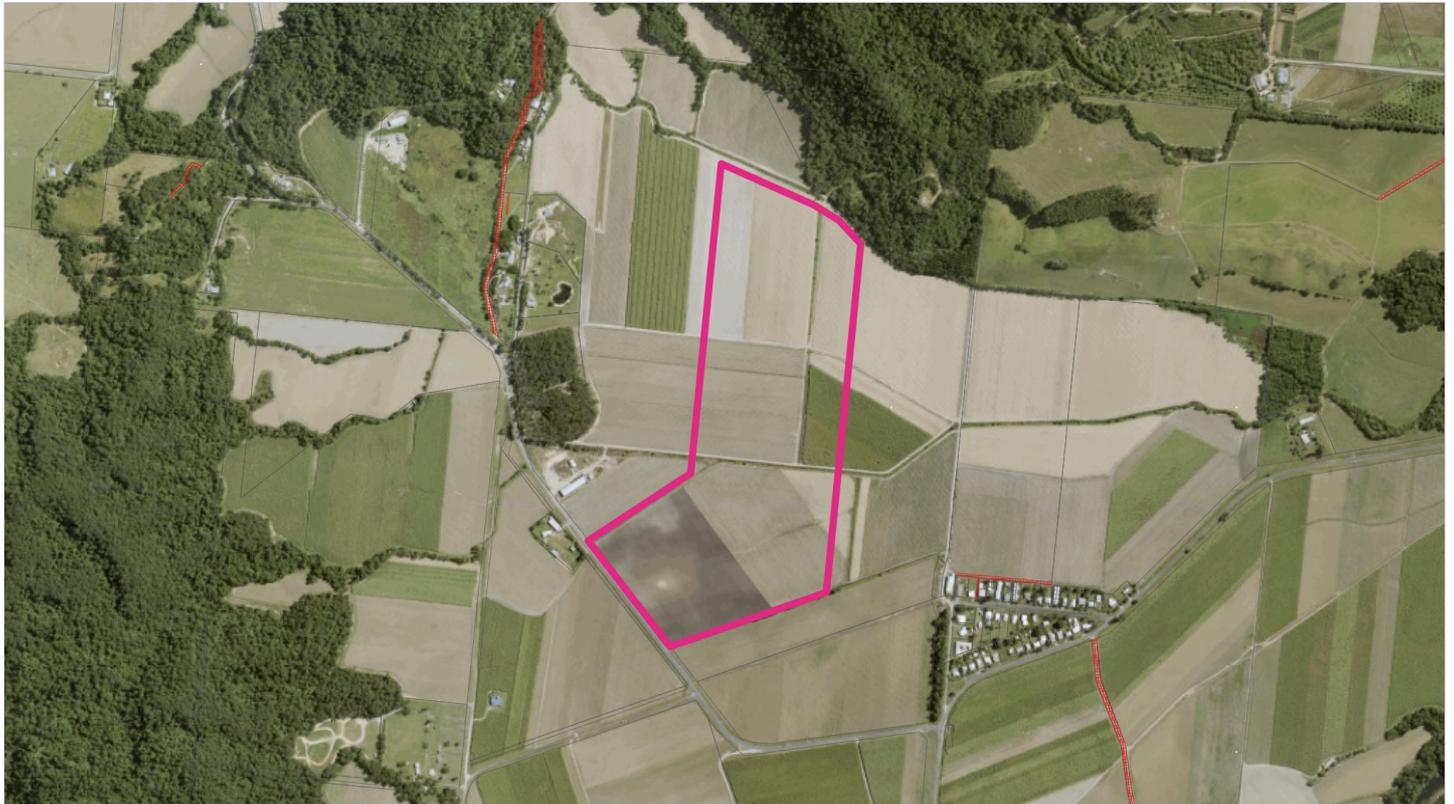
For more information and to determine if the mapping layers are applicable, refer to the [2018 Douglas Shire Council Planning Scheme](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice 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](mailto: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 [2SP337285](#) (Freehold - 403000m<sup>2</sup>)



 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.

#### Zoning

**Applicable Zone**  
Rural

#### More Information

- [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](#)

