

Matters of Interest by Lot Plan  
Lot Plan: 818C17912 (Area: 1012 m2)

Application for a development permit :

## Material Change Of Use For Multiple Dwellings on a single lot

For Five (5) Single story dwellings, each having two (2) Bedroom with Parking facilities below floor level, under natural fall in land.

- **Summary**

### 1.1 Development application details

<b>Proposed development :</b>	Multiple dwellings five (5) units
<b>Type of approval sought:</b>	A Meterial change of use Multiple Dwellings
<b>Site address:</b>	55 Charollet Street Cooktown Queensland 4895
<b>Real property description:</b>	Lot Plan: 818C17912
<b>Site area:</b>	Area: 1012 m2
<b>Assessment manager:</b>	Cooktown City Council
<b>Owner details:</b>	Riccardo Olivetto
<b>Applicant details:</b>	Riccardo Olivetto

### 1.2 Planning instrument details

<b>State planning policy:</b>	Planning Policy ( April 2016 )
<b>Regional plan:</b>	Cape York regional plan
<b>Designation:</b>	
<b>Planning scheme:</b>	<u>Cook Shire Council Planning Scheme 2017 - Version 2.0</u>
<b>Applicable preliminary</b>	NA

<b>approval:</b>	
<b>Strategic framework:</b>	COOK SHIRE COUNCIL PLANNING SCHEME 2017
<b>Zone:</b>	Mixed use zone code
<b>Local plan:</b>	Cook Shire council Planning Schemam
<b>Level of assessment:</b>	Mixed use zone, Parking & Access, Services & Infrastructure, Residential Code
<b>Applicable overlays:</b>	Landslide hazard overlay
<b>Applicable codes:</b>	Codes : Mixed use zone, Parking & access, Works - Servises & Infrustructure, Residential Use.

### 1.3 Referral agencies

There are no applicable referrals relevant to this development application.

- **Site details**

Lot Plan: 818C17912 (Area: 1012 m2)  
55 Charlotte Street Cooktown Queensland

- **Site description**

The subject site is a empty site Located on Charlotte st, which is the main road entering the township of Cooktown, comprising of 1012m2 area with some remnant trees located towards the East front of the site.

The site has aproximatly 1.5m fall towards the North Front Side of the block and an aproximat 2.5m fall towards the back of the block, to the West.

**Table 1: Site description**

Site characteristic	Description
Existing land use	Vacant Land
Existing structures	None
Frontage and access	20 metre frontage to Charlotte Street where a single crossing is proposed
Topography and views	Aprox. 1.5 m fall to the North across the 20m frontage and 2.5m fall towards the back of the site to the West.
Existing vegetation	Trees in the front part of the site
Existing waterways	No waterways

Figure 1: Below, Satalight view of subject site



Figure 2: Below , Satalight view of subject site





Figure 4: Below Cooktown Zone mapping locations

Site located in "MIXED USE ZONE"

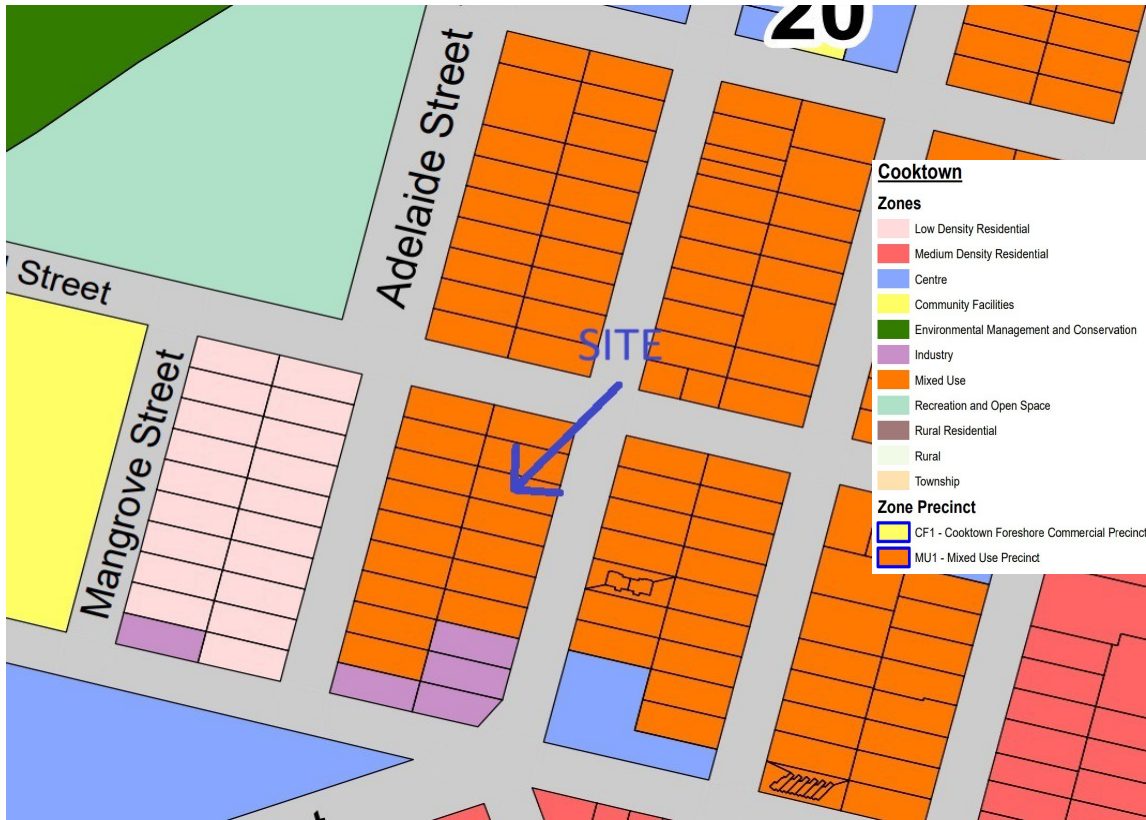


Figure 5: Landslide-hazard-overlay-maps

Note: Overlay Shading Just touches the West Boundary fence on the site only.



- **Surrounding land uses**

**Table 2: Surrounding land uses**

Surrounding land uses		Photos
North	Single Story pitched roof timber clad Residence with elevated veranda to West	
South	Single Story pitched roof brick Veneer Residence, With elevated veranda towards the West due to natural fall of site, Having views or the Endeavour River	
East	Road	
West	Double story residence with double garage at lower level	

- **Proposed development details**

Proposal of 5 x 2 bedroom residence with two car parking facilities under each residence which make use of the natural fall towards the North. Pitched gable roofs at 10 deg allowing natural internal ventilation flow. Queensland type construction comprising of lower story columns, supporting a lightweight timber and colorbond cladding and roof construction, All residences are completely separated from each other allowing open space between all dwellings. North facing verandas allowing natural winter sunlight to penetrate the living areas.

**Table 3: Summary of development aspects**

Material change of use (If your development application does not include a material change of use, please delete this section)	
<b>Building height</b>	Ground floor 2.4m, First floor 2.4m, roof 700  Total approx 5.5m
<b>Gross floor area (GFA)</b>	436m

<b>Non GFA site use area</b>	1012
<b>Site coverage</b>	43.08 % Site Coverage
<b>Car parking</b>	2 covered parking facilities located within natural fall of site under proposed living area
<b>Site access</b>	Site access details for the proposed development are located along North of site from Charlotte
<b>Proposed lots</b>	Title to remain as is with no subdivision
<b>Proposed servicing arrangements</b>	Infrastructure is located on the site, Water, electricity, storm water, grey water and telecommunications all available to connect into
<b>Building height</b>	Sub floor 2.4, Upper 2.4, roof 0.8 = 5.9m
<b>Gross floor area (GFA)</b>	GFA 483.5m2

### Building or operational work

(If your development application does not include building or operational work, please delete this section)

<b>Building work</b>	Buiding 5 new residence on elevated stumps
<b>Value of proposed work</b>	Aprox \$350,000
<b>Operational work</b>	NA
<b>Value of proposed work</b>	NA

