



Town Planning and Project Services

20 July 2026

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

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

RE: DEVELOPMENT APPLICATION FOR BUILDING WORK ASSESSABLE AGAINST THE PLANNING SCHEME – ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING HOUSE AT 10–12 O’CALLAGHAN CLOSE, MIALLO (LOT 23 ON RP849655)

Aspire Town Planning and Project Services has been engaged by Casey Jakobs and Ellie Cadwell, the *Applicants* and *Landowners* of 10–12 O’Callaghan Close, Miallo, described as Lot 23 on RP849655, to prepare and lodge a Development Application for Building Work Assessable Against the Planning Scheme under the Douglas Shire Planning Scheme 2018 v1.0.

The application seeks a Development Permit for alterations and additions to the existing Dwelling House. The proposed works include additional bedroom accommodation, internal reconfiguration incorporating a proposed kitchen, an expanded living and dining area and a covered verandah. The additions are single-storey and have been designed to integrate with the scale, form and roof profile of the existing Dwelling House.

The site is located within the Environmental Management Zone, where the proposed alterations and additions constitute Building Work Assessable Against the Planning Scheme. Additionally, the proposal does not comply with Acceptable Outcome AO2 of the Environmental Management Zone Code, as parts of the additions are located within the prescribed 6.0 metre setback from the northern boundary. The closest portion is set back approximately 2.132 metres to the roof outermost projection, with a further portion set back approximately 5.099 metres to the roof outermost projection.

The proposed alterations and additions are located immediately adjoining the existing Dwelling House and within the established residential building area of the site. This approach consolidates the built form rather than extending development further across the wider allotment. The additions are single-storey, integrate with the existing roof form and are positioned adjacent to an open and undeveloped area beyond the northern boundary, where there are no nearby neighbouring buildings. In this context, the proposal maintains a low-impact residential outcome and preserves the open character of the site.

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The accompanying Town Planning Assessment addresses the proposal against the relevant provisions of the Douglas Shire Planning Scheme 2018 v1.0, including the corresponding Performance Outcome for the reduced northern boundary setbacks.

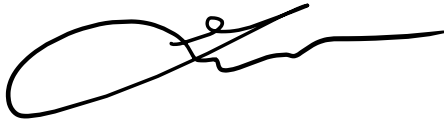
This Development Application package has been prepared with reference to the *Planning Act 2016*, *Planning Regulation 2017* and the Douglas Shire Planning Scheme 2018 v1.0, and includes the following supporting documentation:

- Attachment 1 – Duly completed DA Form 1; and
- Attachment 2 – Town Planning Report, addressing the applicable planning considerations.

Under the Douglas Shire Council Fees and Charges Schedule 2026/27, the applicable Development Application fee is understood to be \$387. We kindly request that Council confirm the applicable fee and issue an invoice for payment directly by the Applicant.

We appreciate your time in reviewing this application and trust the enclosed documentation provides sufficient information to support Council's assessment of the application. Should any further information or clarification be required, please contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Daniel Favier', with a long horizontal stroke extending to the right.

Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services

Attachment I

Duly completed DA Form I

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)	Casey Jakobs and Ellie Cadwell
Contact name (only applicable for companies)	c/- Daniel Favier T/A Aspire Town Planning and Project Services
Postal address (P.O. Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418 826 560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2026-07-78 - Jakobs - 10-12 O'Callaghan Close, Miallo

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
		10-12	O'Callaghan Close	Miallo
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	23	RP849655	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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

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)

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

5) Are there any existing easements over the premises?

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

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(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):

Building Work assessable against the Planning Scheme (Environmental Management Zones) – construction of a Dwelling House extension within an existing cleared area of the site.

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 <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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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?

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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)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☐ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☐ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
☐ Yes – specify number of new lots:		
☐ No		

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 <i>(from a watercourse or lake)</i> ☐ Water-related development – referable dams ☐ Water-related development – levees <i>(category 3 levees only)</i> ☐ Wetland protection area
Matters requiring referral to the local government: ☐ Airport land ☐ Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> ☐ 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 <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> ☐ 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 <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: ☐ Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: ☐ Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: ☐ Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
☐ 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 <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ 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:	
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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	

Attachment 2

Town Planning Report



Town Planning Report

BUILDING WORK ASSESSABLE AGAINST THE PLANNING
SCHEME (ENVIRONMENTAL MANAGEMENT ZONE)

10-12 O'CALLAGHAN CLOSE, MIALLO

LOT 23 ON RP849655

20 JULY 2026

ASPIRE Town Planning and Project Services

Authored by: Daniel Favier

Ref: 2026-07-78 - Jakobs - 10-12 O'Callaghan Close, Miallo

This Town Planning Report is intended for the exclusive use of our Client "Casey Jakobs and Ellie Cadwell" and is provided for informational purposes only. The information contained herein has been prepared based on sources and data believed to be reliable and accurate at the time of preparation. However, Aspire Town Planning and Project Services does not warrant the accuracy, completeness, or currency of the information and disclaims any responsibility for any errors or omissions, or for any loss or damage incurred by any party as a result of reliance on this information.

The conclusions and recommendations contained in this report are based on our professional judgment and interpretation of the current planning policies and regulations. It is important to note that planning regulations and policies are subject to change, and this report should not be construed as a guarantee of any future planning outcomes.

This report is confidential and may not be disclosed, reproduced, or distributed to any third party without the prior written consent of Aspire Town Planning and Project Services. Unauthorised use or distribution of this report is strictly prohibited.

Executive Summary

Aspire Town Planning and Project Services has been engaged by Casey Jakobs and Ellie Cadwell (the Applicants and Landowners) of 10–12 O’Callaghan Close, Miallo, formally described as Lot 23 on RP849655, to prepare a Development Application for Building Work Assessable Against the Planning Scheme under the Douglas Shire Planning Scheme 2018 (v1.0).

The application seeks a Development Permit for alterations and additions to the existing Dwelling House within the Environmental Management Zone, where the proposed Building Work is subject to Code Assessment.

The proposed development involves alterations and additions to the existing Dwelling House, including additional bedroom accommodation, internal reconfiguration incorporating a proposed kitchen, an expanded living and dining area and a covered verandah. The additions are single-storey and are designed to integrate with the scale, form and roof profile of the existing Dwelling House.

Parts of the proposed additions are located within the 6.0 metre setback prescribed from the northern boundary under Acceptable Outcome AO2 of the Environmental Management Zone Code. The closest portion is set back approximately 2.132 metres to the roof outermost projection, with a further portion set back approximately 5.099 metres to the roof outermost projection.

The proposed works are located immediately adjoining the existing Dwelling House and within the established residential building area of the site. This consolidates the built form rather than extending development further across the wider allotment. The affected northern boundary adjoins an open and undeveloped area, with no nearby neighbouring buildings positioned opposite the proposed additions.

