

1 August 2025

The Chief Executive Officer
Cook Shire Council
PO Box 3
Cooktown QLD 4895

Via email: mail@cook.qld.gov.au

Dear Sir / Madam,

LODGEMENT OF DEVELOPMENT APPLICATION PURSUANT TO S51 OF *PLANNING ACT 2016*
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR SHOPPING CENTRE OVER
LAND AT 40-44 ADELAIDE STREET, 83-93 CHARLOTTE STREET AND 2-6 WALKER STREET,
COOKTOWN (LOTS 82-84 & 97-100 ON C1793 AND LOTS 1-3 ON RP700316)

Mewing Planning Consultants act on behalf of Kwikbridge Pty Ltd (**the Applicant**) in relation to the site at 40-44 Adelaide Street, 83-93 Charlotte Street and 2-6 Walker Street, Cooktown.

On behalf of the Applicant, and pursuant to section 51 of the *Planning Act 2016* (**Planning Act**), we hereby submit a Development Application over the site for a Development Permit for a Material Change of Use for Shopping Centre.

Details of the Development Application, including relevant background information, the proposed development details, and statutory town planning framework assessment, are included in the enclosed Town Planning Assessment prepared by Mewing Planning Consultants. In conjunction with the Town Planning Assessment, the application is supported by the following material:

- DA Form 1;
- Signed Landowners' Consent;
- Cook Shire Council Code Compliance Statements (**Appendix A**);
- Certificate of Title (**Appendix B**);
- Architectural Package, prepared by TPG Architects (**Appendix C**);
- Engineering Services Report, prepared by Neon Consulting (**Appendix D**); and
- Heritage Exemption Certificate, issued by the Department of Environment, Tourism, Science and Innovation (**Appendix E**).

In accordance with Cook Shire Council's *2025-26 Fees and Charges Schedule*, the Development Application is anticipated to attract a statutory application fee of **\$5,150.00** (Material Change of Use (Impact Assessment) – Category D – High Impact).

We would welcome the opportunity to discuss any aspect of this Development Application. Should you wish to discuss, please contact Jared Stewart on 0432 154 328 or at jared.stewart@mewing.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Stewart', written in a cursive style.

Jared Stewart
Principal Planner
Mewing Planning Consultants

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Kwikbridge Pty Ltd (A.C.N 010 95 801)
Contact name (only applicable for companies)	Jared Stewart
Postal address (P.O. Box or street address)	C/- Mewing Planning Consultants Pty Ltd GPO Box 1506
Suburb	Brisbane
State	Queensland
Postcode	4001
Country	Australia
Contact number	0432 154 328
Email address (non-mandatory)	jared.stewart@mewing.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	25159
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		40	Adelaide Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	97	C1793	Cook Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		42	Adelaide Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	98	C1793	Cook Shire Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☒ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☐ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*
Lot on plan description of strategic port land:
Name of port authority for the lot:

☐ In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Development Permit for a Material Change of Use for Shopping Centre

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Shopping Centre	Shopping Centre	N/A	2,733

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Cook Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☒ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the local government:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the Chief Executive of the relevant port authority:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the Gold Coast Waterways Authority:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the Queensland Fire and Emergency Service:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☒ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response
Queensland Heritage Place (adjacent)	SARA / DETSI	11 July 2025

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

No change

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.



Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☒ Yes – details of the heritage place are provided in the table below

☐ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:	Early Granite Kerb and Channel System, Cooktown	Place ID:	601731
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

3.3) Additional premises

c)	Unit No.	Street No.	Street Name and Type	Suburb
		44	Adelaide Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	99	C1793	Cook Shire Council
d)	Unit No.	Street No.	Street Name and Type	Suburb
		87	Charlotte Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	84	C1793	Cook Shire Council
e)	Unit No.	Street No.	Street Name and Type	Suburb
		89	Charlotte Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	83	C1793	Cook Shire Council
f)	Unit No.	Street No.	Street Name and Type	Suburb
		91	Charlotte Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	82	C1793	Cook Shire Council
g)	Unit No.	Street No.	Street Name and Type	Suburb
		93	Charlotte Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	1	RP700316	Cook Shire Council
h)	Unit No.	Street No.	Street Name and Type	Suburb
		2	Walker Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	100	C1793	Cook Shire Council
i)	Unit No.	Street No.	Street Name and Type	Suburb
			Walker Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	2	RP700316	Cook Shire Council
j)	Unit No.	Street No.	Street Name and Type	Suburb
		6	Walker Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4895	3	RP700316	Cook Shire Council

CONSENT INSTRUMENT

To:	The Local Government, Economic Development Queensland, Department of State Development and Infrastructure Planning, Registrar of Titles, Department of Natural Resource, Mines and Energy and all other statutory and government authorities.	
Land Details:	Address:	87, 89, 91, 93 Charlotte Street, Cooktown QLD 4895 40, 42, 44 Adelaide Street, Cooktown QLD 4895 Lot 2, 2. 6 Walker Street, Cooktown QLD 4895
	Lot / Plan:	Lots 1, 2 and 3 on RP 700316 Lots 82, 83, 84, 97, 98, 99 and 100 on Crown Plan C1793
	Title References:	20441053, 20045041, 20467026, 20420197, 20420198, 20420199, 20420200
From:	Mosheva Pty Ltd (ACN 106 796 909) as Trustee under instrument number 708599976	(Owner)
Buyer's Details:	Kwikbridge Pty Ltd (ACN 010 595 801)	(Buyer)

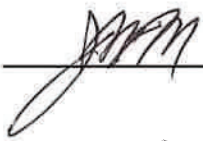
The Owner has entered into a contract or other arrangement with the Buyer in relation to the possible sale of the Land.

In respect of or in connection with the Land or any part of it and/or the **development** of the land, the Owner consents to the Buyer, any consultants of the Buyer and any nominee of the Buyer:

1. Inspecting and obtaining copies of all records held by any local or other government authority;
2. Making, lodging and pursuing any number of **development applications** for **development approval** for any type of **development** including:
 - (a) Material Change of Use;
 - (b) Reconfiguration of Lot;
 - (c) Building Works;
 - (d) Plumbing or Drainage Works;
 - (e) Operational Works Approval; and
 - (f) any request to change an existing development approval (including a "minor change" or "other change";
3. Meeting, discussing and corresponding with the local authority, any government department and all statutory bodies in respect of any applications concerning the Land;
4. Filing and pursuing any application or appeal in the Planning and Environment Court and any of its appellate Courts; and
5. Entering into one or more infrastructure agreements with any local or other government authority in relation to the Land (**Infrastructure Agreement**), and in this regard the Parties agree that any such Infrastructure Agreements may be on such terms as the Buyer (or its nominee) in its absolute discretion may determine, but only to the extent that the Seller is not bound by any terms of such Infrastructure Agreements should this Contract be terminated.

6. In this instrument, the terms **development**, **development applications** and **development approval** have the meanings given to them in the *Planning Act 2016* and if that Act no longer applies the equivalent terms have the equivalent meanings in the then relevant or equivalent legislation.

Executed on behalf of **MOSHEVA**)
PTY LTD (ACN 106 796 909) as)
Trustee in accordance with Section)
127 of the *Corporations Act 2001*)



Director
JOHN WIDEMAN MOULTON

Name of Director

DocuSigned by:


4FC622C23FBF47D...
Director / Secretary
LOUISE ELIZABETH SHAY

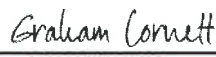
Name of Secretary
01 May 2025
/ /
Date

Executed on behalf of)
KWIKBRIDGE PTY LTD (ACN 010)
595 801) in accordance with)
Section 127 of the *Corporations Act*)
2001)

DocuSigned by:


25BC173D18574F2...
Director
Andrew Cornett

Name of Director

DocuSigned by:


0D83C8CB8370425...
Secretary
Graham Cornett

Name of Secretary
01 May 2025
/ /
Date

Town Planning Assessment

Address	40-44 Adelaide Street, 83-93 Charlotte Street and 2-6 Walker Street, Cooktown
Application	Development Permit for a Material Change of Use for Shopping Centre
Applicant	Kwikbridge Pty Ltd
Date	August 2025

Prepared for: Kwikbridge Pty Ltd
Prepared by: Mewing Planning Consultants
Our reference: 25159

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You must read the disclaimer appearing at the conclusion of this report.

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Appendices

Appendix A	Cook Shire Council Code Compliance
Appendix B	Certificate of Title
Appendix C	Architectural Package
Appendix D	Engineering Services Report
Appendix F	Heritage Exemption Certificate

Summary

Site and Planning Framework Details

Table 1 – Site Details and Planning Framework	
Site Details	
Address	40-44 Adelaide Street, 83-93 Charlotte Street and 2-6 Walker Street, Cooktown
RP Description	Lots 82-84 & 97-100 on C1793 and Lots 1-3 on RP700316
Site Area	7,851m ²
Owner	Mosheva Pty Ltd (A.C.N. 106 796 909) Trustee under Instrument No.708599976 Refer to the Certificate of Title (Appendix B)
Easements	The site is not burdened or benefited by any existing easement / encumbrance
Planning Framework	
Local Government	Cook Shire Council
Planning Scheme	<i>Cook Shire Planning Scheme 2017 (Version 2)</i>
Strategic Framework	Urban Area
Zone	Centre Zone (No Precinct)
Overlays	• Bushfire Hazard Overlay ○ Potential Impact Buffer • Character Overlay ○ Neighbourhood Character
State Designations	• Queensland Heritage ○ Queensland Heritage Place (Early granite Kerbing and Channelling, Cooktown) • Native Vegetation Clearing ○ Category X on the regulated vegetation management map

Development Application Details

Table 2 – Development Application Details	
Proposal Overview	The Applicant proposes to develop the site for a new shopping centre, comprising a supermarket (operated by IGA) and specialty stores, located within two (2) buildings on-site (1 storey in height) and surrounded by open-air car parking (78 spaces provided), servicing areas and landscaping. The proposed development involves a total gross floor area of 2,733m², of which 2,149m² relates to the supermarket and 584m² split across four (4) specialty tenancy areas (ranging between 79m² and 215m² and amenities (public toilets). Vehicular access is facilitated through the provision of two (2) driveway crossovers, providing access to both cars and services vehicles. The driveway crossover to Walker Street provides access to the central car parking area and is to be utilised by both cars and some services vehicles, whereas the driveway crossover to Adelaide Street is limited to service vehicles (including AVs) to access the loading / servicing bay for the supermarket. The existing IGA Supermarket at 29 Helen Street, Cooktown (Lot 12 on RP867051) is intended to be relocated to the subject site, which allows for the construction of a purpose-built facility to meet operational requirements for the supermarket operator and improved retail offerings to the residents of Cooktown and surrounding locality. For further details refer to Chapter 3 of this report and the proposed Architectural Plans included within Appendix C.

Development Description	Development Permit for a Material Change of Use for Shopping Centre
Defined Land Use	Shopping Centre
Level of Assessment	Impact Assessment
Assessment Manager	Cook Shire Council
Referral Agencies	State Assessment and Referral Agency (SARA) for the following matter: Development on a Queensland Heritage Place – Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 of the <i>Planning Regulation 2017</i> <i>Note that a heritage exemption certificate has been issued.</i>
Public Notification	Yes – Minimum 15 business days
Applicant	Kwikbridge Pty Ltd
Applicant's Representative	Jared Stewart, Principal Planner Mewing Planning Consultants GPO Box 1506, Brisbane Qld 4001 jared.stewart@mewing.com.au 0432 154 328
	Izzi Foreman, Town Planner Mewing Planning Consultants GPO Box 1506, Brisbane Qld 4001 izzi.foreman@mewing.com.au 0434 118 100
Supporting Material	Appendix A – Cook Shire Council Code Compliance Appendix B – Certificate of Title Appendix C – Architectural Package Appendix D – Engineering Services Report Appendix E – Heritage Exemption Certificate

1. Introduction

This Town Planning Assessment accompanies a development application made by Kwikbridge Pty Ltd (**the Applicant**) over land at 40-44 Adelaide Street, 83-93 Charlotte Street and 2-6 Walker Street, Cooktown (**the site**).

The Applicant proposes to develop the site for a new shopping centre, comprising a supermarket (operated by IGA) and specialty stores, located within two (2) buildings on-site (1 storey in height) and surrounded by open-air car parking (78 spaces provided), servicing areas and landscaping.

The proposed development involves a total gross floor area of 2,733m², of which 2,149m² relates to the supermarket and 584m² split across four (4) specialty tenancy areas (ranging between 79m² and 215m²) and amenities (public toilets).

Vehicular access is facilitated through the provision of two (2) driveway crossovers, providing access to both cars and services vehicles. The driveway crossover to Walker Street provides access to the central car parking area and to be utilised by both cars and some services vehicles, whereas the driveway crossover to Adelaide Street is limited to service vehicles (including AVs) to access the loading / servicing bay for the supermarket.

The existing IGA Supermarket at 29 Helen Street, Cooktown (Lot 12 on RP867051) is intended to be relocated to the subject site, which allows for the construction of a purpose-built facility to meet operational requirements for the supermarket operator and improved retail offerings to the residents of Cooktown and surrounding locality.

In order to undertake the proposed development, this development application comprises a Development Permit for a Material Change of Use for Shopping Centre.

The development application is subject of assessment pursuant to the *Planning Act 2016* (**Planning Act**). The applicable planning scheme in this instance is the *Cook Shire Council Planning Scheme 2017* (**Planning Scheme**).

The proposal is assessable development pursuant to the Planning Act and the Planning Scheme. In this instance, an Impact Assessable development application is required. Cook Shire Council is the assessment manager, and referral is triggered to the State Assessment Referral Agency (SARA) for Development on a Queensland Heritage Place.

An Exemption Certificate for heritage matters have been obtained by the Department of Environment, Tourism, Science and Innovation (DETSI) and submitted in support of the development application.

This Town Planning Assessment provides a comprehensive assessment of the proposed development having regard to the Planning Act and Planning Scheme. Key components of the Town Planning Assessment comprise:

- An overview of the site details and local context (**Chapter 2**);
- A description of the proposed development (**Chapter 3**);
- An assessment against the applicable town planning framework (**Chapter 4**); and
- A summary of relevant matters to support the proposed development (**Chapter 5**).

The Town Planning Assessment is supported by specialist reports and other material including:

- Cook Shire Council Code Compliance (**Appendix A**);
- Certificate of Title (**Appendix B**);
- Architectural Package, prepared by TPG Architects (**Appendix C**);
- Engineering Services Report, prepared by Neon Consulting (**Appendix D**); and
- Heritage Exemption Certificate, issued by DETSI (**Appendix E**).

2. Site Details

2.1 Site Details

The subject site is located at 40-44 Adelaide Street, 83-93 Charlotte Street and 2-6 Walker Street, Cooktown, and is more properly described as Lots 82-84 & 97-100 on C1793 and Lots 1-3 on RP700316. The shape of the site can be described as generally rectangular in form, with a total area of 7,851m². The extent of the site is shown within **Figure 1** below.

The Certificate of Title (**Appendix B**) for the site identifies the current owners as Mosheva Pty Ltd (A.B.N. 106 796 909) and identifies that the site is not benefited or burdened by any easements.



Figure 1: Aerial Photo of Subject Site (depicted by red outline) (Nearmap, 2024)

The particular characteristics of the site include the following.

- **Use** – The site is currently vacant. On-street car parking is provided along Charlotte Street.
- **Topography** – The site slopes downwards from 11m AHD at Walker Street to 5.75m AHD to the rear of the site, equating to a fall of approximately 5.25m AHD.
- **Vegetation** – The site contains minimal vegetation, with limited trees sparsely located throughout the site. Furthermore, the site is not mapped as including protected State vegetation (it is identified as Category X vegetation in accordance with the State development assessment mapping system).
- **Vehicle Access** – No vehicular access is currently provided to the site.
- **Roads and Verges** – The site has frontage of approximately 100m to Walker Street, approximately 80m to Adelaide Street to and approximately 72m to Charlotte Street. The site's frontage to Adelaide Street ranges between a 5m to 11m wide verge, a 3.5m to 12.2m verge to Walker Street, and a 3m verge to Charlotte Street.
- **Infrastructure Networks** – The site is presently serviced with reticulated mains water, electricity, telecommunications, stormwater drainage and sewerage. Please refer to **Appendix D – Engineering Services Report** and **Chapter 3** of this report for further details.
- **Site Approval History** – Cook Shire Council's online records do not any identify any current development applications or approvals over the site.

While there is no approval history on site, the following development approval is relevant to the proposed development.

The Applicant has previously obtained development approval from Cook Shire Council for a Development Permit for a Material Change of Use for Shopping Centre (Council Reference: DA/4677) over land at 81 Savage Street, Cooktown (Lot 212 on C17915). The Applicant originally intended for this land to be the receiving site for the relocated IGA Supermarkets at 29 Helen Street, Cooktown (Lot 12 on RP867051) but has decided to pivot to the subject site due to its inclusion with the Centre Zone under the Planning Scheme and proximity to Cooktown's town centre.

The development particulars and built-form outcomes are generally consistent between shopping centre proposals, with the approval development resulting in a total of 2,672m² GFA (across a single (1) storey building and less than 11m) and the proposed development having a marginally increased GFA at 2,733m² (across two (2) buildings instead but a maximum of 1 storey in height and less than 11m).

The Applicant will not be proceeding with DA/4677 and intends to cancel this development approval in the near future (subject to progress of this development application).

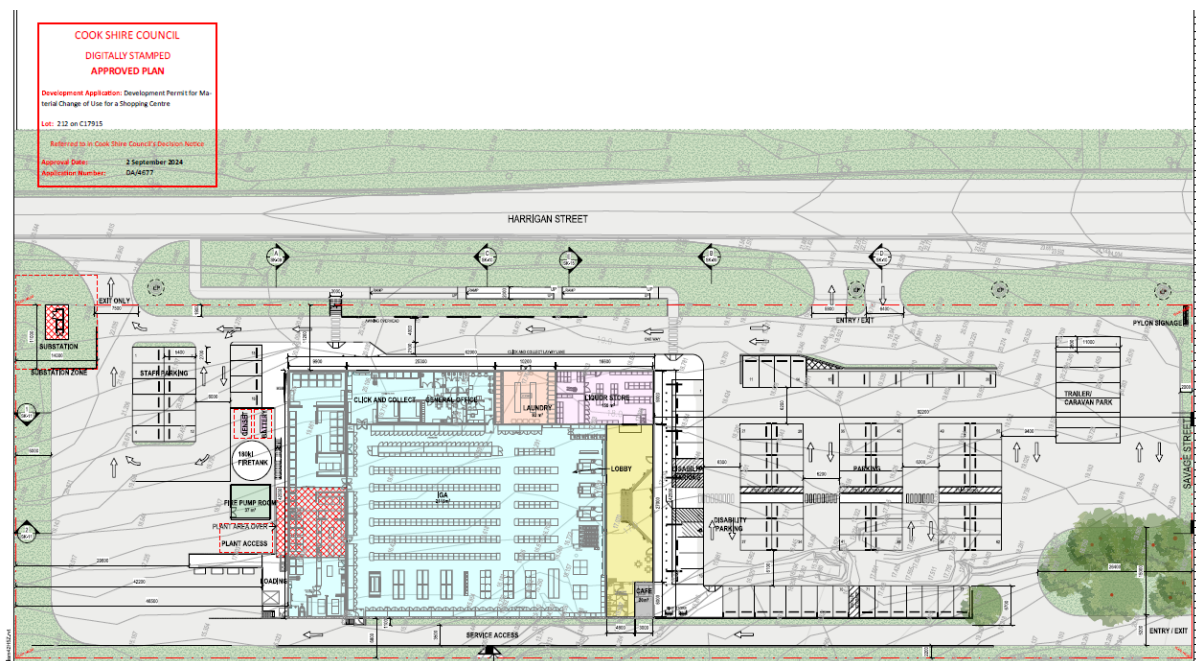


Figure 2: Approved Site Plan for DA/4677 (Cook Shire Council, 2025)

3. Proposed Development

3.1 Overview

The Applicant proposes to develop the site for a new shopping centre, comprising a supermarket and specialty stores, that is consistent with the land use expectations for land identified in a centre designation and will positively contribute to the availability of retail services to meet current and future needs of Cooktown residents and those in the surrounding catchment area.

The proposal involves the relocation of the existing IGA Supermarket located at 29 Helen Street, Cooktown (Lot 12 on RP867051) and will allow for the construction of a purpose-built facility to meet current and future operational requirements for the supermarket operator. Furthermore, it is noted that the Applicant has previously obtained development approval (DA/4677) for a similar shopping centre outcome for land at 81 Savage Street, Cooktown (Lot 212 on C17915), which they no longer wish to proceed with, noting the subject site is their preferred location given its proximity to Cooktown's town centre area. As such, there is clear and demonstrated community, economic and planning need for the proposed shopping centre and is considered a more appropriate location compared with the existing development approval which related to land in the Medium Density Residential zone.

The proposed development has been architecturally designed to incorporate a built-form outcome that is sympathetic to and blends with the historic architectural style of commercial buildings throughout Cooktown. This includes the provisions of a small-scale retail / commercial building that is built-to-boundary along Charlotte Street and incorporates variation in building height through the inclusion of a parapet wall above a cantilevered awning that extends over a pedestrian footpath to create visual interest and depth to the streetscape, with other architectural detailing such as planter boxes, false windows panels and cornice detail on awning posts provided and a variety of traditional materials utilised including timber weatherboard cladding, corrugated iron roof sheeting and rendered / painted masonry walls that is reflective of the built heritage features of historic buildings (see **Figure 3**).

For further details on the proposed architectural design (including proposed materiality and finishes), refer to the Architectural Package prepared by TGP Architects and contained in **Appendix C**.

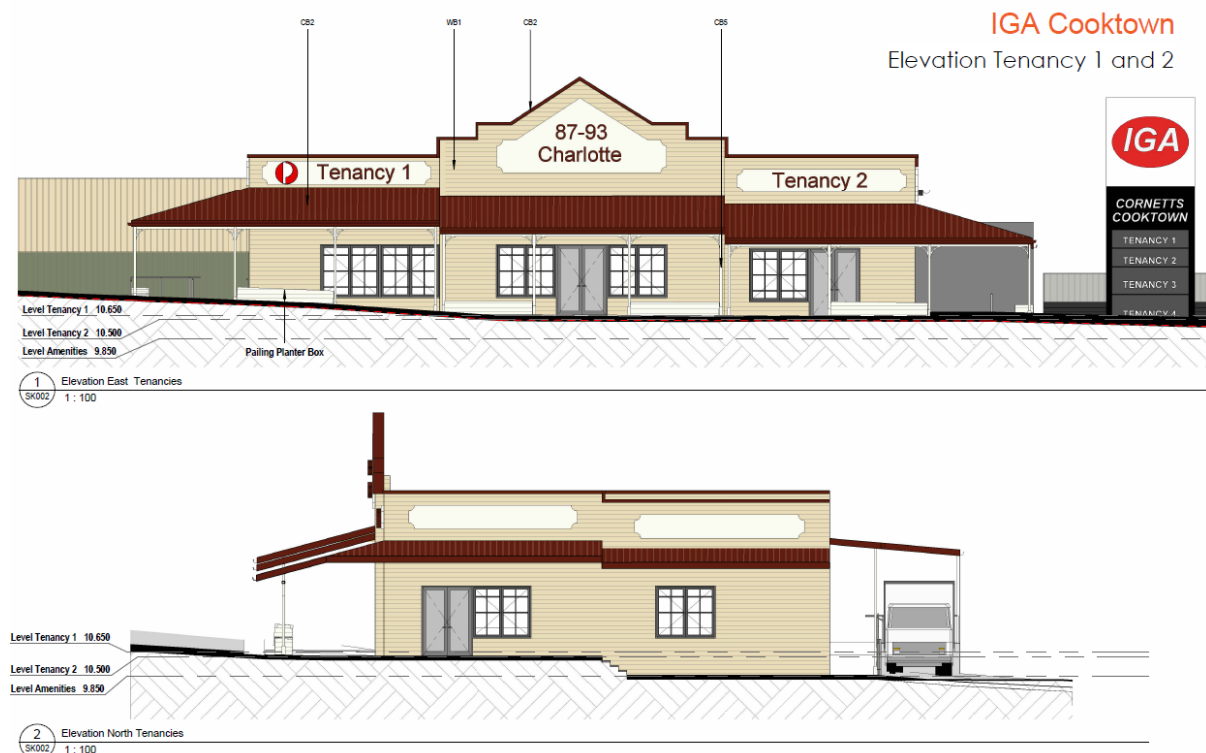


Figure 3: Small-scale retail / commercial building to Charlotte Street (TPG Architects, 2025)

3.2 Application Particulars Details

Table 3 provides a summary of the development application particulars.

