

Our Ref: LM:tt D25/10847

Your Reference: 36353-001-01

19 March 2025

Aerie Pty Ltd and Campo Morto Pty Ltd
c/- Brazier Motti (Michael Tessaro)
Woree Plaza
12-20 Toogood Road
WOREE QLD 4868
Attention: Michael Tessaro
Email: Michael.Tessaro@braziermotti.com.au

Dear Mr Tessaro

Exemption Certificate

Given under Section 46(3)(b) of the *Planning Act 2016*

I am writing to inform you that Cook Shire Council has decided to approve an Exemption Certificate for a Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use on land located at the Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895, formally describes as Lot 38 on SP158036.

The reason Council has decided to issue an exemption certificate is because the effects of the development are minor or inconsequential considering the circumstances under which the development was categorised as assessable development.

Specifically:

- The effects of the development would be minor or inconsequential considering the circumstances under which the development was categorised as assessable development.
- The proposal is considered consistent with the purpose and overall outcomes of the *Character Overlay Code* and achieves compliance with either the prescribed Acceptable Outcomes (AO) or Performance Outcomes (PO).
- The development has obtain a heritage exemption certificate for the proposed works from the Department of Environmental Science and Innovation (DESI) under *Section 74 of the Queensland Heritage Act 1992*.

If you find an inaccuracy in any of the information provided or have a query or seek clarification about any of these details, please contact Council's Manager Planning and Environment, Lisa Miller on (07) 40820500 or e-mail mail@cook.qld.gov.au .

Yours sincerely,



Brian Joiner
Chief Executive Officer

Planning Act 2016

EXEMPTION CERTIFICATE

INTRODUCTION

This exemption certificate is given on 19 March 2025 under *section 46 (3)(b)(i) of the Planning Act 2016* by Cook Shire Council acting as the local government that would be the assessment manager if the development, and no other development, were the subject of a development application.

APPLICANTS DETAILS

Applicant name: Aerie Pty Ltd and Campo Morto Pty Ltd
c/- Brazier Motti (Michael Tessaro)

Applicant contact details: Woree Plaza,
12 – 20 Toogood Road
WOREE QLD 4868

APPLICATION DETAILS

Application Reference Number: D25/10847
Application Made Date: 13 February 2025
Local Categorising Instrument: Cook Shire Council Planning Scheme 2017

SITE DETAILS

Street Address: 126 Charlotte Street, Cooktown QLD 4895
Real Property Description: Lot 38 on SP158036
Local Government Area: Cook Shire Council

DEVELOPMENT TO WHICH THIS EXEMPTION CERTIFICATE RELATES

Description of Proposal: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use.

As described above in accordance with the following plans/specifications.

Document No.	Issue	Title	Date
A00	7	Site Plan	12/11/2024
A01	6	Demolition Floor Plans	12/11/2024
A02	5	Demolition Floor Plans	12/11/2024
A03	4	Demolition Floor Plans	12/11/2024
A04	3	Demolition Floor Plans	12/11/2024
A10	7	Proposed Floor Plans	12/11/2024
A11	3	Proposed Floor Plans	12/11/2024
A12	4	Proposed RCP	12/11/2024
A13	6	Elevations	12/11/2024
A14	6	Elevations	12/11/2024
A15	4	Sections	12/11/2024
A16	1	Schedules & Selections	12/11/2024
A17	1	Details	12/11/2024
24149 Version 3		Heritage Impact Statement prepared by Converge	October 2024

	Heritage + Community	
202410-21586 EC	Queensland Heritage Act 1992 Section 74 Exemption Certificate issued by Department of Environment, Tourism, Science and Innovation	04/10/2024

WHEN DEVELOPMENT MUST START OR BE COMPLETED

This exemption certificate has effect for two (2) years after the day this certificate was given, in accordance with *section 46 (8) of the Planning Act 2016*.

REQUIREMENTS

- The development must be in accordance with the conditions of the *Section 74 Exemption Certificate* given under the *Queensland Heritage Act 1992* by the Department of Environment, Tourism, Science and Innovation, application number 22410–21586EC, decision date 04 December 2024.
- The development is not to result in an environment nuisance relating to emission of light, noise, odour and particles (including dust).
- Site works must not adversely affect flooding or drainage characteristics of adjoining and nearby properties.
- A development permit is required for carrying out Building Works, and a Plumbing and Drainage Approval/compliance permit is required for Plumbing and Drainage Works prior to construction of kitchens and bathrooms associated with this development.

ADVICE

This exemption certificate attaches to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises.

To the extent development does not comply with a requirement stated above, the exemption certificate has no effect.



Sheet Number	Sheet Name	Issue
A00	Site Plan	7
A01	Demolition Floor Plans	6
A02	Demolition Floor Plans	5
A03	Demolition Elevations	4
A04	Demolition Elevations	3
A10	Proposed Floor Plans	7
A11	Proposed Floor Plans	3
A12	Proposed RCP	4
A13	Elevations	6
A14	Elevations	6
A15	Sections	4
A16	Schedules & Selections	1
A17	Details	1

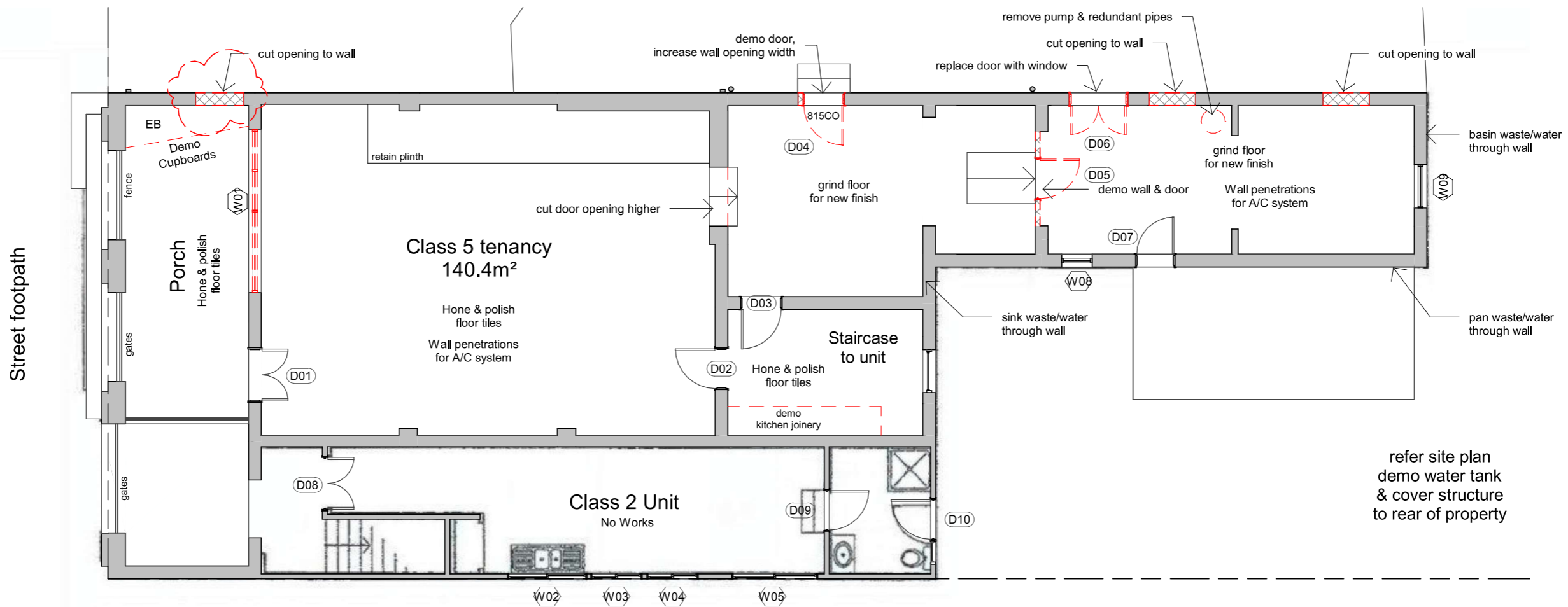
COOK SHIRE COUNCIL
DIGITALLY STAMPED

Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.

