

# APPENDIX B

## Proposal Plans

Prepared by:

**I2C**

**2022-072 COOKTOWN - CORNETTS SUPERMARKET**

81 SAVAGE ST, COOKTOWN, QLD , 4895





THE SITE IS STRATEGICALLY SITUATED AT THE ENTRY OF COOKTOWN ON THE FRINGE OF THE ESTABLISHED ACTIVITY CENTRE. THE PROPOSED DEVELOPMENT FEATURES A SUPERMARKET (IGA) THAT IS COMPLIMENTED BY A RANGE OF SPECIALTY SHOPS INCLUDING A LIQUOR STORE AND LAUNDROMAT. KEY FEATURES OF THE SITE INCLUDE CONVENIENT LOCATION AND ACCESSIBILITY.

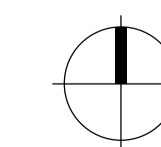
no.	date	ISSUE / revision	by
TP3	25/08/23	MINOR UPDATE	MHa
TP2	21/08/23	DEVELOPMENT APPLICATION	MHa
TP1	11/08/23	PRELIMINARY TOWN PLANNING	MHa
D2	27/04/23	UPDATED	PCH
D1	24/04/23	PRELIMINARY	PCH
2	21/04/23	UPDATED	PCH
1	09/04/23	PRELIMINARY	PCH

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**LOCALITY PLAN**

PRELIMINARY ISSUE

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project	drawing no.	issue
2022-072	DA01	TP3
scale @ A1	designed	checked
1 : 2000	MHa	RRo



**EXISTING INFORMATION:**  
 SUBJECT TO SITE CADASTRAL SURVEY. ALL INDICATED LEVELS, SITE BOUNDARY AND SERVICES BASED DRAWING XR-01-DESIGN-230727 PREPARED BY SKF. WHILST ALL REASONABLE CARE HAS BEEN TAKEN I2C ARCHITECTS DO NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF RECEIVED SURVEY INFORMATION.

EXISTING SITE PLAN



STREET VIEW FROM LOCATION A

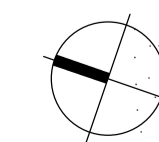
no.	date	ISSUE / revision	by
TP3	25/09/23	MINOR UPDATE	MHa
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TP1	11/08/23	PRELIMINARY TOWN PLANNING	MHa
A	21/02/22	CONCEPT	

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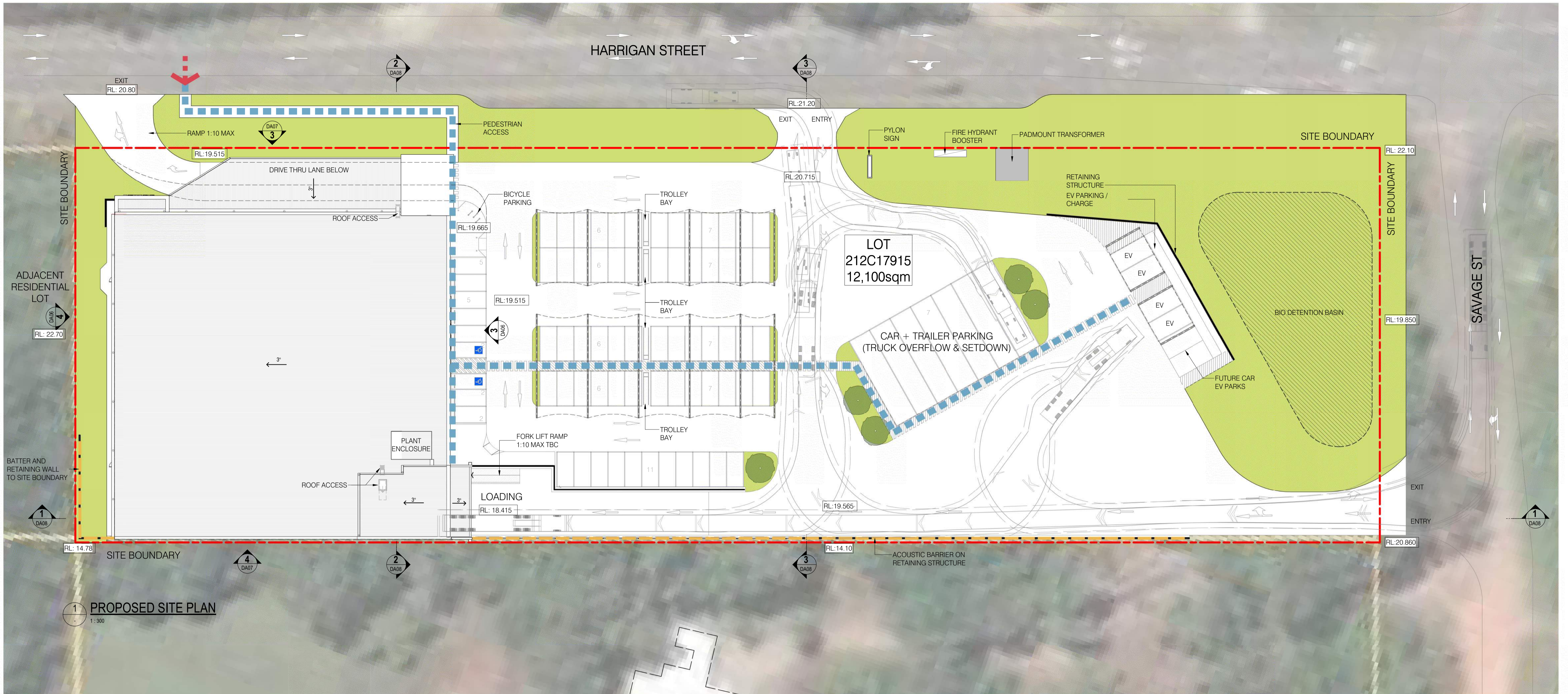


