



Our Ref: LM:PT:DA/4431 AD2022/0000067
Your Ref: 194-19-DA(ROAD)

19 January 2022

Christian Community Ministries Property Ltd TTE
c/-Lennox Planning & Development & Christian Community Ministries Ltd
PO Box 4121
Springfield Qld 4300
E-mail: wendy@lennoxplandev.com
Attention: Wendy Santana

Dear Ms Santana

Decision Notice - approval (with conditions)
Given under section 63 of the *Planning Act 2016*

The development application described below was properly made to Cook Shire Council on 03 November 2021 .

Applicant details

Applicant name: Christian Community Ministries Ltd
c/- Lennox Planning & Development
PO Box 4121
Springfield Qld 4300
Applicant contact details: E-mail: wendy@lennoxplandev.com
Attention: Wendy Santana

Application details

Application number: DA/4431
Approval sought: Development Permit for Operational Works

Description of the development proposed: Roadworks to extend bitumen seal of Parkinson Street, Cooktown – as per conditions of Development Permit DA/4211.

Location details

Street address: 12 Charles Street and 1 Milman Street, COOKTOWN
4895

Real property description: Lot 27 on C17945 and Lot 1 RP703341

Decision

Date of Decision: 17 January 2022

Decision Details: Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

Details of the approval

Development Permit Operational Works for Roadworks – extend bitumen seal of Parkinson Street, Cooktown.

Conditions

This approval is subject to the conditions in Attachment 1.

Further development permits

Not applicable.

Properly made submissions

Not applicable - no part of the application required public notification.

Referral Agencies

Not applicable - no part of the application required referral.

Other requirements under section 43 of the Planning Regulation

Not applicable

Approved plans and specifications

Copies of the approved plans, specifications and/or drawings are enclosed in Attachment 1.

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of the *Planning Act 2016*.

Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may be also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

An applicant and/or submitter may appeal to the Planning and Environment Court or the Development tribunal against a number of matters (see Schedule 1 of the *Planning Act 2016*).

A copy of the extracts of the above referenced sections of the *Planning Act 2016* are attached (Attachment 2).

For further information, please contact Council's Planning and Environment Department on 07 4082 0500 or email: mail@cook.qld.gov.au.

Yours sincerely



Linda Cardew
Chief Executive Officer

enc: **Attachment 1** – Conditions imposed by the assessment manager and approved plans

Attachment 2 – Extract of Appeal Provisions (Chapter 6, Part 1 and Part 2 and Schedule 1 of the *Planning Act 2016*).

Attachment 1 - Conditions imposed by the assessment manager (Cook Shire Council)

A. Assessment Manager (Council) Conditions

Approved Plans and Documents

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), see table below and Appendix A, details in response to Council's Information Request, and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council.
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.
 - c. Undertake the works in accordance with the approved plans/supervised by a Registered Professional Engineer Queensland.

Drawing/Document	Drawing/Document Title	Date
CR01;Rev A	Road Layout & Longitudinal Section	25/10/2021
CR02;Rev A	Proposed Road Sections	25/10/2021
CR03;Rev A	Details	25/10/2021
ESC-01;Rev A	Erosion & Sediment Control – North Side	25/10/2021
ESC-02;Rev A	Erosion & Sediment Control Details	25/10/2021
Ref no. LM:DA/4431:AD2021/0006771	Lennox Letter; Information Request Response	30/11/21

Environmental

2. The applicant must ensure during construction that there are no adverse impacts from dust, noise or stormwater runoff on surrounding properties.
3. The applicant must ensure that during construction there is no sand, soil or silt runoff from the site.

Hours of Work

4. Work involving the operation of construction plant and equipment of any description, must only be carried out on site during the following times:

- a) 7.00am to 6.00pm, Monday to Friday;
- b) 7.00 am to 5.00pm Saturdays; and
- c) no work is permitted on Sundays or Public Holidays.

No variation to the above working hours is allowed unless otherwise agreed in writing by Council's Chief Executive Officer.

Public Utilities

- 5. The applicant is responsible for the cost of any alterations to public utilities as a result of complying with the conditions of this approval.

Roadworks

- 6. On evaluation of the subgrade, confirmation of the final pavement design must be submitted to Council's Manager Engineering for approval.

Traffic Management

- 7. The applicant must have in place a Traffic Management Plan prepared by a qualified Traffic Management Designer during construction, to ensure the safety of pedestrians and vehicle traffic throughout construction.

