

ATTACHMENT 2

Amended Proposal Plans

Prepared by:

I2C Architects

2022-072 COOKTOWN - CORNETTS SUPERMARKET

81 SAVAGE ST, COOKTOWN, QLD , 4895





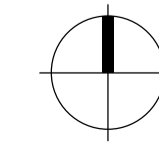
THE SITE IS STRATEGICALLY SITUATED AT THE ENTRY OF COOKTOWN ON THE FRINGE OF THE ESTABLISHED ACTIVITY CENTRE. THE PROPOSED DEVELOPMENT FEATURES A SUPERMARKET (IGA) THAT IS COMPLIMENTED BY A RANGE OF SPECIALTY SHOPS INCLUDING A LIQUOR STORE AND LAUNDROMAT. KEY FEATURES OF THE SITE INCLUDE CONVENIENT LOCATION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

TP4	01/12/23	MINOR UPDATE	MHa
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
no.	date	ISSUE / revision	by

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LOCALITY PLAN
PRELIMINARY ISSUE

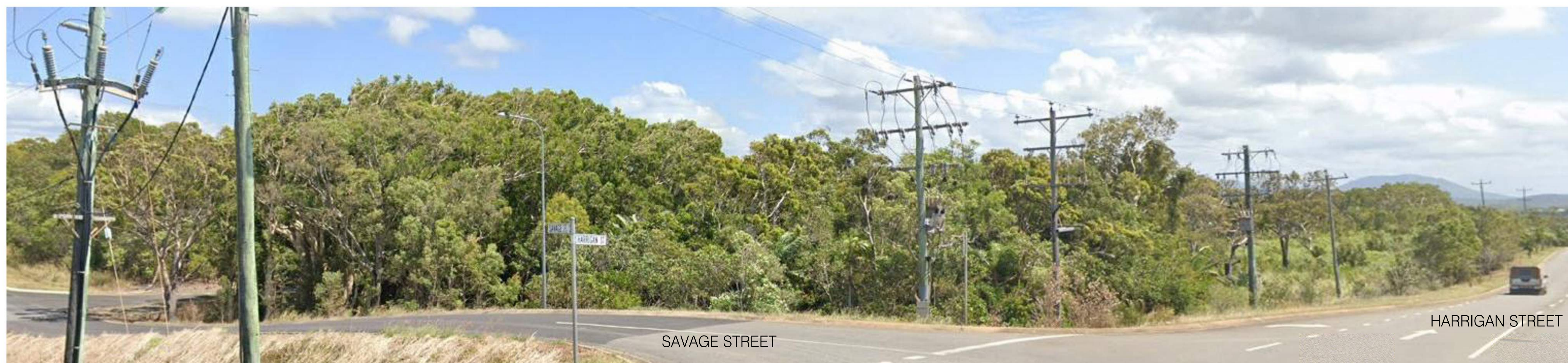
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project	2022-072	drawing no.	DA01	issue	TP4
scale @ A1	1 : 2000	designed	MHa	checked	RRo

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

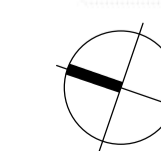
no.	date	ISSUE / revision	by
TP4	01/12/23	MINOR UPDATE	MHa
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A	21/02/22	CONCEPT	