**EXISTING SITE PLAN**

DEVELOPMENT APPLICATION

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project	drawing no.	issue
2022-072	DA02	TP3
scale @ A1	designed	checked
AS	MHa	RRo
indicated		



**1** PROPOSED SITE PLAN  
1:300

**COOK SHIRE COUNCIL - PLANNING SCHEME**

SC1.2 ADMINISTRATIVE TERMS AND DEFINITIONS

**GROSS FLOOR AREA**  
GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR—  
(A) BUILDING SERVICES, PLANT OR EQUIPMENT; OR  
(B) ACCESS BETWEEN LEVELS; OR  
(C) A GROUND FLOOR PUBLIC LOBBY; OR  
(D) A MALL; OR  
(E) PARKING, LOADING OR MANOEUVRING VEHICLES; OR  
(F) UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

NOTE:  
ALL PROPOSED RETAINING STRUCTURES AND CIVIL LEVELS SUBJECT TO FUTURE DETAIL DEVELOPMENT  
  
NOTE:  
REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC DETAILS

9.4.2 PARKING AND ACCESS CODE

**SCHEDULE 1 - VEHICLE PARKING AND SERVICE VEHICLE REQUIREMENTS**

USE	MINIMUM NUMBER OF CAR PARKING SPACES
SHOP	
(A) WHERE LESS THAN 200M <sup>2</sup> GFA	(A) 1 SPACE PER 20M <sup>2</sup> GFA
(B) OTHERWISE	(B) 1 SPACE PER 50M <sup>2</sup> GFA

**SCHEDULE 2 - VEHICLE PARKING AND SERVICE VEHICLE REQUIREMENTS**

MINIMUM SERVICE PROVISIONS	WIDTH	LENGTH	VEHICLE CLEARANCE
SMALL RIGID VEHICLE	3.5m	7.0m	3.5m
HEAVY RIGID VEHICLE	3.5m	11.5m	4.5m

**PARKING RATES**

**GFA SCHEDULE & REQUIRED PARKING**

	SHOP (GFA)	RATE	REQUIRED	PROVIDED
SUPERMARKET (BOH, ONLINE COLLECT, OFFICE)	2038m <sup>2</sup>	1/50m <sup>2</sup>	40.7	
LAUNDRY	84m <sup>2</sup>	1/20m <sup>2</sup>	4.2	
LIQUOR STORE	150m <sup>2</sup>	1/20m <sup>2</sup>	7.5	
BICYCLE			TBC	6
<b>TOTAL</b>	<b>2272m<sup>2</sup></b>		<b>53</b>	<b>83</b> INCLUDING: • 2 ACCESSIBLE PARKING • 7 TRAILER TRUCK PARKING • 4 EV PARKING

- LAND USE**
- LANDSCAPE AREA REFER TO L/ARCH. FOR FURTHER DETAIL incl SPECIFIC SHADE TREES
  - SPECIALITY (LAUNDRY SHOP)
  - RETAIL(SUPERMARKET)
  - LIQUOR
  - PLANT / LOBBY

- KEY**
- PEDESTRIAN ROUTES
  - PEDESTRIAN SITE ACCESS
  - ACOUSTIC BARRIER
  - RETAINING STRUCTURE

- COVERAGE:**
- SITE COVER (ROOFED AREA) = 2,977sqm (25%)
  - IMPERVIOUS AREA (ROOFED AREA + HARDSTAND) = 2,977+ 6,320sqm (77%)
  - LANDSCAPE AREA = 2,657 (22%)

**EXISTING INFORMATION:**  
SUBJECT TO SITE CADASTRAL SURVEY. ALL INDICATED LEVELS, SITE BOUNDARY AND SERVICES BASED DRAWING XR-01-DESIGN-230727 PREPARED BY 5KF. WHILST ALL REASONABLE CARE HAS BEEN TAKEN I2C ARCHITECTS DO NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF RECEIVED SURVEY INFORMATION.