Certificate and Maintenance

- 8. Upon completion of the works, a certificate from a Registered Professional Engineer Queensland is to be submitted to Council stating that the construction works have been carried out properly and in accordance with the plans and specifications approved by Council.

The certificate shall set out the full engineering detail of the works as completed and shall show all relevant survey data and levels, together with a bond for 5% of the total works cost, to meet the cost of any maintenance required during a maintenance period not exceeding twelve (12) months from the date of Council's acceptance of the Certificate of Completion of the operational works from a Registered Professional Engineer Queensland.

B. Advice (Council)

- a) The applicant/owner is to ensure all necessary permits required for carrying out the Operational Works are obtained prior to construction associated with this development.
- b) Council draws to the applicant's attention that of the heaviest rainfalls in north Queensland can occur during the months of December through to March.
- c) The Operational Works approval authorised by this Development Permit must be completed within two (2) years from the commencement of this approval or this approval will lapse.
- d) Removal of Protected Vegetation – This development approval does not approve or authorise the removal of vegetation that is otherwise protected under separate State or Federal legislation, including under the following:
 - A. *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*;
 - B. *Nature Conservation Act 1992 (Qld)*;
 - C. *Vegetation Management Act 1999 (Qld)*.
- e) The applicant/owner is to ensure compliance with the requirements of the *Aboriginal Cultural Heritage Act 2003* and in particular 'the duty of care' that it imposes on all landowners.

Attachment 2 – Extract of Appeal Provisions (Chapter 6, Part 1 and Part 2 and Schedule 1 of the *Planning Act 2016*).

Approved Plans

GENERAL NOTES

- GN.01. THE SUBGRASS SHALL BE EVALUATED BY A RPEO ENGINEER & THE PAVEMENT DESIGN CONFIRMED.
- GN.02. MINIMUM BASE COURSE CBR SHALL BE 50.
- GN.03. PROVIDE A BITUMEN WEARING SURFACE OF PRIMER PLUS 2 COAT SPRAYED BITUMEN SEAL ON 19/10 AGGREGATE.
- GN.04. PROVIDE A 20% ASPHALT SURFACE TREATMENT WITH A SINGLE COAT 65L.
- GN.05. CONCRETE SHALL BE GRADE 1/23 IN ACCORDANCE WITH AS 1379 & AS 3603.

CUT & FILL QUANTITIES	
ROAD	VEGES
FILL 72m ³	CUT 300m ³
CUT 48m ³	

ALL LEASS MATERIAL TO BE STOCKPILED FOR USE ON THE PROPOSED SCHOOL DRAIN.



