

Contact Officer: Abena Dankwa
Our Ref: DA/12/2023

11 April 2023

John Boynton & Rachel Hamilton
C/- Zone Planning Group
PO Box 5332
GLADSTONE QLD 4680

Dear Applicant

**INFORMATION REQUEST
PLANNING ACT 2016 S68
DEVELOPMENT ASSESSMENT RULES 2017 PART 3**

**DA/12/2023 - RECONFIGURING A LOT - IMPACT
1 INTO 2
3 SEASPRAY DRIVE, AGNES WATER QLD 4677
LOT 28 RP 803327**

Reference is made to the above Development Application and the Confirmation Notice issued on 24 March 2023.

Please be advised that upon review of the Development Application and supporting information, it has been determined that further information is required in order to satisfactorily assess the application. The information requested is set out below:

Reconfiguring a Lot Code

1. Performance Outcome 1 (PO1) requires that *reconfiguration creates lots that are of a sufficient size, shape and dimension: (a) that are consistent with the character of the zone; (b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone; (c) that does not compromise the future development potential of land in the emerging community zone for urban purposes, and (d) are sufficient to protect areas with significant ecological values.* Performance Outcome 2 (PO2) also provides specifications for rear allotments. It is noted that Proposed Lot 2 with the exclusion of the access handle, leads to an approximate lot size of 390m². As advised in prelodgement meeting dated 25 October 2022, the Applicant is required to demonstrate that the proposed lots are fit for purpose and can adequately address setbacks, private open space, vehicle access and parking and servicing areas through the nomination of a building envelope.
 - a. Provide revised plans that demonstrate a building envelope for the rear allotment (Proposed Lot 2), with a minimum dimension of 15m x 20m, exclusive of the area for proposed stormwater and sewer easements, and compliant with setback requirements of Queensland Development Code MP1.2.

Development Design Code

2. Acceptable Outcome 2.1 (AO2.1) requires that *development is connected to Council's reticulated sewerage treatment system, in accordance with the Engineering*

Design Planning Scheme Policy. Demonstrate the proposed connection to Council's reticulated sewerage system for proposed Lot 1.

3. Acceptable Outcome 5.1 (AO5.1) prescribes that *development does not result in an increase in flood level flow velocity or flood duration on upstream, downstream or adjacent properties*. Council requires the Applicant to identify the lawful point of discharge and demonstrate that there is a non-worsening of stormwater discharge for both lots.
 - a. Provide a Site Based Stormwater Management Plan (SBSMP) that demonstrates compliance with Acceptable Outcome 5.1 of the Development Design Code.
4. Acceptable Outcome 8.1 (AO8.1) provides parameters that informs the carrying out of earthwork and any retaining structures. The Applicant must ensure that the provision of retaining structures does not negatively impact the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas.
 - a. To demonstrate that both the proposed lots are adequate for purpose, the Applicant is required provide revised plans illustrating proposed cut and fill heights, location, and size of retaining walls.

Please note that the next stage of the application process cannot commence until an information request response to this information request and any applicable referral agency's information request has been made by the applicant. A response to this information request may be provided in one of the following three ways:

1. providing all of the information requested together with a written notice asking the Assessment Manager and any applicable referral agency to proceed to the next stage of the application process; or
2. providing part of the information requested together with a written notice asking the Assessment Manager and any applicable referral agency to proceed to the next stage of the application process; or
3. a written notice:
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the Assessment Manager and any applicable referral agency to proceed with the assessment of the application.

Also, please note that if no response is received to this information request or any applicable referral agency's information request within 3 months of the date of this request/s, then the application will automatically transition to the Decision Stage. However, you may obtain from the requesting Authority (ie. Council or a referral agency) an extension of time to respond to the information request. The request for the extension must be in writing and must be received by the requesting Authority prior to the expiry of the three (3) month period. Please refer to Part 3 of the *Development Assessment Rules 2017* for further detail.

Should you have any queries in relation to this matter, please contact Council's Planning Officer Abena Dankwa on (07) 4970 0700.

Yours sincerely



H A ROBERTSON
MANAGER DEVELOPMENT SERVICES