Table 3 - Development Application Details	
Development Description	Development Permit for Material Change of Use (Shopping Centre)
Level of Assessment	Impact Assessment
Assessment Manager	Cook Shire Council
Referral Agencies	State Assessment and Referral Agency (SARA) for the following matter: Development on a Queensland Heritage Place – Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 of the <i>Planning Regulation 2017</i> <i>Note that a heritage exemption certificate has been issued.</i>
Public Notification	Yes – Minimum 15 business days

3.3 Proposed Development

A summary of the key aspects of the proposed development is provided as follows.

- The proposed supermarket building has been positioned towards the rear portion of the site (at the Adelaide Street frontage) and comprises an IGA supermarket (2,149m² GFA) and two (2) specialty tenancies area (227m² GFA), within a one storey built-form outcome (and less than 11 metres in overall height). A dedicated servicing / loading bay is located at the rear of the building (along the Adelaide Street frontage).
- A small-scale commercial / retail building is proposed along the site's frontage to Charlotte Street and comprises two (2) additional specialty tenancy spaces (357m² GFA) and public amenities (toilets). This building is also a maximum 1 storey in height (less than 11m) and shares access to the central car parking area and vehicular crossover to Walker Street with the supermarket building (as an integrated development outcome).
- Land adjacent to Charlotte Street and Walker Street have been earmarked for 'future tenancies' but will part of a separate development application process and will be maintained as grassed open space areas in the interim.
- A total of 78 car parking spaces (inclusive of 3 PDW spaces) have been provided in an integrated and centrally located car parking area, which is shared by both the supermarket building and small-scale commercial / retail building. The internal parking aisle has a width of 6.2m (5.2m for ramps) and configured to provide for one-way circulation that connects to the proposed driveway crossover to Walker Street.
- Vehicular access to the site will be provided via two new driveway crossovers, one from Walker Street (primary access for cars and services vehicles for the small-scale retail / commercial building) and a dedicated service vehicle access point to Adelaide Street and facilitating direct access to the supermarkets loading bay / servicing bay.
- The site's frontage to Charlotte Street is to be updated to include a new pedestrian footpath, which is to be partially covered by an awning structure to the front of the small-scale retail / commercial building, with a pedestrian walkthrough provided on either side of the building to link with the pedestrian ramps, stairs and crossings provided within the car parking area to facilitate pedestrian movement through to the supermarket building.
- The small-scale retail / commercial building has been designed to provide opportunities for outdoor dining and take advantage of the site's proximity to Council's owned land at the corner of Charlotte Street and Walker Street, creating an informal plaza area for local residents to utilise.
- A total of 1,574m² or 20% of the site has been provided for open space and landscaping, including areas within the car parking area capable of accommodating shade trees, mid-level shrubs and ground cover vegetation.

- A balanced built form outcome has been pursued, with particular emphasises on adopting lightweight and sympathetic architectural features to ensure a consistent scale with nearby historic commercial building for the built-form towards the Charlotte Street frontage and providing landscaping throughout to provide for natural shading and cooling.
- The proposed development provides an attractive interface, which provides for material variation, visual interest and articulation. Notably, the proposed development includes variation in building height through the parapet to create visual interest and depth and incorporates a variety of materials including timber weather board cladding, corrugated iron, rendered and painted masonry walls and roof / wall sheeting.

Further architectural details include signage on the parapets, planter boxes, false window panels and cornice detail on the awning posts, which further enhance visual interest. These features are reflective of the heritage of the Charlotte Street locality.

Refer to the Architectural Package included within **Appendix C** for further detail.



Figure 4: Supermarket building and central car parking area (TPG Architects, 2025)

Table 4 provides a summary of the key development parameters.

Table 4 – Proposed Development Details	
Site Area	7,851m ²
Use	Shopping Centre
Height	1 Storeys and varying between 5.10m and 9.70m above NGL
Gross Floor Area	Supermarket: 2,149m ² Specialty Stores / Amenities: 584m ² Total: 2,733m ²
Impervious Area	3,674m ² (hardstand and roof area)
Site Cover	3,646m ² (46% of site area)
Landscaping	1,574m ² (20% of site area)
Setbacks	<u>Building 1 (Tenancy 1, 2 and Amenities)</u> • Front (Charlotte Street) ○ Built-to-boundary (0m)

	• Front (Walker Street) ○ 12m to wall (6m to awning structure) • Side (southern boundary) ○ 46m <u>Building 2 (IGA Supermarket, Tenancy 3 and 4)</u> • Front (Walker Street) ○ 13.5m to wall (11.5m to stairs) • Front (Adelaide Street) ○ Varies between built-to-boundary (0m) and 10.50m • Side (southern boundary) ○ 1.5m to wall
Car Parking	78 car parks (inclusive of three (3) PWD spaces)
Vehicular Access	Proposed new crossovers from Walker Street and Adelaide Street
Hours of Operation	7:00am to 7:00pm, Monday to Friday 8:00am to 6:00pm, Saturday 9:00am to 5:00pm, Sunday and Public Holidays

3.4 Civil & Traffic Engineering

An Engineering Services Report has been prepared by Neon Consulting (**Appendix D**), which addresses infrastructure servicing, stormwater management and traffic, access and servicing arrangements for the proposed development.

3.4.1 Infrastructure Servicing / Stormwater Management

The key findings of the Engineering Services Report in relation to infrastructure servicing and stormwater management are outlined below:

- The development site is currently serviced by Council's reticulated sewer network by a gravity main that falls to the north and each existing parcel allotment having an individual property connection. The supermarket building is located near an existing sewer servicing Lot 85 on C1793 and could be damaged during construction, making it difficult to access for future maintenance. It is therefore proposed to install a new manhole and 150mm diameter gravity sewer to continue servicing Lot 85 at the southern boundary and remove or abandon the existing sewer near the proposed development.

Refer to the Concept Sewer Reticulation plans prepared by Neon Consulting in **Appendix E** for further details on the proposed realignment of the existing main and proposed connection arrangements for the proposed development.

- Potable water infrastructure is available within the verge of Walker Street, and it is proposed to connect near the development entry point from Walker Street with a new water meter and internal water reticulation system to be installed to service the proposed development. A fire tank, pump room and water booster has been provided for on the architectural plans (**Appendix C**) to provide appropriate firefighting coverage for the proposed development, however the sizes of this infrastructure will be confirmed as part of subsequent building hydraulic application process (post-approval).

Refer to the Concept Water Reticulation plans prepared by Neon Consulting in **Appendix E** for further details on the proposed water supply arrangements for the proposed development.

- The development site is located at the bottom of the catchment (with no downstream neighbours to impact), therefore Neon Consulting have determined there is no requirement for any stormwater detention measures to be incorporated for the proposed development. Proprietary gross pollutant trap (GPT) or in-pit litter baskets can be provided to capture pollutants from impervious surfaces in the carpark (to be confirmed as part of detailed engineering design stage).

For further details, please refer to the Engineering Services Report prepared by Neon Consulting and contained in **Appendix D**.

3.4.2 Access, Servicing and Parking

The key findings of the Engineering Services Report in relation to vehicular access, parking and servicing arrangements are outlined below:

- It is proposed to provide direct vehicular access to the development from Walker Street (1 driveway crossover) via all turn-movement access for cars and some service vehicles, with a dedicated service vehicle access provided from Adelaide Street (1 driveway crossover) to enter and exit the loading / servicing bay for the supermarket.
- It is proposed to provide a new footpath along the Charlotte Street frontage (3.7m wide, from back of kerb to property boundary), with a pedestrian walkthrough provided on either side of the building to Charlotte Street that coincide with the pedestrian ramps, stairs and crossings provided within the car parking area to facilitate access to the supermarket from the street.
- The proposed driveway crossover to Walker Street will incorporate a suspended concrete slab construction, that spans over the top of the existing heritage granite kerb and channel to provide it from vehicle loading. This design outcome is consistent with the conditions imposed in the Heritage Exemption Certificate by DETSI and contained in **Appendix E**.
- The proposed development comprises seven-eight (78) car spaces on-site (inclusive of three (3) PDW spaces) and achieves the minimum car parking rates outlined in the Parking and Access Code under the Cook Shire Council Planning Scheme 2017. The on-site car parking allocation is supplemented by existing on-street parking (line-marked) along the site's frontage to Walker Street and Charlotte Street).
- The internal parking aisle within the central parking area has a width of 6.2m (5.2m for ramps) and configured to provide for one-way circulation that connects to the proposed driveway crossover to Walker Street.
- The proposed loading / servicing bay for the supermarket is to be accessed from the Adelaide Street frontage and has been designed to accommodate swept path movements for all required vehicle types to accessing the site and including a B-Double. On-site refuse collection will also be undertaken with the proposed loading / servicing bay area at the back of the supermarket. No change to the road construction of Adelaide Street is proposed, given the access only by service vehicles.
- The proposed development is anticipated to have a negligible impact on the existing road network, noting it will be replacing the existing IGA Supermarket that is approximately 200 metres south-east of the site and patronage isn't expected to change measurably given the primarily intent for the development is to modernise and provide appropriate storage and access arrangements.

For further details, please refer to the Engineering Services Report prepared by Neon Consulting and contained in **Appendix D**.

3.5 Pre-lodgement meeting / engagement

The Applicant attended a pre-lodgement meeting with Cook Shire Council on the 20 May 2025.

The pre-lodgement identified merits to the proposed land use and built-form, and technical matters raised in the meeting have been addressed in the development application material.

4. Statutory Town Planning Framework

This Chapter of the Town Planning Assessment identifies the applicable components of the statutory town planning framework and provides an assessment against those components. A summary of the proposed development's compliance with the statutory town planning framework is provided at the conclusion of this Chapter.

4.1 State Planning Framework

4.1.1 Planning Act 2016

The Planning Act is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments.

4.1.2 Decision Rules

This development proposal involves assessable development under the Planning Scheme and requires an Impact Assessable development application to be made to the Assessment Manager, in this case Council.

According to Section 45(5) of the Planning Act:

“(5) An impact assessment is an assessment that—

(a) must be carried out—

(i) against the assessment benchmarks in a categorising instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- a planning need*
- the current relevance of the assessment benchmarks in the light of changed circumstances*
- whether assessment benchmarks or other prescribed matters were based on material errors”*

Assessment benchmarks for Impact Assessment are described in Section 30 and Section 31 of the **Planning Regulation 2017 (Planning Regulation)**:

“(30)(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

(i) the regional plan for a region; and

(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) a temporary State planning policy applying to the premises;

(b) if the development is not in a local government area— any local planning instrument for a local government area that may be materially affected by the development;

(c) if the local government is an infrastructure provider— the local government's LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”

“(31)(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—

- (a) the matters stated in schedules 9 and 10 for the development; and*
- (b) if the prescribed assessment manager is the chief executive—*
 - (i) the strategic outcomes for the local government area stated in the planning scheme; and*
 - (ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and*
 - (iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and*
 - (iv) the State Planning Policy, parts C and D; and*
 - (v) for premises designated by the Minister—the designation for the premises; and*
- (c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and*
- (d) if the prescribed assessment manager is a person other than the chief executive—*
 - (i) the regional plan for a region; and*
 - (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) for designated premises—the designation for the premises; and*
- (e) any temporary State planning policy applying to the premises; and*
- (f) any development approval for, and any lawful use of, the premises or adjacent premises; and*
- (g) the common material.*

At the time of the lodgement of the development application, the common material comprises the application material only. The application material includes an assessment of the proposed development against the relevant assessment benchmarks. Information arising from the Information Request stage and Public Notification stages will also form part of the common material to be assessed by the Assessment Manager.

4.1.3 Public Notification

Pursuant to Section 53 of the Planning Act, the notification stage of the development assessment process applies to an application if either of the following applies –

- “(a) any part of the application requires impact assessment; or*
- (b) the application includes a variation request.”*

As this development application requires Impact Assessment, public notification pursuant to the Planning Act is required.

4.1.4 State Planning Policy

The State Planning Policy was released on 3rd July 2017. It is a State planning instrument made under Chapter 2 Part 2, Section 10 of the Planning Act.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the State Planning Policy represents an assessment benchmark and the assessment manager must have regard to State Planning Policies, if it is not identified as being appropriately reflected in the planning scheme.

Part 2 of the Planning Scheme identifies the State Planning Policy as being appropriately integrated in the planning scheme. The State Planning Policy is therefore not directly applicable to the development of the site.

4.1.5 Referral Jurisdiction and State Development Assessment Provisions

Section 55(2) of the Planning Act states that:

“For any other referral agency, a regulation may prescribe the matters the referral agency—

(a) may, must or must only assess a development application against; and

(b) may, must, or must only have regard to for the assessment. “

Part 4, Section 22(1) of the Planning Regulation states that:

“Schedules 9 and 10 prescribe—

(a) for section 54(2)(a) of the Act, the referral agency for the development applications stated in the schedules; and

(b) for section 55(2) of the Act, the matters the referral agency—

(i) may or must assess the development application against; and

(ii) may or must assess the development application having regard to.”

The proposed development requires referral to the State Assessment and Referral Agency (SARA), for the following matter:

- Development on a Queensland Heritage Place – Schedule 10, Part 8, Division 2, Subdivision 3, Table 1, Item 1 of the *Planning Regulation 2017*.

Pursuant to Section 15(1) of the Planning Regulation, development on a Queensland heritage place does not trigger assessable development (and referral) where an exemption certificate has been given under the Heritage Act.

An Exemption Certificate has been issued by DETSI in relation to heritage matters and is contained in **Appendix E**.

4.1.6 Far North Queensland Regional Plan

The Far North Queensland Regional Plan 2009-2031 (the **Regional Plan**) provides a management strategy for the region with its purpose being to enhance the quality of life throughout the region by facilitating opportunities for appropriate economic development while recognising the need to protect Far North Queensland's regionally important areas.

As prescribed in Section 26(2)(a)(i) of the Planning Regulation, the regional plan represents an assessment benchmark and the assessment manager must have regard to regional plan if it is not identified as being appropriately reflected in the planning scheme.

Section 2.2 of the Planning Scheme identifies that the Far North Queensland Regional Plan has been appropriately reflected in the Planning Scheme.

4.2 Local Planning Framework

4.2.1 Cook Shire Council Planning Scheme 2017

The Planning Scheme commenced on 1 February 2017 and is the relevant planning scheme for the assessment of development proposals within the Cook Shire Council.

The Planning Scheme version applicable at the time of this development application is Version 2.

4.2.2 Defined Land Use

The proposed development comprises the following land use, which defined in Schedule 1 of the Planning Scheme, with the relevant definitions reproduced below.

Shopping Centre means the use of premises for an integrated shopping complex consisting mainly of shops.

4.2.3 Category of Assessment

Table 5 sets out the applicable category of assessment triggers for the development application. The proposed development having regard to **Table 5** triggers an Impact Assessable development application.

Table 5– Category of Assessment			
	Application Triggers	Level of Assessment	Assessment Benchmarks
Zone			
Centre Zone	MCU for Shopping Centre	Impact Assessment	The Planning Scheme: Strategic Framework Centre Zone Code Parking & Access Code Works, Service & Infrastructure Code
Overlays			
Bushfire Hazard	MCU within a Bushfire Hazard Area identified on OM2 – Bushfire Hazard Overlay Map	Accepted Development (subject to Requirements)	Bushfire Hazard Overlay Code
Character Overlay	MCU on a site identified as being Neighbourhood Character on OM3 – Character Overlay Map	Code Assessment	Character Overlay Code

4.2.4 Strategic Framework

The Planning Scheme includes a Strategic Framework which sets the policy direction for the planning scheme. The Strategic Framework includes five (5) themes, the most relevant of which are the following:

- Theme 1 – Economic Wellbeing
- Theme 2 – Land Use Pattern

In responding to these aspects of the Strategic Framework, the Applicant notes the following:

- The proposed development contributes to the availability of retail and business services in Cooktown which is identified as the region's major township (Theme 3.3 – Economic Wellbeing, Policy Context (4)(a));
- The proposed development contributes to investment within Cooktown to broaden the region's economic base and deliver employment opportunities (Theme 3.3 – Economic Wellbeing, Strategic Outcome 3.3.1(1)).
- The proposed development makes efficient use of commercial zoned land in Cooktown's town centre and represents a strategic infill development (Theme 3.3 – Economic Wellbeing, Specific Outcome 3.3.1.1(1)(a)).
- The proposed development delivers upon the opportunity to consolidate the commercial centre of Cooktown and incorporates an architectural design that protects and enhances the historic urban fabric of the town (Theme 3.4 – Land Use Pattern, Policy Context (2)(b)).
- The proposed development provides for the efficient use of existing infrastructure within the urban area of Cooktown and does not unduly burden Council resources or compromise development or investment elsewhere in the local government area (Theme 3.4 – Land Use Pattern, Strategic Outcome 3.4.1(4)).

4.2.5 Zone

The Planning Scheme includes the site in the Centre Zone. The purpose of the Centre Zone is to *‘provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities’*.

The purpose of the Centre Zone Code is achieved through its overall outcomes, with the following identified as relevant for the site and proposed development:

- “(2)(a) Land is used for a range of business, commercial, retail, professional, tourism and entertainment facilities;
- (b) Land in the Centre Zone functions as the town centre with a range of retail and commercial activities to support the local community and tourists and visitors.
- (c) Retail and commercial uses are consolidated within the zone, to achieve greater efficiency and accessibility.
- ...”

4.2.6 Overlays

The Planning Scheme includes a number of overlays which provide additional information in relation to State and local interests. The site is subject to the following overlay designations.

Table 6 – Overlays	
Overlay	Sub-category
Bushfire Hazard Overlay	Potential Impact Buffer
Character Overlay	Neighbourhood Character

4.2.7 Applicable Assessment Benchmarks and Compliance Summary

The following sections comprise a summary of compliance against the assessment benchmarks of the applicable codes that apply to the proposed development.

Table 7 – Applicability of relevant assessment benchmarks	
Assessment Benchmark	Applicability
Zone Code	
Centre Zone Code	<u>Applicable</u> – Refer to response provided in Appendix A
Development Code	
Parking & Access Code	<u>Applicable</u> – Refer to Engineering Services Report prepared by Neon Consulting at Appendix D
Works, Services and Infrastructure Code	<u>Applicable</u> – Refer to Engineering Services Report prepared by Neon Consulting at Appendix D
Overlay Code	
Bushfire Hazard Overlay Code	<u>Applicable</u> – refer to response provided in Appendix A
Character Overlay Code	<u>Applicable</u> – refer to response provided in Appendix A

4.2.7.1 Centre Zone Code

The proposed development complies with most of the relevant Acceptable Outcomes of the Centre Zone Code. An alternative outcome is proposed to **AO2.2** (building built to side and rear boundary).

Acceptable Outcome **AO2.2** of the Centre Zone Code seeks for the buildings to be built to the side and rear boundary. The small-scale retail / commercial building is setback 4m from the northern side boundary (measured to wall), however, this is to the interface with a Council owned parcel of land which is intended to be developed for a plaza in the future, with the proposed development incorporating a pedestrian walkway along this interface (that is covered by an awning structure) that is built to the side boundary. This building is also setback 46 metres from the southern side boundary, however the located land in-between has been earmarked on the architectural plans as 'future tenancies' and will be further development as part of a subsequent development application process (allowing for this space to be filled in with additional retail tenancies and reducing the side boundary clearance).

The supermarket building is built 1.5m from the southern side boundary and has been purposely designed to provide for an employee access from the rear servicing / loading bay to the central car parking area and without needing to walking through the supermarket trading area. Furthermore, and outlined in the Engineering Services Report (**Appendix D**), it is proposed to install a new manhole and sewer main along this side boundary interface, which is required to remain open for the ability to access and maintain this infrastructure and so not to create adverse structural loading from built form.

The proposed development has been designed to complement the predominant character of the area with its façade, materiality and colour reflecting other historic commercial buildings along Charlotte Street and the broader Cooktown locality. The proposed development also contributes to creating a vibrant town centre street frontage not dominated by car parking as the small-scale retail / commercial building obstructs the majority of the car parking from the main street frontage (Charlotte Street). Importantly, landscaping and positioning of the development on site provide a buffer and protect the amenity of residential uses in surrounding zones. The internal car parking is capable of surveillance from buildings located on site as it is located to the front of supermarket building which comprises significant glass allowing for observation opportunities.

For the reasons expressed above, the proposed development complies with Performance Outcome (**PO2**) and therefore complies with the Overall Outcomes and Purpose of the Centre Uses Code.

A detailed response to the Centre Zone Code is included in **Appendix A**.

4.2.7.2 Parking and Access Code

For a response to the Parking and Access Code, please refer to the Engineering Services Report prepared by Neon Consulting and included in **Appendix D**.

The proposed development complies with Probable Outcomes and Specific Outcomes of the Parking and Access Code.

4.2.7.3 Works, Services and Infrastructure Code

For a response to the Works, Services and Infrastructure Code, please refer to the Engineering Services Report prepared by Neon Consulting and included in **Appendix D**.

The proposed development complies with Probable Outcomes and Specific Outcomes of the Works, Services and Infrastructure Code.

4.2.7.4 Bushfire Hazard Overlay Code

The proposed development complies with the Performance Outcomes and Acceptable Outcomes of the Bushfire Hazard Overlay Code.

A complete response to the Bushfire Hazard Overlay Code is included within **Appendix A**.

4.2.7.5 Character Overlay Code

The proposed development complies with most of the applicable Accessible Outcomes under the Centre Uses Code. An alternative outcome is proposed to **AO1.1** (Architectural form), with respect to item **(b)**, and **AO3.1** (Building materials).

Acceptable Outcome **AO1.1** item **(b)** of the Character Overlay Seeks for the architectural form to incorporate:

- (a) *“Cantilevered awnings with imitation supporting posts set back 600mm from the face of the kerb and extending the full width of the building frontage (awning and setback mandatory). This includes buildings on corner sites.”*

The cantilevered awnings with imitation supporting posts along the Charlotte Street frontage are setback 350mm from the face of the kerb and extend the full width of the building frontage. The proposed development provides a balanced outcome with respect to the setback of the supporting posts. This 350mm setback allows for efficient pedestrian movement while also providing a sufficient setback from the face of the kerb.

The proposed 350mm setback is also reflective of other buildings along Charlotte Street, notably the Disability Support Hub and the Gungarde Community Centre across the road. Additionally, some buildings along Charlotte Street have awnings and posts built to the kerb, such as Cooktown Hotel, and the Cooktown Newsagency. The setback of the proposed development is reflective of the heritage features of the historic buildings in the streetscape.

It should be noted that the proposed development complies with all other items outlined in **AO1.1** (please refer to the **Character Overlay Code** response in **Appendix A** for further detail).

Acceptable Outcome **AO3.1** of the Character Overlay Code seeks for building materials to include:

- (a) *“External wall materials of commercial buildings are predominately rendered masonry or have the appearance of rendered masonry. This includes side wall facades on corner lots.*
- (b) *Roofing is corrugated sheeting.*
- (c) *Timber weather board, chamfer board or similar is extensively utilised.*
- (d) *Glass windows, doors or display windows below the awning must be the dominant element of the building frontage. These features must comprise a minimum area of 50% of the ground floor frontage.*
- (e) *External staircases and appurtenant balustrades are constructed in timber and verandah balustrades are constructed in timber, cast iron or similar material”*

Importantly, some of the proposed building materiality comprises predominately rendered masonry and that of a similar appearance and glass windows and doors are the dominant element of the building frontage, complying with (a) and (d) of AO3.1. However, other proposed materials are concrete roofing, minimal timber and the external staircases and appurtenant balustrades are constructed primarily using concrete.

While the roof materiality comprises concrete the architectural element, parapet walls, the roof is not visible from the streetscape. Additionally, the awnings are made of corrugated sheeting. These awnings are oriented towards the primary street frontage (Charlotte Street) and is the dominant feature along the frontage.

The two external staircases cannot be seen from the streetscape; one is located behind the small-scale retail / commercial building and the second is located on the northern side of the supermarket building and is obstructed from the streetscape by the IGA pylon sign and fire pump and fire tank.

The proposed development has been designed with materials to reflect the architectural materials characteristics of the streetscape. The materiality of awnings of both proposed buildings, notably the awnings comprising corrugated sheeting, imitation posts and the wall materiality are reflective of other buildings in the streetscape, namely the Cooktown Hotel, NDIS Hub, Cooktown Platinum Reality, and Bottle-Shop Drive-Thru. The small-scale retail / commercial building is the main feature of the site along the Charlotte Street streetscape, with the supermarket building setback behind and towards the rear of the site. The façade for the small-scale retail / commercial building is proposed to be painted a

similar colour to imitate the colour of the timber used in buildings along Charlotte Street, thus presenting a similar façade to the other buildings in the streetscape.