Lot: 13 on SP158036

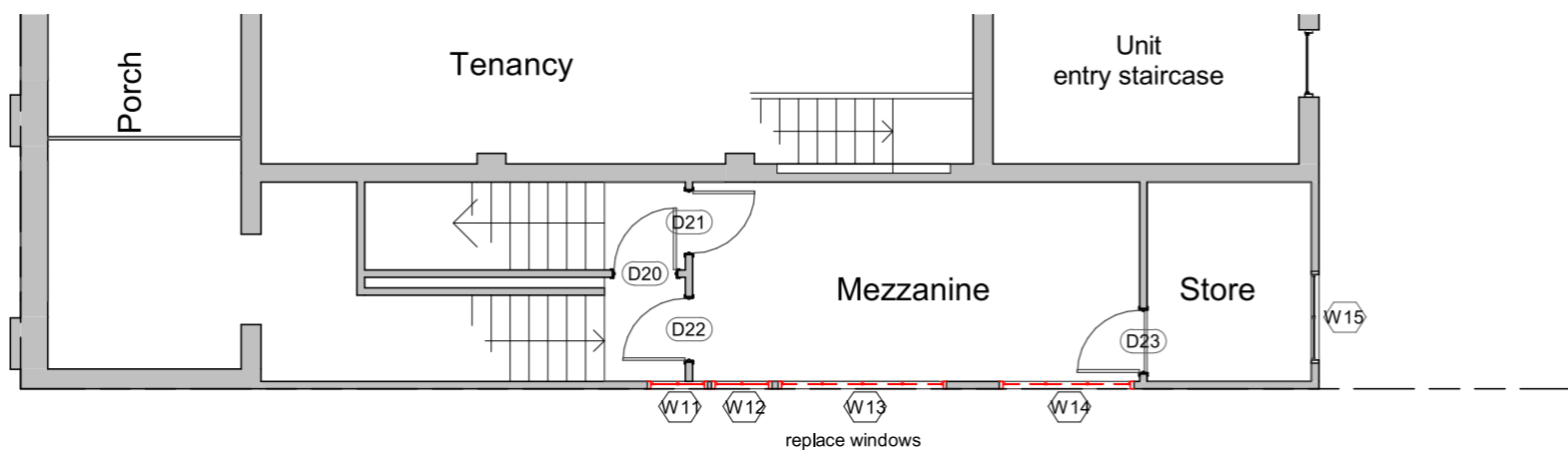
Referred to in Cook Shire Council's Exemption Certificate

Approval Date: 19 March 2025
Application Reference: D25/10847



Existing Ground Floor

1 : 100



Existing Mezzanine Plan

1 : 100

Note:
- Dashed red linework shows extent of demolition works

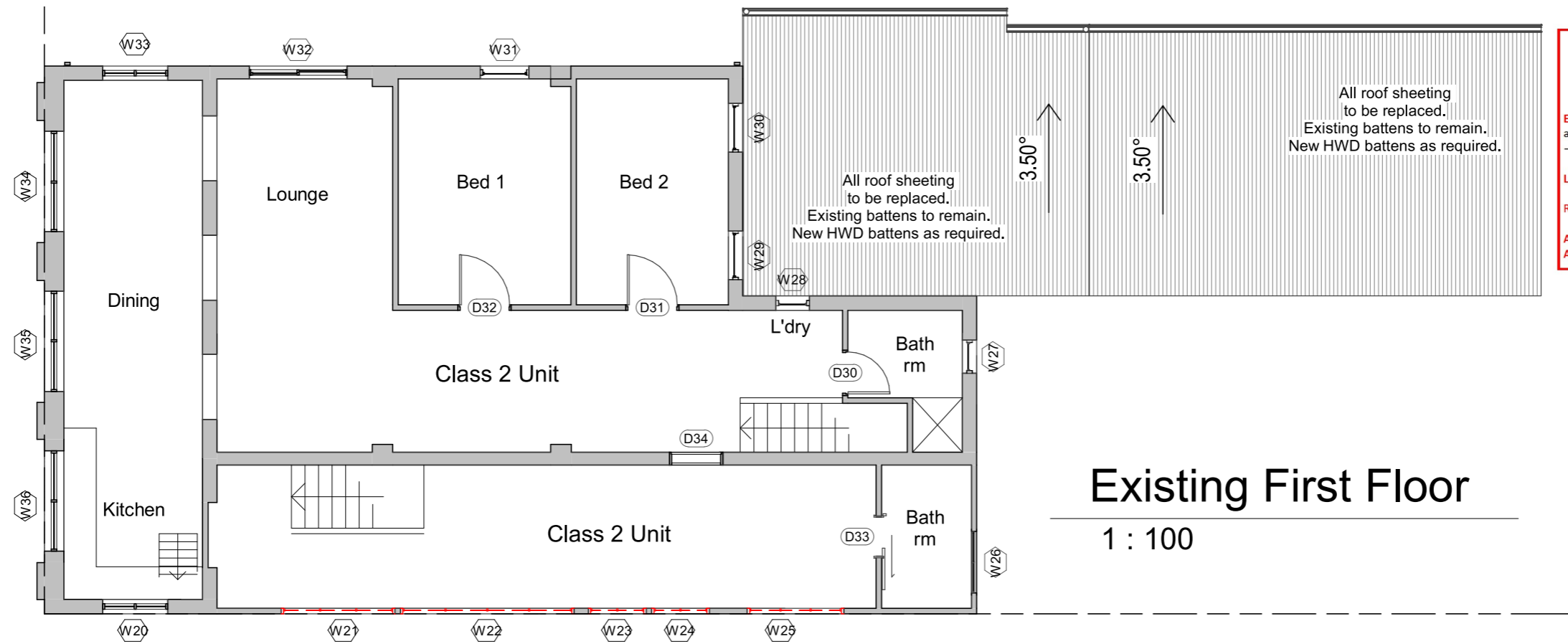
COOK SHIRE COUNCIL
DIGITALLY STAMPED

Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.