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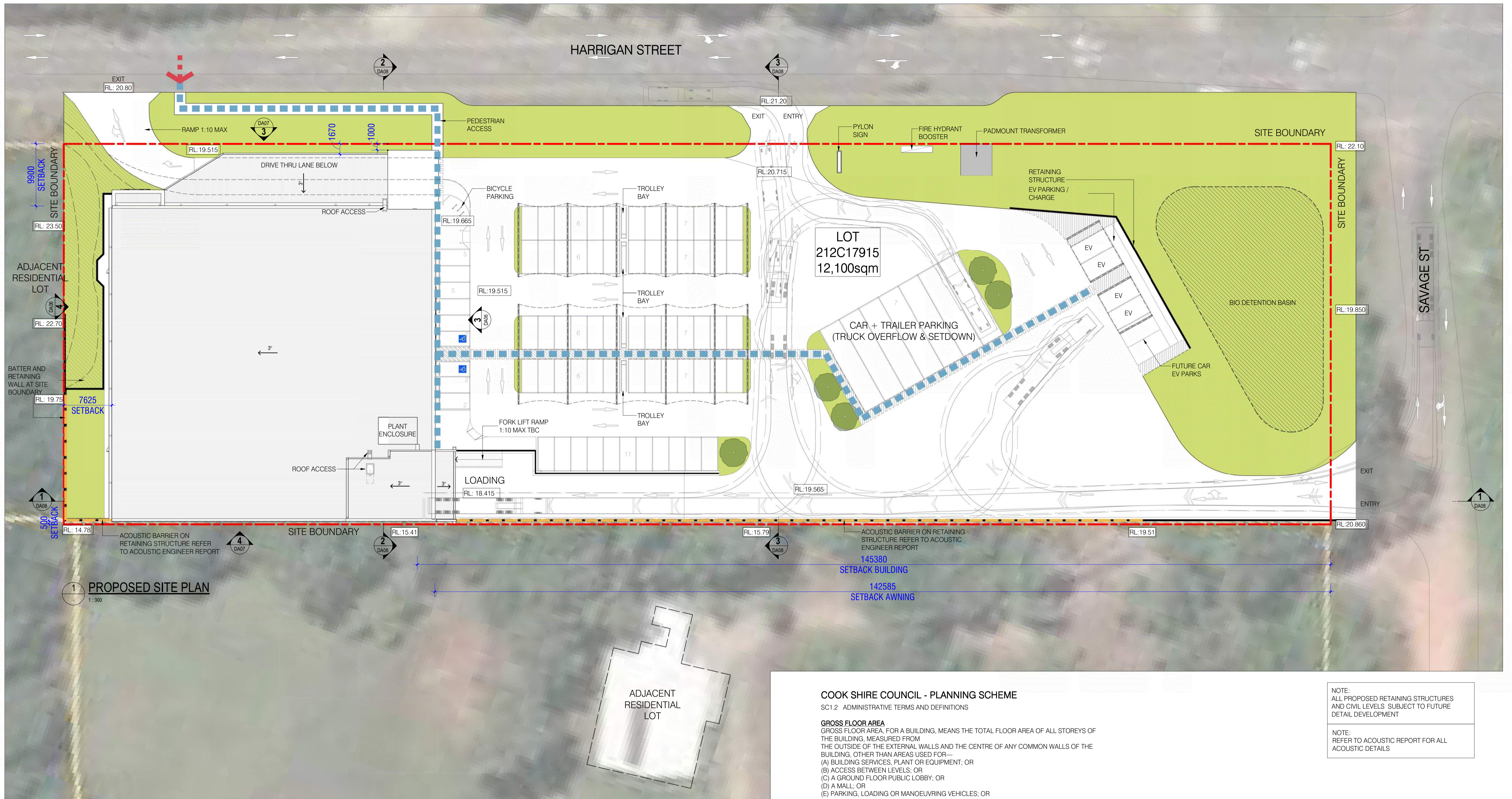


EXISTING SITE PLAN

DEVELOPMENT APPLICATION

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project	drawing no.	issue
2022-072	DA02	TP4
scale @ A1	designed	checked
AS	MHa	RRo
indicated		



- 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 AREA = 12,198sqm
- SITE COVER (ROOFED AREA) = 2,977sqm (25%)
- IMPERVIOUS AREA (ROOFED AREA + HARDSTAND) = 2,977+ 6,796sqm (80%)
- LANDSCAPE AREA = 2,713 (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.

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

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.

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 ² GFA	(A) 1 SPACE PER 20M ² GFA
(B) OTHERWISE	(B) 1 SPACE PER 50M ² 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

NOTE:
ALL PROPOSED RETAINING STRUCTURES AND CIVIL LEVELS SUBJECT TO FUTURE DETAIL DEVELOPMENT

NOTE:
REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC DETAILS

PARKING RATES

GFA SCHEDULE & REQUIRED PARKING

	SHOP (GFA)	RATE	REQUIRED	PROVIDED
SUPERMARKET (BOH, ONLINE COLLECT, OFFICE)	2038m ²	1/50m ²	40.7	
LAUNDRY	84m ²	1/20m ²	4.2	
LIQUOR STORE	150m ²	1/20m ²	7.5	
BICYCLE			TBC	6
TOTAL			53	83