For the reasons expressed above, the proposed development complies with Performance Outcomes (**PO3** and **PO1**) and therefore complies with the Overall Outcomes and Purpose of the Character Overlay Code.

A complete response to the Character Overlay Code is included within **Appendix A**.

4.2.7.6 Infrastructure Charges Matters

Based on *Cook Shire Council Charges Resolution (No. 2) 2018*, the following charge rates for the Local Government Infrastructure Charges are identified as applying to the proposed development.

Table 8 – Estimated Infrastructure Charges (Local Government Adopted Charges)				
Charge Category	Demand Unit	Quantity	Charge per Unit	Charge Total
Adopted Charge (new development)				
Commercial (Retail)	per m ² GFA	2,733m ²	\$21	\$57,393.00
	per m ² impervious area	3,674m ²	\$3	\$11,022.00
Demand Credit (Existing Development)				
Non-residential RAL	per allotment	10 lots	\$8,400	(-\$84,000.00)
Estimated Infrastructure Charges Payable				Nil

5. Relevant Matters

The town planning report has carried out an assessment of the proposed development against the relevant assessment benchmarks of the State planning categorising instruments and Local planning categories instruments, and any matters prescribed by a regulation.

The proposed development complies with the relevant assessment benchmarks, including but not limited to the Overall Outcomes and Purpose of the Zone Code and achieves the outcomes sought under the Strategic Framework. Nevertheless, the following other relevant matters are identified to further contribute and assist the Council's assessment.

- There is demonstrated community, economic and planning need for the proposed development, noting that the primary intent for the proposal is to facilitate the relocation of the existing IGA supermarket in Cooktown and allow for the construction of a purpose-built facility to meet current and future operational requirements for the supermarket operation.
- The current development approval for a Development Permit for a Material Change of Use for Shopping Centre (Council Reference: DA/4677) and apply to land at 81 Savage Street, Cooktown (Lot 212 on C17915) was originally made by the Applicant for the relocation of the existing IGA Supermarket but has since decided to pivot to the subject site due to its inclusion within the Centre Zone under the Planning scheme and proximity to Cooktown's town centre and existing facility. The Applicant will not be proceeding with DA/4677 and intends to cancel this development approval.
- The subject site has historically remained vacant and underutilised, with the proposal representing a transformative and region defining project that will act as a catalyst for the revitalisation of Cooktown's main business area and create economic benefit through employment and investments opportunities for new businesses to establish.
- The proposed development does not create interface issues with adjoining development. The proposed built form is of a compatible scale and any noise emissions can be managed through the implementation of standard acoustic mitigation measures that will ensure the amenity of nearby sensitive receivers are maintained.
- The proposal will not impact on the amenity of nearby residential uses, being of a scale, form and design that is responsive to the surrounding context and those anticipated within a Centre zone designation.
- The proposal provides for the consolidation and efficient use of infrastructure and services.

6. Conclusions and Recommendations

This report accompanies an application by Kwikbridge Pty Ltd seeking approval of a Development Permit for a Material Change of Use for Shopping Centre at 40-44 Adelaide Street, 83-93 Charlotte Street and 2-6 Walker Street, Cooktown.

An assessment has been undertaken with regard to the proposed development in order to assess the application against the applicable assessment benchmarks, including relevant Planning Scheme codes, used by Council to assess the proposed development.

The information provided in this proposal report (and accompanying material) demonstrates that the proposed development complies with all relevant and applicable provisions of the statutory town planning framework.

We therefore recommend that Council favourably consider the proposed development and approve the proposed development application promptly in a timely manner, subject to reasonable and relevant conditions.

Disclaimer

This report incorporates and relies upon information and assessment up to the date of preparation of this report and excludes any information arising, or event occurring, after that date which may affect the validity of the opinion of Mewing Planning Consultants stated in this report.

In preparing this report, Mewing Planning Consultants was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment. All information and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Mewing Planning Consultants at the date of this report, and upon which Mewing Planning Consultants relied.

Whilst Mewing Planning Consultants has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Mewing Planning Consultants is not liable for any errors or omissions, including in information provided by another person or company.

6.2.3 Centre zone code

Performance Outcome	Acceptable Outcome	Response
Built Form		
PO1 The scale and height of buildings and structures is consistent with the existing built form of the town centre.	AO1.1 Building height does not exceed 11m. AND	Complies with Acceptable Outcome The proposed development has a maximum building height of 9.7m metres. Refer to the Architectural Package prepared by TGP Architects (Appendix C) for further details.
	AO1.2 Site Cover does not exceed 80%.	Complies with Acceptable Outcome The proposed development has a site coverage of 46% (3,646m ²).
Siting		
PO2 Buildings and structures are sited to: (a) Complement the predominant character of the area; (b) Create a vibrant town centre street frontage not dominated by car parking; (c) Protect the amenity of residential uses in surrounding zones. (d) Ensure that internal car parking areas are capable of surveillance from dwellings located on site.	AO2.1 Buildings and structures are built up to the primary street frontage. AND	Complies with Acceptable Outcome The buildings along Charlotte Street are built up to the street frontage to encourage activation and are reflective of the character of Charlotte Street. The active uses are located along the front of the site.
	AO2.2 Building and structures are built to the side and rear boundary unless AO2.3 is applicable OR	Complies with Performance Outcome Please refer to Section 4.2.7.1 of the Town Planning Assessment.
	AO2.3 Where the adjoining premises is in the Low Density Residential Zone, Medium Density Residential Zone or Township Zones, new development provides the following: (a) A 3m setback to the common boundary;	Not Applicable The proposed development is not adjoining premises in the Low Density Residential Zone, Medium Density Residential Zone or Township Zones.

Performance Outcome	Acceptable Outcome	Response
	(b) A 2m wide landscape strip within the setback area to the standard set out in the Landscaping Planning Scheme Policy; (c) A solid 1.8m fence that is 100% impervious fence along the common boundary. AND	
	AO2.4 On-site car parking areas are located behind the building. OR	Complies with Acceptable Outcome The associated on site car parking is located behind the building along the side street frontage.
	AO2.5 Where car parking areas are provided on the street frontage, a continuous landscape strip (excluding access/egress points) is to be provided to the standard specified in the Landscaping Planning Scheme Policy. Note: The creation of common driveways and/or parking areas to achieve this outcome will be supported. AND	Not Applicable The development does not provide car parking on the street frontage.
	AO2.6 Awnings provide pedestrian shelter, consistent with the character of the Centre; and: (a) includes under awning lighting (b) protects the normal flow of pedestrians (c) is continuous across the frontage/s of a site (d) aligns to provide continuity with shelter on adjoining sites	Complies with Acceptable Outcome An awning is proposed along the site's frontage to Charlotte Street and attaching to the building containing Tenancy 1 and 2.

Performance Outcome	Acceptable Outcome	Response
	(e) is cantilevered from the main building. Posts within the footpath must be non-load-bearing. Note: Council must provide written consent prior to awnings being constructed over public land.	
Design		
PO3 The design of buildings and structures is in keeping with the predominant character of the area and: (a) incorporates Crime Prevention Through Environmental Design (CPTED) through casual surveillance to all street frontages; (b) creates a safe and active pedestrian environment; (c) address the street with a high level of visual appeal; (d) provide a commercial/shop front presentation at ground level (e) Ensure that walls facing the street frontage are articulated and punctuated by windows and doors; (f) Employ the use of eaves and overhangs; (g) Complement the existing streetscape.	AO3.1 Residential uses only occur above and in conjunction with a ground floor commercial or retail use. AND AO3.2 Upper level dwellings have windows, doors and balconies fronting the street. AND AO3.3 Buildings address the street with entrances fronting the street. AND AO3.4 The design of new buildings or alterations reflects the architectural qualities (scale, roof form, colour, indented windows etc.) and traditional materials of nearby heritage buildings, but do not necessarily imitate historical architectural styles. AND AO3.5 Ground level interface between the building and pedestrian footpath is designed to:	Not Applicable The development is not for residential uses. Not Applicable The development is not for a multiple level development or for dwellings. Complies with Acceptable Outcome The development provides pedestrian entrances along the fronting street – Charlotte Street. Complies Refer to the Architectural Package prepared by TPG Architects and contained in Appendix C. Complies with Acceptable Outcome The proposed ground level interface between the Post Office (and Tenancy 1) and the

Performance Outcome	Acceptable Outcome	Response
	(a) integrate with adjoining premises; and (b) take advantage of natural light and ventilation.	pedestrian footpath along the streetscape is a similar scale and design to premises in the locality. The design of the proposed development take advantage of the natural light and ventilation by incorporating windows along the frontages of the buildings.
Waste Management		
PO4 Waste storage and collection areas must be unobtrusive and adverse impacts on the environment and neighbouring properties must be mitigated.	A04.1 All bins and waste storage areas are located on site and screened so as to not be visible from the street or neighbouring properties.	Complies with Acceptable Outcome All bins and waste storage areas associated with the proposed shopping centre will be appropriately screened to ensure it is not visible from the street or neighbouring properties.
Acid Sulphate Soils		
PO5 Natural or built environments and human health are not harmed by the production of acid leachate resulting from disturbance of potential and/or actual acid sulphate soil by: (a) Avoiding disturbance of such areas; or (b) Treating and managing the disturbance to minimise the volume of acidic leachate within manageable levels; and (c) Treating and managing surface and groundwater flows from areas of acid sulphate soils to minimise environmental harm.	A05.1 No potential or actual acid sulphate soils are disturbed as part of the development. OR A05.2 Where the proposal disturbs soil below 5m AHD or 500m ³ or more of soil, the impacts are appropriately managed.	Complies with Acceptable Outcome Works associated with the proposed development will be undertaken in a way to ensure acid sulfate soils isn't disturbed. It is recommended this be conditioned as part of any development approval given by Council.
Pest Management		
PO6	No Acceptable Outcome specified.	Complies with Performance Outcome (no Acceptable Outcome prescribed)

Performance Outcome	Acceptable Outcome	Response
Movement of State declared or environmental pest plants and pest animals is prevented by: (a) not introducing any new declared or environmental pest plants or animals onto the property; and (b) not allowing seed or plant parts of declared or environmental pest plants to leave the property.		The proposed development will not involve the introduction of any new declared or environmental pest plants or animals onto the property; or allow seeds or plants of declared or environmental pest plants to leave the property.

8.2.4 Character overlay code

Performance Outcome	Acceptable Outcome	Response
Architectural form		
PO1 New building and structures and alterations to the external appearance of buildings and structures are of a high quality design, reflecting the built heritage features of historic buildings and the streetscape.	AO1.1 Commercial buildings incorporate the following design features (refer to figures 1 to 10 of this code for illustration): Cooktown (a) High pitched roof forms. Flatter roof forms may be used provided they are hidden behind parapet walling, which is continuous across the facade and sides of the building. (b) Cantilevered awnings with imitation supporting posts set back 600mm from the face of the kerb and extending the full width of the building frontage (awning and setback mandatory). This includes buildings on corner sites. (c) Gable ends. (d) Skillion, bellcast or concave roofs for footpath awnings. (e) Parapet walling. (f) Walls include features such as cornice, picture rails, window hoods, pilasters. (g) Verandahs are unenclosed by permanent construction, however roll –up blinds may be incorporated to provide protection from the elements. (h) Verandah balustrade must be open.	Complies with Performance Outcome Outcome a) The building comprising the post office and Tenancy 1 is designed with a high-pitched roof form. The largest building comprising Tenancy 3, Tenancy 4 and the IGA had a flatter roof form. However, this is hidden by sloped skillion roof forms towards Charlotte Street and Walker Street. b) Please refer to Section 4.2.7.5 of the Town Planning Report. c) No gable ends are proposed in the developed. d) The building to the rear contains skillion roof forms. e) The proposed development does not contain parapet walling. f) The outlined wall features are not included in the walls of the proposed development. g) The proposed development does not contain verandahs. h) The proposed development does not contain verandahs. i) Stop chamfered posts are included on the awnings of both proposed buildings. j) All buildings are of a rectangular form.

Performance Outcome	Acceptable Outcome	Response
	(i) Awnings and verandahs must include features such as brackets, capitals, astragals and stop chamfered posts. (j) Rectangular or square building form. (k) Extensive use of timber, rendered brick, or masonry block or other material that imitates rendered brick or block i.e. sheet material that is rendered. (l) Extensive use of corrugated iron. (m) Quadrant or ogee roof guttering is used. (n) The major doorway for customer use faces the major street. (o) Staircases and balustrade to staircases must be open.	k) Rendered material is extensively used throughout the proposed development. l) Corrugated iron is the main feature of the small building fronting Charlotte Street. It is utilised for the awnings on all three signs of the building. Additionally, the red colour used for this iron reflects the roof colour of other buildings along Charlotte Street. m) The proposed development can achieve this outcome. n) The major doorways to all tenancies face Charlotte Street. o) The development comprises one staircase to the rear of the development in the loading zone and one to the rear of the post office both are open
	Coen, Laura and Maytown	
	(a) High pitched roof forms. (b) Post supported awnings extending to the street property boundary and the full width of the building frontage (awning mandatory). This includes buildings on corner sites. (c) Gable ends. (d) Skillion awnings. (e) Rectangular or square building form. (f) Extensive use of timber and corrugated iron. (g) Quadrant or ogee roof guttering is used. (h) The major doorway for customer use faces the major street (i) Staircases and balustrade to staircases must be open.	Please refer to the Architectural Plans in Appendix C.

Performance Outcome	Acceptable Outcome	Response
	AO1.2 Residential buildings and structures reflect vernacular “Queenslander” design and incorporate: Cooktown (a) High pitched roof forms. (b) Gable or hip roofs. (c) Skillion, bellcast or concave roofs for verandahs. (d) Window hoods. (e) Verandahs are unenclosed by permanent construction, however roll –up blinds may be incorporated to provide protection from the elements. (f) Verandah balustrade must be open. (g) Verandahs must include features such as brackets, capitals, astragals and stop chamfered posts. (h) The proportions of windows emphasising the vertical and where more natural light is required, windows are divided into a series of windows.	Not Applicable The proposed development is not for residential buildings.
Scale		
PO2 Buildings and structure do not diminish the amenity of the area or create an adverse impact on the historic character of the precinct due to excessive scale and bulk.	AO2.1 Commercial buildings and structures (refer to figures 1 to 10 of this code for illustration): Cooktown (a) Are of a scale and bulk that is consistent with adjoining development and the local streetscape.	Complies with Acceptable Outcome (a) The building along the Charlotte Street frontage is of a similar scale and bulk to those in the local streetscape. The second building containing the IGA, Tenancy 3 and Tenancy 4 is recessed to Adelaide frontage. The site also slopes downwards from Charlotte Street to Adelaide Street. This slope results in the

Performance Outcome	Acceptable Outcome	Response
	(b) Obstruction of significant local and distant views of prominent features, landscapes and landmarks is minimised. (c) Have parapet walls on frontages of similar design to existing development in the local streetscape. (d) Have their visual impact softened by the introduction of horizontal and vertical architectural elements such as cornice detailing, sill locations, false windows panel features, awning and verandah post detailing and stepping in vertical planes. Such detailing will be provided to building facades of all street frontages including corner sites. (e) May exceed two storeys, however the facade must emulate a two storey building characteristic of the historic streetscape. Coen, Laura and Maytown (a) Are of a scale and bulk that is consistent with adjoining development and the local streetscape. (b) Obstruction of significant local and distant views of prominent features, landscapes and landmarks is minimised. (c) Have their visual impact softened by the introduction of horizontal and vertical architectural elements such as cornice detailing, sill locations, false windows panel features, awning and verandah post detailing and stepping in vertical planes. Such detailing will be provided to building	IGA building having less presence along the Charlotte Street frontage. (b) The proposed development does not obstruct significant local and distinct views of prominent features, landscapes and landmarks. (c) The buildings include parapet walls along the Charlotte Street, Walker Street and the Adelaide Street frontage. The parapet walls are of a similar design to buildings along Charlotte Street. (d) The proposed development includes cornice and detailing on the supporting awning posts of the building fronting Charlotte Street. The development also includes false window panel features over the entrance to the IGA, which is observable from the streetscape. Additionally, there is an existing step elevation of the Charlotte Street façade which will be maintained. (e) The proposed development comprises two buildings both single storeys. Please refer to the Architectural Plans in Appendix C.

Performance Outcome	Acceptable Outcome	Response
	facades of all street frontages including corner sites. (d) Must not exceed two storeys.	
	AO2.2 Residential buildings and structures: Cooktown (a) Minimise the obstruction of significant local and distant views of prominent features, landscapes and landmarks. (b) May exceed two storeys, however the facade must emulate a two storey building characteristic of the historic streetscape. Coen, Laura and Maytown (a) Minimise the obstruction of significant local and distant view of prominent features, landscapes and landmarks. (b) Must not exceed two stories.	Not Applicable The proposed development is not for residential buildings.
Materials		
PO3 Building materials emulate the architectural materials characteristic of the historic streetscape.	AO3.1 Building materials are employed as follows (refer figures 1 to 10 of this code for illustration): Cooktown (a) External wall materials of commercial buildings are predominately rendered masonry or have the appearance of rendered masonry. This includes side wall facades on corner lots. (b) Roofing is corrugated sheeting.	Complies with Performance Outcome Refer to Section 4.2.7.5 of the Town Planning Report.

Performance Outcome	Acceptable Outcome	Response
	(c) Timber weather board, chamfer board or similar is extensively utilised. (d) Glass windows, doors or display windows below the awning must be the dominant element of the building frontage. These features must comprise a minimum area of 50% of the ground floor frontage. (e) External staircases and appurtenant balustrades are constructed in timber and verandah balustrades are constructed in timber, cast iron or similar material AND	
	AO3.2 Residential buildings and structures: (a) Extensive use of corrugated iron and timber. (b) Roofing is corrugated sheeting. (c) Quadrant or ogee roof guttering is used. (d) Walls are clad in corrugated iron or horizontal timber chamfer board or weatherboard.	Not Applicable The proposed development is not for residential buildings
Texture		
PO4 Building design avoids repetition and creates textural effect in the streetscape.	AO4.1 Commercial buildings and structures (refer figures 1 to 10 of this code for illustration): (a) Have primary entrance doorways recessed to provide off-footpath entry. (b) Use only parapets and awning fascia for commercial advertising signage.	Complies with Acceptable Outcome a) Primary access to the IGA is recessed, while primary access to the Post Office, Tenancy 1, Tenancy 3, and Tenancy 4 are not recessed. b) Awning fascia on the rear building is utilised for signage. The parapets of the small building fronting Charlotte Street

Performance Outcome	Acceptable Outcome	Response
	(c) Have window hoods installed over windows (not required under awnings or verandahs). (d) Utilise timber framed or coloured aluminium framed windows and doors. (e) Windows have a vertical dimension greater than their horizontal dimension. (f) Incorporate composite materials in the façade and awning. OR	are utilised for signage on three sides of the building. c) All proposed windows are under awnings and so do not require window hoods. d) Doors and windows are framed with aluminium coloured material. e) It can be observed from the Architectural Package (Appendix C) the majority of windows, importantly all windows along the frontage of Charlotte Street, have a vertical dimension greater than their horizontal dimension. f) The majority of building's façade is concrete which is a composite material. Refer to the Architectural Package in Appendix C for further detail.
	AO4.2 Residential buildings and structures incorporate: (a) Window hoods over windows (not required under awnings or verandahs). (b) Staircases feature on the elevation facing the street frontage. (c) Building elevations facing the major street frontage incorporate verandahs.	Not Applicable The proposed development is not for residential buildings.
Setting		
PO5 New buildings and structures and extensions to existing buildings and structures complement the setting of the existing historic streetscape.	AO5.1 Commercial buildings and structures (refer figures 1 to 10 of this code for illustration): Cooktown	Complies with Acceptable Outcome a) Both buildings are oriented parallel with the Charlotte Street frontage (the primary street frontage). b) Car parking is screened from the primary frontage (Charlotte Street) as a majority is

Performance Outcome	Acceptable Outcome	Response
	(a) Are oriented parallel with the street frontage (b) Have car parking, loading and unloading bays located at the rear (or otherwise screened from the street frontage). (c) Utilise enclosed timber paling fencing with minimum height of 1.8 metres. (d) Employ street furniture (where provided) of a simple design which does not imitate generic heritage designs. (e) Provide simple square paling surround planter boxes similar to the fencing style. (f) Are painted in a heritage colour scheme sympathetic to the buildings' architectural style and the streetscape generally. (g) Comply (where advertising is provided) with Lettering and Signs on Buildings c.1850 - 1900 Australian Council of National Trust technical bulletin 2.2 published March 1984.	obstructed by the building containing the Post Office and Tenancy 2 and the car park descends from the street frontage. c) Fences are not necessary as a part of the proposed development. d) Street furniture is not provided as a part of this proposed development. e) Planter boxes are provided along the Charlotte Street frontage, associated with the building containing the post office and Tenancy 2. Two additional planter boxes are provided on the sides of the same building. f) The buildings are painted in heritage colour scheme, similar to the style in Charlotte Street. g) The proposed advertising devices can comply with the Lettering and Signs on Buildings c.1850 - 1900 Australian Council of National Trust technical bulletin 2.2 published March 1984.
	Coen, Laura and Maytown	Please refer to the Architectural Plans in Appendix C.
	(a) Are oriented parallel with the street frontage. (b) Have car parking, loading and unloading bays located at the rear (or otherwise screened from the street frontage). (c) Employ street furniture (where provided) of a simple design which does not imitate generic "heritage designs". (d) Are painted in a heritage colour scheme sympathetic to the building's architectural style and the streetscape generally.	

Performance Outcome	Acceptable Outcome	Response
	(e) Comply (where advertising is provided) with Lettering and Signs on Buildings c.1850-1900 Australian Council of National Trust technical bulletin 2.2 published March 1984. AND	
	AO5.2 Residential buildings and structures: (a) Are oriented parallel with the street frontage. (b) Utilise enclosed timber paling fencing with a minimum height of 1.2 m. (c) Are painted in a heritage colour scheme sympathetic to the building's architectural style and the streetscape generally.	Not Applicable The proposed development is not for residential buildings.
Demolition		
Not Applicable The proposed development does not involve demolition.		
Protection of cultural heritage values		
P07 Development involving a Heritage Place must provide for the conservation and management of cultural heritage values.	No Acceptable Outcome specified.	Not Applicable An Exemption Certificate has been requested to undertake road works associated with the proposed development.
P08 Development on land adjacent to a Heritage Place must be designed, executed and operated to: (a) Be compatible with the cultural heritage significance of the listed site and not	No Acceptable Outcome specified.	Not Applicable An Exemption Certificate has been requested to undertake road works associated with the proposed development.

Performance Outcome	Acceptable Outcome	Response
detrimentally impact on its values or its setting; and (b) Not obscure the appearance or prominence of the place when viewed from adjacent public or semi-public streets or open spaces, nor intrude into the place.		
Protection of archaeological values		
Not Applicable – The site does not contain any archaeological values.		

8.2.3 Bushfire hazard overlay code

Performance Outcome	Acceptable Outcome	Response
Section 1 – For accepted subject to requirements and assessable development		
PO1 Development is sited in a Bushfire Hazard area only where there is no reasonable opportunity to avoid the area and where the extent of development in the Bushfire Hazard area has been minimised.	No Acceptable Outcome	Complies with Performance Outcome (no acceptable outcome) The proposed development is located in the Potential Bushfire Intensity area, therefore is on the lower end of intensity scale. Additionally the site is located in proximity to areas with no bushfire risk.
Safety		
PO2 Development maintains the safety of people and property by avoiding Bushfire Hazard areas or mitigating the risk of bushfire hazard through lot design, firebreaks, emergency vehicle access, safe evacuation and adequate water supply.	A02.1 Development will be located in an area with a Low or Very Low Bushfire Hazard Rating in accordance with the 'Bushfire Hazard Checklist' in Bushfire Hazard Analysis Planning Scheme Policy. Note: A copy of the completed Bushfire Hazard Checklist must be submitted to Council with the MCU or ROL development application. For accepted MCU development, a copy must be provided to the building certifier.	Complies with Acceptable Outcome The proposed development is located within the Potential Bushfire Intensity area.
PO3 Landscaping does not increase the potential bushfire risk.	A03.1 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads in separate areas.	Complies with Acceptable Outcome Landscaping will not exacerbate bushfire event or increase the fuel load of the area.
PO4 The risk of bushfire and the need to mitigate that risk is balanced against the impacts on natural processes and the protective function of landforms and/or vegetation.	A04.1 Bushfire risk mitigation treatments do not involve vegetation clearing within an area identified on OM1 – Biodiversity Overlay Map.	Not Applicable The site is not identified within an area on the OM1 – Biodiversity Overlay Map.

