

SARA reference: 2507-47331 SRA  
Council reference: DA/4940  
Applicant reference: M7-25

24 April 2026

Chief Executive Officer  
Cook Shire Council  
PO Box 3  
COOKTOWN QLD 4895  
mail@cook.qld.gov.au

Attention: Lisa Miller

Dear Ms Miller

## SARA referral agency response—349-351 Mulligan Highway, Cooktown

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 25 July 2025.

### Response

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Outcome:	Referral agency response – with conditions
Date of response:	24 April 2026
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### Development details

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Description:	Development permit	Material change of use for Tourist Park (up to 24 people)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 4, subdivision 2, table 4 (Planning Regulation 2017)	
	Development near a State transport corridor	
SARA reference:	2507-47331 SRA	

Assessment manager: Cook Shire Council  
Street address: 349-351 Mulligan Highway, Cooktown  
Real property description: Lot 4 on RP887249  
Applicant name: Aquatec Pty Ltd c/- U&i Town Plan  
Applicant contact details: PO Box 426  
Cooktown QLD 4895  
ramon@uitownplan.com.au

*Human Rights Act 2019* considerations: Consideration of the *Human Rights Act 2019* sections 15 to 35 has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

## Representations

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An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Brittany Hughes, Senior Planning Officer, on (07) 4616 7332 or via email [ToowoombaSARA@dssilgp.qld.gov.au](mailto:ToowoombaSARA@dssilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Paul Gleeson  
A/Manager

cc Aquatec Pty Ltd c/- U&i Town Plan, [ramon@uitownplan.com.au](mailto:ramon@uitownplan.com.au)  
enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations about a referral agency response provisions  
Attachment 5 - Documents referenced in conditions

## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<p>10.9.4.2.4.1 – Development near a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
1.	<p>Road access must be via Brown Street generally in accordance with Proposed Tourist Park (up to 24 people) prepared by U&amp;i Town Plan, dated 09.04.26, Plan#2.</p>	<p>Prior to the commencement of use and to be maintained at all times.</p>
2.	<p>(a) Provide road works comprising of a sealed Type B – Rural Property Access at the Mulligan Highway / Brown Street unsealed intersection.</p> <p>(b) Design and construct the road works, required in part (a) of this condition in accordance with TMR Standard Rural Property Access Drawing, Sheets 1 &amp; 2, Drawing No. 1807, Type B – Rural Property Access, dated 3/2024 and Revision C.</p>	<p>Prior to the commencement of use.</p>

## Attachment 2—Advice to the applicant

<b>General advice</b>	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.5). If a word remains undefined it has its ordinary meaning.
2.	To assist travellers heading to the site who might not be familiar with the area, it is recommended that the applicant liaise with Cook Shire Council to install a road name sign at the Mulligan Highway / Brown Street intersection.
3.	<p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works.</p> <p>Please contact the Department of Transport and Main Roads on 4045 7144 to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
<b>Further approvals</b>	
4.	<p>A development permit for operational works for the internal driveway will be required to be either lodged or referred to the Chief Executive administering the <i>Planning Act 2016</i> if any part of the operational work is not accepted development under the following sections of the Planning Regulation 2017:</p> <ul style="list-style-type: none"> <li>• schedule 7, part 3, section 6 - Operational work for waterway barrier works</li> <li>• schedule 7, part 3, section 7 - Operational work in a declared fish habitat area</li> <li>• schedule 7, part 3, section 8 - Operational work impacting on marine plants</li> <li>• schedule 7, part 3, section 10 - Operational work for tidal works or work within a coastal management district</li> </ul>

### **Attachment 3—Reasons for referral agency response**

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(Given under section 56(7) of the *Planning Act 2016*)

**The reasons for the SARA's decision are:**

The development complies with State code 1: Development impacting on state transport infrastructure. Specifically, the development:

- does not increase the likelihood or frequency of accidents, fatalities, or serious injury for users of a state-controlled road
- does not adversely impact the function efficiency of state-controlled roads or future state-controlled roads.

**Material used in the assessment of the application:**

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

### **Attachment 4—Representations about a referral agency response provisions**

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## **Attachment 5—Documents referenced in conditions**

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# Proposed Tourist Park (up to 24 people)

349-351 Mulligan Highway, Cooktown (Lot 4 on RP887249) Plan#2 dated 09.04.26, prepared by U&i Town Plan

15°30'11"S 145°13'48"E

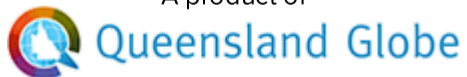
15°30'11"S 145°14'52"E



15°31'14"S 145°13'48"E

15°31'14"S 145°14'52"E

A product of



Legend located on next page



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0 100 metres

Scale: 1:6924

Printed at: A3

Print date: 9/4/2026

Not suitable for accurate measurement.  
Projection: Web Mercator EPSG 102100 (3857)