**SWEEP PATHS:**  
VEHICLE SWEEP PATHS SHOWN INDICATIVELY ONLY. SUBJECT TO TRAFFIC ENGINEER REVIEW AND APPROVAL

no.	date	ISSUE / revision	by
TP3	25/08/23	MINOR UPDATE	Mha
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D3	12/07/23	PRELIMINARY	PKI
D2	27/04/23	UPDATED	PCH
D1	24/04/23	PRELIMINARY	PCH
1	24/04/23	UPDATED	PCH

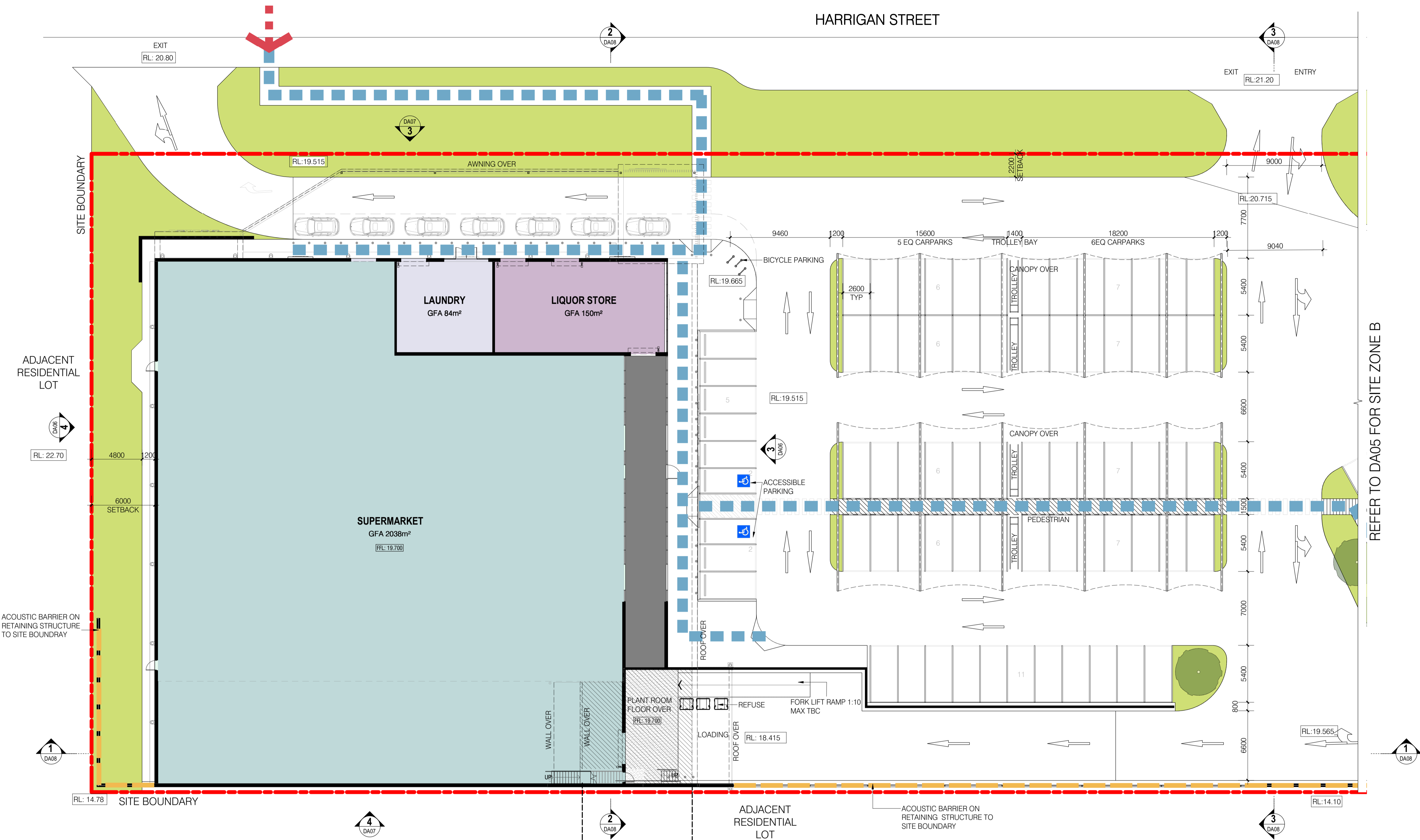
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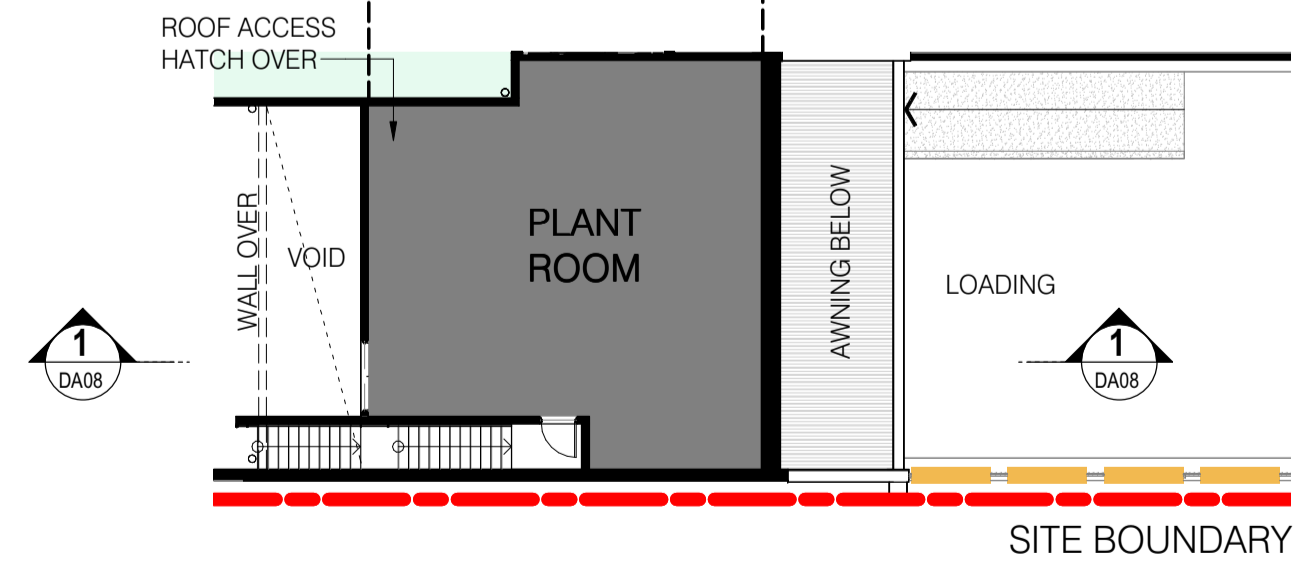
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**PROPOSED SITE PLAN**  
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project	drawing no.	issue
2022-072	DA03	TP3
AS	designed PCH	checked Checker