83 INCLUDING:

- 2 ACCESSIBLE PARKING
- 7 TRAILER TRUCK PARKING
- 4 EV PARKING

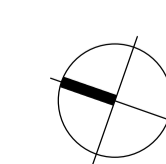
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TP1	11/08/23	PRELIMINARY TOWN PLANNING	Mha
D3	12/07/23	PRELIMINARY	PKI
D2	27/04/23	UPDATED	PCH
D1	24/04/23	PRELIMINARY	PCH

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PROPOSED SITE PLAN

PRELIMINARY ISSUE

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project	drawing no.	issue
2022-072	DA03	TP5
AS	designed	checked
indicated	PCH	Checker

HARRIGAN STREET

- 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)

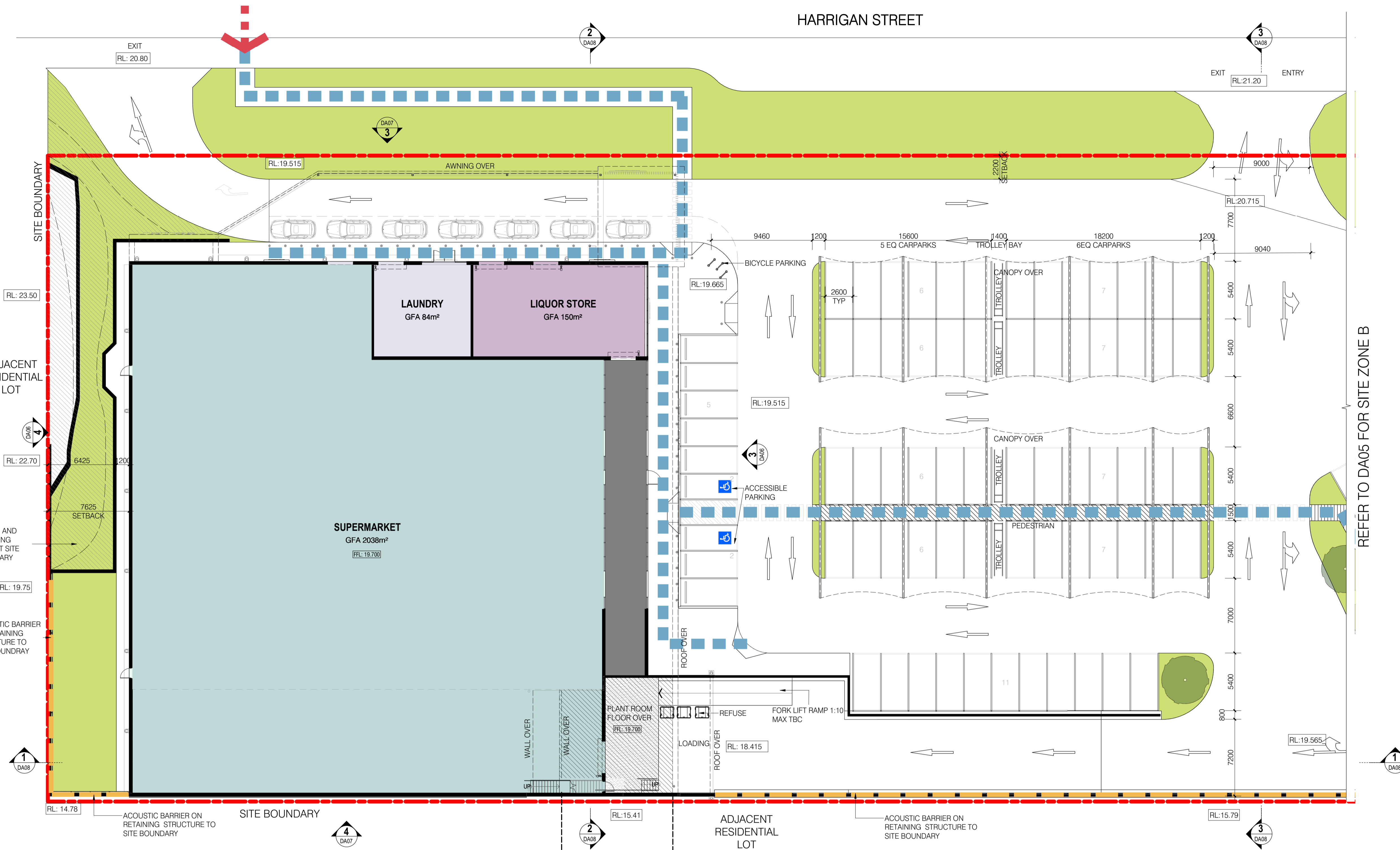
- KEY**
- PEDESTRIAN ROUTE
 - PEDESTRIAN SITE ACCESS
 - ACOUSTIC BARRIER
 - RETAINING STRUCTURE