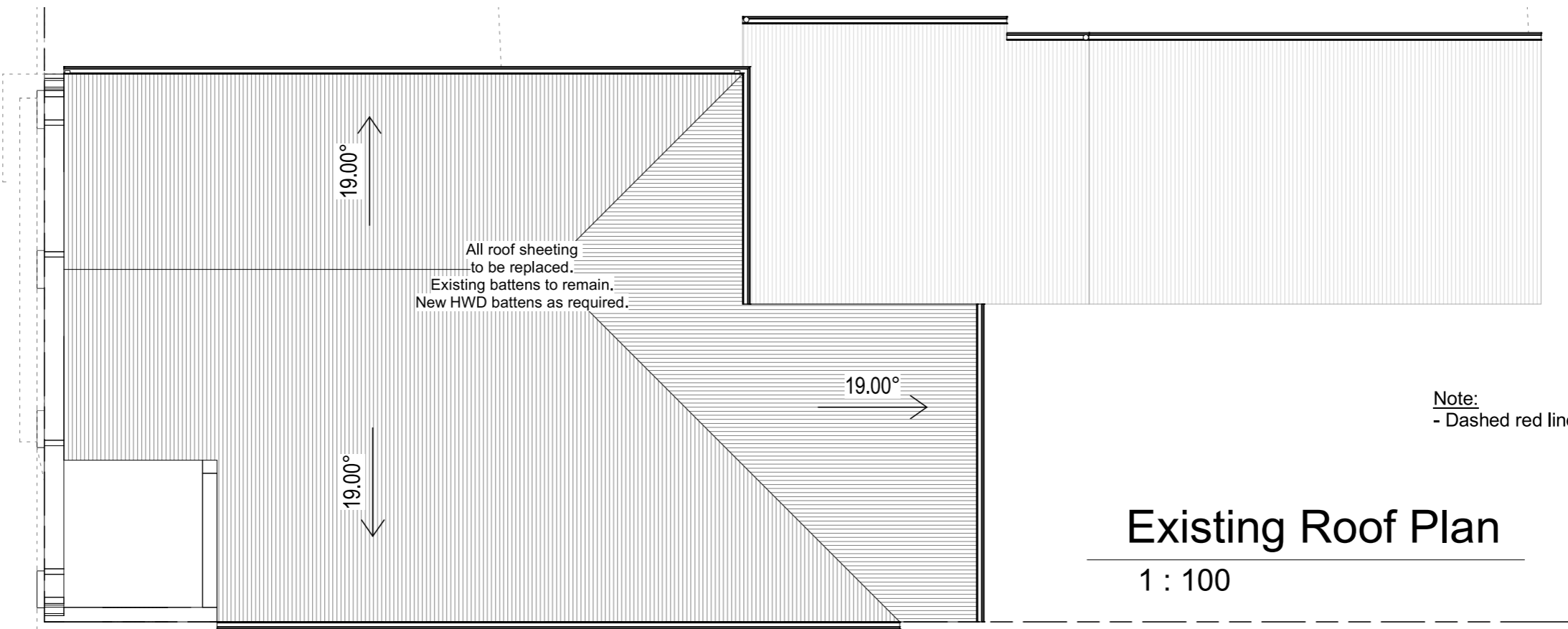
Lot: 13 on SP158036

Referred to in Cook Shire Council's Exemption Certificate

Approval Date: 19 March 2025
Application Reference: D25/10847

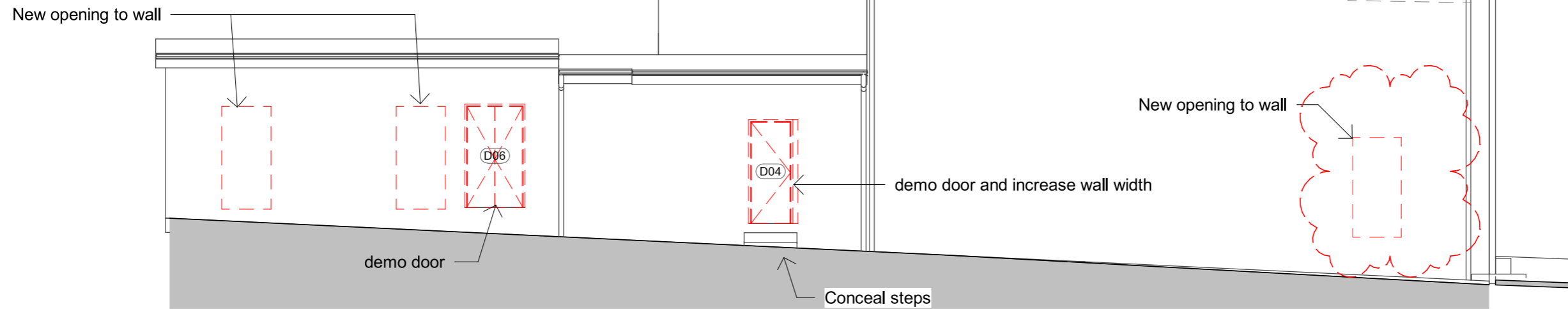


COOK SHIRE COUNCIL
DIGITALLY STAMPED
Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.
Lot: 13 on SP158036
Referred to in Cook Shire Council's Exemption Certificate
Approval Date: 19 March 2025
Application Reference: D25/10847



Note:
 - Dashed red linework shows extent of demolition works

COOK SHIRE COUNCIL
DIGITALLY STAMPED
Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.
Lot: 13 on SP158036
 Referred to in Cook Shire Council's Exemption Certificate
Approval Date: 19 March 2025
Application Reference: D25/10847



Note:
 - Dashed red linework shows extent of demolition works

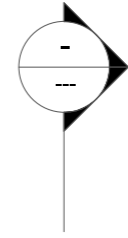
North Elevation

1 : 100



West Elevation

1 : 100



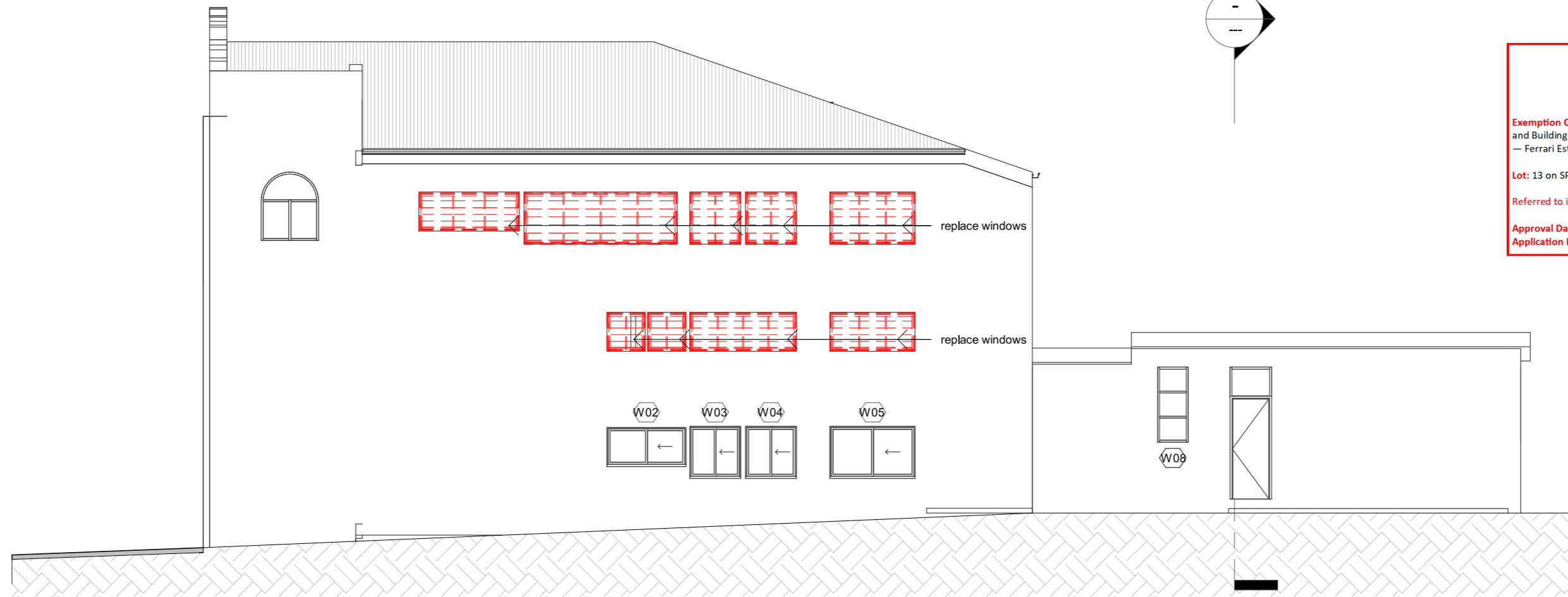
COOK SHIRE COUNCIL
 DIGITALLY STAMPED

Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.