This report demonstrates that the proposal:

- retains the established use of the site as a single Dwelling House;
- consolidates the additions within the existing residential building area;
- maintains substantial practical separation from neighbouring buildings and the road frontage;
- integrates with the scale and form of the existing Dwelling House; and
- maintains the open and low-density character of the Environmental Management Zone.

All relevant supporting documentation, including the architectural plans, completed application form and detailed Code Assessment, is included with this submission.

We respectfully request that Douglas Shire Council consider the information provided and issue a Development Permit for the proposed Building Work.

1.0 Summary

Street Address	10-12 O'Callaghan Close, Miallo
Lot and Plan	Lot 23 on RP849655
Land Owner	Casey Jakobs and Ellie Cadwell
Size	4,085 m ²
Road Frontages	Approximately 35 m to O'Callaghan Close.
Easements	Nil.
Zone	Environmental Management Zone
Overlays	• Acid Sulfate Soils – 5-20m AHD • Bushfire Hazard – High Potential Bushfire Intensity and Potential Impact Buffer • Transport Road Hierarchy – Access Road
Other Relevant Encumbrances	Nil
Current Use	Existing Dwelling House
Proposal	Alterations and additions to the existing Dwelling House, including additional bedroom accommodation, internal reconfiguration, an expanded living and dining area and a covered verandah (Building Work Assessable Against the Planning Scheme).
Approvals Sought	Development Permit
Level of Assessment	Code
Planning Scheme	Douglas Shire Planning Scheme 2018 (v1.0)
Local Plan	Not applicable
Precinct	Not applicable
Regional Plan Designation	Regional Landscape and Rural Production Area (Far North Queensland Regional Plan 2026)
State Planning Policy	Appropriately integrated within the Planning Scheme
State Development Assessment Provisions	Not applicable
Referral	Not applicable

Table 1: Application Summary

2.0 Site Description

The subject site is located at 10–12 O’Callaghan Close, Miallo and is formally described as Lot 23 on RP849655. It is situated approximately 5.7 kilometres north of Mossman, within a rural locality characterised by large allotments, agricultural land, scattered residential development and areas of established vegetation (refer to *Figure 1: Site Location and Regional Context*).

More broadly, the site forms part of the rural landscape north of Mossman and west of the coastal settlements of Newell and Cooya Beach. The surrounding locality comprises a mix of agricultural holdings, rural residential properties and vegetated land, with the regional road network providing access to Mossman and surrounding communities. Mossman functions as the principal service centre for the locality, providing access to commercial, community and other essential services.

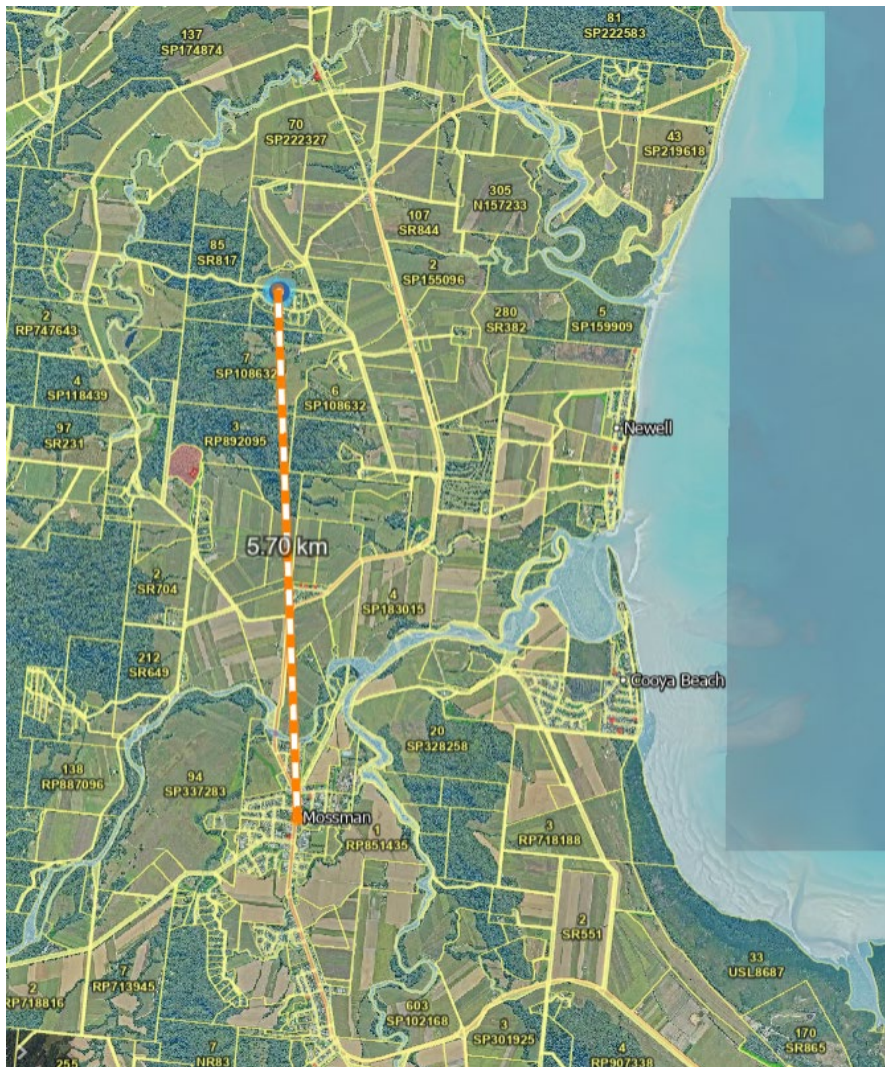


Figure 1: Site Location and Proximity to Town Centre (source: QLD Globe, July 2026)

The site is accessible from O'Callaghan Close, a sealed local access road that connects with Somerset Drive and the surrounding rural-residential road network. Development in the immediate locality consists predominantly of detached dwellings on large allotments, with generous setbacks, established vegetation and substantial open areas between buildings. This pattern of development reflects the low-density rural-residential character of Miallo, where houses are generally dispersed within landscaped or partially vegetated lots.

The subject site is positioned at the northern end of O'Callaghan Close and has a curved road frontage of approximately 25.54 metres. The lot has a total area of 4,085 m² and is bordered by open rural land to the north and residential allotments to the east, south and west. The existing Dwelling House and associated structures occupy the western and eastern portions of the site, with a broad open area retained through the centre of the property (refer to *Figure 2: Subject Site and Surrounding Development Pattern*).



Figure 2: Subject Site and Surrounding Development Pattern (source: QLD Globe, July 2026)

The lot is irregular in shape and comprises an established residential area containing the existing Dwelling House, a detached outbuilding and associated access and manoeuvring areas. The site is predominantly improved with open lawn, landscaped areas and a formed driveway, with the principal building area concentrated toward the western and eastern portions of the allotment. The northern boundary adjoins open rural land, while residential allotments are located to the east, south and west.

