

25 October 2017

Enquiries: Jenny Elphinstone
Phone: (07) 4099 9482
Reference: MCUC 2333/2017 (D#831713)

Administration Office
64 - 66 Front St Mossman
P 07 4099 9444
F 07 4098 2902

Mr Colin Disley
Lot 131 Buchanan Creek Rd
COW BAY QLD 4873

Dear Sir

CONFIRMATION NOTICE AND INFORMATION REQUEST

(GIVEN UNDER SECTIONS 2 and 12 OF THE DEVELOPMENT ASSESSMENT RULES)

Thank you for your development application for the following premises received on the 16 October 2017.

Location details

Street address: Buchanan Creek Road, Cow Bay
Real property description: Lot 131 on RP737400
Local government Area: Douglas Shire Council

Applicant's details

Name: Colin Disley
Postal Address: Lot 131 Buchanan Creek Rd
Cow Bay QLD 4873

Application details

Application number: MCUC 2333/2017
Approval sought: Development Permit
Nature of development proposed: Material Change of Use
Description of the development proposed: House

Public notification details

The application is not required to be publicly notified.

Referral details

The Application does not require referral to any referral agencies.

Information request

The Douglas Shire Council has determined that the following additional information is needed to assess the application:

1. Location of Driveway, extent of clearing and buildings

The details of the proposal reflect those as originally lodged to the former Douglas Shire Council with a development application in 2006/2007 and nominate the driveway to be along the western boundary. A later request for a new driveway location along the eastern boundary was lodged with Cairns Regional Council and this request was supported. The driveway, as depicted in Attachment 1, has been constructed along the western boundary.

The aerial photograph taken in 2016 shows a large extent of clearing that is much greater than the original application proposed in 2006/2007. The recent aerial photograph also shows buildings and structures that do not appear on your proposal plan.

Please provide an updated site plan nominating the correct location of the driveway, the extent of all clearing and the location, description and dimensions of all buildings and structures.

2. Planning report

Please provide an updated planning report assessing the development as proposed and having regard to your response to the question above, against the following planning scheme codes:

- Settlement Areas North of the Daintree River Locality Code
- Conservation Planning Area Code
- Natural Hazards Code
- House Code
- Filling and Excavation Code
- Landscaping Code
- Natural Areas and Scenic Amenity Code
- Vehicle Parking and Access Code

Information request response

The due date for providing the requested information is 25 January 2018. Please advise Douglas Shire Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. To assist in your response please find enclosed a standard response template that you can use with your response should you wish to.

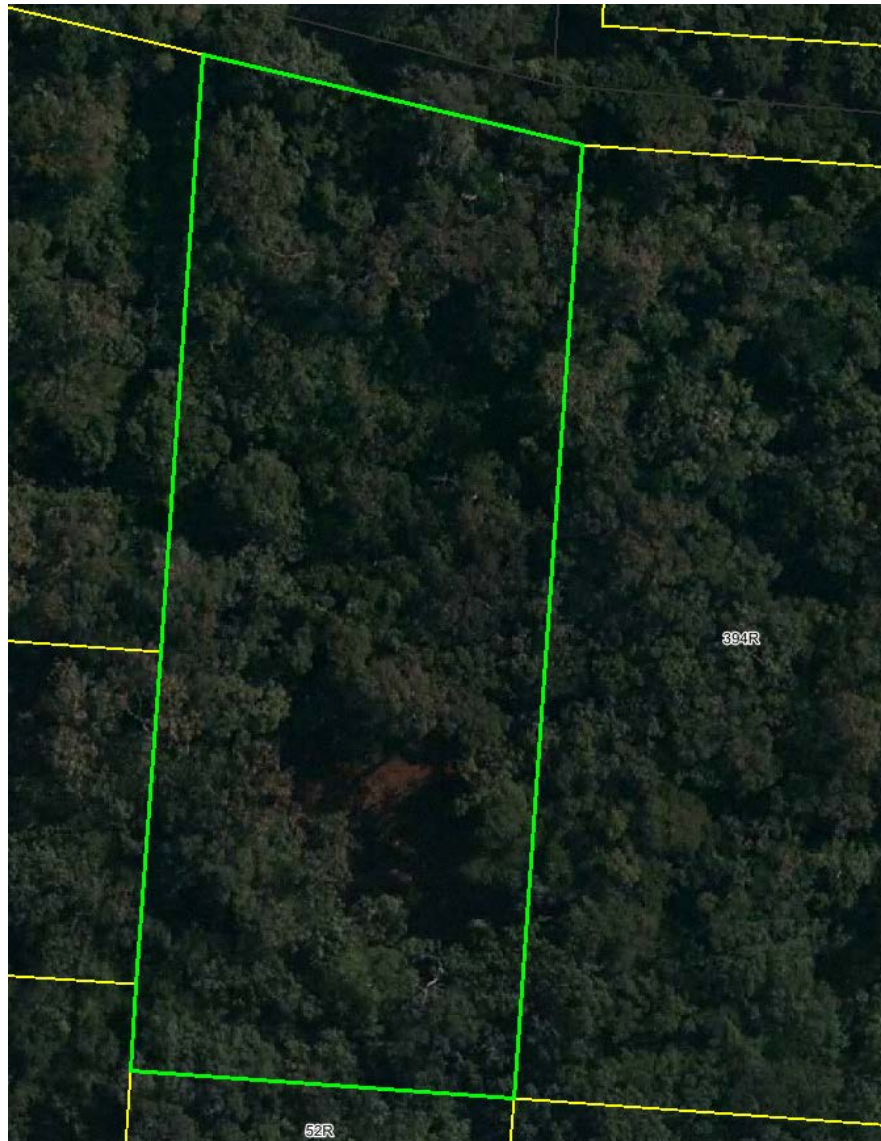
As Douglas Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and the Douglas Shire Council will continue with the assessment of your application without the information requested.

