

Our Ref: LM:tt DA/4663:AD2023/0004385

Your Ref: RP152779

15 August 2023

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Attention: Owen Caddick-King

Dear Mr Caddick-King

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:	22 Howard Street Cooktown 4895
Real Property Description:	Lot 30 C17949
Local Government Area:	Cook Shire Council

Application Details

Application Number:	DA/4663
Approval Sought:	Development Permit for Material Change of Use
Description of Proposal:	Multiple Dwellings (4 Units)
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:

DESIGN

The proposed development is subject to assessment under the *Medium Density Zone Code* of the *Cook Shire Planning Scheme 2017*. An overall outcome of the code is to ensure that built form reflects a medium density scale and provides a pleasant living environment with a high standard of amenity. The design of the buildings are to address the street frontages along Howard Street and John Street by including building features such as windows, doors, and balconies. It is noted that the drawings submitted with the application do not include elevation of the proposed unit 4 (four) and as a result, does not address AO3.1 of the code.

In addition, effective landscaping is important as it provides an attractive presentation to the street, enhances the property's visual appeal, and contributes to a positive image of the surroundings as outlined in PO4 of the code. It also offers benefits such as privacy, noise reduction, and improved environmental conditions. However, it is unclear, from the documents provided, how the development intends to include landscaping into the proposal.

Furthermore, proper waste storage is essential to prevent unsightly clutter and facilitate convenient collection. It promotes cleanliness, sanitation, and a more appealing environment. Considering the density of the site, the application is to include the location of the waste storage containers and address PO6 of the code. This is repeated in the Purpose of the code (6.2.2.2(2)(a)(c)), highlighting the importance of the issue.

1. Provide drawings that include a site plan, floor plans, elevations and sections of all existing and proposed structures on the subject site. The drawings should also encompass designated waste storage locations for each dwelling in accordance with the code.
2. Submit a landscape proposal illustrating how the development aims to incorporate landscaping into the project and enhance the visual appeal along John Street and Howard Street.

SECURITY AND PRIVACY

Buildings and spaces should be designed and managed to define ownership boundaries. As such, a balance is between privacy and security; between the desire of a household for visual and acoustic privacy and the benefits of passive surveillance both for the householder and the adjoining public space. However, the drawings and documents submitted with the application do not demonstrate the principles of *Crime Prevention Through Environment Design* (CTPED) mentioned in PO3(b) of the *Medium Density Residential Zone Code* or include fences or walls along the street frontages specified in AO3.3 of the code. This is repeated in the Purpose of the code (6.2.2.2(2)(a)(c)), highlighting the importance of the issue.

3. Provide drawings and documents to include *Crime Prevention Through Environment Design* (CTPED) principles stated in PO3(b) of the Medium Density Residential Zone Code.

Additionally, include required fences or walls along specified street frontages as per A03.3 of the code.

OPEN SPACE

The proposed development is subject to assessment under the *Residential Use Code* of the *Cook Shire Planning Scheme 2017*. An overall outcome of the code is to ensure that buildings are designed and located to ensure the amenity of future residents and sensitive uses on adjoining premises are protected and enhanced. Adequate private and communal open space is important as it meets residents' and guest needs as per PO13 of the code. Although, the town planning report submitted with the application indicates that the development has sufficient area to accommodate private open space for each unit as per A013.2(b)(c), it is not demonstrated in the drawings provided. This is repeated in the Purpose of the code (9.3.3.2(1)(2)(a)), highlighting the importance of the issue.

4. Provide drawings and documentation to accurately depict the private open space for each unit, ensuring alignment with the aforementioned principles.

PARKING

The proposed development is subject to assessment under the *Parking and Access Code* of the *Cook Shire Planning Scheme 2017*. An overall outcome of the code is to ensure the amount of parking provided for a particular land use is sufficient to meet the parking needs for its intended use. Schedule 1 of the code requires that 1.2 car parking spaces per dwelling be required for multiple dwellings with a total of 5 parking spaces to be provided. However, the drawings submitted with the application indicates a total of 4 parking spaces to be provided.

5. Provide drawings demonstrating the location of 5 car parking spaces and their associated access points to the subject site.

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 **15 November 2023**.

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



Darryn Higgins
Acting Manager Planning and Environment