Reconfiguring a lot , NA

## • Planning assessment

### 4.1 Pre-lodgement

NA

Table 4: Summary of key issues

Issue	Council response	Applicant response

## 4.2 Key issues

The key issues may relate to:

- Amenity : Building Height aproximatly 5.5m with gross floor Site Covarage of 43.3% site coverage, overlooking minimised by starring each building just above the natural floor height and providing car spaces beneeth the livable floor area within the natural fall of the site.
- Urban design : Proposed dwellings have a simple “Queenslander design” built on stumps so they ensure air ventilation and ability to build on variable terrain.
- Setbacks: 6m from main structure 1.5m from South boundary where single story high is achieved 6.9m from North boundary to lower story cart port, and 5.4m to upper story balcony to North boundary. 2.6m setback is achieved form West boundary to main structure.
- Landscaping, will be designed after pre-lodgement meetings
- Flooding, the site is not subject to flooding
- Traffic, only 1 driveway will be required for the development, and the internal turning space allocated from the garages will allow cars to safely enter and exit the sight safely.
- Acoustics, the proposed residence do not share common walls so no sound insulation is required as there are no party walls
- Odour, NA
- Heritage, NA
- Stormwater management, there is a storm water outlet on the site for all the roofs and hard water catchments will discharge to
- Views, West views may be available towards the Endeavour river, but many trees may obstruct
- Infrastructure, Electricity, water, Sewage, storm water, telecommunications are all available
- Waste management, Bin storage area will be located under each individual staircases
- Regional plan considerations,
- Health
- Vegetation removalEnvironment, the site has no vegetation management plans requirement Environment.

### 4.2.1 Title of issue <identify issue>

Not Aplicable

### 4.2.2 Title of issue <identify issue>

Not Aplicable

## 4.3 Variations to planning provisions

Mixed use zone code 6.2.4.2.(2) The purpose of the code will be achieved through the following overall outcomes: (a) A comprehensive mix of commercial and residential uses with an emphasis on tourist related uses, **although longer-term residential accommodation may also form part of the mix.**

Table 5: Proposed variations to the planning scheme

Ref.	Planning provision	Proposed variation and justification
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No variation to the scheme

## 4.4 Grounds for approval despite any conflicts

Not Applicable
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**Table 6: Conflicts with the planning scheme**

Ref.	Planning provision	Conflict and grounds for approval despite the conflict
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## 5.0 State assessment and other matters

### 5.1 State interests

#### 5.1.1 Matters established in the Planning Regulation

Planning Scheme 2017, 6.2.4.1 (2) (a) longer-term residential accommodation may also form part of the mix.
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#### 5.1.2 State Planning Policy

<p><b>Planning for liveable communities and housing</b></p> <p>All forms of housing in all locations to meet the diverse and changing needs of different communities,  Guide the development and redevelopment of land in appropriate locations,  Maximise the effective use of existing infrastructure and services,  The effective design and siting of buildings  Affordable, accessible, innovative and adaptable housing is required throughout all regions of the state to ensure a range of housing is available to all sectors of the community,  Appropriate housing is required to meet the diverse needs of communities,  To support the delivery of affordable housing and housing choice  The development of residential land is facilitated to address and cater for all groups in the current and projected demographic,  Innovative, and adaptable housing design and siting is provided for and encouraged.</p>
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State interest	Assessment against assessment benchmark
Maximise the effective use of existing infrastructure and services	The construction of the proposed 5 dwellings will use the existing infrastructure adequately allowing homes for 5 families on the 1 site
Delivery of affordable housing	The proposal will assist in Delivering affordable housing choices

## 5.2 Pre-lodgement meeting

A pre-lodgement meeting was conducted on 31/08/23

Entity meeting held with	Contact officer details	Date of meeting
Not Applicable	Not Applicable	Not Applicable

**Table 7: Summary of key referral requirements**

Referral requirement	Referral agency	Referral agency response	Applicant response
Not Applicable	Not Applicable	Not Applicable	Not Applicable

## 5.3 Early referral responses

**Table 8: Not Applicable**

Referral requirement	Referral agency	Date of early referral response
Not Applicable	Not Applicable	Not Applicable

Not Applicable

## 5.4 Assessment of referral requirements

Not Applicable
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### 5.4.1 Referral requirement [e.g. State-controlled road to SARA]

Not Applicable

### 5.4.2 Referral requirement [e.g. Clearing vegetation to SARA]

Not Applicable

## 6.0 Summary of supporting information

- Traffic impact assessment, Not Applicable
- Heritage impact report, Not Applicable
- Stormwater management report, Hard surfaces can be provide once planing application has been granted
- Acoustic report. Not Applicable
- Landscaping design to be provided once planing application has been granted

**Table 9: Supporting documentation**

Drawing/ Report title	Prepared by	Date	Reference no.	Version
Aspect of development: material change of use 5 unit development				
Floor Plan Sheet 1 Substructure Sheet 2 South West Elevations Sheet 3 North East Elevation sheet 4	Riccardo Olivetto	31/08/23	Architectural Drawings	Document version 1
Aspect of development: <Aspect of Development e.g. Material Change of Use >				
Site Analysis 55 Charlotte B	Riccardo Olivetto	21/08/23	Satalite photo	Document version 1

## 7.0 Conclusion

The 1012m2 site located at 55 Charlotte Street Cooktown has the ability to countably support the construction of the proposed five (5) dwellings, as there is ample car spaces, driveways, turning circles for vehicles, Open space is also provided with the addition of strategically placed

balconies with solar orientation and views elements. Infrastructure is all ready on site ready to connect into. Design layout takes full use of the topography of the site and surrounding elements.

## 8.0 Appendices

### Appendix 1

6.2.4 Mixed use zone code : Response

### Appendix 2

9.3.3 Residential use code : Response

### Appendix 3

9.4.2 Parking and access code : Response

### Appendix 4

9.4.3 Works, services and infrastructure code Response

Extra Notes :

Storm water designs, incorporating roof and hard surface runoff and piping to legal point of discharge will be completed after town planing plans have been approved

Landscaping design to be provided once planing application has been granted.

**Table 5.3.4.1—Prescribed categories of development and assessment: building work Zone Category of development and assessment**  
Assessment benchmarks Minor building work Accepted development In all circumstances Nil Filling and excavation Accepted development  
If involving less than 10m<sup>3</sup> of material Nil

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	RICCARDO OLIVETTO
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	P.O. Box 25 COOK TOWN
Suburb	COOK TOWN
State	QLD
Postcode	4895
Country	
Contact number	0425 859 343
Email address (non-mandatory)	rick2104@gmail.com
Mobile number (non-mandatory)	0425 859 343
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

## 2) Owner's consent

### 2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application  
 No – proceed to 3)

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

#### 3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**  
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		55	CHARLOTTE	COOK TOWN
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	818	C17912	COOK TOWN
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

#### 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

#### 3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
 Not required

#### 4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**  
*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.*

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

#### 6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

**MULTIPLE DWELLINGS DEVELOPMENT**

e) Relevant plans  
*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

Relevant plans of the proposed development are attached to the development application

#### 6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans  
*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

Relevant plans of the proposed development are attached to the development application

#### 6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

### Division 1 – Material change of use

*Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
MULTI-RESIDENTIAL Dwelling Development	MULTI-RESIDENTIAL DWELLINGS	5	436

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

### Division 2 – Reconfiguring a lot

*Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?	

