

PLANNING REPORT

**Material Change of Use for Expansion of
Educational Establishment**

Endeavour Christian College

12 Charles Street, Cooktown

6 November 2025

Prepared by:



Educating for Eternity ... Equipping for Life

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Christian Community Ministries Ltd | ABN 96 105 961 135

PROJECT INFORMATION

Applicant:

Christian Community Ministries Ltd.

Project Title: Endeavour Christian College Expansion of Educational Establishment

Project Address: 12 Charles Street, Cooktown

REPORT REGISTER & AUTHORISATION

Date	Revision	Prepared By	Reviewed By	Distribution
6.11.25	FINAL	A Lennox	A Lennox	Council

Authorised for submission on 6 November 2025 by:



Andrew Lennox
Development Manager

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APPENDICES

#	Appendix	Prepared By
1	Contaminated Land and Environmental Management Register	Queensland Government
2	Pre-lodgement Advice	Cook Shire Council
3	Architectural Plans	Alpha Architects
4	Civil Engineering Report	Trinity Engineering
5	Bushfire Hazard Report	Firescape Science
6	Botanical Matters of State and National Environmental Significance	Firescape Science
7	Site Stormwater Review	David Klye RPEQ
8	State Referral Advice	State Assessment and Referral Agency
9	Response to Planning Scheme Zone and Development Codes	CCM
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PROJECT DETAILS

Site Address	12 Charles Street, Cooktown
Real Property Description	Lot 1 SP324984
Ownership	Christian Community Ministries Property Ltd
Site Area	36,990m ² (3.699 Ha)
Applicant	Christian Community Ministries Ltd
Contact	Andrew Lennox 07 3827 6503 or andrew.lennox@ccmschools.edu.au PO Box 147 Kingston Q 4114
State Planning Policy Interactive Mapping System (SPP IMS)	<ul style="list-style-type: none"> • <i>Agriculture</i> <ul style="list-style-type: none"> - Important agricultural areas • <i>Biodiversity</i> <ul style="list-style-type: none"> - MSES – Regulated Vegetation (category B) - MSES – Regulated Vegetation (essential habitat) - MSES – Wildlife habitat (endangered or vulnerable) - MSES – Wildlife habitat (special least concern animal) • <i>Natural Hazards and Risk and Resilience</i> <ul style="list-style-type: none"> - Bushfire prone area: high potential bushfire intensity and potential impact buffer. • <i>Transport Infrastructure</i> <ul style="list-style-type: none"> - Active transport corridor • <i>Water Quality</i> <ul style="list-style-type: none"> - Climatic regions – stormwater management design objectives
Development Assessment Mapping System (DAMS)	<ul style="list-style-type: none"> • <i>Native Vegetation Clearing – Regulated vegetation management map (Category A and Category B).</i>
Regional Planning Description	Cook Regional Plan
Planning Scheme Zoning	Rural Residential Zone, Community Facilities Zone
Relevant Planning Scheme Overlays	<ul style="list-style-type: none"> • Biodiversity overlay <ul style="list-style-type: none"> - MSES – Regulated vegetation (essential habitat) • Bushfire hazard overlay • Future Urban expansion overlay • Infrastructure services overlay • Rural land use overlay
Current Use	Educational Establishment
Proposed Use	Educational Establishment
Application Type	Material Change of Use for expansion of Educational Establishment
Assessment Manager	Cook Shire Council
Assessment Level	Impact Assessable
Referral Agencies	None
Public Notification	Yes – 15 business days

1.0 DEVELOPMENT PROPOSAL

1.1 Site Details

Herewith is a development application by Christian Community Ministries Ltd. (CCM) for the expansion of the Educational Establishment at Endeavour Christian College, 12 Charles Street, Cooktown (Lot 1 SP324984).

The property is owned by Christian Community Ministries Property Ltd, whose consent for the lodgement of the application by CCM, Title Search and DA Form 1 is enclosed. A search of the Contaminated Land Register (CLR) and the Environmental Management Register (EMR) is included as Appendix 1, which shows that the site is unaffected by these matters.

The site, which is 3.699 Ha, is bounded by Charles Street to the north, Power Street to the west (unformed road reserve only), Parkinson Street to the east and undeveloped bushland to the south. No easements affect the site, which is shown in aerial view as Figure 1.



Figure 1. Aerial image of site (source: Queensland Globe)

1.2 Application Details

The part of the site that fronts Charles Street is zoned as Community facilities in the Cook Shire Planning Scheme with the balance being zoned as Rural Residential (see Figure 2). This zoning reflects the previous arrangement of lots, which has now been amalgamated into one lot following the construction of the school oval as part of development approval DA/4211. The number 40 from the Community facilities zone designates it as a school.

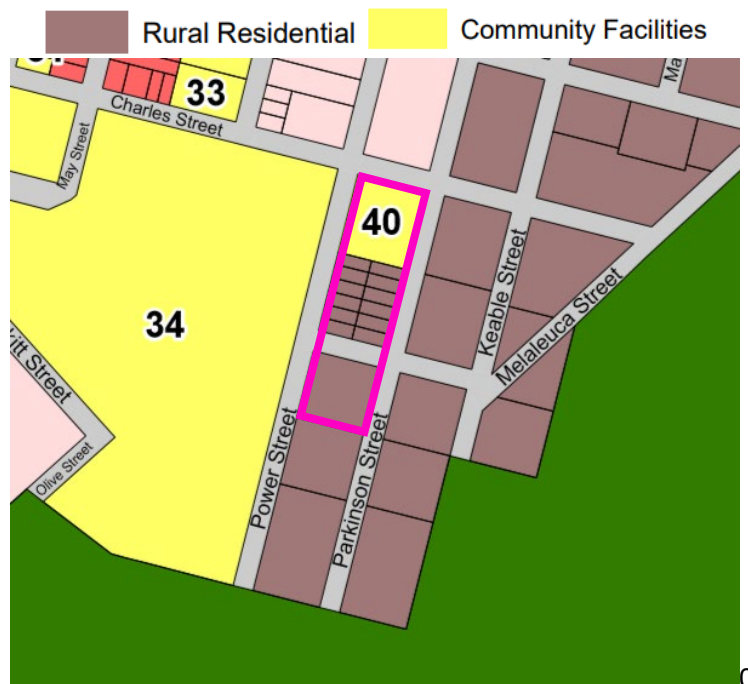


Figure 2. Zoning map of subject site and surrounds

A development permit for material change of use for expansion of the Educational Establishment is Impact assessable because part of the site is zoned Rural residential and some of the proposed works cross into this area. The application will therefore require 15 business days of public notification.

As a separate matter to this application, it is considered that Council should amend the Planning Scheme to zone all the school property as Community facilities (40) to reflect the approved usage.

1.3 Proposal Details

1.3.1 Development Proposal and Plans

This development application is for the:

- addition of a new 3-storey Library and Arts building;
- conversion of the existing Covered Ball Court to a Multipurpose Centre; and
- addition of 30 carparks to the Parkinson Street road reserve (outside of the school property).

Written pre-lodgement advice was provided by email from Cook Shire Council on 13 March 2025 and is attached as Appendix 2. It is noted that since this advice was provided, that the school site has been amalgamated into one title.

The architectural plans for the buildings prepared by Alpha Architects are provided as Appendix 3 and the engineering plans for the Parkinson Street carparking prepared by Trinity Engineering along with a technical File Note are provided as Appendix 4.

The Site Plan of Appendix 3 has been reproduced as Figure 3.

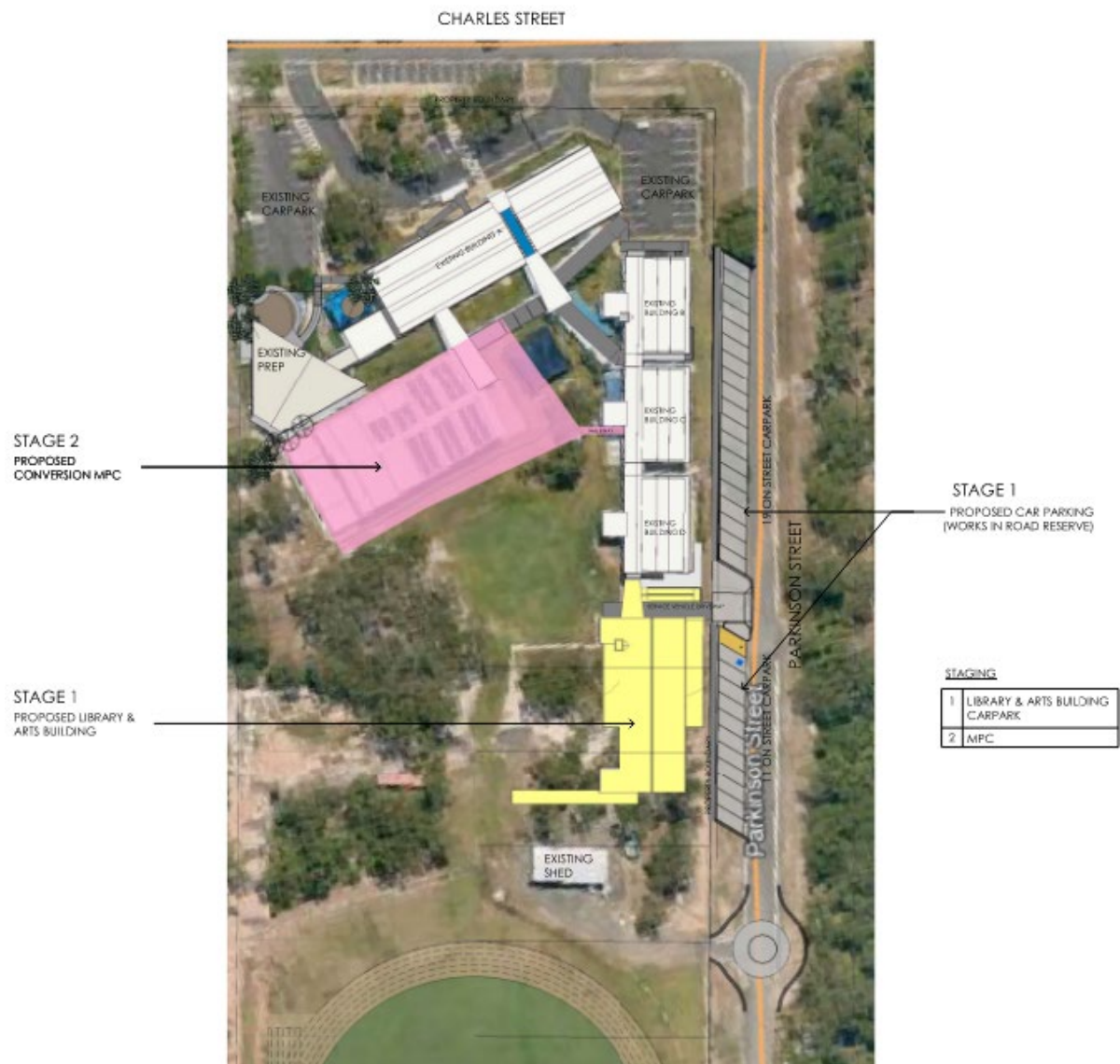


Figure 3. Proposed Site Plan

The works are staged to provide flexibility but may be undertaken together. Stage 1 is the Library and Arts building and the on-street carparking, while Stage 2 is the Multipurpose Centre conversion. These works will enable the maximum school enrolment to increase from 210 students and 15 staff as per condition 3 of DA/4211 to 250 students and 30 full-time-equivalent (FTE) staff. The school currently has around 180 students.

Proposed Library and Arts Building

The proposed Library and Arts building is part of Stage 1 and is positioned in line with existing classroom buildings parallel with Parkinson Street. The rising of the ground from north towards the oval (south) presents an opportunity to establish an Undercroft at the northern end of the building, which will provide valuable covered space for lunch, play and learning. The Ground Floor will consist

of a purpose-built Library with Amenities and Lockers, while the First Floor provides specialist facilities for Art and Music/Drama and a Secondary General Learning Area (GLA).

At the southern end, the building is two-storeys high, with approximately two-thirds of the building northwards being three-storeys. The East and West Elevations of Appendix 3, show how the building is positioned relative to natural ground. While this is a large building, it is considered suitable for the site as it will not impact the amenity of surrounding residents who are few in number and located a substantial distance away. As per the existing classroom buildings parallel with Parkinson Street, the building faces west into the site, which directs noise away from residents.

Proposed Conversion of Covered Ball Court to Multipurpose Centre

The proposed conversion of the existing Covered Ball Court to an enclosed Multipurpose Centre is Stage 2 of the development, which will provide an air-conditioned space that can be used for both sport (a Basketball Court will be achieved) and as an Auditorium for school events such as Assemblies, Chapels, Parent/Carer evenings, Staff development, *et cetera*. The College does not have a suitable space for these gatherings that is comfortable and suitable during hot and inclement weather and thus the conversion of this facility will support better engagement with students, staff and families.

Proposed Addition of Carparking to Parkinson Street road reserve

Additional carparking is proposed to the Parkinson Street road reserve to provide parking for families. As per the civil engineering design of Appendix 4, vehicles will head south to a turn-around and then come down on the western side of Parkinson Street into angled parking. 30 spaces in total are proposed including 1 disabled space. The turn-around has been positioned where the current entry to the Oval and Maintenance Shed is.

This additional carparking complements the existing 39 on-site spaces including 2 disabled spaces and the existing 14 on-street spaces on Charles Street, providing a total parking provision of 83 spaces, which will accommodate the needs of 250 students and 30 FTE staff.

1.3.2 Operational Details

Other than the increase of student and staff numbers to a maximum of 250 and 30 FTE respectively, there is no change to the operation of the school, which extends from Prep to Year 12.

1.3.3 Other Plans and Technical Reports

Table 1 lists the technical reports that have been prepared to support the proposal.

Table 1. List of Specialist Consultant Reports

Appendix No.	Report	Prepared By
4	Civil Engineering Report	Trinity Engineering
5	Bushfire Hazard Report	Firescape Science
6	Botanical Matters of State and National Environmental Significance	Firescape Science
7	Site Stormwater Review	David Klye RPEQ

Civil Engineering Report

Provided, as Appendix 4, is a technical File Note with plans prepared by Trinity Engineering with input from David Klye RPEQ. This shows the design criteria that have been applied and outlines how the street parking will operate to improve traffic flow and accommodate the College's growth. An additional 30 car parks will be provided, which will primarily be used for the morning drop-off and afternoon pick-up by families, relieving congestion in front of the College on Charles Street.

Bushfire Hazard Report

Firescape Science has prepared a Bushfire Hazard Report for the proposed development, which is attached as Appendix 5. This report presents the findings of a desktop and site assessment for the proposed buildings including a response to the Planning Scheme Bushfire Hazard Overlay Code.

The Report determines that the Library and Arts building be constructed to bushfire attack level BAL-12.5 and that the MPC conversion likewise be constructed to BAL-12.5. Achieving this BAL for the MPC conversion will require the clearing of 29m of vegetation from the westernmost point of the building, which will extend into the unformed Power Street road reserve. Council's approval is sought to undertake this clearing.

Botanical Matters Report

Firescape Science has prepared a Botanical Matters Report that is provided as Appendix 6, which assessed vegetation clearing that is required to establish the Library and Arts building and the MPC conversion to achieve the desired bushfire attack level. The Report advises that vegetation of National or State environmental significance was not found and that a Protected Plants Clearance permit is not required. The vegetation in the clearing areas is described as "degraded and disturbed woodland" (page 5 of Report). For these reasons, it is considered that the required clearing for the development will not result in any significant environmental impact.

Site Stormwater Review

Provided as Appendix 7 is a site stormwater drainage review undertaken by David Klye RPEQ. His review recommends the establishment of a swale drain 2.0m wide x 0.3m depth running from south to north, starting at the new Library and Arts building, running west of the Ball Court to become Multipurpose Centre and then north through the Power Street unformed road reserve to Charles Street.

This was canvassed with Council in a meeting with Infrastructure staff on 28 August 2025, who were supportive of the concept provided that the table drain in Charles Street between the College and the floodway, about 75m length, was excavated and reshaped. The College is supportive of being conditioned to undertake those works.

Existing stormwater to the east of the Ball Court to become Multipurpose Centre may also be upgraded as part of the proposed works as outlined in Appendix 7.

2.0 STATE PLANNING MATTERS

2.1 State Planning Policy


The Queensland Government's State Planning Policy Interactive Mapping System (SPP IMS) identifies the following site characteristics as state interests for the subject site:




- *Agriculture*
 - Important agricultural areas
- *Biodiversity*
 - MSES – Regulated Vegetation (category B)
 - MSES – Regulated Vegetation (essential habitat)
 - MSES – Wildlife habitat (endangered or vulnerable)
 - MSES – Wildlife habitat (special least concern animal)
- *Natural Hazards and Risk and Resilience*
 - Bushfire prone area: high potential bushfire intensity and potential impact buffer.
- *Transport Infrastructure*
 - Active transport corridor
- *Water Quality*
 - Climatic regions – stormwater management design objectives

Review of these matters against Section 2.1 of the Cook Shire Planning Scheme reveals that most of these State interests have been appropriately reflected in the Scheme.

The most significant of these items where it appears there has been some change since the Planning Scheme came into effect is the Biodiversity mapping, which is summarised in Table 2. The responses in Table 2 demonstrate that the development has appropriately considered these State interests.

Table 2. State Planning Policy Biodiversity Mapping.

State Interest	Map	Comment
Biodiversity MSES – Regulated vegetation (Category B)		Provided, as Appendix 6, is a Botanical Matters Report, which advises that vegetation of National or State environmental significance was not found in the two areas to be cleared. The vegetation in the clearing areas is described as “degraded and disturbed woodland” (page 5 of Report). For these reasons, it is considered that the required clearing for the development will not result in any significant environmental impact.

<p>Biodiversity</p> <p>MSES – Regulated vegetation (essential habitat)</p>		<p>This mapping does not account for the lawful clearing of vegetation for the school's sports oval, undertaken as part of DA/4211.</p> <p>Given the small area of clearing proposed for the development relative to the surrounding area, and the degraded nature of the vegetation to be cleared as per the Botanical Matters Report of Appendix 6, it is considered that there will be negligible impact on wildlife habitat and species.</p>
<p>Biodiversity</p> <p>MSES – Wildlife habitat (endangered or vulnerable)</p>		
<p>Biodiversity</p> <p>MSES – Wildlife habitat (special least concern animal)</p>		




2.2 State Development Assessment

The Queensland Government's Development Assessment Mapping System (DAMS) identifies the following layers applicable to the site:

- Native Vegetation Clearing – Regulated vegetation management map (Category B); and
- Vegetation management coastal bioregions and sub regions - essential habitat

These matters are considered in Table 3.

Table 3. State Development Assessment Review

State Interest	Map	Comment
Regulated vegetation management map / regional ecosystem Category B		<p>The entire subject site is mapped as containing Regulated Vegetation Category B. This mapping does not account for the lawful clearing of vegetation for the school's sports oval, undertaken as part of DA/4211.</p> <p>Provided, as Appendix 6, is a Botanical Matters Report, which advises that vegetation of National or State environmental significance was not found in the two areas to be cleared. The vegetation in the clearing areas is described as "degraded and disturbed woodland" (page 5 of Report). For these reasons, it is considered that the required clearing for the development will not result in any significant environmental impact.</p>
Essential habitat		<p>This mapping does not account for the lawful clearing of vegetation for the school's sports oval, undertaken as part of DA/4211.</p> <p>Given the small area of clearing proposed for the development relative to the surrounding area, and the degraded nature of the vegetation to be cleared as per the Botanical Matters Report of Appendix 6, it is considered that there will be negligible impact on wildlife habitat and species.</p>
Vegetation management coastal and non-coastal bioregions and sub-regions Coastal bioregions and sub-regions		<p>This mapping is for information purposes, noting that the site along with all of Cooktown and surrounds is within the Coastal region.</p>

2.3 Planning Regulation 2017

A review of the *Planning Regulation 2017* shows that the proposed development for Material Change of Use does not require referral to SARA and is not identified as prohibited or assessable development.

Clearing of native vegetation that will be required for the development complies with the requirements for exempt clearing work as per Schedule 21, Part 1, Item 1(1)(b) of the *Planning Regulation 2017* if it is undertaken under a development approval for a material change of use that relates to a lot less than 5ha and for which a local government is the assessment manager. This lot is less than 5ha.

Clearing of vegetation for the development will only be undertaken once a development approval for Material Change of Use is received and thereby is Exempt clearing work. Referral of this application to SARA for this matter is therefore not required.

The application is also not referable for state transport infrastructure under Schedule 10, Part 9, Division 4 of the *Planning Regulation 2017* as the proposed extension to the Educational establishment will not accommodate an extra 100 students, with the maximum enrolment increasing from the current approved 210 to 250 students.

The State Assessment and Referral Agency for Far North Queensland has confirmed that these matters do not require referral as per the advice provided as Appendix 8.

2.4 Clearing of Protected Plants

The Botanical Matters Report of Appendix 6 has confirmed that a Protected Plants Clearance Permit is not required for the proposed development (see page 4). The investigation identified three plants of *Cycas media* (Cycad), which are classified as Special Least Concern. The College is supportive of being conditioned to relocate these to a garden area within the site.

3.0 LOCAL PLANNING MATTERS

3.1 Strategic Framework

The viability and growth of the College is a key component of Cooktown's social and economic development. It provides a critical educational alternative, which assists in ensuring the self-sufficiency and prosperity of the town and surrounding areas.

The Strategic Intent of the Cook Shire Council Planning Scheme (section 3.2, page 10) describes the investment in private school education facilities in Cooktown, namely in Endeavour Christian College, as being:

“...a threshold moment for the town and Shire as whole. Not only does this bring employment in the construction industry and education sector, it also provides a very clear example of resilience, self-sufficiency and confidence in the future growth and development of the Shire. Families need no longer send their children to regional centres for a quality education. Cooktown is set to benefit from this sort of investment.”

As described in section 1.2.1 of this Report, the site of Endeavour Christian College is partly zoned Community Facilities and Rural Residential. Council's approval of the oval over the Rural Residential land as part of DA/4211 and its subsequent construction, shows the support for the site as an educational establishment. It is expected that a future amendment to the Planning Scheme will include the whole site in the Community Facilities zone, which reflects and supports the school use.

The Ball Court to become Multipurpose Centre is completely within the Community Facilities zone and the proposed Library and Arts building just crosses into the northern end of the Rural Residential zone but is south of the oval completed in 2024. This proposed intensification of the use therefore represents orderly and consolidated development, which is consistent with the strategic intent of the site.

3.2 Planning Scheme Zone and Use Codes

The Cook Shire Planning Scheme identifies the following codes that the application must respond to for the proposed use in the applicable zone:

- Community facilities zone code;
- Rural residential zone code;
- Parking and access code; and
- Works, services and infrastructure code.

Responses to these codes are provided in the following sections.

3.1.1 Community facilities zone code

The Planning Scheme states that the purpose of the Community Facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including educational establishments. A response to the Community facilities zone code is provided as part of Appendix 9.

3.1.2 Rural residential zone code

A response to the Rural residential zone code is not provided as it is considered that the intent of this zone has been superseded by the previous approval and development of the oval under DA/4211. It is noted that as per overall outcome 6.2.8.2(h) for the Code that the land that the school expanded into with the oval is part of OM6 – Future Urban Expansion Overlay Map. It was decided in that approval that there was an overwhelming community need for that expansion, which provided an Oval and a purpose-built Prep facility, and the proposed intensification of use of this application is in response to growing enrolment demand, and shows the strategic need.

3.1.3 Parking and access code

The purpose of the parking and access code is to ensure transport, access and parking is safe, efficient and convenient. In addition to the existing 53 car parks available for school use, a further 30 on-street spaces are proposed on Parkinson Street. A response to the Code is provided as part of Appendix 9.

3.1.4 Works, services and infrastructure code

The purpose of this code is to ensure development is provided with the range of infrastructure services expected by the community. This development will utilise existing service provision and upgrade as required. A response to the Code is provided as part of Appendix 9.

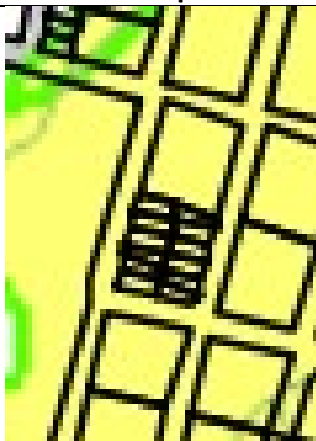




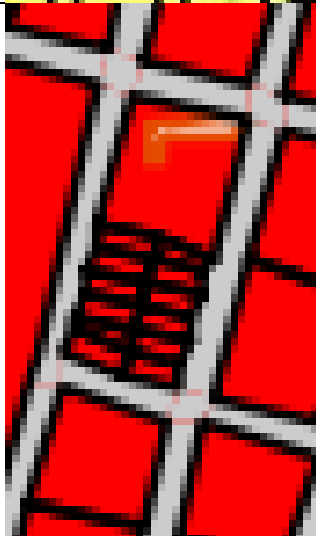

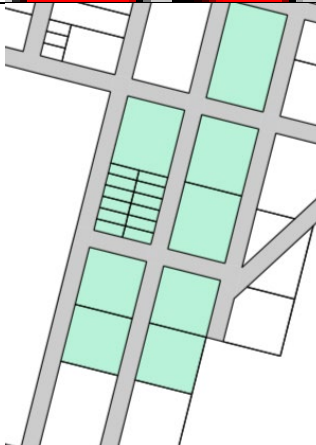
3.2 Planning Scheme Overlays





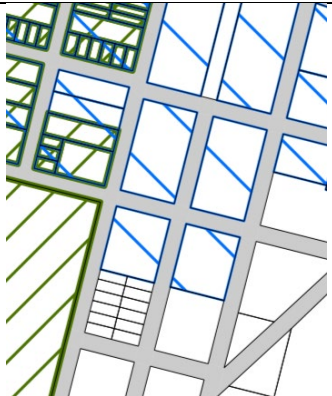





The Cook Shire Council Planning Scheme identifies the following constraint maps that overlay the subject site:

- Biodiversity overlay;
- Bushfire hazard overlay;
- Future Urban expansion overlay;
- Infrastructure services overlay; and
- Rural land use overlay.

These constraints as they affect the subject site are summarised below in Table 4.

Table 4. Response to Council Overlay Codes

Planning Scheme Overlay	Map	Comment
<p>Biodiversity Overlay</p> <p>MSES – Regulated vegetation (essential habitat)</p>		<p>A response to the Biodiversity overlay code is provided as part of Appendix 10. The response references the Botanical Matters Report prepared by Firescape and provided as Appendix 6.</p>
<p>Bushfire hazard overlay</p> <p>Legend</p> <p>Bushfire Hazard Area</p> <ul style="list-style-type: none">  Very High Potential Bushfire Intensity  High Potential Bushfire Intensity  Medium Potential Bushfire Intensity  Potential Impact Buffer 		<p>A response to Bushfire hazard overlay code is included as Table 4 of the Bushfire Hazard Report prepared by Firescape Science (see Appendix 6).</p>
<p>Future Urban Expansion Overlay</p> <p>Legend</p> <ul style="list-style-type: none">  Urban Expansion 		<p>The Future Urban Expansion Overlay Map identifies Rural Residential land that may provide for the long-term expansion of the township where there is an overwhelming community need.</p> <p>As per section 3.1 of this Report, Council's previous approval of the school oval confirms that there is such a need for the expansion of the College into some of this land.</p>

<p>Infrastructure Services Overlay</p> <p>Legend</p> <ul style="list-style-type: none">  Major Electrical Infrastructure  Electricity Substation  Reticulated Sewerage  Reticulated Water 		<p>The site is within the Reticulated Water area and has access to the Reticulated Sewerage Network. The site is not in proximity to major electrical infrastructure or an electricity substation. No code is applicable to this overlay.</p>
<p>Rural Land Use Overlay</p> <p>Cooktown Locality</p> <p>Legend</p> <ul style="list-style-type: none">  Stock Routes  Important Agricultural Areas  Agricultural Land Class A  Agricultural Land Class B 		<p>The subject site is not in proximity to a stock route and is not classified as class A or Class B Agricultural Land.</p> <p>The site is mapped as being within an Important Agricultural Area, however the existing approved use nullifies this mapping. No code is applicable to this overlay.</p>

3.3 Infrastructure Charges

Table 2.2 of the Cook Shire Council Charges Resolution (No.2) 2018 sets the Adopted charge for a Material Change of Use or Building Work for Non-residential development. For an Education Facility, which includes an Educational Establishment as per Table 1.1, the following Local Government infrastructure charge rates apply:

- \$42 per m² of Gross Floor Area (GFA); and
- \$3 per 2m² of impervious area.

Alpha Architects has calculated the additional GFA of the development as 1,610m² and the additional Impervious Areas as 1,833m². The infrastructure charges applicable are therefore:

- GFA = 1,610m² x \$42/m² = \$67,620
- Impervious Area = 1,391m² x \$3/m² = \$4,173
- **Total = \$71,793 (GST not applicable)**

4.0 CONCLUSION

The proposed expansion of Endeavour Christian College to add new facilities and increase student enrolment to 250 and full-time-equivalent staff to 30, requires a development permit for material change of use. Referral to the State Assessment and Referral Agency is not required but the application is Impact assessable and will therefore involve 15 business days of public notification.

