

9 December 2021

**Enquiries:** Rebecca Taranto  
**Our Ref:** MCUC 2021\_4516/1 (Doc ID)

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

Kayla S Miller & Geoff J Miller  
47 Hickory Road  
COW BAY QLD 4873

**Email:** mundry1@hotmail.com

Dear Sir/Madam

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

**Applicant Details**

---

Name: Kayla S Miller & Geoff J Miller  
Postal Address: 47 Hickory Road  
COW BAY QLD 4873  
Email: mundry1@hotmail.com

**Property Details**

---

Street Address: 47 Hickory Road Cow Bay  
Real Property Description: Lot 358 on RP739002  
Local Government Area: Douglas Shire Council

**Application Details**

---

Application Number: MCUC 2021\_4516/1  
Approval Sought: Development Permit  
Nature of Development Proposed: MCU - Material Change of Use  
Description of the Development Proposed: Material Change of Use (Dwelling house)

## Additional Information Requested

---

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

### Planning Statement.

Under the *2018 Douglas Shire Planning Scheme*, the subject property lies within Precinct 1 (Conservation Precinct) of the Cape Tribulation and Daintree Coast Local Plan and within the Conservation zone. Within Precinct 1, Acceptable Outcome AO18 requires that;

*No new development occurs whether on undeveloped or developed land expect for;*

*Undeveloped land that meets one or more of the following criteria;*

*Land which has been previously been lawfully cleared and currently remains cleared;*

*(a) Land which is the subject of a current Clearing Permit, but has yet to be cleared;*

*(b) Land which is subject of a current Operational Work Permit,*

*can be developed for a house subject to compliance with all the relevant codes.*

The subject parcel of land (Lot 358 on RP739002) is considered to comply with Acceptable Outcome AO18. Therefore, the proposal is considered as Code Assessable development requiring assessment against the relevant codes. The codes relevant to the development can be identified through the *2018 Douglas Shire Planning Scheme*, Part 5-Tables of Assessment-Table 5.6.c- Conservation zone.

Please provide:

1. A Planning report that addresses the codes applicable to the Material Change of Use-Dwelling House development.

### Due Date

---

The due date for providing the requested information is 9 March 2022 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.

Please quote Council's application number: MCUC 2021\_4516/1 in all subsequent correspondence relating to this development application.

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

Yours faithfully



***For***  
**Paul Hoyer**  
**Manager Environment & Planning**