

Linda McNab

From: Ramon Samanes <ramon@uitownplan.com.au>
Sent: Thursday, 9 April 2026 10:01 AM
To: Planning & Environment Team; Mail Cook
Cc: Taase Taase; Linda McNab
Subject: Response to Information request - Material Change of Use for Tourist Park (up to 74 Persons) - Lot 4 RP887249 - 349-351 Mulligan Highway, Cooktown QLD 4895 - 29/07/25
Attachments: Proposed Plan - Tourist Park (2).pdf

Dear Sir/Madam,

Please find the formal response to the Information Request issued by Cook Shire Council regarding the above-mentioned development application.

The applicant has carefully considered the items raised in the Information Request and has proactively amended the proposal to ensure a higher standard of planning compliance and safety. Notably, the revised access via Guzsely Road addresses previous concerns regarding tenure and state-controlled road interfaces.

Furthermore, this response provides clarification on the intended scale of the development and confirms the status of prior approvals on the site to ensure the assessment remains current and relevant to the proposed use.

TECHNICAL RESPONSE TO INFORMATION REQUEST

1. Access and Tenure (Items 1 & 2)

The proposal has been amended to provide a new internal access driveway that connects directly to **Guzsely Road**, a local government-controlled road. This design change successfully resolves the following issues:

- **Tenure and Owners Consent:** By gaining access from Guzsely Road, the development no longer relies on Prawn Farm Road or land not subject to this application (Lot 5 on SP127910). This removes the requirement for additional easements or third-party owners' consent.
- **State Referral Matters:** The revised access point eliminates concerns regarding state-controlled road traffic and sight lines, removing the need for State Government referral.
- **Safety and Efficiency:** The use of a dedicated internal driveway from a local road ensures the safety and efficiency of the broader transport network is maintained.

2. Planning Assessment and Residential Use Code (Items 3 - 6)

It is submitted that an assessment against the **Residential Use Code** of the *Cook Shire Council Planning Scheme 2017* is not relevant to the nature and scale of this application for the following reasons:

- **Rural Zone, Nature and Scale:** The proposed development is a low-impact rural camping site designed to cater to a maximum of only **24 people**.
- **Suitability of Controls:** Given the temporary, nature-based character of the tourist park and self-contained camping, formalized residential controls and Acceptable Outcomes (AO10.1 and AO10.2) are considered unnecessary for this specific use.

- **Site Functionality:** The site retains sufficient area to allow all vehicles to enter and exit in a forward gear without impacting designated camping areas. As noted, this is a control more applicably applied to urban development within residential zones.

3. Prawn Farm Infrastructure (Item 7)

Regarding the infrastructure associated with the previous Prawn Farm approval (DA/4158):

- **Current Status:** The client advises that the prawn farm will not be re-established in accordance with DA/4158. Consequently, regard for that prior approval is no longer relevant to this application.
- **Separation of Operations:** As demonstrated on the submitted plans, the proposed Tourist Park is located entirely outside the footprint of any infrastructure previously proposed for the prawn farm operations.

We trust this information satisfies the Council's requirements and allows the application to proceed to a decision. Should you require any further clarification, please do not hesitate to contact our office.

Kind regards,
Ramon Samanes,
Director, U&i Town Plan



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From: Planning & Environment Team

Date: Tuesday, 29 July 2025 at 4:53 pm

To: 'Ramon Samanes'

Subject: DA/4940 - Information request - Material Change of Use for Tourist Park (up to 74 Persons) - Lot 4 RP887249 - 349-351 Mulligan Highway, Cooktown QLD 4895 - 29/07/25

Good afternoon Ramon,

Please see attached correspondence from Council.

Please note, **this address is not monitored**, please send your correspondence to: mail@cook.qld.gov.au and it will be forwarded to the appropriate officer for action.

For urgent queries please call our Customer Experience staff on: 07 4082 0500.

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

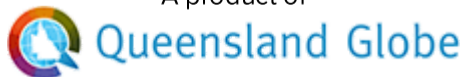
15°30'11"S 145°14'52"E



15°31'14"S 145°13'48"E

15°31'14"S 145°14'52"E

A product of



Legend located on next page



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>

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