

Our Ref: 24-19/001344
Date: 29 January 2025

Chief Executive Officer
Cook Shire Council
PO Box 3
COOKTOWN QLD 4895

VIA: Email: mail@cook.qld.gov.au

Dear Sir/Madam,

RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO AN APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 2 LOTS) OVER LAND LOCATED AT 28 JENSENS CROSSING ROAD, COOKTOWN

Planning Plus QLD Pty Ltd acts on behalf of T Y Bass (the 'applicant') in relation to the above-described matter.

We hereby provide the following information in response to Council's Information Request dated 20 January 2025.

ENGINEERING

Site Access

Officers note that Queensland Globe aerial imagery and the Proposed Reconfiguration of a Lot Plan prepared by the Applicant indicates an existing internal access crossover and driveway from Jensens Crossing Road, located centrally within proposed Lot 2. Access to proposed Lot 1 appears to rely on this internal driveway located within proposed Lot 2.

1. The Applicant is requested to amend the Proposed Reconfiguration of a Lot Plan and provide further information demonstrating access to proposed Lot 1. This may include an access easement over the existing internal driveway located within proposed Lot 2 to enable access to proposed Lot 1. Alternatively, the Applicant is requested to amend the Proposed Reconfiguration of a Lot Plan demonstrating provision for an access crossover and driveway from Jensens Crossing Road to the existing dwelling/structures located on proposed Lot 1. This must include an evaluation of sight distance at the proposed access location in accordance with the AS 2890.1:2004 Parking facilities – Off-street car parking.

Please see amended Proposed Reconfiguration of a Lot Plan included as **Annexure 1**. The plan illustrates the proposed new access to proposed Lot 1 being at the eastern-most extent of the lot's road frontage, being as far away from the Endeavour Valley Road intersection as possible. Figure 1 below shows this as being approximately 160m.

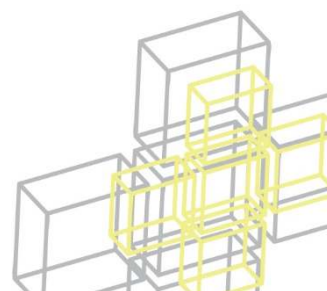
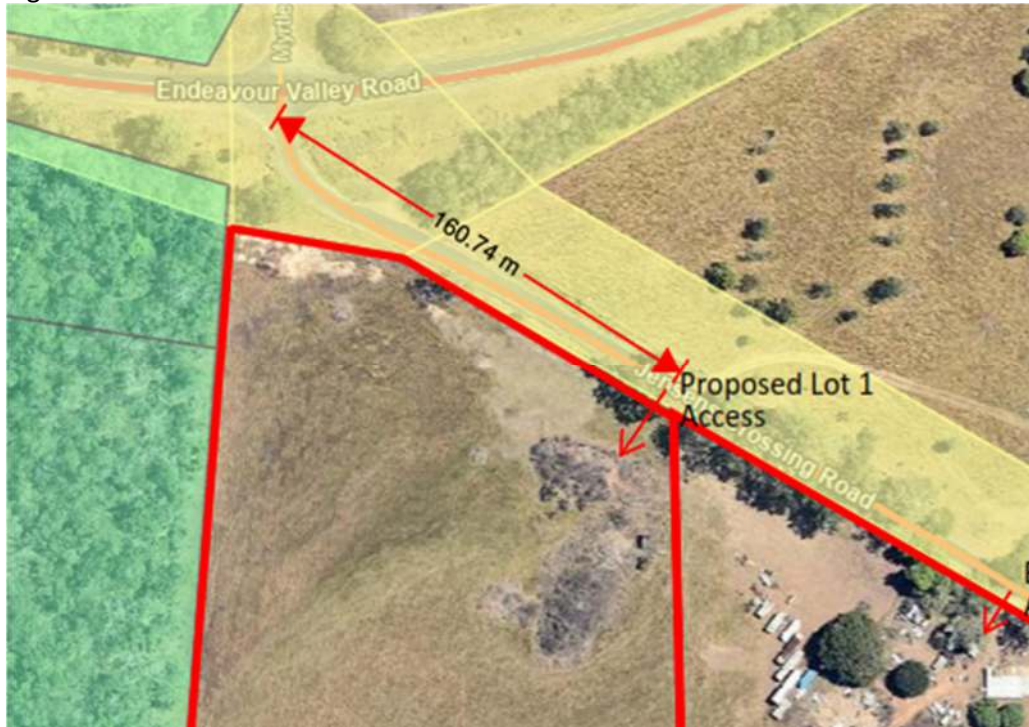


Figure 1



Photos included as **Annexure 2** show that this access point is clearly visible in either direction as Jensens Crossing Road is generally flat and straight for this section.