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> <a href="#">Acid Sulfate Soils</a></p>	<p><b>Applicable Precinct or Area</b> Acid Sulfate Soils (&lt; 5m AHD) Acid Sulfate Soils (5-20m AHD)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Code</a></li> <li>• <a href="#">View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table</a></li> </ul>
<p> <a href="#">Bushfire Hazard</a></p>	<p><b>Applicable Precinct or Area</b> Potential Impact Buffer</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.2 Bushfire Hazard Overlay Code</a></li> <li>• <a href="#">View Section 8.2.2 Bushfire Hazard Overlay Compliance table</a></li> </ul>
<p> <a href="#">Flood Storm</a></p>	<p><b>Applicable Precinct or Area</b> Floodplain Assessment Overlay (Mossman River)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Code</a></li> <li>• <a href="#">View Section 8.2.4 Flood and Storm Tide Hazard Overlay Compliance table</a></li> </ul>
<p> <a href="#">Landscape Values</a></p>	<p><b>Landscape Values</b> High landscape values Medium Landscape Value</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.6 Landscape Values Overlay Code</a></li> <li>• <a href="#">View Section 8.2.6 Landscape Values Overlay Compliance table</a></li> </ul>
<p> <a href="#">Natural Areas</a></p>	<p><b>Applicable Precinct or Area</b> MSES - Regulated Vegetation (Intersecting a Watercourse)</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.7 Natural Areas Overlay Code</a></li> <li>• <a href="#">View Section 8.2.7 Natural Areas Overlay Compliance table</a></li> </ul>
<p> <a href="#">Transport Road Hierarchy</a></p>	<p><b>Applicable Precinct or Area</b> Major Rural Road</p>	<p><b>More Information</b></p> <ul style="list-style-type: none"> <li>• <a href="#">View Section 8.2.10 Transport Network Overlay Code</a></li> <li>• <a href="#">View Section 8.2.10 Transport Network Overlay Compliance table</a></li> </ul>

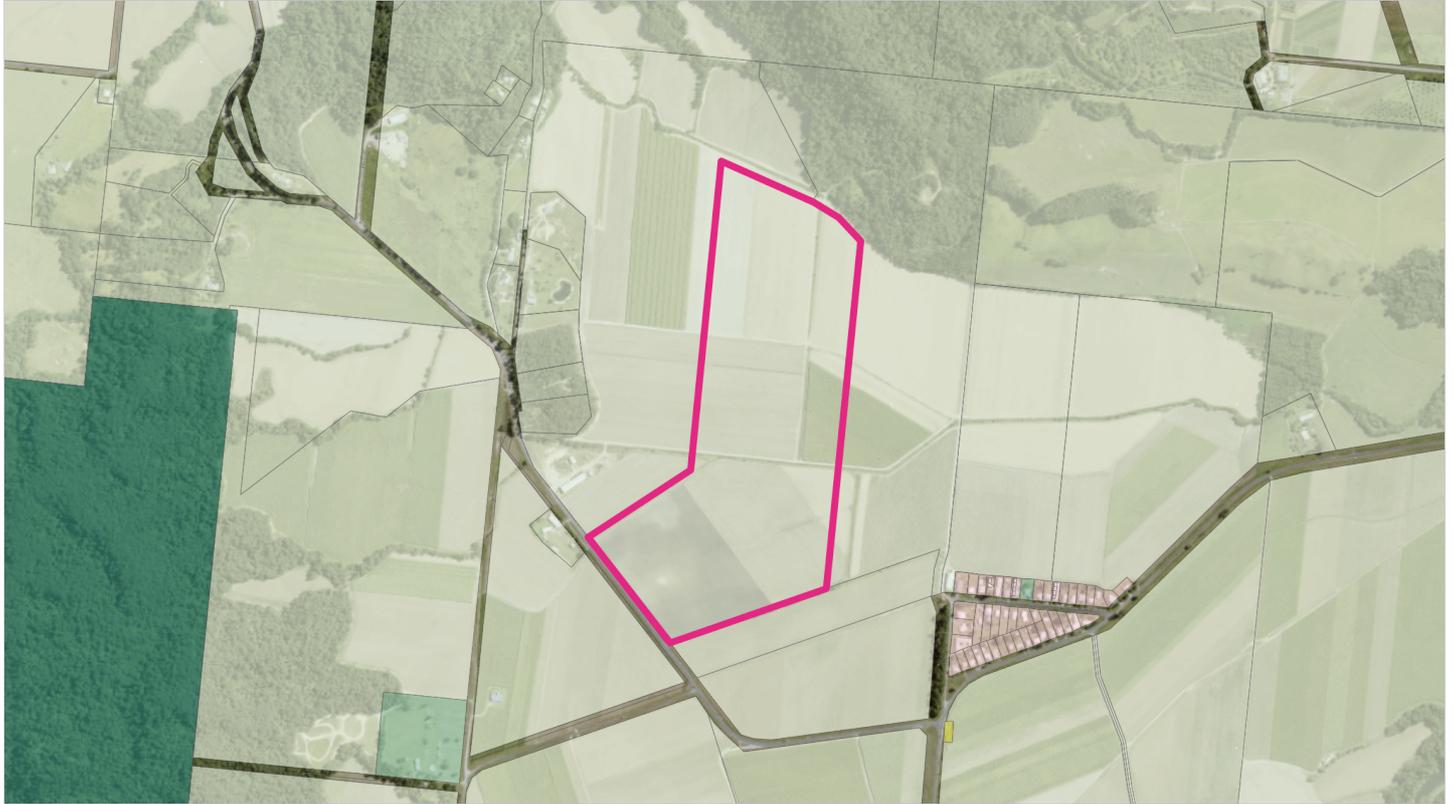
Zoning

Applicable Zone

Rural

More Information

- [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

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<span style="display: inline-block; width: 15px; height: 15px; background-color: #8e44ad; border: 1px solid black; margin-right: 5px;"></span> Industry	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9999; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff69b4; border: 1px solid black; margin-right: 5px;"></span> Low-medium Density Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Recreation and Open Space	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Rural	<span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> Rural Residential	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Special Purpose
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Tourism	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Tourist Accommodation		