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

**Division 3 – Operational work**

*Note: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)		
\$		

**PART 4 – ASSESSMENT MANAGER DETAILS**

15) Identify the assessment manager(s) who will be assessing this development application
COOK SHIRE COUNCIL
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

### 17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

#### Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

#### Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b> <input type="checkbox"/> Ports – Brisbane core port land ( <i>where inconsistent with the Brisbane port LUP for transport reasons</i> ) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application ( <i>if applicable</i> ).		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i></li> <li>• <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i></li> </ul>
<i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements	
<b><u>Environmentally relevant activities</u></b>	
23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> under section 115 of the <i>Environmental Protection Act 1994</i> ?	
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
<b><u>Hazardous chemical facilities</u></b>	
23.2) Is this development application for a <b>hazardous chemical facility</b> ?	
<input type="checkbox"/> Yes – <i>Form 69: Notification of a facility exceeding 10% of schedule 15 threshold</i> is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>	

### Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes – the development application involves premises in the koala habitat area in the koala priority area

Yes – the development application involves premises in the koala habitat area outside the koala priority area

No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

*Note: Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.*

### Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

*Note: Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.*

### Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application  
 No

*Note: See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.*

### Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - A certificate of title
- No

*Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.*

### Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below  
 No

*Note: See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:

Place ID:

### Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
 No

### Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)  
 No

### **Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation**

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

*Note: See guidance materials at [www.planning.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.*

## **PART 8 – CHECKLIST AND APPLICANT DECLARATION**

### **24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

*Note: See the Planning Regulation 2017 for referral requirements*

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

*Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).*

Yes

Relevant plans of the development are attached to this development application

*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (*see 21*)

Yes

Not applicable

### **25) Applicant declaration**

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

*Note: It is unlawful to intentionally provide false or misleading information.*

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

Date received:  Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

# Appendix 1

55 Charlotte Street Cooktown Queensland 4895

## 6.2.4 Mixed use zone code

(Page 78 Cook Planning Scheme)

### 6.2.4.1 Application

This code applies to assessing a material change of use or a re configuring a lot for development in the mixed use zone. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

### 6.2.4.2 Purpose

(1) The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.

(2) The purpose of the code will be achieved through the following overall outcomes:

(2) The purpose of the code will be achieved through the following overall outcomes:

(b) Commercial and entertainment facilities are provided at ground level, while residential units are located predominantly above ground level and provide for high density tourist accommodation and longer term residential living;

(c) Tourist facilities and services are established within or adjacent to tourist accommodation; and

(d) In the MU1 Precinct (Cooktown Foreshore Mixed Use Precinct), development will: (i) Comprise a mix of business, tourist accommodation and community use (education facilities); and (ii) Achieve a high level of design quality in the built form which complements the natural characteristics of the area, including the protection; (iii) Maintenance, rehabilitation and enhancement of the natural characteristics of Grassy Hill; and

(iv) Avoid and mitigate against natural hazards such as landslide, flooding and coastal hazards.

### 6.2.4.3 Criteria for assessment

**Table 6.4—Accepted development subject to requirements and assessable development**

Performance Outcomes	Acceptable Outcomes	Applicant response
<b>Section 1 For accepted development subject to requirements and assessable development</b>		
<b>Height, scale and density</b>		

Sheet1

<p>PO1 The scale, density and bulk of buildings is consistent with the mixed use area.</p>	<p>AO1.1 Except for a dwelling house, a minimum of 50% of ground floor GFA consists of non-accommodation related commercial uses. This area is located at the street frontage(s) of the site. And AO1.2 Where residential or commercial accommodation uses are provided, density shall not exceed one dwelling unit per 150m<sup>2</sup> of site area.</p>	<p>Sit is 1012m<sup>2</sup>, Density of 200m<sup>2</sup> is achieved by the 5 proposed residence which is lower the allowable density of , one dwelling unit per 150m<sup>2</sup> of site area. Living floor area = 360m<sup>2</sup> covering 35.57%. Gross floor area is 436m<sup>2</sup> amounting to 43.08% coverage.</p>
<p><b>Performance Outcomes</b></p>	<p><b>Acceptable Outcomes</b></p>	<p><b>Applicant response</b></p>
<p>PO2 Buildings are consistent in height and bulk with the existing pattern of construction in the area.</p>	<p>AO2.1 Building height does not exceed 8.5m. And AO2.2 Site cover does not exceed 60%.</p>	<p>Building height first floor 2.4m ground sub floor 2.4m Roof 700 total approx 5.5m on the North side with fall and having an offset distance of 5.1m from roof and 5.4 from balcony to Northern Boundary line. South building Height is an approx 4.1m to the ridge line and is set back 1.5m form Southern boundary. Which makes buildings consistent in height and bulk with existing pattern of construction.</p>
<p>PO3 Built form in the MU1 Precinct provides a high level of visual quality which minimises the impact of development on Grassy Hill and complements the natural characteristics of the area.</p>	<p>Where in the MU1 Precinct: AO3.1 Building height does not exceed 3 storeys and 11.5m above ground level And AO3.2 Site cover does not exceed 80%</p>	<p>Not Applicable.</p>
<p></p>	<p></p>	<p></p>
<p><b>Siting</b></p>	<p></p>	<p></p>
<p><b>Performance Outcomes</b></p>	<p><b>Acceptable Outcomes</b></p>	<p><b>Applicant response</b></p>

<p>PO4 Buildings and structures are sited to: (a) Complement the predominant character of the area; (b) Create a vibrant town centre street frontage not dominated by car parking; (c) Protect the amenity of residential uses in surrounding zones. (d) Ensure that internal car parking areas are capable of surveillance from dwellings located on site;</p>	<p>AO4.1 Buildings and structures are setback a maximum of 6m from the street frontage(s) and a minimum of 3m from all other street frontages. And AO4.2 Where for a Dwelling house, all buildings and structures shall maintain the following side and rear boundary setback: (a) 1.5 metres for that part of the building which is 4.5 metres or less above ground level; (b) 2 metres for that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level; (c) 2 metres, plus 0.5 metres for every 3 metres or part thereof for that part of the building which is greater than 7.5 metres above ground level. Or</p>	<p>The Buildings are sited to, Compliment the character of the area, No Vehicle parking is located at the front of the property, amenity of surrounding residential use zone is protected, car parking areas are convenient located directly under each residence insuring safety and surveillance is maintained. Setback from street frontage to building is 6m. Residence are only 1 story high on the South boundary which is 1.5 m away. West boundary residence is 2.6m from boundary wall. North boundary lower structure is 6.9m and upper balconies are 5.4m way from boundary.</p>
<p>PO4 Continued</p>	<p>AO4.3 Where for a mixed use development adjoining the Low Density Residential Zone or Medium Density Residential Zone, non-residential uses provide the following:                  (a) A 3m setback to the common boundary;                  (b) A 2m wide landscape strip within the setback area to the standard set out in the Landscaping Planning Scheme Policy;                  (c) A solid 1.8m fence that is 100% impervious fence along the common boundary.                  And</p>	<p>All adjoining properties are all zoned Mixed Use Zone. Fencing on all common boundaries to have a 1.8m high and 100% impervious.</p>

Performance Outcomes	Acceptable Outcomes	Applicant response
PO4 Continued	AO4.4 On-site car parking areas are located behind the building. Or AO4.5 Where car parking areas are provided on the street frontage, a continuous landscaped strip (excluding access/egress points) is to be provided to the standard specified in the Landscaping Planning Scheme Policy. Note: The creation of common driveways and/or parking areas to achieve this outcome will be supported. And	Parking areas are all located beneath the habitable floor area.
PO4 Continued	AO4.6 Awnings provide pedestrian shelter, consistent with the intended character of the Mixed use zone and: (a) includes under awning lighting (b) protects the normal flow of pedestrians (c) is continuous across the frontage/s of a site (d) aligns to provide continuity with shelter on adjoining sites (e) is cantilevered from the main building. Posts within the footpath must be non-load-bearing	Not Applicable.
Performance Outcomes	Acceptable Outcomes	Applicant response

# Appendix 2

55 Charlotte Street Cooktown Queensland 4895

## 9.3.3 Residential use code

*(Page 146 Cook planning scheme)*

### 9.3.3.1 Application

This code applies to a material change of use for the following land uses:

(a) Caretakers accommodation (b) Dual occupancy (c) Dwelling house (d) Multiple dwelling (e) Non-resident workforce accommodation (f) Retirement facility (g) Short-term accommodation (h) Relocatable home park (i) Tourist park

### 9.3.3.2 Purpose

(1) The purpose of the Residential development code is to facilitate a high standard of design and amenity for all residential development.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) Buildings are designed and located to ensure the amenity of future residents and sensitive uses on adjoining premises are protected and enhanced.

