

From: Natalie Maltby <natalie.maltby@googlemail.com>

Sent: Thursday, 1 August 2024 9:19 PM

To: Mail Cook <mail@cook.qld.gov.au>

Subject: DA/4743 - Information Request - Reconfiguration of a Lot (1 Lot into 4 Lots) - Lot 4 RP705900 - 43 Railway Avenue West Cooktown QLD - Response

Good Morning,

Please find the attached word document with the response to each section of Information Requested.

We hope these are satisfactory and look forward to hearing from you soon,

Kind Regards,

Clint and Natalie

Planning and Environment

Reconfiguring a Lot Code

Request for Information

1. Explain how the development addresses PO3 of the code, focusing on mitigating impacts from road networks and designing noise amelioration features to minimise adverse effects on visual amenity –

Response - Please refer to Image 1 for reference on how we can mitigate any noise and visual impacts from the surrounding roads. As you can see there is a large road reserve with high trees already in place (please refer to attached images), we can also plant more wind breaks along the current fence line. This can be done at the time of development. You will see from the new image below we have changed the proposed house site to allow development to take place further back from the road, whilst still keeping clearing to a minimum.

Image 1 – Fence line at Lot 4 – Wind break trees can be planted all along this fence line



Image 2 – Lot 4 - Road Reserve and high trees already existing



2. Showcase how the development addresses PO5 of the code, in particular AO5.2, and how it meets the minimum widths of access handles for sites within the rural zone.

Response – Please refer to below image showing the measurements of all access handles for the proposed development. All 4 lots will have the minimum width of 10m as required for the rural zone code. As can be seen from this image, we have moved the house sites in Lot 1 and Lot 4 to further reduce the amount of clearing needed for access purposes.



3. Demonstrate how the development addresses PO12 of the code, emphasising how it addresses lot requirements for Rural Lifestyle Lots as outlined in the code.

Response –

- a) The proposed lot being created on Railway Avenue West is 17 km North-West of Cooktown Town Centre.
- b) Proposed reconfiguration and clearing results in the access way being connected to Railway Avenue West for Lots 1, Lot 2 and Lot 3, whilst Lot 4 is connected to Jensen's Crossing Road.
- c) The proposed reconfiguration and clearing does not constitute sensitive land use and does not interfere with rural activities or extractive industry.
- d) The proposed reconfiguration and clearing does not impact transport/supply chains critical to rural production, rural industry and/or extractive industry.

- e) The proposed reconfiguration and clearing adheres to identified building parcels and legislative required firebreaks resulting in minimal impact and maintaining a sustainable natural environment having regard to water supply and water quality effluent disposal, potential erosion and natural habitat.
 - f) The proposed clearing associated with the reconfiguration is minimal and maintains the residential and scenic amenity, as well as new and pre-existing firebreaks that will be of minimum size required.
 - g) The site of the proposed reconfiguration is not subject to the Future Urban Expansion Overlay
4. Demonstrate that the proposed development, in particular Lot 1, Lot 2 and Lot 4 include access to a road network that complies with the rural roads design criteria in the FNQROC Development Manual in accordance with the overall outcomes 9m) and PO12 of the code.

Response - The site inspection revealed the road is designed and constructed in accordance with FNQROC Development Manual. Therefore, the development complies with PO12(m) of the Reconfiguring a lot code. Please also refer to images of the road network for these lots.

Image 1 – Railway Avenue West



Image 2 – Jensen’s Crossing Road



5. Please find Bushfire Hazard Check List attached

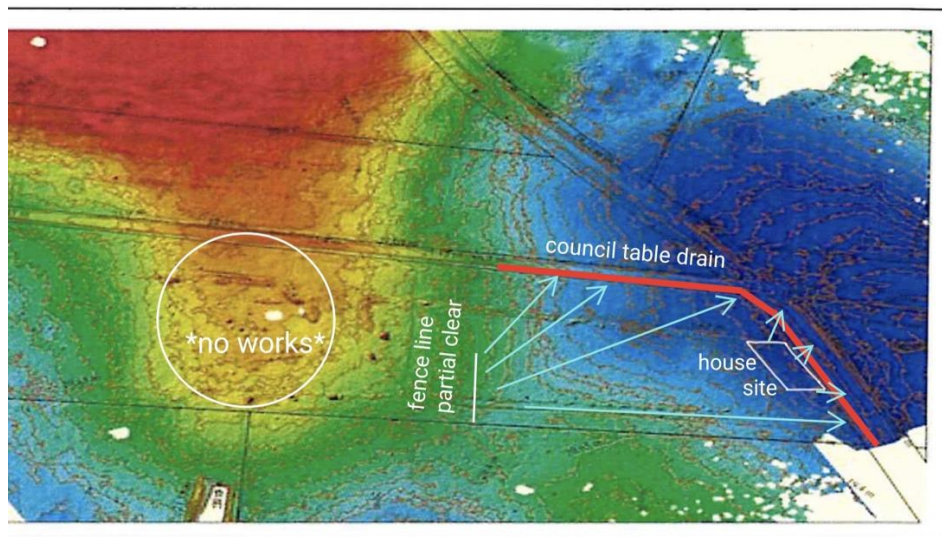
Engineering

Drainage Plan

Officers note that the proposed Lot 1 building envelope is proposed to be located at the north-eastern corner of the property boundary. The LiDAR data indicates that proposed Lot 1 may receive overland flows from the proposed Lot 4 (see figure 1).