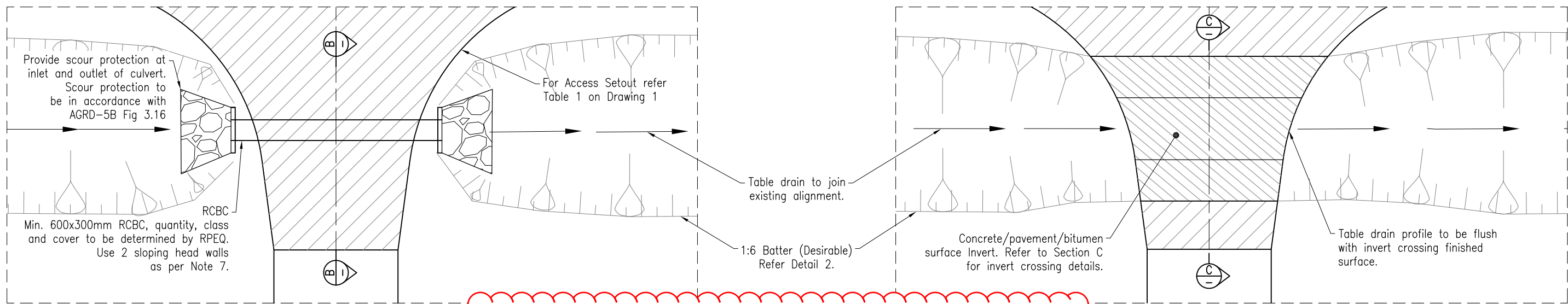
For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



**Queensland Government**

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development





RC BOX CULVERT PLAN VIEW

INVERT CROSSING PLAN VIEW

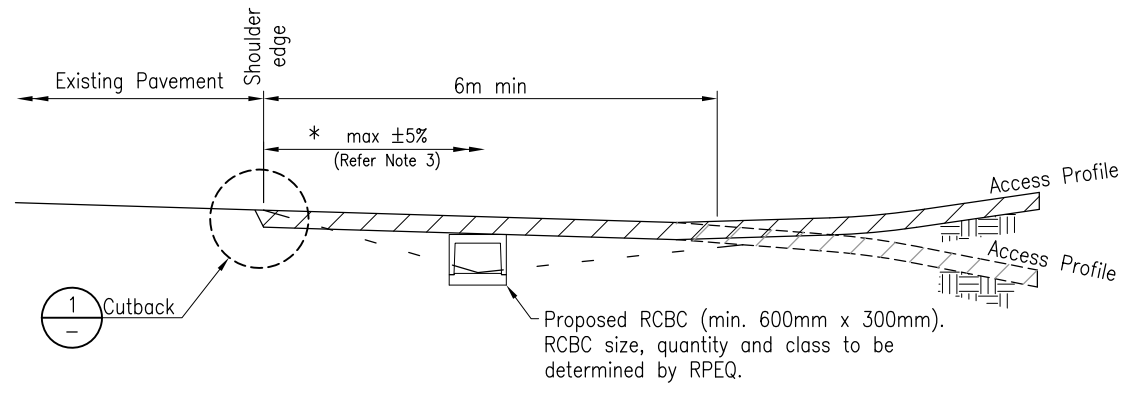
**ADDITIONAL NOTES:**  
 a) In all cases, bitumen seal to extend a minimum of 10m from road edge.  
 b) Annexure to construction drawings is to be read in conjunction with standard drawing 1807.

**LEGEND**

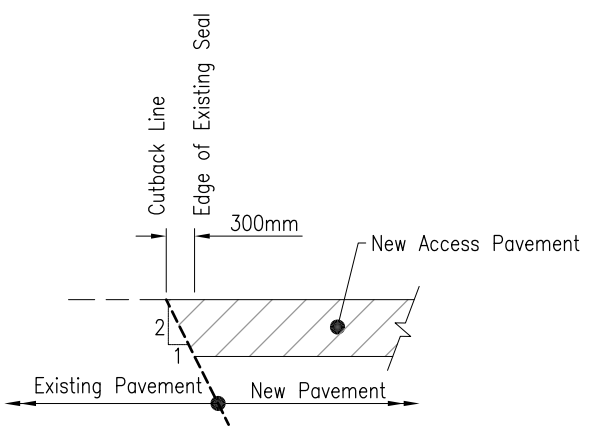
- Pavement Type 2 – Gravel, unbound pavement. Refer to Table 2 of Drawing 1 for depths. Access may be required to be sealed for up to 10m width from edge line (to minimize gravel on through road) to be determined by the RPEQ.
- Invert crossing surface
- \* Maintain existing shoulder crossfall and superelevation.

**NOTES:**

- This drawing is to be read in conjunction with Drawing 1 of 2.
- Minimum longitudinal fall for concrete or bitumen invert is 0.3%.
- 1 in 6 grade can be further levelled for larger design vehicles. Ensure sufficient area for drainage remains. Dimensions to be based on stormwater flow rate for appropriate design ARI event to ensure invert crossing can meet required capacity. Type 22 and Type 28 inverts can be used if drainage design criteria is met.
- Vertical clearance checks to be carried out for small rigid vehicle to ensure adequate transition between change in grade. Refer to AS 2890.2.
- For pavement or bitumen surfacing inverts, refer Table 2 on Drawing 1 for minimum depths.
- Concrete access to have minimum N32 concrete, 100mm thick on 100mm thick sub-base gravel. Concrete access to be reinforced with SL72 mesh with minimum 40mm top cover.
- Refer to RPDM (2nd Edition) Volume 3 in conjunction with AGRD Part 5B and Part 6 for application of sloping headwalls.