Lot: 13 on SP158036

Referred to in Cook Shire Council's Exemption Certificate

Approval Date: 19 March 2025
Application Reference: D25/10847



South Elevation

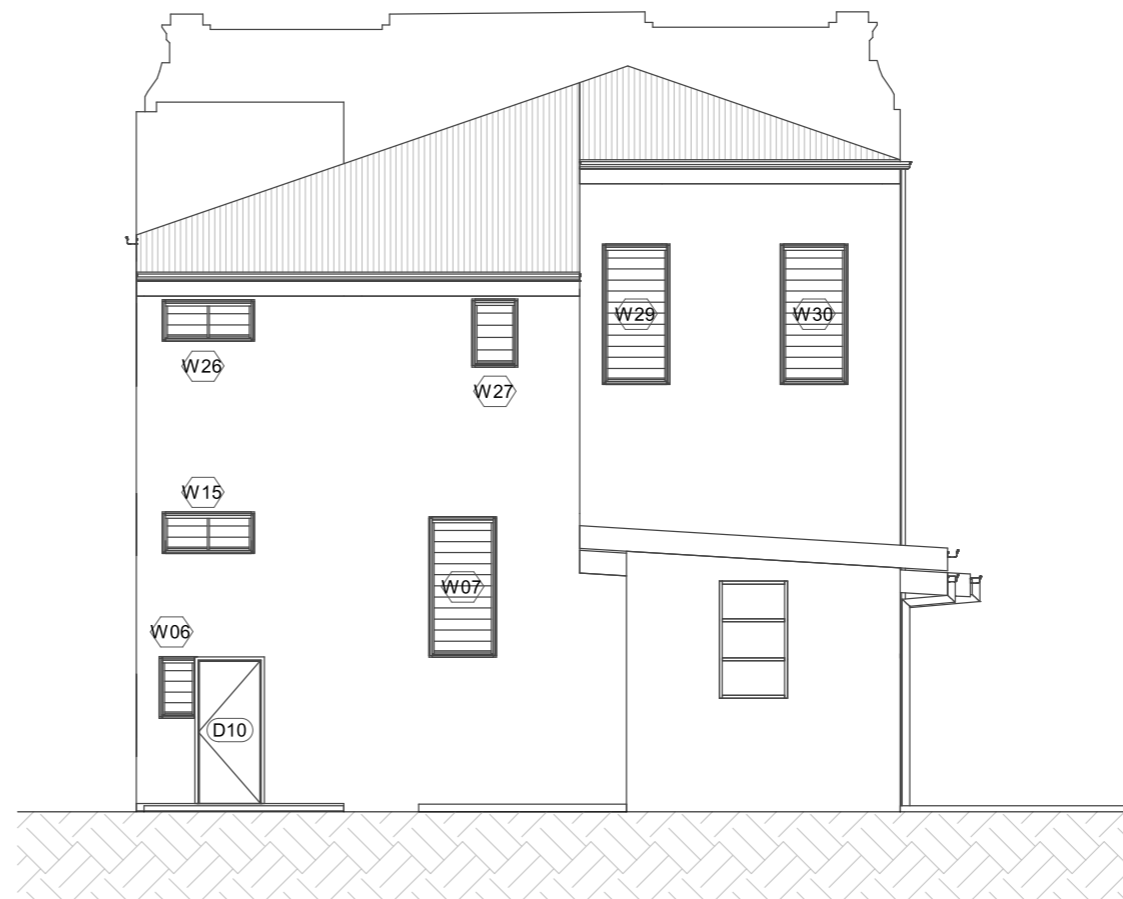
1 : 100

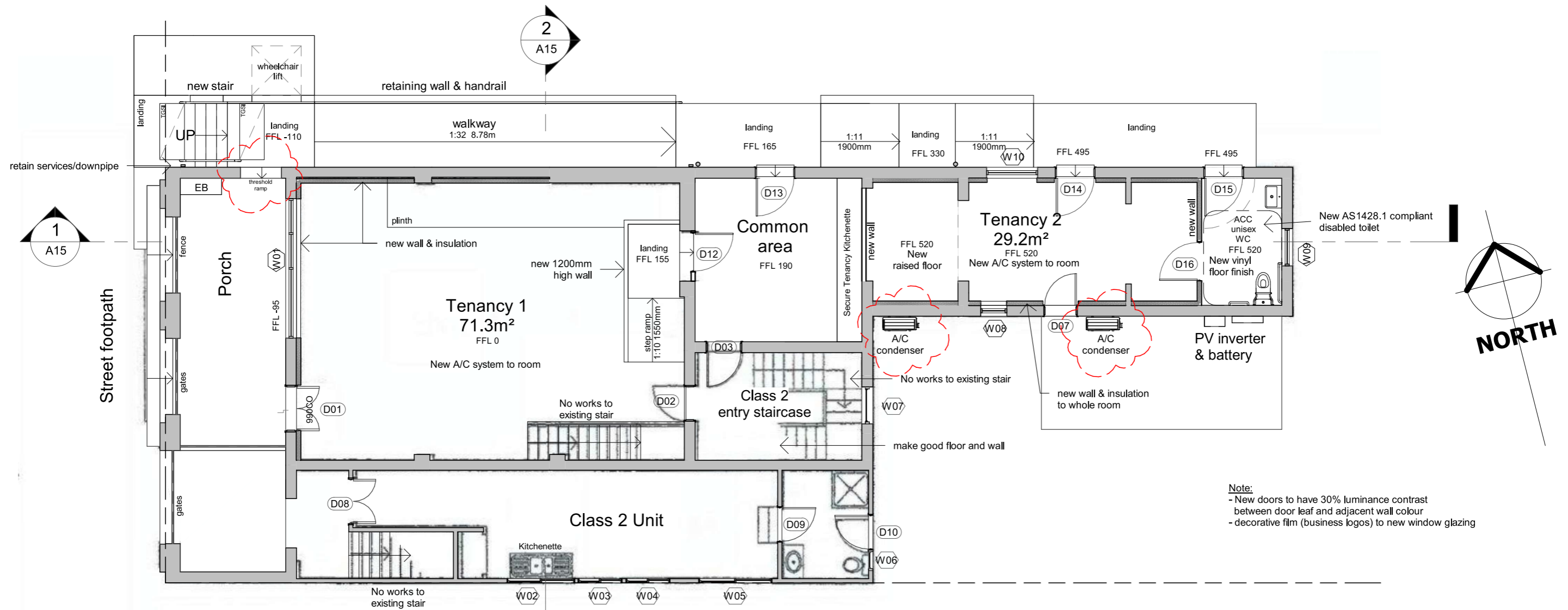
Note:

- Dashed red linework shows extent of demolition works

East Elevation

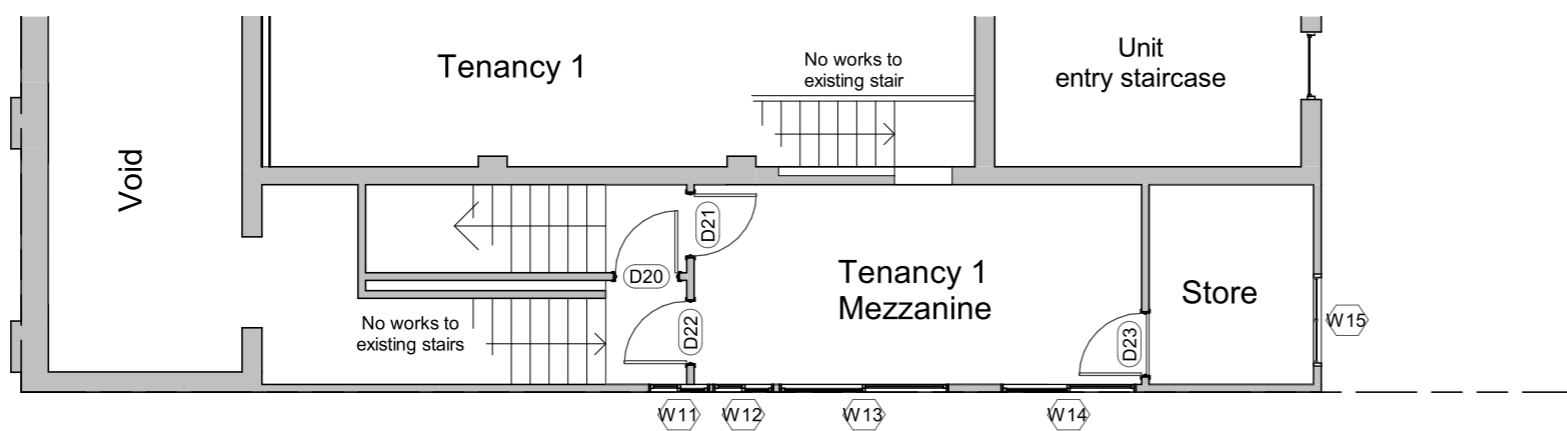
1 : 100





Proposed Ground Floor

1 : 100



Proposed Mezzanine Plan

1 : 100

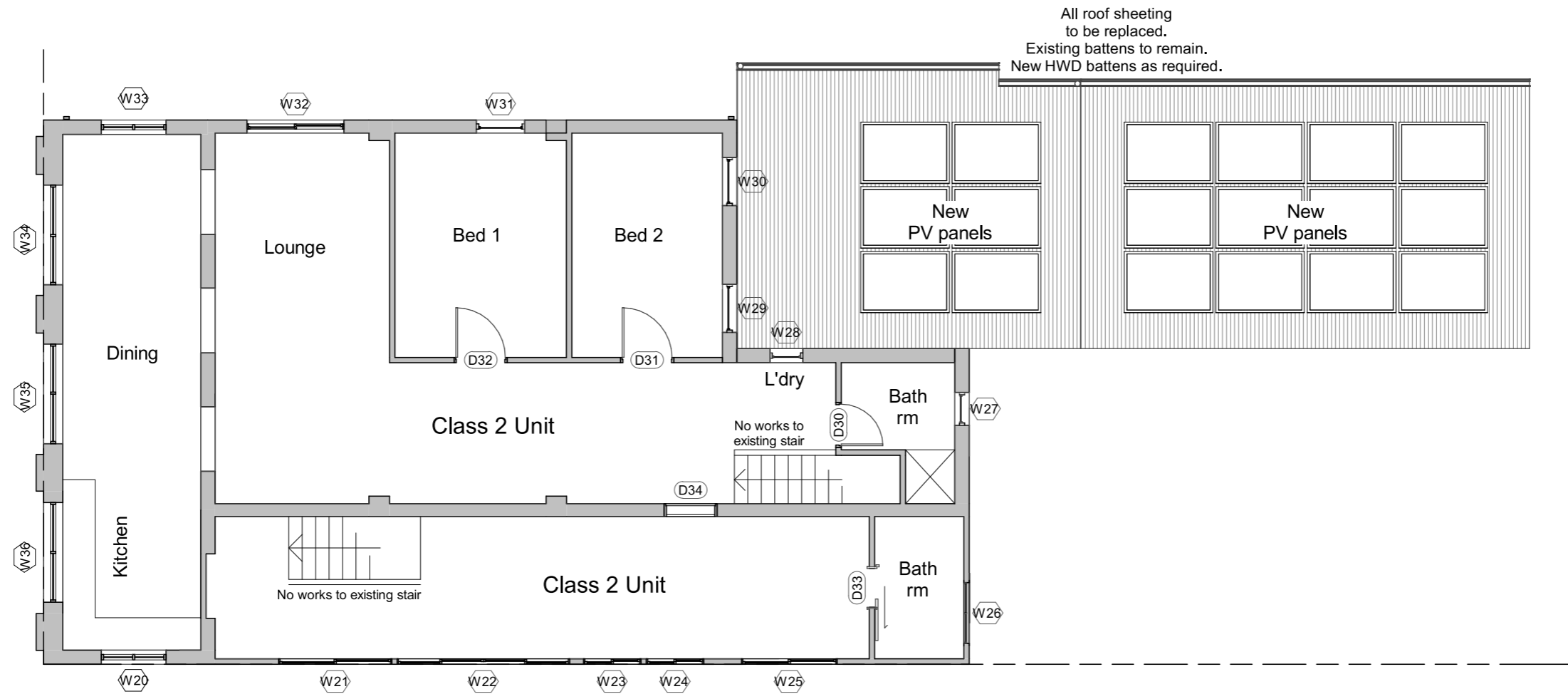
COOK SHIRE COUNCIL
DIGITALLY STAMPED

Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.