The existing Dwelling House is located toward the western side of the site and is accessed via a formed driveway extending from O'Callaghan Close. A substantial detached Shed is located toward the eastern side of the allotment, with open yard and driveway areas between the two structures. The proposed alterations and additions are concentrated around the existing Dwelling House within the established residential building area of the site and do not extend development into the wider open portions of the allotment (refer to *Figure 3: Existing Site Characteristics and Building Arrangement*).



Figure 3: Existing Site Characteristics and Building Arrangement (source: QLD Globe, July 2026)

3.0 Proposal

This Development Application seeks a Development Permit for Building Work Assessable Against the Planning Scheme over land at 10–12 O’Callaghan Close, Miallo, formally described as Lot 23 on RP849655. The site is located within the Environmental Management Zone under the Douglas Shire Planning Scheme 2018 (v1.0), where Building Work associated with a Dwelling House is subject to Code Assessment.

The site currently contains an existing Dwelling House located toward the western side of the allotment, together with a formed driveway, open lawn and landscaped areas, and a detached Shed positioned toward the eastern side of the property. These elements form the established residential use area of the site.

The proposal involves alterations and additions to the existing Dwelling House, including additional bedroom accommodation, internal reconfiguration incorporating a proposed kitchen, an expanded living and dining area and a covered verandah.

The proposed additions are single-storey and have been designed to integrate with the existing Dwelling House in terms of scale, form and roof profile. The proposal does not introduce an additional dwelling or alter the established residential use of the property.

The additions are concentrated immediately adjoining the existing Dwelling House within the established residential building area of the site. This siting consolidates the built form and avoids extending development further across the broader allotment. Existing access arrangements will be retained, and no separate vehicle access or independently serviced residential use is proposed.

Parts of the additions are located within the 6.0 metre setback prescribed from the northern boundary under Acceptable Outcome AO2 of the Environmental Management Zone Code. The closest portion is set back approximately 2.132 metres to the roof outermost projection, with a further portion set back approximately 5.099 metres to the roof outermost projection.

The northern boundary adjoins open rural land and there are no nearby neighbouring buildings directly opposite the proposed additions. The siting therefore retains substantial practical separation from surrounding built development while maintaining the open character of the site.

The architectural plans indicate that the proposed roof will extend and match the existing roof. No detailed external colour or finishes schedule has been provided, and any requirements relating to non-reflective or recessive finishes may be addressed through appropriate conditions of approval.

The proposed Building Work represents a domestic-scale addition to the existing Dwelling House and retains the established residential function of the property. The architectural plans for the proposed building work are provided in ***Attachment 1 – Proposal Plans***.

4.0 Statutory Town Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* (the 'Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, Development Applications are assessed by Local Governments. The Planning Act is supported by the *Planning Regulation 2017* (the 'Planning Regulation'). The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

4.1.1 Approval and Development

Pursuant to Sections 49, 50 and 51 of the *Planning Act 2016*, the Development Application seeks a Development Permit for Building Work Assessable against the Planning Scheme (Environmental Management Zone).

4.1.2 Application

The proposed development is:

- development that is located completely in a single local government area;
- development made assessable under a local categorising instrument; and
- for Building Work that is assessable against the Douglas Shire Planning Scheme 2018 v1.0

In accordance with Section 48 of the *Planning Act 2016* and Schedule 8, Table 2, Item 1 of the Planning Regulation, the development application is required to be made to the applicable Local Government, in this instance being Douglas Shire Council (the 'Council').

4.1.3 Referral

Section 54(2) of the *Planning Act 2016* and Section 22 and Schedules 9 and 10 of the Planning Regulation 2017 identify when a development application must be referred to a State agency for assessment.

A review of the Planning Regulation confirms that Building Work assessable against the Planning Scheme due solely to the Environmental Management Zone does not trigger referral to any State assessment or advice agency.

Accordingly, the proposal does not trigger referral under Schedule 10, Part 9, Division 4 of the *Planning Regulation 2017*, and Douglas Shire Council is the sole assessment manager for the application.

4.1.4 Public Notification

Section 53(1) of the Planning Act provides that an applicant must give notice of a Development Application where any part is subject to Impact Assessment or where it is an application, which includes a variation request.

The Development Application is subject to Code Assessment and therefore Public Notification of the Development Application is not required.

4.1.5 Assessment Framework

As noted within this report, the proposed development triggers a Code Assessable Development Application. Section 45(3) of the *Planning Act* provides that:

- “(3) A code assessment is an assessment that must be carried out only—*
- (a) against the assessment benchmarks in a categorising instrument for the development; and*
 - (b) having regard to any matters prescribed by regulation for this paragraph.”*

The Douglas Shire Planning Scheme 2018 (v1.0) as the applicable local categorising instrument, is discussed in greater detail in the following sections of this report.

Section 26 of the *Planning Regulation* provides the following assessment benchmarks for the purposes of Section 45(3)(a) of the *Planning Act*:

- “(1) For section 45(3)(a) of the Act, the code assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*

(2) Also, if the prescribed assessment manager is the local government, the code assessment must be carried out against the following assessment benchmarks—

- (a) the assessment benchmarks stated in—*
 - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) any temporary State planning policy applying to the premises;*
- (b) if the local government is an infrastructure provider—the local government’s LGIP.*

(3) However, an assessment manager may, in assessing development requiring code assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”

Section 27 of the *Planning Regulation* provides matters for the purposes of Section 45(3)(b) of the *Planning Act*:

“(1) For section 45(3)(b) of the Act, the code assessment must be carried out having regard to—

(a) the matters stated in schedules 9 and 10 for the development; and

...

(d) if the prescribed assessment manager is a person other than the chief executive—

(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) for designated premises—the designation for the premises; and

(e) any temporary State planning policy applying to the premises; and

(f) any development approval for, and any lawful use of, the premises or adjacent premises; and

(g) the common material.

(2) However—

(a) an assessment manager may, in assessing development requiring code assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and

(b) if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.”

The following sections of this report discuss the applicable assessment benchmarks and applicable matters in further detail.

4.2 Far North Queensland Regional Plan 2026

The Far North Queensland Regional Plan 2009–2031 has been superseded by the Far North Queensland Regional Plan 2026, which was gazetted on 8 May 2026. While the Douglas Shire Planning Scheme 2018 continues to reference the former Regional Plan within Part 2 – State Planning Provisions, the Planning Scheme remains the statutory assessment framework for the purposes of this Development Application.

The proposed development is considered to be consistent with the strategic intent of both the Douglas Shire Planning Scheme and the current Regional Plan. The proposal does not give rise to any new regional land use, settlement pattern or infrastructure planning issues beyond those already contemplated by the Planning Scheme. Furthermore, the regional policy direction relevant to the subject site has not materially changed in a manner that would alter the assessment or planning outcomes for this application.

Accordingly, it is considered that the proposal can be appropriately assessed against the Douglas Shire Planning Scheme, with a separate detailed assessment against the Far North Queensland Regional Plan 2026 neither necessary nor warranted in the circumstances.