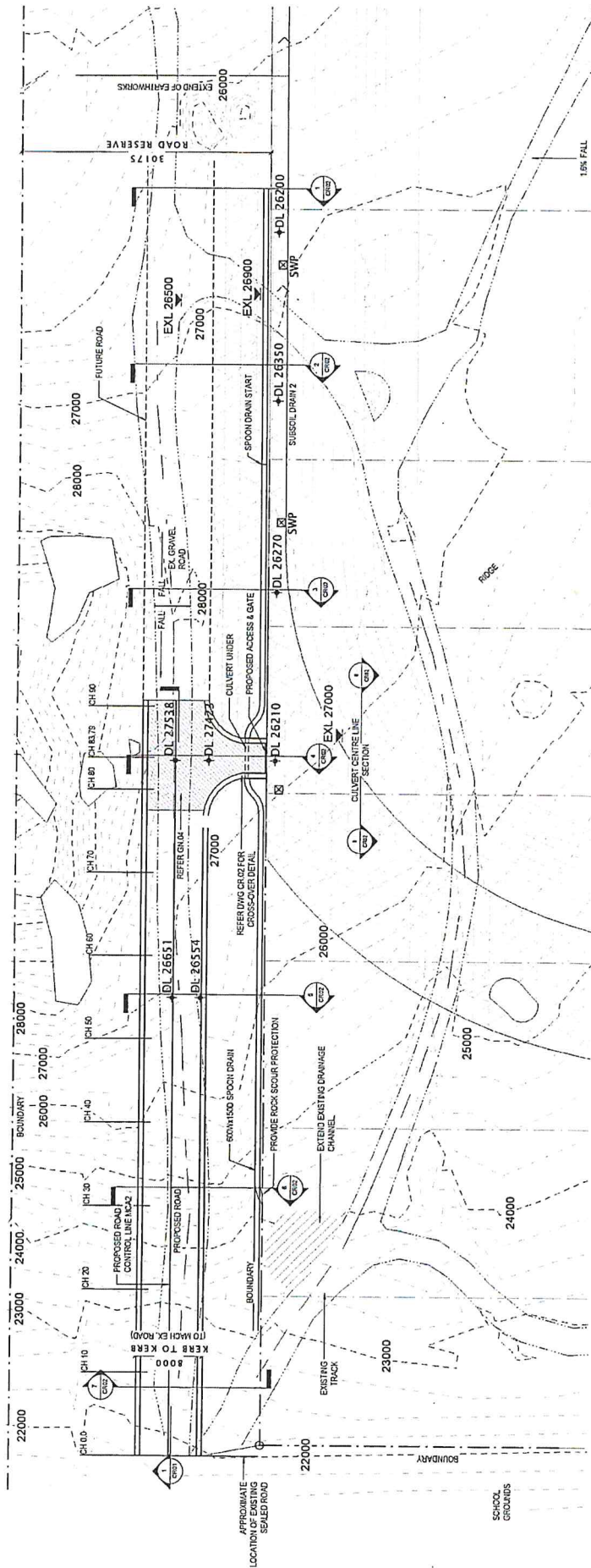
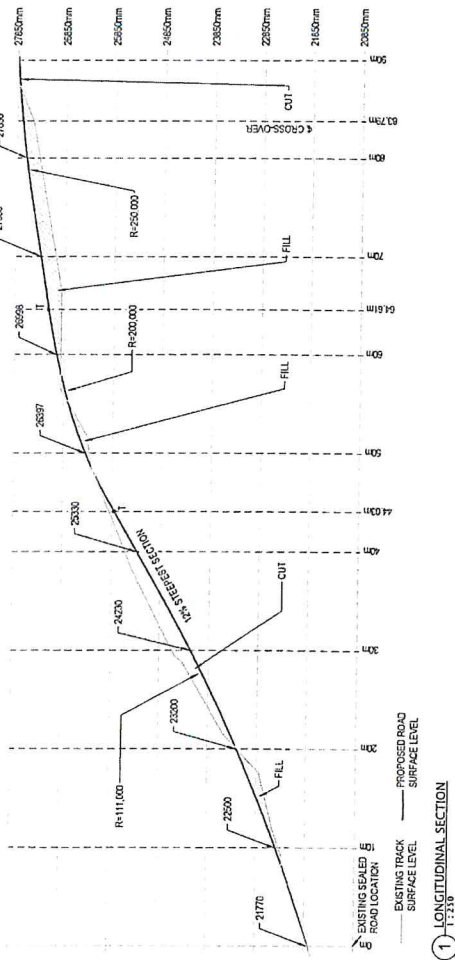
Cook Shire Council

Shire Approved Plan

[Signature]