### 9.3.3.3 Criteria for assessment

**Table 9.3—Accepted development subject to requirements & assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
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**Section 1 - For accepted and assessable development**

**Scale of use**

Sheet1

<p>PO1 The site has adequate area to accommodate buildings and structures, car parking, landscaping and communal and private open space.</p>	<p>AO1.1 Development for Multiple Dwellings occurs on a site with the following minimum dimensions; (a) a site area of 800m<sup>2</sup>; and (b) a primary street frontage of 20m. And AO1.2 Development for Dual Occupancy occurs on a site with the following minimum dimensions; (a) a site area of 800m<sup>2</sup> where serviced by reticulated sewerage; or (b) a site area of 1000m<sup>2</sup> where not serviced by reticulated sewerage. And AO1.3 Development for a Relocatable home park or Tourist park occurs on a site; (a) with access to a sealed road of minimum 20m reserve width; (b) with a minimum area of 1ha; and (c) is well drained and flood free</p>	<p>The site has adequate area to accommodate buildings and structures with 1012m<sup>2</sup> area, 20m frontage, serviced by reticulated sewerage, private open space allocated at ground lever of 43.4m<sup>2</sup> per residence, car parking facilities to accommodate 2 covered car spaces per dwelling amounting to 10 car spaces in total, with appropriate landscaping.</p>
<p><b>Caretaker's accommodation</b></p>		
<p>PO2 The scale of the caretaker's accommodation is limited to meeting the caretaking function on the site.</p>	<p>AO2.1 Only one caretaker's accommodation is established on the site and does not exceed 150m<sup>2</sup> of gross floor area.</p>	<p>Not Applicable</p>
<p><b>Performance outcomes</b></p>	<p><b>Acceptable outcomes</b></p>	<p><b>Applicant response</b></p>
<p><b>Secondary dwellings</b></p>		
<p>PO3 The secondary dwelling is subservient to the primary use of the existing Dwelling House on site.</p>	<p>AO3.1 For a Dwelling House, no more than one secondary dwelling is provided on site and: (a) is directly connected to the Dwelling House; (b) does not exceed 50% of the gross floor area of the Dwelling House; (c) is for the exclusive use of a direct relative of the owner or occupier of the lot.</p>	<p>Not Applicable</p>
<p><b>Non-resident workforce accommodation</b></p>		

PO4 Non-resident workforce accommodation is for the sole purpose of housing workers (including live-in housekeepers and home tutors) genuinely required for a remote business or farming operation	AO4.1 Accommodation is provided on the same site as the place of employment of the non-resident workforce.	Not Applicable
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Applicant response</b>
PO5 The site is remote from alternative sources of accommodation, or insufficient accommodation is available locally to serve the needs of the non-resident workforce	No Acceptable Outcome specified.	Not Applicable
PO6 Air conditioning units and plant are; (a) not obtrusive when viewed from the public street; and (b) are acoustically screened where located in proximity to other dwellings.	No Acceptable Outcome specified.	Air conditioning units and plant are not obtrusive when viewed from the public street and are to be acoustically screened where located in proximity to other dwellings.
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Applicant response</b>
PO7 Designated areas are provided for the recreational needs of nonresident workers.	AO7.1 A minimum area of 25m <sup>2</sup> recreational space is provided for each accommodation unit. Note: Recreational open space may be provided as one area to service multiple units	Not Applicable
PO8 Development mitigates against the impacts of spray drift on non-resident workforce accommodation.	AO8.1 A minimum 40m vegetated buffer is provided between the accommodation units and irrigated crops.	Not Applicable
PO9 Development is of a scale and character that does not detract from the character or amenity of the area.	No Acceptable Outcome specified.	Scale and character of the Development will not detract from the character or amenity of the area.
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Applicant response</b>

<b>Relocatable home park or Tourist park</b>		
PO10 Individual sites have adequate area for the comfort of guests and maintain adequate separation between individual sites and facilities to provide privacy and comfort to guests.	AO10.1 Minimum individual area for sites area as follows: (a) Caravan 90m <sup>2</sup> (b) Campervan 60m <sup>2</sup> (c) Tent 60m <sup>2</sup> (d) Relocatable home 120m <sup>2</sup> (e) Cabin 120m <sup>2</sup> And AO10.2 The following separation distances are maintained; (a) 3m between caravans, campervans, tents, relocatable homes or cabins; (b) 6m between any accommodation type and the amenities or ablution building.	Not Applicable
PO11 Safe and efficient vehicle movements are facilitated both on site and on adjoining public streets.	AO11.1 Vehicle access and manoeuvring for a Relocatable home park or Tourist park; (a) Allows vehicles towing caravans are able to enter and exit the site in a forward gear; and (b) Provides a parking space for guest check-in/check-out entirely on site and adjacent to the office or Caretaker's Residence.	Not Applicable
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Applicant response</b>
PO12 Landscaping; (a) Provides a pleasant visual presentation to the street frontage; (b) Reduces the impacts on adjoining properties through extensive use of boundary plantings; (c) Makes use of (and/or supplements) existing native vegetation wherever possible; and (d) Provides shade to guests	AO12.1 The following landscaping is provided to the standard nominated in the Landscaping Planning Scheme Policy; (a) Minimum 6m width (excluding vehicle access and egress points) is provided along the street frontage; (b) Minimum 3m wide strip is provided along all other boundaries.	Not Applicable
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Applicant response</b>
<b>Open Space</b>		

Sheet1

<p>PO13 Private and communal open space is sufficient to meet the needs of residents and their guests</p>	<p>AO13.1 For Rooming Accommodation or Short Term Accommodation development, a minimum of; (a) 35% of the site area (not including driveways, parking and service areas) is provided for private open space; (b) 50m<sup>2</sup> is provided in one whole area with a minimum dimension of 5m. And AO13.2 For Multiple Dwelling or a Retirement Facility development, private open space is provided for each dwelling located wholly or partly on the ground floor storey, at the following rates; (a) 30m<sup>2</sup> for each one bedroom dwelling; (b) 40m<sup>2</sup> for each two bedroom dwelling; (c) 50m<sup>2</sup> for each three or more bedroom dwellings. And AO13.3 For Multiple Dwelling or Retirement Facility development, each dwelling located wholly above the ground floor storey is provided with a balcony with a minimum area of 8m<sup>2</sup> and a minimum dimension of 2m. And AO13.4 Each dwelling unit has a minimum 60m<sup>2</sup> of private open space accessible only from that dwelling and for the sole use of occupants of that dwelling. And AO13.5 For a Relocatable home park or Tourist park, a minimum of 75 of the site area (exclusive of boundary setback landscaping) is provided for communal open space and recreation. Such space has a length to width ratio no greater than 1:3.</p>	<p>43.4m<sup>2</sup> of private open space is located on the ground floor for each of the 5 proposed dwellings which all comprise of 2 bedrooms each, which is higher than the minimum of 40m<sup>2</sup>.</p>
<p><b>Performance outcomes</b></p>	<p><b>Acceptable outcomes</b></p>	<p><b>Applicant response</b></p>

**Section 2 - For assessable development**

<b>Amenity</b>		
<p>PO14 Development is designed to protect the amenity of sensitive land uses on adjoining premises and future residents of the site.</p>	<p>AO14.1 The following is prepared to demonstrate there will be no overlooking or loss of privacy on adjoining premises;                      (a) A Site Analysis Plan showing; (i) The orientation, vegetation, topography, overland flow paths and infrastructure on the subject site; and (ii) The adjoining premises, including the location and height of buildings and structures, habitable rooms and private open space; and (b) A Site Plan showing; (i) the location and height of proposed buildings, structures, habitable rooms and private open space; and (ii) the location and height of buildings and structures, habitable rooms and private open space on adjoining premises.</p>	<p>The Development is designed to protect the amenity of sensitive land uses on adjoining premises and future residents of the site, as it is a light build queenslander development which will have little impact into the soil itself. See drawing "Site Analysis 55 Charlotte"</p>
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Applicant response</b>

# Appendix 3

## 55 Charlotte Street Cooktown Queensland 4895

### 9.4.2 Parking and access code

#### 9.4.2.1 Application

This code applies to assessing material change of use and re-configuring a lot development identified in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

#### 9.4.2.2 Purpose

(1) The purpose of the Transport, parking and access code is to ensure transport, access and car parking is safe, efficient and convenient. (2) The purpose of the code will be achieved through the following overall outcomes: (a) The amount of parking provided for a particular land use is sufficient to meet the parking needs for that use; (b) Parking and manoeuvring areas, passenger set down/pickup areas and goods loading/unloading facilities are provided in a safe and efficient manner; and (c) Access arrangements do not compromise the safety and efficiency of the transport network.