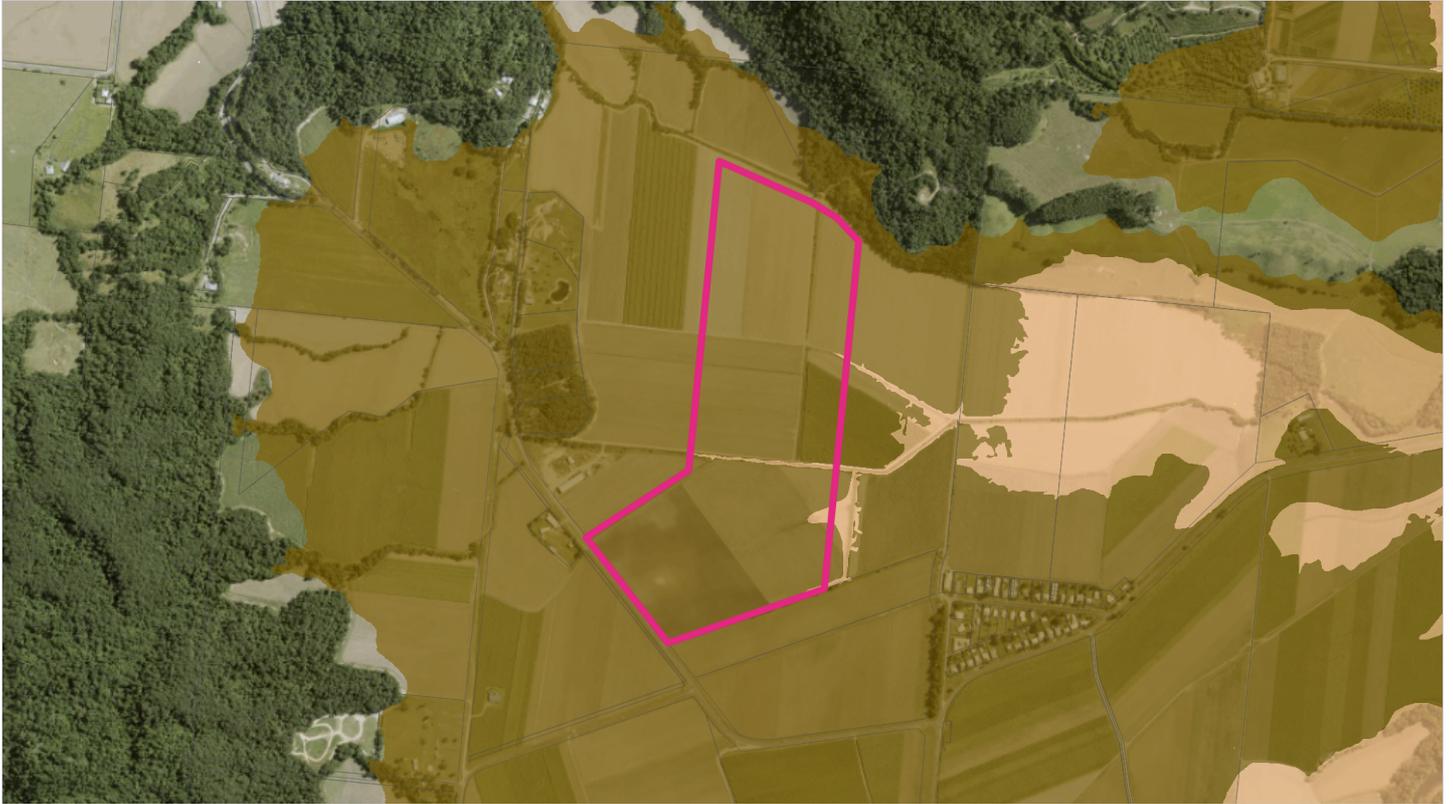
Acid Sulfate Soils

**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

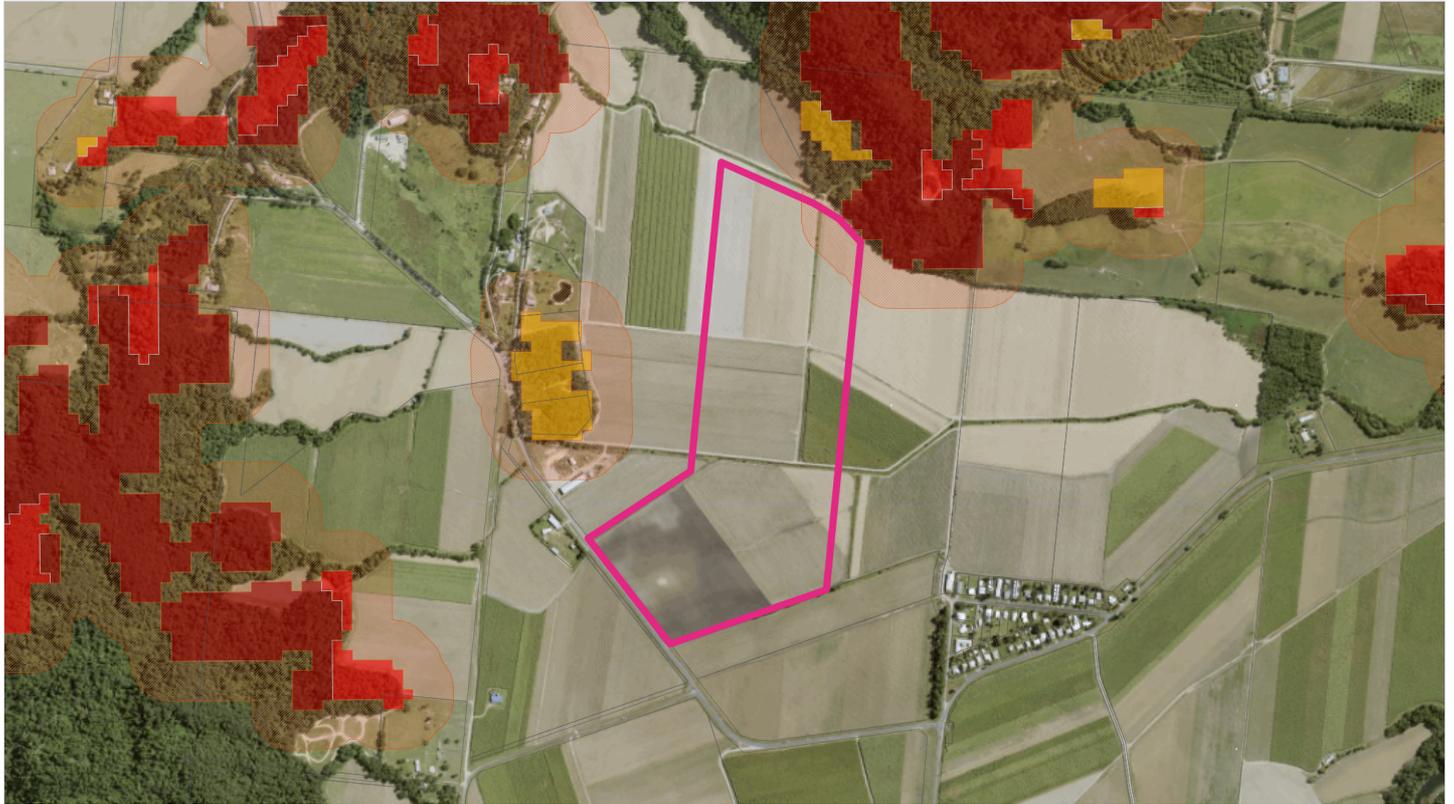
Bushfire Hazard

Applicable Precinct or Area

Potential Impact Buffer

