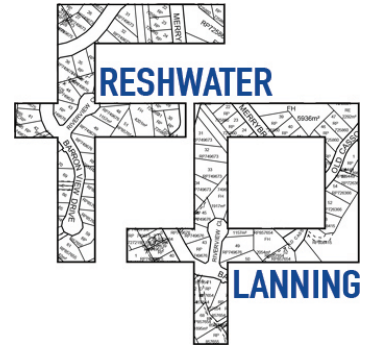


Your Ref: DA/4694:AD2023/0006035
Our Ref: F23/32



05 December, 2023

Chief Executive Officer
Cook Shire Council
PO Box 3
COOKTOWN QLD 4895

Attention: Lisa Miller
Planning & Environment Department

Dear Sir,

**RE: RESPONSE TO INFORMATION REQUEST
APPLICATION FOR RECONFIGURING A LOT – 1 LOT INTO 2 LOTS
LOT 108 ON SP256276, 2218 PENINSULA DEVELOPMENT ROAD, LAKELAND.
DEVELOPMENT APPLICATION DA/4694.**

I refer to the Cook Shire Council's Information Request letter dated 02 November, 2023. The following advices are provided for your information in accordance with the Development Assessment Rules, 2017 supported by the *Planning Act, 2016*.

Information Request Item 1 – 5

Site Details

Please provide an updated site plan to show:

- 1. All existing buildings and structures;*
- 2. All existing and proposed driveways/vehicular crossings;*
- 3. Dimensions detailing setbacks from all existing structures on site to the existing and proposed boundary lines;*
- 4. Show the location of water tanks or bore system that is supplying the existing dwelling located within proposed Lot 2; and*
- 5. Confirm that the existing on-site sewer system will be within proposed Lot 2.*

Attached to this Information Response are QLD Globe Imagery noting the proposed Access and existing Access, existing structures and setback of the existing structures to the Common Boundary. Further, Freshwater Planning Pty Ltd understands that the existing on-site sewerage system will be located wholly within proposed Lot 2 and is further understood to be located to the north-east of the existing dwelling. The existing Dwelling is supplied with a Domestic Water Supply (via a bore) and are also wholly located within proposed Lot 2. It is considered that the attached sufficiently addresses the abovementioned Information Request Items.

Information Request Item 6

Rural Zone Code

Provide a site plan demonstrating that the existing structure located on proposed Lot 1 is a minimum 6m from the proposed northern boundary line.

As attached and as per provided within the Response to the Information Request Item 1 – 5, the existing structure is setback 18 metres from the common (northern) boundary.

Page
2

Information Request Item 7

Flood & Other Coastal Hazard Overlay Code

Provide a site plan that nominates a building location plan to Proposed Lot 1 in accordance with AO13.1 of the code.

The site contains an area of 115.6 hectares, proposed two Rural Allotments of 57.82 hectares and adjoins a Watercourse to the rear of the site. Each proposed Rural Allotment is approximately 1,500 metres in depth with any future Dwelling House proposed over proposed Lot 1 to be located towards the frontage of the site and not towards the adjoining Watercourse which is 1.5 kilometres from the Peninsula Development Road. However, in the spirit of co-operation please see attached Building Setback Line on the amended Twine Surveys Pty Ltd Sketch Plan. Additionally, as per noted within the Town Planning Submission, any future Dwelling House provide over proposed Lot 1 will be provided with appropriate Level of Flood Immunity and can be Conditioned to be setback from the adjoining Watercourse.

This completes this Response to the Information Request. Please do not hesitate to contact me, in the first instance, should you require further information in relation to the matter.

Yours faithfully,



MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

Proposed Boundary

Lot 108 on SP256276

15°45'58"S 144°41'36"E

15°45'58"S 144°41'49"E



15°46'8"S 144°41'36"E

15°46'8"S 144°41'49"E



Printed at: A3
Print date: 17/11/2023
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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F23-32 - RECONFIGURING A LOT – 1 LOT INTO 2 LOTS - P.C Wallace and K.A Shaw