#### 9.4.2.3 Criteria for assessment

**Table 9.7—Accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>Car parking provision</b>		
PO1 Sufficient car parking spaces are provided on site to accommodate the amount and type of vehicle traffic likely to be generated by the use.	AO1.1 Car parking for the land uses listed in the table in Schedule 1 of this code is provided as per that table	1.2 spaces per dwelling unit, required as minimum, 10 cored spaces have been provided.
<b>Car parking location</b>		
PO2 On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.	AO2.1 For residential uses, short-term visitor parking is provided at the front of the site, with direct access to the building entry.	Car spaces are conveniently located directly under each residence for accessibility and safe use.
Performance outcomes	Acceptable outcomes	Applicant response
<b>Access</b>		

<p>PO3 Access points are located to operate efficiently and safely and minimise conflicts considering the: (a) Amount and type of vehicular traffic; (b) Type of use and road traffic conditions; (c) Nature and extent of future street or intersection improvements; (d) Current and future on street parking; and (e) Available sight distances.</p>	<p>AO3.1 The location of the access points is in accordance with the provisions of Australian Standards AS 2890.1 Parking Facilities – Off-street Car parking and AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities.</p>	<p>Location, access points widths, turning circles, bay lengths are all in accordance with AS 2890.1 and AS 2890.2 for off street parking facilities. Internal 4.0 turning circles with 6.4m allowable space to 90deg turn with minimum 3.5m wide driveways.</p>
<p><b>Design and layout</b></p>		
<p>PO4 Car parking layout, individual spaces, manoeuvring and service areas are of a suitable size to meet user requirements and are designed to ensure they are safe, convenient and functional.</p>	<p>AO4.1 The design and layout of car parking spaces and areas including car park widths, aisle widths and circulation areas are in accordance with Australian Standards – AS 2890.1 Parking Facilities – Off-street Car parking and AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities. And AO4.2 Car parking spaces are line marked</p>	<p>Functional, convenient size car park layouts and access to those parking facilities are provided on site in covered car parking areas beneath the residence. They are min 3.5m wide by 6m deep each creating 6x6m double parking bays, with ample turning circles to enter and exit safely.</p>
<p><b>Performance outcomes</b></p>		
<p>PO5 Service vehicle movement and loading areas are of a suitable size and dimension to meet user requirements.</p>	<p>AO5.1 Service vehicle movement and loading areas are designed in accordance with Australian Standards AS 2890.1 Parking Facilities – Off-street Car parking and AS 2890.2 Parking Facilities – Off street commercial vehicle facilities and meet the minimum design requirements for the service vehicle specified in Schedule 2 of this code.</p>	<p>Suitable sizes and dimensions are designated and designed</p>

<p>PO6 Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties.</p>	<p>AO6.1 The proportion of total parking spaces provided for people with disabilities is in accordance with the Australian Standard – AS2890.1 Parking Facilities – Off-street Car parking. And AO6.2 Access to spaces for people with disabilities is provided in accordance with Australian Standard – AS1428.1 Design for access and mobility – General requirements for access – New building work. And AO6.3 Disabled parking is directly accessible from the entrance of the premises. And AO6.4 Disabled parking is clearly identified via signage and/or line marking.</p>	<p>No disabilities parking is required</p>
<p><b>Performance outcomes</b></p>	<p><b>Acceptable outcomes</b></p>	<p><b>Applicant response</b></p>
<p><b>Schedule 1—Vehicle parking and service vehicle requirements</b></p>		
<p><b>Use</b></p>	<p><b>Minimum Number of Car Parking Spaces</b></p>	<p><b>Applicant response</b></p>
<p>Multiple Dwelling</p>	<p>1.2 spaces per dwelling unit.</p>	<p>1.2 spaces required per dwelling times 5 Dwellings equals 6 required car spaces. A total of 10 car spaces allowing 2 spaces per dwelling is supplies, which is 4 more than the minimum required.</p>

# Appendix 4

55 Charlotte Street Cooktown Queensland 4895

## 9.4.3 Works, services and infrastructure code

(Page 155 Cook Planning Scheme)

### 9.4.3.1 Application

This code applies to material change of use, re configuring a lot and operational work development where identified as code or impact assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

### 9.4.3.2 Purpose

(1) The purpose of this code is to ensure development is provided with the range of infrastructure services expected by the community. (2) The purpose of the code will be achieved through the following overall outcomes: (a) Infrastructure is designed and constructed to a suitable standard; (b) Works, services and infrastructure do not cause environmental degradation or increase the risk of natural hazards; and (c) Development is designed, constructed and managed to avoid or minimise impacts on receiving waters.

### 9.4.3.3 Criteria for assessment

Table 9.8—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
Infrastructure services		
PO1 An adequate, safe and reliable supply of potable and general use water is provided.	AO1.1 If the site is located within Council's reticulated water area, as identified on an OM7 – Infrastructure Services Overlay Map, the site must be connected to Council's reticulated water supply system in accordance with Section D6 of the Development Manual Planning Scheme Policy. And AO1.2 If the site is not located within Council's reticulated water area as identified on OM7 – Infrastructure Services Overlay Map, rainwater tanks of minimum capacity 50,000 litres must be installed for each residential dwelling unit.	Potable and general use water is provided on site as the mains is already taped into supplying the property with a 32mm outlet.
Performance outcomes	Acceptable outcomes	Applicant response

Sheet1

<p>PO2 Provision is made for the treatment and disposal of sewerage effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the effluent disposal system or as a result of the cumulative effect of systems in the locality.</p>	<p>AO2.1 If the site is located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, the site must be connected to Council's reticulated sewerage network in accordance with Section D7 of the Development Manual Planning Scheme Policy. And AO2.2 If the site is not located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, an on-site sewerage treatment facility must be installed.</p>	<p>Site is located in Council's reticulated sewerage area.</p>
<p>Performance outcomes</p>	<p>Acceptable outcomes</p>	<p><b>Applicant response</b></p>
<p>PO3 Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.</p>	<p>AO3.1 A reticulated drainage system is provided in accordance with Sections D4 and D5 of the Development Manual Planning Scheme Policy</p>	<p>Land is provided external drainage to an appropriate standard to minimise runoff and impacts on receiving waters, and an internal system will be installed for hard surface runoff.</p>
<p>PO4 Land is provided with a reliable electricity supply.</p>	<p>AO4.1 Connection is made to an electricity supply network in accordance with Section D8 of the Development Manual Planning Scheme Policy</p>	<p>Land is provided with a reliable electricity supply, as both high voltage lines and standard 3 phase centre taped voltage (230Vac) available, on Charlotte St.</p>
<p>Performance outcomes</p>	<p>Acceptable outcomes</p>	<p><b>Applicant response</b></p>

<p>PO5 The road to the frontage of the site must be constructed to provide for the safe and efficient movement of: (a) Vehicles on the road adjacent to the site; (b) Vehicles to and from the site; (c) Pedestrians and cyclists adjacent to the site; and (d) Pedestrians and cyclists to and from the site.</p>	<p>AO5.1 The road to the frontage of the site is constructed in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy. And AO5.2 Vehicle crossover/s are constructed to provide access to the site in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy.</p>	<p>Road to the frontage will have a vehicle crossover to the site which will be constructed to provide for the safe and efficient movement of Vehicles on the road adjacent to the site and from the site; also for Pedestrians and cyclists adjacent to the site. Vehicle crossover will be constructed to provide access to the site as per Planning Schema Policy.</p>
<p>PO6 Works associated with a Material Change of Use or Operational Work must not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6.1 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Development Manual Planning Scheme Policy.</p>	<p>Works associated with a Material Change of Use or Operational Work will not affect the efficient functioning of the public utility mains, services or installations, They will be taped into appropriately with all required Certifications.</p>
<p>Performance outcomes</p>	<p>Acceptable outcomes</p>	<p><b>Applicant response</b></p>
<p><b>Filling and excavation</b></p>		

