

Our Ref: LM: DA/4715:AD2024/0000253
Your Ref: m10-23

23 January 2024

Hernan Alirio Martinez c/- U&i Town Plan
PO Box 426
COOKTOWN QLD 4895
E-mail: ramon@uitownplan.com.au

Attention: Ramon Samanes

Dear Mr Samanes

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:	37 Howard Street Cooktown 4895
Real Property Description:	Lot 3 on SP297338
Local Government Area:	Cook Shire Council

Application Details

Application Number:	DA/4715
Approval Sought:	Development Permit for Combined Material Change of Use and Reconfiguring a Lot
Description of Proposal:	Material Change of Use – Dual Occupancy and Reconfiguration of a Lot (1 into 2)
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

Topography and internal drainage

It is noted from LiDAR information that the existing topography of the development site slopes from west to east at approximately 5.3% resulting in a level difference of 1.3m along the length of the road frontage.

1. The Applicant is requested to confirm how the 1.3m level difference in site topography will be accommodated in the development of the site. The proposal should nominate any retaining structures and/or soil stability treatments anticipated.
2. The Applicant is requested to confirm internal drainage will be directed to a lawful point of discharge in accordance with the requirement of Queensland Urban Drainage Manual.
3. Provide a concept drainage plan for roof water and external areas showing how the runoff can be conveyed through the site to the road reserve.

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 **23 April 2024**.

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
Cook Shire Council