

Our Ref: LM:Imc: DA/5087:AD2026/0004504

Your Ref: Q22471

20 August 2026

Scott Ryan, Evan Ryan and Paul Ryan
c/ Zone Planning Group
PO Box 5332
GLADSTONE QLD 4680
Email: sfarrington@zoneplanning.com.au

Attention: Shaunte Farrington

Dear Ms Farrington

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: Palmerville Road, LAURA 4892

Location - Real Property Description: Lot 52 on SP314594

All or part of above land: All

Local Government Area: Cook Shire

Application Details

Application Number: DA/5087

Approval Sought: Development Permit for a Material Change of Use

Description of Proposal: Tourist Park (18 x Units with ensuites in 6 x buildings)

Category of Development: Assessable Development

Category of Assessment: Impact Assessment

Information Requested

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

PLANNING

Owner's consent – valid expiry date

The application is a material change of use of premises for which the applicant is not the owner. Under *section 51(2) of the Planning Act 2016*, the application must be accompanied by the written consent of the owner of the premises.

The owner's consent provided with the application is a letter from the State of Queensland, through the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (Department reference 2026/001640), dated 24 July 2026, given for the purpose of *section 51(2) of the Planning Act 2016*.

The letter states that the consent "*will expire on 24 January 2026*". That stated expiry date precedes the issue date of the letter (24 July 2026) by approximately six months. On its face, the consent therefore expired before it was issued, and the application is not currently supported by a valid, unexpired owner's consent as required under the Act.

Council recognises that this is most likely an administrative or typographical error in the drafting of the Department's letter. To resolve the matter, Council requires:

1. An amended owner's consent letter from the Department, given for the purpose of *section 51(2) of the Planning Act 2016*, that states a valid expiry date (that is, a date after the date the consent is issued) and otherwise confirms the consent relied upon for this application.

Completed Bushfire Hazard Checklist

The material accompanying the application relies on a Low bushfire risk rating derived from the Bushfire Hazard Checklist; however, a copy of the completed checklist does not appear on the application record. Council requires:

2. A copy of the completed Bushfire Hazard Checklist (using the SC6.5 form provided at Annexure A to this request), prepared for the premises, demonstrating the Low or Very Low Bushfire Hazard Rating relied upon.

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 **20 November 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.

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.

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

The Mungumby North block will also need a water source which is proposed to come from the negotiated leaseholder's existing pipes as above. The water source for the Little Annan block will be pumped from the Little Annan into tanks.

There are access roads into all the proposed blocks. A second access road to the Mungumby South block is proposed off Mungumby Road and is approximately 50 metres east of the Mungumby Creek access road. The Mungumby North block has a partial access track that has been negotiated with the neighbouring leaseholder. The Little Annan block has an access track parallel to the river and another running northeast to northwest parallel to the highway just above the Pink Zone area.

The Traditional Owners envisage the multipurpose structure and the Mungumby South houses will be powered from the existing power lines on the northern end of the block. Main power utilities are in close proximity to both of the proposed residential blocks.

Septic tanks and/or eco-friendly toilets will be needed for each house. A septic system is proposed for toilets in the multipurpose structure. Eco-friendly toilets are suggested for the Little Annan residential structures because of the close proximity to the river system and possible flooding.

Waste and recycling will be the responsibility of the Traditional Owners until such time as the Cook Shire Council provides a waste collection service to the area.

The Mungumby Traditional Owners may in the future propose a cemetery for their clan to be buried on country according to lore and custom. It has not been determined to this date where the cemetery will be located. The possible site suggested was for the Mungumby South block outside the Good Living Area and will be discussed at a time in the future.

Vegetation will be cleared around individual house blocks for fire breaks in accordance with the Eastern Kuku Yalanji Local Plan Code. The Traditional Owners propose to use suitable felled timbers for building their houses and any material for any necessary fencing.

SC6.5 Bushfire Hazard Analysis Planning Scheme Policy

PURPOSE

The purpose of this Planning Scheme Policy is to guide land owners through the assessment of the bushfire hazard rating of their property. The Policy takes the form of a checklist, which highlights the key factors related to bushfire hazard that owners need to consider when developing their land.

EXPLANTORY NOTES

The following notes should be read before completing the checklist.