PLANNING AND ENVIRONMENT

Reconfiguring a Lot code

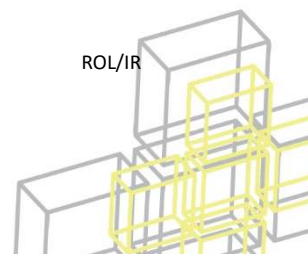
The proposed development is subject to the Reconfiguring of a Lot Code under the Cook Shire Planning Scheme 2017 (V2.0). The purpose of the code is to ensure new lots are suitable for their intended use and are appropriately designed and sited given the local landscape and topography. The proposed development is referenced as being Rural Lifestyle Lots in the town planning report and although the report discusses the overall compliance with the code, the report does not demonstrate, in detail, how the proposed development will achieve compliance, specifically relating to access and access to an FNQROC standard road

2. The applicant is to demonstrate that each lot, in particular Proposed Lot 1, will have site access;

As per above, please see amended Proposed Reconfiguration of a Lot Plan included as **Annexure 1** which illustrates the proposed new access to proposed Lot 1.

3. Demonstrate that the proposed development has access to a road network that complies with the rural roads design criteria in the FNQROC Development Manual in accordance with the overall outcomes (m) and PO12 of the code;

The Rural Road Design Criteria under the FNQROC Development Manual specifies “As per IPWEQ Lower Order Road Design” for rural roads with less than 50 VPD, which would apply to Jensens Crossing Road. Unfortunately this document was not available without having to purchase so we are unsure of the specifications, however we note that requirement for rural roads with 50 – 100 VPD being a 4.5m-wide seal, subject to note 1 which states:



1. *Cook Shire Council may consider relaxing the requirement to seal rural roads in some instances if there are no adverse impacts i.e. dust.*

Given the above, it would appear that the access standard for this road would be less than a 4.5m seal and possibly no seal requirement at all. A review of the photos included as **Annexure 2** indicate that the existing road surface significantly exceeds any such requirements.

4. Demonstrate how the development address PO3 of the code, particular proposed Lot 4, in mitigating impacts from road networks (for example Endeavour Valley Road); and

As noted previously, the proposed access to proposed Lot 1 is located as far as possible from the Endeavour Valley Road intersection, and at approximately 160m separation, is considered to appropriately mitigate any such impacts.

Site Details

Please provide an updated site plan to reflect any changes as a result of the details outlined in this Information Request and to ensure it includes the following details:

5. All existing and proposed boundary lines;

Please see amended Proposed Reconfiguration of a Lot Plan included as **Annexure 1**.

6. All existing buildings and structures.

Please see amended Proposed Reconfiguration of a Lot Plan included as **Annexure 1**.

7. All existing and proposed driveway/vehicular crossings; and

Please see amended Proposed Reconfiguration of a Lot Plan included as **Annexure 1**.

8. Dimensions detailing setbacks from all existing structures on proposed Lot 1 to the proposed boundary lines.

Please see amended Proposed Reconfiguration of a Lot Plan included as **Annexure 1**.

Conclusion

This letter constitutes the applicant's full response to the information requested.

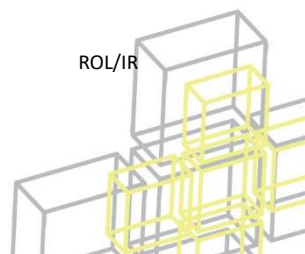
We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully

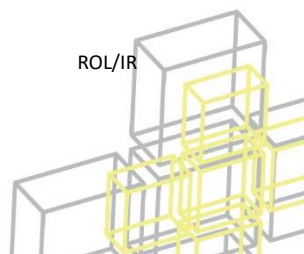


Evan Yelavich
Director / Planner
Planning Plus QLD Pty Ltd

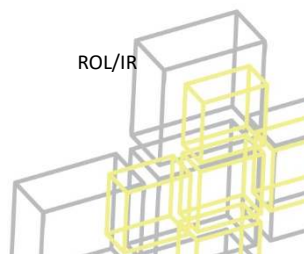
enc. Annexure 1: Amended Proposed Reconfiguration of a Lot Plan