Lot: 13 on SP158036

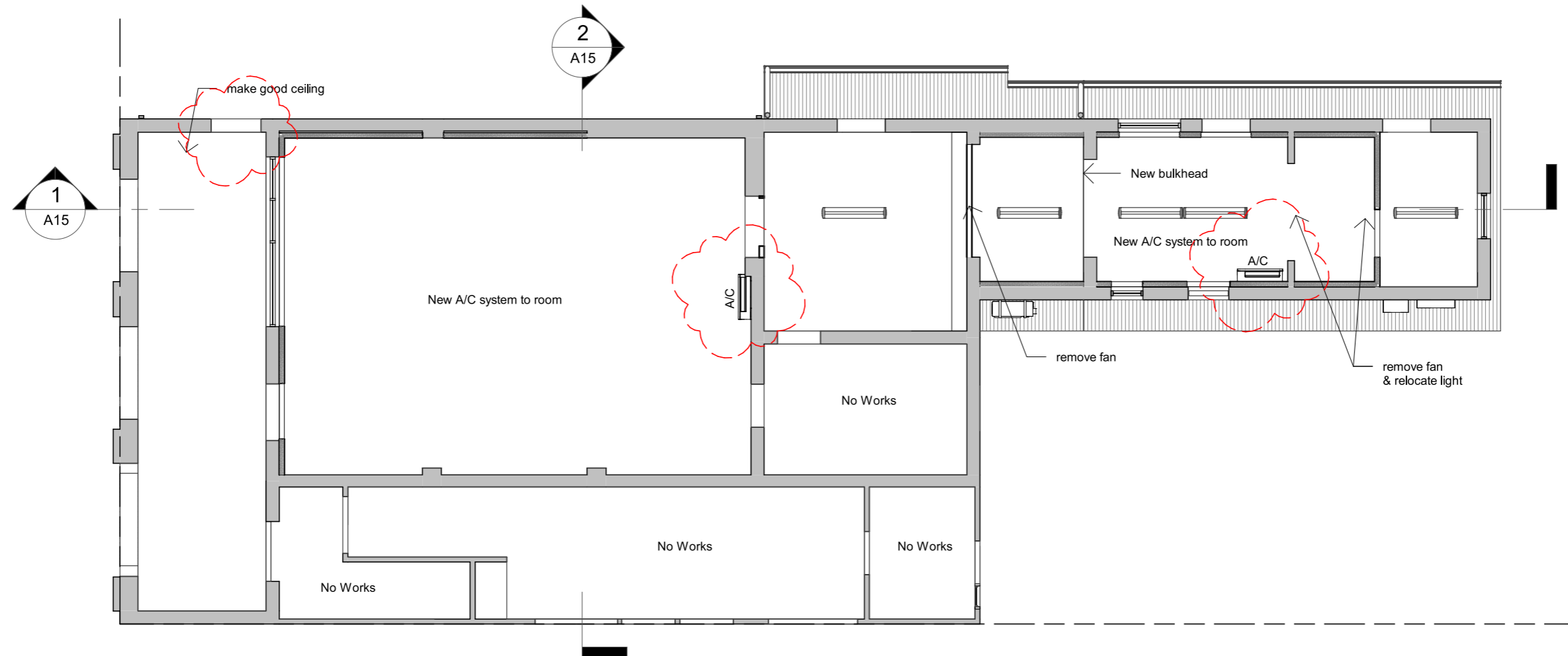
Referred to in Cook Shire Council's Exemption Certificate

Approval Date: 19 March 2025
Application Reference: D25/10847



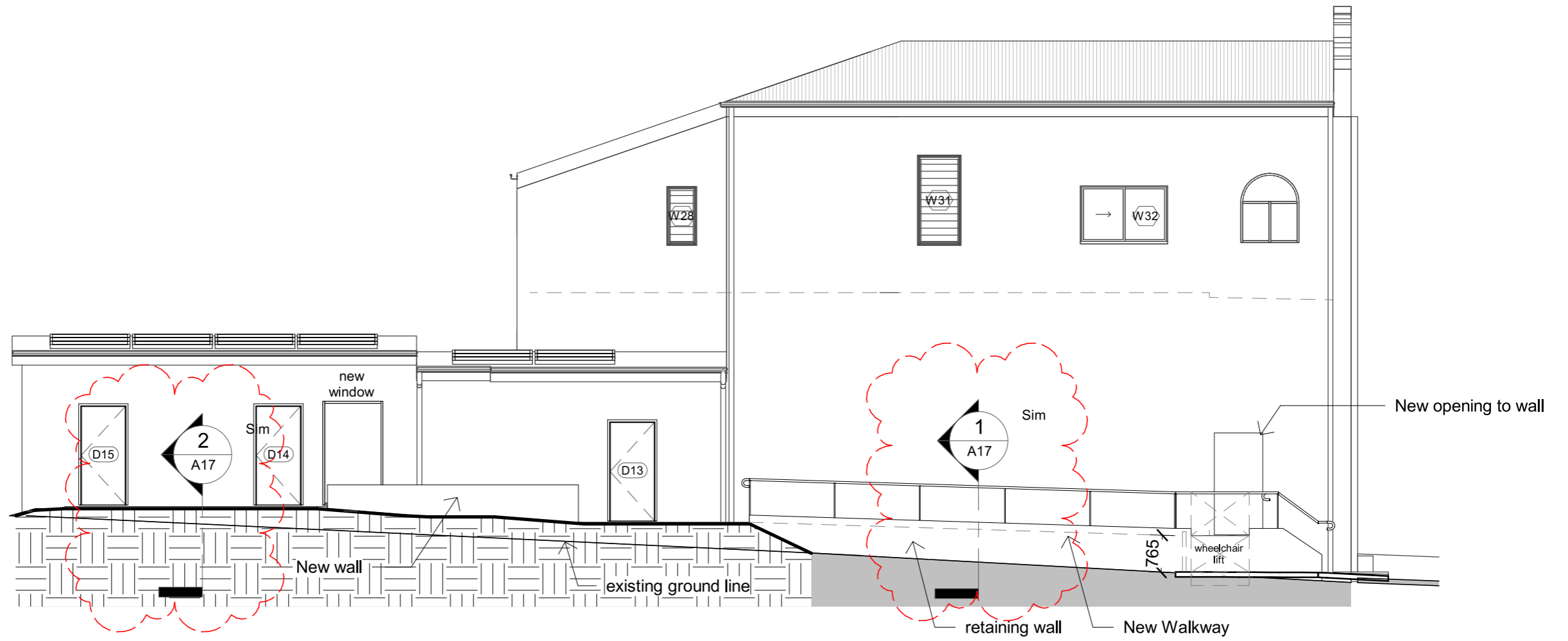
Proposed First Floor

1 : 100



Ground Floor RCP

1 : 100



North Elevation

1 : 100

COOK SHIRE COUNCIL
DIGITALLY STAMPED

Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.

Lot: 13 on SP158036

Referred to in Cook Shire Council's Exemption Certificate

Approval Date: 19 March 2025
Application Reference: D25/10847



West Elevation

1 : 100

Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.

