

Our Ref: LM: DA/4952:AD2025/0005447
Your Ref: PR25018.02

09 September 2025

Peter and Annette Marriott C/- Mallee Group
PO Box 27
BUDDINA QLD 4575
E-mail: ben@malleegroup.com.au

Attention: Ben Walsh

Dear Mr Walsh

Information Request

Given under section 12 of the Development Assessment Rules

Cook Shire Council has carried out a further review of your development application for the following premises.

Premises Details

Location - Street Address: 409 Hurse Road LAKELAND 4871

Location - Real Property Description: Lot 4 on SP117593

All or part of above land: All

Local Government Area: Cook Shire

Application Details

Application Number: DA/4952

Approval Sought: Development Permit for a Reconfiguring a Lot

Description of Proposal: 1 Lot into 3 Lots

Category of Development: Assessable Development

Category of Assessment: Code Assessment

Information Requested

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

PLANNING

Access

The current plan of development indicates access to proposed Lot 2 via the gazetted but unconstructed end of Hurse Road. However the travelled road is off-alignment from the gazetted road and physically traverses Lot 7 on RP867069 and Lot 24 on RP888375 according to Queensland Globe mapping. No existing or proposed access easement in favour of Lot 4 on SP117593 (or proposed Lot 2) is shown over Lot 7 on RP867069 and Lot 24 on RP888375. As presented, access to proposed Lot 2 is to be via a gazetted but unconstructed road or would rely on the existing access across private land without a legal right of access. A lawful, practical, all-weather access to the public road system must be demonstrated. This is reflected in the Reconfiguring of a Lot Code and Works Services and Infrastructure Code of the *Cook Shire Planning Scheme 2017 (V2.0)*.

1. The Applicant is requested to demonstrate that each proposed allotment includes a lawful, practical and all-weather access to the public road system as described in the applicable assessment benchmarks outlined in the *Planning Scheme*.

Note: Officers' acknowledge that Queensland Globe land parcel positioning data indicates an accuracy of +/-0.1m -1m. However, the road off-alignment is greater than indicated on Queensland Globe by approximately 5m to 40m along the developed road profile in comparison to the gazetted road reserve.

Further details

The due date for providing the requested information is **three (3) months** from the date of this request, therefore you are required to respond no later than **09 December 2025**.

In accordance with section 13.2 of the Development Assessment Rules, you may respond by giving:

- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

As Cook Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all 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 Cook Shire Council will continue the assessment of your application without the information requested.

Please note that Council may request further advice any time before the application is decided if other matters arise as a result of public notification or further assessment of the application.



Cook Shire COUNCIL

For further information, if you have a query, or to seek clarification about any of these details, please contact Council's Planning and Environment Department on (07) 4082 0500 or E-mail: mail@cook.qld.gov.au.

Yours sincerely

Lisa Miller

Manager Planning and Environment
Cook Shire Council