<p>PO7 Filling and excavation does not result in the instability of a site or adjacent land.</p>	<p>AO7.1 Filling and excavation is no greater than 1.5m in height or depth (above or below existing ground level). And AO7.2 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5m in height. And AO7.3 Filling and excavation does not occur within 2m of the site boundary. And AO7.4 Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1month. And AO7.5 Filling and excavation works comply with Australian Standard – AS 3798 Guidelines on Earthworks for Commercial and Residential Development as set out in Section D2in the Development Manual Planning Scheme Policy.</p>	<p>Filling and excavation will not be greater than 1.5m in height or depth, nor soil will be stockpiled on site, the development design has been designed to minimise cut and fill to a minimum, and will be well withing the guide lines of AS 3798 and the Development Manual Planning Scheme Policy, thus not resulting in the instability of a site or adjacent land</p>
<p>Performance outcomes</p>	<p>Acceptable outcomes</p>	<p><b>Applicant response</b></p>
<p>PO8 Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land.</p>	<p>AO8.1 Filling and excavation does not result in the ponding of water on the site or adjacent land. And AO8.2 Filling and excavation does not result in an increase in flow of water from the site to any other land or a transport corridor. And AO8.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse or overland flow paths. And AO8.4 Filling and excavation complies with the specifications set out in Section D2 – D7 of the Development Manual Planning Scheme Policy.</p>	<p>Filling and excavation will not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land. There is very minimum cut and fill with this proposed design.</p>

Sheet1

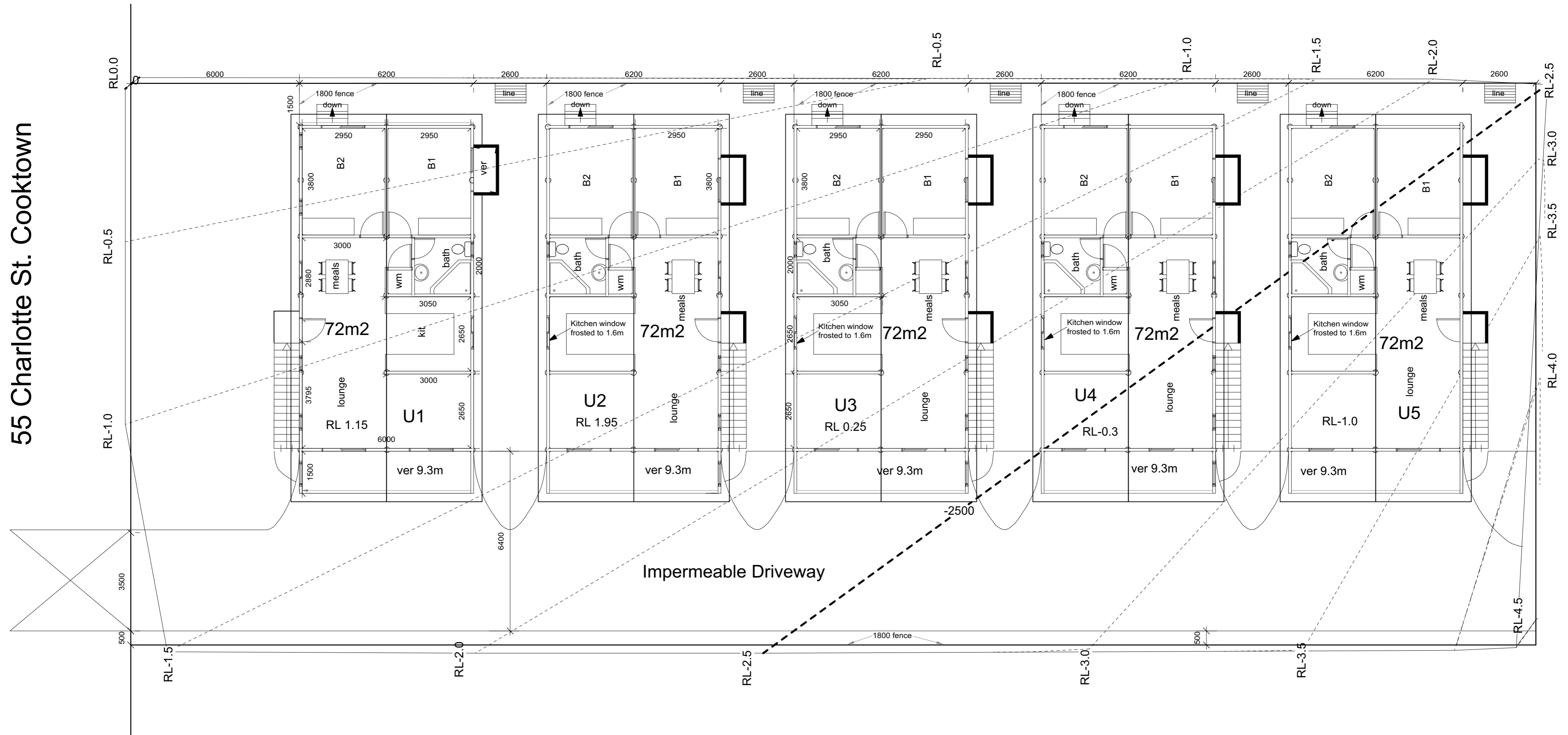
PO9 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO9.1 Water quality complies with Section D5 of the Development Manual Planning Scheme Policy.	Filling and excavation will not result in a reduction of the water quality of receiving waters.
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Applicant response</b>
PO10 Filling and excavation is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised.	No Acceptable Solution specified.	Filling and excavation will be carried out so that the visual amenity of the area and the privacy of adjoining properties will not be compromised.
PO11 Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.	AO11.1 Filling and excavation and associated site works and construction activity are carried out as follows: (a) Construction activity is timed to avoid periods of high rainfall; (b) Earth works/site regrading and rehabilitation is carried out at the completion of each stage of works; (c) Erosion/sediment control barriers/fences and drains are installed and maintained; (d) Hydro-mulching or similar treatment is applied to newly disturbed areas; and (e) Revegetation of a disturbed area commences immediately upon the completion of works on that area and is maintained for a period of at least 3 months.	Effective measures will be put in place such that filling and excavation associated with site works and construction activity do not cause erosion, by means of retaining walls if required.
<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Applicant response</b>
<b>Major electricity infrastructure and buffers</b>		

<p>PO12 Development involving a sensitive land use is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO12.1 Sensitive land uses maintain the following separation distances from Major Electrical Infrastructure or Electricity Substation shown on OM7 – Infrastructure Overlay Map: (a) 20 m for transmission lines up to 132 kilovolts; or (b) 30m for transmission lines between 133 kilovolts and 275 kilovolts; or (c) 40 m for transmission lines exceeding 275 kilovolts</p>	<p>No major electricity infrastructure or substations will be required for this development.</p>
<p>PO13 Major electricity infrastructure on private land is included in an easement.</p>	<p>AO13.1 Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for the electricity provider’s requirements.</p>	<p>No easement required in this job as there will be no Major electrical infrastructure.</p>
<p>Performance outcomes</p>	<p>Acceptable outcomes</p>	<p><b>Applicant response</b></p>
<p><b>Fire services in developments accessed by common private title</b></p>		
<p>PO14 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO14.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and should be situated above or below ground. AO14.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>	<p>Hydrants will not be required for this development.</p>
<p>Performance outcomes</p>	<p>Acceptable outcomes</p>	<p><b>Applicant response</b></p>