4.3 State Planning Policy

The State Planning Policy ('the SPP') was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017. The Minister has declared that the SPP has been appropriately integrated within the Planning Scheme.

4.4 Temporary State Planning Policies

There are currently no temporary State Planning Policies in effect in Queensland.

4.5 Douglas Shire Planning Scheme 2018 (v1.0)

The Douglas Shire Planning Scheme 2018 (v1.0) (the *Planning Scheme*) is the current planning scheme for the Douglas Shire Council area.

The following sections provide an assessment against the relevant provisions of the Planning Scheme applicable to the proposed Building Work.

4.5.1 Zone

The subject site is located wholly within the Environmental Management Zone under the Douglas Shire Planning Scheme 2018 (v1.0). Accordingly, the Environmental Management Zone Code is the relevant zone assessment benchmark for the proposed Building Work.

The purpose of the Environmental Management Zone is:

“... to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.”

The code also seeks to protect and buffer areas of environmental significance from inappropriate development and to ensure that development responds to the natural features, environmental values and constraints of the site.

The proposal involves alterations and additions to the existing Dwelling House and retains the established residential use of the site. The works are concentrated immediately adjoining the existing Dwelling House within the established residential building area and do not introduce an additional dwelling or a more intensive land use.

The proposal aligns with the purpose and overall outcomes of the Environmental Management Zone Code as it:

- retains the established use of the site as a single Dwelling House;
- concentrates the proposed additions within the existing residential building area;
- avoids extending built form into the wider open portions of the allotment;
- integrates the additions with the scale, form and roof profile of the existing Dwelling House;
- maintains substantial separation from neighbouring buildings and the road frontage; and
- preserves the open and low-density character of the site and surrounding locality.

Further to the above, parts of the proposed additions do not satisfy Acceptable Outcome AO2, which requires buildings and structures to be set back at least 6.0 metres from side and rear boundaries. The reduced northern boundary setbacks are assessed against the corresponding Performance Outcome PO2.

The proposal’s response to PO2, together with the other applicable provisions of the Environmental Management Zone Code, is addressed in **Attachment 2 – Code Assessment**.

4.5.2 Overlays

Table 2 identifies the overlays affecting the subject site and provides an assessment of their relevance to the proposed alterations and additions to the existing Dwelling House. The proposal is confined to the established residential building area and does not involve a new dwelling, new vehicle access or works within the mapped Acid Sulfate Soils or High Potential Bushfire Intensity areas. Accordingly, the overlay codes have been considered to the extent relevant to the location and nature of the proposed Building Work.

Overlay		Sub-category	Applicability
Acid Sulfate Soils	Sulfate	Acid Sulfate Soils (5-20m AHD)	The north-eastern portion of the site is mapped within the Acid Sulfate Soils Overlay (5–20 m AHD); however, the proposed alterations and additions to the existing Dwelling House are located outside the mapped overlay area. The proposed Building Work will therefore not disturb land identified as having potential acid sulfate soils. The Acid Sulfate Soils Overlay Code seeks to avoid disturbance of potential or actual acid sulfate soils and, where disturbance cannot be avoided, to ensure that any resulting acid or metal contaminants are appropriately managed. As the proposed works are outside the mapped overlay area, the development is consistent with the intent of the code. A detailed assessment against the Acid Sulfate Soils Overlay Code is not considered necessary.

Bushfire Hazard	High Potential Bushfire Intensity and Potential Impact Buffer	The southern portion of the site is mapped within the High Potential Bushfire Intensity area, with the broader site affected by the Potential Impact Buffer. The proposed alterations and additions are located outside the High Potential Bushfire Intensity area and within the Potential Impact Buffer only. The proposal relates to alterations and additions to an existing Dwelling House and does not establish an additional dwelling, a vulnerable activity or a use involving the manufacture or bulk storage of hazardous materials. The proposed works are located outside the High Potential Bushfire Intensity area and within the Potential Impact Buffer only. Existing access from O'Callaghan Close will be retained. Having regard to the nature and location of the works, the proposal does not materially increase the exposure of people or property to bushfire hazard and is consistent with the purpose of the Bushfire Hazard Overlay Code, which seeks to minimise bushfire risk and support safe evacuation and emergency response. A detailed assessment against the Bushfire Hazard Overlay Code is not considered necessary.
Transport Network	Access Road	O'Callaghan Close is identified as an Access Road under the Transport Network Overlay. The proposal involves alterations and additions to the existing Dwelling House and will retain the established vehicle access arrangements from O'Callaghan Close. The works do not introduce an additional dwelling or materially increase traffic generation. The proposal is compatible with the intended role and function of the Access Road and will not compromise the safety or efficiency of the transport network. No new access point or transport infrastructure works are proposed. A detailed assessment against the Transport Network Overlay Code is not considered necessary.

Table 2: Applicable Overlays

Overall, the proposal is consistent with the relevant purposes and outcomes of the applicable Overlay Codes under the Douglas Shire Planning Scheme 2018 (v1.0). The proposed additions are located outside the mapped Acid Sulfate Soils and High Potential Bushfire Intensity areas, retain the existing access arrangements from O'Callaghan Close and do not introduce an additional dwelling or materially increase traffic generation. The works are not expected to compromise the safety and efficiency of the transport network, disturb potential acid sulfate soils or materially increase the exposure of people or

property to bushfire hazard. On this basis, separate detailed assessments against the applicable Overlay Codes are not considered necessary.

4.5.3 Category of Assessment

Pursuant to Part 5 of the Douglas Shire Planning Scheme 2018 (v1.0), a Development Application for Building Work assessable against the Planning Scheme within the Environmental Management Zone is subject to Code Assessment.

Douglas Shire Council is the Assessment Manager, and no State referral agencies are triggered under the *Planning Regulation 2017*.

4.5.4 Development Codes

In addition to the applicable Zone Code and Overlay Codes, Table 5.6.d of the Douglas Shire Planning Scheme 2018 (v1.0) identifies the Access, Parking and Servicing Code, Filling and Excavation Code and Infrastructure Works Code as applicable to the proposed Building Work.

Given the limited nature of the proposal, being alterations and additions to an existing Dwelling House within the established residential building area of the site, the relevant Development Codes are addressed below in summary form rather than through separate detailed assessment tables. The proposal retains the existing use, access and servicing arrangements and does not involve an additional dwelling or substantial site-wide works.

The assessment below demonstrates that the proposed Building Work is consistent with the purpose and relevant outcomes of each applicable Development Code.

