

Our Ref: LM:TT DA/4858:AD2025/0000302

20 January 2025

T Y Bass c/- Planning Plus QLD Pty Ltd
PO Box 399
REDLYNCH QLD 4870
E-mail: evan@planningplusqld.com.au

Attention: Evan Yelavich

Dear Mr Yelavich

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.

Location Details

Street Address: 28 Jensens Crossing Road Cooktown 4895

Real Property Description: Lot 7 on RP704416

Local Government Area: Cook Shire

Application Details

Application Number: DA/4858

Approval Sought: Development Permit for Lot Reconfiguration

Description of Proposal: 1 Lot into 2 Lots

Category of Development: Assessable Development

Category of Assessment: Code Assessment

Information Requested

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

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.

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;
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;
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

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;

6. All existing buildings and structures;
7. All existing and proposed driveways/vehicular crossings; and
8. Dimensions detailing setbacks from all existing structures on proposed Lot 1 to the proposed boundary lines.

Advice Note: Officers acknowledge that the various plans submitted contain some necessary information, but the absence of a comprehensive and consolidated site plan is required in order to make an informed assessment. In addition, the site plan forms part of the approved plan of development and must be consistent with the proposed development outcomes.

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 April 2025**.

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