Performance Outcome	Acceptable Outcome	Response
Private water supply – in areas within no water reticulation		
Not Applicable The development is within water reticulation.		
Private water supply – in areas within water reticulation		
PO6 The water supply must be reliable and have sufficient flow and pressure requirements for fire fighting purposes at all times.	AO6.1 Reticulated water supply is provided in accordance with FNQROC.	Complies with Acceptable Outcome The proposed development will provide reticulated water supply.
Section 2 – For assessable development		
Firebreaks and vehicular access for Reconfiguring a Lot applications		
Not Applicable – the proposed development is not for Reconfiguring a Lot.		
Land use		
PO8 Vulnerable uses must not result in a high concentration of people living or congregating in a Very High, High or Medium Bushfire Hazard Area unless there is an overriding need or other exceptional circumstances.	AO8.1 Vulnerable uses are not established or expanded in a Very High, High or Medium Bushfire Hazard Area unless supported by a Bushfire Hazard Management Plan.	Complies with Acceptable Outcome The proposed development is not located in the Very High, High or Medium Bushfire Hazard Area. It is identified on the Potential Bushfire Intensity area.
	OR Vulnerable uses proposed in a Very High, High or Medium Bushfire Hazard Areas are supported by a Bushfire Hazard Management Plan demonstrating satisfactory safety measures and have direct access to low hazard evacuation routes. Note: To demonstrate compliance with this provision, the applicant shall engage a suitably qualified person to prepare a Bushfire Hazard Management Plan; and submit the Plan with their development application to Council. Council reserves the right to refer the Plan to the Queensland Fire & Rescue Service for third party advice	Complies with Acceptable Outcome The proposed development is not located in the Very High, High or Medium Bushfire Hazard Area. It is identified on the Potential Bushfire Intensity area.

Performance Outcome	Acceptable Outcome	Response
	during their assessment of the development application. if Council approves the development, a condition may be included to require compliance with the Plan at all times.	
PO9 Development involving hazardous materials manufactured or stored in bulk does not create an increase in risk of bushfire hazard.	AO9.1 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard areas.	Complies with Acceptable Outcome The proposed development is for an IGA and associated tenants, there is no need for manufacturing or storage of hazardous material in bulk.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20441053	Search Date:	22/05/2025 07:59
Date Title Created:	20/09/1950	Request No:	51936293
Previous Title:	20019200, 20019201, 20020014, 20066207		

ESTATE AND LAND

Estate in Fee Simple

LOT 82 CROWN PLAN C1793
Local Government: COOK

LOT 1 REGISTERED PLAN 700316
Local Government: COOK

LOT 2 REGISTERED PLAN 700316
Local Government: COOK

LOT 3 REGISTERED PLAN 700316
Local Government: COOK

REGISTERED OWNER

Dealing No: 708599976 21/04/2005

MOSHEVA PTY LTD A.C.N. 106 796 909 TRUSTEE
UNDER INSTRUMENT NO.708599976

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10244224 (ALLOT 2)
Deed of Grant No. 10245004 (ALLOT 1)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20045041	Search Date:	22/05/2025 07:58
Date Title Created:	10/02/1885	Request No:	51936285
Previous Title:	10534160		

ESTATE AND LAND

Estate in Fee Simple

LOT 83 CROWN PLAN C1793

Local Government: COOK

REGISTERED OWNER

Dealing No: 708599976 21/04/2005

MOSHEVA PTY LTD A.C.N. 106 796 909
UNDER INSTRUMENT NO.708599976

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10244221 (ALLOT 3 SEC 11)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20467026	Search Date:	22/05/2025 07:56
Date Title Created:	08/08/1952	Request No:	51936277
Previous Title:	20014059		

ESTATE AND LAND

Estate in Fee Simple

LOT 84 CROWN PLAN C1793

Local Government: COOK

REGISTERED OWNER

Dealing No: 708599976 21/04/2005

MOSHEVA PTY LTD A.C.N. 106 796 909

UNDER INSTRUMENT NO.708599976

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10244155 (ALLOT 4 SEC 11)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20420197	Search Date:	22/05/2025 07:52
Date Title Created:	04/03/1949	Request No:	51936253
Previous Title:	20014060		

ESTATE AND LAND

Estate in Fee Simple

LOT 97 CROWN PLAN C1793

Local Government: COOK

REGISTERED OWNER

Dealing No: 708599976 21/04/2005

MOSHEVA PTY LTD A.C.N. 106 796 909
UNDER INSTRUMENT NO.708599976

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10244156 (ALLOT 17 SEC 11)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20420198	Search Date:	22/05/2025 07:54
Date Title Created:	04/03/1949	Request No:	51936262
Previous Title:	20010205		

ESTATE AND LAND

Estate in Fee Simple

LOT 98 CROWN PLAN C1793

Local Government: COOK

REGISTERED OWNER

Dealing No: 708599976 21/04/2005

MOSHEVA PTY LTD A.C.N. 106 796 909
UNDER INSTRUMENT NO.708599976

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10244223 (ALLOT 18 SEC 11)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20420199	Search Date:	22/05/2025 07:55
Date Title Created:	04/03/1949	Request No:	51936266
Previous Title:	20010204		

ESTATE AND LAND

Estate in Fee Simple

LOT 99 CROWN PLAN C1793

Local Government: COOK

REGISTERED OWNER

Dealing No: 708599976 21/04/2005

MOSHEVA PTY LTD A.C.N. 106 796 909
UNDER INSTRUMENT NO.708599976

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10244222 (ALLOT 19 SEC 11)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20420200	Search Date:	22/05/2025 08:01
Date Title Created:	04/03/1949	Request No:	51936308
Previous Title:	20011078		

ESTATE AND LAND

Estate in Fee Simple

LOT 100 CROWN PLAN C1793

Local Government: COOK

REGISTERED OWNER

Dealing No: 708599976 21/04/2005

MOSHEVA PTY LTD A.C.N. 106 796 909
UNDER INSTRUMENT NO.708599976

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10244165 (ALLOT 20 SEC 11)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

FILE: C:\Users\Giuseppe\Documents\IGA-01_SHT24_COOK TOWN IGA CENTRAL TOWN_ed@tpgarchitects.com.au.rvt



Located in the plot of land surrounded by the streets Charlotte St, Walker St, Adelaide St, the Subject Site is strategically positioned being Charlotte Street the main commercial hub of Cooktown and that even connects the city to the port and esplanade. Its spacious grounds present an ideal opportunity for development, highlighted by the introduction of an IGA Supermarket alongside complementary amenities. This location ensures high visibility and easy access, making it a natural magnet for both local residents and visitors entering Cooktown. In essence, the Subject Site isn't just a commercial venture; it's poised to become a central hub enriching the fabric of Cooktown's bustling community life.

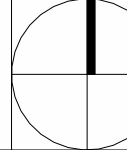
REVISION SCHEDULE		
REV	DATE	NOTE

GENERAL NOTES:
The Building Contractor to ensure that all building work shown on this drawing is to comply with the **National Construction Code**, Australian Standards & codes, local government authorities and any other bodies having jurisdiction over the works. Coordinate with specialist suppliers & comply with manufacturer's written specifications for the construction, application, installation for products and materials specified. The building contractor is to bring to the notice of the architect any discrepancies which are found contained in this drawing prior to commencement of works. All levels and dimensions shall be verified on site prior to commencement of any works.

TPG
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ABN 61 063 799 333

DO NOT SCALE THE DRAWING.
ALL LEVELS AND DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO ANY WORKS.
0 25 50 125M
SCALE 1:2500 @ A1 (1:5000 @ A3)



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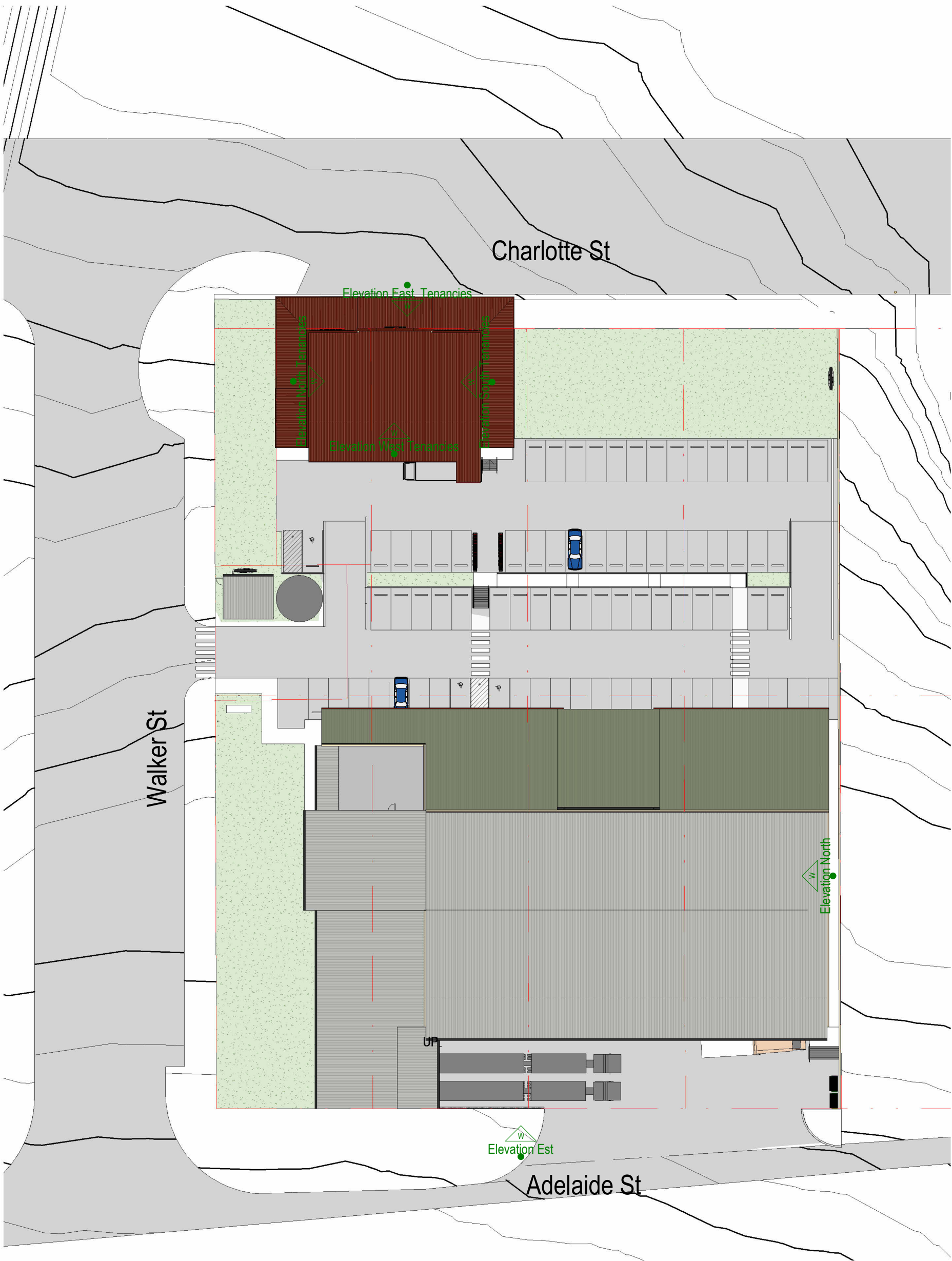
Project
IGA Cooktown

Date 19/06/25	Phase Sketch Design	Drawn Author	Checked Checker	Scale @ A1: 1 : 100
Project No: IGA-01		Dwg No: SK_001		Revision No:

Sheet Title
Locality Plan

PRINTED: 10/07/2025 4:43:18 PM

FILE: C:\Users\Giuseppe\Documents\IGA-01_SHT24_COOK TOWN IGA CENTRAL TOWN_ed\tpgarchitects.com.au.rvt



Town Planning Summary

Property Description:	Lot : 82C1793, 83C1793, 84C1793, 97C1793, 98C1793, 99C1793, 100C1793, 1RP700315, 1RP700316, 3RP700316 Street : 87-93 Charlotte Street Suburb : Cooktown Area : 8101 m ² Parish : Cook Shire County : Banks																																																		
Proposal:	Located in the plot of land surrounded by the streets Charlotte St, Walker St, Adelaide St, the Subject Site is strategically positioned being Charlotte Street the main commercial hub of Cooktown and that even connects the city to the port and esplanade. Its spacious grounds present an ideal opportunity for development, highlighted by the introduction of an IGA Supermarket alongside complementary amenities. This location ensures high visibility and easy access, making it a natural magnet for both local residents and visitors entering Cooktown. In essence, the Subject Site isn't just a commercial venture; it's poised to become a central hub enriching the fabric of Cooktown's bustling community life.																																																		
Planning District:	CookShire Council																																																		
Planning Zone:	Centre																																																		
Land Use:	Commercial																																																		
Site Area:	7859.17m ²																																																		
Gross Floor Area:	2733m ²																																																		
Site Coverage:	3646 m ² (46%)																																																		
Parking Required:	Accessible Carparking: Class 6 buildings with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space. Vehicle Parking Requirements: <table><tr><td>Shop: (a) Where less than 200m² GFA) (b) otherwise</td><td>(a) 1 space per 20 m2 of GFA. (b) 1 space per 50 m2 of GFA.</td></tr></table> <table><tr><td>Minimum Service Provisions:</td><td>Width</td><td>Length</td><td>Vertical Clearance</td></tr><tr><td>Small rigid vehicle</td><td>3.5 m</td><td>7.0 m</td><td>3.5 m</td></tr><tr><td>Heavy rigid vehicle</td><td>3.5 m</td><td>11.5 m</td><td>4.5 m</td></tr><tr><td>B - Double Truck</td><td>3.5 m</td><td>25.0 m</td><td>4.5 m</td></tr></table> <table><tr><td>Gross Floor Area:</td><td>Requirements:</td><td>Requirements:</td><td>Spot(s):</td></tr><tr><td>Tenancies</td><td>2712m²</td><td>200m²</td><td>1/20</td></tr><tr><td></td><td></td><td>2512m²</td><td>1/50</td></tr><tr><td></td><td></td><td></td><td>Total:</td></tr><tr><td></td><td></td><td></td><td>60.24</td></tr><tr><td>Future Tenancies</td><td>886m²</td><td></td><td>1/50</td></tr><tr><td></td><td></td><td></td><td>17.72</td></tr></table>					Shop: (a) Where less than 200m ² GFA) (b) otherwise	(a) 1 space per 20 m2 of GFA. (b) 1 space per 50 m2 of GFA.	Minimum Service Provisions:	Width	Length	Vertical Clearance	Small rigid vehicle	3.5 m	7.0 m	3.5 m	Heavy rigid vehicle	3.5 m	11.5 m	4.5 m	B - Double Truck	3.5 m	25.0 m	4.5 m	Gross Floor Area:	Requirements:	Requirements:	Spot(s):	Tenancies	2712m ²	200m ²	1/20			2512m ²	1/50				Total:				60.24	Future Tenancies	886m ²		1/50				17.72
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			17.72																																																
Parking Provided:	Area		Spots Provided:																																																
	Parking		78																																																
Accessible Parking Spot:			3																																																
Bicycle Provided:			12																																																
Landscaping Provided:	Site Coverage: <table><tr><td>Site area:</td><td>= 7859.17m²</td></tr><tr><td>Covered Area:</td><td>= 3646m² (46%)</td></tr><tr><td>Impervious Material</td><td>= 3674m² (46%)</td></tr><tr><td>Landscaping</td><td>= 1574m² (20%)</td></tr></table>					Site area:	= 7859.17m ²	Covered Area:	= 3646m ² (46%)	Impervious Material	= 3674m ² (46%)	Landscaping	= 1574m ² (20%)																																						
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Impervious Material	= 3674m ² (46%)																																																		
Landscaping	= 1574m ² (20%)																																																		

Architectural Drawings	
Sheet Number	Sheet Name
SK_001	Locality Plan
SK_002	Planning Summary
SK_003	Existing Site Plan
SK_004	Site Plan
SK_005	Supermarket Plan
SK_006	Tenancies Plan and Plant Room Supermarket
SK_007	Roof Plan
SK_008	Sections
SK_009	Sections and Elevation
SK_010	Elevations
SK_011	3D View Ortho
SK_012	3D Views
SK_013	Renders
SK_014	Renders
SK_015	Elevation Tenancy 1 and 2
SK_016	Elevations Tenancy 1 and 2
SK_017	Ortho Tenancy 1 and 2

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Project

IGA Cooktown

Sheet Title

Planning Summary

Date

19/06/25

Phase

Sketch Design

Drawn

Author

Checked

Checker

Scale @ A1:

As indicated

Project No:

IGA-01

Dwg. No:

SK_002

Revision No:

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1 - View from Charlotte Street



2 - Junction of Charlotte Street and Walker Street



1 - View down Site from Adelaide Street

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Project

IGA Cooktown

Sheet Title

Existing Site Plan

Date
19/06/25

Phase
Sketch Design

Drawn
Author

Checked
Checker

Scale @ A1
1 : 100

Project No
IGA-01

Dwg No
SK_003

Revision No

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Sheet Title
Site Plan

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Project No: IGA-01	Dwg. No: SK_004	Revision No:		

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Room NLA:	
Supermarket	- 2066m ²
Tenancies	- 533m ²
Amenities	- 17m ²

Room GFA:	
Supermarket	- 2149m ²
Tenancies	- 563m ²
Amenities	- 21m ²
TOT.	2733m ²

[illegible]

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Loading Bay

Ramp

Supermarket
(Trading Area)
1425 m²

Self-Contained Compactor

Refuse Area



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Project

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Sheet Title:

Supermarket Plan

Date:	Phase
12/17/20	Sk

Sketch Design

Drawn:	C
Author	

Dwg. No:
SK 0

SR_003

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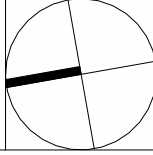
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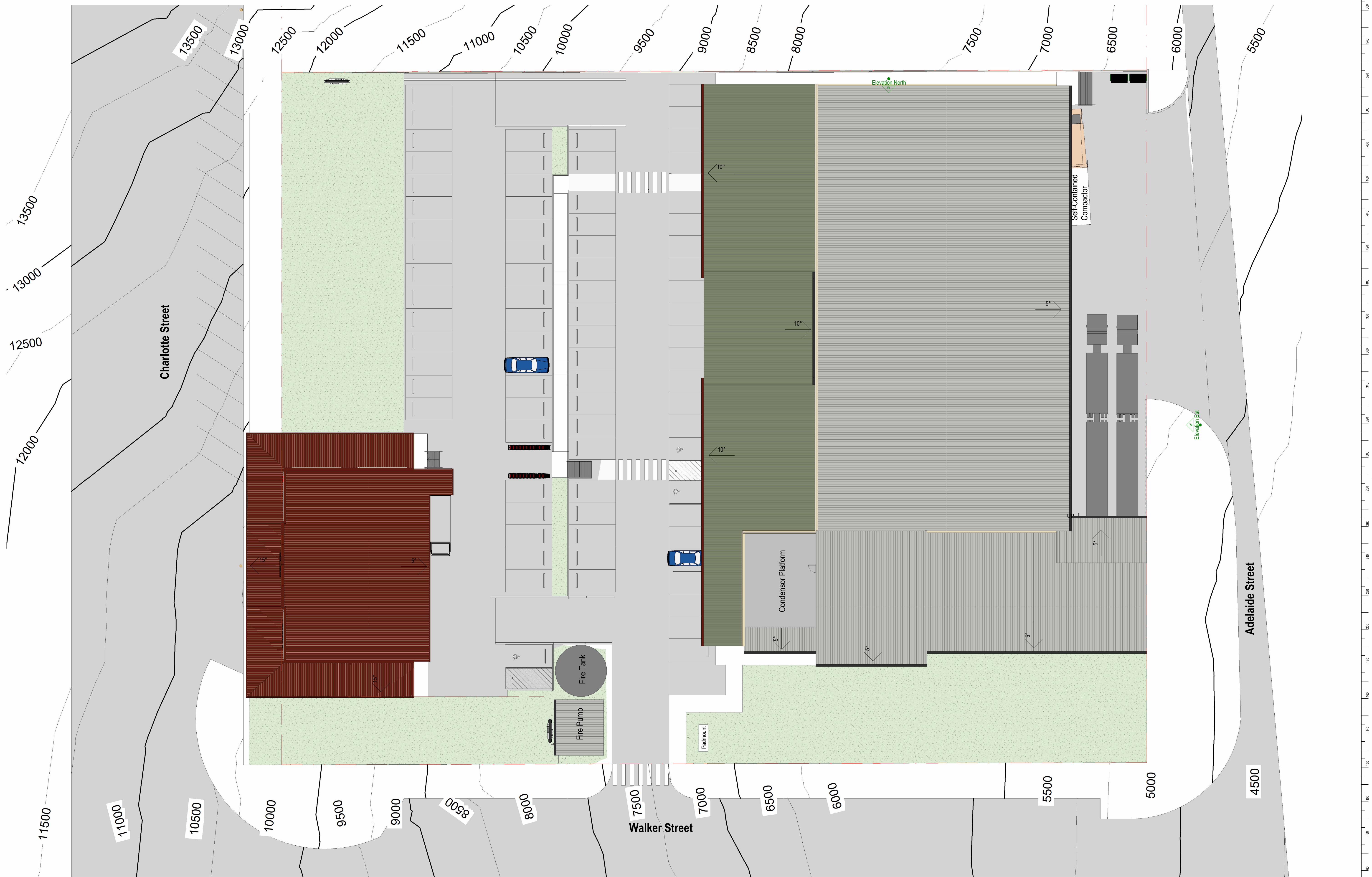
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Sheet Title			
Tenancies Plan and Plant Room Supermarket			
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Project No: IGA-01	Drawn: SK_006	Checked:	Revision No:

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Tenancies Plan

Plant Room Plan

[illegible]