Lot: 13 on SP158036

Referred to in Cook Shire Council's Exemption Certificate

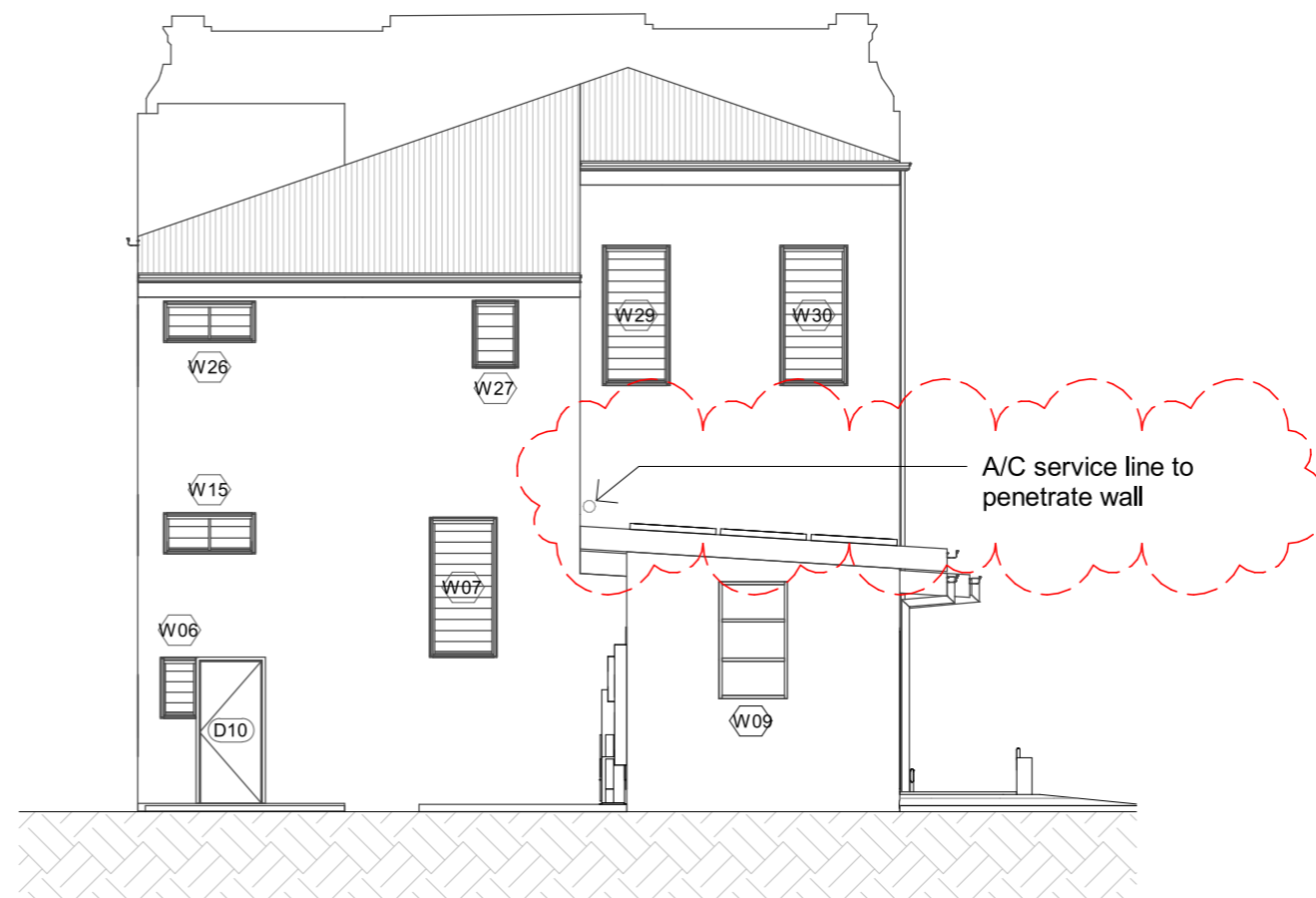
Approval Date: 19 March 2025

Application Reference: D25/10847



South Elevation

1 : 100



East Elevation

1 : 100

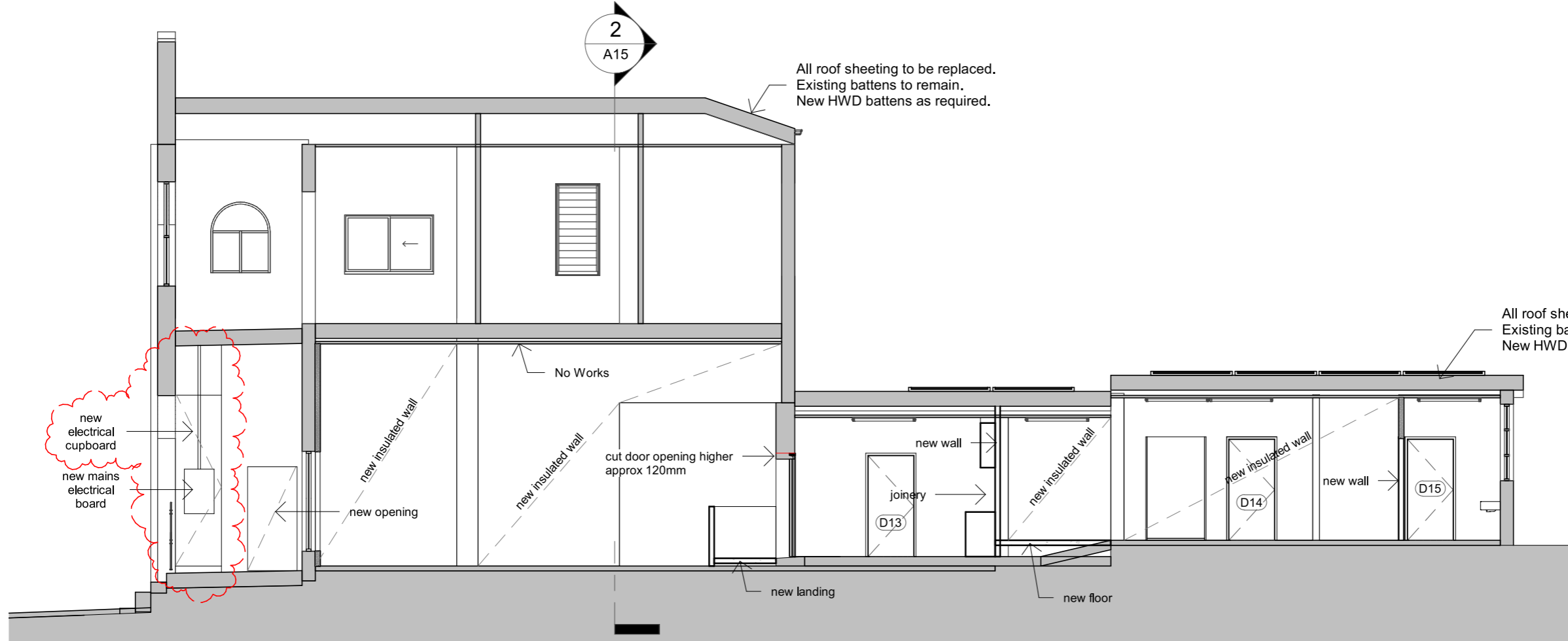
COOK SHIRE COUNCIL
DIGITALLY STAMPED

Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.

Lot: 13 on SP158036

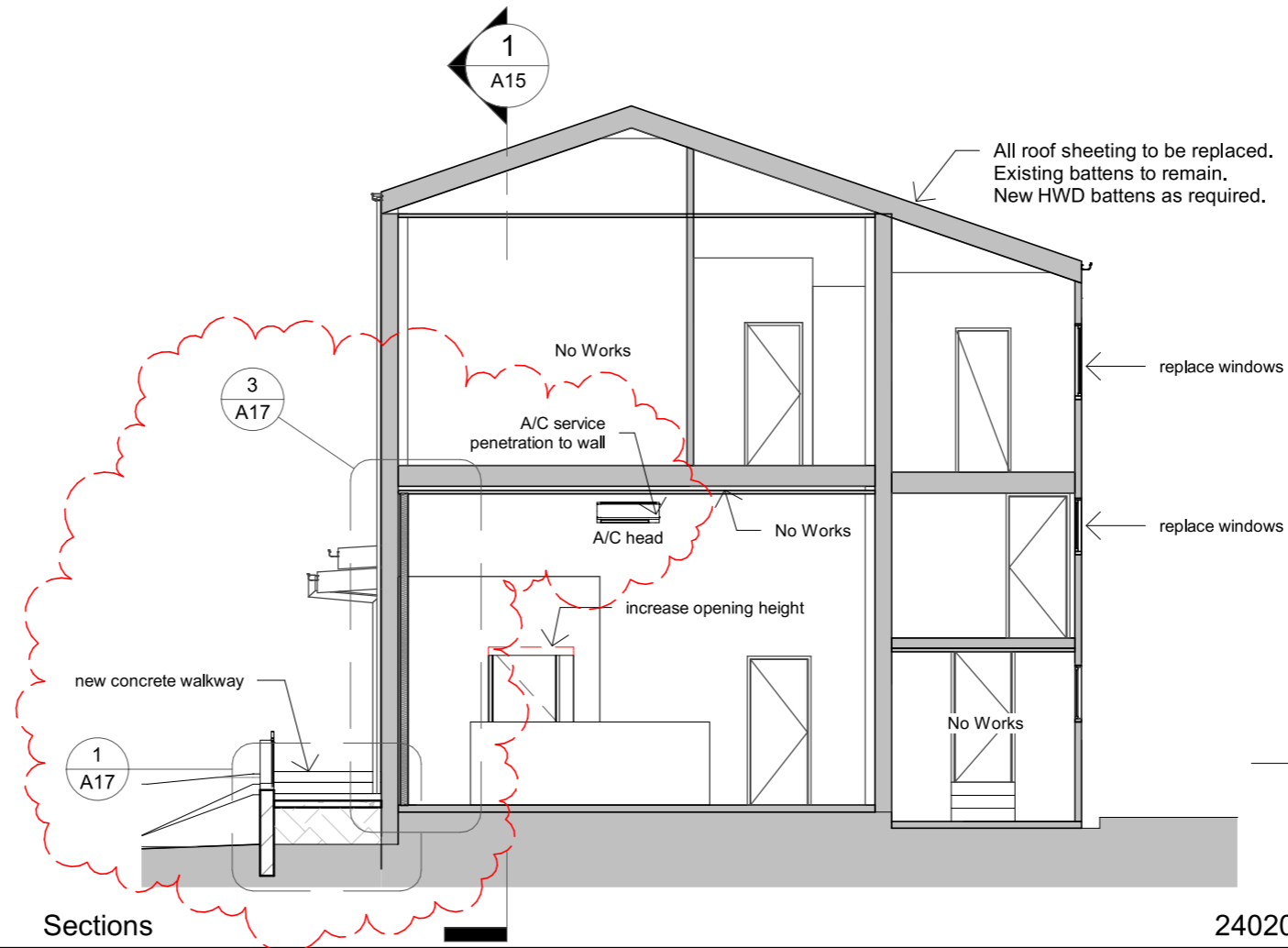
Referred to in Cook Shire Council's Exemption Certificate