This development is well considered and will enhance the educational offering in Cooktown and surrounds, which is a key element of the region's self-sufficiency and prosperity. It is considered that Council should approve the development subject to reasonable and relevant conditions.

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)	Christian Community Ministries Ltd
Contact name (only applicable for companies)	Andrew Lennox
Postal address (P.O. Box or street address)	PO Box 147
Suburb	Kingston
State	Queensland
Postcode	4114
Country	Australia
Contact number	07 3827 6503
Email address (non-mandatory)	andrew.lennox@ccmschools.edu.au
Mobile number (non-mandatory)	0438 761 619
Fax number (non-mandatory)	-
Applicant's reference number(s) (if applicable)	

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

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
		12	Charles Street	Cooktown
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4370	1	SP324984	Cook Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> 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)

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

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? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
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):
Expansion of Educational Establishment (School)
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
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
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> 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	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> 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)
School	Educational Establishment	-	1,610

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?

--

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

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> 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?**

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> 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

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)*.

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
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> 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:

Place ID:

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	

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51378785	Search Date:	27/10/2025 10:17
Date Title Created:	31/03/2025	Request No:	53857838
Previous Title:	20053253, 20080150, 20081121, 20081122, 20082092, 20082093, 20085229, 20091015, 20095096, 20355053, 51134077, 51210275		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 324984

Local Government: COOK

REGISTERED OWNER

Dealing No: 723681567 19/11/2024

CHRISTIAN COMMUNITY MINISTRIES PROPERTY LTD A.C.N. 141 098
099

TRUSTEE

UNDER INSTRUMENT 717006084

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10589200 (SUBN POR 27)
Deed of Grant No. 10589201 (SUBN POR 28)
Deed of Grant No. 40074688 (Lot 5 on RP 703341)
(Lot 6 on RP 703341)
(Lot 8 on RP 703341)
Deed of Grant No. 40077395 (Lot 34 on SP 313412)
2. MORTGAGE No 720124202 26/06/2020 at 14:07
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124
OVER PART OF THE LAND FORMERLY LOT 27 ON CP C17945
3. MORTGAGE No 723876609 20/02/2025 at 13:44
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

31 October 2025

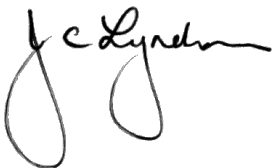
Cook Shire Council
10 Furneaux Street
COOKTOWN QLD 4895

Dear Sir/Madam,

**RE: Development Permit for Material change of use for expansion of
Educational Establishment (Endeavour Christian College)
Christian Community Ministries Property Limited — ACN 141 098 099**

I am a Director of Christian Community Ministries Property Ltd and advise that this Company has more than one Director and is able to execute documents by only one Director in accordance with Clause 21.1 of its Constitution. Clause 21.1 says "...the Board may resolve to execute documents under the hand of a Director or other nominated person without use of the common seal."

Yours faithfully,



John Lyndon
Director

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

I, John Charles Lyndon

Director of the company mentioned below.

Of Christian Community Ministries Property Ltd. A.C.N 141 098 099 Trustee

the company being the owner of the premises identified as follows:

12 Charles Street, Cooktown

(Lot 1 SP324984)

consent to the making of a development application under the *Planning Act 2016* by:

Christian Community Ministries Ltd.

on the premises described above for:

Development Permit for Material change of use for expansion of Educational Establishment
(Endeavour Christian College)

Company seal *[if used]*

Company Name and ACN: Christian Community Ministries Property Ltd. A.C.N. 141 098 099
Trustee

.....
Signature of Director

31 October 2025
Date

.....
Signature of Director/Secretary

.....
Date



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Christian Community Ministries Ltd
PO Box 147
Kingston QLD 4114

Transaction ID: 51075269 EMR Site Id: 27 October 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: SP324984
12 CHARLES ST
COOKTOWN

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



Outlook

Enquiry - Council Response - Pre-lodgement advice - Endeavour Christian College - Lot 27 C17945 - 12 Charles Street Cooktown QLD 4895 - 13/03/25

From Taase Taase <ttaase@cook.qld.gov.au>

Date Thu 3/13/2025 4:53 PM

To Andrew Lennox <andrew.lennox@ccmschools.edu.au>

Cc Lisa Miller <LMiller@cook.qld.gov.au>; Linda McNab <LMcNab@cook.qld.gov.au>

Good afternoon Andrew,

Thank you for contacting council regarding your enquiry concerning a new Library and secondary building at Endeavour Christian College - Lot 27 C17945 - 12 Charles Street Cooktown QLD 4895.

Please find Council response below. Council notes this general advice is subject to further assessment and recommends engaging a registered town planner for further assistance.

Planning

1. Land use definition - Educational establishment
2. **Educational establishment means** *the use of premises for— (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).*
3. Proposed Works is over Lot 27 on C17945 (Community Zone) and Lot 7 on RP70341 Rural Residential Zone.
4. An Educational Establishment is Code Assessment within the Community Zone.
5. However, an Educational Establishment is Impact Assessment within the Rural Residential Zone as it is not a listed land use.
6. As a result, the proposed development will reflect the higher level of assessment - Impact Assessment and be subject to, but not limited to, the following assessment benchmarks;
 - i. The strategic outcomes of the Cook Shire Planning Scheme;
 - ii. Community Zone Code;
 - iii. Rural residential Zone Code;
 - iv. Parking and Access Code;
 - a. Generally, a development should include off street parking, however in this instance it is proposed within the road reserve. If accepted by Council, an infrastructure agreement will need to be put in place.
 - b. Considering the increased vehicle movements in the area as a result of the existing use, Council will be assessing how the proposal will address the additional traffic movement as a result of the proposed development.
 - v. Works, services and Infrastructure Code;
 - vi. Biodiversity Overlay Code;
 - vii. Bushfire Hazard Overlay Code
7. The subject site has also been identified in the following overlay maps but do not include associated developments codes but should be considered in addressing the Planning Schemes Strategic Outcomes;
 - i. Urban Expansion Overlay Map;
 - ii. Infrastructure Services Overlay Map;
 - iii. Rural Land Use Overlay Map

8. **Development Encroachment** - The application must address the encroachment of the proposed development encroachment into Lot 7 and Lot 8 on RP703341. Council notes that although both allotments are owned by the Christian Community Ministry, it is not considered good practice to have infrastructure service and amenities crossing boundaries regardless if the ownership is by the same owner. It would be Councils preference that Lot 7 and Lot 8 on RP703341 be amalgamated into Lot 27 on C17945. This will also prevent any compliance issues once the development moves towards obtaining Building Approvals.
9. **Building Bulk and Scale** - Application to address the proposed building height exceeding the 8.5m Maximum height for the Community Zone. According to the current architecture drawings the total building height is 11.3m. Provide details on the overall site coverage of the existing and proposed development.
10. **Historical Approvals** - The proposed development must address conditions of approvals relating to DA/4211, in particular, condition including staff and student capacity (see attached).

Plumbing

We have no concerns regarding the plumbing infrastructure, as the existing sewer system is capable of handling the additional building.

Water and Sewer

It is not anticipated that the proposed development will negatively impact water and sewerage services. The new buildings will drain into the existing sewer system, and water supply will be provided through the existing meter.

Engineering

Upon review, we would like to highlight several engineering considerations:

1. **Parking Configuration:** The current orthogonal parking layout is not considered optimal for the road width. We recommend angled parking as a preferable alternative to improve manoeuvrability and safety.
2. **Road Width and Safety:** To enhance safety, an increase in the width of the road in this area is advised to ensure that reversing vehicles do not encroach into the oncoming traffic lane.
3. **Traffic Management:** Further safety improvements could be achieved by introducing a raised centre median between the two traffic lanes, similar to the arrangement present at the state school. This would prevent vehicles from reversing across both lanes and reduce unsafe parking manoeuvres from vehicles in the far lane.
4. **Turnaround Solutions:** To improve traffic flow, it may be beneficial to introduce a cul-de-sac, roundabout, or a designated turnaround area near the end of the sports oval along Parkinson Street. This could help facilitate a one-way traffic system and alleviate congestion during school pick-up and drop-off times.
5. **School Zone Considerations:** Given the growing popularity of the school, there are increasing concerns from parents regarding traffic safety. This presents an opportunity to proactively address potential hazards by implementing effective traffic management solutions.
6. **Speed Limits and Pavement Design:** It is assumed that appropriate consideration has been or will be given to the posted speed limits in the area. Additionally, any new pavement should incorporate stormwater drainage connected to the existing legal point of discharge, with necessary checks to ensure the network's capacity to handle additional runoff.
7. **Access:** Council would also appreciate clarification regarding whether there has been or will be consideration of Disability Discrimination Act (DDA) compliance in the design of the new infrastructure.

State Interests

The following state interests have been identified and it is advised that you seek advice from the State Assessment Referral Agency (SARA) in Cairns (contact details below).

- Regulated vegetation management map (Category A and B extract).

Attached is the State Assessment and Referral Agency DAMS Report for your reference.

Should you require further discussion or clarification on any of the points outlined above, please do not hesitate to contact us.

We appreciate your cooperation and look forward to reviewing any updates you may provide in response to this advice.

If you would like to discuss the above please contact Council.

Website Links and Contacts

Cook Shire Planning Scheme 2017 and planning maps

<https://www.cook.qld.gov.au/planning-development/town-planning/>

State Assessment Referral Agency (SARA) Far North Queensland

Ground Floor, Ports North Building,

Cnr Grafton and Hartley Streets, Cairns

PO Box 2358, Cairns Qld 4870

P: 07 4037 3214

E: CairnsSARA@dsdilgp.qld.gov.au

Development Application Forms and Templates

<https://planning.statedevelopment.qld.gov.au/planning-framework/development-assessment/development-assessment-process/forms-and-templates>

Queensland Globe image - Accessed 12/03/25



**Taase Taase | Planning Officer | Planning & Environment
Cook Shire Council**

Phone | 4082 0544 **Mobile** | 0448 913 175

Email | ttaase@cook.qld.gov.au **Website** | www.cook.qld.gov.au

Address | 10 Furneaux Street (PO Box 3), Cooktown, Qld 4895



Cook Shire Council acknowledges the Traditional Owners of this Country and recognises the continuing connection to lands, waters and communities. We pay our respects to Aboriginal and Torres Strait Islander cultures and to Elders past, present and emerging.

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From: Mail Cook <mail@cook.qld.gov.au>

Sent: Wednesday, 19 February 2025 3:01 PM

To: Linda McNab <LMcNab@cook.qld.gov.au>

Subject: FW: Request for Development Pre-lodgement Advice - Proposed new development at Endeavour Christian College - Commercial in Confidence

From: Andrew Lennox <andrew.lennox@ccmschools.edu.au>

Sent: 19 February 2025 2:53 PM

To: Mail Cook <mail@cook.qld.gov.au>

Subject: Request for Development Pre-lodgement Advice - Proposed new development at Endeavour Christian College - Commercial in Confidence

Some people who received this message don't often get email from andrew.lennox@ccmschools.edu.au. [Learn why this is important](#)

Good afternoon,

I am just seeking some initial comment (development pre-lodgement advice) from Council on proposed new development work at Endeavour Christian College, 12 Charles Street, Cooktown. Christian Community Ministries (CCM) is the owner and operator of the College.

Attached is a plan set that shows the development that is being considered, which is:

- Conversion of existing covered Ball Court to Multi-Purpose Centre;
- New Library and Secondary building; and
- Car parking in road reserve of Parkinson Street – note that the number of carparks is still to be determined.

The current approval, DA/4211 accommodates up to 210 students with current enrolments at around 170, but this may increase over time subject to demand to 250 students.

Could Council please provide any initial comment on the proposal and identify matters that Council considers critical to address in a potential development application. Please treat the proposal as **Commercial in Confidence**.

If you would like to discuss, please do not hesitate to contact me on 0438 761 619.

Regards,

Andrew Lennox | Development Manager

CCM Central Office | Groves Place | Kingston QLD 4114

PO Box 147 | Kingston QLD 4114

07 3827 6503 | 0438 761 619

andrew.lennox@ccmschools.edu.au

www.ccmschools.edu.au



STAGE 2
PROPOSED
CONVERSION MPC

STAGE 1
PROPOSED LIBRARY &
ARTS BUILDING

STAGE 1
PROPOSED CAR PARKING
(WORKS IN ROAD RESERVE)

STAGING

1	LIBRARY & ARTS BUILDING CARPARK
2	MPC

A	28.10.25	DA ISSUE	GG	AL
No.	DATE	REVISION	BY	CHECK
PROJECT NAME				

PROPOSED EXTENSION
STAGE 1 & 2

CLIENT
ENDEAVOUR CHRISTIAN COLLEGE

SITE ADDRESS
12 CHARLES ST, COOKTOWN QLD 4895

DRAWING TITLE
SITE PLAN

DRAWN BY
RR

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RR

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PROJECT NO.
END.14

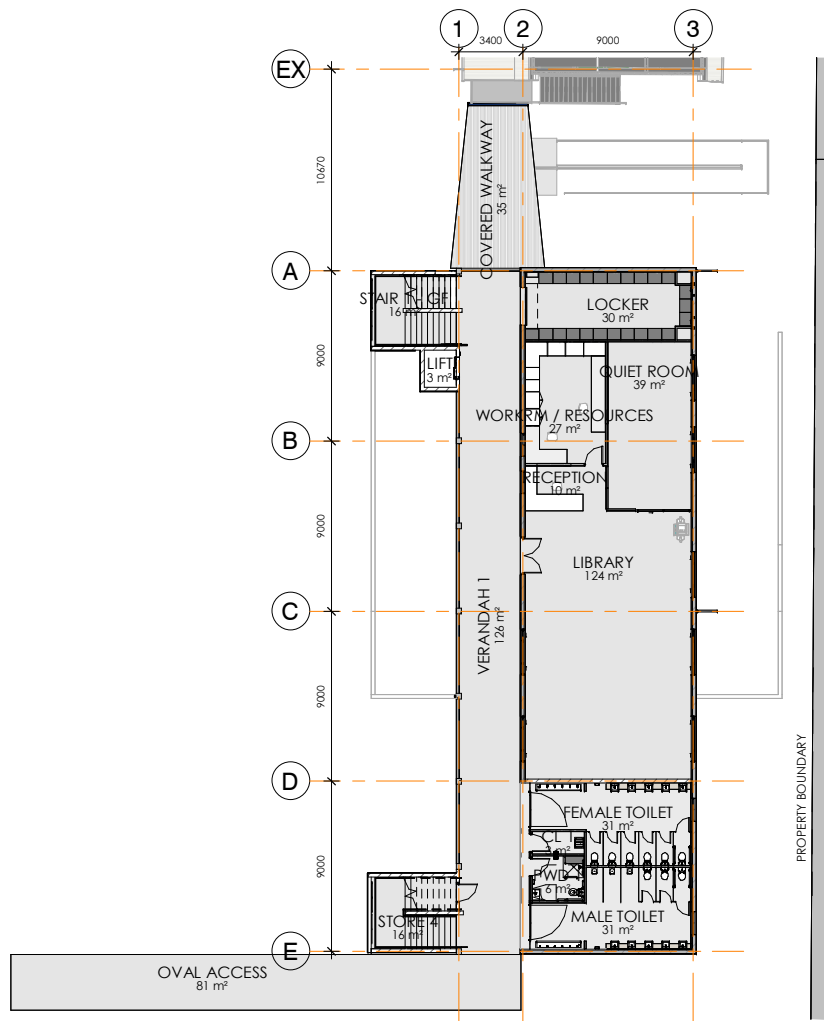
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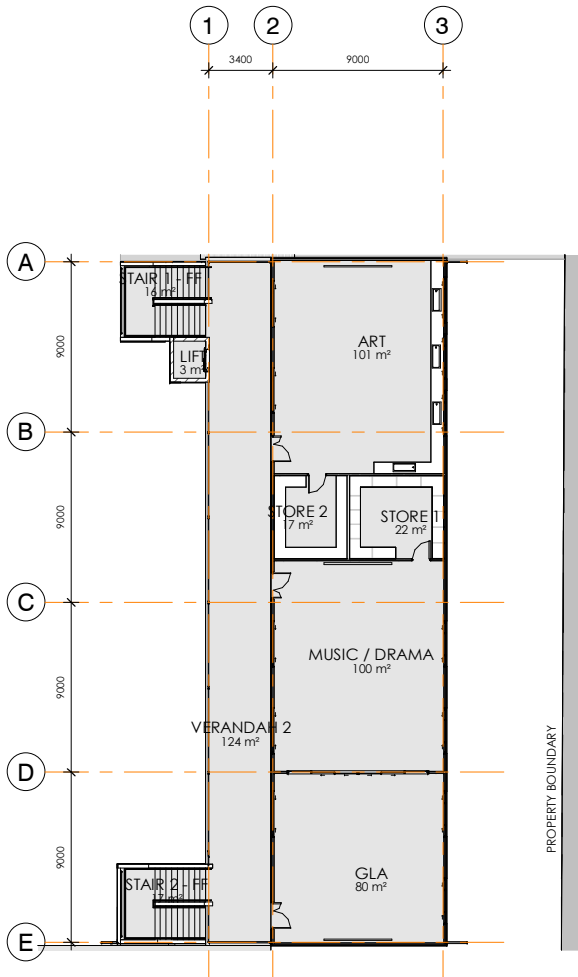
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architects

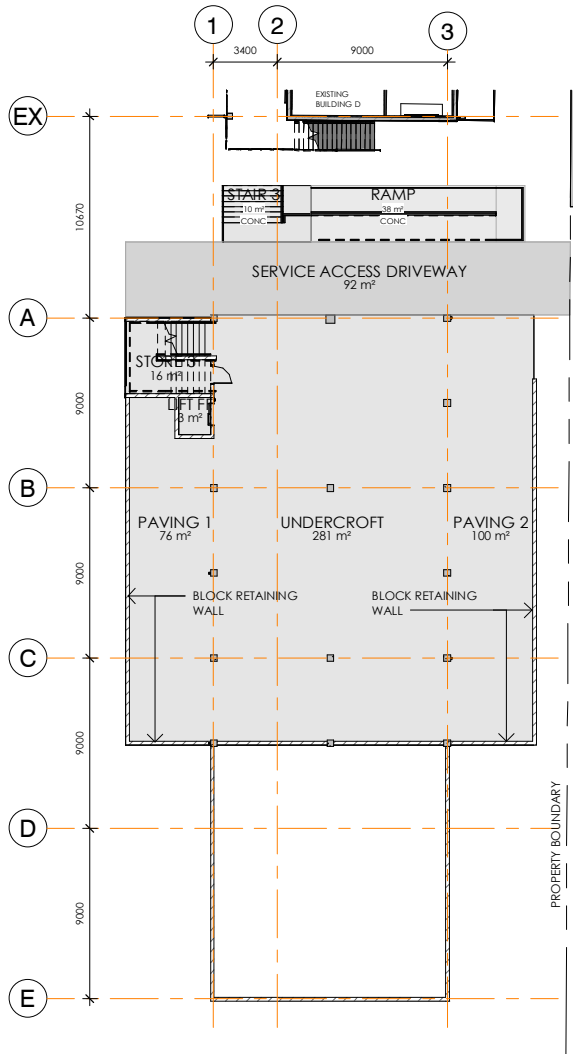
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AND TO THE SITE FOR WHICH AND TO THE PERSON FOR WHOM THEY WERE
ORIGINALLY PREPARED, USE OTHERWISE THAN IN ACCORDANCE HEREWITH IS
PROHIBITED. BUILDERS MUST VERIFY ALL DIMENSIONS AT JOB BEFORE COMMENCING
WORK OR SHOP DRAWINGS



GROUND FLOOR LEVEL - DA
SCALE 1:200



FIRST FLOOR LEVEL DA
SCALE 1:200



UNDERCROFT - DA
SCALE 1:200

ROOM AREAS	
Name	Area
ART	101
CL 1	3
COVERED WALKWAY	35
FEMALE TOILET	31
GLA	80
LIBRARY	124
LIFT	3
LIFT FF	3
LOCKER	30
MALE TOILET	31
MUSIC / DRAMA	100
OVIAL ACCESS	81
PAVING 1	76
PAVING 2	100
PWD 1	6
QUIET ROOM	39
RAMP	38
RECEPTION	10
SERVICE ACCESS DRIVEWAY	92
STAIR 1 - FF	16
STAIR 1 - GF	16
STAIR 2 - FF	17
STAIR 3	10
STORE 1	22
STORE 2	17
STORE 3	16
STORE 4	16
UNDERCROFT	281
VERANDAH 1	126
VERANDAH 2	124
WORKRM / RESOURCES	27



PERSPECTIVE VIEW 01.

A	28.10.25	DA ISSUE	GS	AL
No.	DATE	REVISION	BY	CHECK
PROJECT NAME				
PROPOSED LIBRARY & ARTS BUILDING				

CLIENT
ENDEAVOUR CHRISTIAN COLLEGE

SITE ADDRESS
12 CHARLES ST, COOKTOWN QLD 4895

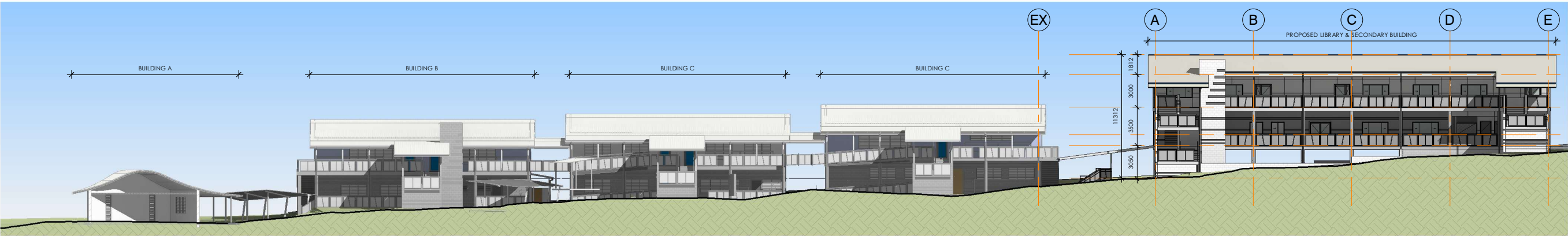
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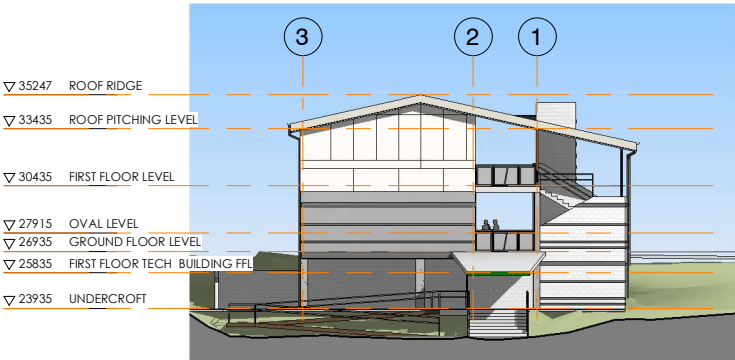
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ALPHA
architects

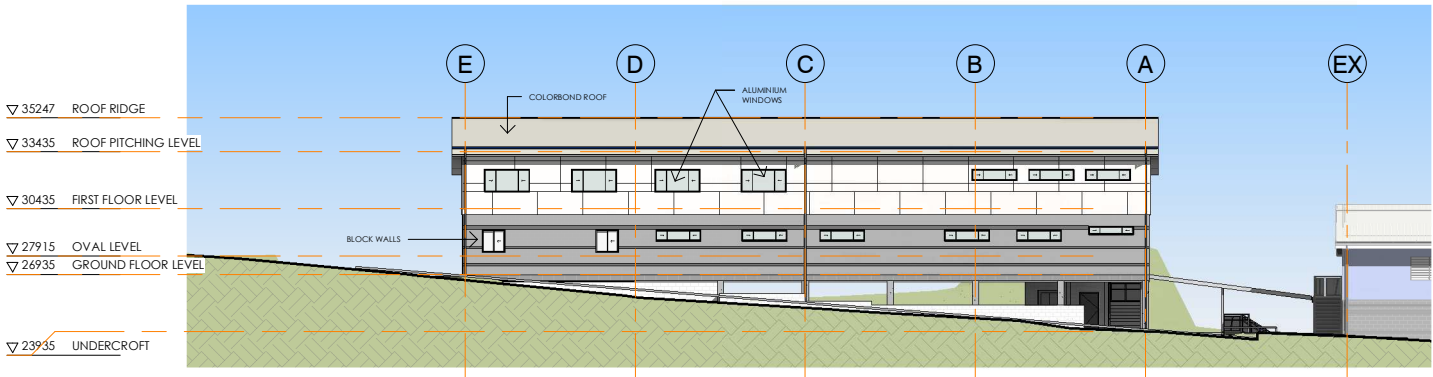
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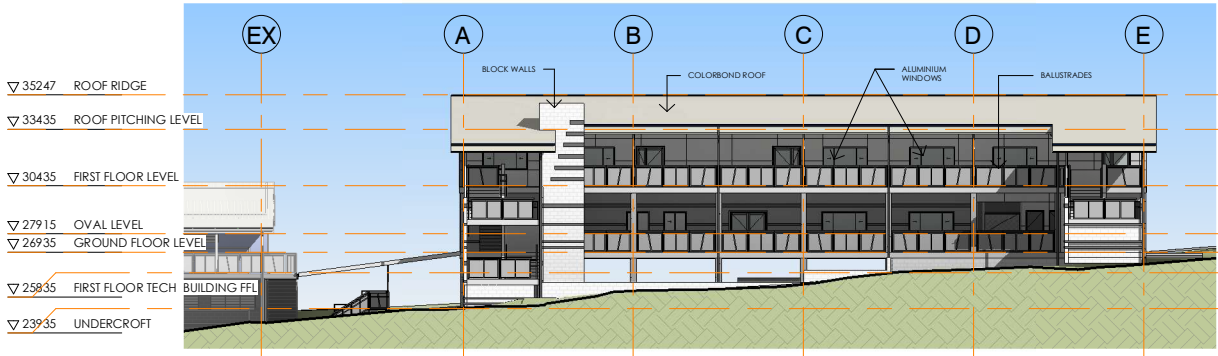
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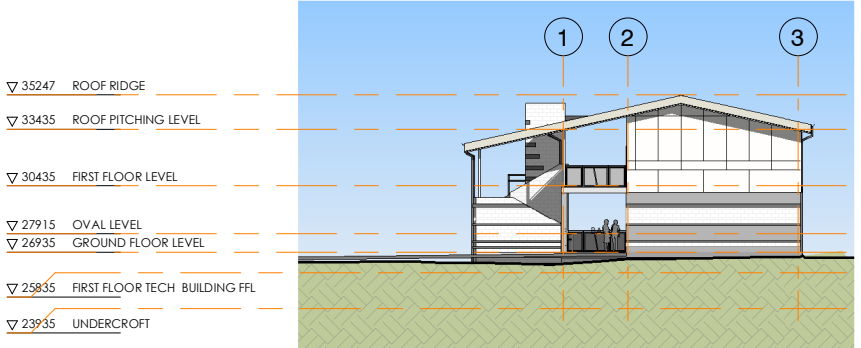
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SCALE 1:200



EAST ELEVATION .
SCALE 1:200



WEST ELEVATION .
SCALE 1:200



SOUTH ELEVATION .
SCALE 1:200

A	28.10.25	DA ISSUE	GS	AL
No.	DATE	REVISION	BY	CHECK

PROJECT NAME

PROPOSED LIBRARY & ARTS BUILDING

CLIENT
ENDEAVOUR CHRISTIAN COLLEGE

SITE ADDRESS
12 CHARLES ST, COOKTOWN QLD 4895

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ELEVATIONS

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RR

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RR

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PROJECT NO.
END.14

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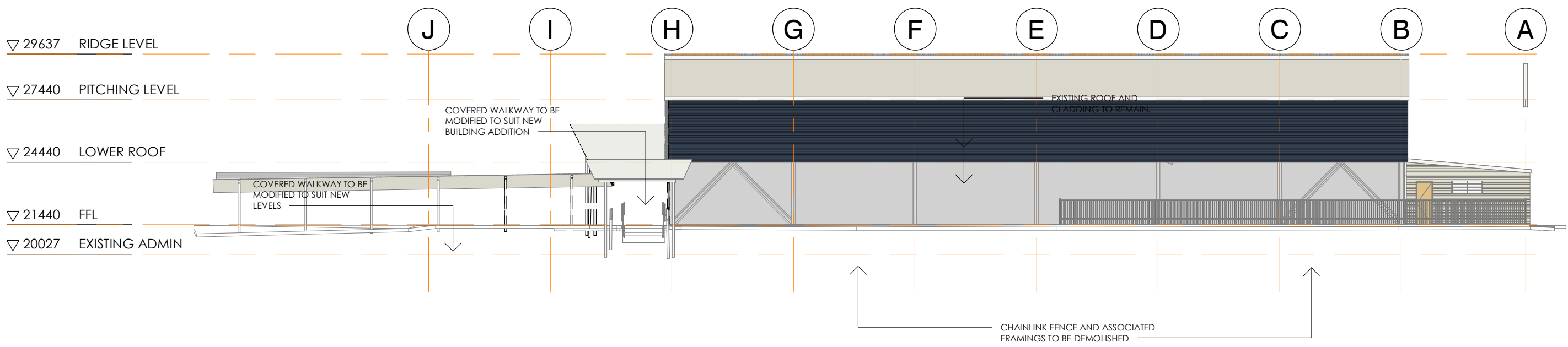
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PRELIMINARY