1 SITE ZONE A PLAN  
1:200



3 MEZZANINE PLANT ROOM  
1:200

- LAND USE**
- LANDSCAPE AREA REFER TO L/ARCH. FOR FURTHER DETAIL incl SPECIFIC SHADE TREES
  - SPECIALITY (LAUNDRY SHOP)
  - RETAIL (SUPERMARKET)
  - LIQUOR
  - PLANT / LOBBY (NOT incl IN GFA)

- KEY**
- PEDESTRIAN ROUTE
  - PEDESTRIAN SITE ACCESS
  - ACOUSTIC BARRIER
  - RETAINING STRUCTURE

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**SWEPT PATHS:**  
VEHICLE SWEPT PATHS SHOWN INDICATIVELY ONLY. SUBJECT TO TRAFFIC ENGINEER REVIEW AND APPROVAL.

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**PARKING RATES**

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D1	24/04/23	PRELIMINARY	PCH
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2	21/04/23	UPDATED	PCH
1	21/04/23	ISSUE / REVISION	by

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**PROPOSED SITE ZONE A**  
DEVELOPMENT APPLICATION  
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project	2022-072	drawing no.	DA04	issue	TP3
scale	@ A1	designed	JHa	checked	PCh
indicated					



- LAND USE**
- LANDSCAPE AREA REFER TO L/ARCH. FOR FURTHER DETAIL incl SPECIFIC SHADE TREES
  - SPECIALITY (LAUNDRY SHOP)
  - RETAIL (SUPERMARKET)
  - LIQUOR
  - PLANT / LOBBY (NOT incl IN GFA)

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- PEDESTRIAN ROUTE
  - PEDESTRIAN SITE ACCESS
  - ACOUSTIC BARRIER
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NOTE:  
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REFER TO DA04 FOR SITE ZONE A

