

APPENDIX D

Consultation Review

Prepared by:

Property Projects Australia

Table 7 – Response to Local Government Prelodgement Meeting

Item	Response
<ul style="list-style-type: none"> ■ Council officers have significant concerns about the location of the site and its inherent constraints and while clearly there is a need for a large scale supermarket based centre in Cooktown to meet the convenience shopping needs of the community, do not offer in-principle support for the proposal. This position may change following the review of the necessary supporting plans and technical reports to accompany the application (discussed below) – including a detailed assessment of economic, community and planning need which provides an analysis of alternate sites in which a shopping centre is contemplated to occur under the planning scheme. 	<ul style="list-style-type: none"> ■ Council’s advice is noted. ■ Further information relating to economic need, community need, and planning need has been established within Section 4.0 of this Town Planning Report.
<ul style="list-style-type: none"> ■ The proponent’s stated position in the pre-lodgement meeting request that the proposed development “aligns with the purpose of the Medium Density Residential Zone Code because it is a shopping centre which provides community uses, small scale services and facilities to support local residents” is strongly disagreed with. Any application will need to acknowledge that the planning scheme seeks to have such uses establish in the Centre zone, which is generous in its physical extent. Further, the proposal cannot reasonably be regarded as ‘small scale’ in the context of the town of Cooktown. It will be one of the most significant developments for the town - both in scale and impact - that the town has experienced during the life of the planning scheme. 	<ul style="list-style-type: none"> ■ Council’s advice is noted. ■ Further information relating to the site context, locational attributes, absence of off-site impacts, economic need, availability of alternative sites (Centre Zone), built form design and the Medium Density Residential Zone Code has been established within Section 4.0 of this Town Planning Report.
<ul style="list-style-type: none"> ■ The applicant needs to squarely confront and address this inconsistency with the planning 	<ul style="list-style-type: none"> ■ Council’s advice is noted. ■ Further information relating to the other relevant matters which apply to this

Item	Response
<p>scheme and demonstrate that there are, on balance, relevant matters in the public interest that can be advanced in support of the proposal that warrant its approval.</p>	<p>development application is established within Section 4.0 of this Town Planning Report.</p>
<p>■ Council officers are concerned about the following matters, which needs to be addressed, in detailed plans and supporting technical reports prepared by suitably qualified consultants, addressing the relevant codes of the Planning Scheme and the FNQROC Manual:</p> <ul style="list-style-type: none"> i. The physical extent of cut and fill on the property and construction of retaining walls; ii. The loss of biodiversity values and addressing the biodiversity overlay; iii. The implications both upstream and downstream of filling in the waterway that runs through the site; and iv. The location of the site and accessibility constraints for the community - pedestrian, cycle and mobility scooters. A traffic engineering report is required to demonstrate acceptability of access, car parking and servicing. 	<p>■ Refer to Section 4.0 of this Town Planning Report.</p>
<p>■ A water supply and sewer network analysis must be undertaken to ensure the site can be adequately serviced without adversely impact on the capacity/ efficiency of the network given the development is not intended in the zone. In principle, Council engineers advise on a preliminary review, that there should not be an issue and that the site can be connected to reticulated water and sewer.</p>	<ul style="list-style-type: none"> ■ Council's advice is noted. ■ Refer to the engineering services report at Appendix C.