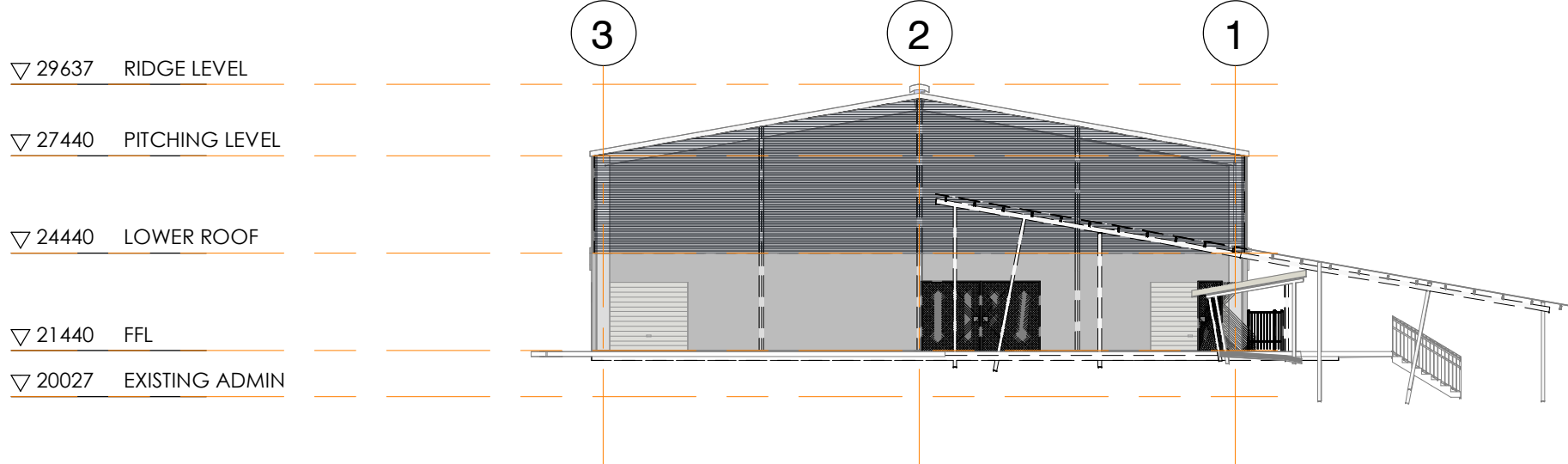
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architects

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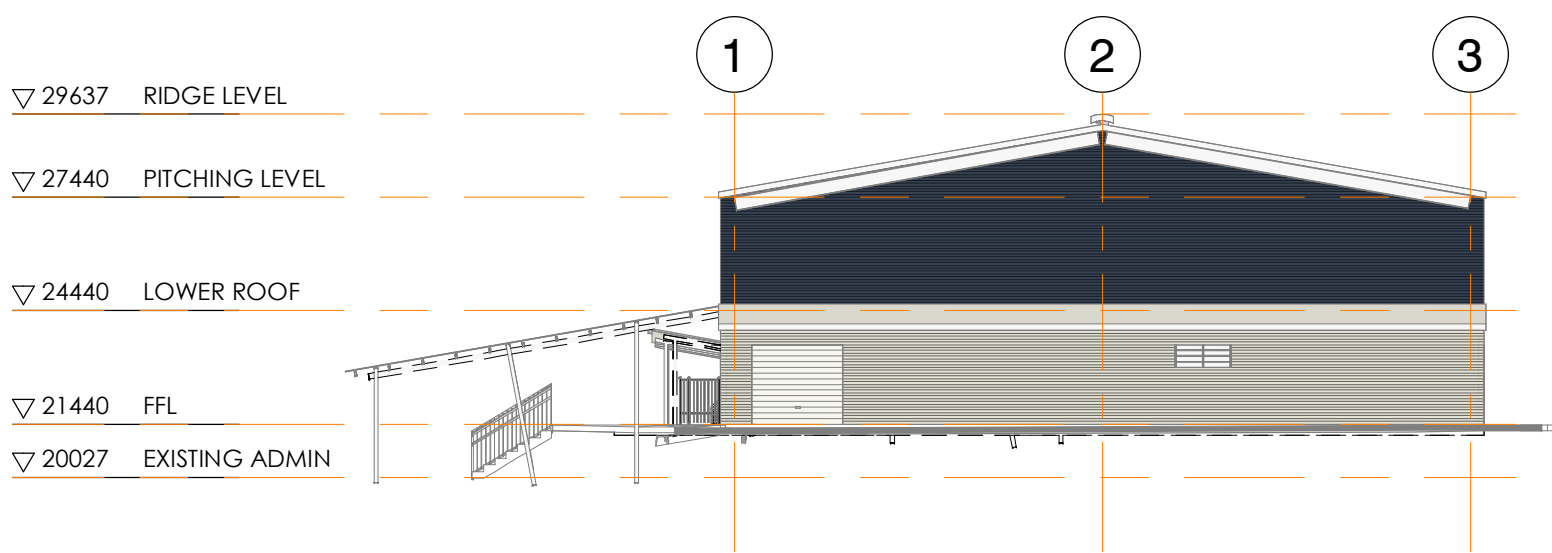
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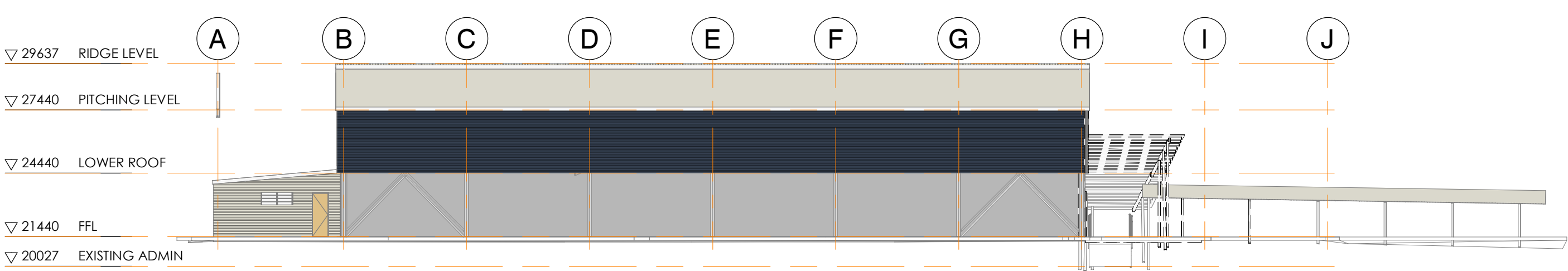
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SCALE 1 : 200



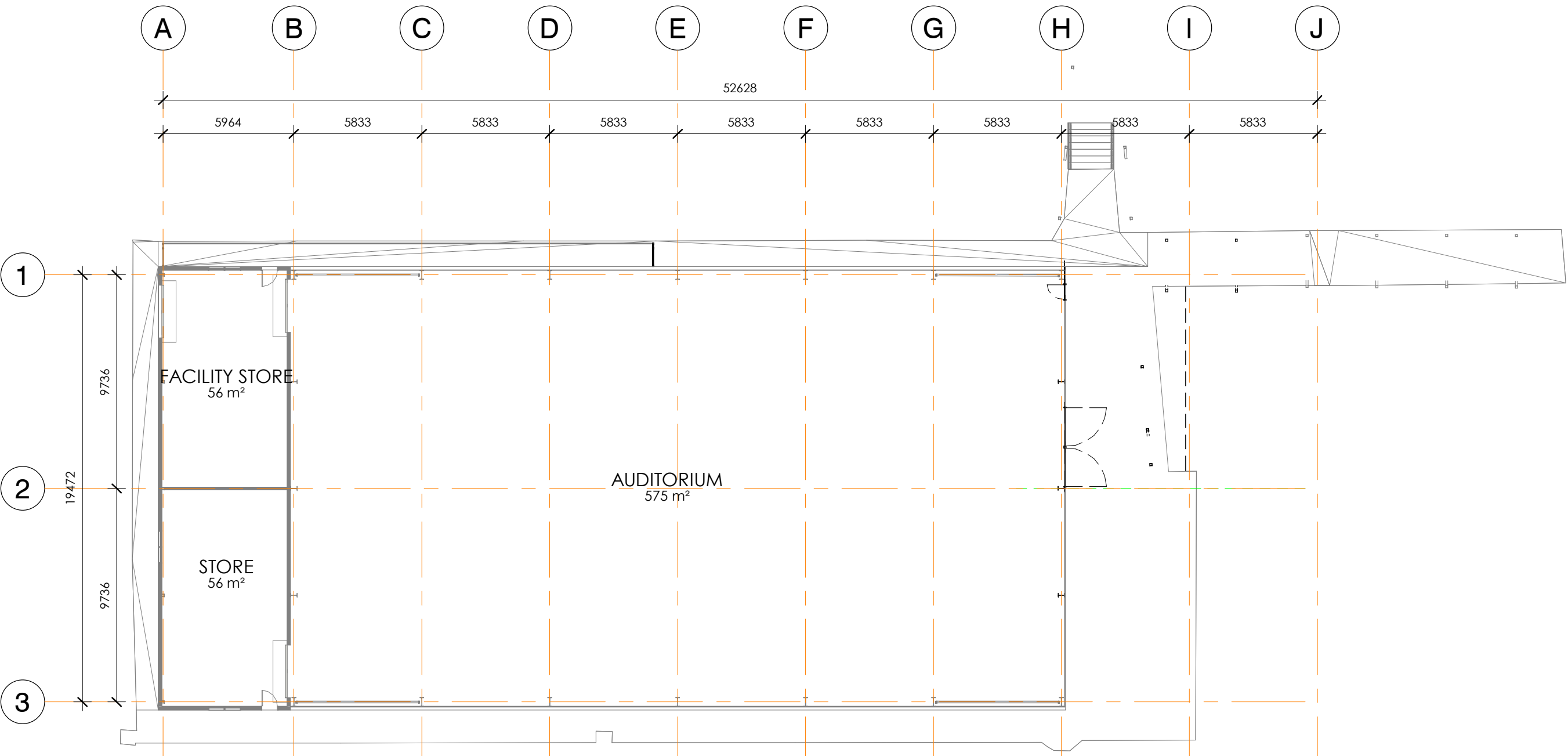
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SCALE 1 : 200



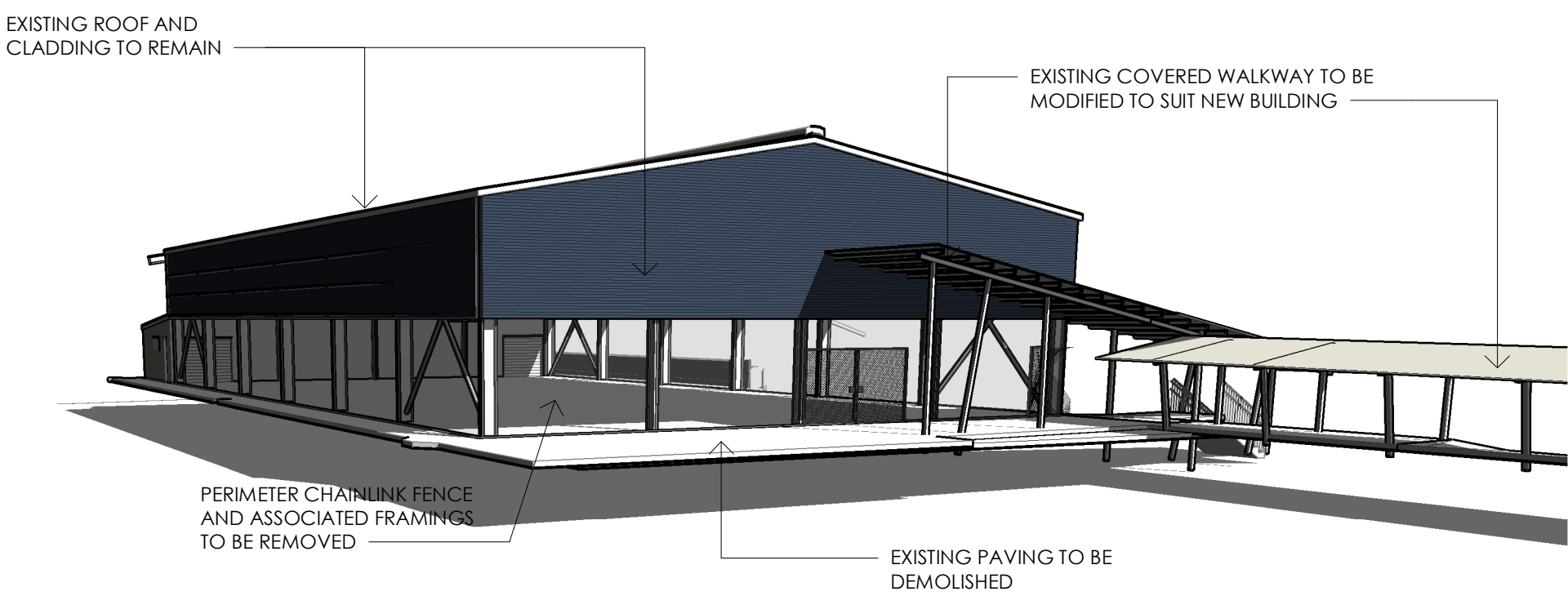
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SCALE 1 : 200



EXISTING SOUTH ELEVATION
SCALE 1 : 200



EXISTING FLOOR PLAN
SCALE 1 : 200



EXISTING PERSPECTIVE

A	28.10.25	DA	VL	AL
P4	19.08.25	PRELIMINARY	VL	AL
P3	28.02.25	PRELIMINARY	VL	AL
P2	13.02.25	PRELIMINARY	RR	AL
P1	09.01.25	PRELIMINARY	RR	AL

No.	DATE	REVISION	BY	CHECK
PROJECT NAME				

**PROPOSED MPC
CONVERSION**

CLIENT
Endeavour Christian College

SITE ADDRESS
12 CHARLES ST, COOKTOWN QLD

DRAWING TITLE
EXISTING BUILDING

DRAWN BY
RR

CHECKED BY
RR

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PROJECT NO.

END 15

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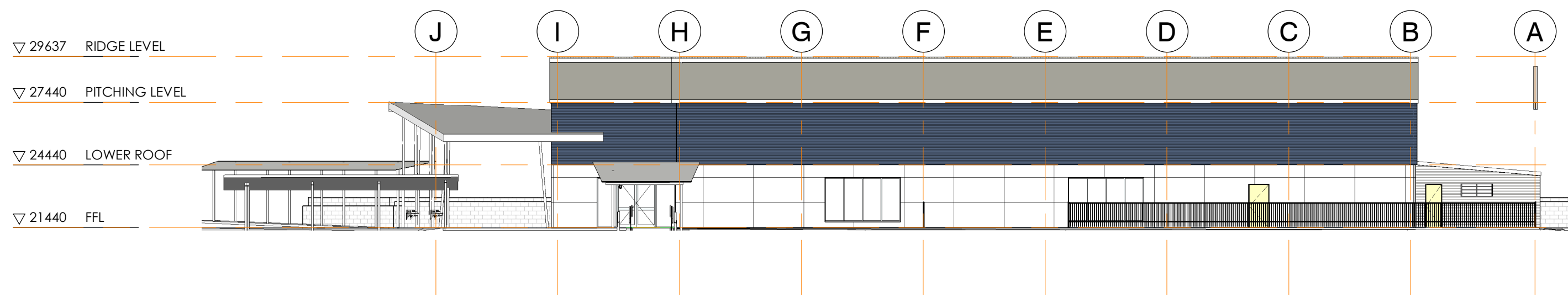
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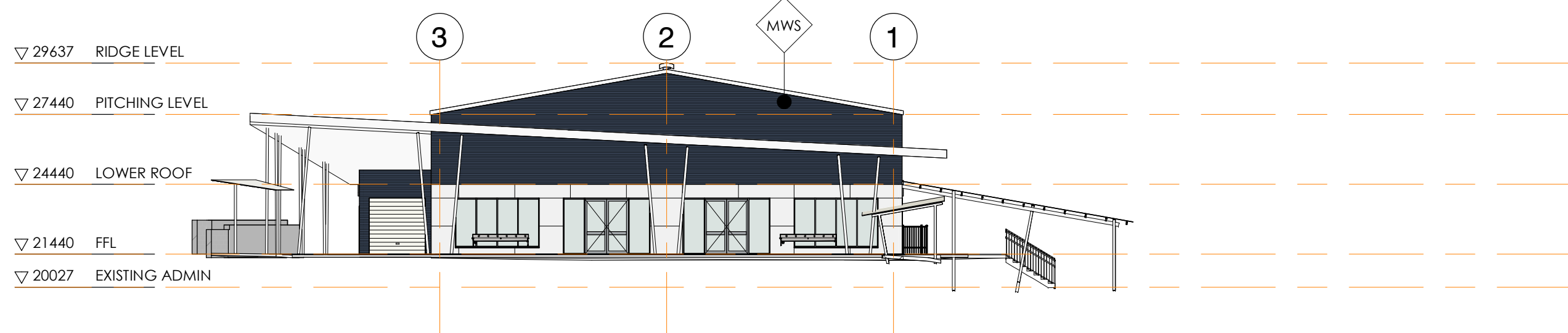
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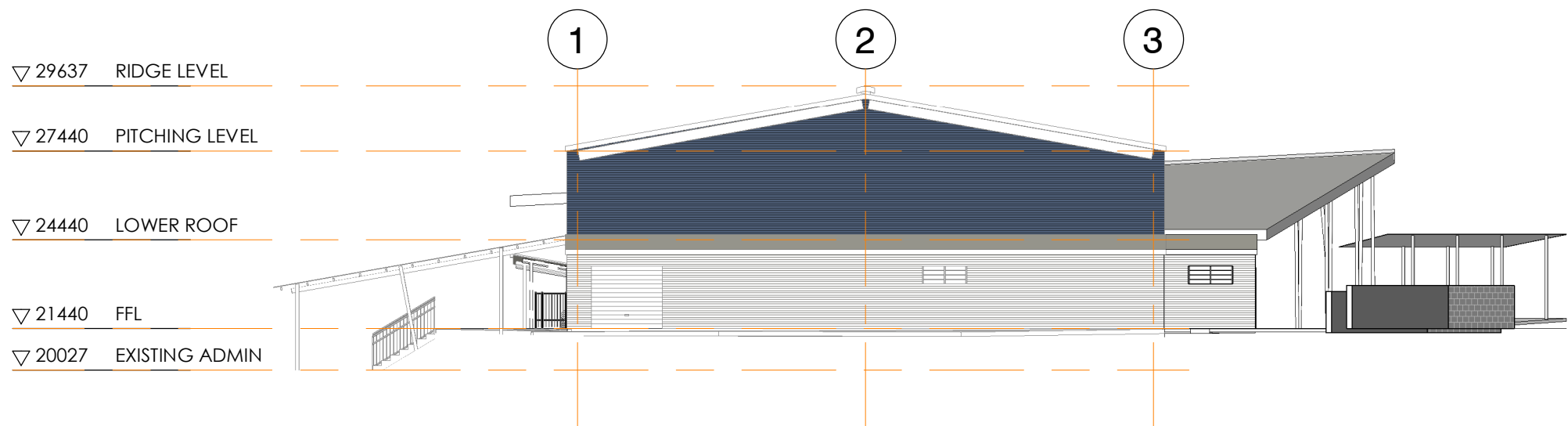
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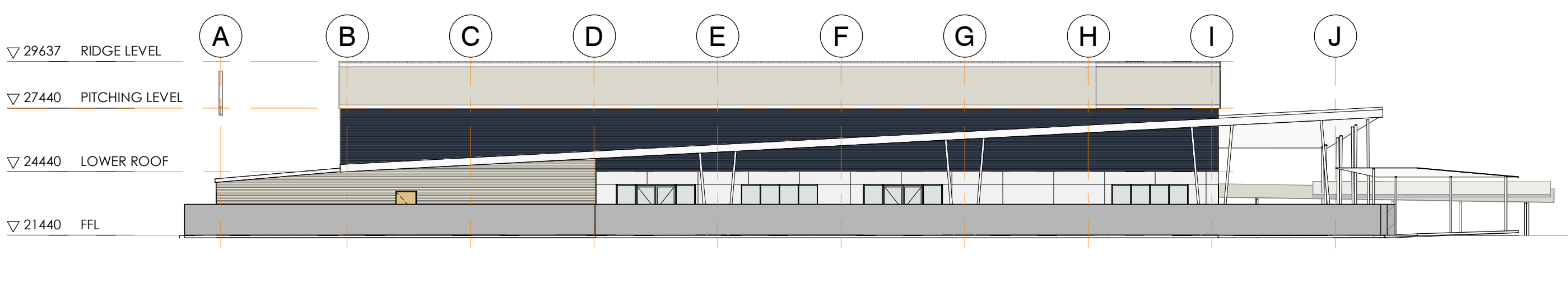
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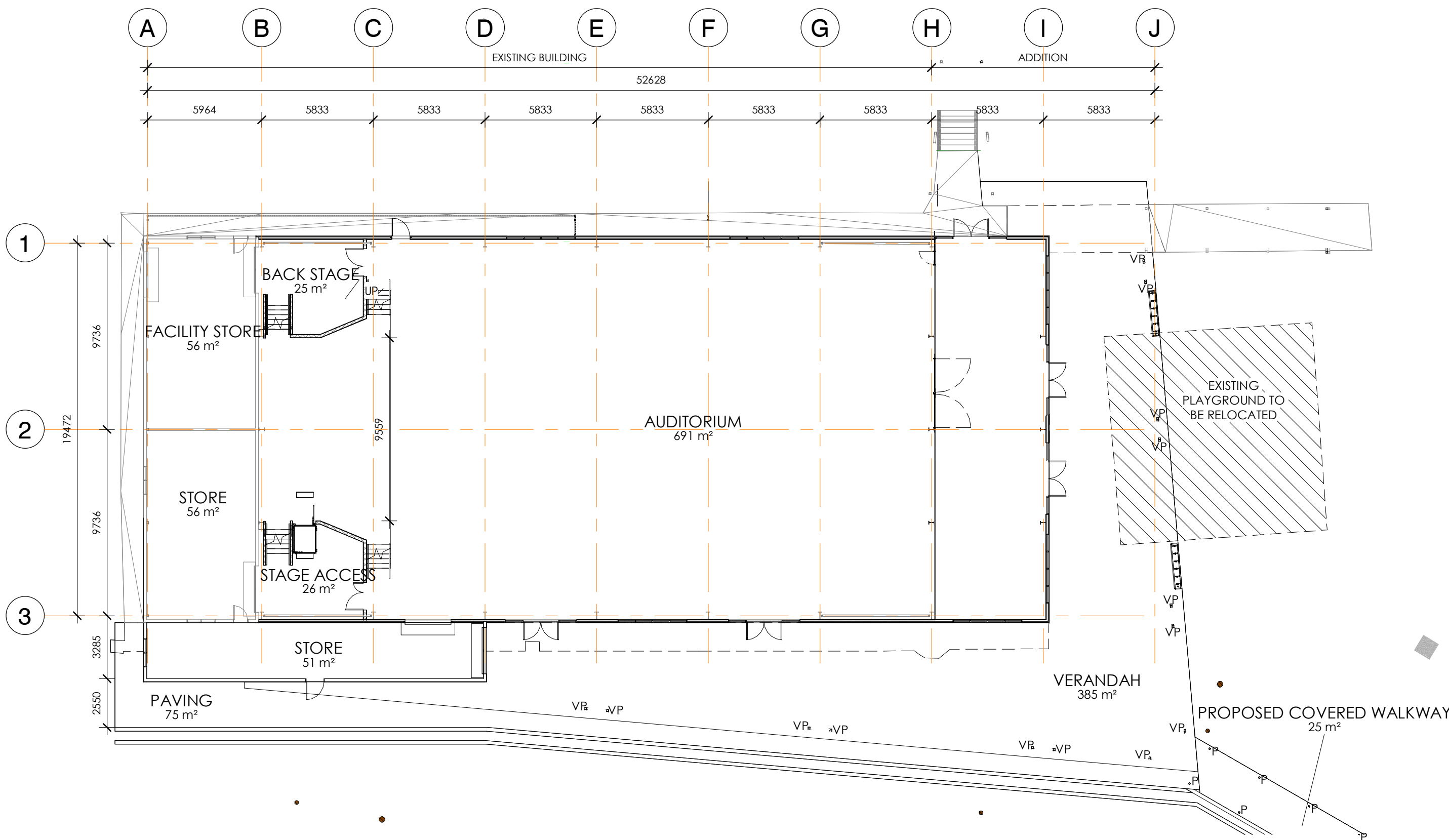
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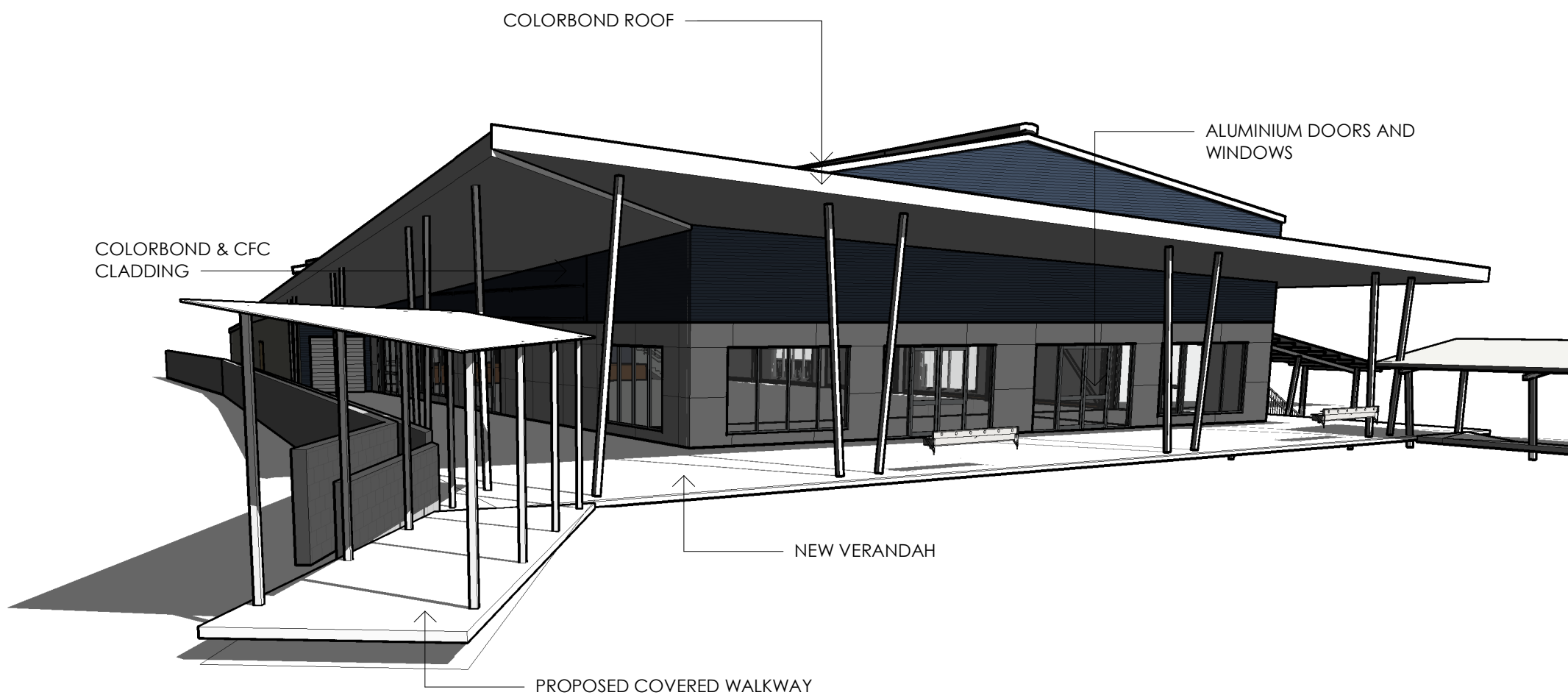
PROPOSED WEST ELEVATION
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PROPOSED SOUTH ELEVATION
SCALE 1 : 200



PROPOSED FLOOR PLAN
SCALE 1 : 200



PROPOSED PERSPECTIVE

A	28.10.25	DA	VL	AL
P4	19.08.25	PRELIMINARY	VL	AL
P3	28.02.25	PRELIMINARY	VL	AL
P2	13.02.25	PRELIMINARY	RR	AL
P1	09.01.25	PRELIMINARY	RR	AL

No.	DATE	REVISION	BY	CHECK
PROJECT NAME				

PROPOSED MPC CONVERSION

CLIENT
Endeavour Christian College

SITE ADDRESS
12 CHARLES ST, COOKTOWN QLD

DRAWING TITLE
CONCEPT

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RR

CHECKED BY
RR

SCALE - SHEET SIZE
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PROJECT NO.