Approval Date: 19 March 2025
Application Reference: D25/10847



Section 1

1 : 100



Section 2

1 : 100

Door Schedule			
Mark	Height	Width	Comments
D01	3430	1134	Existing Door - Minor refurbishment
D02	2100	820	Existing Door - To be locked. New paint finish.
D03	2040	820	Existing Door - No Works
D04	2100	820	Existing Door - To be Demolished
D05	2100	820	Existing Door - To be Demolished
D06	2100	1220	Existing Door - To be Demolished
D07	2100	770	Existing Door - To be locked. New paint finish.
D08	2400	1134	Existing Door - No Works
D09	1890	820	Existing Door - No Works
D10	1890	820	Existing Door - No Works
D12	2040	920	New Door. AS1428.1 compliant. Internal grade solid core timber door, paint finish. Steel frame.
D13	2040	920	New Door. AS1428.1 compliant. External grade solid core timber door, paint finish. Steel frame.
D14	2040	920	New Door. AS1428.1 compliant. External grade solid core timber door, paint finish. Steel frame.
D15	2040	920	New Door. AS1428.1 compliant. External grade solid core timber door, paint finish. Steel frame.
D16	2040	920	New Door. AS1428.1 compliant. Internal grade solid core timber door, paint finish. Steel frame.
D20	2040	820	Existing Door - No Works
D21	2100	820	Existing Door - No Works
D22	2040	820	Existing Door - No Works
D23	2040	820	Existing Door - No Works
D30	2040	770	Existing Door - No Works
D31	2040	920	Existing Door - No Works
D32	2040	920	Existing Door - No Works
D33	2078	796	Existing Door - No Works
D34	2040	920	Existing Door - No Works

Window Schedule				
Mark	Sill Height	Width	Height	Comments
W01	800	1065	1090	Refurbish window to original. new glazing & paint
W02	1200	1650	815	Existing Window - No Works
W03	950	1065	1090	Existing Window - No Works
W04	950	1065	1090	Existing Window - No Works
W05	950	1780	1090	Existing Window - No Works
W06	1456	507	815	Existing Window - No Works
W07	2264	895	1860	Existing Window - No Works
W08	800	1065	1090	Existing window - new paint to frame
W09	800	1065	1090	Existing window - new opaque film to glass panes
W10	800	1065	1090	New Alum Framed Glazed window, to existing opening
W11	1200	800	815	refer note 1
W12	1200	800	815	refer note 1
W13	1200	2230	815	refer note 1
W14	1200	1780	815	refer note 1
W15	1225	1220	550	Existing Window - No Works
W20	800	1065	1090	Existing Window - No Works
W21	1225	2100	815	refer note 1
W22	950	3200	1090	refer note 1
W23	950	1065	1090	refer note 1
W24	950	1065	1090	refer note 1
W25	950	1780	1090	refer note 1
W26	1541	1220	550	Existing Window - No Works
W27	1200	610	900	Existing Window - No Works
W28	970	612	1215	Existing Window - No Works
W29	970	895	1860	Existing Window - No Works
W30	970	895	1860	Existing Window - No Works
W31	970	895	1860	Existing Window - No Works
W32	1000	1800	1200	Existing Window - No Works
W33	800	1065	1090	Existing Window - No Works
W34	800	1065	1090	Existing Window - No Works
W35	800	1065	1090	Existing Window - No Works
W36	800	1065	1090	Existing Window - No Works

Window notes:

- 1) Replace existing window with new alum framed glazed sliding window. Flashing to comply with the NCC and glazing standards. Remove wall cladding as necessary to install flashing.
- 2) Dimensions shown are approx. check onsite.

Material Selection - Internal		
Tenancy 1		
Flooring	Existing Tiles - make good, hone and polish. Existing Plinth - Clean, paint finish New ramp & landing - light weight construction. Timber stud & CFC cladding. paint finish.	
Walls	Existing concrete - clean, paint finish New thermal insulated walls - to external walls, full height discontinuous construction to existing wall 90mm stud wall with thermal insulation. Plasterboard lining, paint finish.	
Ceiling	New internal wall (to door D12) - Full height 90mm stud wall, FC lining, paint finish. Existing sheet lining. New paint finish. Relocated and new lights & services.	
Tenancy 2		
Flooring	Existing Concrete - Make good, New vinyl finish. New raised floor - light weight construction. Timber stud & CFC substrate. Vinyl finish.	
Walls	Existing concrete - clean, paint finish New internal wall - Full height 90mm stud wall, FC lining, paint finish. New thermal insulated walls - to external walls, full height discontinuous construction to existing wall 90mm stud wall with thermal insulation. Plasterboard lining, paint finish.	
Ceiling	Existing sheet lining. New paint finish. Remove fans, New lights & services.	
Disabled Unisex WC		
Flooring	Existing Concrete - Make good, New vinyl finish, coved.	
Walls	Existing concrete - clean, paint finish. Wall Vinyl splashback to basin. New internal wall - Full height 90mm stud wall, FC lining, paint finish.	
Ceiling	Existing sheet lining. New paint finish. Remove fans, New lights & services. Generally New toilet fitout (Pan and basin) to comply with AS1428.1.	
Common Area		
Flooring	Existing Concrete - Make good, New vinyl finish.	
Walls	Existing concrete - clean, paint finish New internal wall - Full height 90mm stud wall, FC lining, paint finish.	
Ceiling	Existing sheet lining. New paint finish. Remove fans, New lights & services.	
Class 2 entry staircase		
Flooring	Existing Tiles - make good, hone and polish (including under demolished kitchenette joinery)	
Walls	Existing concrete - clean, paint finish. make good behind demolished joinery.	
Ceiling	No works	
Stair	No works	
All other internal spaces		
		No works

Material Selection - External		
Northern stair & walkway		
Insitu concrete stair and walkway. Broom finish with clear sealer Isolated construction to existing wall (10mm neoprene joint with sealant) Retaining wall to be 200 series masonry block, render and paint finish. Stair to comply with AS1428.1, handrails, nosing & TGSI. Handrails to be separate to existing wall.		
Wheelchair lift	Proprietary automated vertical platform lift. External grade.	
Porch	Floor & stairs	Existing Tiles - make good, hone and polish.
	Gates	Clean & paint finish
External Walls	Clean & paint finish	
Roof	Replace existing roof sheeting with prefinished profiled metal sheeting. Generally to match existing.	
Downpipes and gutter	make good and paint	