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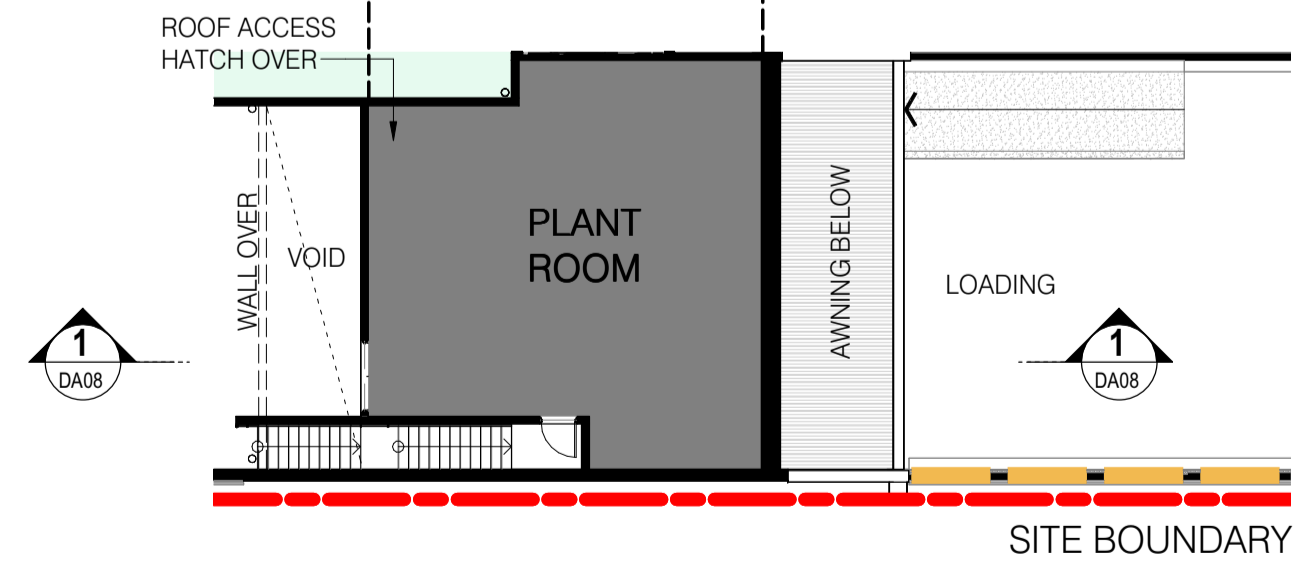
NOTE:
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NOTE:
REFER TO ACOUSTIC REPORT FOR ALL ACOUSTIC DETAILS



REFER TO DA05 FOR SITE ZONE B

1 SITE ZONE A PLAN
1:200



3 MEZZANINE PLANT ROOM
1:200

PARKING RATES

GFA SCHEDULE & REQUIRED PARKING

	SHOP (GFA)	RATE	REQUIRED	PROVIDED
SUPERMARKET (BOH, ONLINE COLLECT, OFFICE)	2038m²	1/50m²	40.7	
LAUNDRY	84m²	1/20m²	4.2	
LIQUOR STORE	150m²	1/20m²	7.5	
BICYCLE			TBC	6
TOTAL	2272m²		53	83 INCLUDING: • 2 ACCESSIBLE PARKING • 7 TRAILER TRUCK PARKING • 4 EV PARKING

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PROPOSED SITE ZONE A
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project	2022-072	drawing no.	DA04	issue	TP4
scale	@ A1	designed	JHa	checked	PCh
indicated					



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 - 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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NOTE:
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NOTE:
 REFER TO ACoustic REPORT FOR ALL ACoustic DETAILS