Fire season severity

Patterns of fire within the Cook Shire are distinctly seasonal. The main fire season begins as soon as the country is dry enough to burn after the wet season, and lasts until the onset of the next wet season (Table 1). If fire is being used to reduce fuel loads on properties, planned burns normally occur early in the season, between May and July, depending on the wet season and degree of accessibility across country. This can vary from year to year and means that fire programs cannot be too prescriptive – they need to be flexible to accommodate year-to-year variability.

Table 1. Summary of early and late season burns

Fire season information	
Early season burns	Begin straight after the wet season, as soon as the country is dry enough to burn. This could be between May and July, depending on the extent of the wet season and the ability to access different parts of the country. Fires are lit in different areas often until the onset of the next wet season

Late season burns Fires lit from August onwards tend to be larger and more intense than those lit in the early dry season. Repeated hot fires can damage vegetation and limit the resources available to animals

Fire frequency

Parts of the western and central regions of the Cook Shire have burned four to seven times between 2004 and 2010 (high frequency) which is equivalent to burning, on average, every second year up to every year. A reliable wet season rainfall produces enough grassy fuel to sustain a wildfire every year. Medium fire frequency corresponds to areas that have burnt two to three times within the same time period. In contrast, coastal regions in the east of the Shire have either not burned or burnt only once in the same time period (low frequency). Figure 1 below shows where these areas are;

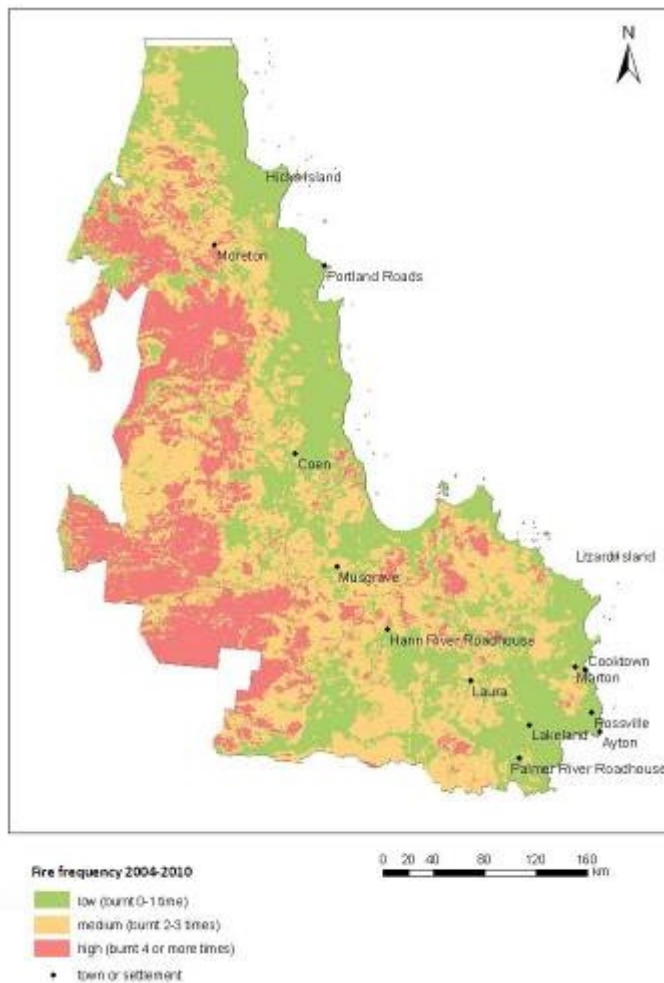


Figure 1. Fire frequency within the Cook Shire 2004-2010 (NAFI 2011)

Weather patterns

Knowledge of weather patterns is critical to understanding potential fire hazard. Before completing the checklist, see Bureau of Meteorology,
http://www.bom.gov.au/climate/averages/tables/cw_031017.shtml.

FIRE HAZARD ANALYSIS

The following analysis can be completed by the land owner to provide their own written summary of issues. If any clarification is required, please contact Council's Town Planning section on (07) 4069 5533.

Fuel type: the type of fuel affects ignition potential and fire intensity.

Describe the fuel on the property e.g. part of the site is cleared and has grass that is regularly mown/slashed; part of the site is eucalypt woodland with an understorey of native grasses; the site is dominated by introduced, high biomass grasses.