6. The Applicant is requested to provide a preliminary drainage plan for the land and any requirements for potential drainage works to support the development and to mitigate potential storm water runoff from proposed Lot 4 into proposed Lot 1.

Response – As the fence line between lot 4 and proposed lot 1 is partially cleared, there will only be a portion which will need to be cleared with minimal disturbance to the ground, only ground cover and some trees to be removed. No further stormwater system will be necessary for overland flows as the ground naturally falls towards council table drains. As does the area containing the proposed house pad, naturally falling to the adjacent table drains.



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: Half of the block is cleared + regularly slashed,
as well as all road reserves. Property is regularly mowed
around all infrastructure to ensure fuel loads are kept to a minimum.

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: All proposed lots will have direct access from a road,
(Railway Ave W & Poison Creek Rd). The site is flat.

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: There has been a few fires in the area over the past
few years, however both of these were "deliberately/accidentally"
started. Buffers on-site are provided to ensure infrastructure
is protected from any potential fires.

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: Medium potential - Correlates with vegetation on the
property. fire management plan may be provided at the
time of future developments. e.g. rain water tanks.
All house sites will have sufficient clearing to maintain buffer zones.

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

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

Comment: With implementation of suitable infrastructure,
maintenance and buffers around any existing or new
dwellings will significantly reduce any impacts of a fire.

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 breaks, regular mowing/slashing,
access to bore water + tanks

FIRE HAZARD ASSESSMENT CHECKLIST

Property Description -

Lot 4 RP705900

Property Address -

43 Railway Ave West, Cooktown, Qld, 4895

Assessor name - Natalie Matby-Lemon + Clint Lemon

Assessment date - 20/10/2024

1. FUEL AVAILABLE to sustain fire:

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

SUB-TOTAL 9

2. TOPOGRAPHY:

Slope	Very Steep	16° +	5	<input type="checkbox"/>
	Steep	11° - 15°	4	<input type="checkbox"/>
	Moderate	7° - 10°	3	<input type="checkbox"/>
	Gentle	2° - 6°	2	<input type="checkbox"/>
	Flat	< 1°	1	<input checked="" type="checkbox"/>
Aspect:	North		5	<input type="checkbox"/>
	Northwest to west		4	<input type="checkbox"/>
	Mixed		3	<input type="checkbox"/>
	North to east		2	<input checked="" type="checkbox"/>
	East to south		1	<input type="checkbox"/>

SUB TOTAL

3

3. IGNITION SOURCES:

VERY HIGH	(Very frequent outbreaks)	10	<input type="checkbox"/>
HIGH	(Frequent fires, 1 every 1-2 years)	8	<input type="checkbox"/>
MODERATE	(Occasional fires, 1 every 3-5 years)	5	<input checked="" type="checkbox"/>
LOW	(Rarely any fire, 1 every 6-10 years)	2	<input type="checkbox"/>
VERY LOW	(No previous fires)	1	<input type="checkbox"/>

4. FIRE SEASON SEVERITY:

VERY HIGH	(Normally Very High to Extreme Fire Danger exists)	5	<input type="checkbox"/>
HIGH		4	<input type="checkbox"/>
MODERATE	(Normally Moderate Fire Danger exists)	3	<input checked="" type="checkbox"/>
LOW		2	<input type="checkbox"/>
VERY LOW	(Normally Low to Very Low Fire Danger exists)	1	<input type="checkbox"/>

5. HOUSING/BUILDING DENSITY:

VERY HIGH	(One house per 0.5ha.)	10	<input type="checkbox"/>
HIGH	(One house per 0.6 – 2ha.)	8	<input type="checkbox"/>
MODERATE	(One house per 2-10ha.)	6	<input type="checkbox"/>
LOW	(One house per 10-50ha.)	4	<input checked="" type="checkbox"/>
VERY LOW	(One house per 50ha. +)	2	<input type="checkbox"/>

6. DAMAGE POTENTIAL:

VERY HIGH	(Complete destruction possible)	10	<input type="checkbox"/>
HIGH	(Partial destruction, complete scorch)	8	<input type="checkbox"/>
MODERATE	(Some severe scorch)	5	<input type="checkbox"/>
LOW	(Minimal damage can occur)	2	<input type="checkbox"/>
VERY LOW	(No damage)	1	<input checked="" type="checkbox"/>

Summary of scores:

1. 9
2. 3
3. 5
4. 3
5. 4
6. 1

TOTAL SCORE: 25

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: Moderate bushfire hazard.