**1 SITE ZONE B PLAN**  
 DA06 1:200

no.	date	ISSUE / revision	by
TP3	25/08/23	MINOR UPDATE	MHb
TP2	21/09/23	DEVELOPMENT APPLICATION	MHb
TP1	11/09/23	PRELIMINARY TOWN PLANNING	MHb
D2	27/04/23	UPDATED	PCH
D1	24/04/23	PRELIMINARY	PCH
1	24/04/23	UPDATED	PCH

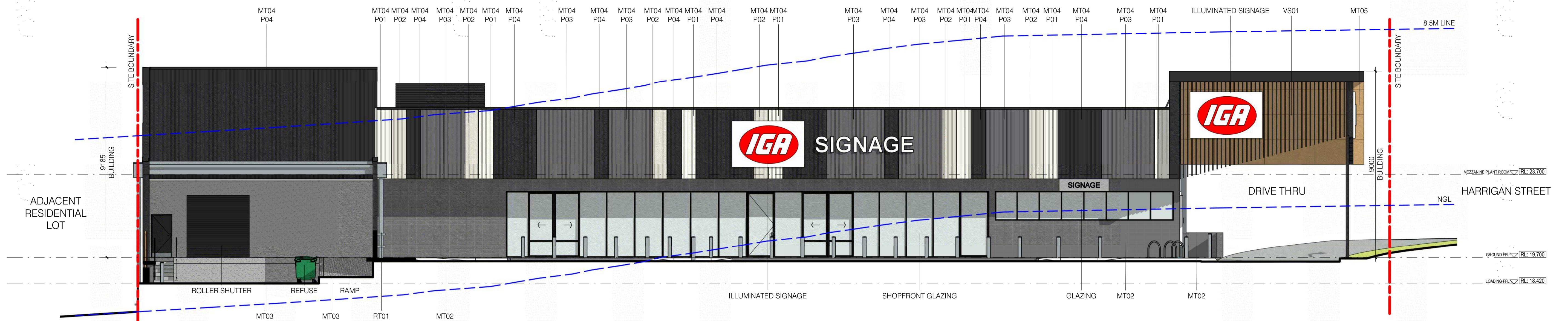
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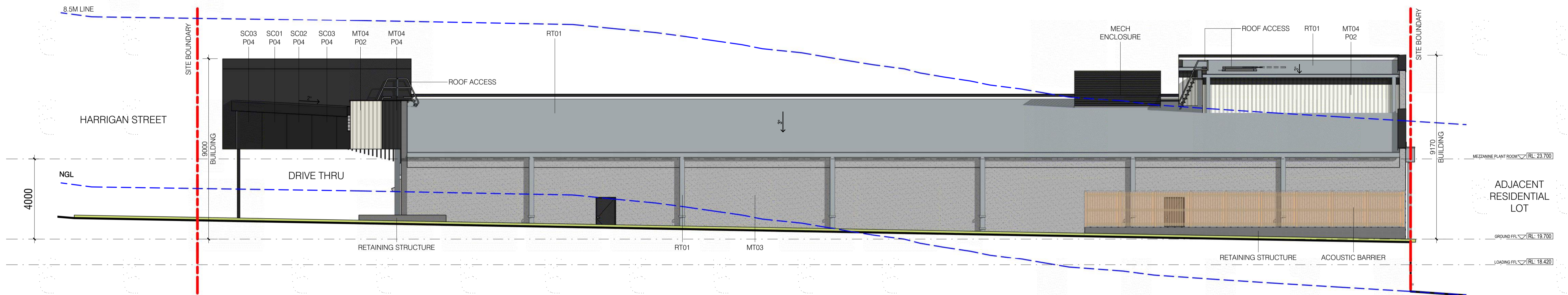
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scale @ A1	designed PCH	checked Checker
indicated		

