



Our reference: 2501-44100 SRA
 Your reference: 24-19/001338
 Council reference: DA/4858

24 January 2025

T Y Bass
 C/- Planning Plus
 PO Box 399
 REDLYNCH QLD 4870
 evan@planningplusqld.com.au

Attention: Evan Yelavich

Dear T Y Bass

SARA advice notice - Reconfiguring a Lot (1 lot into 2 lots) at 28 Jensens Crossing Road, Cooktown

(Advice notice given under chapter 1, section 35 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) has reviewed the information you provided and advised the following issues with the proposed development application have been identified.

State Code 16: Native Vegetation Clearing

- Issue:**

As a building envelope for proposed Lot 1 or tree heights have not been provided, SARA will apply a firebreak / safety buffer distance of 63m from existing category B vegetation areas (including areas on adjacent lots) to ensure compliance with PO80 (avoid and minimise clearing) and PO90 (conserving essential habitat) of State code 16: Native vegetation clearing.

Firebreak / safety buffer distances are calculated as the greater of 20m or 1.5 times the height of the tallest tree adjacent to the proposed infrastructure. In the absence of accurate tree height data, SARA will use a 42m tree height based on the maximum height of the type of trees within the regional ecosystem.

This will result in an effective building envelope within the category X area located 63m from existing category B vegetation, i.e., built infrastructure, other than for fences, roads, underground services, firebreaks and fire management, must not be established, constructed or located in the firebreak / safety buffer area.

Action:

	<p>If a larger category X area is required for a building envelope for proposed Lot 1, then provide accurate tree heights to confirm the fire break / safety buffer distance required.</p> <p>Evidence must be provided that includes tree height measurements and photographs of the tallest vegetation adjacent to the proposed infrastructure. Each photograph should include a survey staff or object of known height in relation to the measured tree (i.e. directly next to the measured tree) and be accompanied by details of its location (e.g. GPS coordinates using datum GDA94 or GDA2020 and relevant MGA grid zone).</p>
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Please note that unlike an information request, assessment timeframes do not stop when advice is provided by SARA.

How to respond

It is recommended that you address these issues promptly and provide a response to SARA by **29 January 2025**. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the [Development Assessment Rules](#) (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice; and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Anthony Westbury, A/Senior Planning Officer, on 4037 3215 or via email CairnsSARA@dcdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Cook Shire Council, mail@cook.qld.gov.au

Development details	
Description:	Development permit Reconfiguring a lot (1 lot into 2 lots)
SARA role:	Referral agency

Development details	
SARA trigger:	Schedule 10, Part 3, Division 4, Table 2 (Planning Regulation 2017) - Reconfiguring a lot involving native vegetation clearing
SARA reference:	2501-44100 SRA
Assessment criteria:	State code 16: Native vegetation clearing