

DEVELOPMENT APPLICATION NOTICE OF DECISION

Description of the Development

- Approval Type:** Development Permit - Material Change of Use.
- Description of Proposal:** Making a Material Change of Use for Short Term Accommodation and/or Remote Worker's Accommodation on Lot 30 on SP285541, located at Peninsular Development Road via Lakeland.
- Decision:** Approved in full with conditions – Development Application DA/3867.
- Decision Date:** August 23, 2018.

Applicable Assessment Benchmarks

- Planning Scheme:** Cook Shire Council Planning Scheme 2017 (v1.3, July 13 2018)
Rural Zone Code
Residential Use Code
Parking and Access Code
Biodiversity Overlay Code
Bushfire Hazard Overlay Code
Works, Services and Infrastructure Code
- Planning Regulation 2017:** 10.9.4.2.4.1 State transport corridors and future State transport corridors
- Regional Plan:** Cape York Regional Plan
- State Codes:** State Code 1: Development in a state-controlled road environment
- State Planning Policy:** Infrastructure - Transport Infrastructure
(Part E)

Reasons for the Decision

Cook Shire Council approved in full with conditions the application, as it complied with the applicable assessment benchmarks. In particular:

- An assessment was made against the applicable benchmarks and the proposed development demonstrated compliance.
- The additional complimentary and/or land use will be located within already Council approved and constructed cabins and will have no detrimental impacts on the surrounding rural land uses.
- This approval to allow the additional and/or use of twenty (20) of the existing cabins for Short Term Accommodation will provide much needed additional quality tourist and traveller accommodation within the Lakeland locality, while at the same time opening up a unique tourism experience with associated economic benefits for Cook Shire.

The Department of State Development, Manufacturing, Infrastructure and Planning - State Assessment Referral Agency (SARA) was a referral agency (concurrence) for the application and approved the application in full with conditions. The reasons for SARA's decision are that the proposed development:

- Utilises an existing access from the adjacent state-controlled road (the Peninsula Development Road);
- Does not include any new works that would impact on the state-controlled road;
- Will generate minimal traffic that is unlikely to impact the overall state transport network; and
- Complies with the relevant performance outcomes in State Code 1.