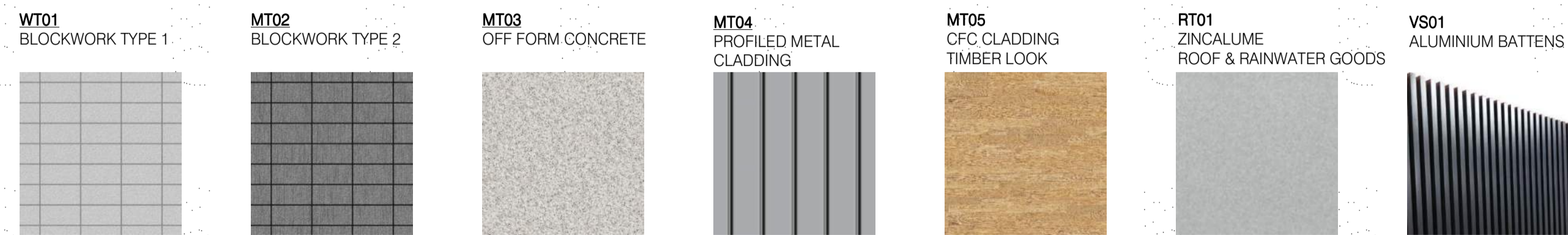


3 SOUTH ELEVATION  
DA03 1:100

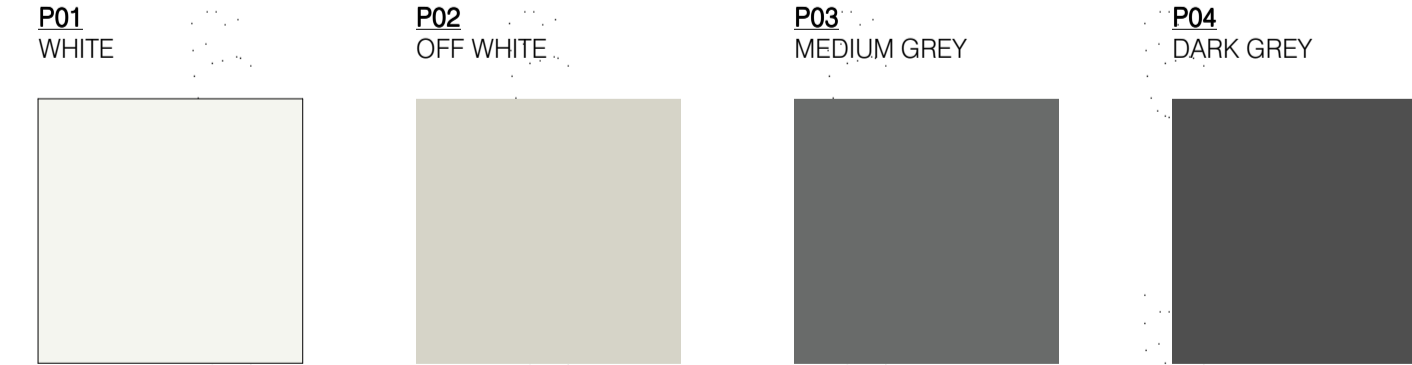


4 NORTH ELEVATION  
DA03 1:100

MATERIAL PALLETTE



COLOUR PALLETTE



TP3	25/09/23	MINOR UPDATE	Mha
TP2	21/08/23	DEVELOPMENT APPLICATION	Mha
TP1	11/08/23	PRELIMINARY TOWN PLANNING	Mha
D3	27/04/23	UPDATED	PCH
D1	24/04/23	PRELIMINARY	PCH
3	24/04/23	UPDATED	PCH
2	21/04/23	UPDATED	PCH
1	19/04/23	PRELIMINARY	PCH
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**PROPOSED ELEVATIONS**

DEVELOPMENT APPLICATION

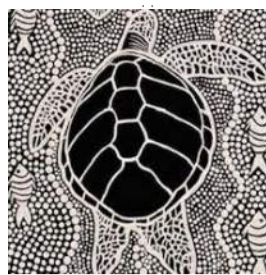
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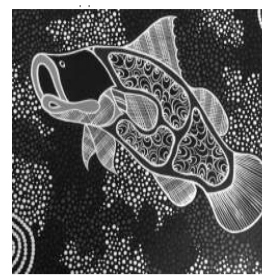


**CUSTOM SCREEN**

**SC01**  
PERFORATED METAL  
SCREEN TYPE 1



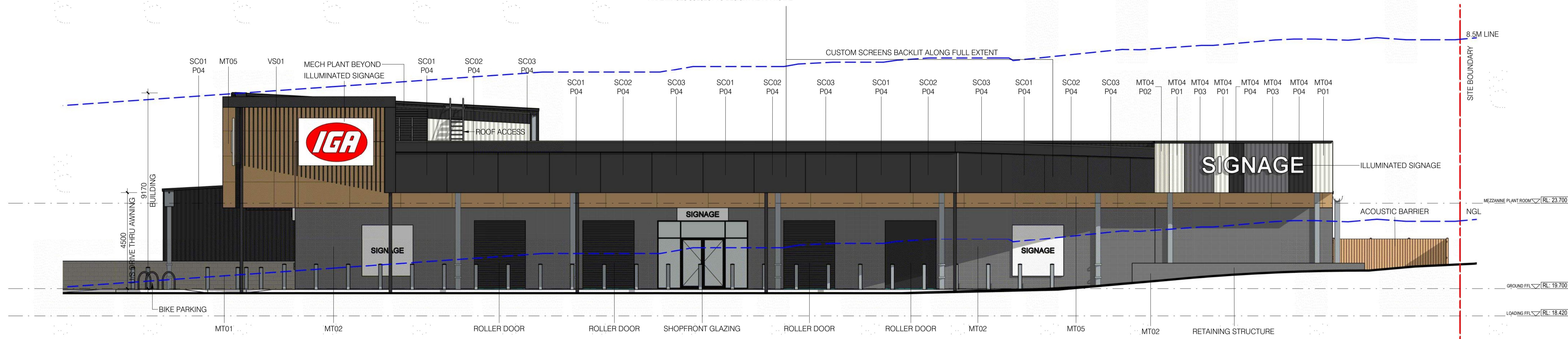
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PERFORATED METAL  
SCREEN TYPE 2