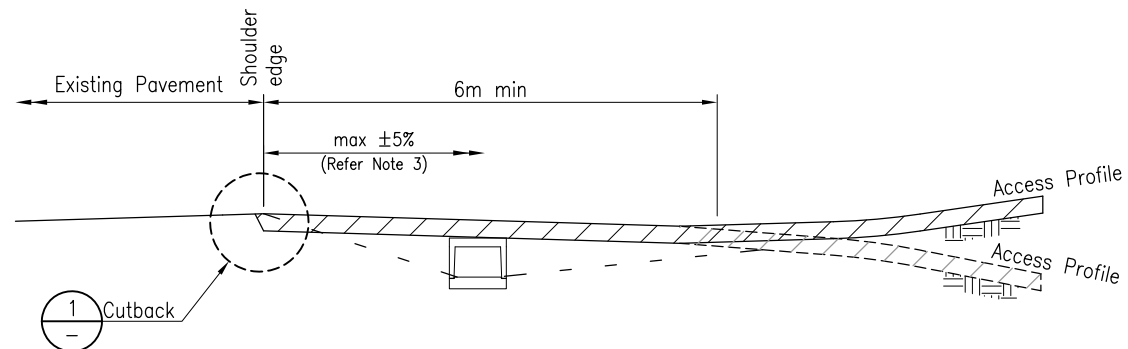


ON STRAIGHTS AND INSIDE OF CURVES



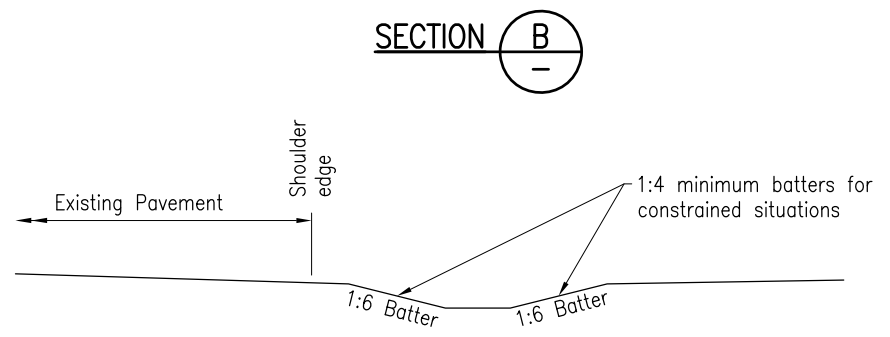
CUTBACK DETAIL

DETAIL 1



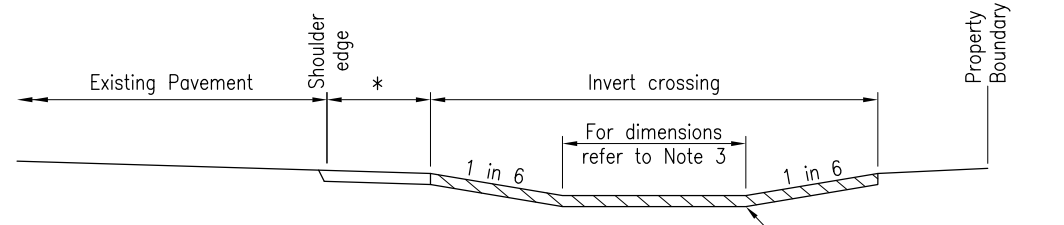
ON OUTSIDE OF SUPERELEVATED CURVES

SECTION B



BATTER DETAIL

DETAIL 2



INVERT CROSSING

SECTION C

Refer Notes 2 and 3 for additional invert requirements. For concrete inverts strength and thickness refer note 6. For other surface inverts depths refer Note 4.

**Department of Transport and Main Roads note:**  
 Site specific requirements may not reflect this example in its entirety. Drawing details must reflect site specific conditions for Road Works / Road Access Works.

**PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE**

SARA ref: 2507-47331 SRA

Date: 24 April 2026

- REFERENCED DOCUMENTS:**
- Departmental Standard Drawings:  
 1260 R C Box Culverts and Slab Link Box Culverts – Culverts Height = 375 To 600  
 1033 Kerb and Channel – Profiles
- Australian Standards Documents:  
 AS2890.2 Parking Facilities – Off-Street Commercial Vehicle Facilities

Department of Transport and Main Roads			Standard Drawing No
PROPERTY ACCESS			
RURAL PROPERTY ACCESS		A3	Date 3/2024
DRAWING 2 OF 2		Not to Scale	

# Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

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### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

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<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.