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

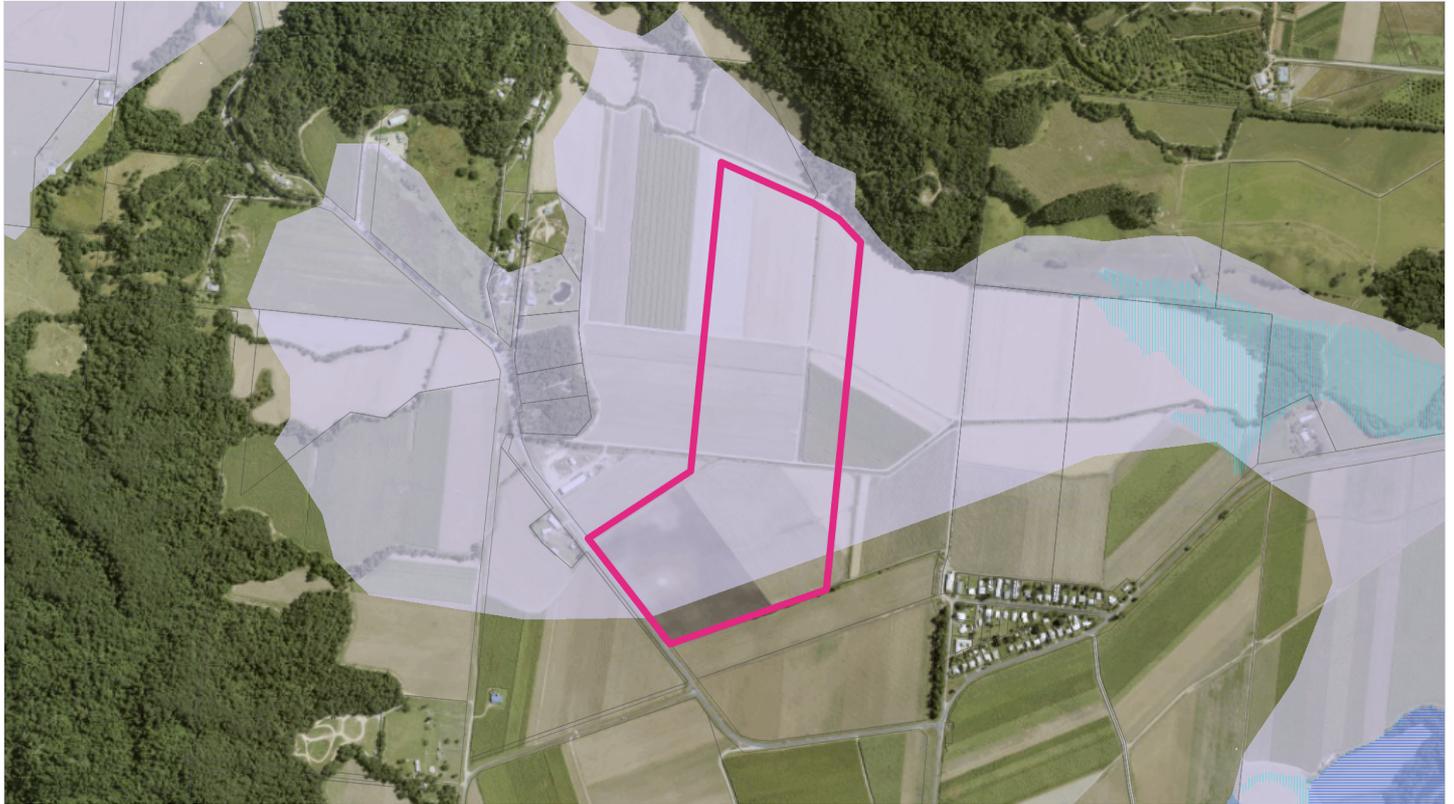
Flood Storm

Applicable Precinct or Area

Floodplain Assessment Overlay (Mossman 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