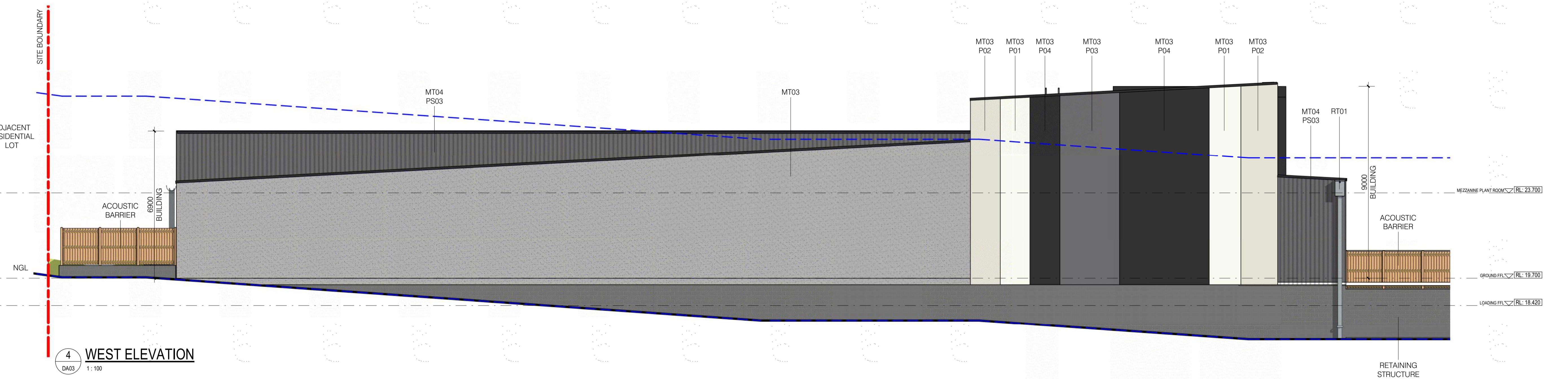
**SC03**  
PERFORATED METAL  
SCREEN TYPE 3



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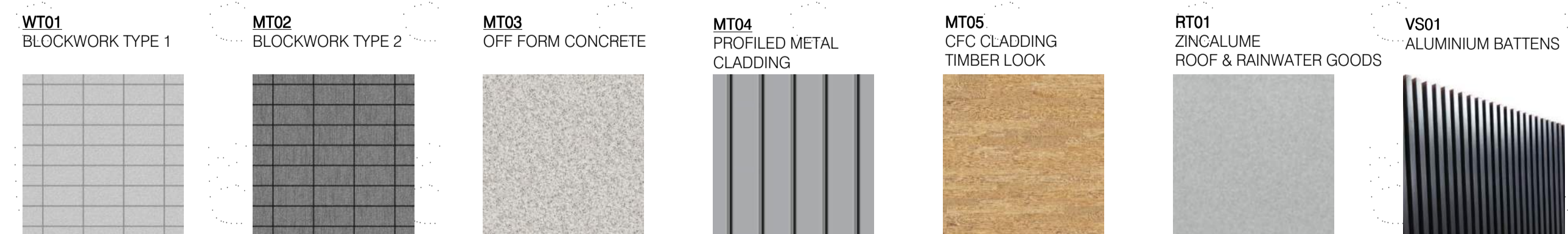