Shire Engineer

13/1/22



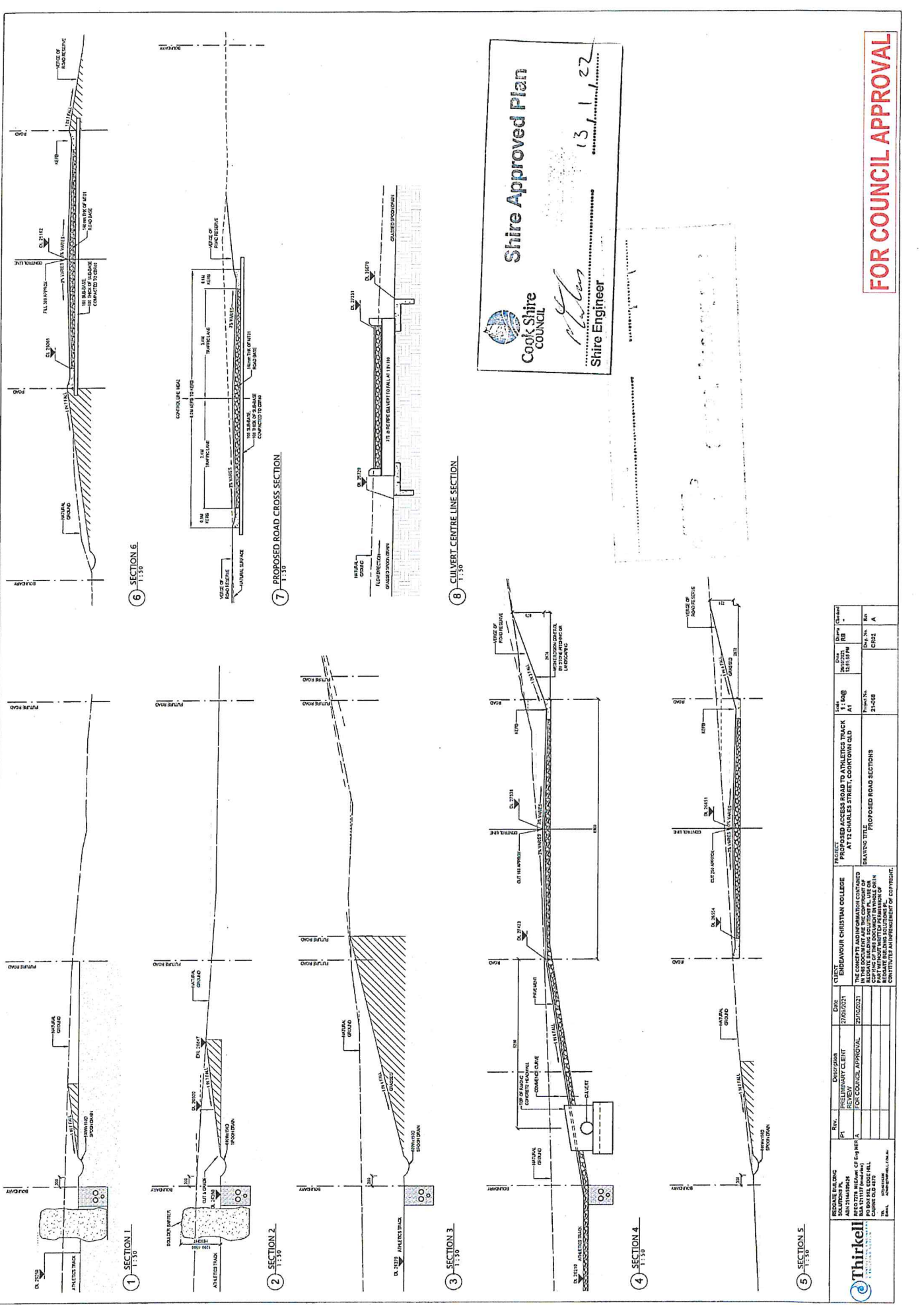
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P1	DESIGN SUBMITTAL REVIEW FOR COUNCIL APPROVAL	27/02/21	AM SHIMMER	AM SHIMMER	11/25/20	AM SHIMMER	AM SHIMMER


NO.	REVISIONS	DATE	BY	CHECKED	DATE	BY	CHECKED
1	REVISED ACCESS ROAD TO ATHLETIC TRACK AT 10 SOUTH STREET, GARDINER QLD	11/25/20	AM SHIMMER	AM SHIMMER	11/25/20	AM SHIMMER	AM SHIMMER
2	REVISED LAYOUT & LONGITUDINAL SECTION DRAWING TO REFLECT THE ABOVE	24/02	AM SHIMMER	AM SHIMMER	24/02	AM SHIMMER	AM SHIMMER

CLIENT	PROJECT	DATE	BY	CHECKED
EMMAVAUR CHRISTIAN COLLEGE	PROPOSED ACCESS ROAD TO ATHLETIC TRACK AT 10 SOUTH STREET, GARDINER QLD	11/25/20	AM SHIMMER	AM SHIMMER

NO.	REVISIONS	DATE	BY	CHECKED
1	REVISED LAYOUT & LONGITUDINAL SECTION DRAWING TO REFLECT THE ABOVE	24/02	AM SHIMMER	AM SHIMMER

FOR COUNCIL APPROVAL




Shire Approved Plan
 Cook Shire COUNCIL
 Shire Engineer
 13/1/22

FOR COUNCIL APPROVAL

PROJ. NO.	21-028	DATE	13/01/22	SCALE	1:1.50	DATE	13/01/22						
CLIENT	ENDAVOUR CHRISTIAN COLLEGE												
PROJECT	PROPOSED ACCESS ROAD TO ATHLETICS TRUCK AT ENDAVOUR CHRISTIAN COLLEGE												
DRAWING TITLE	PROPOSED ROAD SECTIONS												
DATE	27/01/22	DATE	27/01/22	DATE	27/01/22	DATE	27/01/22						
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NO.	DESCRIPTION	DATE											
1	PRELIMINARY CLIENT FOR COUNCIL APPROVAL	27/01/22											
DESIGNED BY	P. J. HAYES												
CHECKED BY	P. J. HAYES												
DATE	13/01/22												