END 15

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Date: 23 October 2025

1816 PARKINSON STREET ROADWORKS ENGINEERING FILE NOTE

1. Introduction

This Engineering File Note has been prepared by Trinity Engineering and Consulting (TEC) for the Endeavour Christian College as supporting information to accompany Sketches 1816-1 and 1816-2 and the planning submission to Cook Shire Council.

The File Note documents the design criteria adopted to confirm the parking arrangement and location and functionality for the turn-around facility on Parkinson Street for the Endeavour Christian College (ECC), Cooktown.

1.1. Scope

This File Note provides the engineering assessment for the proposed Parkinson Street works as follows:

- Assessment using turn path software to confirm the ability to provide a minimum of 30 car parking spaces angled at 60 degrees along the Parkinson Street frontage of the Endeavour Christian College to accommodate expansion of the college; and
- Assess the ability to provide a turn-around facility on Parkinson Street, approximately 190m south from Charles Street. The turn-around facility is required to enable College families to park in front of the ECC and avoid crossing the Parkinson Street road crown to enter a parking space from the south-bound lane.

2. Design Criteria

2.1. Parking Facilities

The parking facilities were designed based on the client's request for 60-degree angled parking spaces on the western side of Parkinson Street and the requirements of AS2890.5, (On-Street Parking Code).

The dimensions adopted were based on the following design criteria:

- The classification for the parking facility is "High" on the basis that children are being dropped off and picked up with short duration parking. Reference is to AS2890.5, Table 3.2.
- Required (minimum) parking width of 3.0m (measured along the kerb line). Reference is to AS2890.5, Table 3.3 and Figure 3.2;
(Note: the current concept adopts 3.0m width perpendicular to the line marking and is therefore wider than the minimum parking bay width, providing a conservative assessment of the available parking spaces).
- Required (minimum) parking length of 9.4m based on the 600mm overhand scenario (L2). Reference is to AS2890.5, Table 3.3; and
- Reversing vehicles not permitted to cross centreline of road as advised by Cook Shire Council.

The concept design and parking layout was verified with AutoTURN vehicle swept path analysis software. The design vehicle used was the B99 vehicle. This is the vehicle with physical dimension representative of the 99th percentile passenger vehicle size.

2.2. Turn-Around Facilities

The turn-around facility was designed using AutoTURN vehicle swept path analysis software to accommodate the B99 vehicle as the design vehicle (i.e. no allowance for commercial vehicles or trucks to perform a U-turn).

The centre of the turn-around facility is proposed to be mountable so that larger vehicles can proceed straight through the turn around facility as currently available along Parkinson Street.

The location for the turn-around facility was aligned with the existing southern access to the ECC on Parkinson Street, generally as nominated on the Site Plan prepared by Alpha Architects. Available sight distances were checked in accordance with the requirements of Austroads.

3. Traffic Outcomes

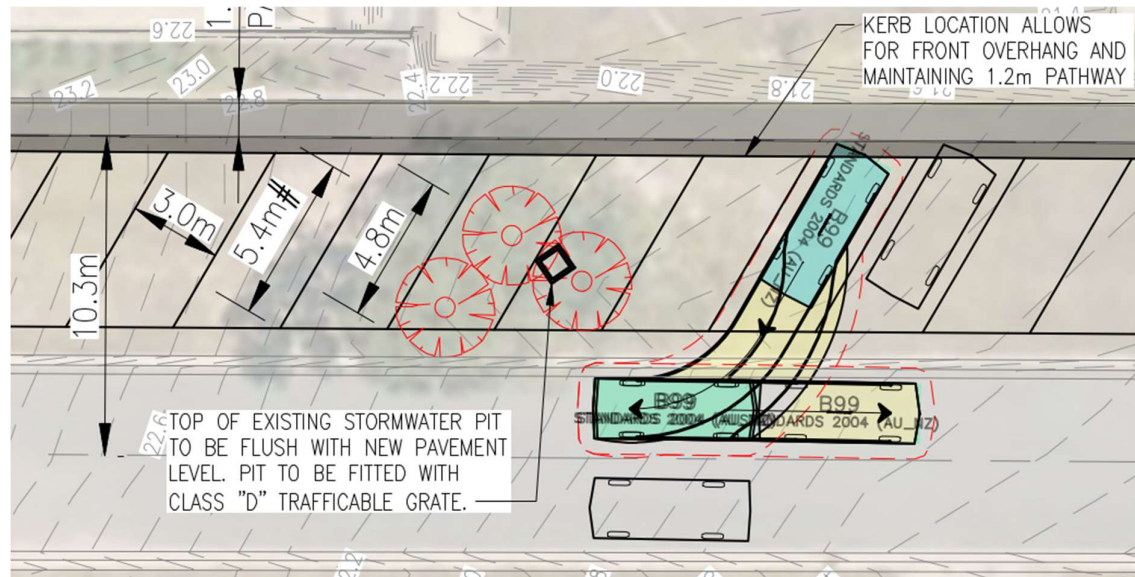
3.1. Parking Facilities

Sketches 1816-1 and 1816-2 demonstrate that 30 car parking spaces can be achieved along the Parkinson Street frontage of the college.

The current concept provides 3.0m wide parking spaces (measured perpendicular to the line marking and is therefore wider than the minimum spaces permitted under the Australian Standard). An additional 3 to 4 spaces is achievable at the minimum parking space width. The final number would be subject to accommodating the locations for accessible parking location and service access.

The proposed kerb line offset allows for the vehicles to overhang 600mm and maintain a 1.2m wide pathway in front of the parking.

The AutoTURN vehicle swept path analysis software confirms that the B99 vehicle can enter into and reverse out of the parking spaces whilst maintaining 0.5m clearance to the road centreline.

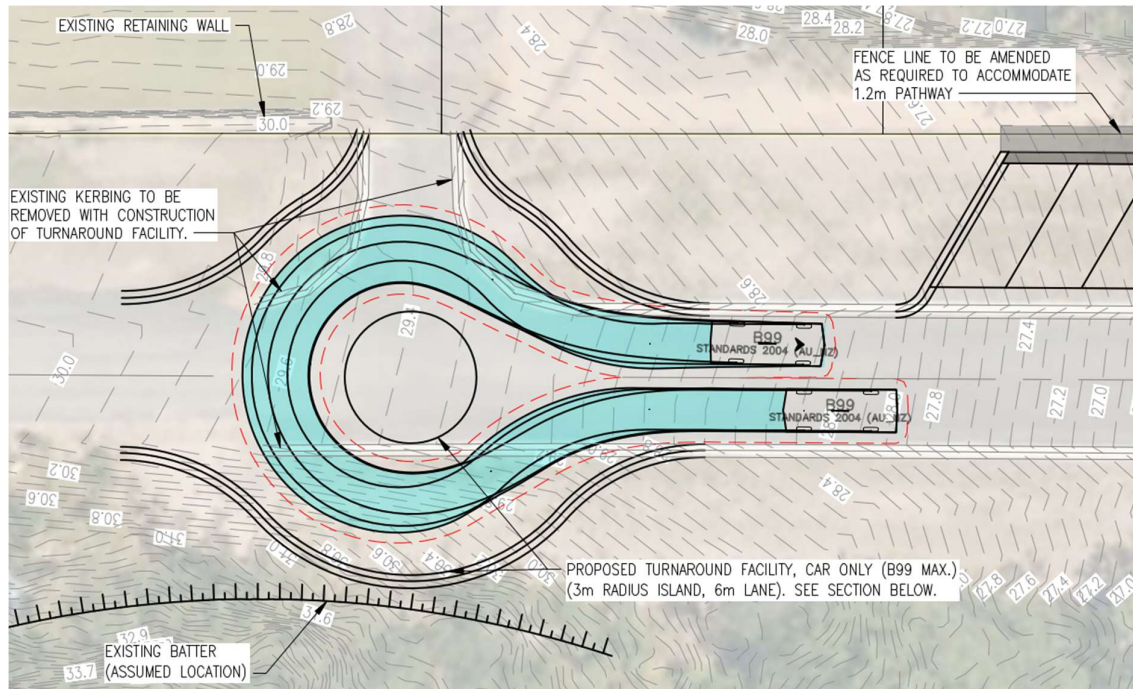


The proposed distance from the Parkinson Street centreline to the new kerb is greater than the minimum nominated in the Australian Standard. This is primarily to accommodate the 0.5m clearance in the swept path to the road centreline.

The swept path assessment demonstrates that the proposed 60 degree angled on-street parking operation does not impact the through traffic in the southbound lane.

3.2. Turn-Around Facilities

Sketch 1816-1 includes the swept path analysis for a B99 vehicle as shown in the extract below.



The swept path assessment demonstrates that the proposed turn around facility can readily accommodate the B99 turning movement.

3.3. Sight Distance

The speed environment in Parkinson Street was assessed to inform the sight distance calculations.

For the southbound traffic entering from Charles Street, the road length to the turning facility exceeds 180m and therefore the design speed is 60km/hr.

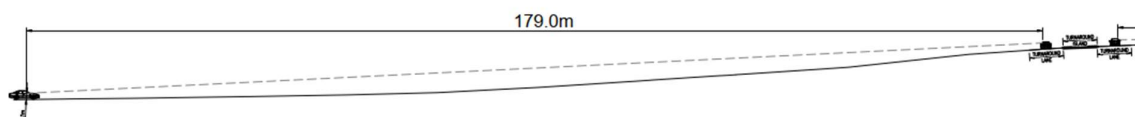
For northbound traffic, the southern end of the road has an “end condition” of zero km/hr. The road length from the southern end of the road to the start of the turning facility is approximately 120m. Due to the start condition and the short road length, Vehicles will have a lower spot speed at the turning facility and the required sight distance is based on a design speed of 40km/hr.

The sight distance analysis completed confirms that the proposed location for the turn-around facility achieves the following minimum sight distance requirements.

The sight distance assessment is based on the survey and is shown in the extracts within the following summary sections.

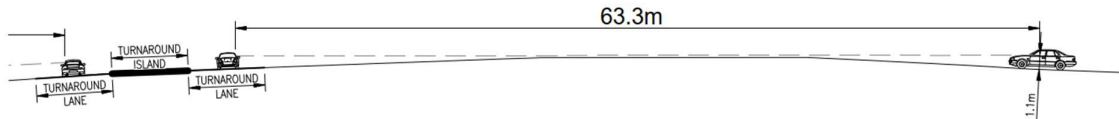
For southbound traffic, (Charles Street end);

- Required minimum stopping Sight Distance: 64m (Austroads Part 3, Table 5.5, reaction time of 1.5s, and design speed of 60km/h for Parkinson Street).
- The available Sight Distance is greater than 170m and the requirement is achieved.



For northbound traffic,

- Required minimum stopping Sight Distance: 34m (Austroads Part 3, Table 5.5, reaction time of 1.5s, and design speed of 40km/h for Parkinson Street).
- The available Sight Distance is greater than 60m and the requirement is achieved.



4. Conclusion

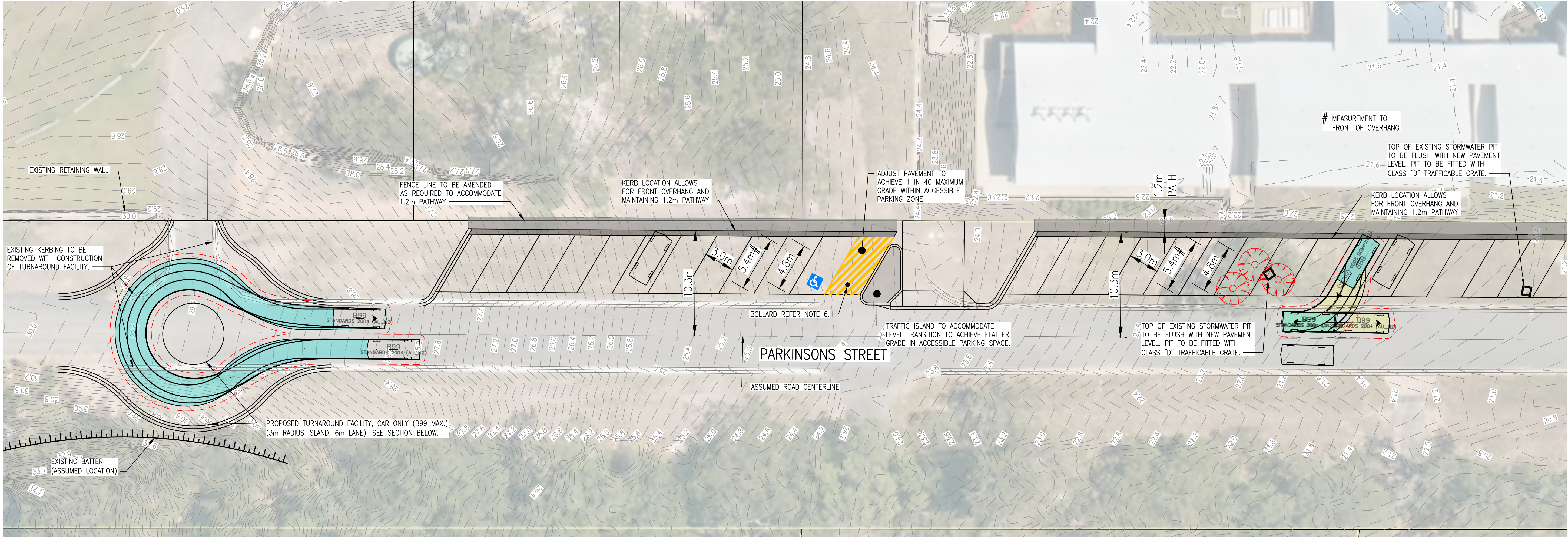
The engineering assessments for the proposed Parkinson Street works confirm that:

- a minimum of 30 car parking spaces angled at 60 degrees can be achieved along the Parkinson Street frontage of the Endeavour Christian College to accommodate expansion of the Endeavour Christian College;
- vehicles can enter and exit that parking spaces without encroaching into the opposite traffic lane;
- a turn-around facility can be provided on Parkinson Street, to enable College traffic to manoeuvre and park in front of the ECC; and
- vehicle sight distance requirements are achieved at the proposed turnaround facility for traffic using Parkinson Street.

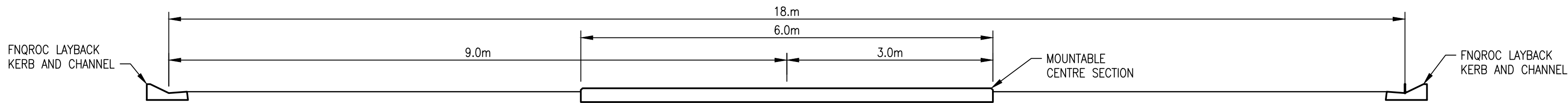
This report concludes that the proposed works can be provided to Council's satisfaction and support the expansion of the college.

Attachment A

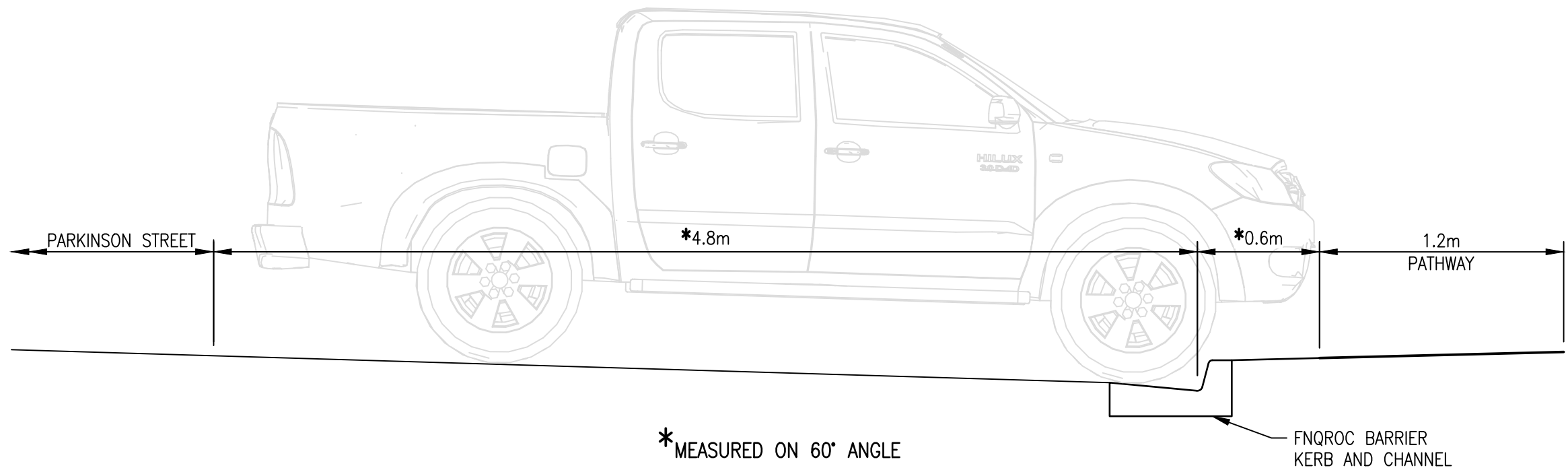
Printed: 17 October 2025, 10:17 AM (Liam) TEC File: T:1816 Parkinson Street Roadworks\Drawings\1816-SKETCH-000(B) - 001(D).dwg



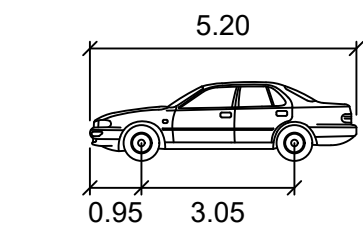
PLAN
SCALE 1:200



SECTION THROUGH PROPOSED TURN-AROUND FACILITY
SCALE 1:50
(CAR TURNING ONLY)



SECTION THROUGH PROPOSED PARKING
SCALE 1:25



B99

Width : 1.94

Track : 1.84

Lock to Lock Time : 6.0

Steering Angle : 33.9

LEGEND

- EXISTING CONTOUR
- EXISTING LAYBACK KERB AND CHANNEL
- PROPOSED LAYBACK KERB AND CHANNEL
- PROPOSED 1.2m WIDE CONCRETE PATHWAY
- FNQROC ACCESS CROSSOVER
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

NOTES

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FNQROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
- REFER TO THE FOLLOWING FNQROC STANDARD DRAWINGS:
S1000 - CONCRETE KERB AND CHANNEL
S1015 - ACCESS CROSSOVERS
S1016 - KERB RAMP
- PAVEMENT MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH AS1742 (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
- WHEELCHAIR SYMBOL TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2890.6 FIGURE 3.1.
- DEDICATED ACCESSIBLE PARKING BAY CHEVRON TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2890.6 CLAUSE 3.2.3.
- BOLLARDS INSTALLED WITHIN ACCESSIBLE PARKING AREA ARE TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2890.6 CLAUSE 2.4.

FOR PLANNING APPROVAL

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Client	ENDEAVOUR CHRISTIAN COLLEGE			
Project	PROPOSED PARKINSON STREET ROADWORKS			
Title	TURN PATHS FOR PROPOSED ANGLED PARKING AND TURNAROUND FACILITY			
JOB No.	1816	Scale (A1 size)	AS SHOWN	Date
				16 OCTOBER 2025
Drawing No.	SKETCH 1816-1			Revision
				D

Printed: 17 October 2025, 10:16 AM (Liam) TEC File: T:1816 Parkinson Street RoadworksDrawings\1816-SKETCH-000(B) - 001(D).dwg



PLAN
SCALE 1:300

NOTE
1. REFER TO SKETCH 1816-1 FOR NOTES AND LEGEND

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			Project PROPOSED PARKINSON STREET ROADWORKS				
			Title ANGLED PARKING AND TURNAROUND FACILITY OVERALL PLAN				
JOB No. 1816		Scale (A1 size) AS SHOWN	Date 16 OCTOBER 2025	Drawing No. SKETCH 1816-2	Revision A		



***Firescape
Science***

MANAGING FIRE FOR SAFETY & SUSTAINABILITY

Bushfire Hazard Report

Endeavour Christian College

12 Charles Street, Cooktown

Lot 1 on SP 324984

Prepared for:

Christian Community Ministries

Date: August 2025



REPORT AND CLIENT DETAILS

Title	Bushfire Hazard Report - Endeavour Christian College
Client	Christian Community Ministries
Client contact	Andrew Lennox
Report prepared by	Dr Leasia Felderhof

Disclaimer

This bushfire hazard assessment has been developed using the best currently available information. While all care has been taken to ensure that information contained in this report is true and correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of its information.

The responsibility for fires and fire management on and around Lot 1 on SP 324984 Cooktown remains with the current and future owners and not with Firescape Science Pty Ltd or their personnel.

Firescape Science disclaims any liability or responsibility or duty of care towards any person for loss or damage caused by any use of or reliance on the information contained in this publication.

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INTRODUCTION AND SITE DETAILS

A new Library and Arts building, conversion of existing Covered Ball Court to Multipurpose Centre, and additional street parking is proposed by Christian Community Ministries Ltd to improve facilities at Endeavour Christian College, 12 Charles Street, Cooktown. This work entails new construction on Lot 1 north east of the oval, and ball court conversion works mostly within the footprint of the existing building and adjoining cleared area. The street parking and roundabout is within the Road Reserve and requires the removal of some trees. Additional land clearing is required for the Library and Arts building.

CCM has commissioned Firescape Science to undertake a Bushfire Hazard Assessment, to address requirements for this development application under the Cook Shire Council Planning Scheme.

The Bushfire Prone Area map produced by the State Government to inform Local Government shows that the proposed development is located in an area with the potential to sustain fire of high intensity (Figure 1). As such, a response to the **Bushfire Hazard Overlay Code** is required to address this constraint.

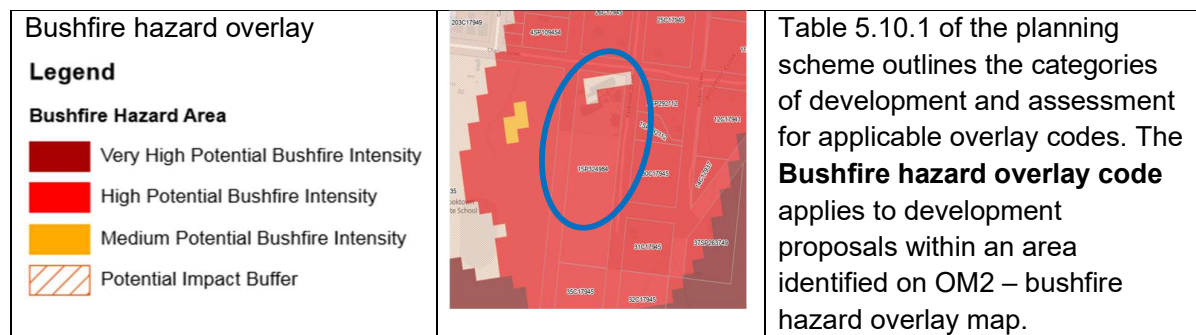


Figure 1. The proposed development site (contained in blue circle) lies within an area that is predicted to support fires of high intensity, based on vegetation, slope and climate variables used to produce the Statewide Bushfire Prone Area mapping.

Firescape Science has been requested to:

- Undertake a desktop assessment of bushfire hazards
- Inspect the site to assess and confirm nearby vegetation, terrain, fire history and landscape features in relation to the proposed development
- Undertake a bushfire hazard assessment against set criteria, based on data collected in the field
- Prepare a report describing the Bushfire Hazard Assessment process and associated management requirements, including:

- a summary of the desktop assessment and site inspection
- the overall bushfire hazard rating for the site, and
- recommendations for addressing bushfire risk.
- Prepare a response to the Cook Shire Planning Scheme Bushfire Hazard Overlay Code.

This report addresses this scope, drawing upon two key documents: *Bushfire Resilient Communities - Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience - Bushfire'* (Queensland Government, October 2019) and *Natural hazards, risk and resilience - Bushfire State Planning Policy – state interest guidance material* (Queensland Government, December 2019).

PROJECT LOCATION

Lot 1 on SP 324984 is bounded by Charles Street to the north, an unformed road reserve to the west, Parkinson Street to the east and undeveloped freehold bushland south of the school oval (Figure 2). There is intact vegetation to the west of the unformed road which is land reserved for future expansion of the Cooktown State School.



Figure 2. Aerial image of site, 12 Charles St, Cooktown (source: Queensland Globe)

PROPOSED DEVELOPMENT

Screenshots of the plans supplied by CCM show the proposed new buildings and street parking (Figure 3). The area intended for clearing is circled red in the following image (Figure 4).

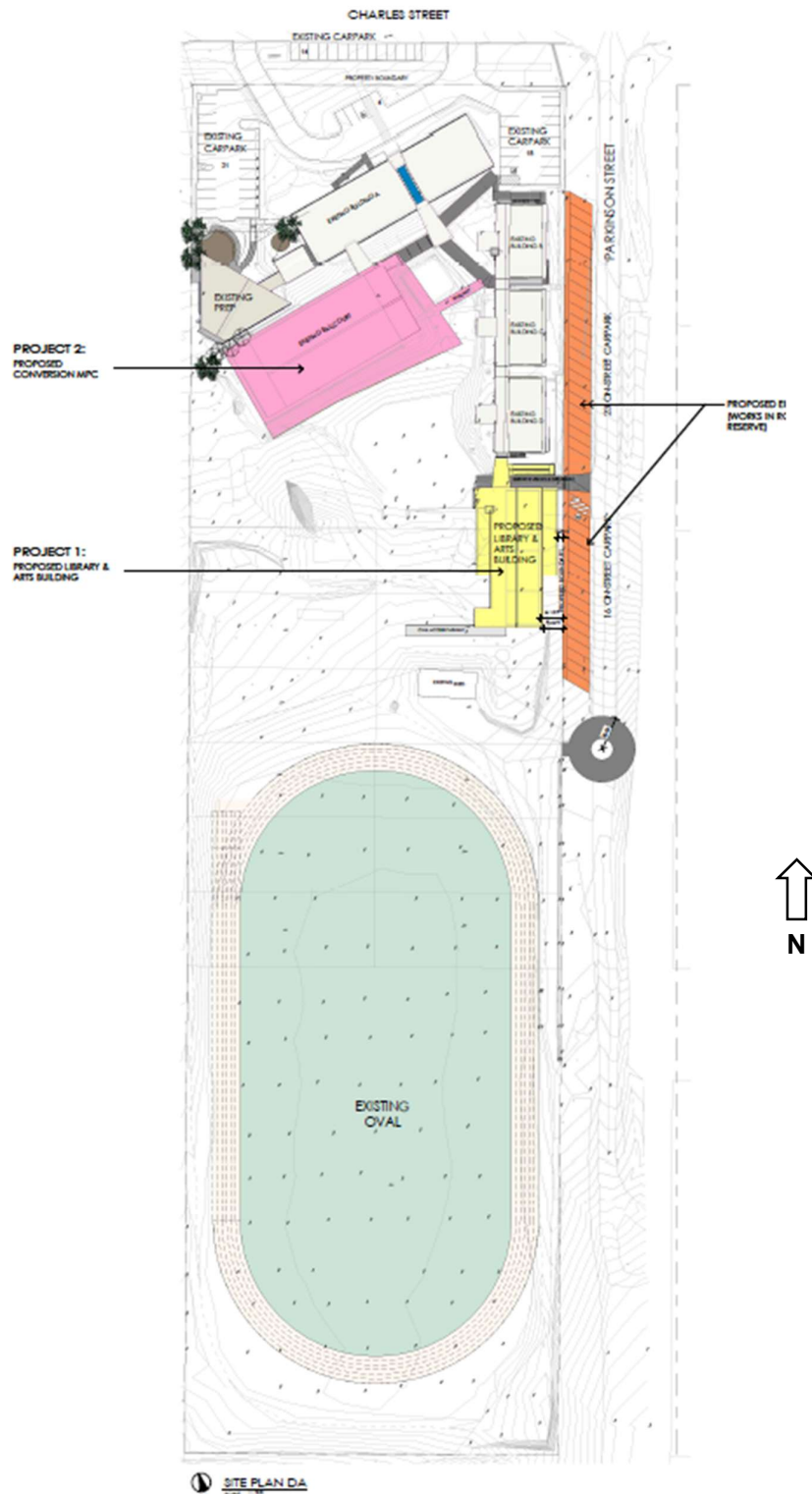


Figure 3. Plan of proposed development with new Library and Arts building (yellow), converted ball court (pink) and additional parking (orange).



Figure 4. Lot 1 on SP 324984 indicating the proposed development areas (red circles) and extent of vegetation clearing (orange square).

METHODOLOGY

The method followed procedures set out in State interest guidance material published by the Queensland Government. The general process for undertaking a bushfire hazard assessment is to:

1. Verify the existing Bushfire Prone Area mapping for the development site, including a 150 m buffer area.
2. Consider the hazard – based on the level of risk indicated by the mapping, the spatial factors that influence it, and any site-specific data.

3. Calculate the asset protection zone width (using a calculator which considers separation between the development and hazardous vegetation and radiant heat exposure), and
4. Show how the development meets State interests and complies with any codes set out in statutory local plans.

The aim is to achieve an acceptable or tolerable level of risk. For an acceptable risk, the risk is low enough that no new treatments or actions are required to reduce the risk. A tolerable risk is where the risk is low enough that exposure to the hazard can continue, but treatments or actions are required to reduce risk as much as is reasonably practical. This may be by avoidance (reducing the likelihood of the risk) or mitigation (reducing the consequences of the risk and hazard management over time). The development application was considered in this context. The Bushfire Hazard Assessment provides the planning tool and, if required, the Bushfire Management Plan provides a tool for ongoing vegetation management that maintains identified low fuel separation areas.

