

Our Ref: LM: DA/4873:AD2025/0001237

13 March 2025

W. Savage, D. Savage and G. Savage
C-/ MD Land Surveys
228 Draper Street
PARRAMATTA PARK QLD 4870

E-mail: erin@mdlandsurveys.com.au

Attention: Erin Berthelsen

Dear Ms Berthelsen

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: 8 and 6 Buhmann Street COOKTOWN 4895

Real Property Description: Lot 16 on SP297336 and Lot 18 on SP219099

Local Government Area: Cook Shire

Application Details

Application Number: DA/4873

Approval Sought: Development Permit for a Lot Reconfiguration

Description of Proposal: Reconfiguration of a Lot - 2 Lots into 3 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

Shared Driveway and Access Easement

The Proposed Reconfiguring of a Lot plan prepared by MD Land Surveys indicates a 5.0-metre wide access easement over land within proposed Lot 161, benefiting proposed Lot 162.

While Officers are generally supportive in principle of the proposed shared driveway and associated access easement, concerns are raised regarding the existing approximately 1V:4H batters which appear to be located within the frontage of proposed Lots 161 and 162, as indicated by Queensland Globe and LiDAR surface elevations.

1. The Applicant is requested to provide further information such as a plan demonstrating the proposed shared access crossover and driveway from Buhmann Street (through proposed Lot 161) to proposed Lot 162. This plan must consider the existing batters within the frontage of proposed Lots 161 and 162, demonstrating that a sufficient access easement width is provided.

On-Site Sewerage Supply

2. The Applicant is requested to provide further information regarding the proposed on-site wastewater disposal systems for proposed Lots 161 and 162. This should include a plan demonstrating the proposed locations of the wastewater disposal systems, addressing the following:
 - a. Within Lot 161, demonstrate that the proposed on-site wastewater disposal system achieves the minimum setback clearances from the rear property boundary; and
 - b. Within Lot 162, demonstrate that the proposed on-site wastewater disposal system achieves the minimum setback clearance from the top of the high bank of Two Mile Creek to the rear of the lot.
3. Given the steep approximately 1V:4H grade of the site, the Applicant is requested to provide further calculations of the proposed wastewater disposal systems within proposed Lots 161 and 162 demonstrating compliance with the Queensland Plumbing and Wastewater Code and AS/NZS 1547:2000 – ‘On-site Domestic Wastewater Management’.

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 13 June 2025.

In accordance with section 13.2 of the Development Assessment Rules, you may respond by giving:

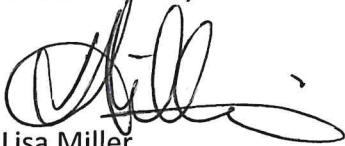
- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

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