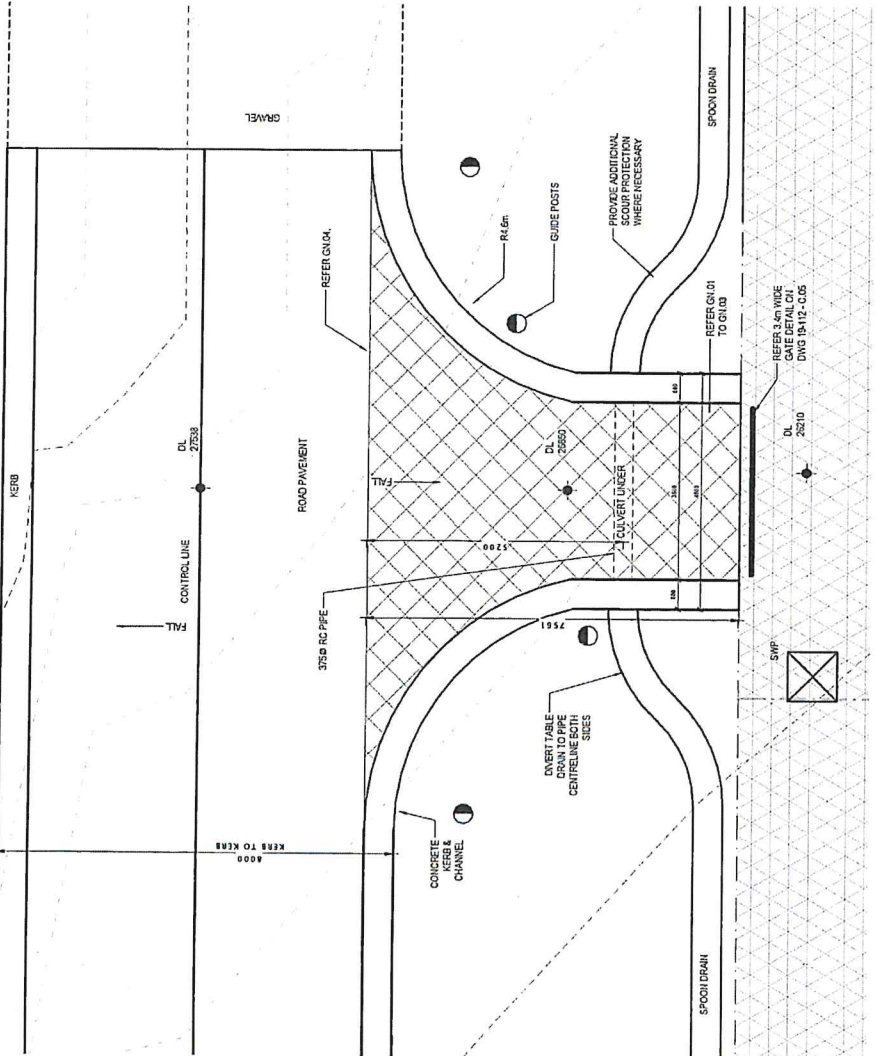


Shire Approved Plan

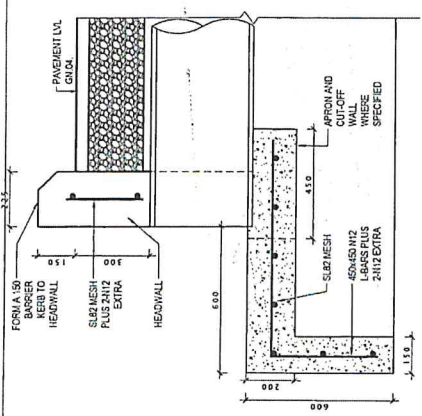
Cook Shire Council

Shire Engineer

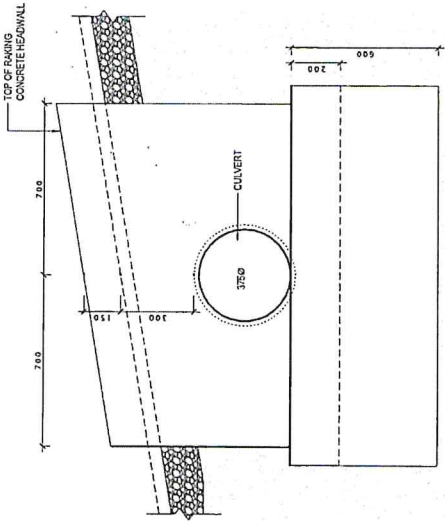
13/1/27



3 RURAL ALLOTMENT ACCESS - PLAN DETAIL
1:150

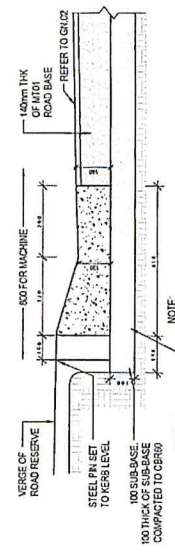