Code	Applicability
Access, Parking and Servicing Code	The proposal involves alterations and additions to the existing Dwelling House and does not introduce an additional dwelling or separately functioning residential use. Existing vehicle access from O'Callaghan Close will be retained, with no new access point or crossover proposed. The established on-site parking, access and manoeuvring arrangements will continue to service the Dwelling House. The proposal is not expected to materially increase traffic, parking or servicing demand and is consistent with the purpose and relevant outcomes of the Access, Parking and Servicing Code.
Filling and Excavation Code	The proposed works are concentrated around the existing Dwelling House within the established residential building area of the site. Any excavation or filling associated with construction is expected to be limited to that reasonably required for the building works and associated foundations. The proposal does not involve broad-scale earthworks, major alteration of the site's landform or the creation of extensive batters or retaining structures. The works are therefore capable of being undertaken in a manner that maintains site stability, drainage and the established character of the land, consistent with the purpose and relevant outcomes of the Filling and Excavation Code.

Infrastructure Works Code	The proposed additions will be serviced through the existing infrastructure arrangements available to the Dwelling House. No extension of public infrastructure or new external servicing networks is proposed. Any necessary adjustments to private water, electricity, wastewater or stormwater infrastructure can be addressed as part of the detailed building and plumbing approval processes. The proposal is therefore consistent with the purpose and relevant outcomes of the Infrastructure Works Code.
----------------------------------	---

Table 3: Development Codes

4.5.6 Assessment Criteria

As identified by Table 5.6.d of the Douglas Shire Planning Scheme 2018 (v1.0), the proposed Building Work is subject to assessment against the applicable Zone Code, Overlay Codes and Development Codes.

The applicable Overlay Codes are addressed in Section 4.5.2 of this report, while the relevant Development Codes are addressed in summary form in Section 4.5.4.

A detailed assessment has been undertaken against the Environmental Management Zone Code, with particular regard to the reduced northern boundary setbacks under Acceptable Outcome AO2 and the corresponding Performance Outcome PO2.

The detailed assessment is provided in ***Attachment 2 – Code Assessment***.

5.0 Conclusion

Aspire Town Planning and Project Services has been engaged by Casey Jakobs and Ellie Cadwell, the Applicants and Landowners of 10–12 O’Callaghan Close, Miallo, formally described as Lot 23 on RP849655, to prepare this Development Application for Building Work Assessable Against the Planning Scheme under the Douglas Shire Planning Scheme 2018 (v1.0).

The proposal involves alterations and additions to the existing Dwelling House, including additional bedroom accommodation, internal reconfiguration incorporating a proposed kitchen, an expanded living and dining area and a covered verandah. The works are single-storey and are concentrated around the existing Dwelling House within the established residential building area of the site.

Parts of the proposed additions are located within the 6.0 metre setback prescribed from the northern boundary under Acceptable Outcome AO2 of the Environmental Management Zone Code. The detailed assessment demonstrates that the reduced setbacks remain consistent with Performance Outcome PO2, having regard to the open land adjoining the northern boundary, the absence of nearby neighbouring buildings and the substantial practical separation maintained from surrounding development.

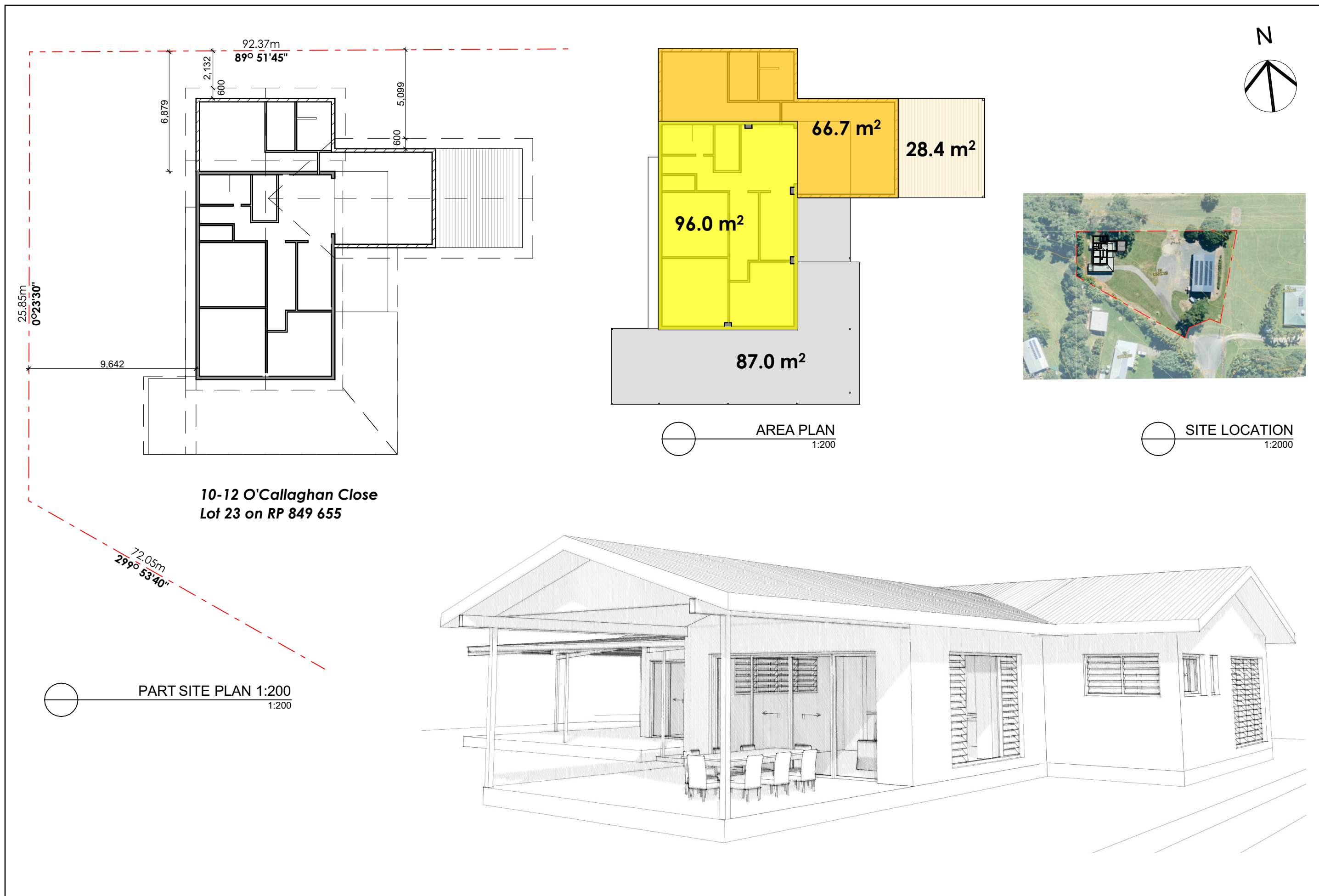
The proposal retains the established use of the site as a single Dwelling House, does not introduce an additional dwelling and does not materially alter the existing access, parking or servicing arrangements. The applicable Overlay and Development Codes have been considered within this report, with no substantive impacts identified in relation to acid sulfate soils, bushfire hazard or the function and safety of the transport network.