DESKTOP REVIEW

First, the Bushfire Prone Area mapping from State Planning Policy Interactive Mapping System was consulted to indicate the bushfire potential of the site:

<https://sppims-dams.dsdilgp.qld.gov.au/spp/?tab=layers&accordions=SAFETY+>

[AND+RESILIENCE+TO+HAZARDS%2CNATURAL+HAZARDS+RISK+AND+RESILIENCE](#)

This mapping was produced by calculating 'Potential Fire-line Intensity' from geographic data sets on 'Potential Fuel Load' (vegetation type), 'Fire Weather Severity' (from historic and predicted weather data) and 'Maximum Landscape Slope' (from a digital elevation model). The estimated values for fire-line intensity are assigned into one of three categories: very high, high, or medium potential bushfire intensity. For planning purposes, these zones have been buffered by 100m to account for the anticipated effects of radiant heat from an intense fire. The resulting map is indicative only; its accuracy depends on the scale and accuracy of the base data. The State mapping triggers the Bushfire Overlay Code in the Cook Shire Council Planning Scheme, but it is acknowledged that the bushfire prone area footprint may change after local verification of input variables at the property scale.

Additional desktop familiarization with the site was made by reviewing other publicly available spatial data, such as:

- Fire history (<https://www.firenorth.org.au/nafi3>)
- Tenure (Queensland Globe, <https://qldglobe.information.qld.gov.au/>)

- Regional ecosystems and conservation values (Queensland Globe, <https://qldglobe.information.qld.gov.au/>)
- Various landform features such as topography, drainage and geology (Queensland Globe, <https://qldglobe.information.qld.gov.au/>)

FIELD INSPECTION

A site inspection was carried out on 13 August 2025. The property was accessed by foot. The area immediately surrounding the site was also considered, as fire on nearby property may also pose a hazard. An assessment was made of the major vegetation types, terrain, current and potential fuel loads and other natural and man-made landscape features that influence fire behaviour. Trees and ground cover were examined for evidence of recent fire history and slope estimates made from those shown by the 1 m Lidar data on Queensland Globe.

DATA INTEGRATION

After assessing the reliability of the State mapping, the separation distance between the proposed development and radiant heat exposure was calculated based on the post-development vegetation which would be present.

For the proposed development, the asset protection zone (APZ) is the distance between the edge of the forest and the closest point of a wall of the building. The asset protection zone width was calculated by measuring the width between the development and the hazardous vegetation. A State government provided calculator (*SPP-Bushfire-APZ-Width-Calculator.xlsm*, available from Queensland Department of Emergency Services) was used to determine the radiant heat exposure. The calculator allows width adjustments to be made to the asset protection zone until there is acceptable minimum separation between the proposed development and the hazardous vegetation.

From field data and results obtained from applying the APZ calculator, the bushfire hazard of the site was assessed. Subsequently, the risk associated with the proposed development was interpreted in terms of State policies and the Cook Shire Planning Scheme Bushfire Overlay Code.

RESULTS

DESKTOP ASSESSMENT AND FIELD DATA

The results of the desk-top assessment and field information have been combined to determine the likely bushfire hazard of the site.

BUSHFIRE PRONE AREA MAPPING

The Bushfire Prone Area map produced by the State government shows the entire property and surrounding area is considered to have the potential to support a high bushfire intensity (Figure 5).

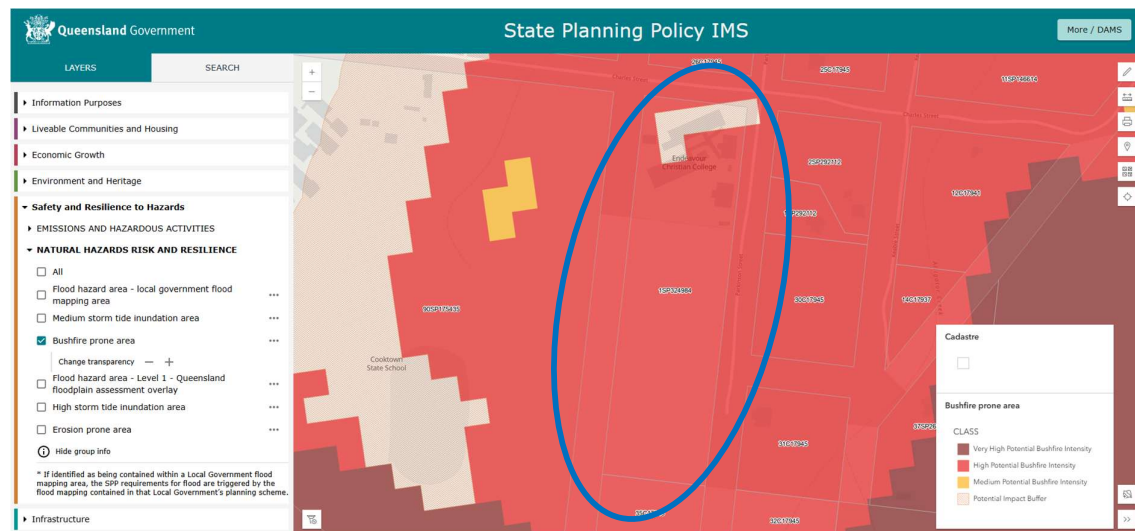


Figure 5. Lot 1 on SP 324984 (blue circle) is mapped as having the potential to support a high bushfire intensity (see State Planning Policy Interactive Mapping System - Bushfire Prone Area mapping).

One of the key variables used to derive this map is the potential fuel load of the vegetation. This value is assigned from the upper range of fuel loads that a certain vegetation type could accumulate. Regional ecosystem (RE) mapping is used for the vegetation layer, with REs grouped according to their similarities in potential fuel load and fire behaviour. Low Hazard Areas include land that is unlikely to support a bushfire or grassfire and includes rainforest, mangroves, water bodies, sparsely vegetated areas and urban areas.

The main area of potential discrepancy with the fire hazard mapping is in terms of potential fuel load and features that affect fire line intensity. Fire Weather Severity is derived from long term weather data and will not vary as a result of field inspection. Maximum Landscape Slope

is derived from Radar data and likewise, accurately reflects conditions at the scale required. These three factors are discussed below.

VEGETATION AND ASSOCIATED FUEL LOAD

The regional ecosystem mapping available from Queensland Globe suggested that three different vegetation assemblages were present in the area. They have been mapped as a mixed polygon comprising REs 7.12.53 (65%), 7.12.9 (30%) and 7.12.11c (5%) (Table 1 and Figure 6). Mixed polygons are used when the boundaries between types are indistinct and cannot be delineated at 1:100 000 scale.

Table 1. Regional ecosystems expected to be present at the development site.

RE	Description
7.12.9 (30%)	<i>Acacia celsa</i> (brown salwood) open forest to closed forest. Foothills, uplands and highlands on granites and rhyolites, of the very wet and wet rainfall zone. (BVG1M:5d)
7.12.11c (5%)	Notophyll semi-evergreen vine forest. Foothills and uplands on granites, of the moist and dry rainfall zones. (BVG1M:5c)
7.12.53 (65%)	<i>Corymbia clarksoniana</i> (Clarkson's bloodwood) +/- <i>C. tessellaris</i> (Moreton Bay ash), +/- <i>Eucalyptus drepanophylla</i> (ironbark) +/- <i>C. intermedia</i> (pink bloodwood) open forest to woodland, or <i>E. drepanophylla</i> woodland. Lowlands, foothills and uplands on granite and rhyolite, of the dry to moist rainfall zone. (BVG1M:9c)

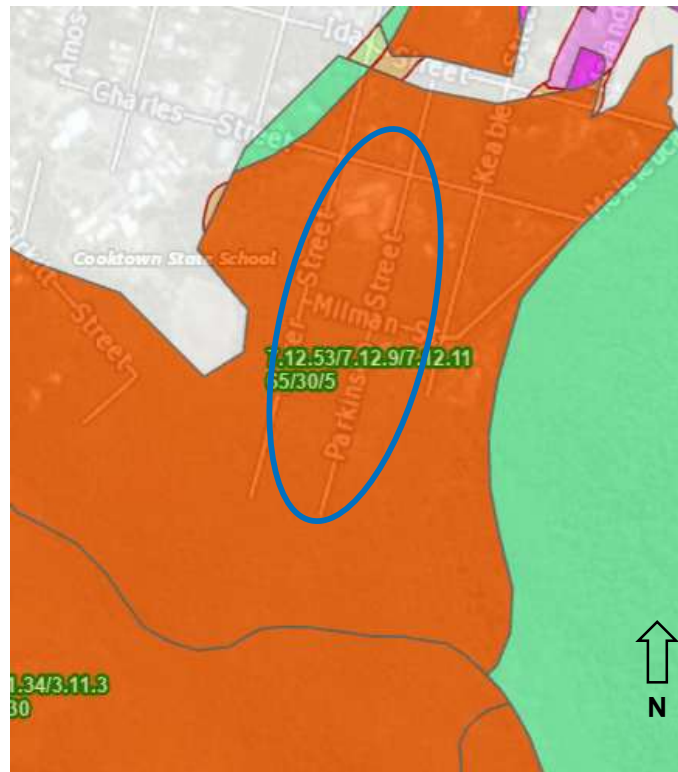


Figure 6 The development site (blue circle) is in an area with vegetation mapped as a mixed polygon. These types include open forest to woodland, closed forest and vine forest.

Prior to the site inspection, the most recent regional ecosystem map was obtained. The field visit confirmed that these vegetation types were present adjacent to Lot 1 on SP 324984, and in the general vicinity, but no attempt was made to delineate their boundaries. Rather, emphasis was on gauging their current fuel load, potential fuel load and inherent fire management characteristics. These were compared with the generic fire regime guidelines produced by the Queensland Parks and Wildlife Service (*Planned Burn Guidelines: Wet Tropics Bioregion of Queensland*, Department of National Parks, Recreation, Sport and Racing, Queensland, 2013). The fire regime guidelines for the three regional ecosystems in the local area are summarized in Table 2. All three types were considered to account for their possible occurrence within the 150 m buffer area. Regional ecosystems 7.12.9 and 7.12.53 were present on either side of Lot 1 (Parkinson Street to the east and the State school reserve to the west).

Table 2. Fire regime guidelines for the regional ecosystems in the general area of the development site.

RE	Brief description	General issues and guideline
7.12.53 (65%)	Woodland to open forests of the foothills and ranges; fire regime group is "Open forest, moist grassy"	Aim is usually to maintain healthy open forests or woodland using mosaic burning. Fire is required to maintain open forest where grasses are becoming sparser, and rainforest pioneers are becoming abundant and beginning to emerge above the ground stratum. <i>If not burnt the system will transition to closed forest.</i>
7.12.11c (5%)	Rainforest type	Typically, rainforests will not burn due to moisture, microclimate conditions, and lack of flammable grasses. If actively managing this type, the main strategy is to maintain low fuel loads in surrounding fire adapted communities with mosaic burning to minimise the spread of wildfire during very severe weather events. <i>Rainforest is considered a low bushfire hazard area.</i>
7.12.9 (30%)	Closed forest type, associated with rainforest	As above, aim to limit fire encroachment into rainforest. <i>Rainforest is considered a low bushfire hazard area.</i>

The property has a small patch of Eucalypt woodland where the Library and Arts Building is to be located. The understorey is very clear (much of it is bare ground), with *Eucalyptus spp* making up the canopy trees. The intention is to remove the few trees to the west of the building. The woodland on the eastern side of Parkinson Street is a combination of the three RE types mentioned previously, however the percentages of occurrence given on the RE maps are incorrect for this location. The woodland species include Clarkson's Bloodwood (*Corymbia clarksoniana*) and Melville Island Bloodwood (*Corymbia nesophila*) as the main canopy trees, but there has been substantial expansion of rainforest species into the understorey. Very few woodland herbs, forbs and grasses are still present. The site is clearly transitioning to rainforest, with grasses being replaced with less combustible species similar to the nearby Mount Cook (See Plates 1-6 below). There is a residential property (32 Parkinson Street) opposite the proposed new building, where much of the growth under the Eucalyptus trees has been cleared as a yard. The vegetation on the neighbouring Lot, 30 Parkinson, has not been cleared. In combination, the cleared understorey and rainforest encroachment into the woodland means that there is a lower fire hazard present than suggested by the mapping. The

Bushfire Prone Area mapping has not specifically addressed the high degree of rainforest expansion that has occurred, and is occurring, throughout the Wet Tropics.



Plates 1-6. Example images of the site showing a mostly cleared understorey and remaining Eucalyptus trees (bottom two images) on and near the building site, and Parkinson Street vegetation showing woodland vegetation with rainforest species in the understorey (top four images).

SLOPE

The topographic information available on Queensland Globe shows that the development site is on a northerly facing slope (Figure 7). The slope was estimated from the 1 m contour intervals obtained by Lidar and available on Queensland Globe. Overall, the slope adjoining the proposed Library & Arts building drops approximately 4 m over 47 m which is a slope of 8.5% or 4.9°. The slope provided on the bushfire prone area mapping assigns a slope of 4 ° in this area but with slopes further east of Parkinson Street recorded as 2 ° and 3 °. 4 ° was considered acceptable for the calculations as this is more reflective of the area, rather than the exact building footprint.

The slope adjacent to the proposed Multipurpose building (currently the ball court) drops 1 m over 25 m which is a slope of 4% or 2.3°. This concurs with the radar-derived 2 ° slope used to calculate values for the bushfire prone area map.



Figure 7. The sites for the Library & Arts building (blue circle) and Multipurpose building (red circle) both slope toward the north. The slope estimate for the Library & Arts building is 4° and the land opposite the Multipurpose building is on a slope of 2°.

FIRE HISTORY

The Northern Australia Fire Information site (<https://www.firenorth.org.au/nafi3/>) shows that no fire scars have been recorded on the property or in the immediate surrounds for the last 25 years (2000 – 2025) (Figure 8). This broadscale information is derived from satellite imagery with a pixel resolution of 250 m x 250 m. As such, small-scale fires may not be detected. There are also known issues with under-representation of the fire history in the Wet Tropics and east coast of Cape York Peninsula since days of extended cloud cover prevent fire scars being detected by satellites and dense tree canopies can obscure low intensity fires at ground level.

QPWS previously confirmed that nearby Mt Cook National Park has not been burnt in many years and there is no active fire strategy in place. Vegetation on the foot slopes of Mt Cook (viewed from Melaleuca Street) shows that woodland has been replaced by rainforest to the extent that woodland species are only in the tree canopy with no woodland species in the understorey.

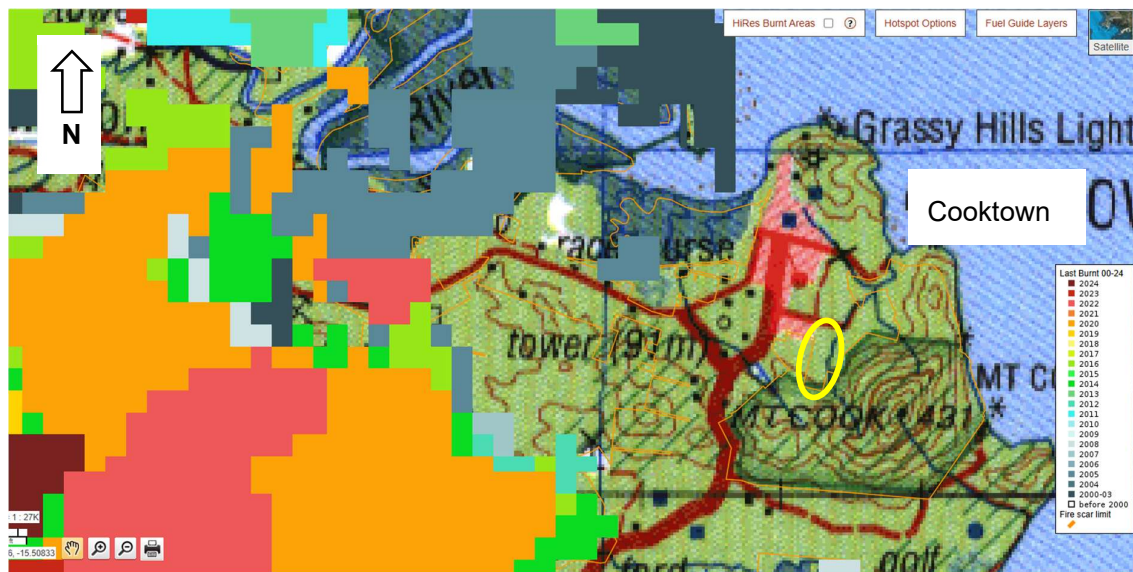


Figure 8. No fire scars have been recorded by NAFI for the Cooktown area, including the study site (yellow circle) for the last twenty-five years.

Lack of regular burning in the vegetation near the development site was confirmed by field inspection. There were no recent fire scars on trees; understorey herbs and grasses were largely replaced with a dense undergrowth of rainforest species, and the ground was covered with sticks, branches and leaf litter. This meant the fuel load was not extreme despite the considerable 'time-since-fire' and the potential to sustain fire was reduced.

'Moderate' fuel loads were present in the more open woodland areas in the Reserve west of the proposed Multipurpose building. This fuel load was discontinuous, due to the presence of large granite rocks and patches of bare ground.

SURROUNDING LANDSCAPE

Elements in the surrounding landscape can influence the spread of fire and fire line intensity. For the Endeavour Christian College, there are many features that help reduce the risk of wildfire (Figure 9). These include:

- the cleared athletics oval to the south of the building footprints
- patches of closed forest vegetation to the south and east of Lot 1
- a road and trail network on all sides,
- cleared areas around houses on neighbouring land,
- a creekline to the east at the bottom of Mount Cook, and
- a drainage depression and formed drain to the west, between Endeavour Christian College and the Cooktown State School.

Further afield, the Cooktown water supply comes from an impoundment on a creekline southwest of the site which would slow fire coming from the southwest, as would the flat, cleared State School oval.

The proposed development involves clearing some of the remaining on-site vegetation and trees in the Road Reserve, which will further reduce risk.

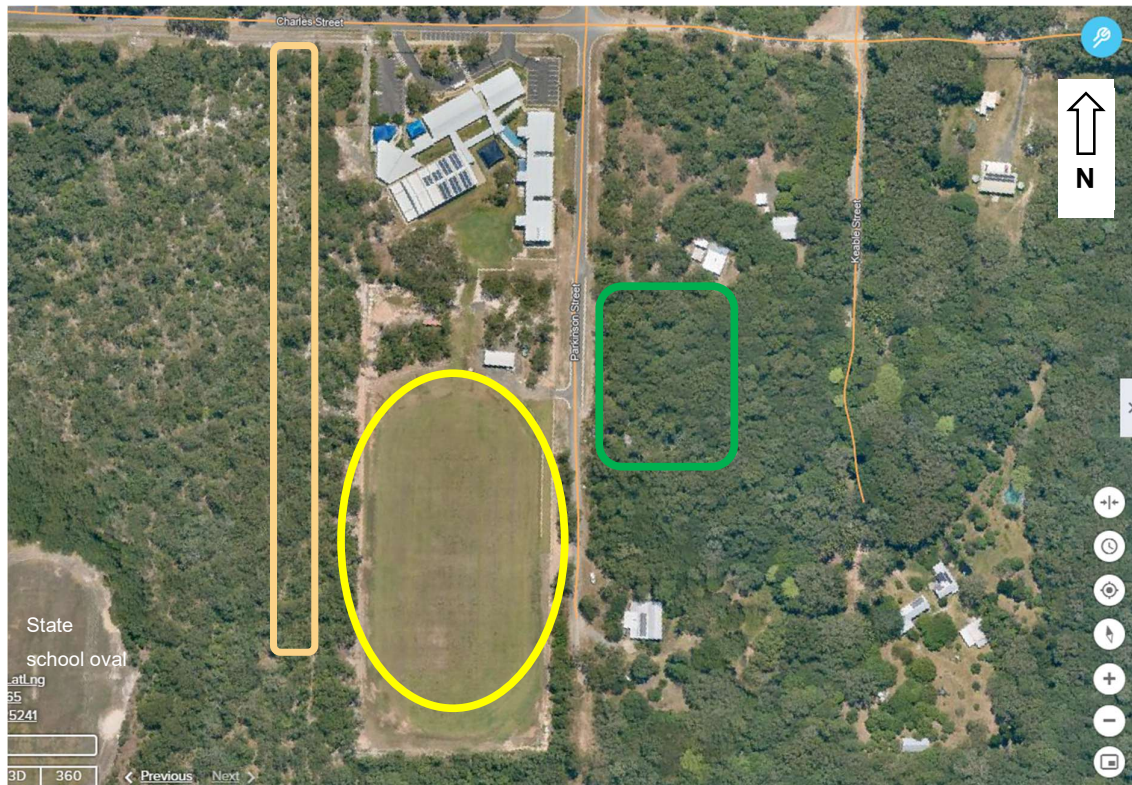


Figure 9. The bushfire hazard is reduced by the presence of rainforest invaded woodland (green box) and a creek line to the east, a cleared oval to the south (yellow circle), a drainage depression to the west (orange box), and nearby clearing of roads, trails and house blocks in all directions.

BUSHFIRE HAZARD ASSESSMENT

RELIABILITY ASSESSMENT

The field inspections suggest the level of risk to which the site is exposed is less than that indicated by the Bushfire Prone Area (BPA) mapping due to the stage of transitioning of the vegetation to rainforest and the surrounding landscape features. However, a formal change to the bushfire prone area input data was not undertaken, since the development application requires clearing some of the few remaining trees for building construction and site hardening for the car park. A decision was made to use the BPA mapping in its current form, acknowledging that the calculation for the width of the asset protection zone will result in a very conservative value.

HAZARD ASSESSMENT

Fire Weather Severity

The fire weather information used to generate the Bushfire Prone Area mapping comes from the Australian Bureau of Meteorology. Different weather variables were combined to generate a Forest Fire Danger Index (FFDI) to provide an indicator of fire weather severity. Regionally relevant values have been provided in the spatial datasets that make up the BPA mapping, which are available at:

<http://qldspatial.information.qld.gov.au/catalogue/custom/search.page?q=%22Bushfire%20hazard%20area%20-%20Bushfire%20prone%20area%20-%20inputs%20-%20Queensland%22>

The value used is the '5% AEP', which is the 5% annual exceedance probability fire weather event with respect to FFDI values. This value also accounted for the potential effects of climate change. This number is needed to calculate the Asset Protection Zone width. The 5% AEP for the Cooktown area is 54 (Figure 10).

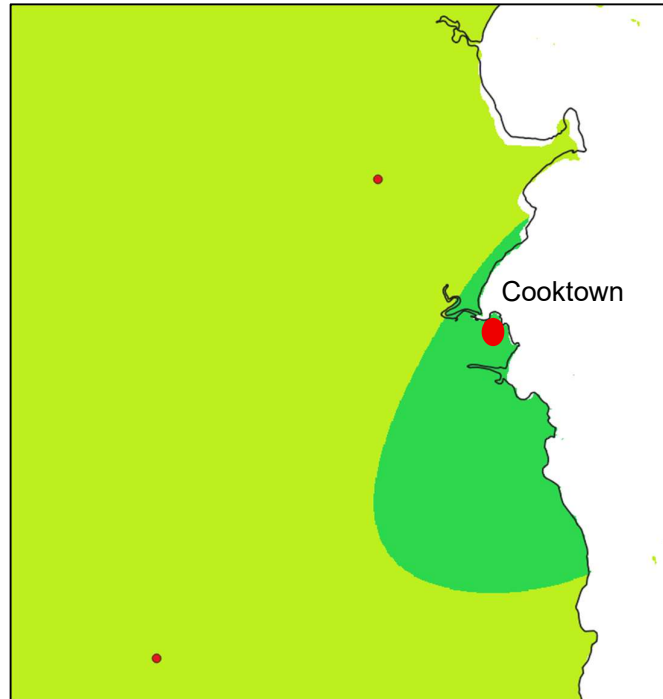


Figure 10. The fire weather severity value for Cooktown used in the Bushfire Prone Area Mapping is 54 (dark green area above). Further west the fire weather severity value is 53 (light green).

In addition, a regional factsheet for the North Coast prepared by the Bureau of Meteorology for Queensland Emergency Services was consulted (*Changes to Fire Weather in Queensland*, Bureau of Meteorology, 2019, Australian Government). Results show historic FFDI values, with FFDI = 25 frequently reached (Figure 11); FFDI = 30 is only an occasional occurrence. This means the value of 54 is very conservative although it is acknowledged that it has taken climate change into consideration.

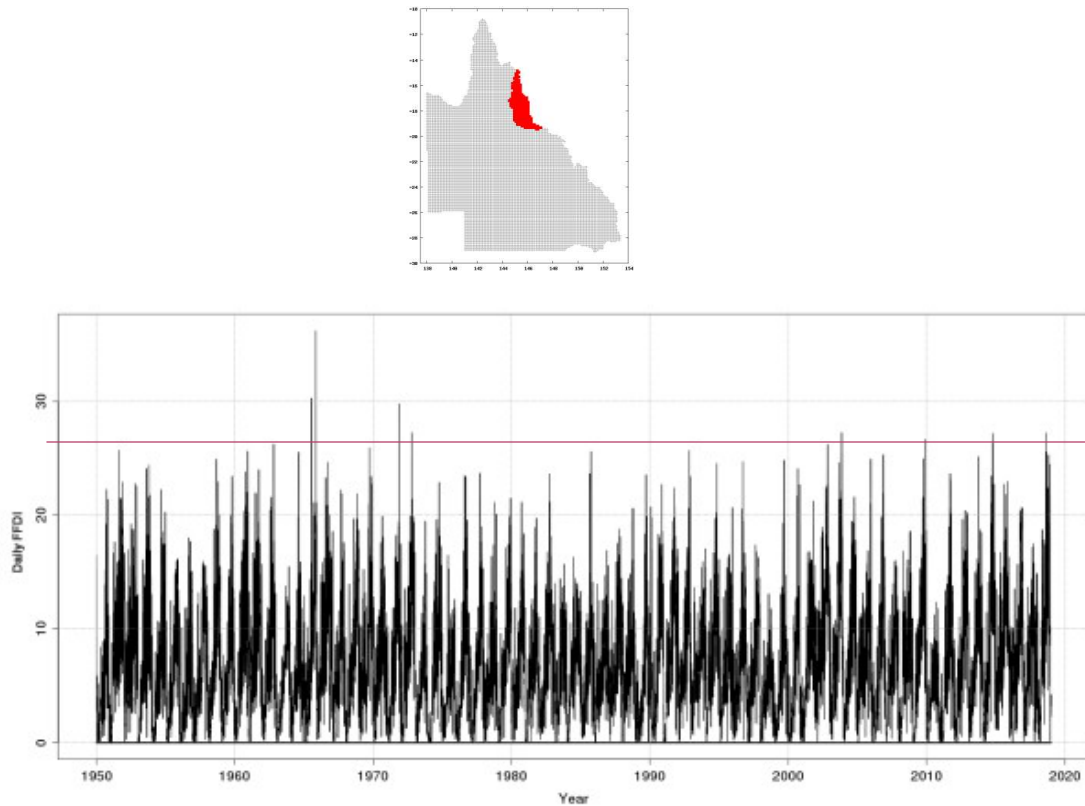


Figure 11. Time series of daily FFDI averaged across the North Coast subregion (see inset map). The highest spatial average FFDI between 1959 – 2018 was 12 Nov 1965 (approximately FFDI = 38). The red line shows FFDI = 25.

Vegetation Hazard Class and proposed area to be cleared

The vegetation hazard class assigned by the BPA mapping is '7', open forests and woodlands with a grassy understorey (see link above for spatial data) (Figure 12). The field assessment results suggest the area immediately to the west of the development site should remain with a woodland hazard class of 7, but the rainforest-associated vegetation to the south and east can be allocated a VHC closer to 17. Immediately south of the planned buildings is a cleared oval, which is not reflected in the BPA mapping, but would have a very high vegetation hazard rating (18 or 19 as it is clear of vegetation) (Figure 13). For the purposes of the BPA mapping, the lower the value, the higher the fire risk posed by the vegetation.