CULVERT SECTION



CULVERT ELEVATION

1 CULVERT DETAILS
1:10

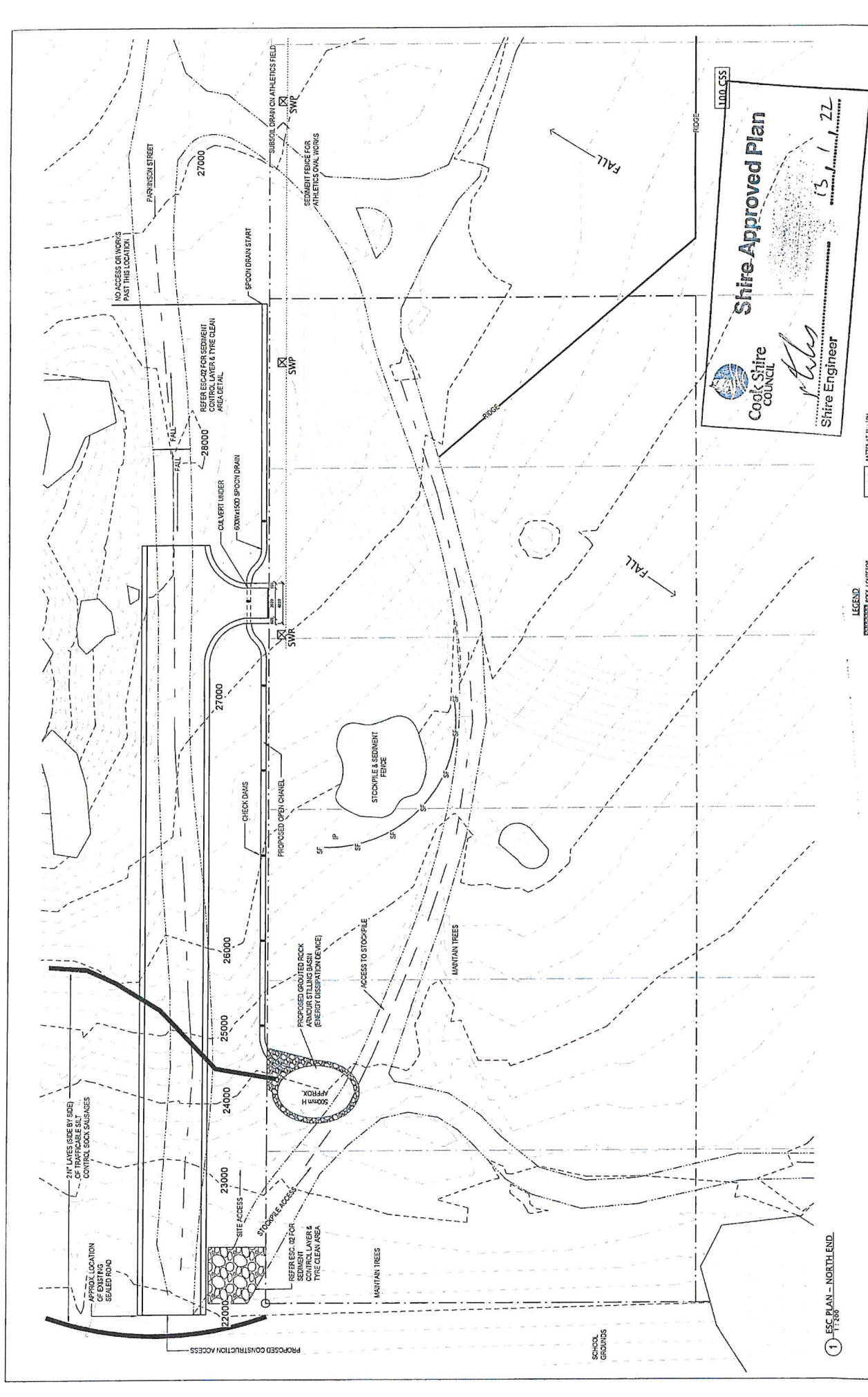


NOTE: IN CASES WHERE THE LOCAL COUNCIL APPROVES THE INSTALLATION OF AN ALTERNATIVE KERB DESIGN, THE KERB SHALL BE CUT OUT AT ALL VEHICLE ACCESS CROSSINGS AS PER FIGURE DRAWING S1015