**3 EAST ELEVATION**  
DA03 1:100

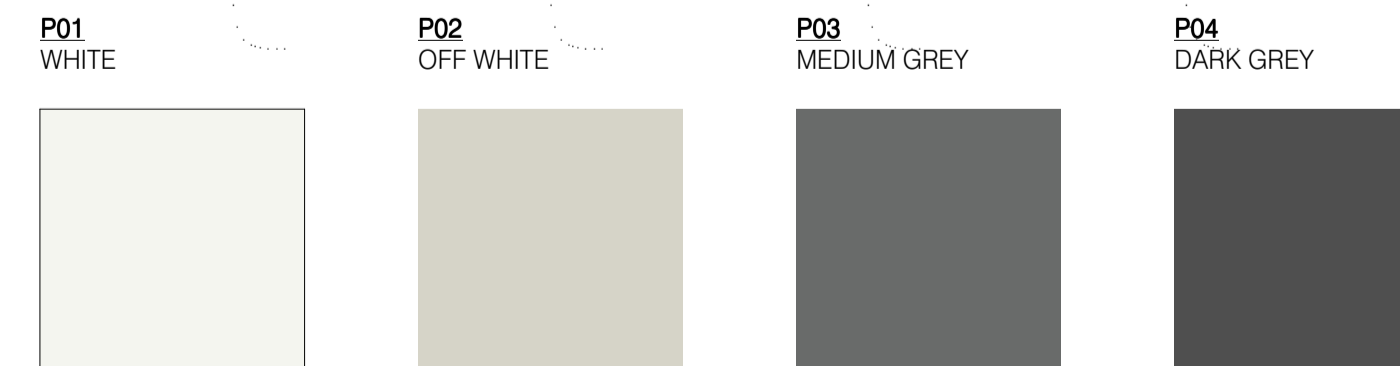


**4 WEST ELEVATION**  
DA03 1:100

**MATERIAL PALLETTE**



**COLOUR PALLETTE**



TP3	25/09/23	MINOR UPDATE	MHa
TP2	21/09/23	DEVELOPMENT APPLICATION	MHa
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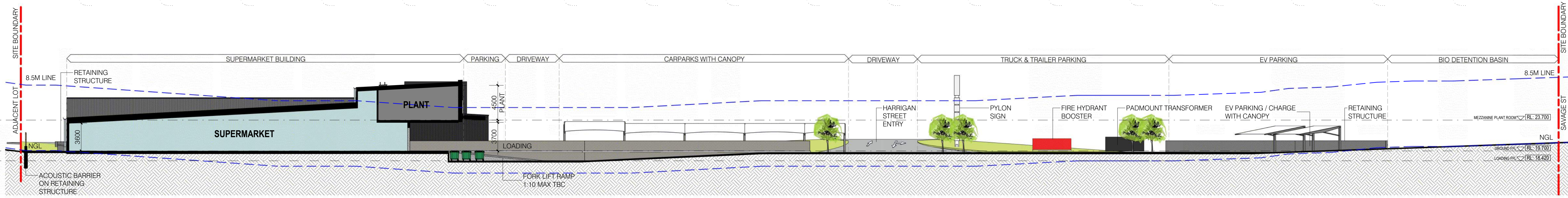
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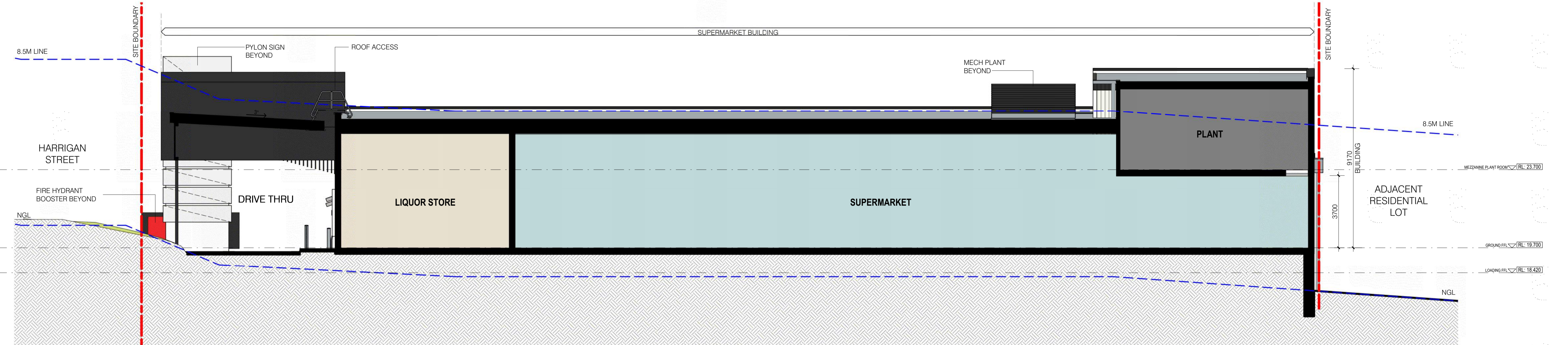
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project	2022-072	drawing no.	DA07	issue	TP3
scale @ A1	1:100	designed	MHa	checked	RRo



1 SITE SECTION 01  
DA03 1:250



2 SITE SECTION 02  
DA03 1:100



3 SITE SECTION 03  
DA03 1:100

no.	date	ISSUE / revision	by
TP3	25/08/23	MINOR UPDATE	MHh
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**PROPOSED SECTIONS**

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project	drawing no.	issue
2022-072	DA08	TP3
AS	TTI	Checked