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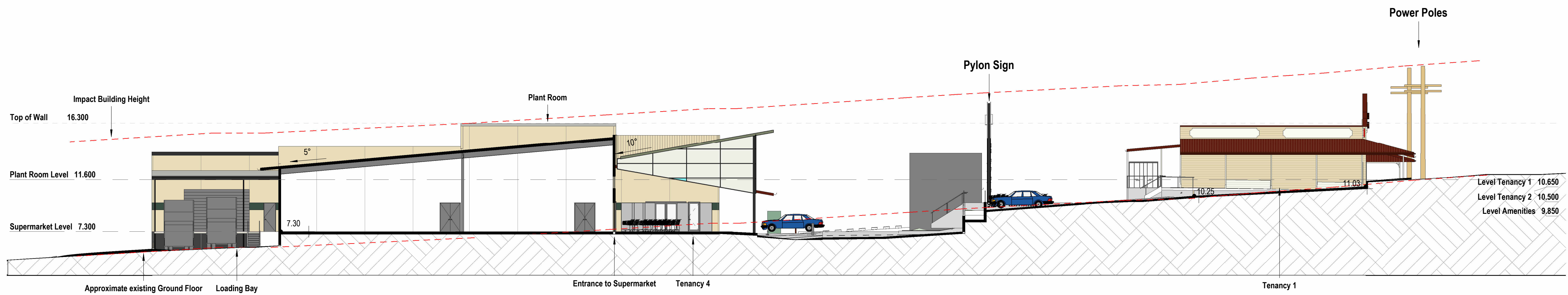
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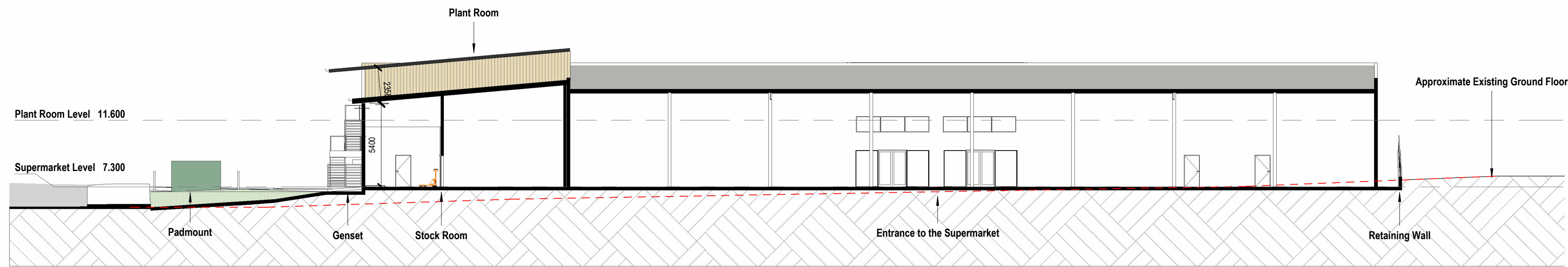
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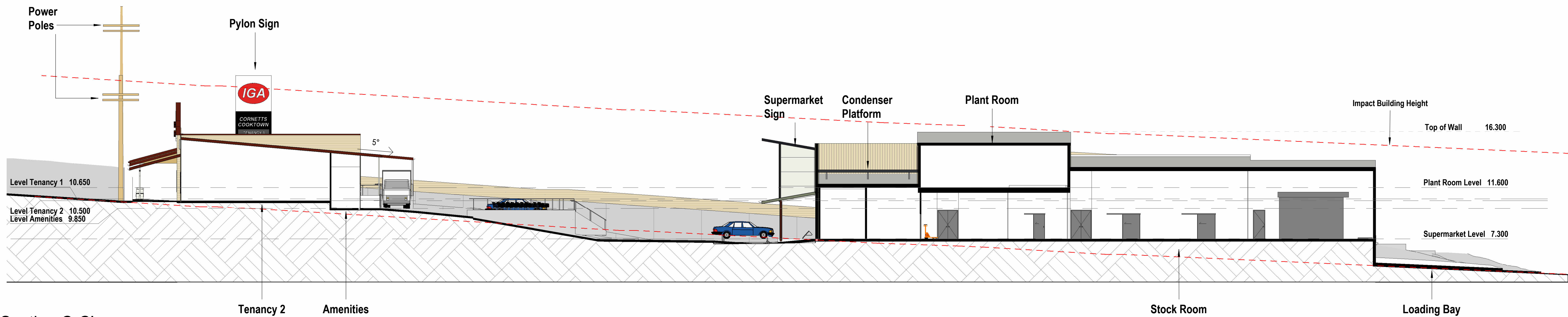
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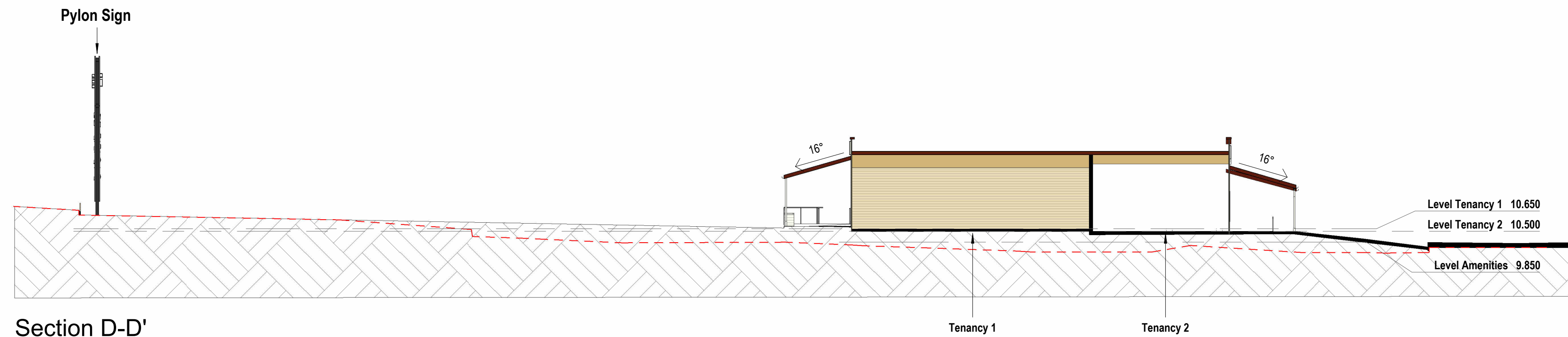
Section A-A'



Section B-B'



Section C-C'



Section D-D'

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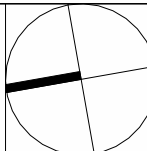
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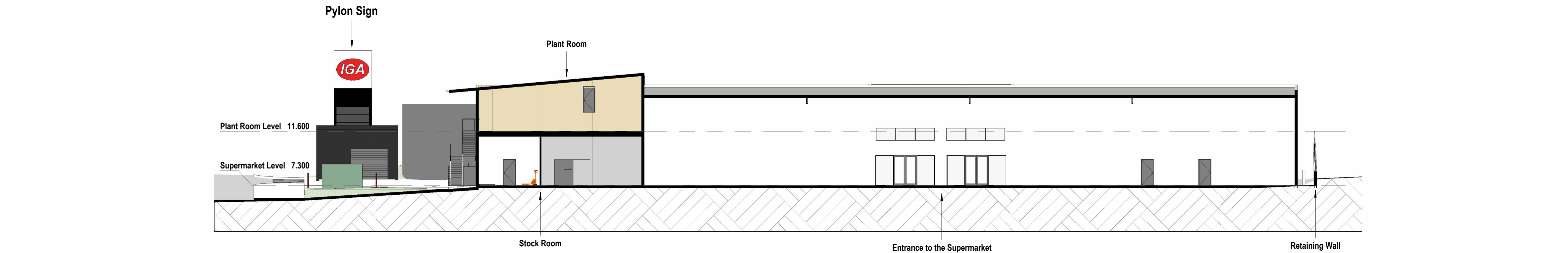
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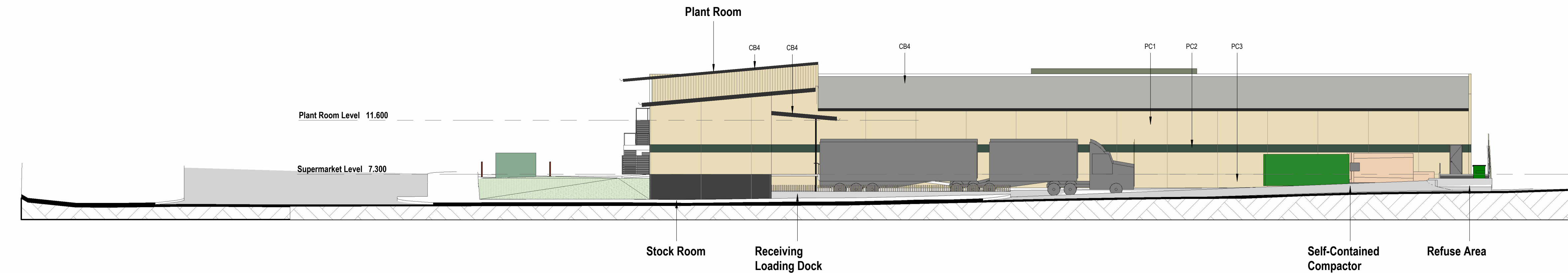
Project
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Sections

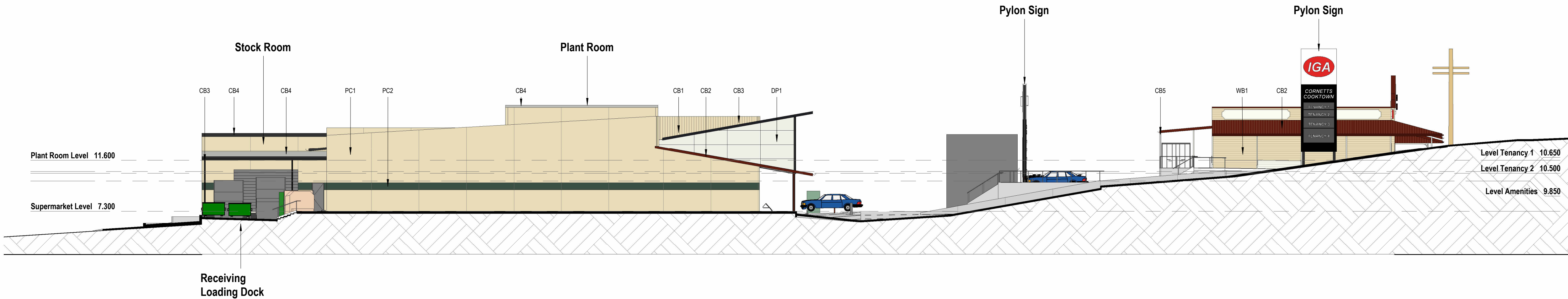
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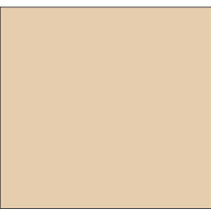
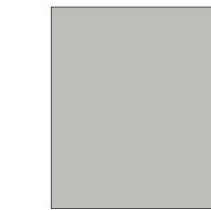
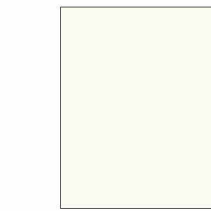
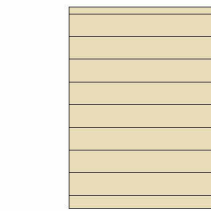
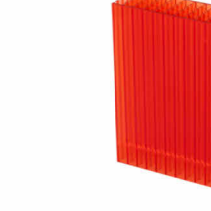


Elevation Est



Elevation North

Material Legend

											
PC1: Pre-Cast Concrete Panels Painted DULUX, COLORBOND - Classic Cream	PC2: Pre-Cast Concrete Panels Painted DULUX, COLORBOND - Cottage Green	PC3: Pre-Cast Concrete Panels Painted DULUX, COLORBOND - Monument	CB1: COLORBOND - Pale Eucalypt	CB2: COLORBOND - Manor Red	CB3: COLORBOND - Monument	CB4: COLORBOND - Shale Grey	CB5: COLORBOND - Dover White	WB1: Weatherboard Cladding DULUX, COLORBOND - Classic Cream	DP1: DANPALON/ DANPAL - Reflective Ice	DP2: DANPALON/DANPAL - Red	TB1: Timber Batton

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REV	DATE	NOTE

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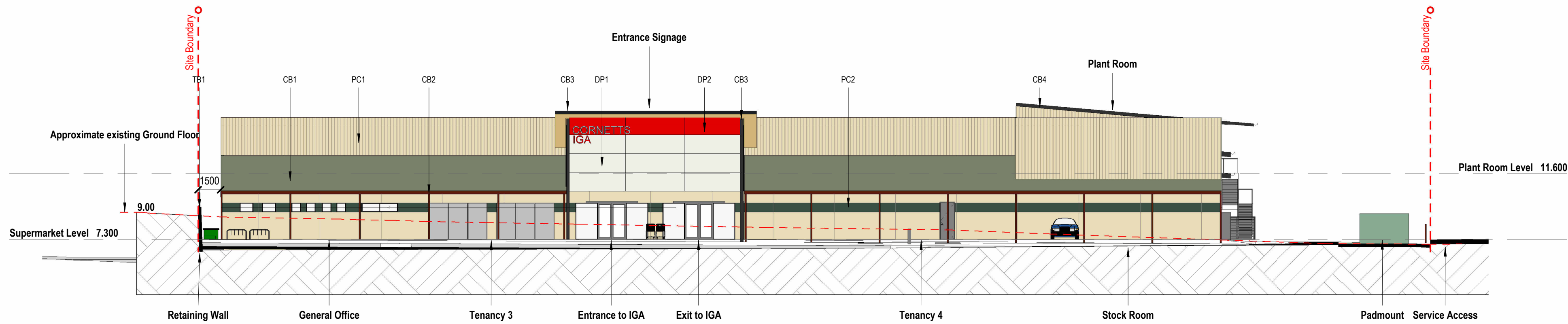
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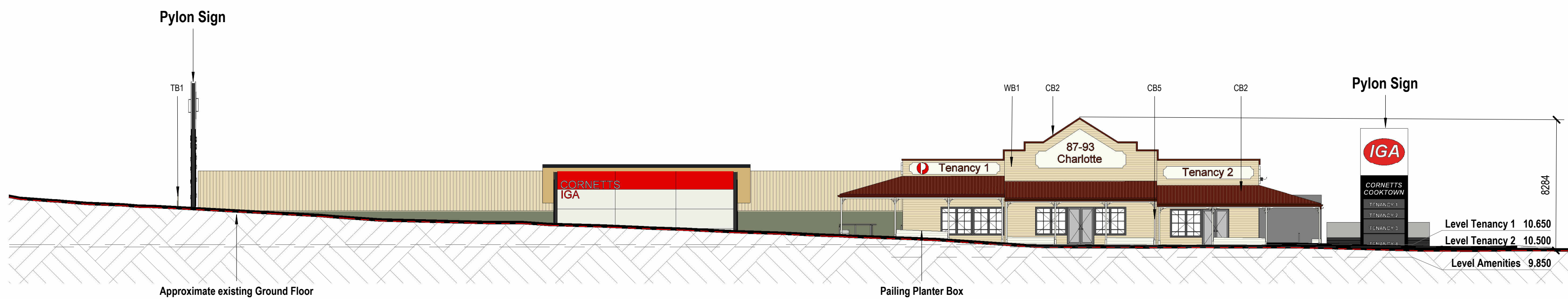
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Sheet Title
Sections and Elevation

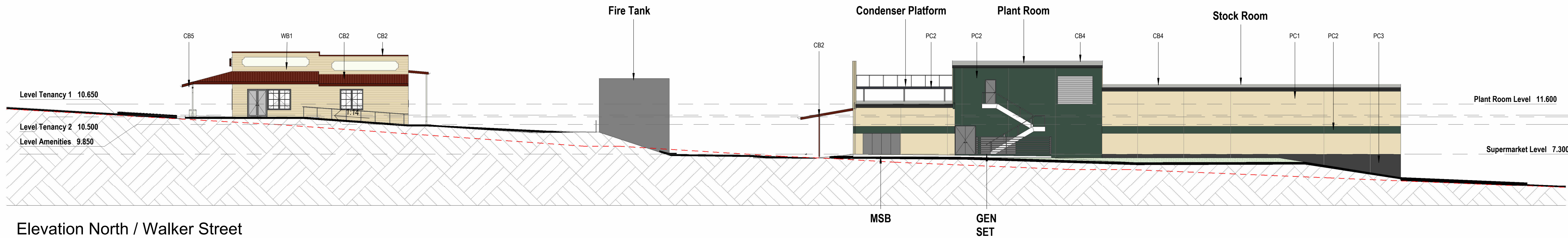
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Project No: IGA-01		Dwg. No: SK_009		Revision No:



Elevation East Supermarket

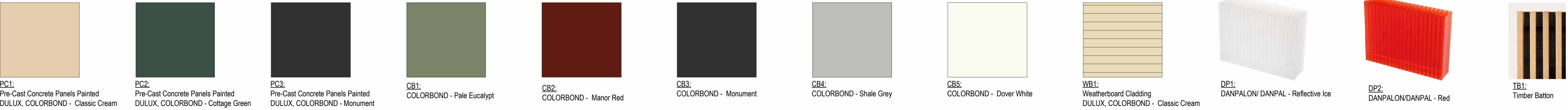


Elevation East / Charlotte Tenancies



Elevation North / Walker Street

Material Legend



REVISION SCHEDULE		
REV	DATE	NOTE

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Project
IGA Cooktown

Sheet Title
Elevations

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Project No: IGA-01		Dwg. No: SK_010		Revision No:

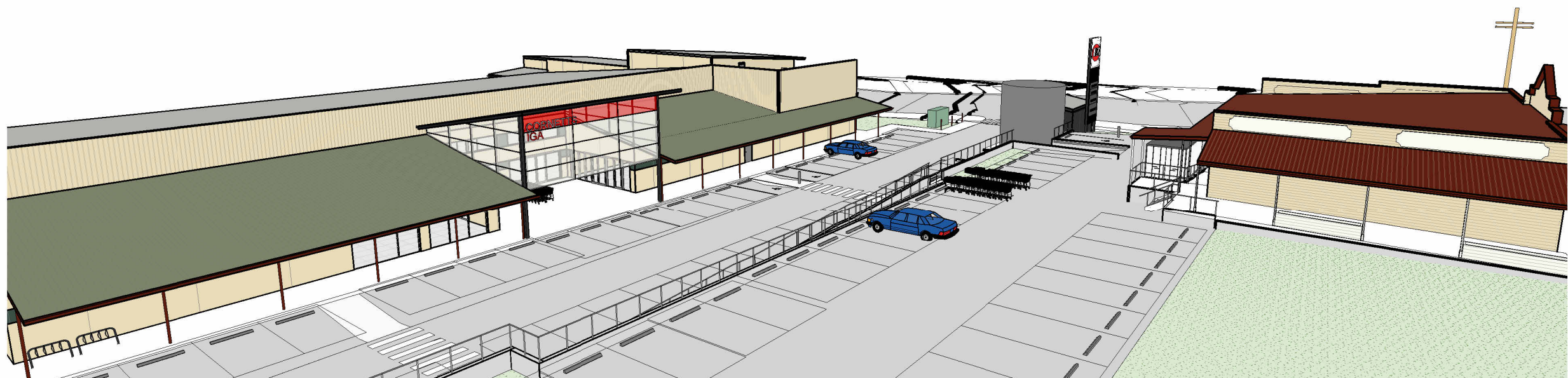
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3D View Ortho



IGA Cooktown

3D View



IGA Cooktown
3D View



IGA Cooktown

3D View



IGA Cooktown

Elevation Tenancy 1 and 2



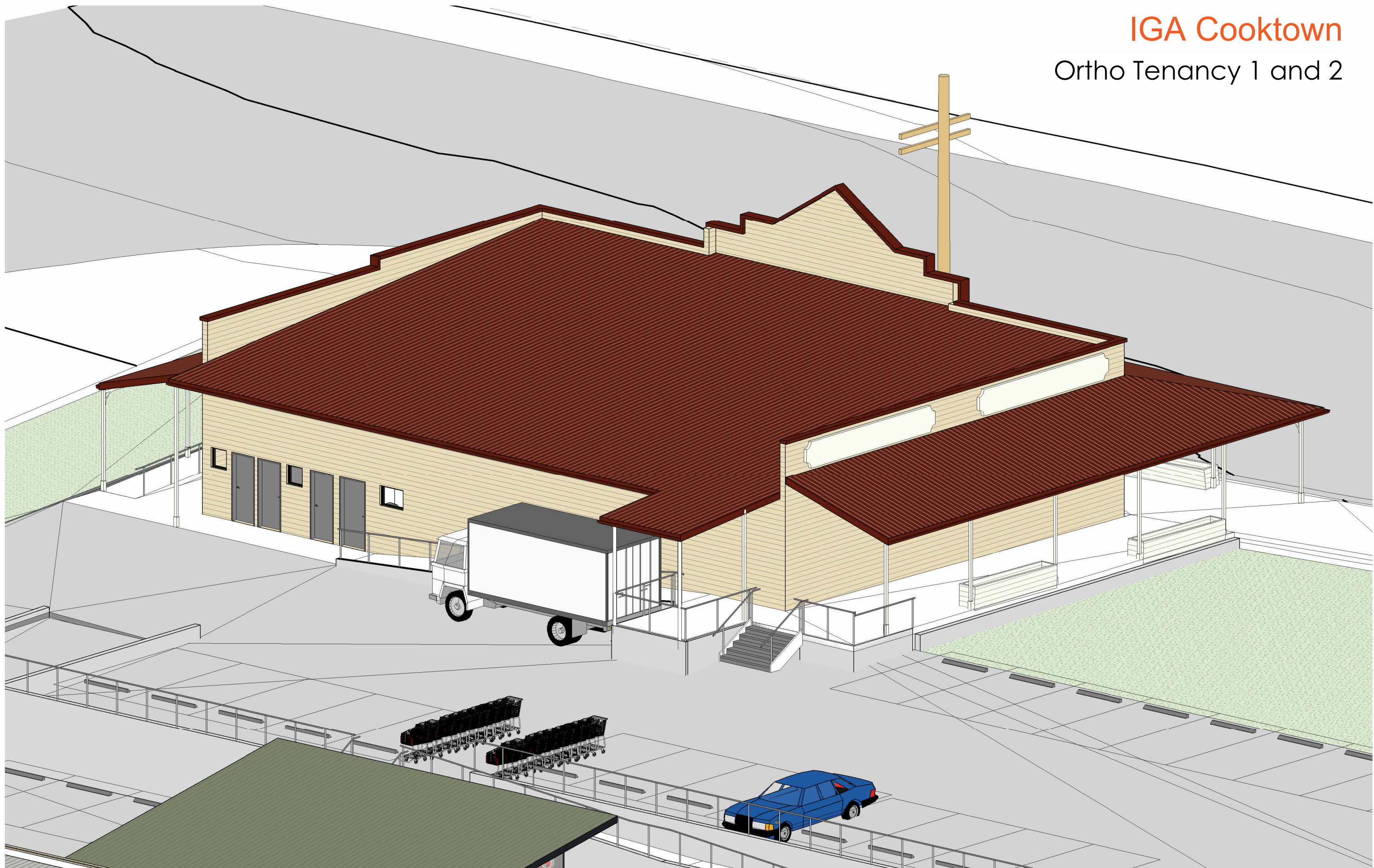
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SK002 1 : 100



2 Elevation North Tenancies
SK002 1 : 100

IGA Cooktown

Ortho Tenancy 1 and 2





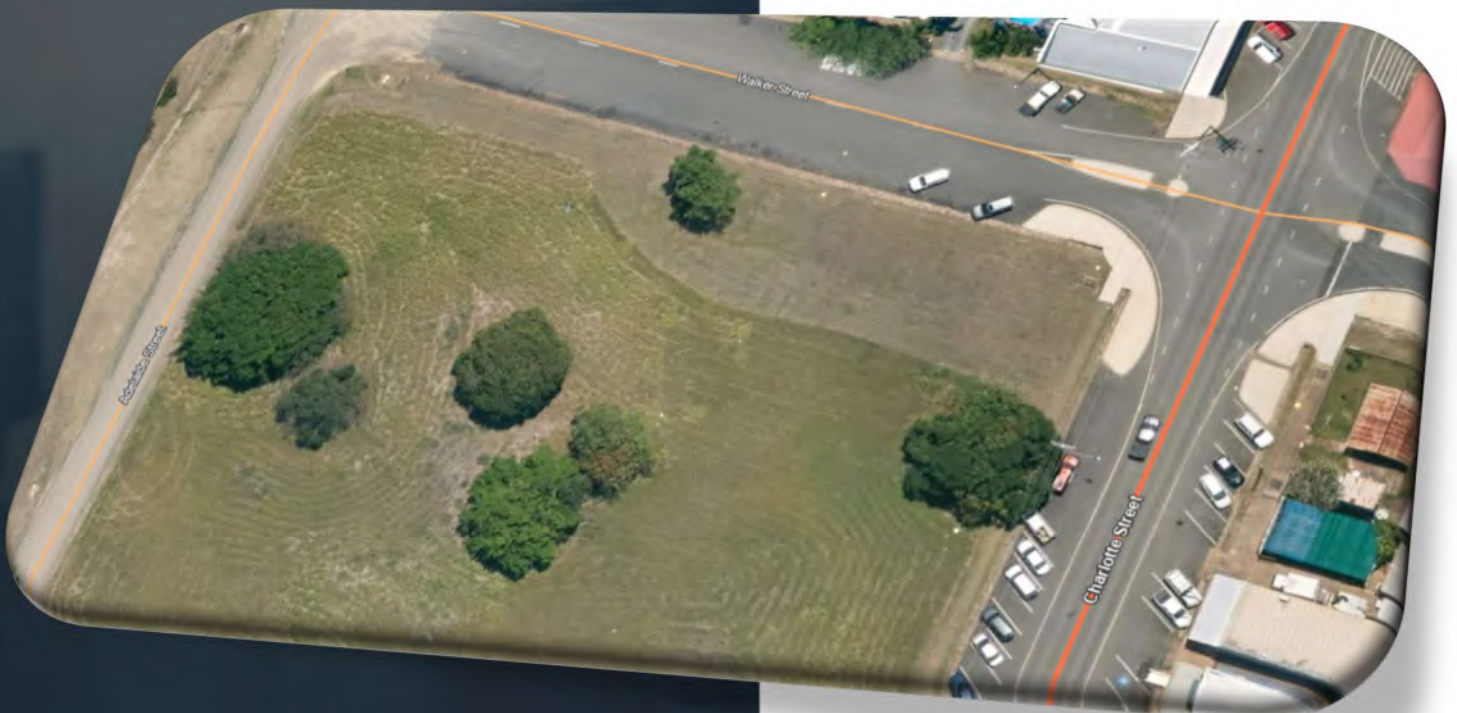
Cooktown IGA - Charlotte, Walker & Adelaide Streets, Cooktown

Engineering Services Report

999-2201-R-002 | Revision A

29 July 2025

Kwikbridge Pty Ltd



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Project Name: Cooktown IGA - Charlotte, Walker & Adelaide Streets, Cooktown
Project Address: Charlotte, Walker & Adelaide Streets, Cooktown
Project No: 999-2201
Document Title: Engineering Services Report
Document No.: 999-2201-R-002
Revision: A
Date: 29/07/2025
Client Name: Kwikbridge Pty Ltd

Report prepared by

Craig Caplick | Principal Engineer | RPEng RPEQ 25102 | +61 402 568 698 | Craig@ConsultNeon.com.au

A handwritten signature in blue ink that reads "Craig Caplick".