REFER TO DA04 FOR SITE ZONE A

1 SITE ZONE B PLAN
 DA06 1:200

TP4	01/12/23	MINOR UPDATE	MHa
TP3	25/08/23	MINOR UPDATE	MHa
TP2	21/09/23	DEVELOPMENT APPLICATION	MHa
TP1	11/09/23	PRELIMINARY TOWN PLANNING	MHa
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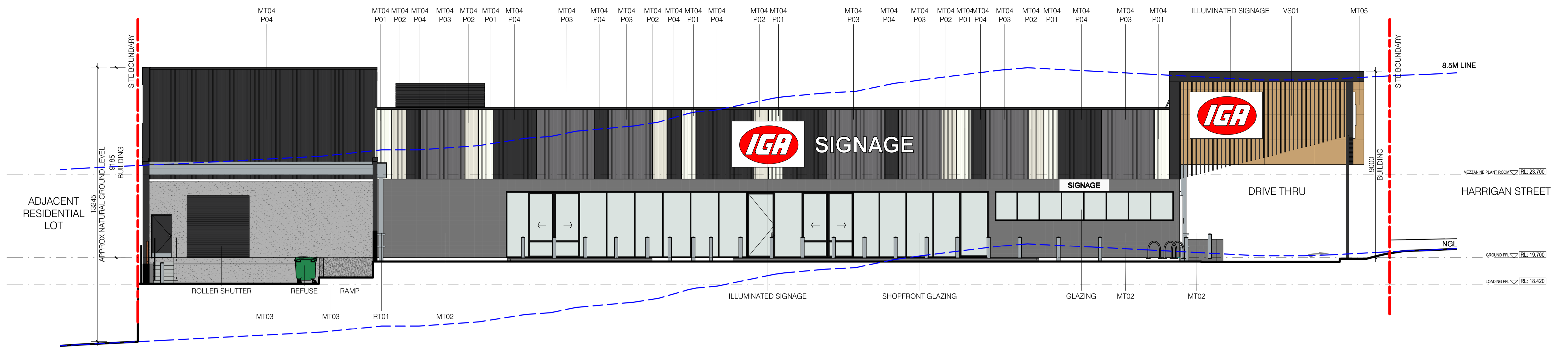
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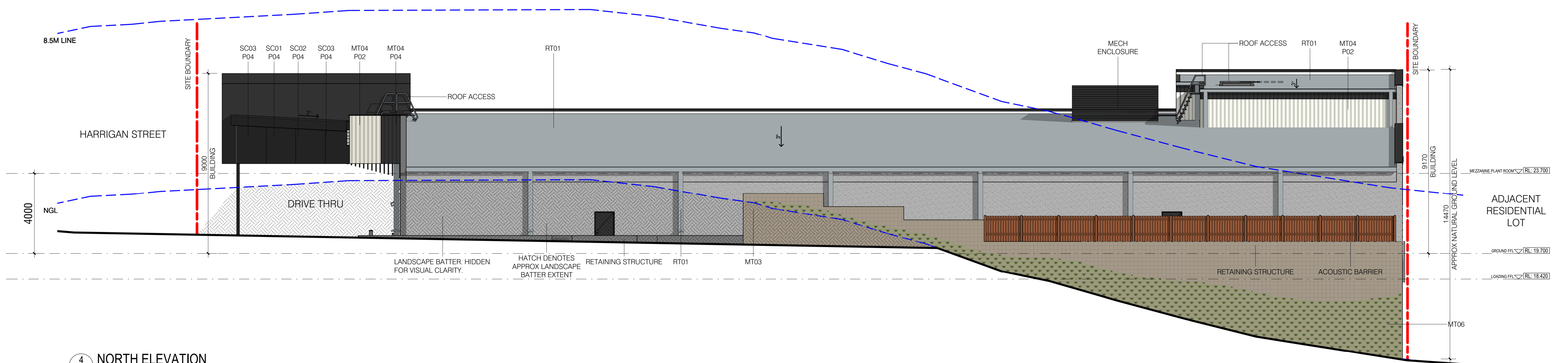
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PROPOSED SITE ZONE B
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project	2022-072	drawing no.	DA05	issue	TP4
scale	A1	designed	PCH	checked	Checker
indicated					