Sheet1

<p>PO15 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.</p>	<p>AO15.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.</p>	<p>Road widths into the development are 3.5m wide, designed for residential development.</p>
<p>PO16 Hydrants are suitably identified so that fire services can locate them at all hours.</p>	<p>AO16.1 Hydrants are identified as specified in the 'Traffic and Road Use Management Manual, Volume 1: Guide to traffic management, Part 10: Traffic Control and Communication Devices, section 6.7.2-1 Fire hydrant indication system' available on the Department of Transport and Main Roads Website  <a href="http://www.tmr.qld.gov.au/businessindustry/Technicalstandardspublications/Traffic-andRoad-Use-Managementmanual/Volume-1.aspx">http://www.tmr.qld.gov.au/businessindustry/Technicalstandardspublications/Traffic-andRoad-Use-Managementmanual/Volume-1.aspx</a>.</p>	<p>Hydrants will not be required for this development.</p>
<p>Performance outcomes</p>	<p>Acceptable outcomes</p>	<p><b>Applicant response</b></p>

55 Charlotte St. Cooktown



GROSS FLOOR AREA M2			
	LIVING	VER	STAIRS
UNIT 1	72	10.9	4.3
UNIT 2	72	10.9	4.3
UNIT 3	72	10.9	4.3
UNIT 4	72	10.9	4.3
UNIT 5	72	10.9	4.3
<b>TOTAL</b>	<b>360</b>		

Lot Plan: 818C17912 (Area: 1012 m2)  
 GROSS FLOOR AREA = 360M2  
 SITE COVERAGE = 35.57%

Floor Plan 1:100 on A2

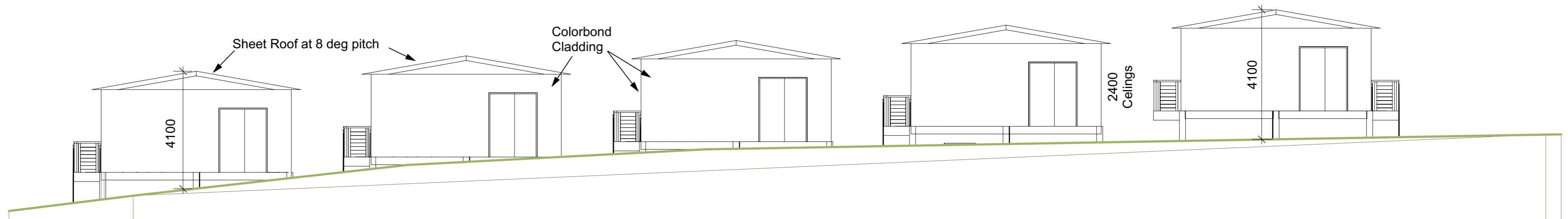


1000 m2 / 150 = 6.6 units density allowable  
 5 Units living area 72 m2 each  
 total 360 m2 plus verandahs  
 10 covered car spaces = 2 per dwelling

