

6 February 2026

Enquiries: Jenny Elphinstone
Our Ref: MCUC 2026_5890/1 (Doc ID 1347250)
Your Ref: 25025

Rodrick NQ Sarmardin
C/- Scope Town Planning
183 Summerfields Drive
CABOOLTURE QLD 4510

Email: jburns@scopetownplanning.com.au

Attention Mr Johnathan Burns

Dear Sir

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

Council refers to your development application that was received on 29 January 2026.

Applicant Details

Name: Rodrick NQ Sarmardin
Postal Address: C/- Scope Town Planning
183 Summerfields Drive
CABOOLTURE QLD 4510
Email: jburns@scopetownplanning.com.au

Property Details

Street Address: L192 Cedar Road Cow Bay
Real Property Description: Lot 192 on RP738148
Local Government Area: Douglas Shire Council

Application Details

Application Number: MCUC 2026_5890/1
Approval Sought: Development Permit
Nature of Development Proposed: Material Change of Use for a Dwelling House
Description of the Development Proposed: Material Change of Use-Code for a Dwelling House

Additional Information Requested

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

Infrastructure Works

1. Please provide a code assessment against the Planning Scheme Development Code 9.4.5 – Infrastructure Works Code.
2. Please provide a soil report and proposed details of the proposed onsite wastewater treatment system by a suitably qualified expert.

Vegetation Clearing

Under the Local Plan the consideration for clearing includes the area for the building footprint as well as other areas such as those required for infrastructure and desired cleared recreational area. Council acknowledged some vegetation in the area may include pioneer species that are nearing their end of life and may have structural integrity issues

3. Please provide a site plan detailing the existing of vegetation clearing for the development including the driveway and turning areas, the building area, the area required for onsite wastewater treatment (including any dispersal area), the curtilage around the building including that necessary for firefighting purposes, and any vegetation that due to age and species and poor structural integrity require removal. Significant trees, intended to be removed should be indicated with a general location with details of species, general height and canopy area.

Due Date

The due date for providing the requested information is 6 May 2026 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: MCUC 2026_5890/1 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



For
Leonard Vogel
Manager Environment & Planning