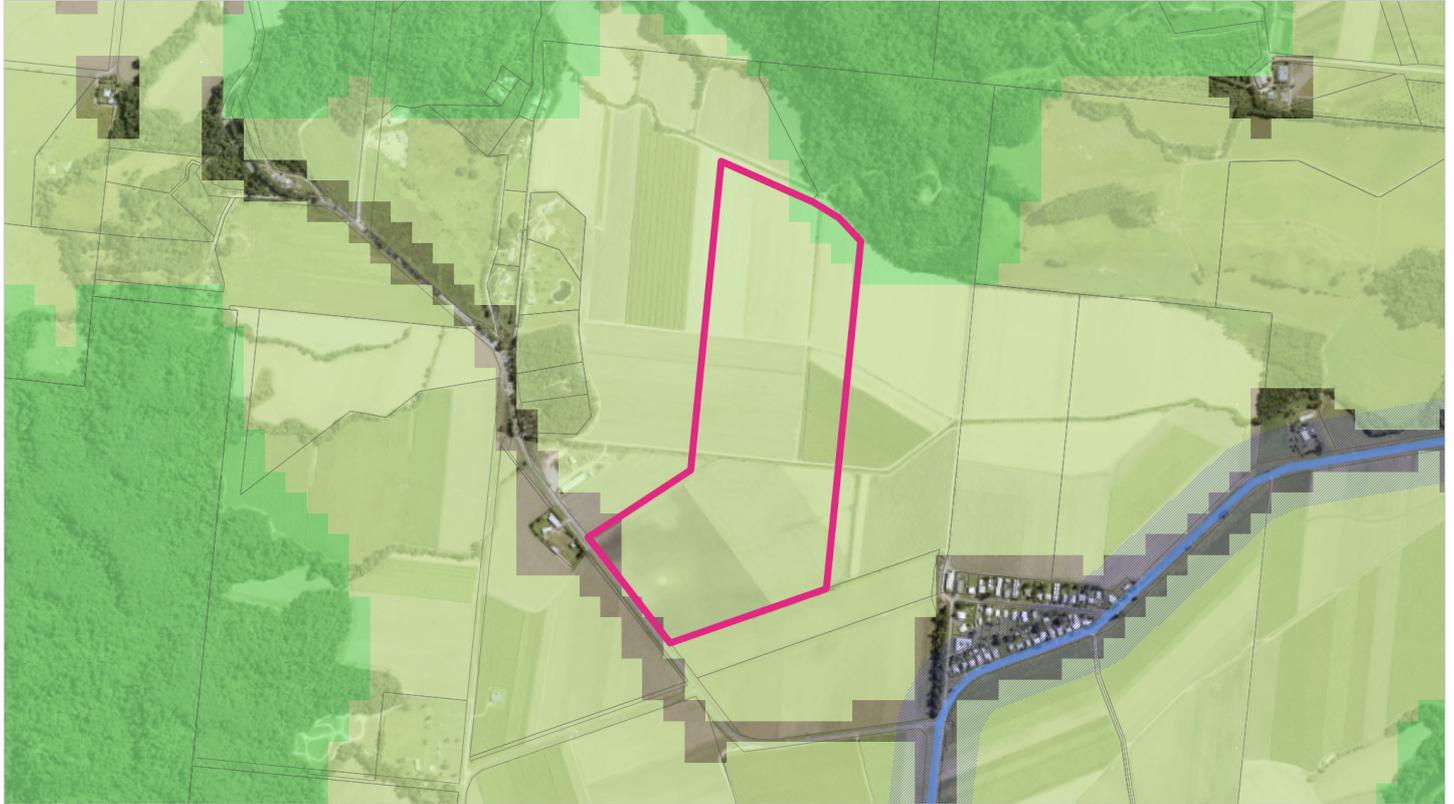
Landscape Values

**Landscape Values**

High landscape values  
Medium Landscape Value

**More Information**

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



<p> Selected Property</p> <p> Property</p>	<p><b>Scenic Buffer Area</b></p> <p> Gateway</p> <p> View corridor</p> <p> Lookout</p> <p> all others</p> <p> Scenic route</p> <p> Scenic route buffer</p>
--	--

<b>Landscape Values</b>			
Coastal scenery	High landscape values	Medium Landscape Value	all others