Overall, the proposed Building Work represents an appropriate domestic-scale addition that integrates with the existing Dwelling House, consolidates development within the established residential building area and maintains the open and low-density character of the site and surrounding locality.

All supporting documentation, including the architectural plans and detailed Code Assessment, is provided with this submission. It is respectfully requested that Douglas Shire Council approve the application and issue a Development Permit for the proposed Building Work.

Attachment 1

Proposal Plans

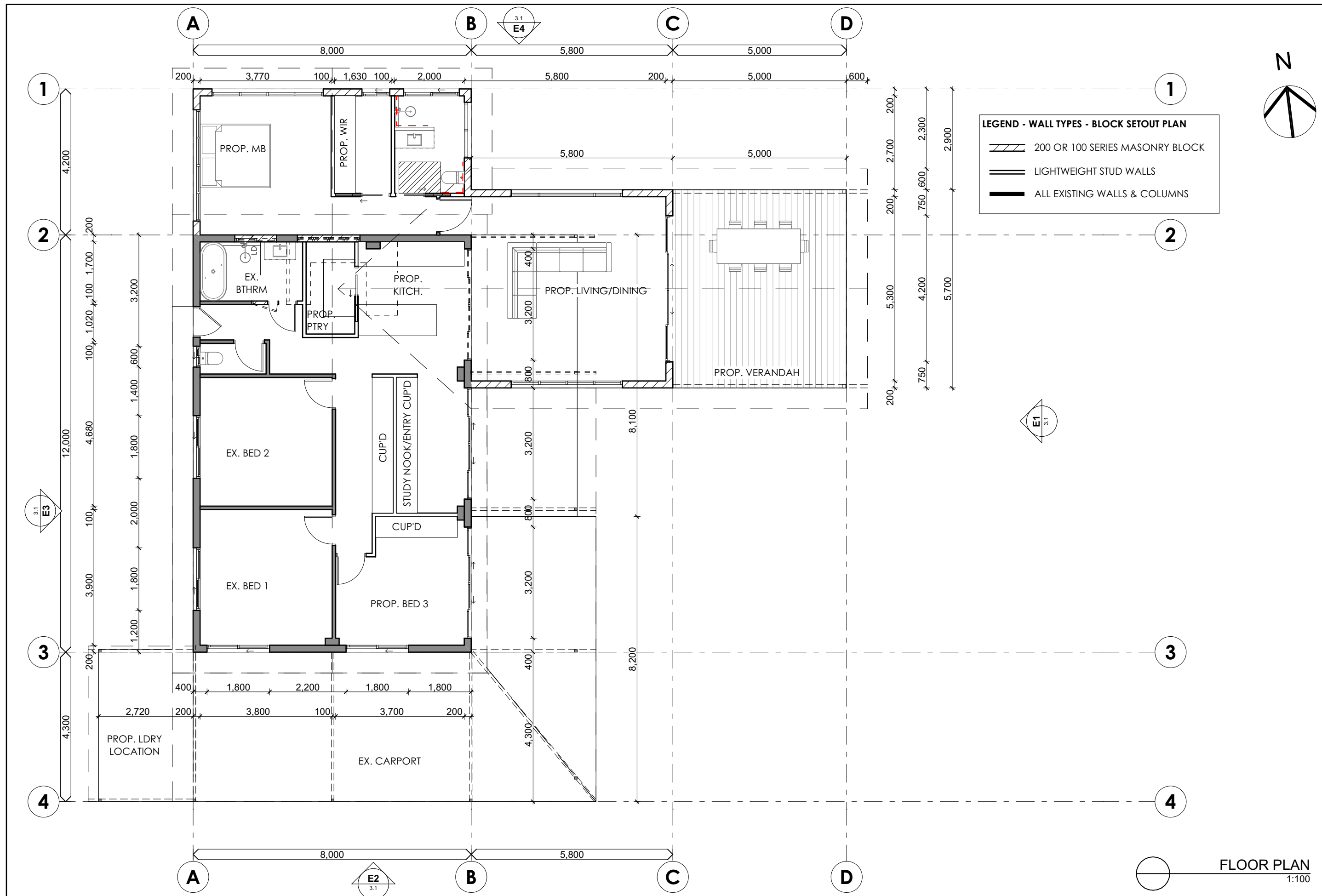


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VOS
danny
Architect
m 0415 300 748

PROPOSED RENOVATION
ELLIE CADWELL & CASEY JAKOBS
10-12 O'CALLAGHAN CLOSE, MIALLO (Lot 23 on RP 849655)

