

Our Ref: LM:DA/4873:D25/23066

03 July 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

Further Advice Request

Given under section 35 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

Applicant Details

Application Number:	DA/4873
Approval Sought:	Development Permit for a Lot Reconfiguration
Description of Proposal:	Reconfiguration of a Lot - 2 Lots into 3
Category of Development:	Assessable Development
Category of Assessment:	Code Assessment

Further Advice Request

This Further Advice Letter is provided in accordance with *Section 35 of the Development Assessment Rules*.

Cook Shire Council has reviewed your response to Council's Information Request received on 27 May 2025. The response to the request does not provide sufficient information to demonstrate that a number of issues raised in the request have been adequately addressed in order for Council to

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

ENGINEERING

Vehicular Sight Distance Plan

Council Officers have undertaken an inspection of the development site and raise safety concerns regarding the available sight distances at the proposed access driveway location, particularly in relation to obstructed sight lines looking uphill to traffic heading northbound as illustrated in the site photographs in *Figure 1* below.

1. The Applicant is requested to provide a plan showing both horizontal and vertical sight distances at the access location in accordance with the *AS 2890.1:2004 – Parking Facilities: Off-Street Car Parking* and other relevant standards.
2. The plan must include an assessment of the safety and operational functionality of the proposed access driveway external and internal to the site. This includes evaluation of the vertical and horizontal driveway geometry and its impact on visibility.
3. The Applicant must provide evidence clearly demonstrating that unobstructed lines of sight are achievable (this may include either site photos or horizontal and vertical sight line sections / longitudinal plans).
4. The assessment must also give consideration to the presence of existing vegetation and trees along the northern verge of Buhmann Street downhill from the proposed access location, which may obstruct sight lines.
5. Where the assessment identifies improvements are required to achieve passive control, amended engineering plans of the proposed access driveway must be provided.



Figure 1: site inspection photos – captured uphill from the proposed access location

Access Driveway Width

Officers raise safety concerns in relation to the proposed 3.0 metre wide access driveway (at the potential conflict point at the driveway / road intersection) and lack of provision to accommodate simultaneous two-way vehicular movements, noting the reduced existing sealed carriageway width on Buhmann Street, sight distance limitations and geometric constraints of the site.

6. The Applicant is requested to provide amended engineering plans demonstrating a minimum access driveway width of 5.5 metres is provided from the edge of the existing pavement on Buhmann Street to the property boundary.

Access Driveway Longitudinal Grade

Safety concerns are raised that provision has not been made to provide sufficient space at the edge of pavement to allow a vehicle to safely pause/queue prior to exiting the driveway onto Buhmann Street.

7. The Applicant is requested to provide an amended longitudinal section of the proposed access driveway demonstrating sufficient queuing space is provided (with a suitable low gradient) at the access location in accordance with *Section 3.3 Gradients of Access Driveways* of the *AS 2890.1-2004 Off-Street Car Parking*.
8. Additionally, the Vehicular Sight Distance Plan must include assessment of the amended longitudinal section of the proposed access driveway.

Note: The design of the access driveway must accommodate potential future upgrades to Buhmann Street, which may include pavement and seal widening of 1.0m on both sides of the existing road, extending to the existing top of batter. Accordingly, the queuing space must be maintained for a minimum distance of 6.0 metres from the top of batter into the proposed driveway alignment in accordance with Section 3.3 Gradients of Access Driveways of the AS 2890.1-2004 Off-Street Car Parking.

Drainage (Proposed Condition for Information)

As per Council Officer's site photos in *Figure 1* above, an existing table drain appears to be located along the northern side of Buhmann Street.

9. A culvert must be provided underneath the allotment access, complete with concrete headwalls. The Applicant is requested to provide hydraulic capacity calculations demonstrating that the culvert design maintains or exceeds the flow capacity of the existing table drain along the northern side of Buhmann Street. These calculations must comply with the requirements in accordance with *FNQROC Development Manual Standard Drawing S1105*.

For further information please contact Councils Planning and Environment Section on (07) 4082 0500, or alternatively email mail@cook.qld.gov.au.

Yours sincerely



Lisa Miller

Manager Planning & Environment
Cook Shire Council