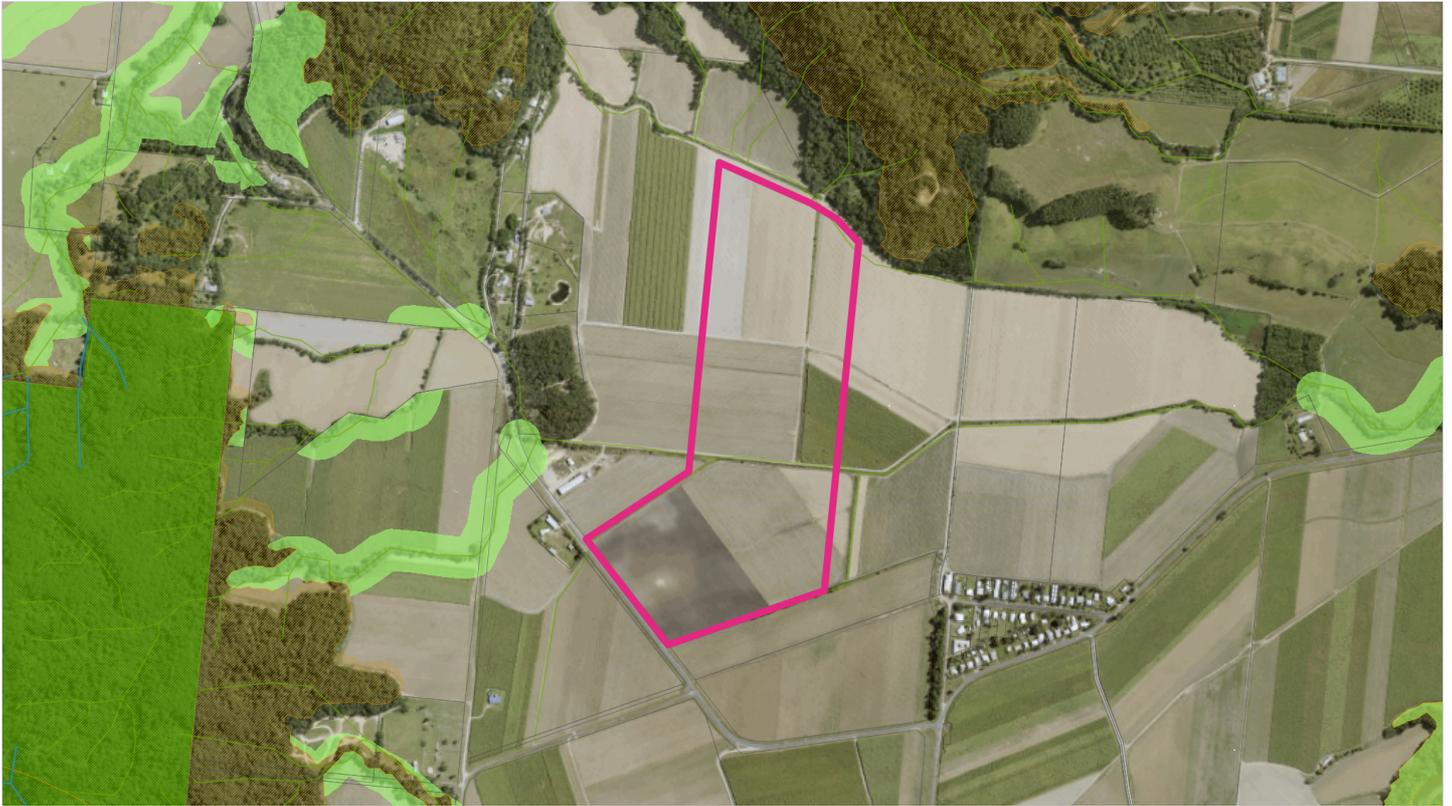
Natural Areas

Applicable Precinct or Area

MSES - Regulated Vegetation (Intersecting a Watercourse)