A3 SHEET
7/07/2026
REV B

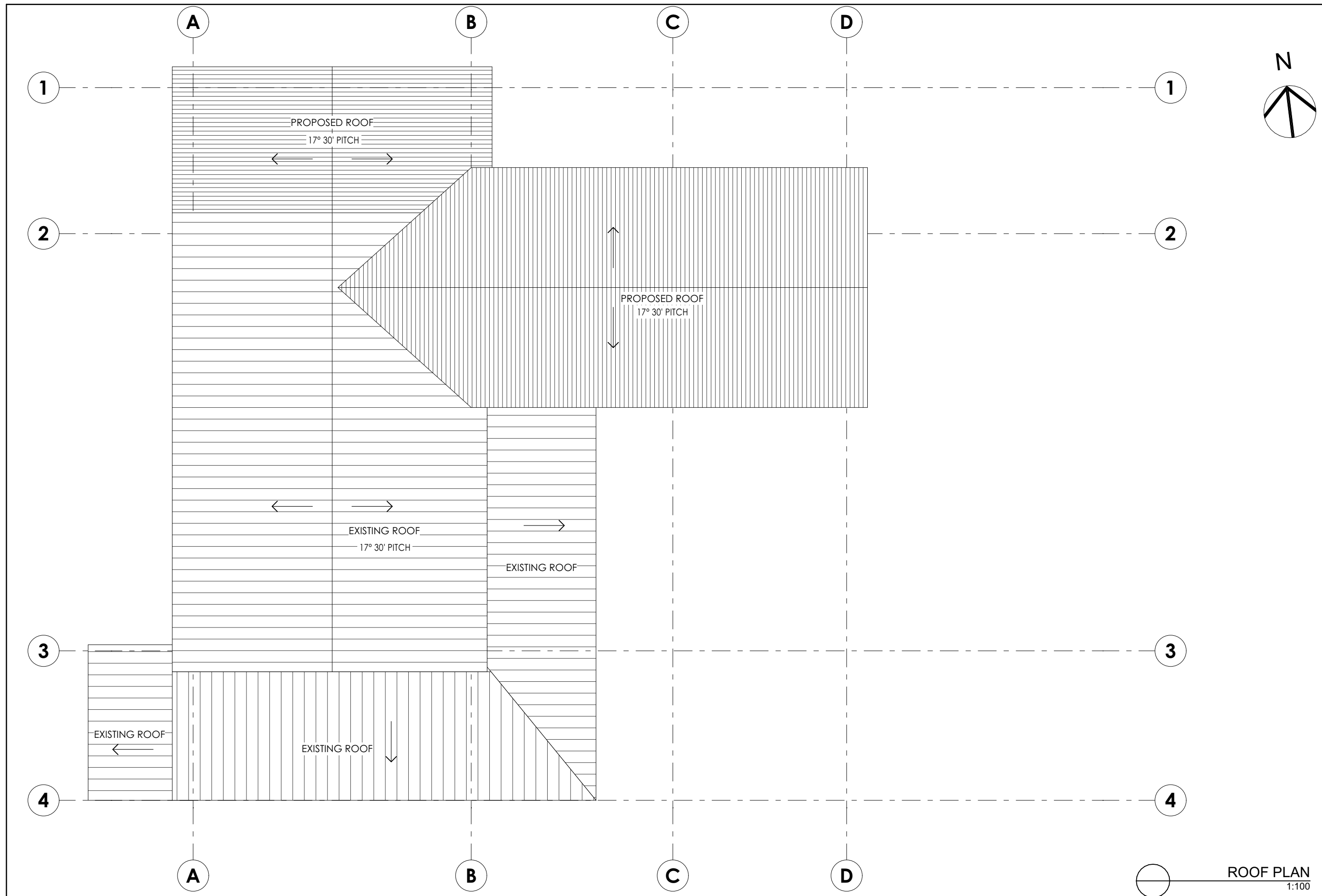


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Architect
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PROPOSED RENOVATION
ELLIE CADWELL & CASEY JAKOBS
10-12 O'CALLAGHAN CLOSE, MIALLO (Lot 23 on RP 849655)

A3 SHEET
7/07/2026
REV B



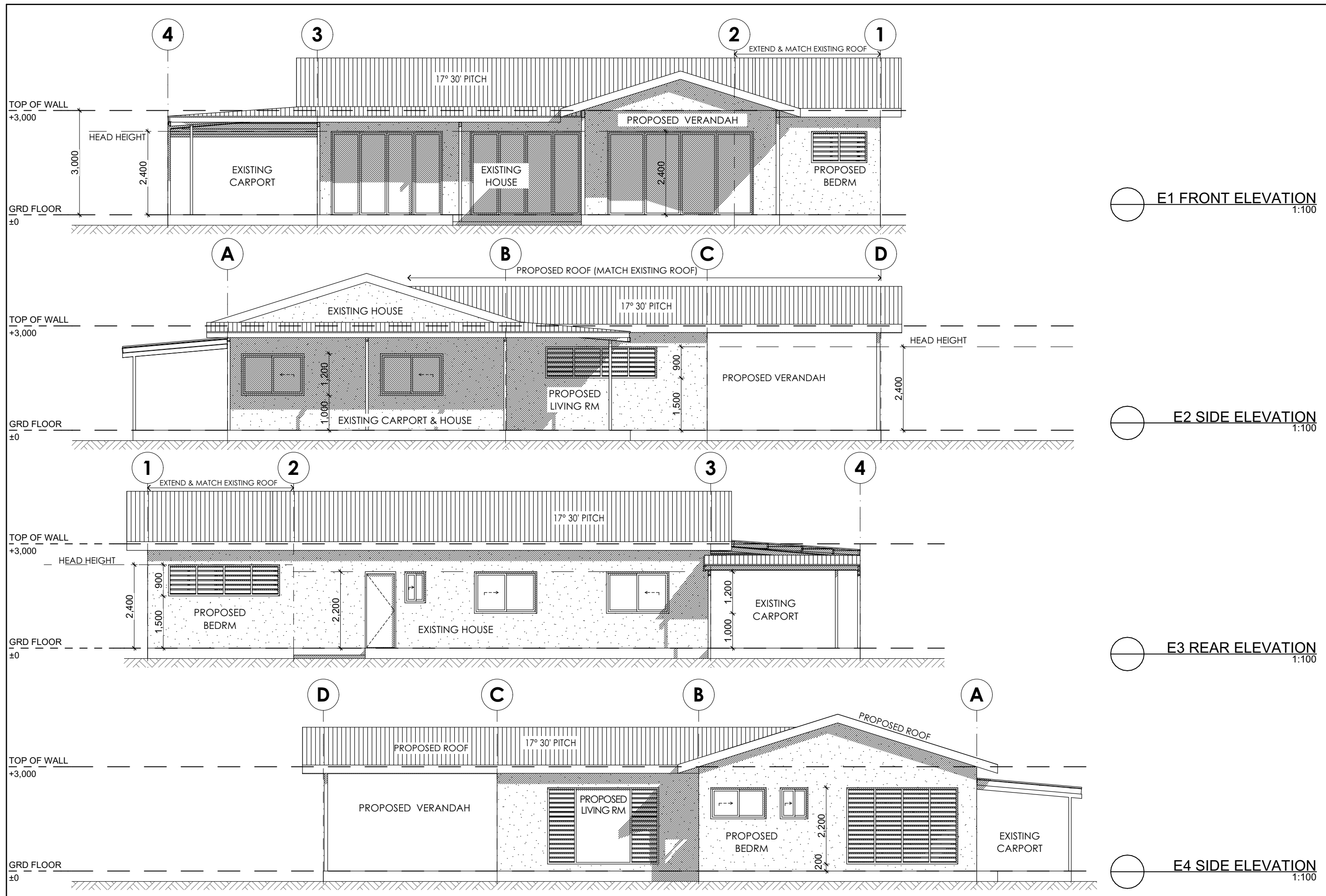
ROOF PLAN
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PROPOSED RENOVATION
ELLIE CADWELL & CASEY JAKOBS
10-12 O'CALLAGHAN CLOSE, MIALLO (Lot 23 on RP 849655)

A3 SHEET
7/07/2026
REV B



Attachment 2

Code Assessment

6.2.4 Environmental management zone code

6.2.4.1 Application

- (1) This code applies to assessing development in the Environmental management zone.
- (2) When using this code, reference should be made to Part 5.

6.2.4.2 Purpose

- (1) The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.

These areas are protected from intrusion of any urban, suburban, centre or industrial land use.

- (2) The local government purpose of the code is to:
 - (a) implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2 : Environment and landscape values, Element 3.5.3 – Biodiversity, Element 3.5.5 – Scenic amenity.
 - (b) protect and buffer areas of environmental significance from inappropriate development.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is generally restricted to a dwelling house;
 - (b) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development;
 - (c) Development reflects and responds to the natural features and environmental values of the area;
 - (d) Visual impacts are minimised through the location and design of development;
 - (e) Development does not adversely affect water quality;
 - (f) Development responds to land constraints, including but not limited to topography, vegetation, bushfire, landslide and flooding.