3 SOUTH ELEVATION
DA03 1:100

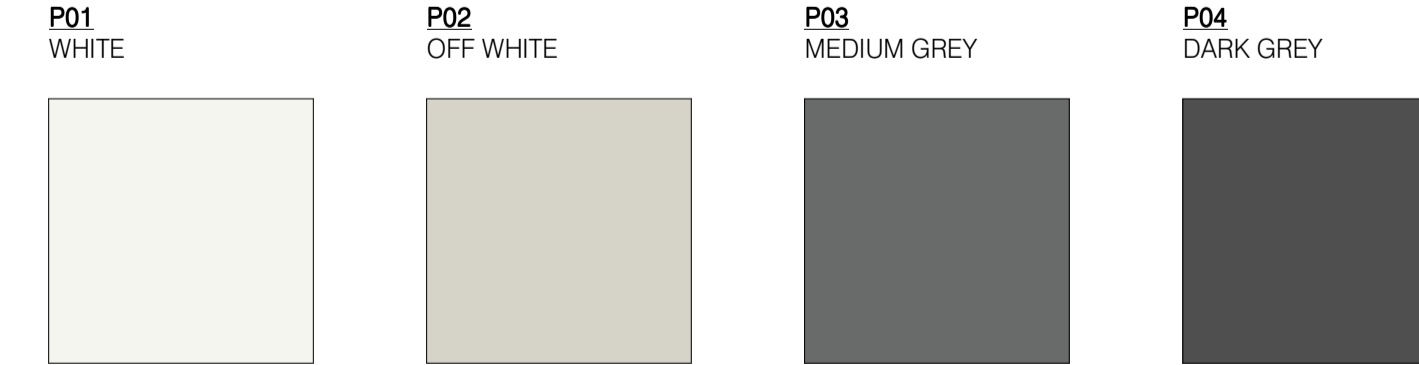


4 NORTH ELEVATION
DA03 1:100

MATERIAL PALLETTE



COLOUR PALLETTE



TP5	01/12/23	MINOR UPDATE	MHa
TP4	23/11/23	SITE SURVEY UPDATE	EvA
TP3	25/09/23	MINOR UPDATE	MHa
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TP1	11/09/23	PRELIMINARY TOWN PLANNING	MHa
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D1	24/04/23	PRELIMINARY	PCH
3	24/04/23	UPDATED	PCH
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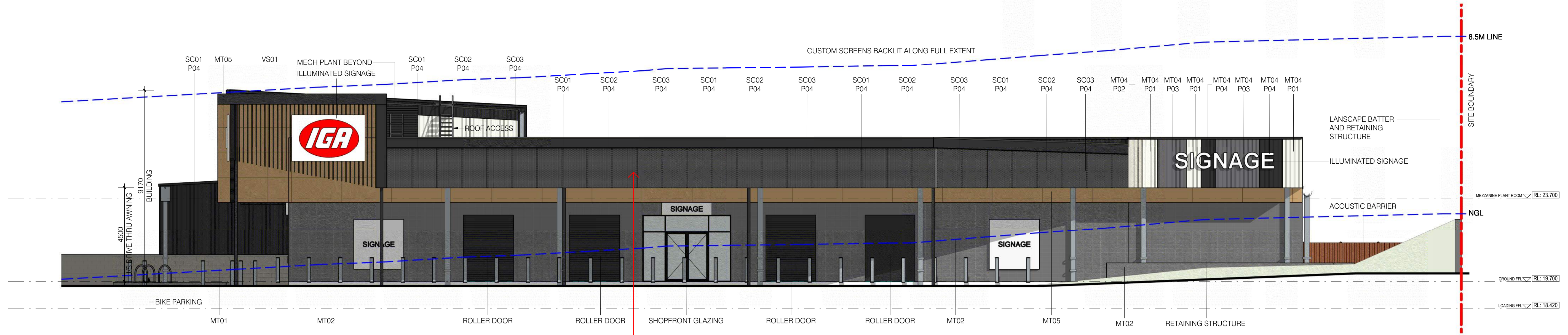
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PROPOSED ELEVATIONS