Revision History

Rev	Date	Description
A	29/07/2025	Draft

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Appendix A. Preliminary Development Plans

Appendix B. Engineering Concept Plans

1. Introduction

Neon Consulting has been engaged to prepare an Engineering Services Report to support a Development Application for development at Charlotte, Walker & Adelaide Streets, Cooktown.



Figure 1 - Locality Aerial Image (image sourced from Qld Globe)



Figure 2 - Project Site Aerial Image (image sourced from Qld Globe)

The development proposal, shown in Appendix A, is to create a new commercial development to relocate the Cooktown IGA Supermarket. The Gross Floor Areas (GFA) of each of the proposed uses of the development are summarised below.

	GFA (m ²)
Supermarket	2,105
Tenancies	533
Future Tenancies	1784
Amenities	18
Fire Pump Room	31
Total	4,471

Table 1 – Development GFA

The following report addresses the civil engineering elements of a development application to determine the development constraints, in particular:

- Traffic and Access
- Wastewater Disposal
- Water Supply
- Site Grading
- Stormwater and Flooding

2. Traffic and Access

2.1 Surrounding Road Network

The site has frontage to the council road network at Charlotte Street, Walker Street and Adelaide Street. It is proposed to provide direct access to the development from Walker Street via an all-movement access, with a service vehicle access from Adelaide Street to the proposed loading dock. The development proposal does not include vehicular access from Charlotte Street.

Key attributes of the existing local roads associated with the development are summarised below.

Attribute	Charlotte Street	Walker Street	Adelaide Street
Posted Speed (km/h)	50km/h	Unsigned (Default 50km/h)	Unsigned (Default 50km/h)
Predominant Land Use	Town Centre	Town Centre	Town Centre
Kerb and Channel	Yes (Heritage)	Yes (Heritage)	No
Dedicated On-Street Parking	Yes	Not linemarked	No
Concrete Footpath	No	No	No
Principle Cycle Network	No	No	No
Bus Route	No	No	No
Heavy Vehicle Access Route	No	No	No

Table 2 - Key Road Attributes



Figure 3 - Project Site From Charlotte Street (image sourced from Google Street View)



Figure 4 - Project Site From Walker Street (image sourced from Google Street View)



Figure 5 - Project Site From Adelaide Street (image sourced from Google Street View)

2.2 Heritage Kerb

Some of the kerb and channel fronting the site is identified as heritage kerb and channel. The proposed development does not intend to modify or remove this kerb and channel. The site access will be constructed over the kerb and channel, which will be protected from vehicle loading with a structural solution.

2.3 Future Adelaide Street Works

The proposed access and drainage outlets to Adelaide Street have been accounted for in the current revision (at the time of this report) of the future Adelaide Street upgrade, designed by Trinity Engineering and Consulting. The extent of these works adjacent to the site is shown on the plans contained in Appendix B.

2.4 Car Parking

The on-site car parking shown in the development plans complies with the requirements of AS2890.1 – Off-street parking and allows space for small commercial loading vehicles to access the internal tenancies with a 6.4m SRV. 78 spaces are provided, 3 of which are accessible spaces.

Formalised on-street parking is available in Charlotte Street, with informal parking available in Walker Street.

2.5 Design Vehicle

The proposed loading area will be accessed from the Adelaide Street frontage and can accommodate vehicles up to and including a B-Double, if required. Swept paths of all vehicles accessing the site are included in Appendix B.

A minor alteration to the existing concrete island at the Walker Street – Charlotte Street intersection will be required to facilitate a B-Double turning without mounting the kerb.

2.6 Walker Street Access

The proposed Walker Street access will provide sufficient safe sight distance for vehicles on Walker Street, in accordance with AS2890.1. This assessment is included in Appendix B.

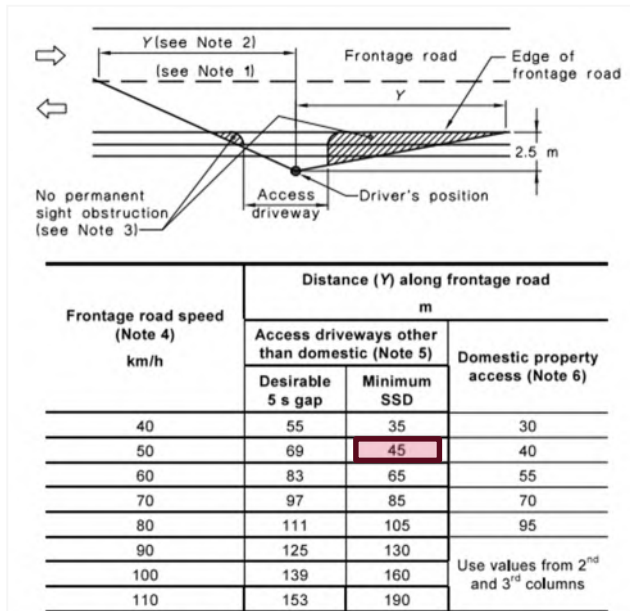


Figure 6 – Sight Distance Requirements at Access Driveways

2.7 Traffic

The overall traffic impact in Cooktown will be negligible for this development location, as the existing supermarket, 200m away, will be replaced by this development. Patronage to the supermarket is not anticipated to change measurably; the development intent is to modernise and provide adequate storage and access.



Figure 7 – Proximity of Proposed Development to existing supermarket (Source: Queensland Globe)

2.7.1 Pedestrian Access

It is proposed to provide a new footpath along the Charlotte frontage on Tenancies 1 and 2, as well as from Charlotte Street to the development access on Walker Street. Footpaths to the frontage of the future tenancies can be provided as part of any future development of those spaces, incorporating awnings and full-width footpaths.

A pedestrian walkthrough is also proposed from Charlotte Street, between Tenancy 1 and the future Charlotte Street tenancies, which coincides with pedestrian ramps, stairs, and crossings within the car park.

3. Wastewater Disposal

The development site is currently serviced by the municipal gravity sewer network, which falls to the north, and each existing allotment has a property connection. The supermarket building is located near an existing sewer servicing Lot 85 on C1793 and could be damaged during construction, making it difficult to access for future maintenance. It is therefore proposed to install a new manhole and 150mm diameter gravity sewer to continue service for Lot 85 on C1793 at the southern boundary of the development and remove or abandon the existing sewer near the proposed building.

A plan showing this diversion and the existing sewer is included in Appendix B.

The development is located within the centre zone and is not expected to generate significant sewerage. The expected sewage generation from the development (including the future tenancies) is tabulated below.

Design Criteria	Whole Development	Near term (excluding future tenancies)	Development Potential (Centre Zone)
GFA	4,471m ²	2,687m ²	6,287m ²
FNQROC Table 7.1 – Shops / Offices	1 EP per 90m ² GFA	1 EP per 90m ² GFA	1 EP per 90m ² GFA
EP - Equivalent Persons	49.7	29.9	69.9
EDC - Equivalent Domestic Connections	17.7	10.7	25.0
Generation per Equivalent Person	270 L/day	270 L/day	270 L/day
ADWF - Average Dry Weather Flow	0.155 L/s	0.093 L/s	0.218 L/s
Peaking Factor C ₂	3.11	3.29	3.01
PDWF – Peak Dry Weather Flow	0.484 L/s	0.307 L/s	0.660 L/s
Peaking Factor C ₁	8.07	8.75	7.65
PWWF – Peak Dry Weather Flow	1.253 L/s	0.816 L/s	1.670 L/s

Table 3 - Development Sewage Generation

The property is within the LGIP sewer catchment area of Cooktown. This site is currently zoned as Centre Zone, which has an allowable site cover of 80%, significantly higher than the proposed site coverage. As a result, the anticipated sewage generation from the site is expected to be less than expected from the site.

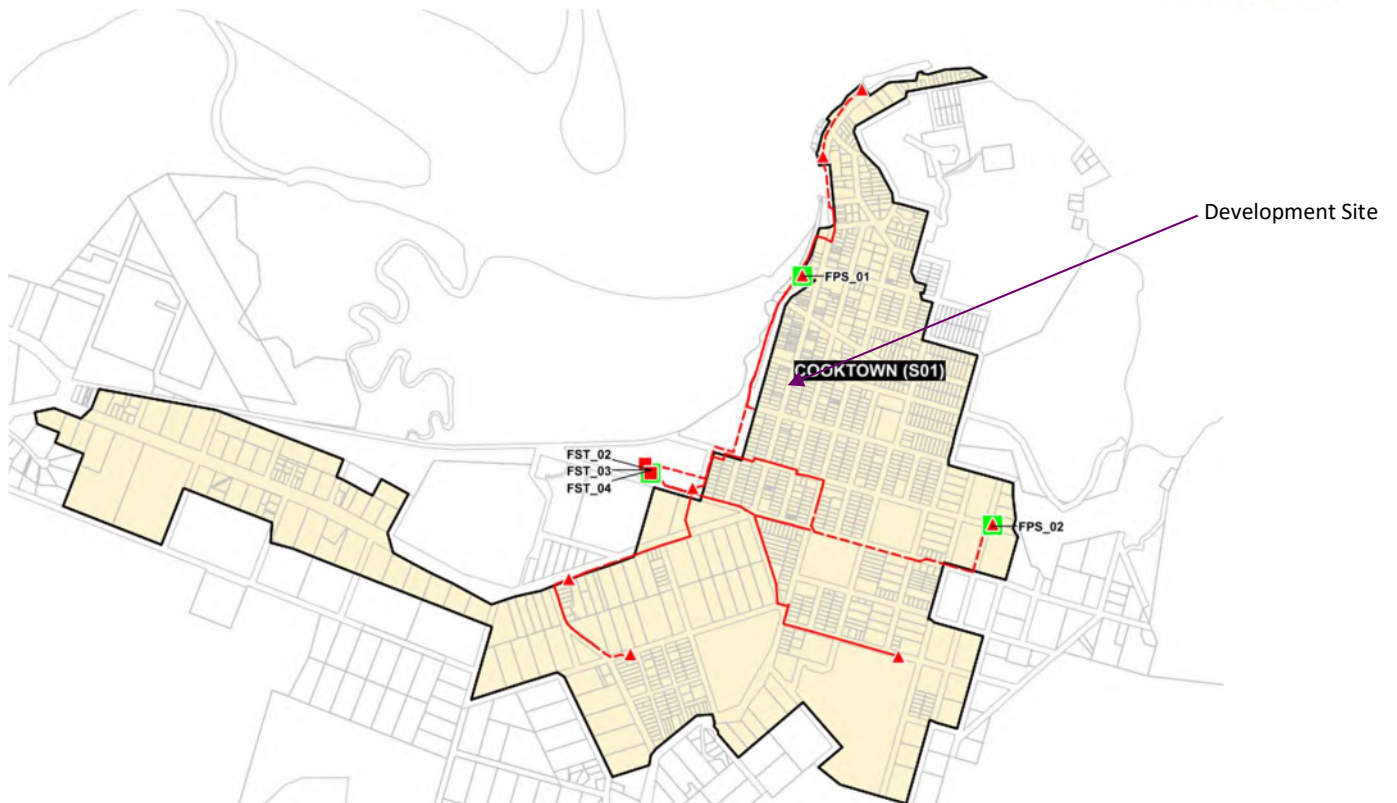


Figure 8- Extract of Cook Shire Council – Plans for Trunk Infrastructure – Sewerage Network

4. Potable and Firefighting Water

Municipal potable water infrastructure is available within the verge of Walker Street at the site's northern boundary. It is proposed to connect near the development entry from Walker Street where a water meter and internal water reticulation can be provided for this development.

The expected water demand from the development is tabulated below.

Design Criteria	Whole Development	Near term (excluding future tenancies)	Development Potential (Centre Zone)
Approximate GFA	4,471m ²	2,687m ²	6,287m ²
FNQROC Table 6.1 – Shops / Offices	1 EP per 90m ² GFA	1 EP per 90m ² GFA	1 EP per 90m ² GFA
EP - Equivalent Population	49.7	29.9	69.9
EDC - Equivalent Domestic Connections	17.7	10.7	25.0
Demand per Equivalent Person	500 L/day	500 L/day	500 L/day
AD – Average Daily Demand	24.85 kL/day	14.95 kL/day	34.95 kL/day
MDMM – Mean Day Maximum Month Demand	37.28 kL/day	22.43 kL/day	52.43 kL/day
PD – Peak Day Demand	55.91 kL/day	33.64 kL/day	78.64 kL/day
PH – Peak Hour Demand	0.647 L/s	0.389 L/s	0.910 L/s
FF – Fire Flow	30 L/s	30 L/s	30 L/s

Table 4 - Development Water Demand

The development will be required to provide on-site firefighting facilities to comply with the relevant Building Codes. This will be designed as part of the building hydraulics in subsequent applications. When the ultimate firefighting requirements are known a water network analysis can be undertaken to determine any impacts that the development will have on the surrounding network.

Preliminary analysis by the building hydraulics consultant, using a hydrant test, indicates that a storage tank may be required on-site to provide firefighting flows for the full duration of a fire event. The location of the proposed tank is shown on the site concept plans in Appendix B.

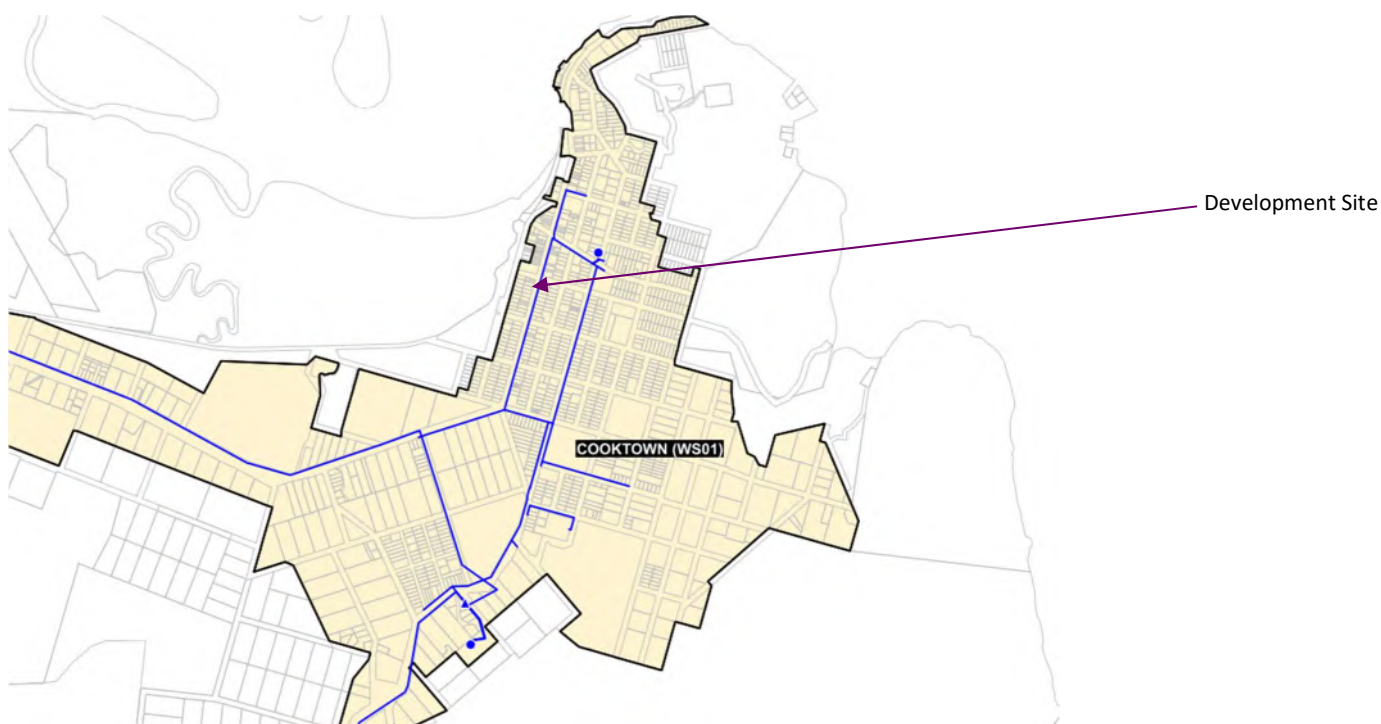


Figure 9- Extract of Cook Shire Council – Plans for Trunk Infrastructure – Water Network

5. Site Grading and Clearing

The development site is presently undeveloped, cleared, and unused for any current activities. LIDAR and detailed survey of the site and site inspection shows that the site falls from east to west and south to north.

The development intent is to provide a usable space for the intended development, i.e. a supermarket and commercial space with car parking, while also achieving;

- Compliance with the FNQROC Development Manual - Design Guideline D2
- Efficient and economical design while maintaining usable access to the Charlotte Street and Walker Street frontages for future activation.
- Stormwater drainage compliant with FNQROC Development Manual - Design Guideline D4 and QUDM, especially with regard to the location of discharge and the mitigation of peak flows
- Safe access to and from the site for pedestrians and vehicles.
- Designed in compliance with the requirements of the relevant standards, particularly AS1428.1: Design for Access and Mobility and AS2890.1: Off-Street Car Parking.

Earthwork compaction testing will comply with AS3798 – Guidelines on Earthworks for Commercial and Residential Development and the Far North Queensland Regional Organisation of Councils (FNQROC) Design Guideline D2. Topsoil from the site will be stockpiled before earthworks and spread over the zones identified for grass and landscaping.

6. Stormwater and Flooding

6.1 Regional Flooding

The site is not subject to inundation in the regional flood or storm surge event according to Council's mapping.

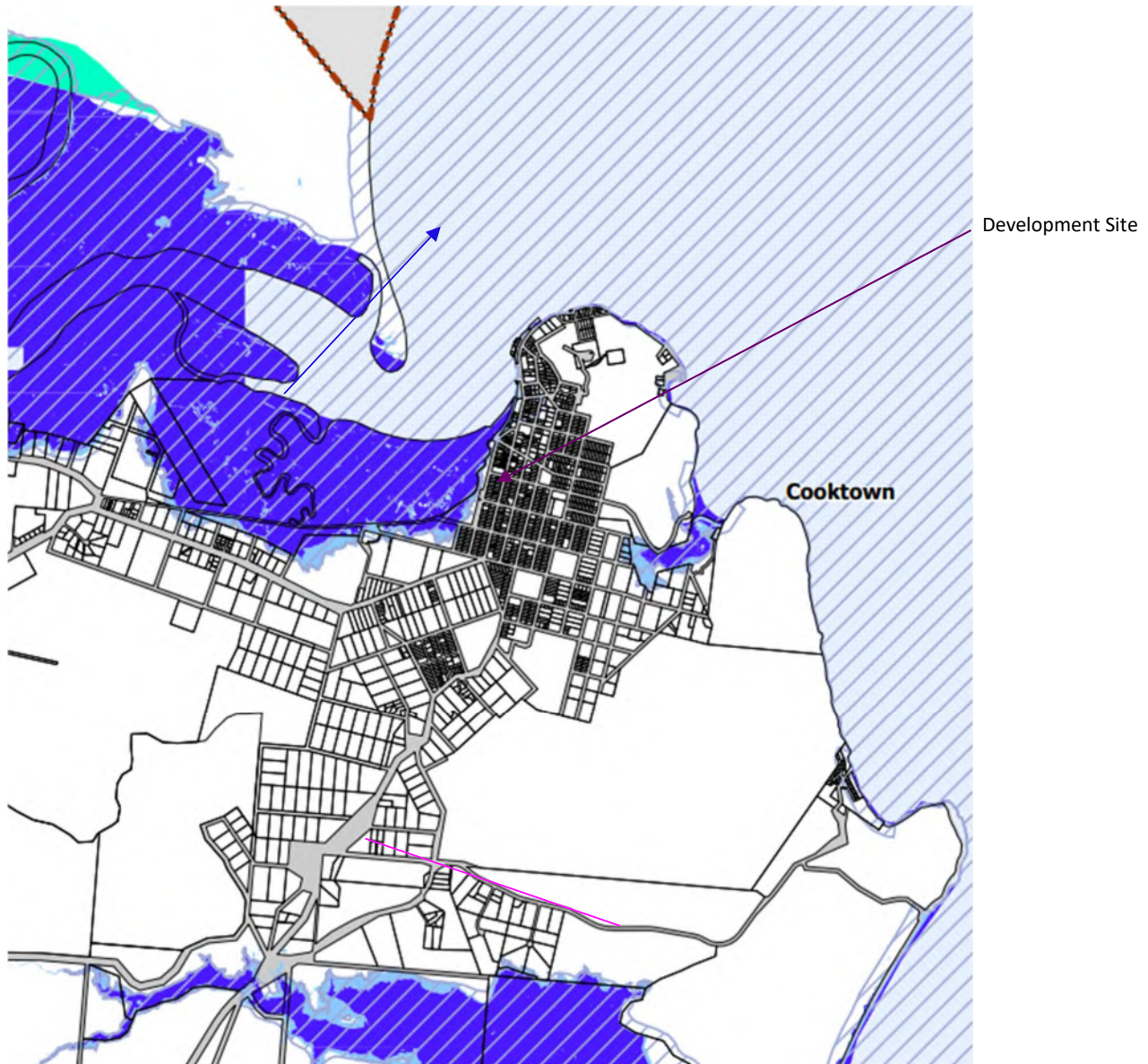


Figure 10 – Extract of Cook Shire Council – Planning Scheme Overlay Map – Flood and Other Coastal Hazards Overlay

6.2 Local Drainage Philosophy

Key points about the site drainage shown in Appendix B are;

- The site is not subject to any external catchments, as Charlotte Street conveys overland flow to Walker Street before discharging to the west.
- Internal stormwater from structures and the car park can be routed towards Adelaide Street, reducing runoff in Walker Street locally. The tenancies at the Charlotte Street frontage could alternatively outlet roofwater to Charlotte Street, subject to resolving any Heritage Kerb requirements.

- This development is located in the centre zone and at the bottom of the catchment (i.e., with no downstream neighbours to impact); therefore, it is not proposed to provide any stormwater detention measures.
- A proprietary gross pollutant trap (GPT) or in-pit litter baskets can be provided to capture pollutants from the carpark.
- Stormwater outlets from the site have been based on the current revision of Council's future Adelaide Street upgrade.

6.3 Severe Impact Statement

To account for events larger than the 1% AEP event or blockages, passive design safety elements will be incorporated into the layout and designed to ensure that a larger than design event will not cause catastrophic failure of key infrastructure or potential loss of life. To mitigate against such a scenario:

- The buildings are raised above the surrounding areas while maintaining compliant access
- The stormwater flowpath through the site can overtop a blocked drainage structures without directing overland flows to proposed buildings.

7. Recommendations

Based on the calculations and information collated in this report, it is concluded that this development can be serviced in accordance with the statutory requirements and appropriate engineering solutions. In summary;

- The development can achieve safe access to Walker Street for patrons.
- A B-Double can access the proposed loading dock from Adelaide Street with a minor median modification at the Walker Street-Charlotte Street intersection. This has considered the future Adelaide Street upgrade works planned by the Council.
- The development will not impact the heritage kerb and channel in the area.
- Sufficient off-street parking which complies with AS2890.1 can be provided within the development. Additional formal on-street parking could be linemarked at the Walker Street frontage if required.
- Pedestrian access from Charlotte Street and Walker Street can be achieved in accordance with the requirements of AS1428. External footpaths to Charlotte and Walker Street can be provided to formalise the site frontage. A footpath along the frontage of the future tenancies can be provided as part of a future development of those areas, to accommodate awnings and full-width pedestrian access.
- Earthworks and site re-grading can be implemented to achieve the project requirements and relevant standards, without impacting surrounding properties or the nearby road network.
- This development is free from inundation in the regional flood event
- Stormwater runoff from the site will discharge to the Adelaide Street frontage, and consideration has been given to the location of future upgrades in Adelaide Street.
- Connection to Council's potable water network is available and should achieve the required pressure requirements. On site firefighting storage will be provided.
- The development can connect to Council's gravity sewer network.