2 KERB DETAIL
1:10

Thirrell ENGINEERS & ARCHITECTS 10/15 THE SQUARE CAULFIELD VIC 3105 PH: 03 9546 1111 FAX: 03 9546 1112 WWW: www.thirrell.com.au	PROJECT: PROPOSED ACCESS ROAD TO ATHLETICS TRACK AT 12 CHARLES STREET, COOKTOWN QLD DRAWING TITLE: DETAILS DRAWING NO: 21-008 DATE: 21-008 PROJ. NO: 21-008 DATE: 21-008 PROJ. NO: 21-008 DATE: 21-008	CLIENT: ENDEAVOUR CHRISTIAN COLLEGE THE CONCEPTS AND DRAWINGS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF THIRRELL ENGINEERS AND ARCHITECTS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THIRRELL ENGINEERS AND ARCHITECTS.	DATE FOR COUNCIL APPROVAL: 20/02/21 DATE FOR COUNCIL APPROVAL: 13/03/21 DATE FOR COUNCIL APPROVAL: 21-008	DATE FOR COUNCIL APPROVAL: 21-008 DATE FOR COUNCIL APPROVAL: 21-008 DATE FOR COUNCIL APPROVAL: 21-008
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FOR COUNCIL APPROVAL



Shire Approved Plan

Cook Shire COUNCIL

[Signature]
Shire Engineer

13/1/22

FOR COUNCIL APPROVAL

LEGEND

MATRIAL TYPE
 COLLECTOR LINE
 MANURE CONNECTION POINT
 POINT LEVEL
 DESIGN LEVELS
 ENTRENCHMENT
 SEDIMENT FENCE
 PROPOSED LEGAL POINT OF DISCHARGE
 450x450 STOP WATER FURT

