

6 February 2025

Enquiries: Jenny Elphinstone
Our Ref: BW 2025_5719/1 (Doc ID 1279004)
Your Ref: 0025/5

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

Leanne Sims
C/- RAPID Building Approvals
Suite 7, 2-4 Stanton Road
SMITHFIELD QLD 4878

Email: approvals@rapidapprovals.com.au

Attention Mr Ryan Bird

Dear Sir

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application that was received on 3 February 2025.

Applicant Details

Name: Leanne Sims
Postal Address: C/- RAPID Building Approvals
Suite 7, 2-4 Stanton Road
Smithfield Qld 4878
Email: approvals@rapidapprovals.com.au

Property Details

Street Address: 14 Mountain View Drive, Shannonvale
Real Property Description: Lot 2 on RP836143
Local Government Area: Douglas Shire Council

Application Details

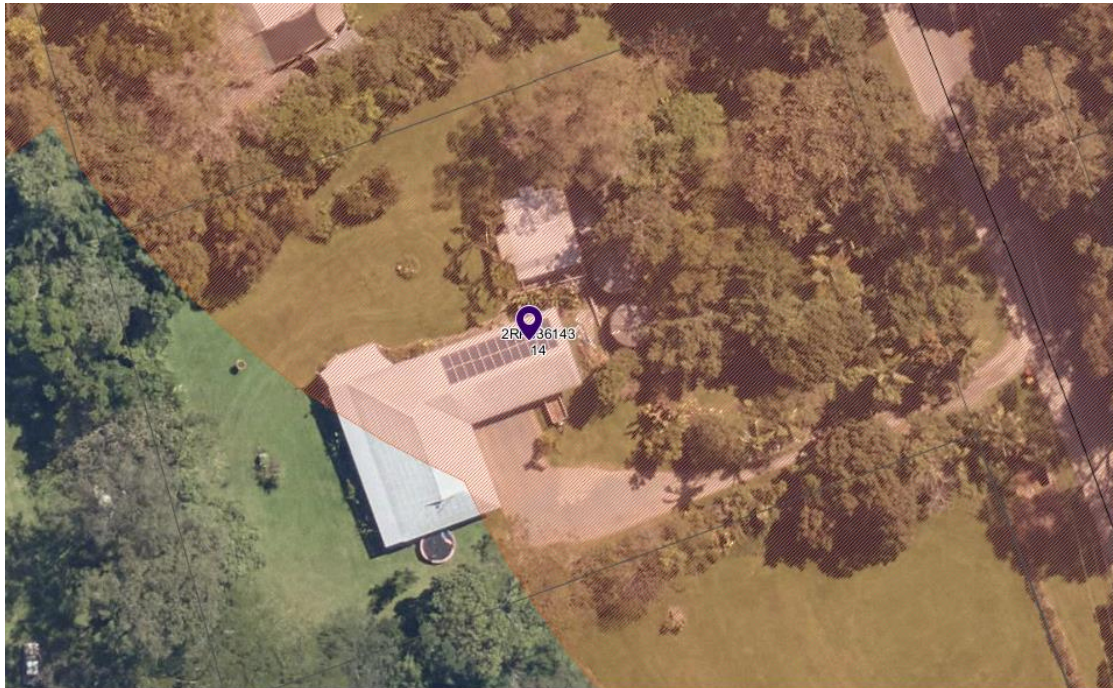
Application Number: BW 2025_5719/1
Approval Sought: Development Permit
Nature of Development Proposed: Development Application for Building Work Assessable Against the Planning Scheme for Alterations and Additions to a Dwelling House.
Description of the Development Proposed: Development Application for Building Work Assessable Against the Planning Scheme for Alterations and Additions to a Dwelling House.

Additional Information Requested

The following additional information is requested to complete an assessment of the application:

Bushfire Overlay

1. The land, in particular the area of development, is mapped by the Planning Scheme overlay as a buffer area (see image below).



Please provide advice regarding AO15 – being as to whether any vegetation clearing is proposed and if so, the extent of the proposed clearing.

PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	<p>increase fuel loads within separation areas.</p> AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.
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Due Date

The due date for providing the requested information is 11 May 2025. 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 Council will continue with the assessment of the application.

Other

Please quote Council's application number: BW 2025_5719/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Jenny Elphinstone on telephone 07 4099 9444.

Yours faithfully

A handwritten signature in black ink, appearing to be 'DM' followed by a long horizontal stroke.

For
Neil Beck
A/ Manager Environment & Planning