It is recommended that the development be approved with standard, relevant and reasonable conditions.

Appendix A. Preliminary Development Plans



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Located in the plot of land surrounded by the streets Charlotte St, Walker St, Adelaide St, the Subject Site is strategically positioned being Charlotte Street the main commercial hub of Cooktown and that even connects the city to the port and esplanade. Its spacious grounds present an ideal opportunity for development, highlighted by the introduction of an IGA Supermarket alongside complementary amenities. This location ensures high visibility and easy access, making it a natural magnet for both local residents and visitors entering Cooktown. In essence, the Subject Site isn't just a commercial venture; it's poised to become a central hub enriching the fabric of Cooktown's bustling community life.

REVISION SCHEDULE		
REV	DATE	NOTE

GENERAL NOTES:
The Building Contractor to ensure that all building work shown on this drawing is to comply with the **National Construction Code**, Australian Standards & codes, local government authorities and any other bodies having jurisdiction over the works. Coordinate with specialist suppliers & comply with manufacturer's written specifications for the construction, application, installation for products and materials specified. The building contractor is to bring to the notice of the architect any discrepancies which are found contained in this drawing prior to commencement of works. All levels and dimensions shall be verified on site prior to commencement of any works.

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Project

IGA Cooktown

Sheet Title

Locality Plan

Date19/06/25PhaseSketch DesignDrawnAuthorCheckedCheckerScale @ A1:1:100Project No:IGA-01Dwg No:SK_001Revision No:

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1 - View from Charlotte Street



2 - Junction of Charlotte Street and Walker Street



1 - View down Site from Adelaide Street

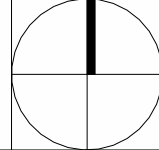
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REV	DATE	NOTE

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Project:
IGA Cooktown

Date: 19/06/25	Phase: Sketch Design	Drawn: Author	Checked: Checker	Scale @ A1: 1 : 100
Project No: IGA-01		Dwg. No: SK_003		Revision No:

Sheet Title:
Existing Site Plan

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REVISION SCHEDULE		
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Project

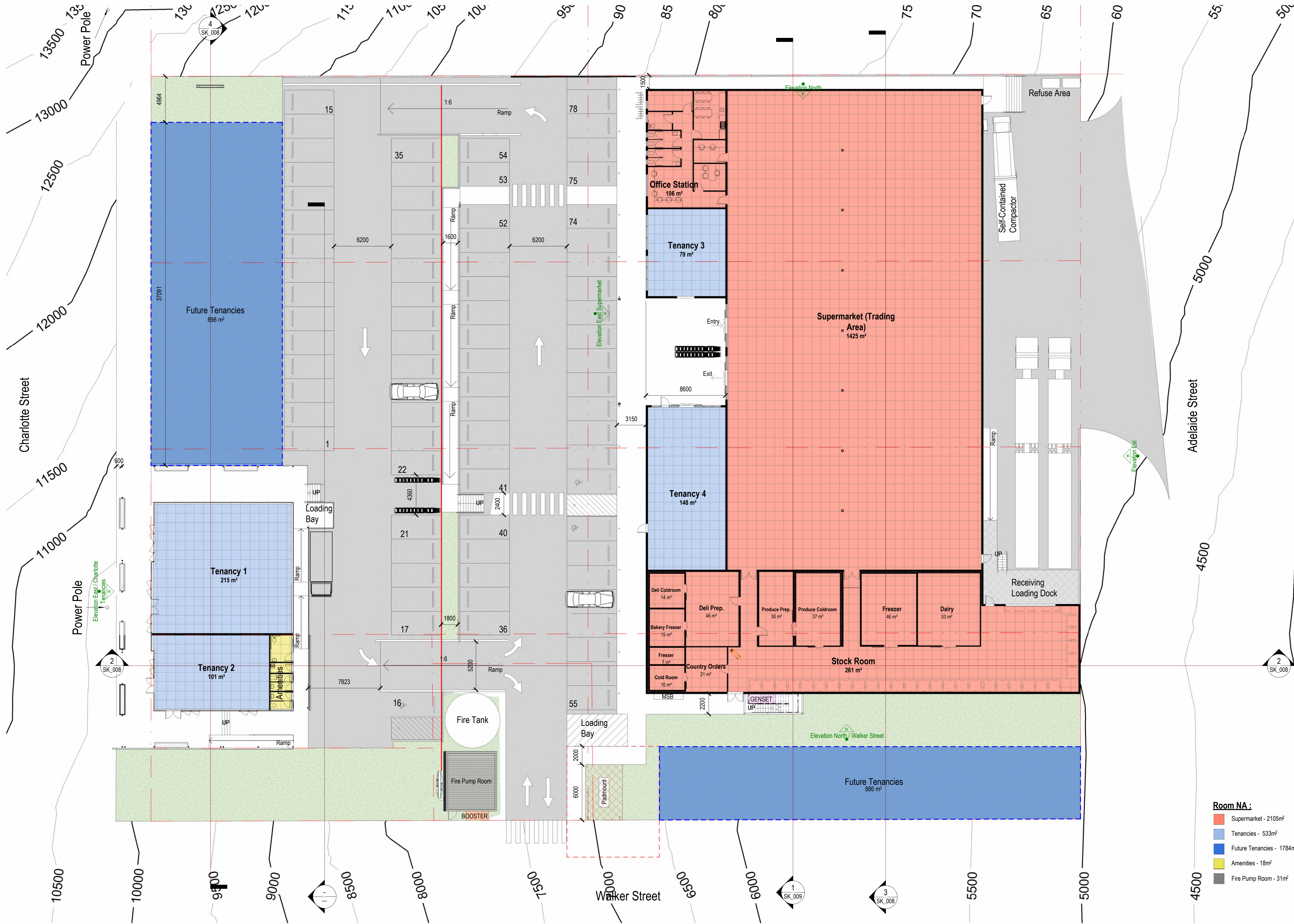
IGA Cooktown

Sheet Title

Site Plan

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Project No: IGA-01	Dwg. No: SK_004	Revision No:		

PRINTED: 10/07/2025 4:43:59 PM



Room NA:

- Supermarket - 2105m²
- Tenancies - 533m²
- Future Tenancies - 1784m²
- Amenities - 18m²
- Fire Pump Room - 31m²

IGA Cooktown

3D View Ortho



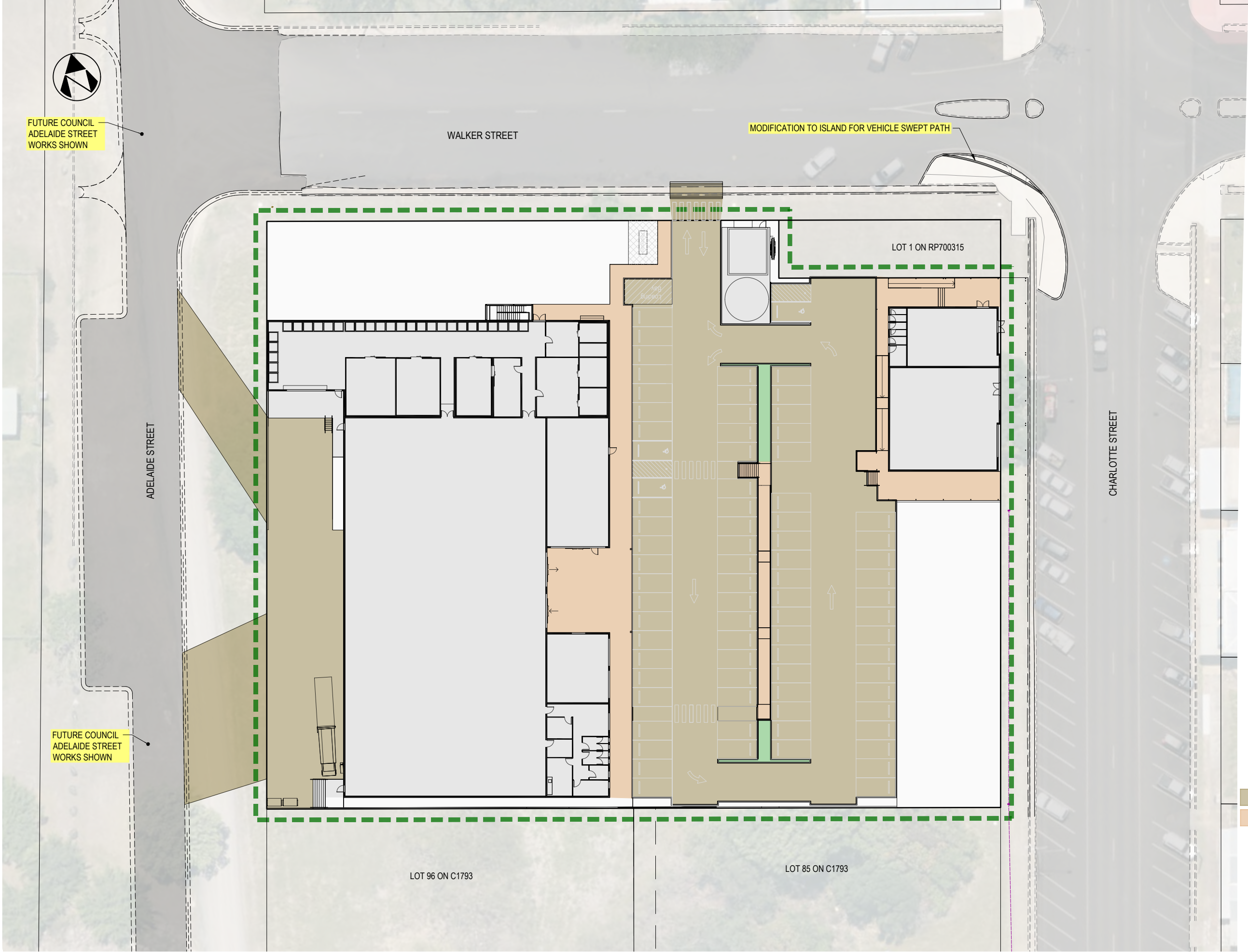
IGA Cooktown

3D View



Appendix B. Engineering Concept Plans

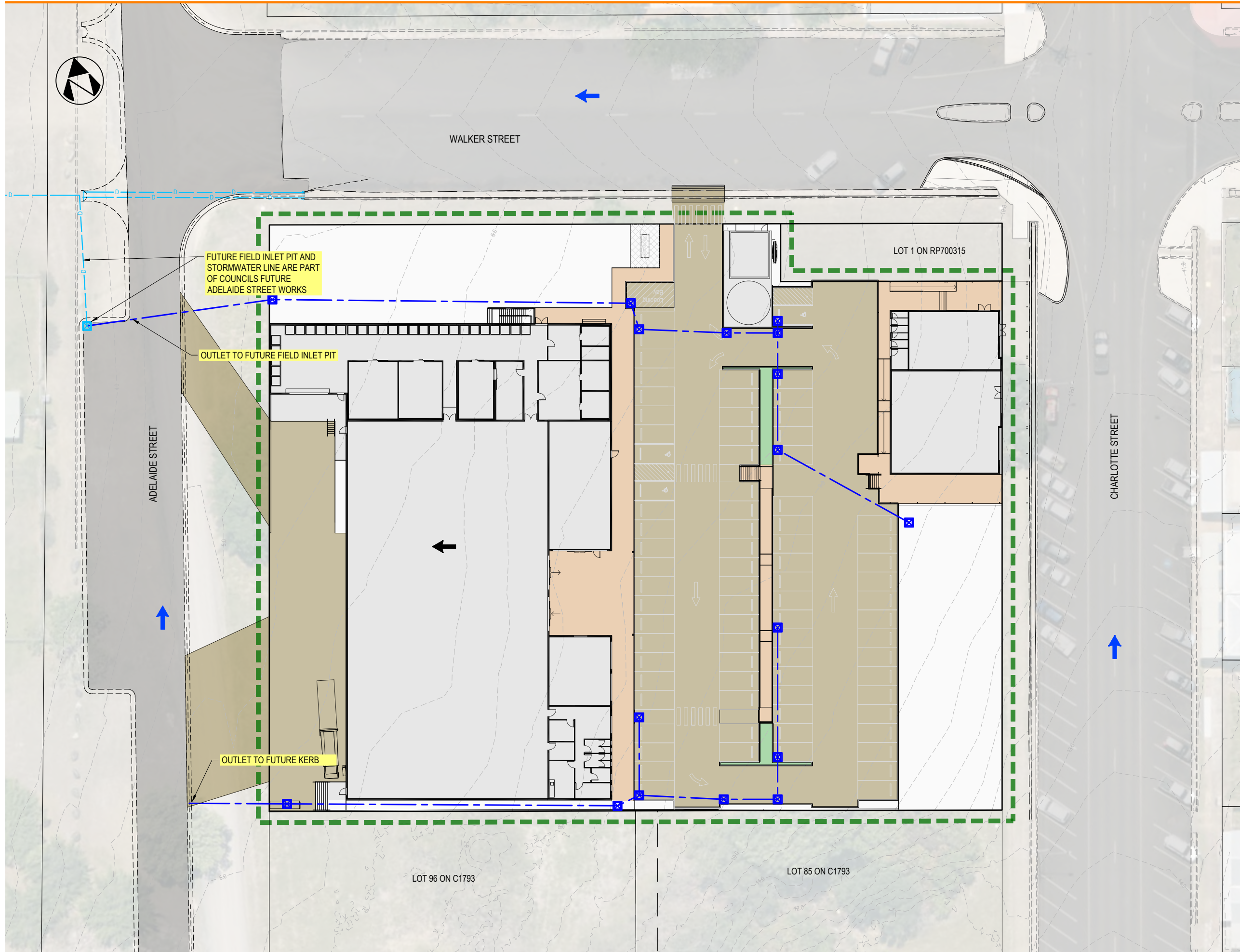




LEGEND

PROPOSED ACCESS/HARDSTAND

PROPOSED PATHWAY



- LEGEND**
- DRAINAGE PIPE
 - ⊠ FIELD/KERB INLET PIT
 - ← FALL ON LOTS
 - ← ROAD FLOW
 - EXISTING DRAINAGE PIPE

1:500 0 5 10 15 20

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KWIK BRIDGE PTY LTD

COOKTOWN IGA
CHARLOTTE STREET, COOKTOWN
MASTERPLANS
DRAINAGE

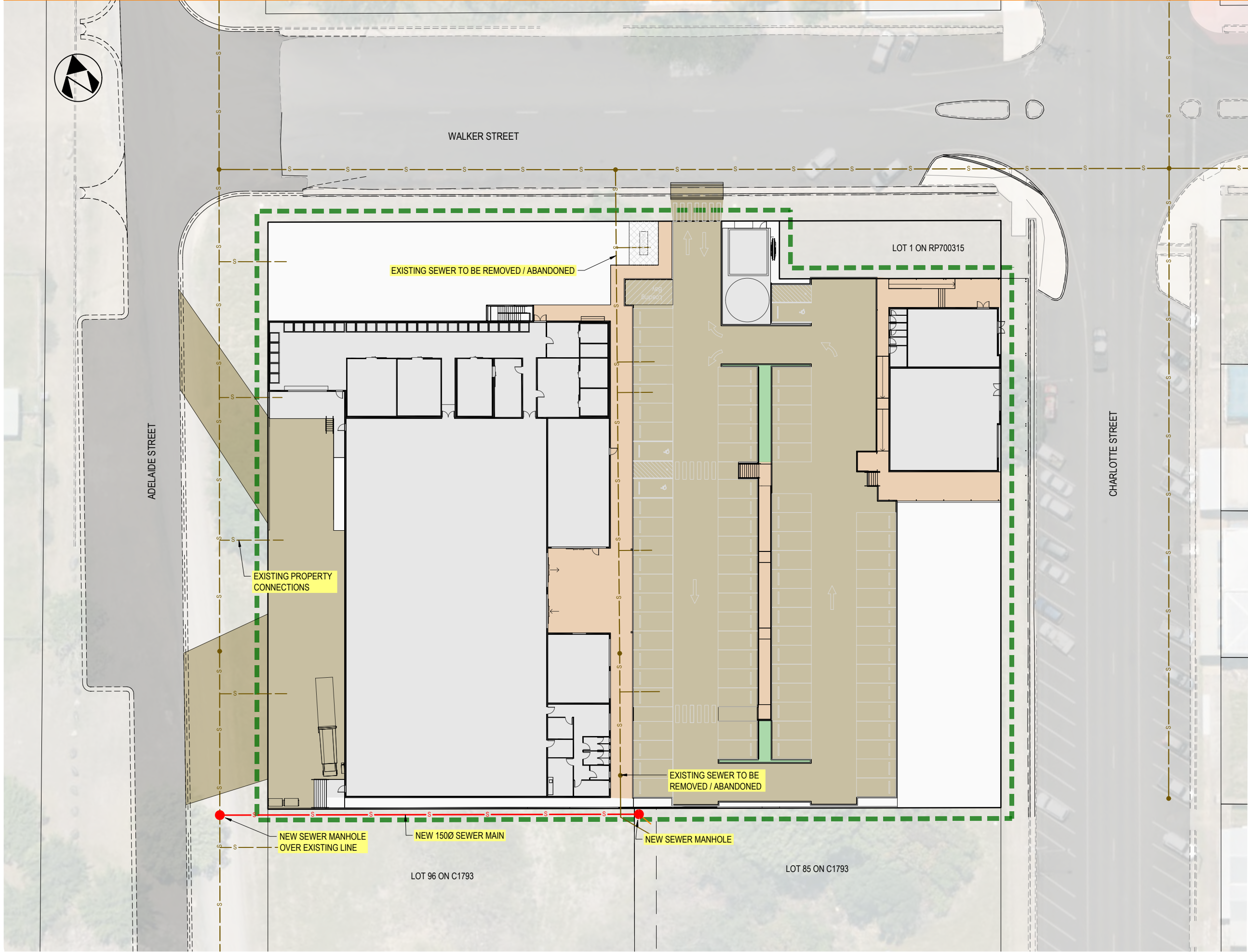
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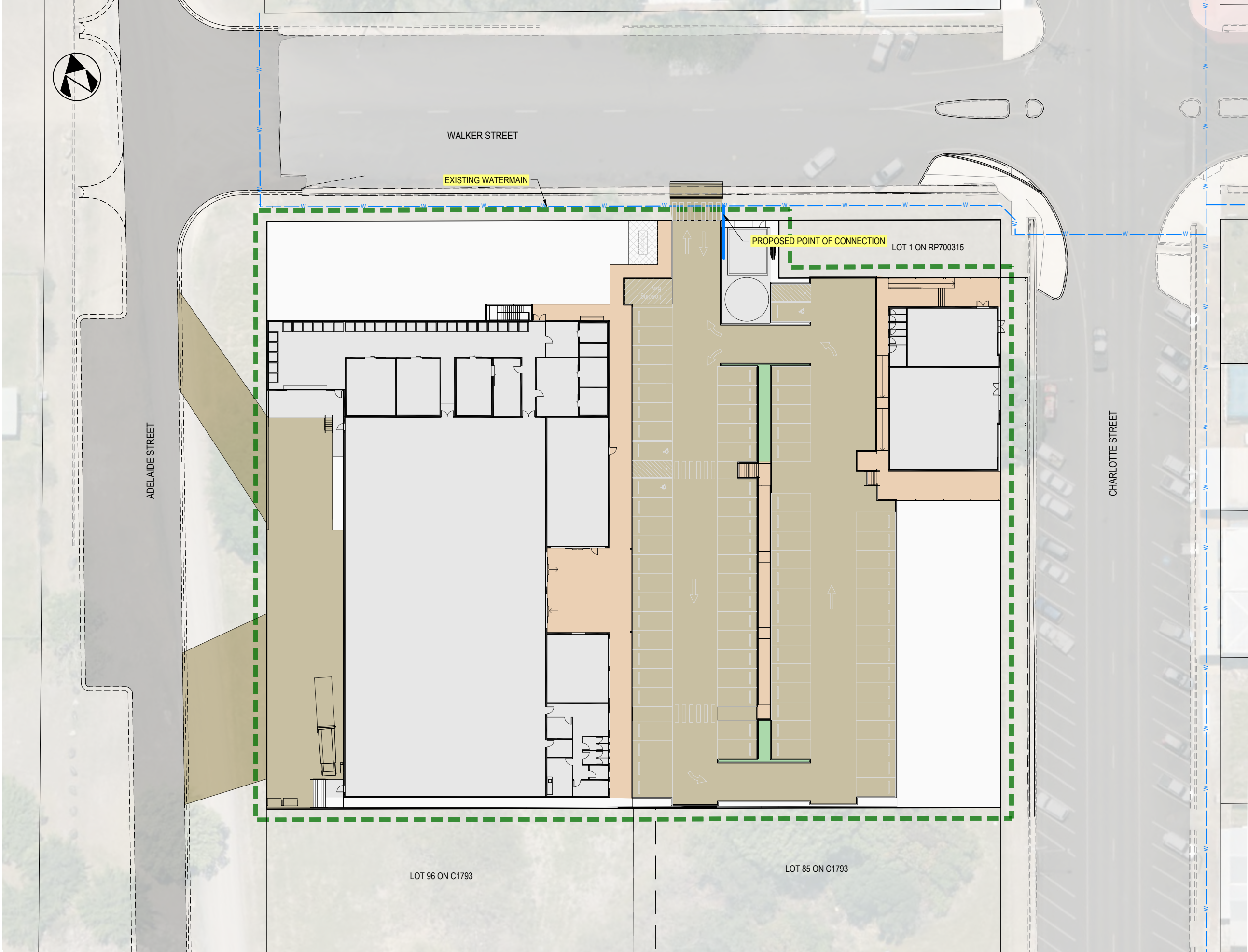
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- EXISTING SEWER MAIN



LEGEND

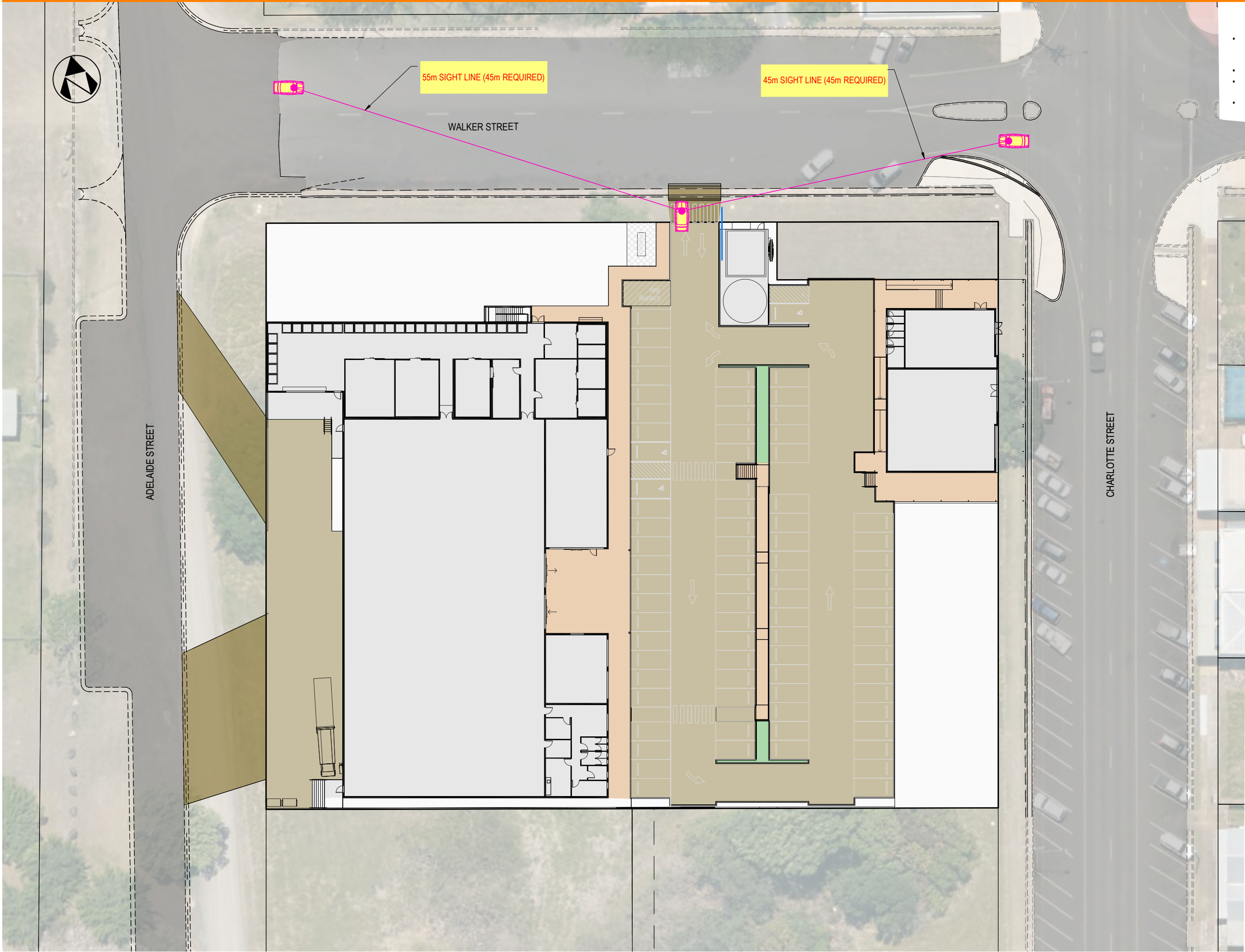
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CHARLOTTE STREET, COOKTOWN
MASTERPLANS
WATER RETICUALTION