PROJECT
PROPOSED ACCESS ROAD TO DRINKING TRUCK AT 150m FROM SEDIMENT FENCE

CLIENT
BEHAVIOUR CHRISTIAN COLLEGE

DATE
25/10/2021

REV
FOR COUNCIL APPROVAL

SCALE
AS SHOWN

DATE
12/11/21

DATE
21/08/21

DATE
21/08/21

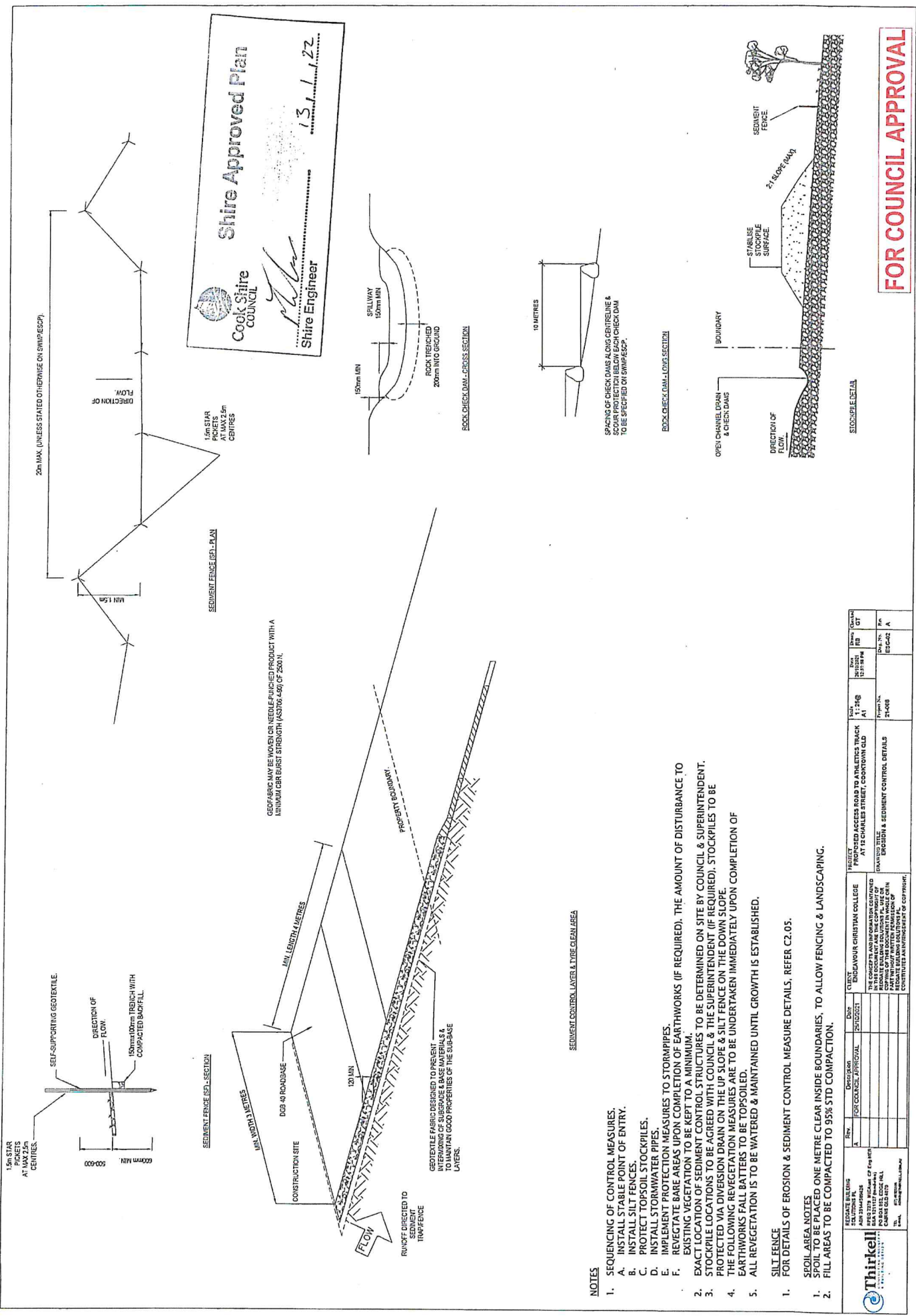
DATE
21/08/21

1 ESC PLAN - NORTH END

1/28

Thirckell
CONSULTANTS

10/100 WILSON ST
MELB, VIC 3048



FOR COUNCIL APPROVAL

- NOTES**
- SEQUENCING OF CONTROL MEASURES.
 - INSTALL STABLE POINT OF ENTRY.
 - PROTECT SILT FENCES.
 - INSTALL STORMWATER PIPES.
 - IMPLEMENT PROTECTION MEASURES TO STORMPIPES.
 - EXISTING VEGETATION TO BE KEPT TO A MINIMUM.
 - REVEGETATE BARE AREAS UPON COMPLETION OF EARTHWORKS (IF REQUIRED). THE AMOUNT OF DISTURBANCE TO EXISTING VEGETATION TO BE DETERMINED ON SITE BY COUNCIL & SUPERINTENDENT.
 - STOCKPILE LOCATIONS TO BE AGREED WITH COUNCIL & THE SUPERINTENDENT (IF REQUIRED). STOCKPILES TO BE PROTECTED VIA DIVERSION DRAIN ON THE UP SLOPE & SILT FENCE ON THE DOWN SLOPE.
 - THE FOLLOWING REVEGETATION MEASURES ARE TO BE UNDERTAKEN IMMEDIATELY UPON COMPLETION OF EARTHWORKS FALL BATTERS TO BE TOPSOILED.
 - ALL REVEGETATION IS TO BE WATERED & MAINTAINED UNTIL GROWTH IS ESTABLISHED.
- SILT FENCE**
 FOR DETAILS OF EROSION & SEDIMENT CONTROL MEASURE DETAILS, REFER C2.05.
- SOIL AREA NOTES**
- SPOIL TO BE PLACED ONE METRE CLEAR INSIDE BOUNDARIES, TO ALLOW FENCING & LANDSCAPING.
 - FILL AREAS TO BE COMPACTED TO 95% STD COMPACTION.

	PROJECT NO: DATE: DRAWN BY: CHECKED BY: APPROVED BY:	CLIENT: PROJECT: LOCATION:	DRAWN: DATE: CHECKED: APPROVED:	SHEET NO: OF:
	PROJECT: LOCATION: DRAWING TITLE:	PROJECT NO: DATE: DRAWN BY: CHECKED BY: APPROVED BY:	CLIENT: PROJECT: LOCATION:	DRAWN: DATE: CHECKED: APPROVED:

Attachment 2 – Extract of Appeal Provisions (Chapter 6, Part 1 and Part 2 and Schedule 1 of the *Planning Act 2016*).