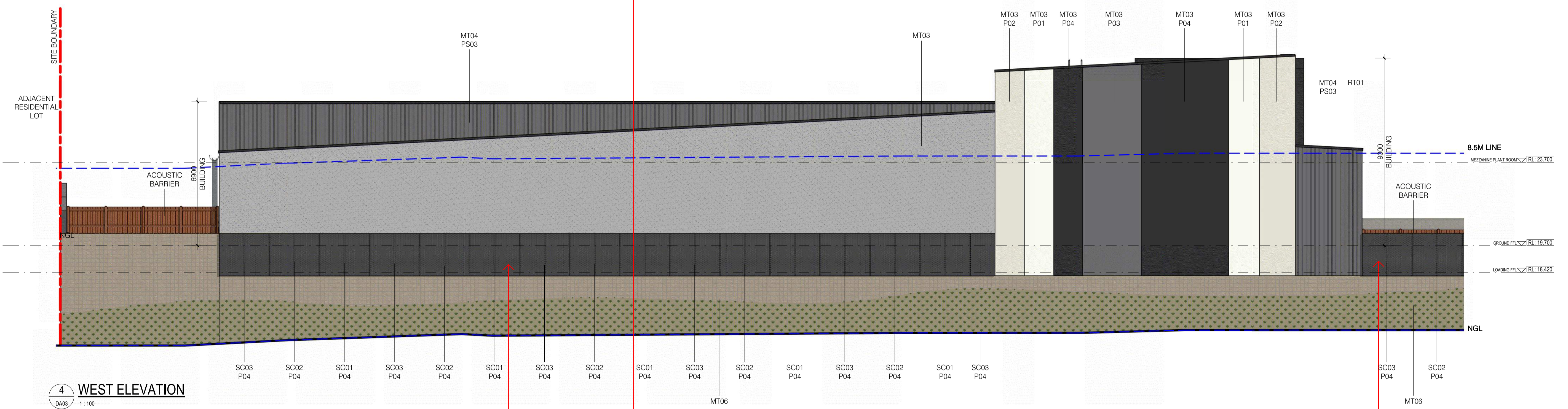
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project	2022-072	drawing no.	DA06	issue	TP5
scale @ A1	1:100	designed	MHa	checked	RRo



3 EAST ELEVATION
DA03 1:100



4 WEST ELEVATION
DA03 1:100

CUSTOM PERFORATED SCREEN PANELS

SC01
PERFORATED METAL
SCREEN TYPE 1

SC02
PERFORATED METAL
SCREEN TYPE 2

SC03
PERFORATED METAL
SCREEN TYPE 3

*ARTISTIC IMAGES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL IMAGES SUBJECT TO DESIGN AND APPROVAL.