Annexure 2: Photos of Proposed Lot 1 Access and Existing Road



Annexure 1: Amended Proposed Reconfiguration of a Lot Plan

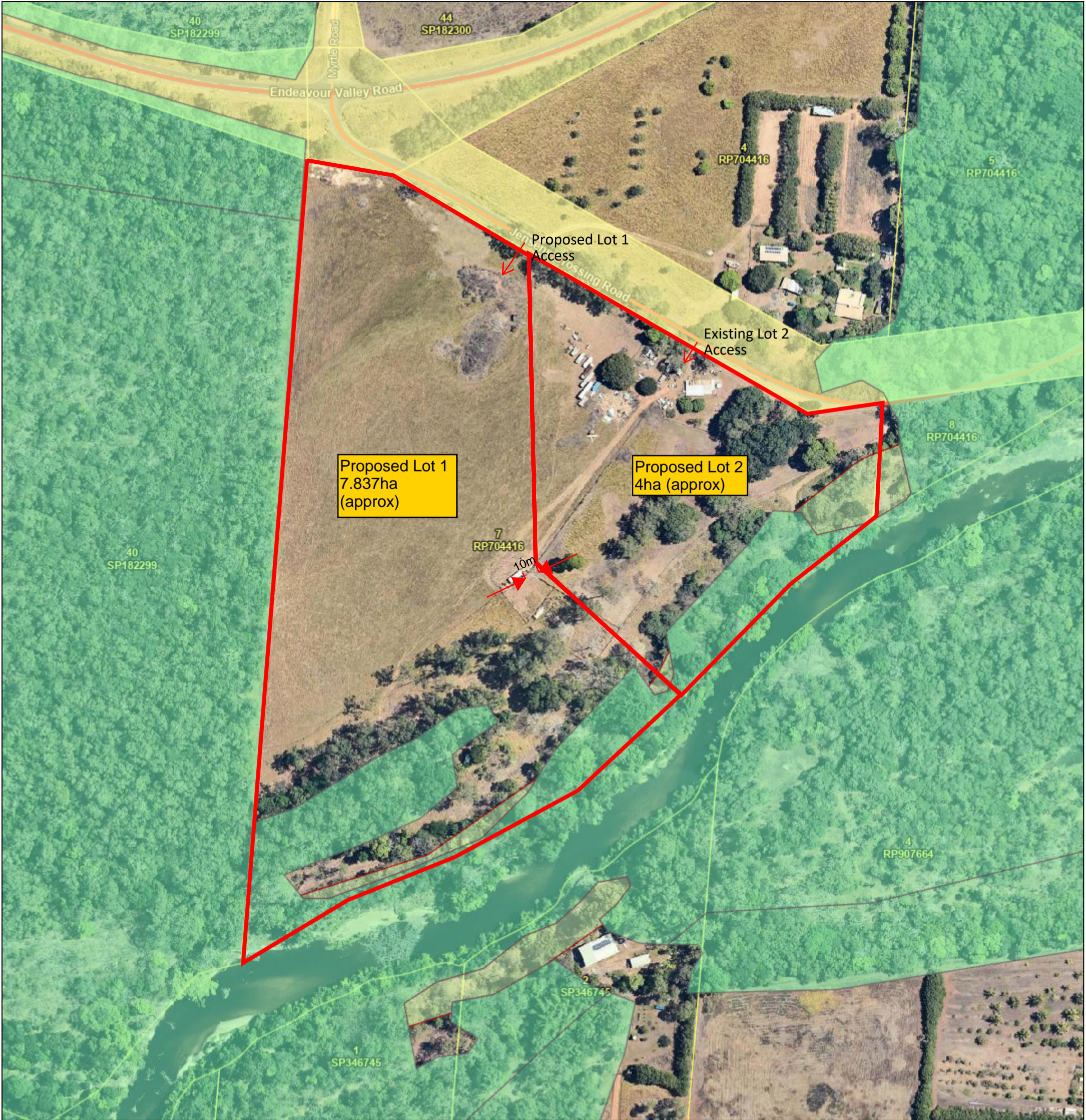


Proposed Reconfiguration of a Lot (1 Lot into 2 Lots)

28 Jensens Crossing Road, Cooktown, described as Lot 7 on RP704416 / Plan No. 24-19.01 / Date: 29/01/25

15°25'43"S 145°6'35"E

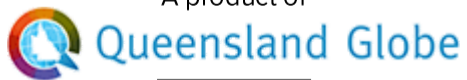
15°25'43"S 145°6'58"E



15°26'6"S 145°6'35"E

15°26'6"S 145°6'58"E

A product of



Legend located on next page



0 50 metres

Scale: 1:2500

Printed at: A3

Print date: 11/12/2024

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

Includes material © State of Queensland 2024. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.

If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-i, all rights reserved, © Planet Labs PBC, 2023



Queensland Government

Department of Resources

Proposed Reconfiguration of a Lot (1 Lot into 2 Lots)

28 Jensens Crossing Road, Cooktown, described as Lot 7 on RP704416 / Plan No. 24-19.01 / Date: 9/12/24

Legend

Attribution

Category A or B area containing endangered



Category A or B area containing of concern



Category A or B area that is least concern



Category C or R area containing endangered



Category C or R area containing of concern



Category C or R area that is of least concern



Water



Road parcel



Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access



Bikeway



Walkway



Restricted Access



Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare

Green bridges



Bridges



Tunnels



Railway stations



Railways



Includes material © State of Queensland (Department of Resources); © Commonwealth of Australia (Geoscience Australia); © 21AT, © Earth-i, all rights reserved, 2024.

© State of Queensland (Department of Resources) 2023

© State of Queensland (Department of Resources) 2024

This data were created by Geoscience Australia and are subject to Commonwealth of Australia Copyright.

© State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2024

Annexure 2: Photos of Proposed Lot 1 Access and Existing Road