Proposed 5 units	Sheet 1
55 Charlotte St. Cooktown	31/08/23



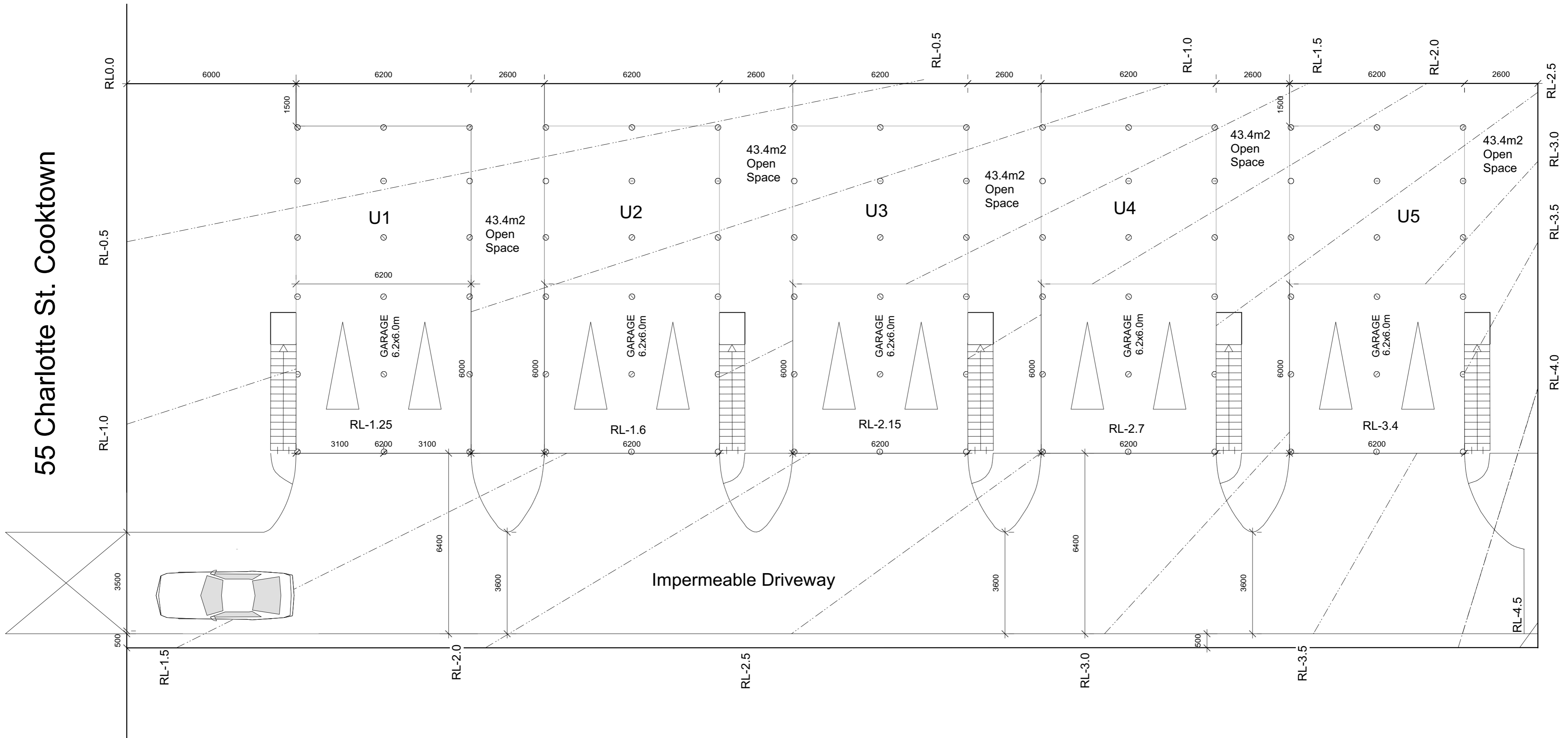
West Elevation



South Elevation

Proposed 5 units	Sheet 3
55 Charlotte St Cooktown	A2 1:100 31/08/23

# 55 Charlotte St. Cooktown



Substructure Plan 1:100 on A2

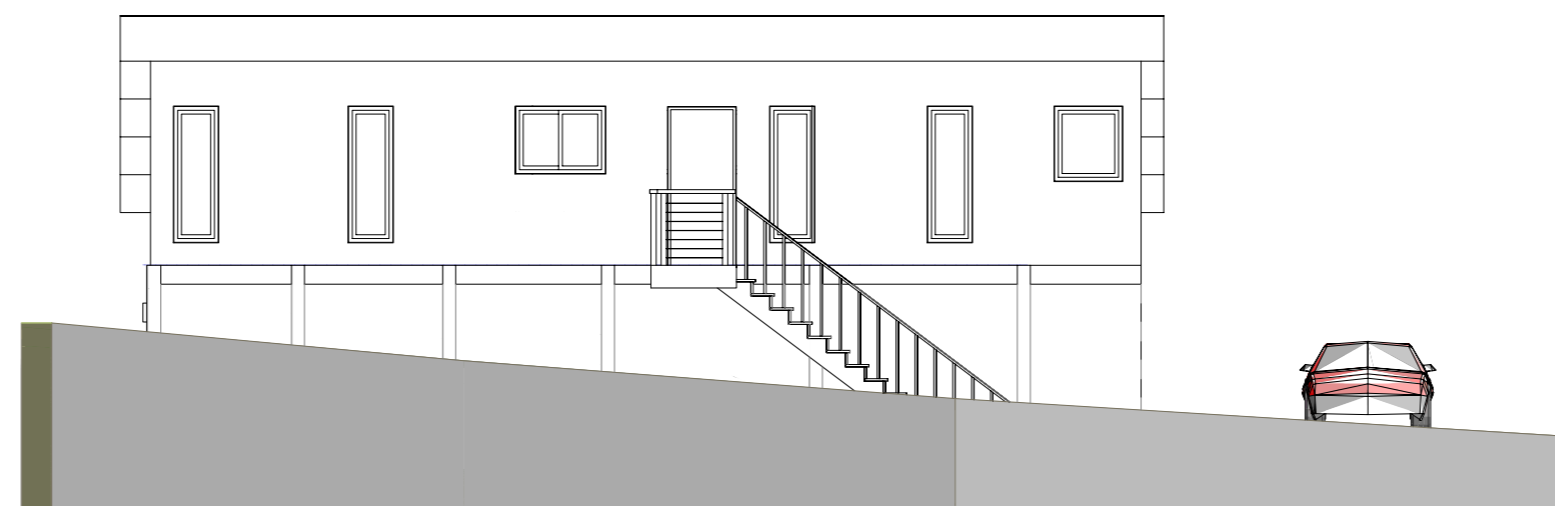
	GROSS FLOOR AREA M2		
	LIVING	VER	STAIRS
UNIT 1	72	10.9	4.3
UNIT 2	72	10.9	4.3
UNIT 3	72	10.9	4.3
UNIT 4	72	10.9	4.3
UNIT 5	72	10.9	4.3
TOTAL	360		

Lot Plan: 818C17912 (Area: 1012 m<sup>2</sup>)  
 GROSS FLOOR AREA = 360M<sup>2</sup>  
 SITE COVERAGE = 35.57%

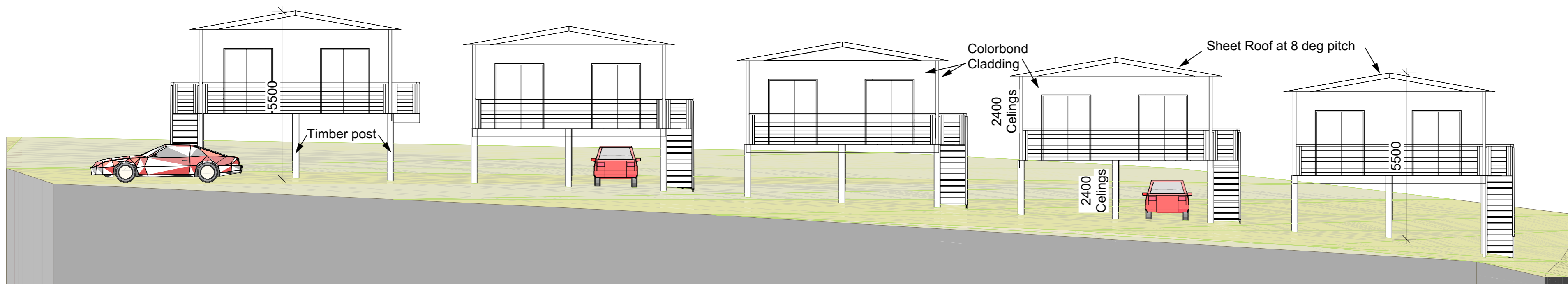


1000 m<sup>2</sup> / 150 = 6.6 units density allowable  
 5 Units living area 72 m<sup>2</sup> each  
 total 360 m<sup>2</sup> plus verandahs  
 10 covered car spaces = 2 per dwelling

Proposed 5 units	Sheet 2
55 Charlotte St. Cooktown	31/08/23



East Elevation



North Elevation

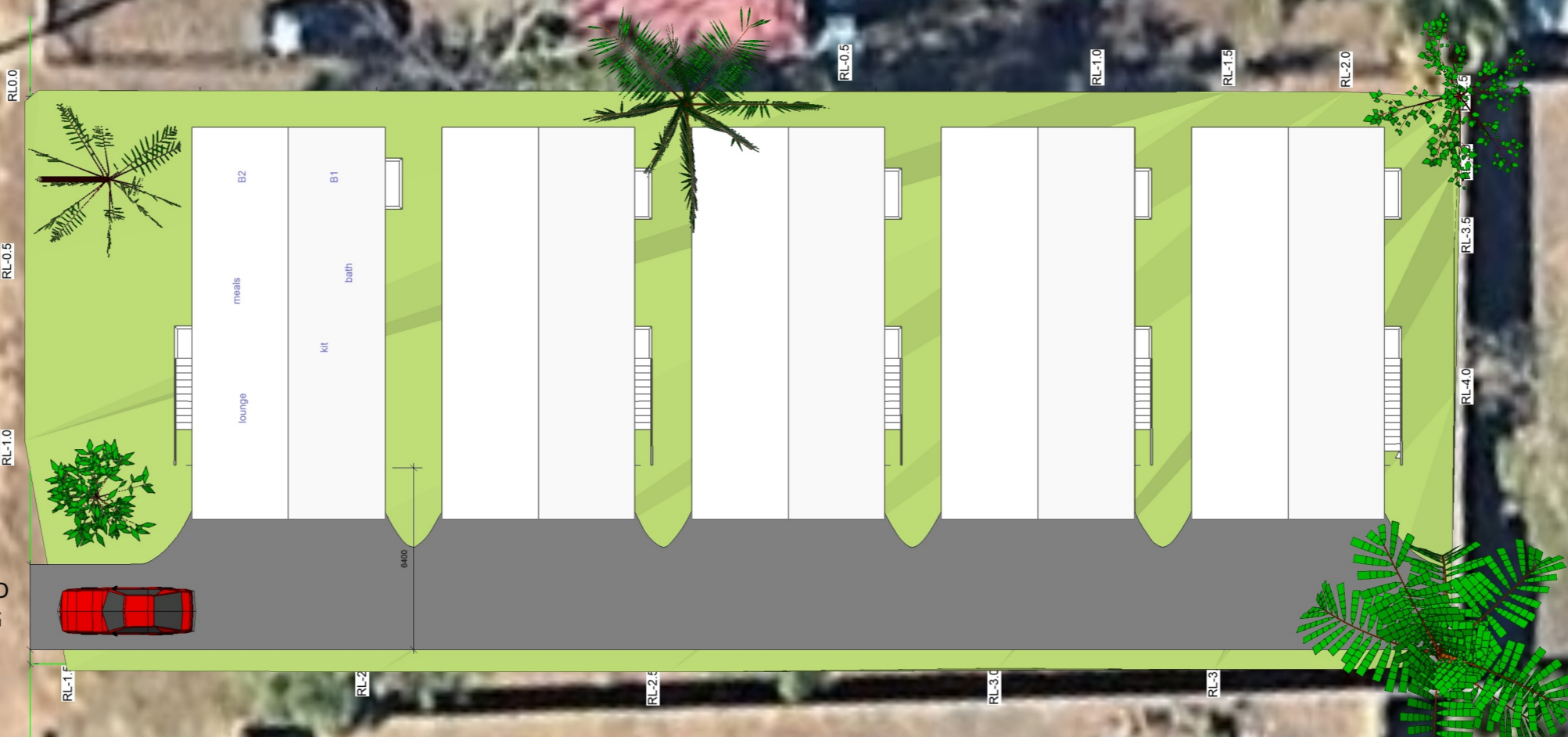
Proposed 5 units	Sheet 4
55 Charlotte St Cooktown	A2 1:100 31/08/23

Charlotte Street



55 CHARLOTTE ST  
COOKTOWN

PROPOSED  
CROSSING



RL-0.0  
RL-0.5  
RL-1.0  
RL-1.5  
RL-2.0  
RL-2.5  
RL-3.0  
RL-3.5  
RL-4.0  
RL-4.5

DRIVE WAY

CAR PORT

VERANDAH

SINGLE STORY IRON  
PITCHED ROOF  
BRICK VENEER  
RESIDENCE

DRIVE WAY

CARPORT

VERANDAH

SINGLE STORY  
PITCHED IRON  
ROOF TIMBER  
CLAD RESIDENCE