MATERIAL PALLETTE

WT01
BLOCKWORK TYPE 1

MT02
BLOCKWORK TYPE 2

MT03
OFF FORM CONCRETE

MT04
PROFILED METAL
CLADDING

MT05
CFC CLADDING
TIMBER LOOK

MT06
GABIAN GREEN
WALL

RT01
ZINCALUME
ROOF & RAINWATER GOODS

VS01
ALUMINIUM BATTENS

COLOUR PALLETTE

P01
WHITE

P02
OFF WHITE

P03
MEDIUM GREY

P04
DARK GREY

TP5	01/12/23	MINOR UPDATE	MHa
TP4	23/11/23	SITE SURVEY UPDATE	Eva
TP3	25/09/23	MINOR UPDATE	MHa
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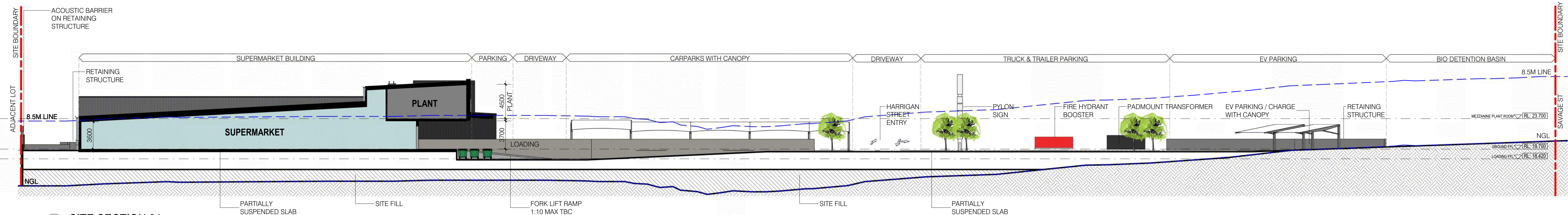
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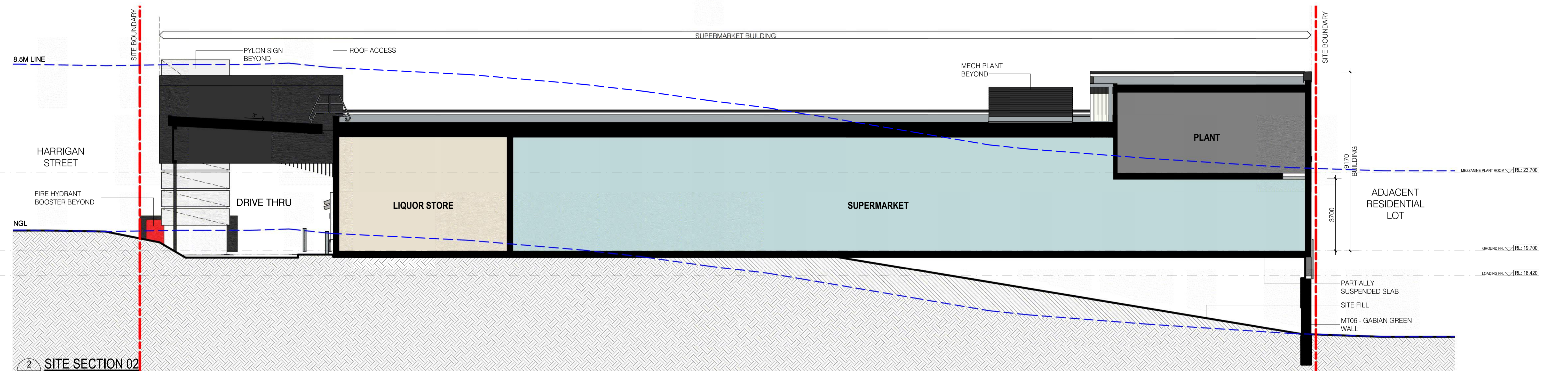
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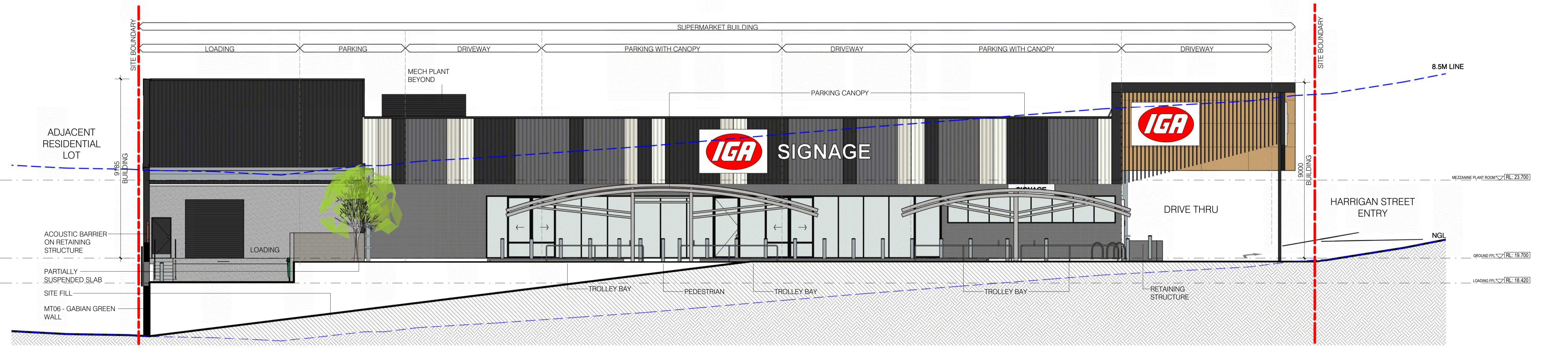
project	2022-072	drawing no.	DA07	issue	TP5
scale @ A1	1 : 100	designed	MHa	checked	RRo



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
TP5	01/12/23	MINOR UPDATE	MHa
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PROPOSED SECTIONS

DEVELOPMENT APPLICATION

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project	drawing no.	issue
2022-072	DA08	TP5
scale @ A1	designed TTI	checked
indicated		Checker