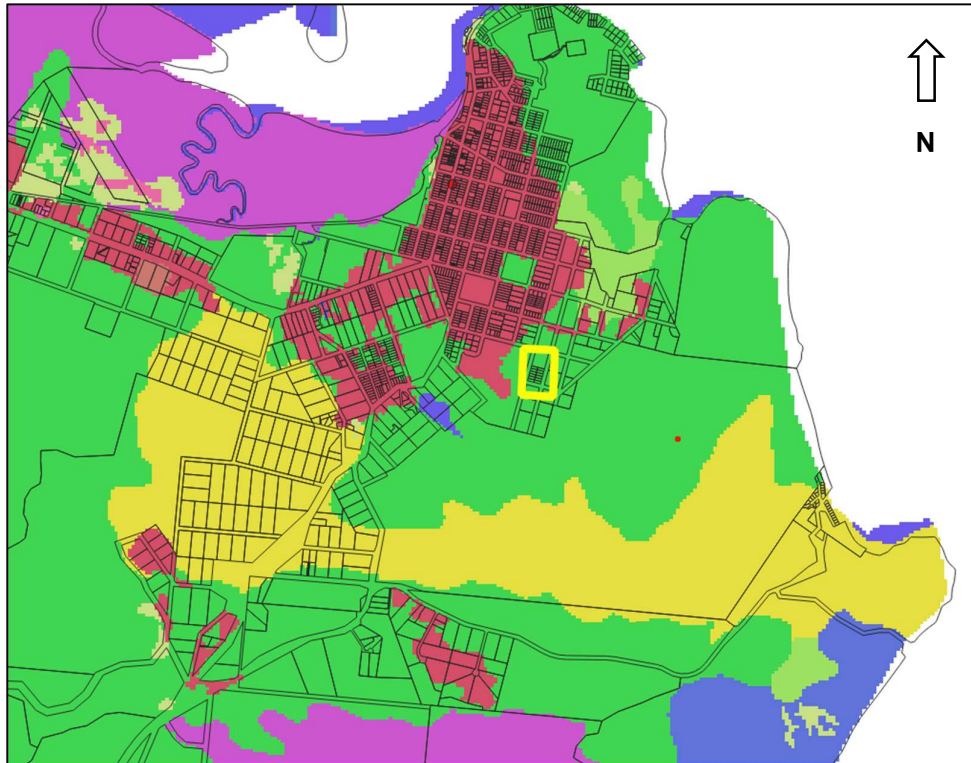


Figure 12. The Vegetation Hazard Classes surrounding the site (yellow box) are 7 (green), 17 (mustard) and 16 (maroon) based on the current BPA mapping.

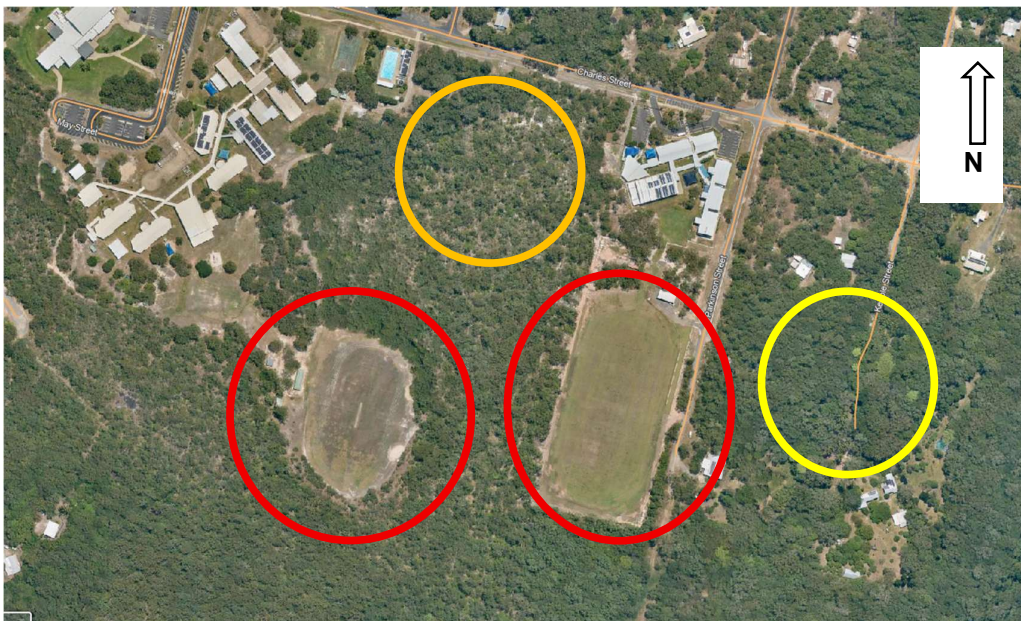


Figure 13. The Endeavour Christian College school oval and nearby state school oval (red circles) are cleared land which limits the spread of fire. The land to the east (yellow circle) has a well established rainforest understorey resulting in a lesser fire hazard than the original woodland vegetation. The land to the west (orange circle) is open forest and would retain its original fire hazard vegetation classification.

Slope

Effective slope, the slope of land on the site and nearby hazardous vegetation ranges from 0-4 degrees (ref. input data for the BPA mapping). The slope between the edge of the proposed development or site boundary, and the edge of hazardous vegetation is 0 degrees for both the Library & Arts Building and the Multipurpose building. (Refer to Figure 7 showing the development site is on the same contour – cross slope - as vegetation on the opposite side of Parkinson Street.)

SEPARATION AND RADIANT HEAT EXPOSURE

Radiant heat exposure was calculated using the Bushfire Asset Protection Zone width calculator. This automatically calculates the Bushfire Attack Level, subject to input values for the site.

A Bushfire Attack Level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact. It's measured in increments of radiant heat (expressed in kilowatts/m²). A BAL is the basis for establishing the requirements for construction (under the Australian Standard AS 3959-2009 Construction of Buildings in Bushfire Prone Areas), to improve protection of building elements from bushfire attack.

Library & Arts Building

The area that poses greatest risk to the Library and Arts building is in the east, on the east side of Parkinson Street. Two estimates were made for this area: one considering it as eucalypt woodland due to sclerophyllous elements in the vegetation; and the second considering it as a closed forest type (Figures 14 and 15). The distance used was 23 m, from the edge of the proposed building to the eastern side of the road reserve. The existing residential yard with cleared understorey was disregarded. Ratings of 19 (if considered open forest) and 12.5 (if considered closed forest) were obtained. The area to the south is of low risk due to the cleared oval providing clearance from hazardous vegetation (Figure 16).

A BAL level of Low means there is insufficient risk to warrant specific construction requirements. However, BAL levels of 12.5 and 19 indicate increasing risks of ember attack and therefore construction requirements.

SPP Bushfire Asset Protection Zone Width Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		54.00
VEGETATION HAZARD CLASS	VHC	-	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
REMNANT STATUS	-	-	Non-Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Upslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	4.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	1.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	23.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	11.40
NEAR SURFACE FUEL LOAD	-	t/ha	3.50
BARK FUEL LOAD	-	t/ha	1.30
ELEVATED FUEL LOAD	-	t/ha	1.00
TOTAL OVERALL FUEL LOAD	W	t/ha	17.20
TOTAL SURFACE FUEL LOAD	w	t/ha	14.90
POTENTIAL FIRE LINE INTENSITY	I	kW/m	8580
RADIANT HEAT FLUX	q	kW/m ²	16.30
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL	-	BAL 19

DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 15 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.

Figure 14. The BAL calculation for the Library & Arts building based on the fire hazard posed by the vegetation on the eastern side of Parkinson Street is 19 disregarding the rainforest understorey.

SPP Bushfire Asset Protection Zone Width Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		54.00
VEGETATION HAZARD CLASS	VHC	-	3.1 Notophyll vine forest
REMNANT STATUS	-	-	Non-Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Upslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	4.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	1.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	23.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	4.50
NEAR SURFACE FUEL LOAD	-	t/ha	0.00
BARK FUEL LOAD	-	t/ha	0.00
ELEVATED FUEL LOAD	-	t/ha	0.00
TOTAL OVERALL FUEL LOAD	W	t/ha	12.00
TOTAL SURFACE FUEL LOAD	w	t/ha	4.50
POTENTIAL FIRE LINE INTENSITY	I	kW/m	1808
RADIANT HEAT FLUX	q	kW/m ²	6.51
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL	-	BAL 12.5

DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 15 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.

Figure 15. The BAL calculation for the Library & Arts building based on the fire hazard posed if the vegetation to the east of the site is considered closed forest, as it is transitioning to rainforest is 12.5.

SPP Bushfire Asset Protection Zone Width Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		54.00
VEGETATION HAZARD CLASS	VHC	-	42.6 Nil to very low vegetation cover
REMNANT STATUS	-	-	Non-Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Upslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	1.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	4.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	33.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	1.00
NEAR SURFACE FUEL LOAD	-	t/ha	1.00
BARK FUEL LOAD	-	t/ha	0.00
ELEVATED FUEL LOAD	-	t/ha	0.00
TOTAL OVERALL FUEL LOAD	W	t/ha	2.00
TOTAL SURFACE FUEL LOAD	w	t/ha	1.00
POTENTIAL FIRE LINE INTENSITY	I	kW/m	0
RADIANT HEAT FLUX	q	kW/m ²	0.00
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL	-	BAL-LOW

DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 15 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.

Figure 16. The BAL calculation for the Library & Arts building based on the fire hazard posed by the cleared athletics oval to the south is Low.

Multipurpose Building

The area posing the greatest fire risk to the multi-purpose building is to the west, within the Road and State School reserves. Three estimates were made for this area:

1. Considering that no clearing would take place, meaning the nearest point between the new build and the hazardous vegetation is 8 m away (Figure 17). Trees immediately south of the proposed new store room construction are not considered a fire hazard due to understorey clearing and the cleared surrounding areas that make up the school's landscaping.

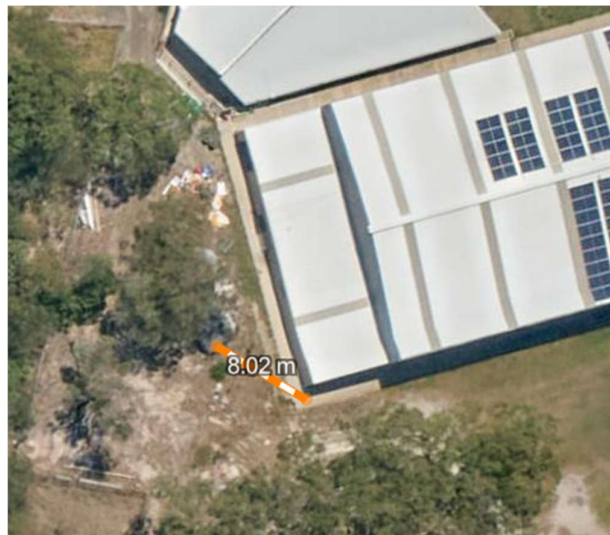


Figure 17. The distance estimate for the BAL calculation for the Multipurpose building based on the fire hazard posed by the **vegetation to the west of the site if no clearing takes place.**

2. Assuming vegetation clearing would occur on the freehold land up to the Road Reserve boundary, giving a 21 m distance from the new construction to hazardous vegetation (Figure 18).



Figure 18. The distance estimate for the BAL calculation for the Multipurpose building based on the fire hazard posed by the **vegetation to the west of the site if clearing takes place to the edge of Lot 1.**

3. Assuming part of the Road Reserve could be cleared, we investigated the distance required from the nearest wall of the new construction to give a BAL rating of 12.5. This resulted in the need for vegetation clearance of 29 m from the newly constructed wall. (Figure 19)

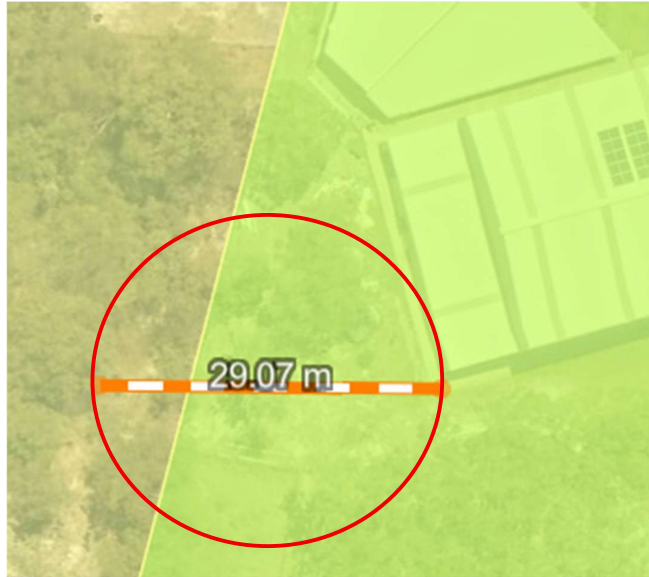


Figure 19. To achieve a BAL calculation of 12.5, vegetation clearance of 29 m from the Multipurpose Building's new wall is required. (Indicative area shown by red circle above).

The results are as follows:

Scenario	Distance	BAL rating
If no trees are removed in the vicinity of the Multipurpose Building, and the nearest point to the hazardous vegetation is used, the building is considered to be in a fire zone	8 m	Fire Zone (Figure 20)
The distance to hazardous vegetation if freehold land up to the Road Reserve boundary is cleared	21 m	19 (Figure 21)
Assuming part of the Road Reserve could be cleared, what distance would be required from the nearest wall of the new construction to give a BAL rating of 12.5	29 m	12.5 (Figure 22)

SPP Bushfire Asset Protection Zone Width Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		54.00
VEGETATION HAZARD CLASS	VHC	-	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
REMNANT STATUS	-	-	Non-Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Upslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	2.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	1.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	8.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	11.40
NEAR SURFACE FUEL LOAD	-	t/ha	3.50
BARK FUEL LOAD	-	t/ha	1.30
ELEVATED FUEL LOAD	-	t/ha	1.00
TOTAL OVERALL FUEL LOAD	W	t/ha	17.20
TOTAL SURFACE FUEL LOAD	w	t/ha	14.90
POTENTIAL FIRE LINE INTENSITY	I	kW/m	8580
RADIANT HEAT FLUX	q	kW/m ²	51.15
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL	-	BAL FZ

DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 15 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.

Figure 20. The BAL calculation for the Multipurpose Building based on the fire hazard posed by the vegetation to the west of the site if the present 8 m clearance is used.

SPP Bushfire Asset Protection Zone Width Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		54.00
VEGETATION HAZARD CLASS	VHC		9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
REMNNANT STATUS	-	-	Non-Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Upslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	2.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	1.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	21.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	11.40
NEAR SURFACE FUEL LOAD	-	t/ha	3.50
BARK FUEL LOAD	-	t/ha	1.30
ELEVATED FUEL LOAD	-	t/ha	1.00
TOTAL OVERALL FUEL LOAD	W	t/ha	17.20
TOTAL SURFACE FUEL LOAD	w	t/ha	14.90
POTENTIAL FIRE LINE INTENSITY	I	kW/m	8580
RADIANT HEAT FLUX	q	kW/m ²	18.10
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL	-	BAL 19

DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 15 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.

Figure 21. The BAL calculation for the Multipurpose building based on the fire hazard posed by the vegetation to the west of the site if trees are cleared up to the **Road Reserve boundary to give a separation distance of 21 metres.**

SPP Bushfire Asset Protection Zone Width Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		54.00
VEGETATION HAZARD CLASS	VHC	-	9.2 Moist to dry eucalypt woodland on coastal lowlands and ranges
REMNNANT STATUS	-	-	Non-Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Upslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	2.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	1.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	29.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	11.40
NEAR SURFACE FUEL LOAD	-	t/ha	3.50
BARK FUEL LOAD	-	t/ha	1.30
ELEVATED FUEL LOAD	-	t/ha	1.00
TOTAL OVERALL FUEL LOAD	W	t/ha	17.20
TOTAL SURFACE FUEL LOAD	w	t/ha	14.90
POTENTIAL FIRE LINE INTENSITY	I	kW/m	8580
RADIANT HEAT FLUX	q	kW/m ²	12.36
BUSHFIRE ATTACK LEVEL (AS 3959-2018)	BAL	-	BAL 12.5

DISCLAIMER: Fire-line intensity and radiant heat calculations where effective slope exceeds 20 degrees (downslope) or 15 degrees (upslope) may be unreliable. In these locations, specialist assessment is warranted.

Figure 22. The BAL calculation for the Multipurpose building based on the fire hazard posed by the vegetation to the west of the site if tree **clearing was allowed within the Road Reserve to give 29 m clearance from the new constructed wall (BAL = 12.5).**

Achieving a Low rating for either building using the BAL calculator cannot be achieved as a greater setback distance is not possible - they cannot be moved to another area.

These calculations do not consider landscape features that curtail the rate of fire spread (and therefore fire intensity). These are discussed further below.

BUSHFIRE MANAGEMENT

The Bushfire Hazard Assessment indicates that the Library & Arts building either needs to be built to a construction standard for BAL 12.5 or 19 depending on the vegetation type used in the calculator. The lower value (BAL = 12.5) is considered acceptable when additional factors are taken into consideration:

- A fire affecting this site would not reach a high intensity. Most upslope vegetation is Eucalypt woodland with a rainforest understorey. Further away, the development site is separated from the large expanse of vegetation on Mount Cook National Park by a drainage line, tracks within road reserves, and cleared land around other residential dwellings. These features all limit the rate of fire spread and thus potential fire severity at the site.
- The FFDI value used to prepare the BPA mapping for this site was 54. The more recent and detailed analysis by the Bureau of Meteorology (2019) puts Cooktown in a 'Northern Region' with other key towns such as Townsville, Ingham, Innisfail and Cairns. The FFDI for this region has only exceeded 30 twice in the 68 years of data investigated (in the 1960's). Note however that the BPA mapping has taken climate change predictions into consideration. The FFDI value of 54 gives BAL = 12.5 when applied to the calculator using notophyll forest as the vegetation variable.
- The fire risk is further reduced by Parkinson Road being well maintained and used for day to day access by service vehicles.
- Grass on the verges of Parkinson Street will need ongoing mowing to keep fuel levels low on either side of Parkinson Street.

For the Multipurpose Building, the Bushfire Hazard Assessment shows that greater protective measures will be required compared with the Library & Arts Building. The lowest BAL value that could be achieved using the calculator was 12.5. This involves clearing a small number of trees in front of the building and in the Road Reserve to provide a clearance of 29 m from the wall of the new building. Figure 23 indicates the general area of trees that would require clearing.

Note that the values obtained using the BAL calculator are very conservative and do not take landscape features into consideration. Fire spread in the vicinity of the Multipurpose building would be constrained by the drainage line immediately to the west and the drainage line midway between the Endeavour Christian College and the State school reserve (which intersects with Charles Street). Also, while the vegetation on the State school reserve is

correctly identified as woodland, there are numerous granite boulders and bare sandy soil which would slow the spread of fire. The slope of this land is 1° , less than the 2° in the immediate vicinity of the building. The scenario giving a BAL rating of 19 requires minor clearing in the school yard (i.e. 21 m to the boundary of Lot 1).

For reassurance, it is recommended that the calculated BAL level of 12.5 be applied, with approval sought to remove a small number of trees in the Road Reserve to provide 29 m of clearance from the new wall to the hazardous vegetation.



Figure 23. To achieve a BAL rating of 12.5, the trees within 29 m of the new construction will need to be removed (indicated by the red circle).

ADDITIONAL CONSIDERATIONS

In Cooktown, the annual wind is predominantly from the southeast, driven by the prevailing trade winds. However, during the winter months, winds may occasionally come from the west, and in the summer, there can be periods of northerly winds (Appendix 1). The southeast trade winds occur throughout much of the year and influence the general climate pattern of the region. Wind coming from the southeast means a fire would be travelling from Mt Cook where much of the woodland has been replaced by rainforest. This is reflected in the BPA mapping with the rainforested area on the mountain mapped as less fire prone than the adjoining woodland. Also, a fire in the reserve adjoining the multipurpose building would be burning into the wind, thus lessening its intensity. A fire driven by wind from the west would encounter obstacles such as the highway, cleared land around buildings, roads and the water supply dam (Figure 24). These factors all reduce the overall risk of wildfire at the Endeavour Christian College.

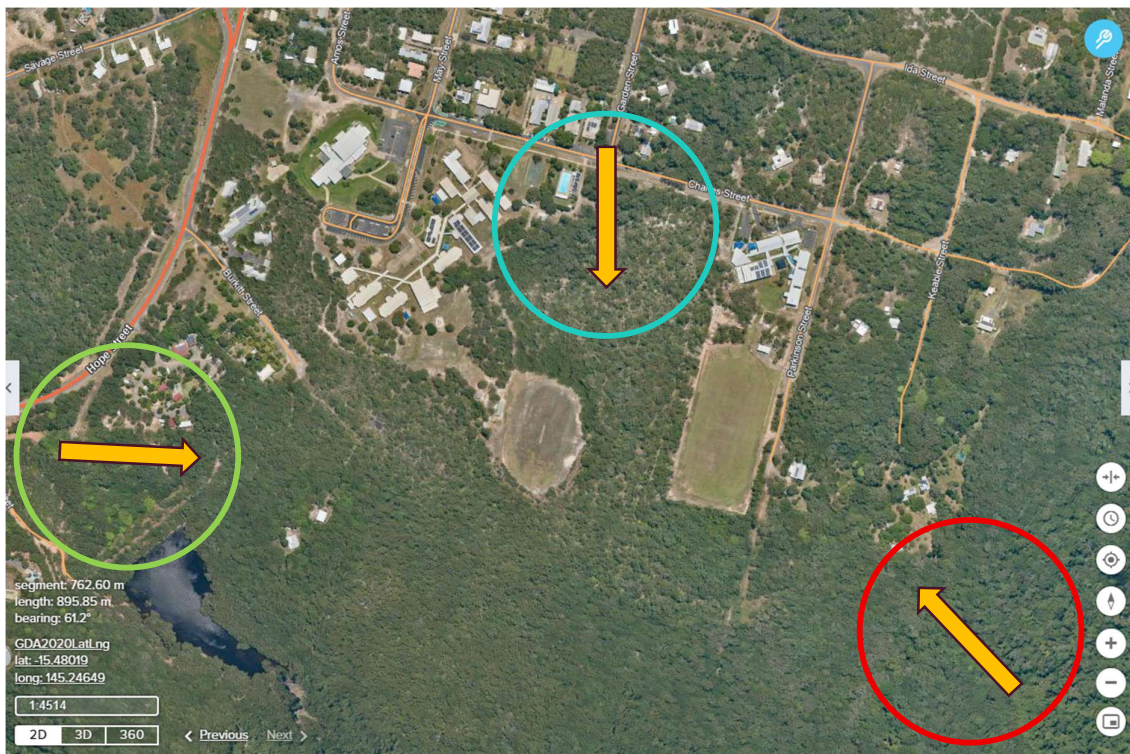


Figure 24. The development site shown in the broader landscape context, along with predominant wind directions: south easterlies most of the year (red circle), occasional westerlies in winter (green circle) and northerly wind in summer (teal circle).

ASSESSMENT OF PROJECT AGAINST STATE INTERESTS

The State Planning Policy (SPP) July 2017 defines the matters of State interest in land use planning and development. Guidance material has been prepared to support implementation of the SPP. The relevant document here is the *Natural hazards, risk and resilience - Bushfire State Planning Policy – state interest guidance material* (Queensland Government, December 2019). As the development site is within a bushfire prone area, the project was assessed against the Table of Assessment in the state interest guidance material (Table 3).

Table 3. Assessment of State interests relating to the development proposal

Performance Outcomes (PO)	Acceptable Outcomes (AO)	Site assessment
Section E Material Change of Use		
PO10 <p>Site layout achieves an acceptable or tolerable risk to people. Landscape or open space provided as part of the development:</p> <ul style="list-style-type: none"> (a) acts as a buffer between hazardous vegetation and development; and (b) does not create additional bushfire prone areas. <p>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	AO 10.1 <p>Site layout places the landscape and open spaces within the site between premises and adjacent mapped medium, high or very high potential bushfire intensity areas.</p> AO10.2 <p>This landscaping and open space comprises protective landscape treatments that:</p> <ul style="list-style-type: none"> (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens; or (b) are designed to ensure a potential available fuel load is maintained at less than 8 tonnes/hectare in aggregate and that fuel structure remains discontinuous. <p>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a normal height of 10 centimetres.</p>	Library & Arts Building <p>The building is located north of a cleared oval and adjoins a cleared Road Reserve with a bitumen road, both of which provide effective firebreaks. The road verges are regularly mowed.</p> Multipurpose Building <p>Trees on the freehold land next to the building will be cleared.</p>
PO11 <p>The development establishes evacuation areas, to achieve an acceptable or tolerable risk to people.</p>	AO11 <p>If in an isolated location, development establishes direct access to a safe assembly/evacuation area.</p> <p>Note – Guidance on identifying safe evacuation areas is contained in the QFES <i>Bushfire resilient communities</i> document.</p>	<p>The school oval provides a safe evacuation area as does Parkinson and Charles Streets.</p>

Performance Outcomes (PO)	Acceptable Outcomes (AO)	Site assessment
<p>PO12</p> <p>If on a lot of over 2000 m², where involving a new premises or an existing premises with an increase in development footprint, development:</p> <ul style="list-style-type: none"> (a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) ensures vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions. 	<p>AO12</p> <p>No acceptable outcome is prescribed.</p>	<p>The proposed Library & Arts building will adjoin Parkinson Street, a wide road with street parking. The parking is at the north end of the road providing ample opportunity for egress without impeding the movements of emergency service vehicles.</p> <p>Immediately north of the Multipurpose Building is cleared land with easy access to Charles Street.</p>
<p>PO13</p> <p>Development is located within a reticulated water supply area or includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles.</p> <p>Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.</p> <p>[Note for Local Government – information on how to provide an appropriate static water supply, may form a condition of a development approval. For further information on preferred solutions refer to the QFES <i>Bushfire resilient communities</i> document.]</p>	<p>AO13</p> <p>No acceptable outcome is prescribed.</p>	<p>There is reticulated water to the school</p>
<p>PO14</p> <p>Vulnerable uses listed in Table 7 are not established or intensified within a bushfire prone area unless:</p> <ul style="list-style-type: none"> (a) there is an overriding need in the public interest for the new or expanded service the development provides; and 	<p>AO14</p> <p>No acceptable outcome is prescribed.</p>	<p>The Endeavour Christian College is already established. The two buildings will expand their service, with the Multipurpose Building located in the existing development footprint.</p>

Performance Outcomes (PO)	Acceptable Outcomes (AO)	Site assessment
<p>(b) there are no other suitable alternative locations within the required catchment; and</p> <p>(c) site planning can appropriately mitigate the risk - for example, siting ovals for an educational establishment between the hazardous vegetation and structures.</p> <p>Note – the preparation of a bushfire management plan in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.</p>		<p>The Library & Arts Building will be a essential part of the school services, and there is no other suitable location for the building.</p> <p>Bushfire risk will be mitigated by using the appropriate BAL building requirements.</p>
<p>PO15</p> <p>Community infrastructure providing essential services listed in Table 7 are not established within a bushfire prone area unless:</p> <p>(a) there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); and</p> <p>(b) the infrastructure can function effectively during and immediately after a bushfire event.</p> <p>Note – the preparation of a bushfire management plan in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.</p>	<p>AO15</p> <p>No acceptable outcome is prescribed.</p>	<p>The Endeavour Christian College is already established. Both buildings will expand their service, with the Multipurpose building located in the existing development footprint. There are no alternative locations for the Library & Arts Building.</p> <p>Bushfire risk will be mitigated by using the appropriate BAL building requirements</p>
<p>PO16</p> <p>Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials listed in Table 7 that are hazardous in the context of bushfire to an acceptable or tolerable level.</p>	<p>AO16</p> <p>No acceptable outcome is prescribed.</p>	<p>No hazardous materials as listed in Table 7 will be stored in either the Multipurpose Building or the Library & Arts Building</p>

Performance Outcomes (PO)	Acceptable Outcomes (AO)	Site assessment
<p>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this acceptable outcome.</p> <p>Editor's note – In addition to the requirements of this code the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting.</p>		
Where involving an asset protection zone		
<p>PO 17</p> <p>Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard.</p> <p>Note – the preparation of a landscape management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this performance outcome.</p>	<p>AO17.1</p> <p>Landscaping treatments within any asset protection zone comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.</p> <p>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</p> <p>OR</p> <p>AO17.2</p> <p>Landscaping management within any asset protection zone maintains a:</p> <p>(a) potential available fuel load which is less than</p>	<p>The asset protection zone comprises a grassy school oval which is maintained in low fuel load conditions, and an adjoining council road (Parkinson Street) where the verges are mowed regularly.</p> <p>The vegetation in front of the Multipurpose Building will be cleared.</p>

Performance Outcomes (PO)	Acceptable Outcomes (AO)	Site assessment
	<p>eight tonnes/hectare in aggregate; and (b) fuel structure which is discontinuous.</p> <p>Note – the preparation of a landscape management plan undertaken in accordance with the methodology in the QFES <i>Bushfire resilient communities</i> document may assist in demonstrating compliance with this acceptable outcome.</p>	

ASSESSMENT OF PROJECT AGAINST BUSHFIRE OVERLAY CODE

The proposed development has been assessed against the Bushfire Hazard Overlay code, with results presented in Table 4.