999-2201-21-DRG-1004



NOTES

- SIGHT DISTANCE REQUIREMENTS AT ACCESS DRIVEWAYS OBTAINED FROM AS/NZS 2890.1 SECTION 3.2.4.
- ROAD FRONT SPEED = 50km/h (POSED)
- SIGHT DISTANCE REQUIRED = 45m (MINIMUM)
- VERTICAL GEOMETRY IS UNOBSTRUCTED BASED SURVEY



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COOKTOWN IGA
CHARLOTTE STREET, COOKTOWN
ACCESS SIGHT DISTANCE

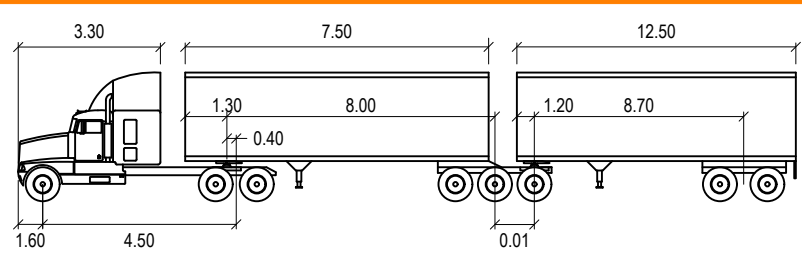
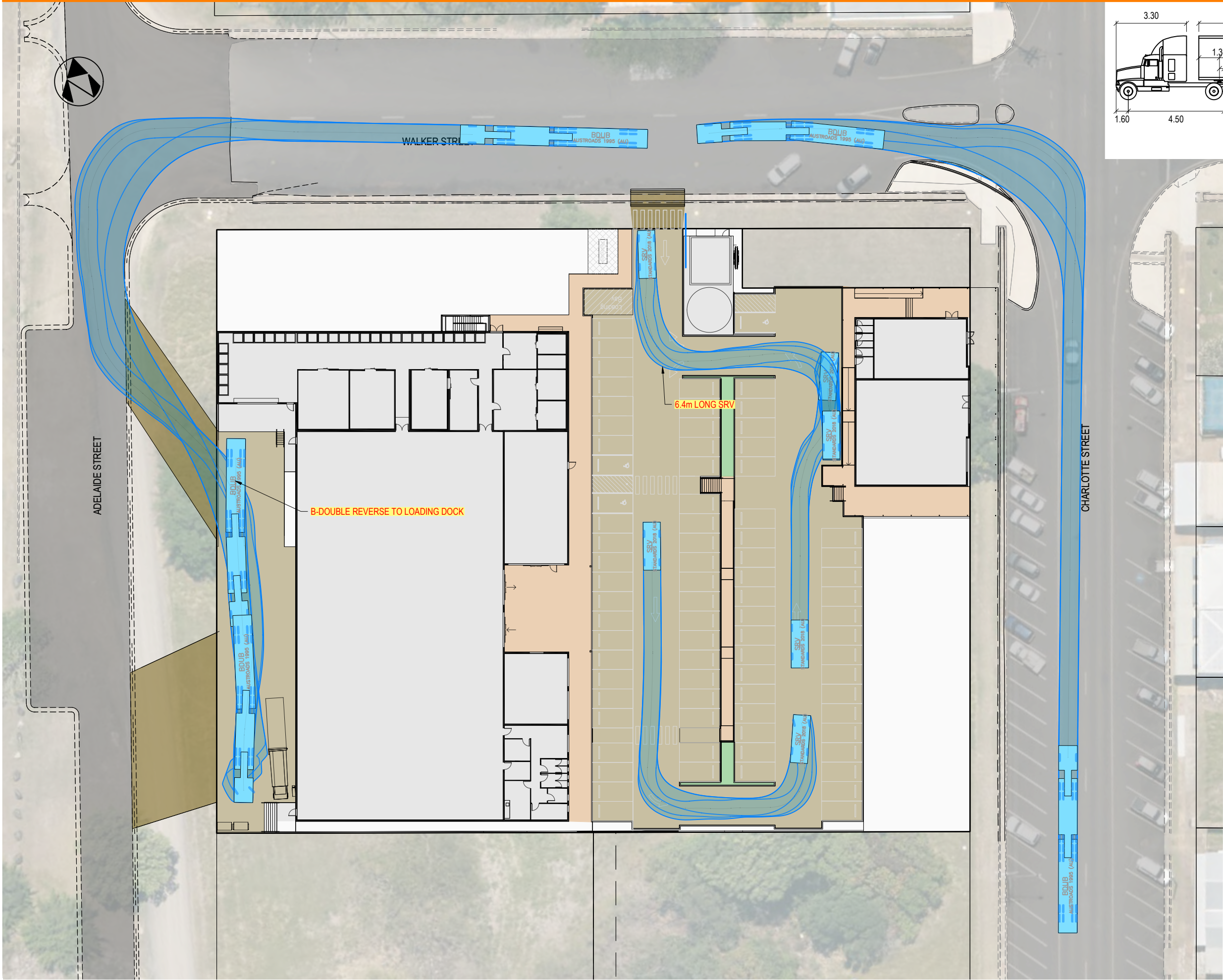
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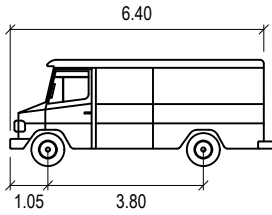
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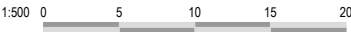
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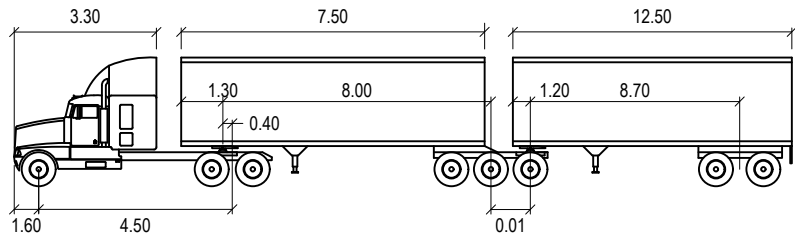
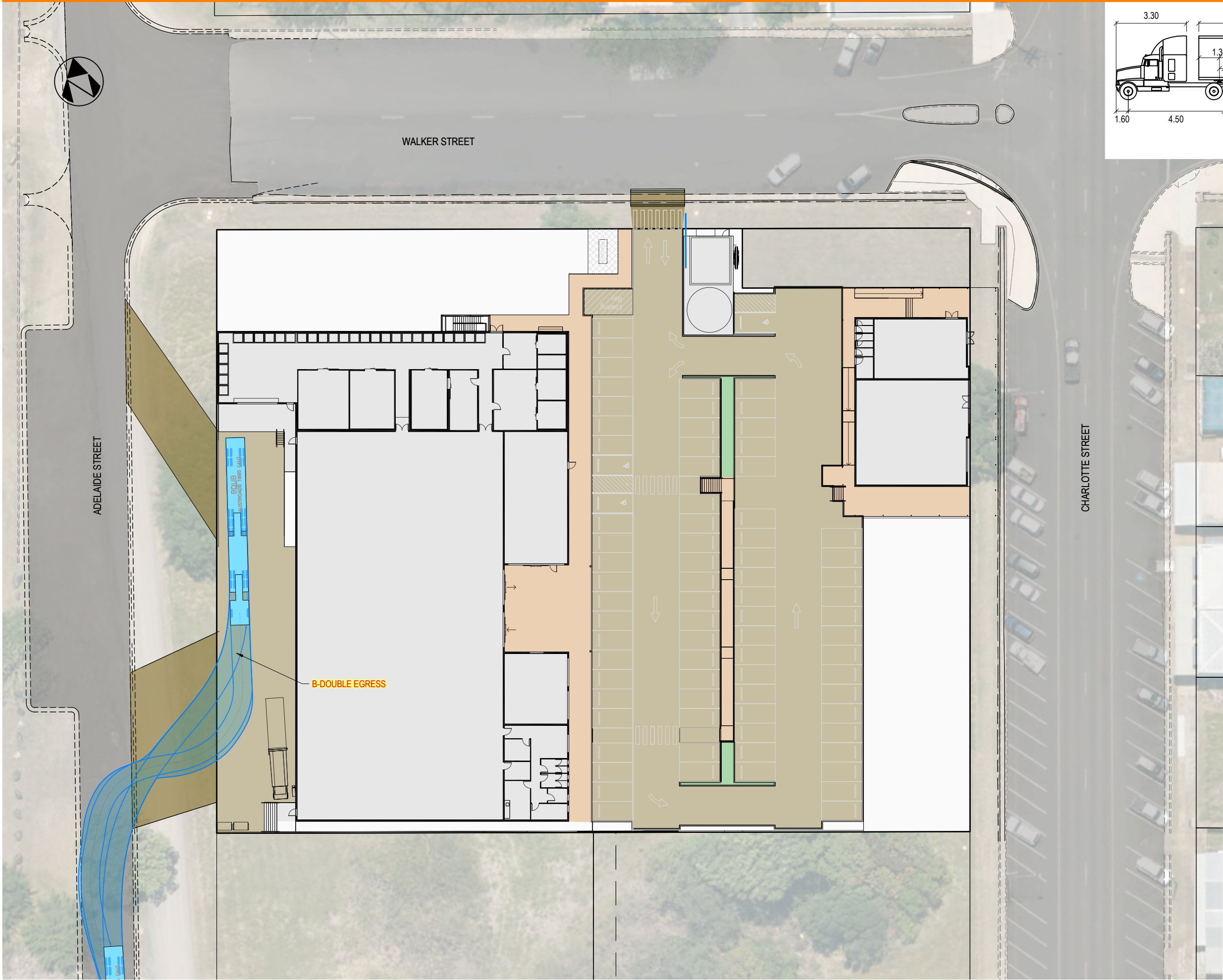


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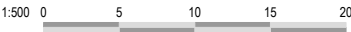
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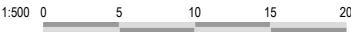
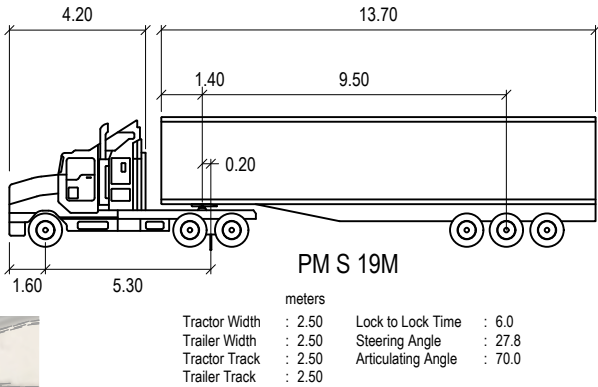
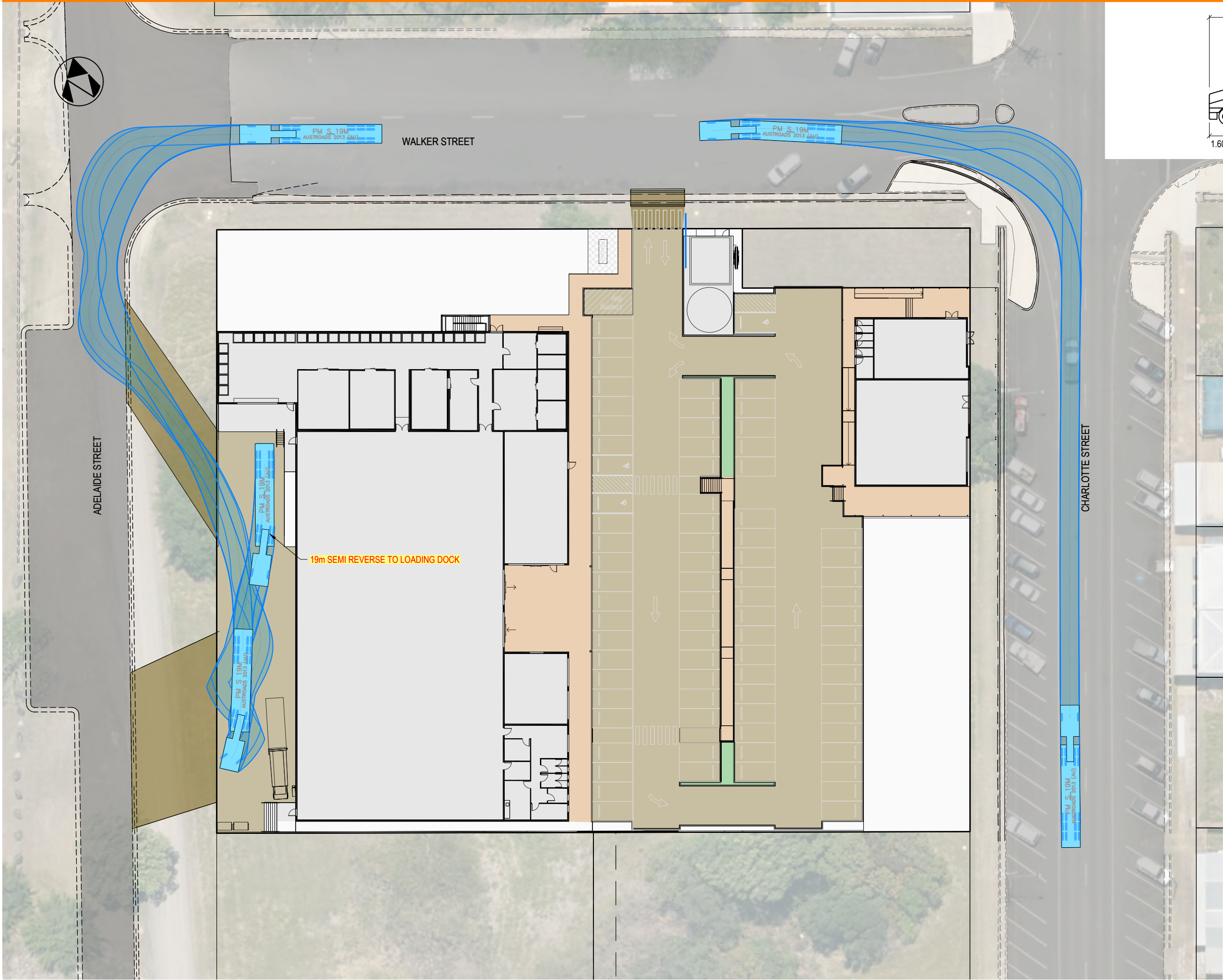


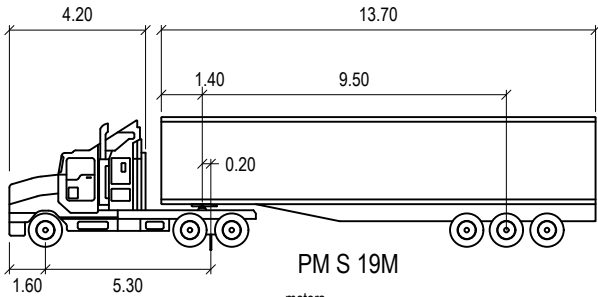
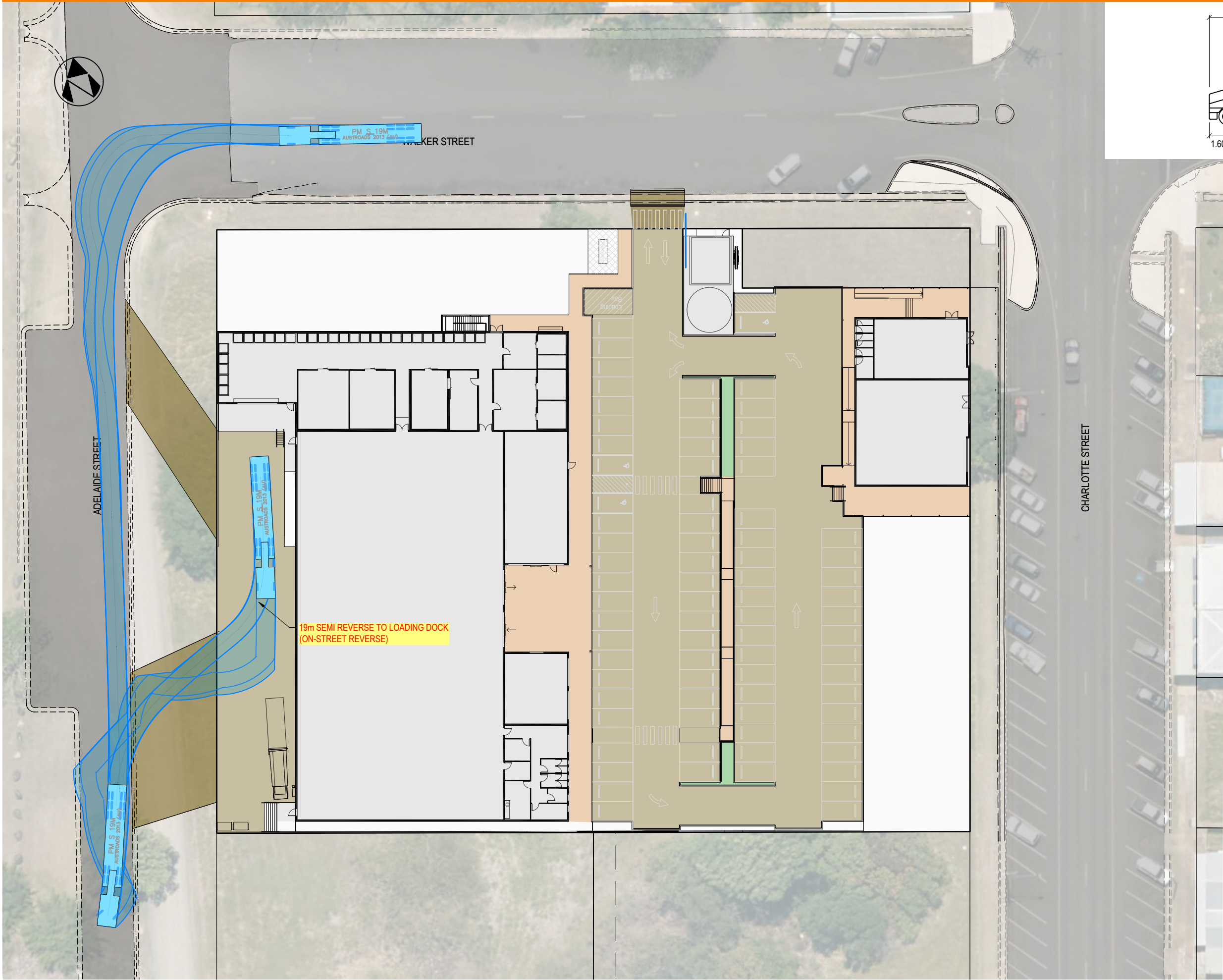


BDUB

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PM S 19M		
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Trailer Track	: 2.50	





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Queensland Heritage Act 1992

Section 74 Exemption Certificate

Application no:	202507-22627 EC
Date application received:	3 July 2025
Date of decision:	11 July 2025
Applicant:	Kwikbridge Pty Ltd C/ Mewing Planning Consultants Jared Stewart
QHR place ID:	601731
QHR place name:	Early Granite Kerb and Channel System, Cooktown
Location:	2 & 6 Walker Street and 42 & 44 Adelaide Street, COOKTOWN Lot98-100 C1793 & Lot 2,3 RP700316
Approval summary:	Development type: Building work • Driveway crossover for vehicular access to the proposed shopping centre

The application for an exemption certificate to carry out the development described above, is approved with conditions under section 74 of the *Queensland Heritage Act 1992*.

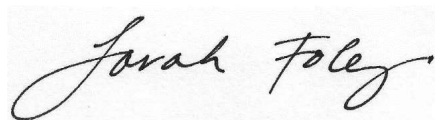
This exemption certificate attaches to the premises. Any person, including the owners, owners' successors in title and occupiers of the premises, may carry out development permitted by this exemption certificate and is bound by the conditions.

This exemption certificate only applies to development substantially started within 4 years of this decision.

Terms and phrases used in this document are defined principally in the *Queensland Heritage Act 1992*, and in the *Planning Act 2016* and its Regulation.

If more information is required, contact the project manager, Philippa Isles, Senior Heritage Officer, on (07) 3330 5846 or via email philippa.isles@detsi.qld.gov.au.

Yours sincerely



Sarah Foley

A/Cultural Heritage Coordinator, Heritage

Department of the Environment, Tourism, Science and Innovation

Delegate for the Chief Executive

administering the *Queensland Heritage Act 1992*



Queensland Heritage Act 1992
Section 74 Exemption Certificate

Version 1.5 – 13 June 2025

Conditions of approval:

No.	Condition	Condition timing
1.	Scope of development approved Carry out the development as described in the application received 3 July 2025 from the applicant Kwikbridge Pty Ltd C/ Mewing Planning Consultants. In the case of a discrepancy between application documents and conditions, conditions take precedence. <i>(Reason - To ensure development is carried out as approved)</i>	At all times.
2.	Keep a copy of the approval on site A copy of this exemption certificate and a copy of any documents that describe the approved development must be retained at the State heritage place. <i>(Reason – To facilitate the monitoring of development for compliance purposes)</i>	For the duration of the development.
3.	Notify start of development Provide written notice of the start of development to Environmental Services and Regulation, Department of Environment, Science and Innovation at palm@detsi.qld.gov.au . The notice must state: name of State heritage place, application number and condition number 3. <i>(Reason – To facilitate the monitoring of development for compliance purposes)</i>	No later than 2 business days prior to the commencement of the development.
4.	Photograph effect of development Submit photographs of the area where the development is undertaken, both before and after the development is completed to Environmental Services and Regulation, Department of the Environment, Tourism, Science and Innovation at palm@detsi.qld.gov.au . The submission must state: name of State heritage place, application number and condition number 4. <i>(Reason – To facilitate the monitoring of development for compliance purposes and to ensure change is adequately recorded)</i>	Within 10 business days of completion of the development.
5.	Permit access to the State heritage place Permit access to the State heritage place by Department of the Environment, Tourism, Science and Innovation officers if requested. <i>(Reason – To facilitate the monitoring of development for compliance purposes)</i>	For the duration of the development.
6.	Protect the State heritage place from damage Protect the existing features of the State heritage place from incidental damage and maintain protective measures to ensure the development does not result in damage to, or deterioration of, the State heritage place caused by weather, fire, vandalism, insects or other factors. <i>(Reason - To ensure the cultural heritage values of the State heritage place are appropriately recognised and managed)</i>	For the duration of the development.
7.	Report any damage to the State heritage place that occurs During development, should damage occur to any features of the State heritage place report such incidents immediately to Environmental Services and Regulation, Department of the Environment, Tourism, Science and Innovation at palm@detsi.qld.gov.au . <i>(Reason - To ensure the cultural heritage values of the State heritage place are appropriately recognised and managed)</i>	Immediately, should damage occur.

Queensland Heritage Act 1992
Section 74 Exemption Certificate

Version 1.5 – 13 June 2025

Approved documents:

Document no.	Document title	Date
999-2201-21-SK-0001	Attachment C:Engineering Drawings - <i>Site Plan</i>	18 June 2025 Rev A
999-2201-21- SK-0002	Attachment C:Engineering Drawings - <i>Detail Plan & Section</i>	18 June 2025 Rev A
999-2201-21-SK-0003	Attachment C:Engineering Drawings - <i>Structural Details</i>	30 June 2025 Rev A

Take Notice: This certificate does not exempt the applicant from the need to obtain such other approvals as may be required under other legislation.