

Our Ref: LM: DA/4940:D25/26202

29 July 2025

Aquatec Pty Ltd
C-/ U&I Town Plan
35 Sutherland Street
MAREEBA QLD 4880

E-mail: Ramon.samanes@gmail.com

Attention: Ramon Samanes

Dear Mr Samanes

Information Request

Given under section 12 of the Development Assessment Rules

Cook Shire Council has carried out a further review of your development application for the following premises.

Location Details

Street Address:	349-351 Mulligan Highway, COOKTOWN QLD 4895
Real Property Description:	Lot 4 on RP887249
Local Government Area:	Cook Shire

Application Details

Application Number:	DA/4940
Approval Sought:	Development Permit for a Material Change of Use
Description of Proposal:	Tourist Park (up to 74 persons)
Category of Development:	Assessable Development
Category of Assessment:	Impact Assessment

Information Requested

Cook Shire Council has determined that the following additional information is needed to assess the application:

PLANNING

Access to the subject site is gained via Prawn Farm Road, which traverses private land not subject of this development application, being Lot 5 on SP127910. The development would result in increased vehicle movements and intensification of the use of Prawn Farm Road through private property. As such, provide:

1. Amended application material that demonstrates the portion of road traversing the site captured within an easement or appropriate form of tenure (and any associated changes to material to facilitate, such as owners consent, updated, DA Form, etc.); or
2. Provide amended plans demonstrating an alternative form of access that does not rely on land that is not the subject of this application.

In its current form, the development has the potential to compromise the safety and efficiency of the transport network.

3. Provide an assessment against the Residential Use Code of the *Cook Shire Council Planning Scheme 2017*.

Provide an amended plan that demonstrates the following:

4. Sufficient area for individual sites in accordance with Acceptable Outcome AO10.1 of the Residential Use Code, or a suitable alternative in accordance with the associated Performance Outcome. Individual sites should be indicatively marked on the plans.
5. Sufficient separation of individual sites in accordance with Acceptable Outcome AO10.2 of the Residential Use Code, or a suitable alternative in accordance with the associated Performance Outcome.
6. Sufficient area onsite to allow vehicles to enter and exit the site in a forward gear. Vehicle manoeuvring areas must remain clear of sites.
7. The location of existing features and infrastructure associated with the prawn farm (Development Permit DA/4158), and suitable clearance or separation between operations.

Further details

The due date for providing the requested information is **three (3) months** from the date of this request, therefore you are required to respond no later than 29 October 2025.

In accordance with section 13.2 of the Development Assessment Rules, you may respond by giving:

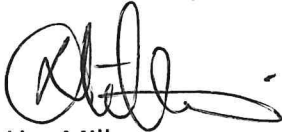
- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

As Cook Shire Council's assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and the Cook Shire Council will continue the assessment of your application without the information requested.

Please note that Council may request further advice any time before the application is decided if other matters arise as a result of public notification or further assessment of the application.

For further information, if you have a query, or to seek clarification about any of these details, please contact Council's Planning and Environment Department on (07) 4082 0500 or E-mail: mail@cook.qld.gov.au.

Yours sincerely



Lisa Miller

Manager Planning and Environment