Table 4. Assessment of the development proposal against the Bushfire Hazard Overlay code in the Cook Shire Planning Scheme

Performance outcomes	Acceptable outcomes	Response
Section 1 - For accepted and assessable development		
Safety		
PO1 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.	AO1.1 Development is located wholly outside of an area mapped as Bushfire Hazard Area and Potential Impact Buffers on OM2 – Bushfire Hazard Overlay Map. Or AO1.2 Development is located wholly or partly within an area mapped as a Bushfire Hazard Area and/or Potential Impact Buffers and the applicant has completed the 'Bushfire Hazard Checklist' in Bushfire Hazard Analysis Planning Scheme Policy confirming the development will be located in an area with a Low or Very Low Bushfire Hazard Rating. 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 AO1.2 The development is located within a bushfire hazard area, but risks will be mitigated by clearing the vegetation immediately in front of the Multipurpose Building and constructing buildings to the BAL levels determined by the bushfire risk assessment.
PO2 Landscaping does not increase the potential bushfire risk.	AO2.1 Landscaping uses species that are less likely to exacerbate a bushfire event, and does not increase fuel loads in separation areas	Complies with AO2.1 Landscaping proposed for the development will not use flammable species containing volatile oils, as listed in the SC6.3 Landscaping Planning Scheme Policy.
PO3 The risk of bushfire and the need to mitigate that risk is balanced against the impacts on natural	AO3.1 Bushfire risk mitigation treatments do not involve vegetation clearing within an area identified on	Complies with AO3.1 The proposal involves clearing some native vegetation on the school's

Performance outcomes	Acceptable outcomes	Response
processes and the protective function of landforms and/or vegetation.	OM1 – Biodiversity Overlay Map.	freehold land and potentially in the adjoining Road Reserve on the western side. Trees on the eastern side of Lot 1 will be cleared for car parking.
Private water supply – in areas with no water reticulation		
PO4 The development provides adequate water supply for fire fighting purposes, safely located and freely accessible for fire fighting purposes at all times.	AO4.1 A water tank is provided within 10 metres of each building (other than a Class 10 building) which: (a) Is either below ground or of non-flammable construction; and (b) Provides the following capacities exclusively for fire fighting purposes: (i) 10KL for residential buildings; (ii) 45KL for industrial buildings; (iii) 20KL for other buildings; and (c) Minimum pressure and flow of 10L per second at 200kPa; and (d) Fitted with a 50mm male camlock or, if underground, an access hole of a minimum 200mm to accommodate suction lines; and (e) Includes a hardstand area allowing a 15 tonne fire appliance access within 6 metres of the tank; Or AO4.2 The property contains (a) Storage in an accessible location such as a dam or swimming pool installed upon construction of the dwelling.	AO4.1 and AO4.2 are not applicable Not applicable; there is reticulated water available to the existing school buildings.
Private water supply – in areas with water reticulation		
PO5 The water supply must be reliable and have sufficient flow and pressure requirements for fire fighting purposes at all times.	AO5.1 Reticulated water supply is provided in accordance with FNQROC	Complies with AO5.1 Reticulated water supply is available to the Endeavour Christian College in accordance with the standards prescribed in the FNQROC Development Manual D6 Water Reticulation, Version No.

Performance outcomes	Acceptable outcomes	Response
		03/17. Two fire hydrants are present in the vicinity of the school, with one hydrant being on council land and the other within the school grounds.
Section 2 - For assessable development		
Firebreaks and vehicular access for Reconfiguring a Lot applications		
PO6 Firebreaks and roads must: (a) Enable access for fire fighters, residents and equipment; (b) Mitigate against fire hazard by slowing a fire's rate of spread.	<p>AO6.1 The subdivision design incorporates a firebreak and vehicular access that:</p> <p>(a) Is located between the perimeter boundary of the lots and proposed house sites; and (b) has a minimum cleared width of 6 metres; and</p> <p>(c) A maximum gradient of 16% with adequate drainage to prevent soil erosion and minimise ongoing maintenance; and</p> <p>(d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines.</p> <p>And</p> <p>AO6.2 Private driveways:</p> <p>(a) Have a maximum length of length of 60m from the street to the building; and</p> <p>(b) Do not exceed a gradient of 12.5%; and</p> <p>(c) Have a minimum width of 3.5 metres; and</p> <p>(d) Have a minimum of 4.8 metres vertical clearance; and</p> <p>(e) Serve no more than 3 dwellings or buildings.</p> <p>And</p> <p>AO6.3 Road design is capable of providing access for fire fighting and emergency vehicles in accordance with the FNQROC.</p> <p>And</p>	<p>Complies with AO6.1</p> <p>Note the Lot is not being reconfigured. However, Parkinson Street provides adequate access for fire fighters and equipment to the Library & Arts Building area. The unformed Road Reserve on the western boundary will have some clearing to give a total of 29 m clearance from any newly constructed wall of the Multipurpose Building. Clearing on the freehold land will also give fire fighters direct access to the building.</p> <p>Regarding AO6.6, a turning area has not been included at this stage as this may require additional clearing in the Road Reserve, which will be at the discretion of Cook Shire Council.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>A06.4 Vehicular links are provided along the firebreak either to existing firebreaks or roads, and these links are designed to suit topography, fire fighter safety and access to water supplies. And</p> <p>A06.5 The firebreak and/or road has vehicle access at both ends to either another firebreak or road. Or</p> <p>A06.6 A turning circle, or 'T' or 'Y' shaped turning bay, is provided at the end of the firebreak/road, provided it is of sufficient size for the turning of a fire fighting vehicle. And</p> <p>A06.7 The firebreak provides areas for vehicles to pass or turn at intervals of not more than 400 metres and with a maximum grade of 5% (1 in 20). And</p> <p>A06.8 Firebreaks/vehicle access located on private land have an access easement granted in favour of Council and fire brigades.</p>	
Land use		
<p>P07 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.</p>	<p>A07.1 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. Or</p> <p>A07.2 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</p>	<p>Complies with A07.2</p> <p>The bushfire risk will be minimized by clearing a small number of trees in the immediate vicinity for the carpark, Library & Arts Building, and to achieve appropriate BAL ratings for the Multipurpose Building. Both buildings have access to low hazard evacuation routes.</p>

Performance outcomes	Acceptable outcomes	Response
	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 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.	
PO8 Development involving hazardous materials manufactured or stored in bulk does not create an increase in risk of bushfire hazard.	AO8.1 The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard area.	Not applicable, no storage of hazardous material is proposed

SUMMARY

The Statewide bush fire prone area mapping places the project site in an area of high potential bushfire intensity based on the maximum potential fuel load of the mapped vegetation (1:100 000 scale regional ecosystem mapping), slope (derived from a digital elevation model using 25 m x 25 m pixel radar) and a fire weather severity rating (from historical and predicted climate change data). This result triggered the requirement for a Bushfire Hazard Assessment of the site.

The field inspection showed that the open Eucalyptus woodland had not burnt in many years and rainforest species were establishing in the understorey. These species lessen fire intensity as woodlands transition into rainforest. On-site measurements of slope showed the site to accurately represented by values given in the BPA map layer. Finally, when surrounding landscape factors are taken into consideration, the result for the Bushfire Attack Level calculations are considered conservative. That is, a higher score was obtained when including the variables of slope, vegetation and climate within the calculator, but when considered in the broader context, these scores would be lower.

The project can comply with the Bushfire Hazard Overlay code of the Cook Shire Council Planning Scheme:

- There is sufficient access for fire fighters and vehicles to move between assets and nearby vegetation

- The water supply is adequate – reticulated water is available at the existing school
- Landscaping with species of low flammability, on-going mowing of the premises, and controlling guinea grass will maintain low fuel loads in the area
- Only non-hazardous material will be stored on site
- It is anticipated that the infrastructure will be able to function effectively during and immediately after a bushfire event, given the hardened surfaces around the school, mowed lawn areas and availability of reticulated water.

REFERENCES

Australian Government, Bureau of Meteorology 2019, Report. *Changes to Fire Weather in Queensland*.

State of Queensland, December 2019. Report published by the Department of State Development, Manufacturing, Infrastructure and Planning. *Natural hazards, risk and resilience – Bushfire*.

State of Queensland, October 2019. Published by Queensland Fire and Emergency Services. *Bushfire resilient communities*.

Queensland Parks and Wildlife Service (QPWS) Enhanced Fire Management Team; The State of Queensland Department of National Parks, Recreation, Sport and Racing 2012. *Planned Burn Guidelines*.

APPENDIX 1: AVERAGE MONTHLY WIND DIRECTION RECORDS FOR COOKTOWN

Records by month show predominant wind comes from the southeast most of the year.

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

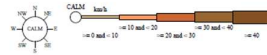
Custom times selected, refer to attached note for details

COOKTOWN POST OFFICE

Site No: 031018 - Opened Jan 1974 - Closed Dec 1987 - Latitude: -15.4532° - Longitude: 145.22° - Elevation 6m

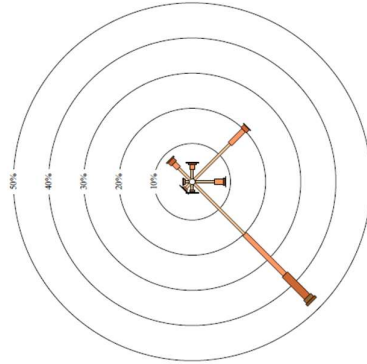
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Jan
976 Total Observations

Calm 4%



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TC2MONTH Page 1

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

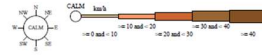
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COOKTOWN POST OFFICE

Site No: 031018 - Opened Jan 1974 - Closed Dec 1987 - Latitude: -15.4532° - Longitude: 145.22° - Elevation 6m

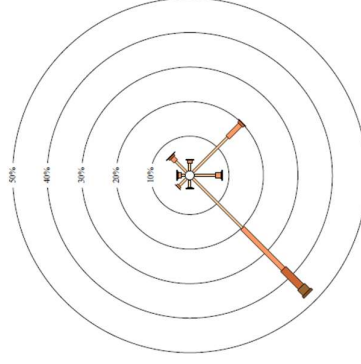
An asterisk (*) indicates that calm is less than 0.5%.

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3 pm Feb
856 Total Observations

Calm 7%



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TC2MONTH Page 1

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

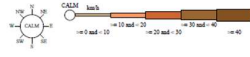
Custom times selected, refer to attached note for details

COOKTOWN POST OFFICE

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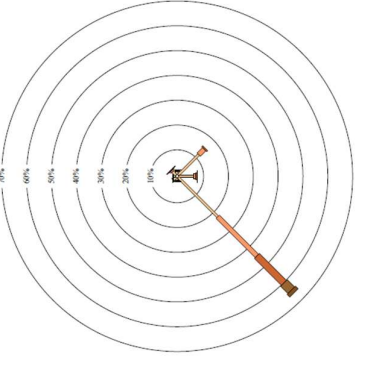
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Mar
944 Total Observations

Calm 3%



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TC2MONTH Page 1

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

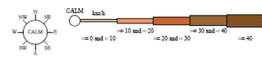
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COOKTOWN POST OFFICE

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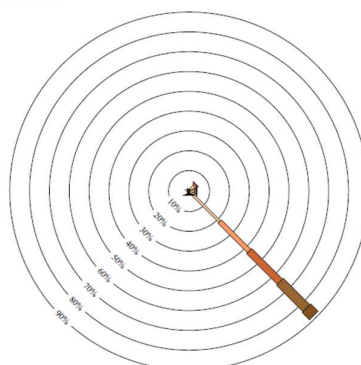
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Apr
906 Total Observations

Calm 1%



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TC2MONTH Page 1

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

Custom times selected, refer to attached note for details

COOKTOWN POST OFFICE

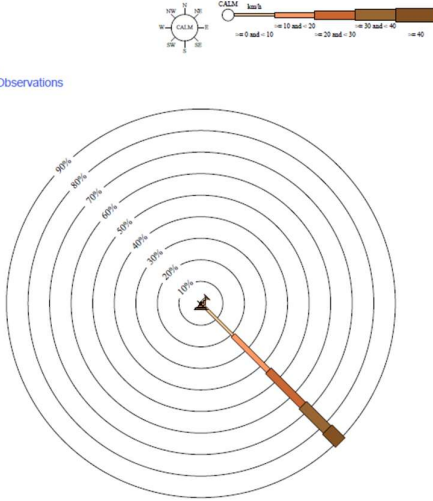
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An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.

3 pm May
930 Total Observations

Calm 1%



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TCZMONTH Page 1

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

Custom times selected, refer to attached note for details

COOKTOWN POST OFFICE

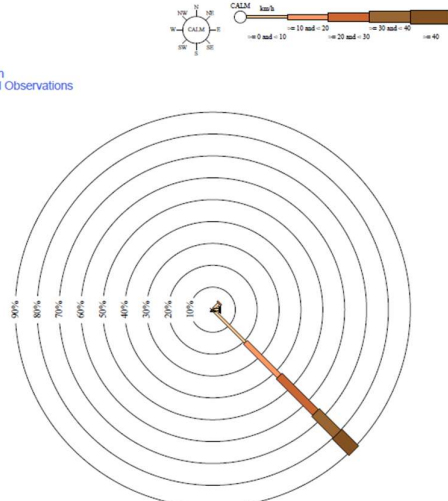
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An asterisk (*) indicates that calm is less than 0.5%.

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3 pm Jun
876 Total Observations

Calm 1%



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Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

Custom times selected, refer to attached note for details

COOKTOWN POST OFFICE

Site No: 031016 - Opened Jan 1974 - Closed Dec 1987 - Latitude: -15.4633° - Longitude: 145.23° - Elevation 6m

An asterisk (*) indicates that calm is less than 0.5%.

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3 pm Jul
915 Total Observations

Calm 1%



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TCZMONTH Page 1

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

Custom times selected, refer to attached note for details

COOKTOWN POST OFFICE

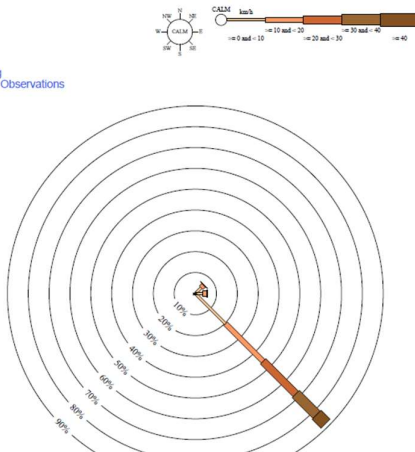
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An asterisk (*) indicates that calm is less than 0.5%.

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3 pm Aug
910 Total Observations

Calm *



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TCZMONTH Page 1

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

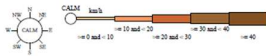
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COOKTOWN POST OFFICE

Site No: 021016 - Opened Jan 1953 - Closed Dec 1987 - Latitude: -15.4633° - Longitude: 145.22° - Elevation 6m

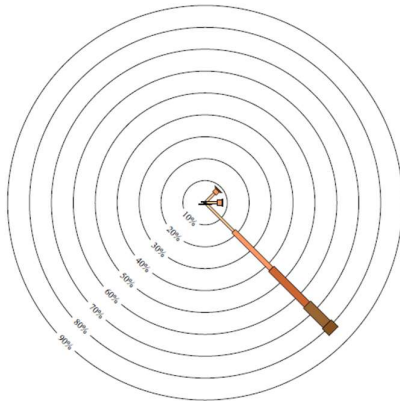
An asterisk (*) indicates that calm is less than 0.5%.

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3 pm Sep
879 Total Observations

Calm *



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TTCMONTH Page 1

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

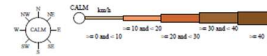
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COOKTOWN POST OFFICE

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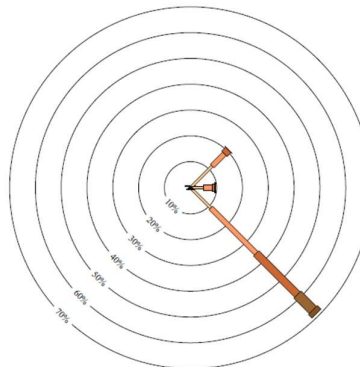
An asterisk (*) indicates that calm is less than 0.5%.

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3 pm Oct
914 Total Observations

Calm *



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TTCMONTH Page 1

Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

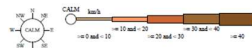
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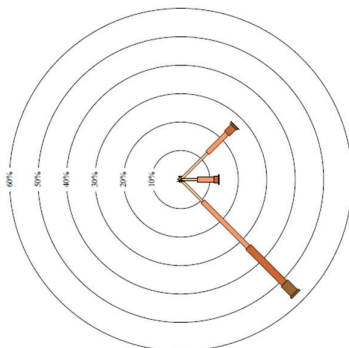
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Nov
860 Total Observations

Calm 1%



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Rose of Wind direction versus Wind speed in km/h (01 Jan 1953 to 03 Jul 1987)

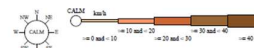
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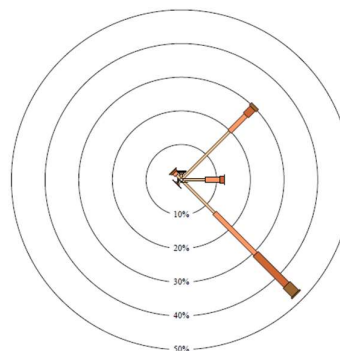
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Dec
911 Total Observations

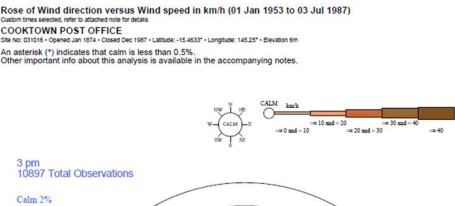
Calm 2%



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TTCMONTH Page 1

Annual predominant wind direction:



Endeavour Christian College, Cooktown, **Development Impacts**

Botanical Matters of State and National Environmental
Significance (MSES and MNES)

September 2025



Endeavour Christian College, taken from east of equipment shed looking NNE along Parkinson Street
(Photo: Andrew Ford)

"I certify that:

- a. I have adhered to all statutory requirements and flora survey guideline requirements; and
- b. In the area surveyed **I have not found plants** (as detailed in this report) that are currently listed as extinct, extinct in the wild, critically endangered, endangered, vulnerable or near threatened in the Nature Conservation (Plants) Regulation 2020; and
- c. The flora survey report is an accurate and full account of the flora survey."

Signed: **Andrew James Ford, 10 September 2025.**

Introduction

Endeavour Christian College is a relatively new school in Cooktown, with inaugural classes opening in 2012. A very detailed report by Biotropica (May 2020) outlined the ecological values of the multiple cadastral lots associated with a clearing application for further development to the south south-west of the original infrastructure/educational buildings (Map 1). Associated with the application was a Protected Plants Flora Survey undertaken by Biotropica (February 2020). The only Threatened Plants found during that survey were outside of the CIA (Clearing Impact Area). Furthermore, at the time the only Threatened Species recorded was *Myrmecodia beccarii* (an Ant Plant), which is epiphytic (growing on trees). The Development Application for clearing was granted on 13 May 2020.

A new Development Application for the construction of a Library and Arts Building and to comply with bushfire mitigation near the Multi-Purpose Centre requires an updated Threatened Species Flora survey as there has been changes in the Matters of State Environmental Significance (Nature Conservation Act).

Due to above mentioned potential botanical values of the area, a flora survey was conducted to determine if any Matters of National or State Environmental Significance will be affected by the proposed works, and if any mitigation or remedial actions need to be considered.

Method

a. On the 13th of August 2025, the area to be affected was inspected by:

- Andrew Ford – Botanist – Firescape Science Subcontractor

The area of vegetation to be impacted was investigated for the presence of Threatened Flora Species. Although this is a specific protected plant survey, it was not necessary to undertake a similar search in the (100m) buffer zone, as is usually the case (see [NCS/2016/2534 Flora survey guideline](#) Accessed 19 August 2025). Andrew Ford recorded all species encountered at the potential impact area, and extended into the immediate adjacent areas which are highly likely to be affected by the construction's footprint. The total area assessed at the Library area was approximately 0.15 ha (Fig 1).



Figure 1. Google Earth Imagery of site. Left image taken 2022. Central image taken 2024. The Right image shows the proposed Library and Arts Building (areas in yellow) and Multi-Purpose Centre (area in pink).

- b. Following the bushfire hazard assessment, from Firescape Science, it became clear that a small number of trees and plants immediately to the south-west of the Multi-Purpose Centre need to be removed due to proximity to the outside wall of the building. This area was not included in the original assessment, however local staff at Endeavour Christian College took a large number of photos of the vegetation and plants, enabling remote access for identification purposes. The photos clearly show three additional species that were not recorded near the Library proposal, viz. *Alstonia actinophylla*, *Lithomyrtus obtusa* and *Acacia simsii*. Neither of these species are significant. The vegetation is degraded and is clearly the same as at the Library area. See figure 6.

Findings

The results of the searches within the proposed impact area at Endeavour Christian College, Cooktown) **failed to expose any matters of National or State Environmental Significance**. None of the remnant vegetation complies with any current EPBC listed Threatened Ecological Communities. A specimen-backed Wildnet search revealed six species within a 10km radius of the School. The rationale for their non-occurrence during the survey is given in Table 1.

There are at least three plants of *Cycas media* (Cycad) (Special Least Concern) either within or just outside the impact area. It is suggested that these plants be re-located to a suitable site/garden area within the school grounds.

A Protected Plants Clearance Permit is not required.

The time taken to record all species and search for Threatened Species is presented at Figure 2 from an iPhone application (GPS Kit), viz. 1:01:28 hrs, during which 140 GPS recordings took place to generate the meander.



Figure 2. Left image taken from Development Application, showing proposed area of impact (yellow). Right image shows the actual meander undertaken to search for Threatened Species and record all species present.

Vegetation Description and Species Presence

The species recorded for the site is presented separately at Appendix 1. Nomenclature follows; Bean, A.R. (2021) *Census of the Queensland Flora 2021*. Brisbane: Queensland Department of Environment and Science.

Regional Ecosystem mapping from the Biotropica (May 2020) report is still current. The small area to be impacted would be included in RE 7.12.53, which is described as: “*Corymbia clarksoniana* (Clarkson's bloodwood) +/- *C. tessellaris* (Moreton Bay ash), +/- *Eucalyptus drepanophylla* (ironbark) +/- *C. intermedia* (pink bloodwood) open forest to woodland, or *E. drepanophylla* woodland. Lowlands, foothills and uplands on granite and rhyolite, of the dry to moist rainfall zone.” (<https://apps.des.qld.gov.au/regional-ecosystems/details/?re=7.12.53> accessed 19 August 2025). This RE is classed as ‘Least Concern’ under the Qld Vegetation Management Act and ‘No Concern’ at the Biodiversity Status level.

The most dominant trees in the impact area are *Eucalyptus brassiana* and *Corymbia nesophila*. Neither of these species are mentioned in the RE description. Both of these species are more common in Cape York Peninsula Bioregion vegetation descriptions, and rare to absent from Wet Tropics Regional Ecosystem descriptions.

The potential impacted area at Endeavour Christian College is best described as a **degraded or disturbed woodland** (see Figures 3-5.), assumingly due to previous works and/or damage sustained during and after Cyclone Jasper (December 2023). The soil is derived from granite, with surface rocks evident. Canopy species are: *Eucalyptus brassiana*, *Corymbia nesophila* and *Eucalyptus crebra*. There is a very low to high density of shrubs and small rainforest trees, reflecting past low fire frequencies and current disturbances: *Atractocarpus sessilis*, *Exocarpos latifolius*, *Santalum lanceolatum*, *Clerodendrum floribundum*, *Alyxia spicata* and *Cyclophyllum maritimum*. The ground is very disturbed overall and contains: *Eriachne pallescens*, *Imperata cylindrica*, *Cymbopogon refractus*, *Synostemon podonzanae* and many exotic weeds. For comparison, see figure 7 and 8 for intact and remnant vegetation corresponding to 7.12.53, taken from adjacent areas to the potential footprint.



Figure 3. North-east end of impact area, note disturbed ground layer. Two *Corymbia nesophila* trees in foreground. Note the *Cycas media* (Special Least Concern) plants in the background right and foreground frond/leaf left.

Table 1. Summary findings for potential MNES and MSES Flora Species from specimen-backed Wildnet Search for Endeavour College. (<https://www.qld.gov.au/environment/plants-animals/species-information/wildnet>)

Species	MSES	MNES	Presence	Rationale
<i>Acacia solenota</i>	E		Absent	Unsuitable habitat. Sand dunes.
<i>Eulophia zollingeri</i>	E		Absent	Depauperate suitable habitat.
<i>Livistona concinna</i>	NT		Absent	Unsuitable habitat. Swampy areas.
<i>Randia audasii</i>	NT		Absent	Unsuitable habitat. Rainforest only.
<i>Dendrobium bigibbum</i>	V	V	Absent	Unsuitable habitat. Vine thickets predominantly.
<i>Myrmecodia beccarii</i>	V	V	Absent	Unsuitable habitat. Occurs nearby on <i>Melaleuca</i> . There is a <i>Melaleuca leucadendra</i> north of the MPC impact area, but this tree does not have any Ant Plants on it.



Figure 4. Taken from western edge of shed looking north-east. The smooth-topped trees are *Eucalyptus brassiana*.



Figure 5. Taken from eastern edge of shed looking north-east to where the dominant Library and Arts Building is to be built. The ground layer consists of predominantly weed species and the understory is mostly absent.



Figure 6. Left image from Google Earth 2024, with the area to be cleared within the red circle west of the Multi-Purpose Centre. Right image (supplied by Endeavour Christian College), degraded vegetation to be cleared west of the MPC wall. The two trees are both *Corymbia nesophila*.



Figure 7. Intact and remnant RE 7.12.53, taken immediately west of the impact area within the school's ground. Note the dense and tall shrub layer, due to a reduction in fire frequency and lack of general disturbances.



Figure 8. Intact and remnant RE 7.12.53, taken from immediately east of Parkinson Road, just east of the impact area. Note the dense and tall shrub layer, due to a reduction in fire frequency. Many of the plants are rainforest elements colonising from the adjoining RE 7.12.11c.

References

Bean, A.R. (2021) *Census of the Queensland Flora 2021*. Brisbane: Queensland Department of Environment and Science.

Biotropica (February 2020) *Protected Plants Flora Survey Report: Endeavour Christian College, Cooktown*.

Biotropica (May 2020) *Ecological Values Report: Endeavour Christian College, Cooktown*. Appendix 5.

Appendix 1. Plant species list from Endeavour Christian College Library and Arts Building proposed impact area. (* denotes exotic species.)

Taxon	Taxon
Acacia auriculiformis	Planchonella pohlmanniana
Acacia crassicaarpa	Platyserium hillii
Acacia flavescens	Psychotria polioSTEMMA
Acacia polystachya	Santalum lanceolatum
Adenantha abrosperma	Schelhammera multiflora
Alysicarpus ovalifolius	Scleria sphacelata
Alyxia spicata	Smilax sp. aff. elliptica
Aristolochia pubera	Spermacoce sp.
Atractocarpus sessilis	Synostemon podonzanae
Buchanania arborescens	Tabernaemontana pandacaqui
Canarium australianum	Tephrosia sp.
Carallia brachiata	Toechima daemelianum
Cassytha filiformis	Tricoryne elatior
Chionanthus ramiflorus	Vandasina retusa
Clerodendrum floribundum	Xylomelum scottianum
Corymbia nesophila	
Crotalaria brevis	
Cyanthillium cinereum	
Cycas media	
Cyclophyllum maritimum	*Calopogonium mucunoides
Cymbopogon refractus	*Cenchrus pedicellatus
Deplanchea tetraphylla	*Chamaecrista rotundifolia
Elaeocarpus arnhemicus	*Chloris inflata
Eragrostis sp.	*Crotalaria goreensis
Eriachne pallescens	*Elephantopus scaber
Erythrophleum chlorostachys	*Lantana camara
Eucalyptus brassiana	*Macroptilium atropurpureum
Eucalyptus crebra	*Macroptilium lathyroides
Eustrephus latifolius	*Melinus repens
Exocarpos latifolius	*Mesosphaerum suaveolens
Glochidion lobocarpum	*Mimosa pudica
Grevillea glauca	*Pasiflora foetida
Guioa acutifolia	*Passiflora suberosa
Heptapleurum actinophyllum	*Praxelis clematidea
Hibiscus meraukensis	*Richardia brasiliensis
Imperata cylindrica	*Stachytarpheta jamaicensis
Jagera pseudorhus	*Stylosanthes scabra
Lomandra sp.	*Themeda quadrivalvis
Lophostemon suaveolens	*Tridax procumbens
Macaranga tanarius	
Mallotus ficifolius	
Melaleuca nervosa	
Microstachys chamaelae	
Pandorea pandorana	
Parinari nonda	
Parsonsia velutina	
Persoonia falcata	
Pimelea cornucopiae	
Pittosporum tinifolium	

David Klye RPEQ 22054
Local Government Engineer
River Engineer

jabiru@outlook.com 0419 132 777

14/10/2025

Inspection of Endeavour Community College on site storm water drainage

An inspection of the Endeavour Community College stormwater drainage system was undertaken at 3:00 pm on 26/08/2025 at the request of Andrew Lennox of Cristian Community Ministries.

Purpose

Mr Lennox advised that significant works are proposed for the site including the construction of a new library and arts building and redevelopment of open play space at the college. Mr Lennox requested a review and opinion on improving storm water drainage on site which could be undertaken concurrently with the proposed works to enhance stormwater management for the site.

The site

The site is relatively steep. The buildings with near flat concrete external foot paths are close to embankment cuttings. The embankments are of the order of 1.5 – 2.0 m high with slopes in the order of 1:3. Small grated stormwater trenches have been installed between the concrete footpaths and the embankments to accommodate low flows and the tails of stormwater discharge hydrographs.

Several staff were asked about their experience of stormwater coming into buildings and into the library in particular. The staff reported that they had worked there for two years (this includes the occurrence of cyclone Jasper) and they said that they were not aware of a particular flooding issue with buildings.