Criteria for assessment

Table 6.2.4.3.a – Environmental management zone – assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For self-assessable and assessable development		
PO1 The height of all buildings and structures is in keeping with the natural characteristics of the site. Buildings and structures are low-rise and not unduly visible from external sites.	AO1.1 Buildings and structures are not more than 8.5 metres and two storeys in height. Note – Height is inclusive of the roof height. AO1.2 Buildings have a roof height not less than 2 metres.	Complies. The proposed alterations and additions are single-storey and continue the established roof form of the existing Dwelling House. The additions remain below the maximum height of 8.5 metres and two storeys prescribed by AO1.1, while maintaining a conventional residential roof height consistent with AO1.2. The proposed height and form remain domestic in scale and are consistent with the existing Dwelling House. The additions will not introduce an elevated or visually prominent building form and will remain in keeping with the low-rise character of the site and surrounding locality.
PO2 Buildings and structures are set back to: (a) maintain the natural character of the area; (b) achieve separation from neighbouring buildings and from road frontages.	AO2 Buildings and structures are set back not less than: (a) 40 metres from the frontage of a state controlled road; (b) 25 metres from the frontage to Cape Tribulation Road; (c) 6 metres from any other road; (d) 6 metres from the side and rear boundaries of the site.	Does not Comply with AO2. Assessed against PO2. Parts of the proposed additions are located within the 6.0 metre setback required from the northern side boundary. The closest portion is set back approximately 2.132 metres to the roof outermost projection, while a further portion is set back approximately 5.099 metres to the roof outermost projection. The additions are located immediately adjoining the existing Dwelling House and remain within the established residential building area of the site. This siting consolidates the built form rather than extending development into the broader open portions of the allotment.

Performance outcomes	Acceptable outcomes	Applicant response
		The northern boundary adjoins open and undeveloped land, with no nearby neighbouring building positioned opposite the proposed additions. Substantial practical separation from surrounding buildings is therefore maintained. The proposal does not alter the established setback of the Dwelling House from O'Callaghan Close or affect separation from the road frontage. The additions are single-storey and integrate with the scale, form and roof profile of the existing Dwelling House. Having regard to the siting, adjoining land context and retained separation from neighbouring buildings and the road frontage, the proposal maintains the natural and low-density character of the area and satisfies PO2.
For assessable development		
PO3 Development is consistent with the purpose of the Environmental management zone and protects the zone from the intrusion of inconsistent uses.	AO3 Inconsistent uses as identified in Table 6.2.4.3.b are not established in the Environmental management zone.	Complies. The proposal involves alterations and additions to the existing Dwelling House and retains the established residential use of the site. A Dwelling House is contemplated within the Environmental Management Zone and is not identified as an inconsistent use. No additional or inconsistent land use is proposed.
PO4 The site coverage of all buildings and structures and associated services do not have an adverse effect on the environmental or scenic values of the site.	PO4 No acceptable outcomes are prescribed.	Complies. The proposed additions are concentrated around the existing Dwelling House within the established residential building area of the site. The works remain domestic in scale, integrate with the existing building form and retain substantial open areas across the balance of the allotment. The resulting site coverage will not adversely affect the environmental or scenic values of the site.



Performance outcomes	Acceptable outcomes	Applicant response
PO5 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds. Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.	AO5.1 Buildings, structures and associated access, infrastructure and private open space are sited: (a) within areas of the site which are already cleared; or (b) within areas of the site which are environmentally degraded; (c) to minimise additional vegetation clearing. AO5.2 Buildings and structures and associated infrastructure are not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline.	Complies. The proposed alterations and additions are located immediately adjoining the existing Dwelling House within the established and maintained residential building area of the site. The works consolidate development around the existing dwelling and minimise the need for additional vegetation clearing or disturbance elsewhere on the allotment. The proposed building area is not located on a ridgeline or on land having a slope greater than 1 in 6. The location and design of the works therefore respond appropriately to the characteristics, features and constraints of the site and its surrounds.
PO6 Buildings and structures are responsive to steep slope through innovative construction techniques so as to: (a) maintain the geotechnical stability of slopes; (b) minimise cut and/or fill; (c) minimise the overall height of development.	AO6.1 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the land and single plane concrete slab on-ground methods of construction are not utilised. AO6.2 Access and vehicle manoeuvring and parking areas are constructed and maintained to: (a) minimise erosion; (b) minimise cut and fill; (c) follow the natural contours of the site.	Complies. The proposed additions are not located on steeply sloping land and do not require a specialised steep-slope construction response. Existing access, parking and manoeuvring areas will be retained, with no new earthworks or modification proposed to those areas. The proposal therefore maintains the existing landform and does not create additional erosion, cut or fill impacts.
PO7 The exterior finishes of buildings and structures are consistent with the surrounding natural environment.	AO7 The exterior finishes and colours of buildings and structures are non-reflective and are moderately dark to darker shades of grey, green, blue and brown or the development is not visible external to the site.	Can be Conditioned to Comply. The proposed additions are designed to integrate with the existing Dwelling House, including continuation of the established roof form and finish. A detailed external colour and finishes schedule has not been provided with the application.

Performance outcomes	Acceptable outcomes	Applicant response
		The use of non-reflective external finishes and colours compatible with the surrounding natural environment may be addressed through an appropriate condition of approval.
PO8 Development does not adversely affect the amenity of the zone and adjoining land uses in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.	AO8 No acceptable outcomes are prescribed.	Complies with PO8. The proposal involves alterations and additions to the existing Dwelling House and will not introduce impacts beyond those reasonably associated with an established residential use. The works will not materially increase traffic, noise, dust, odour, lighting or other physical or environmental impacts. The additions are single-storey and are concentrated around the existing Dwelling House, with substantial separation maintained from neighbouring buildings. The proposal will therefore maintain the amenity of the zone and adjoining land uses.
PO9 The density of development ensures that the environmental and scenic amenity values of the site and surrounding area are not adversely affected.	AO9 The maximum residential density is one dwelling house per lot.	Complies with AO9. The proposal retains one Dwelling House on the site and does not introduce an additional dwelling or separate residential use. The proposed alterations and additions therefore do not increase the residential density of the site. The development remains consistent with the maximum density of one Dwelling House per lot and will not adversely affect the environmental or scenic amenity values of the site or surrounding area.
PO10 Lot reconfiguration results in no additional lots. Note - Boundary realignments to resolve encroachments and lot amalgamation are considered appropriate.	AO10 No acceptable outcomes are prescribed.	Not applicable. The proposal does not involve reconfiguration of a lot.

Table 6.2.4.3.b – Inconsistent uses within the Environmental management zone

Inconsistent uses		
• Adult store • Agricultural supplies store • Air services • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational establishment • Food and drink outlet • Function facility • Garden centre	• Hardware and trade supplies • Health care services • High impact industry • Hospital • Hotel • Indoor sport and entertainment • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Place of worship • Port services	• Renewable energy facility • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers accommodation • Sales office • Service Station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Theatre • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery

Note – This table does not imply that all other uses not listed in the table are automatically consistent uses within the zone. Assessable development must still demonstrate consistency through the assessment process.