Please quote Council's application number: MCUC 2333/2017 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter, please contact Jenny Elphinstone on telephone 07 4099 9444.

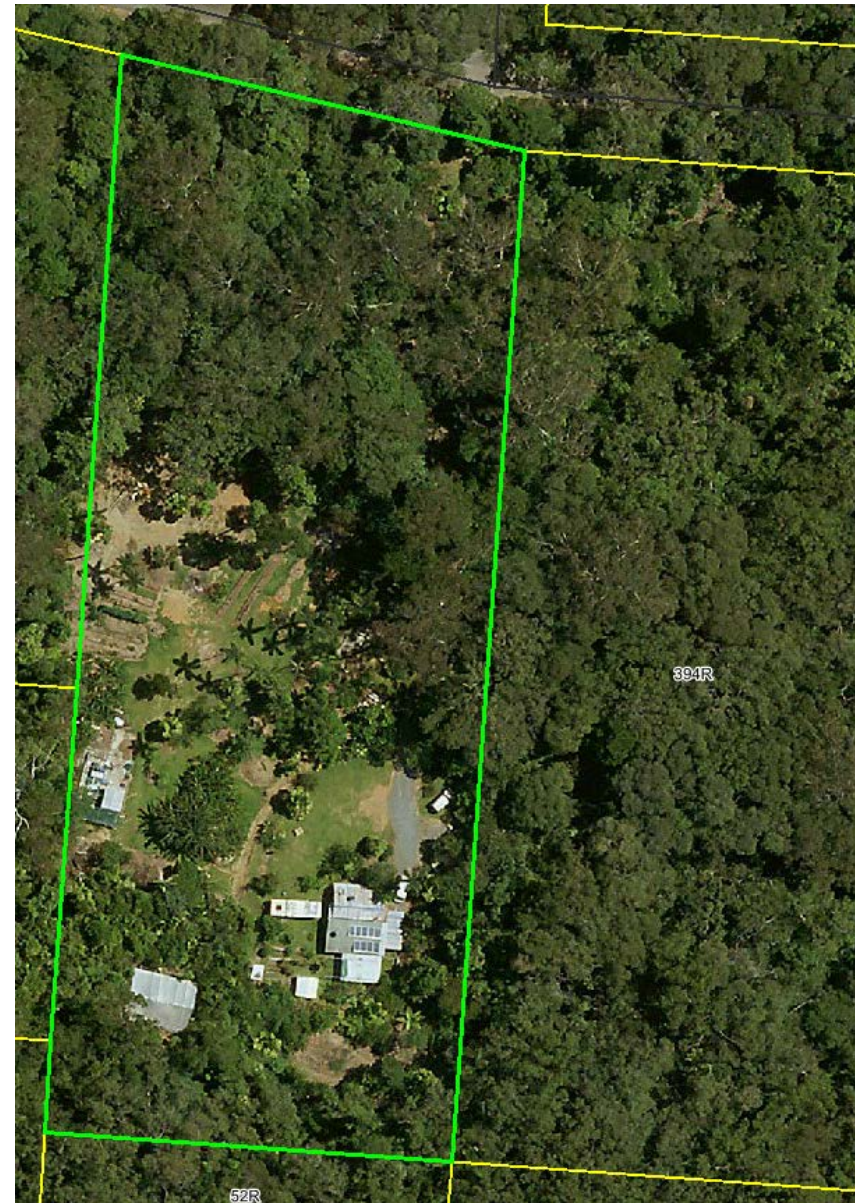
Yours faithfully

TRACEY CROUCH
A/Manager Sustainable Communities

2008 Aerial Photograph



2016 Aerial Photograph



INFORMATION RESPONSE

Please attach this document to the front of any information response to Council.

Council reference: MCUC 2333/2017

Property Address: Lot 131 Buchanan Creek Road, Cow Bay; land described as Lot 131 on RP737400

I/We:

- ☐ Have provided all of the required information outlined in the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information outlined in the Information Request and will provide some or all of the remaining required information by the last day to respond to the Information Request (section 13.2(a) of the *Development Assessment Rules*).
- ☐ Have provided part of the required information in the Information Request and do not intend to supply any of the remaining required information outlined in the Information Request (section 13.2(b) of the *Development Assessment Rules*).
- ☐ Do not intend to supply any of the information outlined in the Information Request (section 13.2(c) of the *Development Assessment Rules*).

Regards

Applicant's Name: _____

Signature: _____