

Our Ref: LM:tt: DA/4986:AD2025/0007007

Your Ref:416351

25 November 2025

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Attention: Patrick Clifton

Dear Mr Clifton

### 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: | Honey Dam Road, Lakeland 4871<br>181 -185 Honey Dam Road, Lakeland 4871 |
| Real Property Description: | Lot 101 on SP330210<br>Lot 102 on SP330210                              |
| All or part of above land: | All   |
| Local Government Area:     | Cook Shire  |

#### Application Details

|                          |   |
|--------------------------|---|
| Application Number:      | DA/4986   |
| Approval Sought:         | Development Permit for Reconfiguring a Lot      |
| Description of Proposal: | Reconfiguring a Lot (2 into 8 and balance lots) |
| Category of Development: | Assessable Development                          |
| Category of Assessment:  | Code Assessment                                 |

### Information Requested

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

#### **PLANNING**

##### Rural Lifestyle Allotments

1. Please provide an amended Proposal Plan demonstrating a revised lot layout that reflects the intended rural lifestyle lots as contemplated by the *Cook Shire Planning Scheme 2017 (V2.0)* which shows an increase in proposed lot sizes to better align with the Scheme's anticipated minimum lot size of approximately 4 hectares within the Rural Zone.

*Comment: Council is generally supportive of the proposed development, being the establishment of rural lifestyle lots to meet the housing needs of Lakeland. Officers acknowledge the alignment with aspects of the Strategic Framework of the Planning Scheme, which is not a direct assessment benchmark for Code Assessable development, however, provides important context as to the intended scale and form of rural lifestyle development in Lakeland.*

*While the Scheme contemplates rural lifestyle lots within the Rural Zone, it anticipates such development down to 4ha where particular outcomes can be demonstrated, including, but not limited to, reasonable proximity to services and facilities, appropriate infrastructure provision and protection of rural operations. The proposed lot sizes are considered to present too significant a departure from what the Scheme contemplates as a rural lifestyle lot and potentially presents as a more intense form of development (rural residential subdivision) which is typically resisted in the absence of localised planning.*

#### **Further details**

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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 **20 February 2026**.

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.

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](mailto:mail@cook.qld.gov.au).

Yours sincerely



Lisa Miller  
Manager Planning and Environment  
Cook Shire Council