COOK SHIRE COUNCIL

DIGITALLY STAMPED

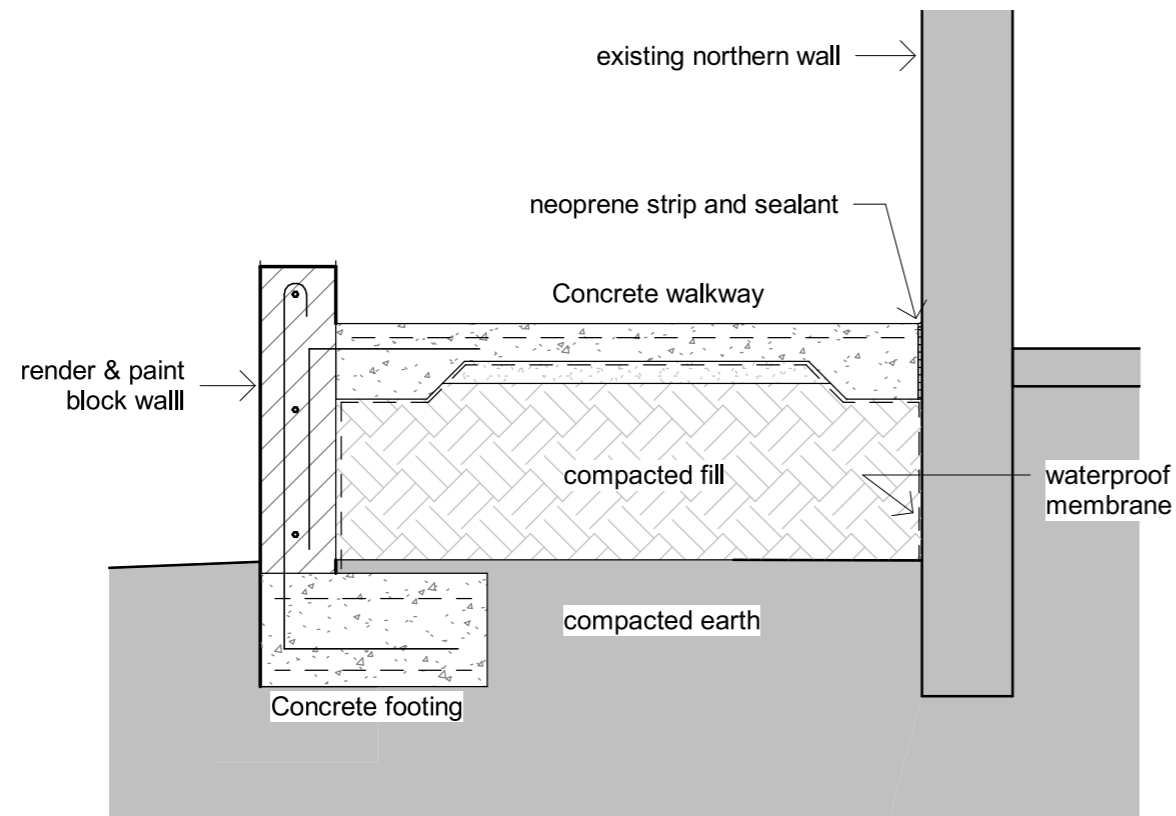
Exemption Certificate: Material Change of Use for two (2) offices and Building Works not associated with a Material Change of Use — Ferrari Estate, 126 Charlotte Street, Cooktown QLD 4895.

Lot: 13 on SP158036

Referred to in Cook Shire Council's Exemption Certificate

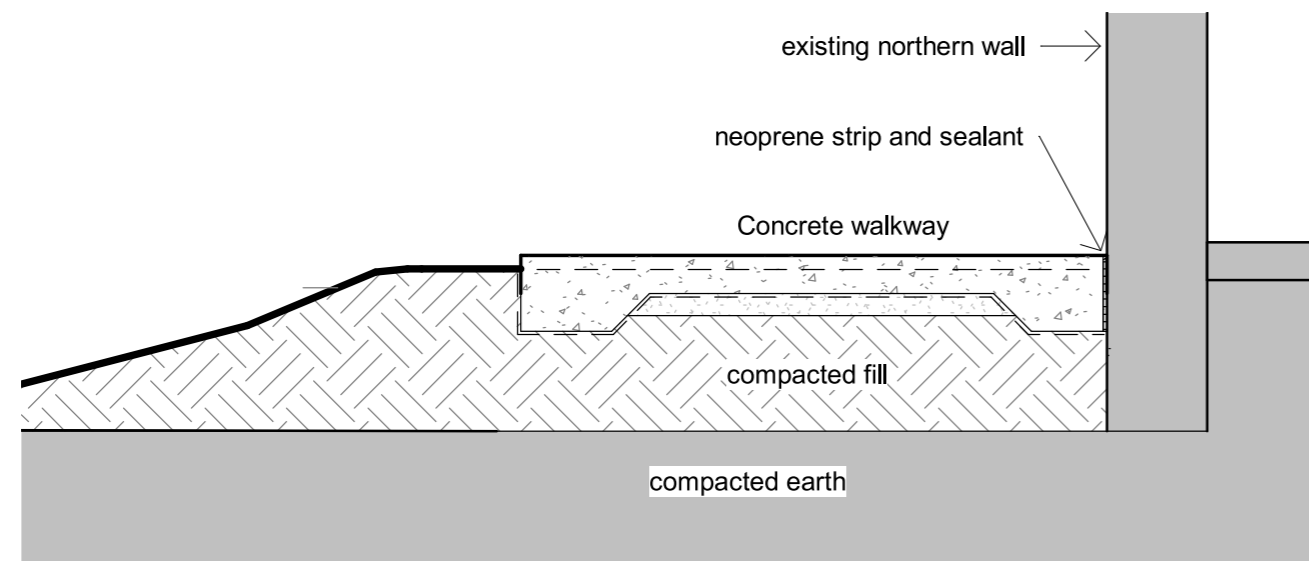
Approval Date: 19 March 2025

Application Reference: D25/10847



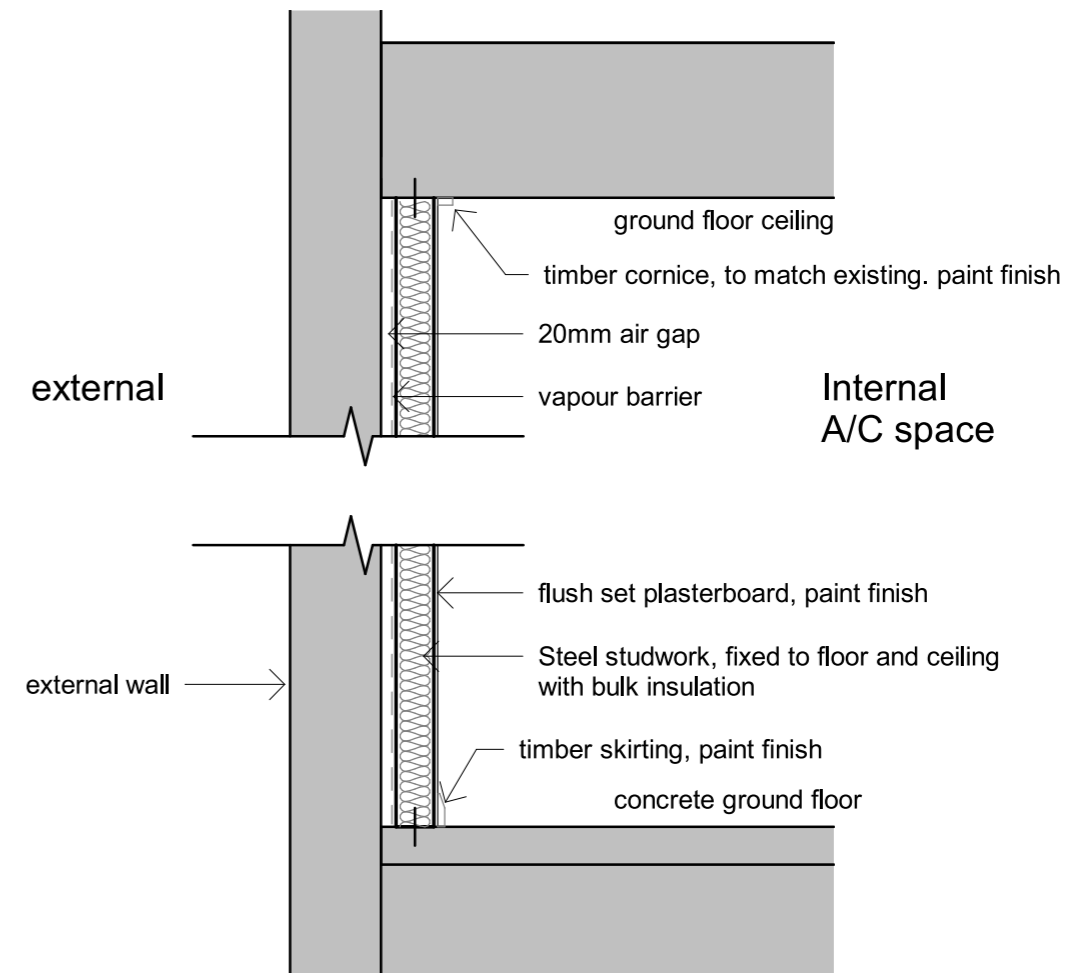
Section Detail 1

1 : 20



Section Detail 2

1 : 20



Section Detail 3

1 : 20