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	

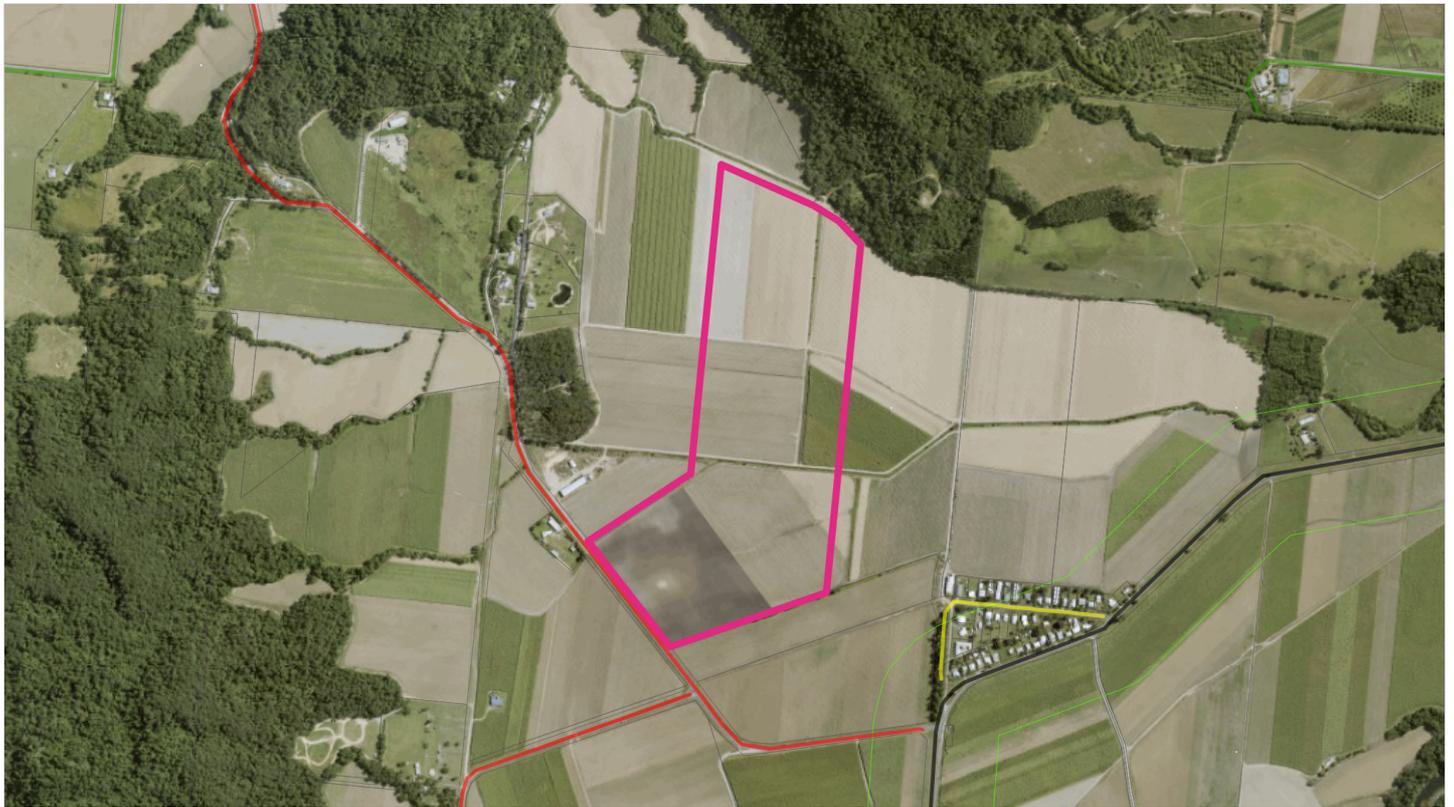
Transport Road Hierarchy

Applicable Precinct or Area

Major Rural 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

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# APPENDIX C



# APPENDIX D

# State Assessment and Referral Agency - Matters of Interest Report

## Matters of Interest for all selected Lot Plans

*Queensland waterways for waterway barrier works*

## Matters of Interest by Lot Plan

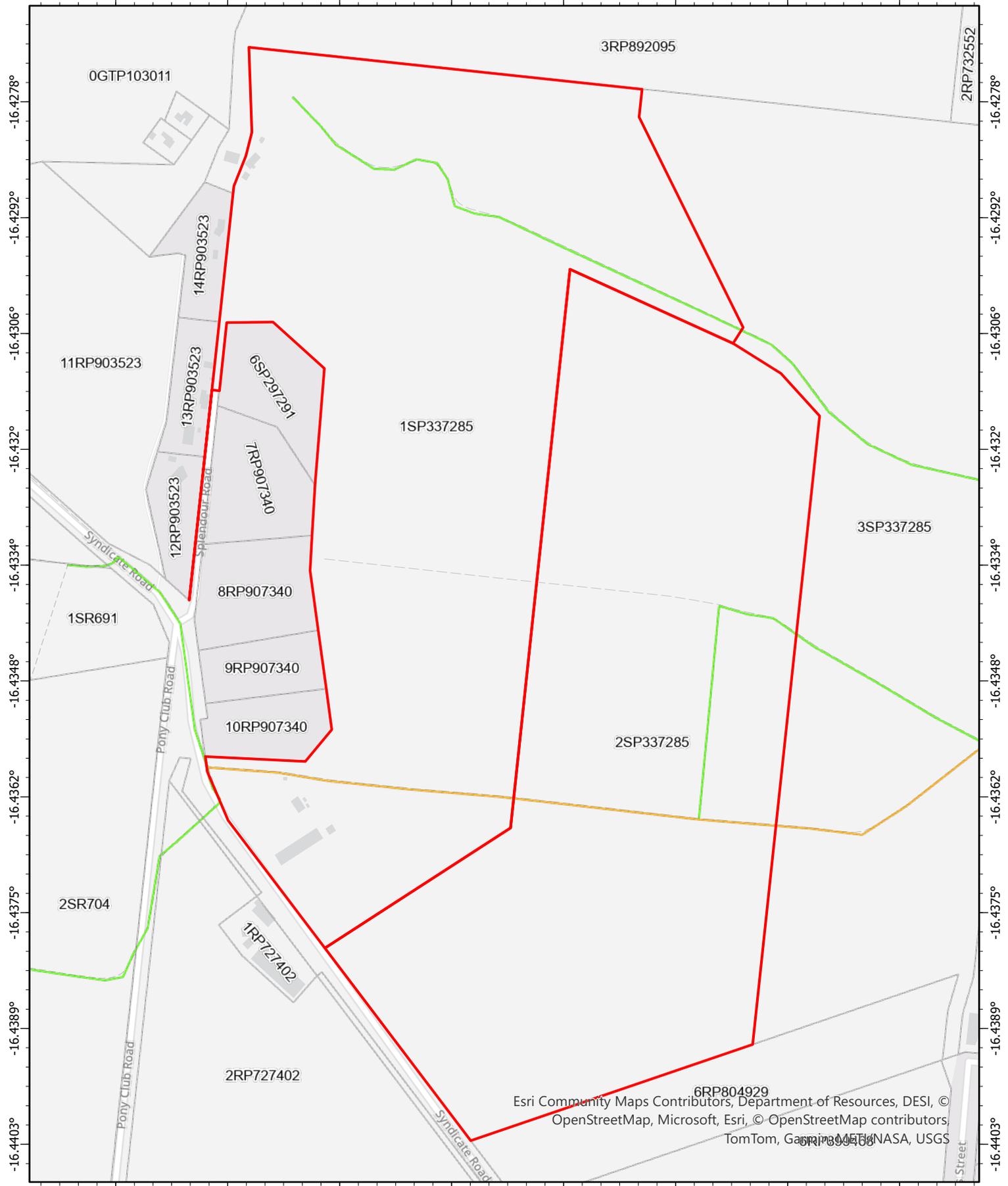
**Lot Plan: 1SP337285 (Area: 432200 m<sup>2</sup>)**

*Queensland waterways for waterway barrier works*

**Lot Plan: 2SP337285 (Area: 403000 m<sup>2</sup>)**

*Queensland waterways for waterway barrier works*

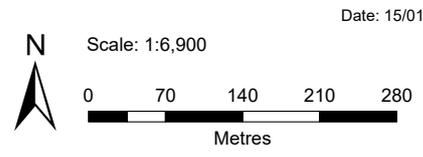
145.3625° 145.3638° 145.3652° 145.3666° 145.368° 145.3694° 145.3708° 145.3722°



Queensland waterways for waterway barrier works

- Risk of impact
- Low
  - Moderate

**Disclaimer** This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.



Date: 15/01/2026

Queensland Government