LOT 108 ON SP256276, 2218 PENINSULA DEVELOPMENT ROAD, LAKELAND. DEVELOPMENT APPLICATION DA/4694

15°45'12"S 144°41'8"E

15°45'12"S 144°42'56"E



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Print date: 6/12/2023
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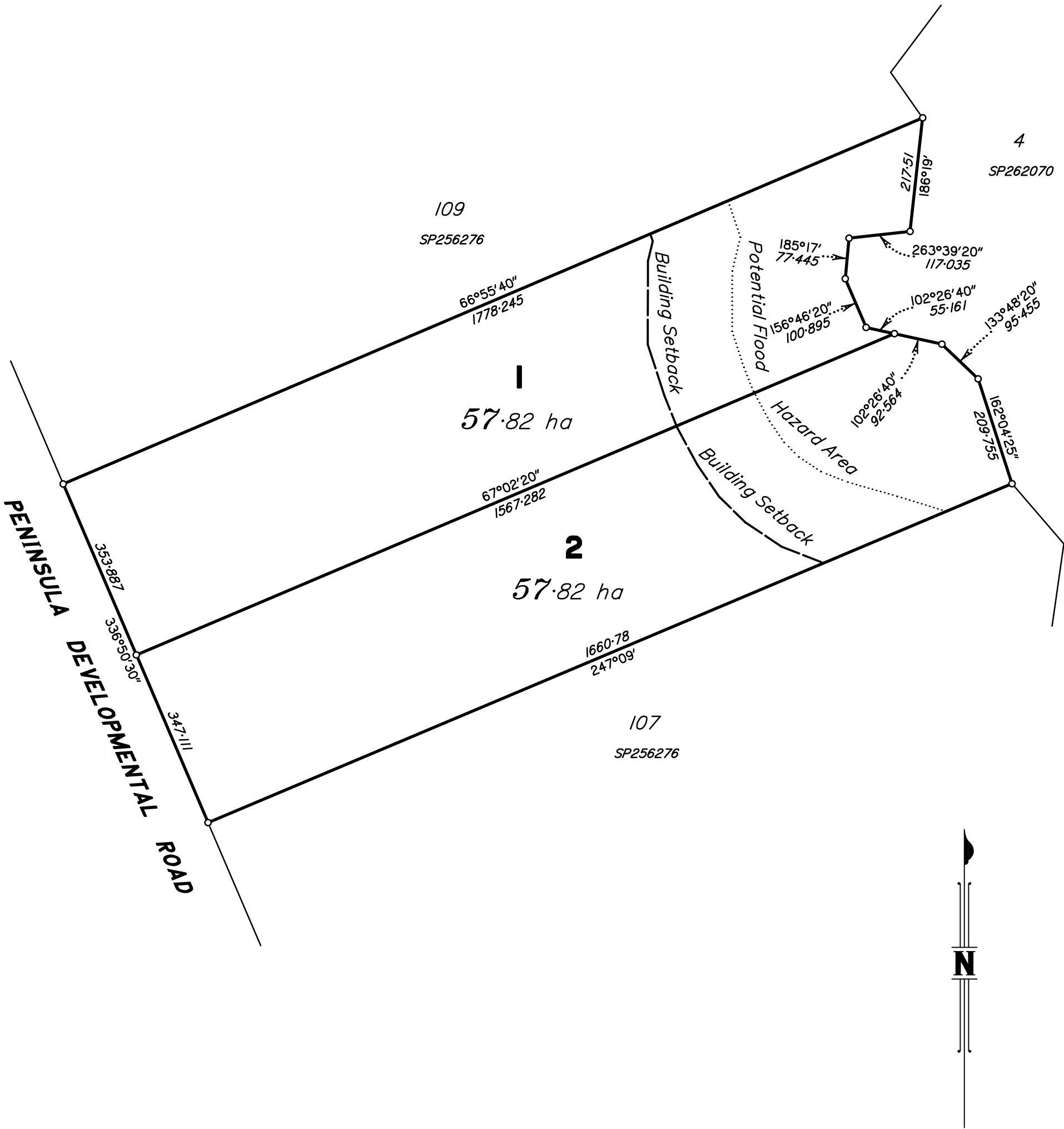
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Queensland Government
Department of Resources

CVT

Areas and metes and bounds
are subject to final survey.



0 400 m 800 m 1.2 km

LOCAL GOVERNMENT: CSC
LOCALITY: Lakeland
Scale 1: 8000
Reference: 9197 – Rev A
Lot Layout – 23.11.2023

DEVELOPMENT PLAN

Plan of Lots 1 & 2

Cancelling Lot 108 on SP256276



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