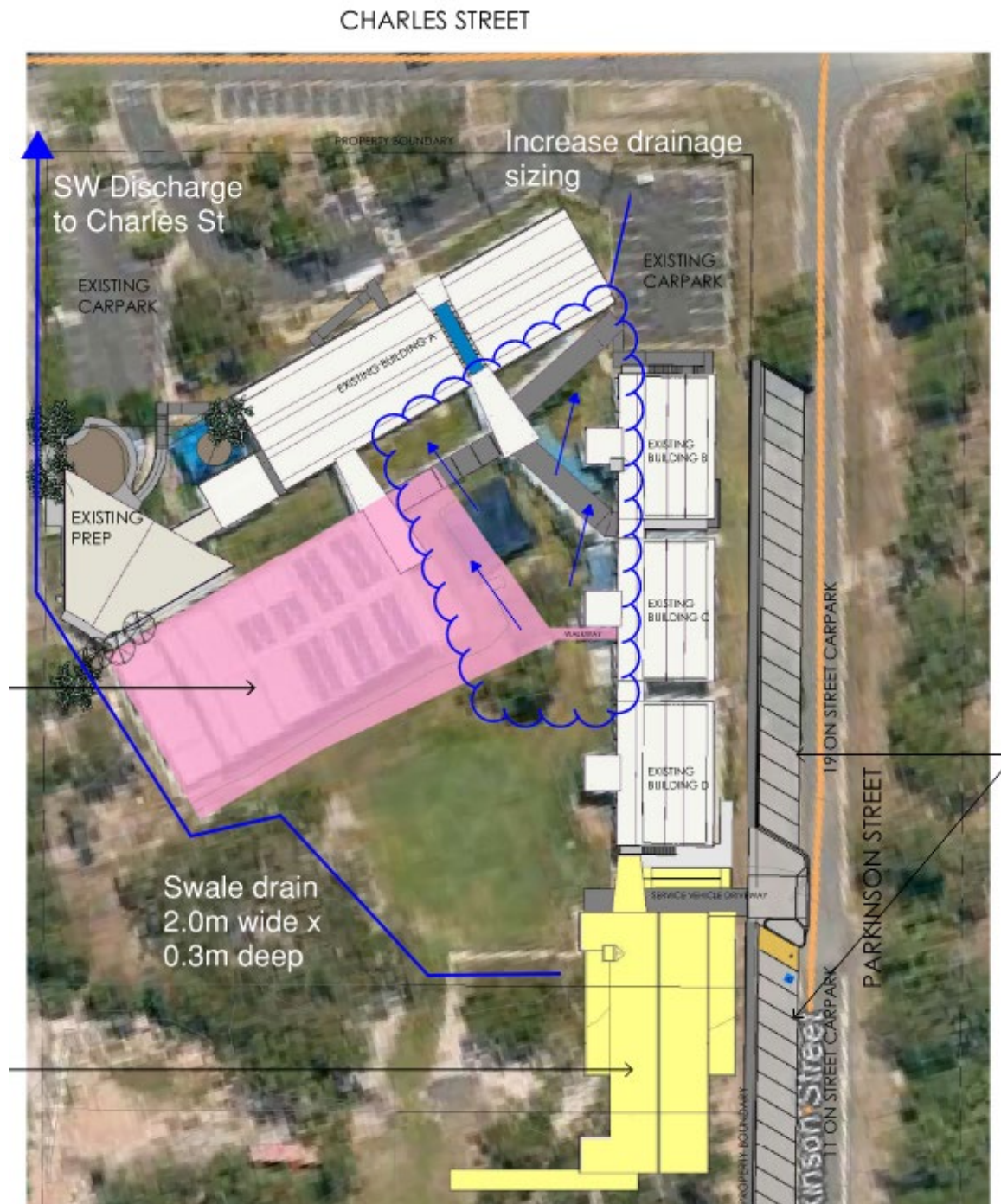
Community College drainage

The following opportunities have been identified to improve the on-site stormwater drainage system;

Some surface flow stormwater can be turned away from the existing buildings by extending the existing spoon drain upstream from the south side of the ballcourt building to the western side of the proposed new building. This could be constructed as a wide, shallow grass swale to suit the play space. The drain should also to be extended downstream from the southern corner of the ballcourt building to discharge north along the road reserve at the western extent of the property. Note that this is a Council managed road reserve. This proposal was canvassed with Council during a meeting with Infrastructure staff on 28/8/25. Council's response was that this should be permissible but will require excavation and reshaping of the table drain in Charles Street between the college and the floodway in Charles Street (a distance of about 75 m). An initial concept of the on site drain location is shown in the sketch image below.

The blue arrows (proposed overland flow directions) shown on the image below point towards two small (approximately 100 mm x 100 mm) grated open drains. To improve storm flow performance,

these drains could be replaced with larger grated drains (approx. 300 mm x 300 mm) with the downstream drains upgraded to suit.



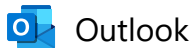
Base plan provided by Alpha Architects.

David Klye RPEQ CPEng

Consultant Engineer

Cooktown Queensland

0419132777



RE: Request for SARA Advice - Potential State referral matters for Addition of facilities to Educational Establishment (School), Cooktown

From Javier SAMANES <Javier.Samanes@dsdip.qld.gov.au>

Date Mon 13/10/25 2:00 PM

To Andrew Lennox <andrew.lennox@ccmschools.edu.au>

You don't often get email from javier.samanes@dsdip.qld.gov.au. [Learn why this is important](#)

Hi Andrew,

Based on the details you've provided in your email, I can confirm the following in regard to referral triggers to SARA:

1. Clearing native vegetation: Referral for the clearing of native vegetation is not relevant as the Material Change of Use related to a lot that is less than 5ha.
2. Development impacting on state transport corridors: As per the details you have shared (word description in the absence of any design plans), referral is not relevant. This is based on the proposal not resulting in an extension to an educational establishment that will accommodate an extra 100 students.

Let me know if you require anything further.

Javier Samanes

Manager, Far North Queensland

Planning Services, Planning Group

Department of State Development, Infrastructure and Planning

P 4037 3237 **M** 0499 968 720

Ground Floor, Ports North Building

Cnr Grafton and Hartley Streets, Cairns



From: Andrew Lennox <andrew.lennox@ccmschools.edu.au>

Sent: Friday, 10 October 2025 4:32 PM

To: CairnsSARA <CairnsSARA@dsdilgp.qld.gov.au>

Subject: Request for SARA Advice - Potential State referral matters for Addition of facilities to Educational Establishment (School), Cooktown

Good afternoon,

We have been advised by Cook Shire Council to seek SARA's advice on any potential State referral matters for a Material change of use application to add facilities to an existing Educational Establishment (School) - Endeavour Christian College, 12 Charles Street, Cooktown (Lot 1 SP324984). This school is owned and operated by Christian Community Ministries.

The proposed buildings are a new Library and Arts building and the conversion of an existing covered ball court to an enclosed Multipurpose Centre, and the addition of carparking and works to Parkinson Street, as shown on the attached plans. There is a small area of clearing associated with both buildings.

Our review of the *Planning Regulation 2017* shows that the proposed development for Material Change of Use does not require referral to SARA, however we seek SARA's review of the following rationale and confirmation that referral is not triggered.

Vegetation Clearing

The Development Assessment Mapping System (DAMS) shows that the whole site is mapped as Regulated Vegetation - Category B and Essential Habitat. Potential referral to SARA is triggered by Schedule 10, Part 3 of the Regulation for the clearing of native vegetation.

Clearing of native vegetation that will be required to establish the new facilities can comply with the requirements for exempt clearing work as per Schedule 21, Part 1, Item 1(1)(b) of the Regulation if it is undertaken under a development approval for a material change of use that relates to a lot of less than 5ha and for which a local government is the assessment manager. The site of the proposed development is 3.699 Ha, and the assessment manager is Cook Shire Council.

The proposed clearing of vegetation will only be undertaken once a development approval for Material Change of Use is in place and the clearing is therefore Exempt clearing work under Schedule 21 and referral to SARA is not required.

State Transport Infrastructure

Potential referral to SARA is triggered by Schedule 10, Part 9, Division 4 of the Regulation as an Educational establishment is a purpose stated in Schedule 20 of the Regulation. As per Schedule 20, referral is only triggered if the extension to the Educational establishment is likely to accommodate an extra 100 students. The current approved maximum number of students on site is 210 and with the addition of these facilities, this maximum will increase to 250 students. As this increase is well under 100 students, referral to SARA is not required.

Please don't hesitate to contact me if you require any clarification. We look forward to receiving your advice.

Regards,

Andrew Lennox | Development Manager
CCM Office | Groves Place | Kingston QLD 4114
PO Box 147 | Kingston QLD 4114

07 3827 6503 | 0438 761 619

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6.2.7 Community facilities zone code

6.2.7.3 Criteria for assessment

Table 6.7—Accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	Response
Section 1 For accepted development subject to requirements and assessable development		
Built Form		
PO1 The scale and height of buildings and structures is consistent with the built form of the neighbourhood.	AO1.1 Building height does not exceed 8.5m. And AO1.2 Site cover does not exceed 50%.	<p>Complies with PO1</p> <p>The height of the Ball Court to become Multipurpose Centre will not change and will not exceed 8.5m.</p> <p>The height of the Library and Arts building will exceed 8.5m however, due to the substantial rise in ground level from north to south on the site where the building is proposed parallel to Parkinson Street. At the southern end near the oval, where the ground level is higher, the building will be two-storeys and a maximum of 8.5m high, while at the northern end, the building will be three-storeys and 11.5m high.</p> <p>Given the location of the building, starting at about 110m south of Charles Street and the sparse nature of the surrounding development, the building will not be inconsistent with the built form of the school site.</p> <p>Complies with AO1.2</p> <p>Site cover will not exceed 50%. The proposed addition of the Library and Arts building and slight expansion to the footprint of the Ball Court to become Multipurpose Centre will mean the site cover remains well under 50%.</p>
Siting		
PO2 Buildings and structures are sited to complement the	AO2.1 Buildings or structures are setback at least 6m from	Complies with AO2.1 and AO2.2

character or the area, minimise impacts on adjoining properties and contribute to a pleasant streetscape.	<p>the primary street frontage.</p> <p>And</p> <p>AO2.2 Buildings or structures are setback at least 3m from all other boundaries.</p> <p>And</p> <p>AO2.3 A minimum 10% of the site area is to be landscaped to the standard specified in the Landscaping Planning Scheme Policy and this includes a 2m landscape strip along all street frontages (excluding access/egress points).</p> <p>And</p> <p>AO2.4 Where the adjoining premises is in the Low Density Residential, Medium Density Residential or Mixed-Use Zones, the proposed development provides the following along the common boundary:</p> <p>(a) A solid 1.8m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious; and</p> <p>(b) A 2m boundary clearance which includes a 2m wide landscaped buffer provided along the boundary and maintained to the minimum standard specified in the Landscaping Planning Scheme Policy.</p> <p>And</p> <p>AO2.5 Buildings and structures are setback 20m from any wetland or waterway and no clearing occurs within this setback.</p>	<p>The proposed Library and Arts building is set a long way back from Charles Street and is over 3m from the boundary with Parkinson Street.</p> <p>Complies with AO2.3 A minimum 10% of the site area is to be landscaped in a style that is consistent with the existing landscape.</p> <p>AO2.4 is not applicable There are no premises adjoining the subject site zoned Low Density Residential, Medium Density Residential or Mixed-Use zones.</p> <p>AO2.5 is not applicable The subject site is not within 20m from any wetland or waterway.</p>
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Section 2 For accepted development subject to requirements and assessable development

Design

<p>PO3 The design of buildings:</p> <p>(a) is in keeping with the intended character of the area;</p> <p>(b) incorporates Crime Prevention Through Environmental Design (CPTED)</p>	<p>AO3.1 New buildings and structures are designed to:</p> <p>(a) Address the street with windows, doors and balconies fronting the street;</p> <p>(b) Use eaves and overhangs;</p>	<p>Complies with AO3.1 The East Elevation of Appendix 3 shows that the Library and Arts building will address Parkinson Street through the provision of windows and an Undercroft and gap between</p>
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through casual surveillance to all street frontages; and (c) creates a safe environment for residents, visitors, pedestrians and vehicle movements.	(c) Ensure internal car parking spaces are capable of surveillance; (d) Complement the intended character of the area. And A03.2 All vehicles are able to enter and exit the site in a forward gear.	the new and existing building, which creates a vista into the green heart of the site. Complies with A03.2 No changes are proposed to the existing car parking areas in the site, where vehicles can enter and exit the site in a forward gear.
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 A commercial waste bin storage area is provided at the front of the site (i.e. between buildings and the street frontage) and screened from the street frontage and side boundaries with a solid 1.8 m high fence (for example timber paling, masonry, brick, metal cladding with neutral finishes) that is 100% impervious.	Complies with A04.1 No change is proposed to the College's commercial waste bin storage area at the front of the site with access from Charles Street.
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 A05.1 No potential or actual acid sulfate soils will be disturbed as part of this development as the site is well above 5m AHD. A05.2 is not applicable
Pest Management		
PO6 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	No Acceptable Outcome specified.	Complies with PO6 Declared or environmental pest species will not be introduced during construction. Pest plant species identified within the subject site during development will be destroyed.

(b) not allowing seed or plant parts of declared or environmental pest plants to leave the property.		
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9.4.2 Parking and access code

9.4.2.3 Criteria for assessment

Table 9.7—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Response
Car parking provision		
PO1 Sufficient car parking spaces are provided on site to accommodate the amount and type of vehicle traffic likely to be generated by the use.	AO1.1 Car parking for the land uses listed in the table in Schedule 1 of this code is provided as per that table	<p>Complies with PO1.1</p> <p>The proposed development will result in an increase of maximum students from 210 to 250 and of staff from 15 to 30 full-time-equivalent. There are presently about 180 students.</p> <p>39 car parking spaces currently exist on-site in two car parking areas accessible from Charles Street. A further 14 on-street carparking spaces on Charles Street, bring the total available school parking spaces to 53.</p> <p>To complement the projected increase in enrolments and to relieve congestion on Charles Street, particularly during afternoon pick-up, 30 additional car parks are proposed on Parkinson Street, bringing the total to 83 available for school use.</p>
Car parking location		
PO2 On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.	AO2.1 For residential uses, short-term visitor parking is provided at the front of the site, with direct access to the building entry.	<p>Complies with PO2</p> <p>No change to the onsite car parking areas is proposed. The 30 additional on-street car parks are located as angled spaces on Parkinson Street and will provide convenient access for drop-off and pick-up into the eastern side of the College.</p>
Access		
PO3 Access points are located to operate efficiently and safely and minimise conflicts considering the: (a) Amount and type of vehicular traffic; (b) Type of use and road traffic conditions; (c) Nature and	AO3.1 The location of the access points is in accordance with the provisions of Australian Standards AS 2890.1 Parking Facilities – Off-street Carparking and AS 2890.2 Parking Facilities – Off-	<p>Complies with AO3.1</p> <p>Pedestrian access points from the new angled Parkinson Street parking will be provided to the north of Building B and to the south of Building D, providing safe and separated</p>

extent of future street or intersection improvements; (d) Current and future on street parking; and (e) Available sight distances.	street commercial vehicle facilities.	pedestrian access to the College.
Design and layout		
PO4 Car parking layout, individual spaces, manoeuvring and service areas are of a suitable size to meet user requirements and are designed to ensure they are safe, convenient and functional.	<p>AO4.1 The design and layout of car parking spaces and areas including car park widths, aisle widths and circulation areas are in accordance with Australian Standards – AS 2890.1 Parking Facilities – Off-street Carparking and AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities. And</p> <p>AO4.2 Car parking spaces are line marked.</p>	<p>Complies with PO4</p> <p>Provided as Appendix 4 is a technical File Note from Trinity Engineering on the design of the on-street parking. All spaces will be line marked.</p>
PO5 Service vehicle movement and loading areas are of a suitable size and dimension to meet user requirements.	<p>AO5.1 Service vehicle movement and and loading areas are designed in accordance with Australian Standards AS 2890.1 Parking Facilities – Offstreet Carparking and AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities and meet the minimum design requirements for the service vehicle specified in Schedule 2 of this code.</p>	<p>Complies with PO5</p> <p>No change is proposed to the service vehicle areas of the site.</p>
PO6 Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties.	<p>AO6.1 The proportion of total parking spaces provided for people with disabilities is in accordance with the Australian Standard – AS2890.1 Parking Facilities – Off-street Carparking. And</p> <p>AO6.2 Access to spaces for people with disabilities is provided in accordance with Australian Standard – AS1428.1 Design for access and mobility – General requirements for access – New building work. And</p> <p>AO6.3 Disabled parking is directly accessible from the entrance of the premises. And</p>	<p>Complies with PO6</p> <p>Two PWD spaces exist in the carparking area of the school. A further additional PWD space will be provided at Parkinson Street, with compliant access into the College just to the south of Building D.</p>

	A06.4 Disabled parking is clearly identified via signage and/or line marking.	
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9.4.3 Works, services and infrastructure code

9.4.3.3 Criteria for assessment

Table 9.8—Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Response
Infrastructure services		
PO1 An adequate, safe and reliable supply of potable and general use water is provided.	<p>AO1.1 If the site is located within Council's reticulated water area, as identified on an OM7 – Infrastructure Services Overlay Map, the site must be connected to Council's reticulated water supply system in accordance with Section D6 of the Development Manual Planning Scheme Policy. And</p> <p>AO1.2 If the site is not located within Council's reticulated water area as identified on OM7 – Infrastructure Services Overlay Map, rainwater tanks of minimum capacity 50,000 litres must be installed for each residential dwelling unit.</p>	<p>Complies with AO1.1 The school site is located within Council's reticulated water area, as identified on OM7 and has an existing reticulated water connection.</p> <p>AO1.2 is not applicable The subject site is located within Council's reticulated water area.</p>
PO2 Provision is made for the treatment and disposal of sewerage effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the effluent disposal system or as a result of the cumulative effect of systems in the locality.	<p>AO2.1 If the site is located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, the site must be connected to Council's reticulated sewerage network in accordance with Section D7 of the Development Manual Planning Scheme Policy. And</p> <p>AO2.2 If the site is not located within Council's reticulated sewerage area, as identified on an OM7 – Infrastructure Services Overlay Map, an on-site sewerage treatment facility must be installed.</p>	<p>Complies with AO2.1 The College has an existing connection to Council's reticulated sewerage network. This sewerage extension/ connection was undertaken during the extension of Charles Street for establishment of the school. The sewerage network coverage is not reflected in the OM7- Infrastructure Services Overlay Map.</p> <p>AO2.2 is not applicable The school has an existing connection to Council's reticulated sewerage network.</p>
PO3 Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.	AO3.1 A reticulated drainage system is provided in accordance with Sections D4 and D5 of the Development Manual Planning Scheme Policy.	Complies with AO3.1 A reticulated drainage system has been established on site for the existing College. Details of the proposed stormwater works for the development are outlined in the review prepared by David Kyle RPEQ and included as Appendix 7.

PO4 Land is provided with a reliable electricity supply.	AO4.1 Connection is made to an electricity supply network in accordance with Section D8 of the Development Manual Planning Scheme Policy.	Complies with AO4.1 The College is connected to the electricity supply network. An Ergon power upgrade may be required for the development, which an electrical consultant is currently investigating.
PO5 The road to the frontage of the site must be constructed to provide for the safe and efficient movement of: (a) Vehicles on the road adjacent to the site; (b) Vehicles to and from the site; (c) Pedestrians and cyclists adjacent to the site; and (d) Pedestrians and cyclists to and from the site.	AO5.1 The road to the frontage of the site is constructed in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy. And AO5.2 Vehicle crossover/s are constructed to provide access to the site in accordance with Sections D1 and D3 of the Development Manual Planning Scheme Policy.	Complies with AO5.1 The Charles and Parkinson Street roads are constructed in accordance with the required Planning Scheme Policy. The proposed on-street parking will be undertaken as per Appendix 4 and be subject to Operational Works approval. Complies with AO5.2 The vehicle crossovers to Charles Street are compliant and proposed works on Parkinson Street will be undertaken subject to an Operational Works approval, which will resolve technical detail.
PO6 Works associated with a Material Change of Use or Operational Work must not affect the efficient functioning of public utility mains, services or installations.	AO6.1 Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines set out in Section D8 of the Development Manual Planning Scheme Policy.	Complies with AO6.1 The efficient functioning of public utility mains, services or installations will not be affected by the proposed development.
Filling and excavation		
PO7 Filling and excavation does not result in the instability of a site or adjacent land.	AO7.1 Filling and excavation is no greater than 1.5m in height or depth (above or below existing ground level). And AO7.2 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1.5m in height. And AO7.3 Filling and excavation does not occur within 2m of the site boundary. And	Complies with PO7 There will be reasonably substantial earthworks associated with the proposed development. This will be undertaken in accordance with RPEQ civil and structural designs to ensure stability of the site and surrounds.

	<p>AO7.4 Soil is not stockpiled in locations that can be viewed from adjoining properties or from a road frontage for more than 1month.</p> <p>And</p> <p>AO7.5 Filling and excavation works comply with Australian Standard – AS 3798 Guidelines on Earthworks for Commercial and Residential Development as set out in Section D2 in the Development Manual Planning Scheme Policy.</p>	
<p>PO8 Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site and nearby land.</p>	<p>AO8.1 Filling and excavation does not result in the ponding of water on the site or adjacent land.</p> <p>And</p> <p>AO8.2 Filling and excavation does not result in an increase in flow of water from the site to any other land or a transport corridor.</p> <p>And</p> <p>AO8.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse or overland flow paths.</p> <p>And</p> <p>AO8.4 Filling and excavation complies with the specifications set out in Section D2 – D7 of the Development Manual Planning Scheme Policy.</p>	<p>Complies with PO8</p> <p>As per the review by David Klye RPEQ provided as Appendix 7, stormwater will be directed from south to north via a swale that is 2.0m wide by 0.3m deep, which will head to the west of the Ball Court to become Multipurpose Centre through the Power Street unformed road reserve and discharge at Charles Street. Approximately 75m of table drain on Charles Street will be excavated and shaped as part of these works to accommodate the flow.</p> <p>The upsizing of other stormwater infrastructure on the eastern side of the site around buildings will also occur as per Appendix 7.</p>
<p>PO9 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>AO9.1 Water quality complies with Section D5 of the Development Manual Planning Scheme Policy.</p>	<p>Complies with AO9.1</p> <p>There will be a negligible impact on stormwater quality from the proposed development, as roof water from the proposed Library and Arts building will primarily be directed through a grassed swale before discharging to Charles Street.</p>
<p>PO10 Filling and excavation is carried out so that the visual amenity of the area and the privacy of adjoining properties are not compromised.</p>	<p>No Acceptable Solution specified.</p>	<p>Complies with PO10</p> <p>Filling and excavation will be designed and constructed in a way that is sympathetic with the site and surrounding environment. It will be</p>

		integrated with landscaping to achieve an appealing outcome.
PO11 Effective measures are put in place such that filling and excavation associated with site works and construction activity do not cause erosion.	AO11.1 Filling and excavation and associated site works and construction activity are carried out as follows: (a) Construction activity is timed to avoid periods of high rainfall; (b) Earth works/site regrading and rehabilitation is carried out at the completion of each stage of works; (c) Erosion/sediment control barriers/fences and drains are installed and maintained; (d) Hydro-mulching or similar treatment is applied to newly disturbed areas; and (e) Revegetation of a disturbed area commences immediately upon the completion of works on that area and is maintained for a period of at least 3 months.	Complies with AO11.1 Filling and excavation will be designed and constructed to consider stormwater flow, particularly with regards to bank stability and erosion mitigation.
Major electricity infrastructure and buffers		
PO12 Development involving a sensitive land use is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.	AO12.1 Sensitive land uses maintain the following separation distances from Major Electrical Infrastructure or Electricity Substation shown on OM7 – Infrastructure Overlay Map: (a) 20 m for transmission lines up to 132 kilovolts; or (b) 30m for transmission lines between 133 kilovolts and 275 kilovolts; or (c) 40 m for transmission lines exceeding 275 kilovolts.	PO12 is not applicable The subject site is not located in the vicinity of major electricity infrastructure or substations.
PO13 Major electricity infrastructure on private land is included in an easement.	AO13.1 Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for the electricity provider's requirements.	PO13 is not applicable There is no major electricity infrastructure on site.
Fire services in developments accessed by common private title		
PO14 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently	AO14.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and should	PO14 is not applicable The development is not accessed by common private title. Notwithstanding this, there are fire hydrants in the road reserve of Charles and Parkinson Streets.

	<p>be situated above or below ground.</p> <p>AO14.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>	
<p>PO15 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.</p>	<p>AO15.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles</p>	<p>Complies with PO15.1</p> <p>The existing road widths of Charles Street and Parkinson Street achieve minimum clearances of 3.5 metres wide and 4.8 metres high for emergency vehicle access. The proposed road and carpark work on Parkinson Street will maintain this access.</p>
<p>PO16 Hydrants are suitably identified so that fire services can locate them at all hours.</p>	<p>AO16.1 Hydrants are identified as specified in the 'Traffic and Road Use Management Manual, Volume 1: Guide to traffic management, Part 10: Traffic Control and Communication Devices, section 6.7.2-1 Fire hydrant indication system' available on the Department of Transport and Main Roads Website http://www.tmr.qld.gov.au/businessindustry/Technicalstandardspublications/Traffic-andRoad-Use-Managementmanual/Volume-1.aspx.</p>	<p>Complies with PO16</p> <p>There are existing fire hydrants in the road reserve of Charles and Parkinson Streets adjacent to the school.</p> <p>A consulting hydraulic engineer is currently assessing if any upgrades are required to this infrastructure to achieve compliant coverage, which is a requirement of the Queensland Fire Department and building certification. There is good access for any upgrades that may be required.</p>

8.2.2 Biodiversity overlay code

8.2.2.3 Criteria for assessment

Table 8.2—Accepted development subject to requirements and assessable development

Performance Outcome	Acceptable Outcome	Response
Section 1 - Accepted and assessable development		
PO1 Development avoids areas of environmental significance.	AO1.1 Development does not result in the clearing of vegetation and is set back a minimum of 20 metres from a wetland or water course mapped on OM12 – Wetland and Watercourses Overlay Map .	Complies with PO1 The proposed development is not within 20 metres of a wetland or water course but as per the findings of the Botanical Matters Report of Appendix 6 will result in the clearing of degraded and disturbed woodland for both buildings, which has low environmental value.
Section 2 - Assessable development		
PO2 Development is sited in a State environmental area only where there is no reasonable opportunity to avoid the area and where the extent of development in the State environmental area has been minimised.	AO2.1 No Acceptable Outcome	Complies with PO2 The Botanical Matters Report (see Appendix 6) advises that site investigations did not find any vegetation of National or State environmental significance. The positioning of the buildings still maintains an area of vegetation on site south of the proposed MPC.
PO3 Development minimises or mitigates adverse impacts on areas of environmental significance where such impacts are unavoidable.	AO3.1 Development within an area identified on OM1 – Biodiversity Overlay Map does not involve vegetation clearing. Or AO3.2 Where development within an area identified on OM1 – Biodiversity Overlay Map is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical. Editor's note: To demonstrate compliance with AO3 or PO3, Council	Complies with AO3.2 Given the low value of the vegetation to be cleared for the proposed development, the Botanical Matters report attached as Appendix 6 only provides one suggestion, which is that any <i>Cycas media</i> (Cycad) found in the clearing areas be relocated to a suitable area within the school grounds, which can be undertaken.

	may require the applicant to provide an ecological assessment prepared by a suitably qualified ecologist.	
PO4 Development is designed to avoid and minimise edge effects and other impacts to Protected Areas, Marine Parks and Declared Fish Habitat Areas identified on OM1 – Biodiversity Overlay .	<p>AO4.1 Development is setback a minimum of 100m from Protected Areas, Marine Parks and Declared Fish Habitat Areas identified on OM1 – Biodiversity Overlay.</p> <p>Or</p> <p>AO4.2 Development which is compatible with the long-term preservation of Protected Areas, Marine Parks and Declared Fish Habitat Areas identified on OM1 – Biodiversity Overlay is located areas is located within 100m of the areas, including:</p> <ul style="list-style-type: none"> (a) roads and pathways; (b) landscaping or habitat restoration areas consisting of local indigenous plant species; (c) open space land uses; (d) storage areas; (e) employee or communal recreation areas; (f) stormwater management infrastructure where adopting water sensitive urban design solutions. <p>And</p> <p>AO4.3 Development minimises noise and light spillage into Protected Areas, Marine Parks and Declared Fish Habitat Areas identified on OM1 – Biodiversity Overlay by:</p> <ul style="list-style-type: none"> (a) directing light away from the nominated areas or using light shields; (b) establishing 20m dense native vegetation buffers between development and the nominated areas; (c) locating artificial noise generating activities away from the nominated areas. 	<p>Complies with AO4.1</p> <p>The proposed development is not within 100m of mapped Protected Area, Marine Parks and Declared Fish Habitat.</p>
PO5 An adequate buffer to wetlands identified on OM1 – Biodiversity Overlay Map is provided and maintained.	AO5.1 A buffer for an area of state environmental significance (wetland	<p>PO5 is not applicable</p> <p>Development is not proposed within proximity to a wetland.</p>

	protection area) has a minimum width of: (a) 200 m where the area is located outside an urban area; or (b) 50 m where the area is located within an urban area.	
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