Comment: _____

Topographic features: the rate of spread of a fire increases when it travels uphill. Features such as creeks and gullies can slow the rate of spread.

Describe the topography of the site and surrounding area e.g. The block slopes west and south into nearby drainage lines; proposed Lot 1 is steeper than the other blocks; a deep creek separates the blocks from nearby forest.

Comment: _____

Fire history: some areas experience fire more often than others, resulting in a higher likelihood of ignition.

Describe the fire history of the area over the last 10 years, based on evidence. e.g. fire scar maps; charring on trees; personal knowledge; anecdotal evidence.

Comment: _____

Proposed development: the strategic location of buildings and infrastructure can considerably reduce the risk of ignition in the event of a bushfire.

Describe the proposed development relative to potential bushfire hazard e.g. the proposal is a house located in a cleared part of the site, 80m away from woodland area etc.

Comment: _____

Damage potential: What are the possible consequences of a wildfire?

Describe the potential damage that could result from a bushfire entering the property.

Comment: _____

Protection measures

Describe the protection measures available and the reasons they are required. E.g. minimise risk by mowing/slashing to ensure a low grassy fuel load; connect to the existing network of fire trails etc.

Comment: _____

FIRE HAZARD ASSESSMENT CHECKLIST**Property Description** -

Property Address -

Assessor name - _____

Assessment date - _____

1. FUEL AVAILABLE to sustain fire:

Vegetation:	Open forest or woodland + Grass		5	☐
	Tall, wet eucalypt forest		4	☐
	Grassland		3	☐
	Heath		3	☐
	Acacia thickets		2	☐
	Cropping, horticulture		2	☐
	Rainforest and other types		1	☐
Fuel Load:	VERY HIGH	15.1 t/ha +	5	☐
	HIGH	10.1 - 15.0	4	☐
	MODERATE	5.1 - 10.0	3	☐
	LOW	2.1 - 5.0	2	☐
	VERY LOW	0.1 - 2.0	1	☐

SUB-TOTAL _____

2. TOPOGRAPHY:

Slope	Very Steep	16° +	5	☐
	Steep	11° - 15°	4	☐
	Moderate	7° - 10°	3	☐
	Gentle	2° - 6°	2	☐
	Flat	< 1°	1	☐
Aspect:	North		5	☐
	Northwest to west		4	☐
	Mixed		3	☐
	North to east		2	☐
	East to south		1	☐
			SUB TOTAL	_____

3. IGNITION SOURCES:

VERY HIGH	(Very frequent outbreaks)	10	☐
HIGH	(Frequent fires, 1 every 1-2 years)	8	☐
MODERATE	(Occasional fires, 1 every 3-5 years)	5	☐
LOW	(Rarely any fire, 1 every 6-10 years)	2	☐
VERY LOW	(No previous fires)	1	☐

4. FIRE SEASON SEVERITY:

VERY HIGH	(Normally Very High to Extreme Fire Danger exists)	5	☐
HIGH		4	☐
MODERATE	(Normally Moderate Fire Danger exists)	3	☐
LOW		2	☐
VERY LOW	(Normally Low to Very Low Fire Danger exists)	1	☐

5. HOUSING/BUILDING DENSITY:

VERY HIGH	(One house per 0.5ha.)	10	☐
HIGH	(One house per 0.6 – 2ha.)	8	☐
MODERATE	(One house per 2-10ha.)	6	☐
LOW	(One house per 10-50ha.)	4	☐
VERY LOW	(One house per 50ha. +)	2	☐

6. DAMAGE POTENTIAL:

VERY HIGH	(Complete destruction possible)	10	☐
HIGH	(Partial destruction, complete scorch)	8	☐
MODERATE	(Some severe scorch)	5	☐
LOW	(Minimal damage can occur)	2	☐
VERY LOW	(No damage)	1	☐

Summary of scores:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

TOTAL SCORE: _____

CATEGORIES/RISK (please circle based on your score above):

VERY LOW	Score: 5 – 13
LOW	Score: 14 – 24
MODERATE	Score: 25 – 35
HIGH	Score: 36 – 46
VERY HIGH	Score: 47 – 55

Overall assessment: _____ bushfire hazard.