

DEVELOPMENT APPLICATION NOTICE OF DECISION

Description of the Development

- Approval Type:** Development Permit - Reconfiguring a Lot.
- Description of Proposal:** Reconfiguring one Lot into two Lots.
- Decision:** Approved in full with conditions – Development Application DA/3844 – Reconfiguration of Lot 11 on Plan RP 713552, located at 17 Savage Street Cooktown into Two (2) Lots.
- Decision Date:** December 12, 2017.

Applicable Assessment Benchmarks

- Planning Scheme:** Cook Shire Council Planning Scheme 2007;
Rural Residential Zone Code;
Reconfiguring a Lot Code;
Works, Services and Infrastructure Code; and
Bushfire Hazard Overlay Code.
- Planning Regulation 2017:** Schedule 10, Part 9, Division 4, Subdivision 2, Table 1: Development in a State-controlled road reserve.
- Regional Plan:** Cape York Queensland Regional Plan.

Other Relevant Matters

None applicable.

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 assessment benchmarks and the proposed development demonstrated compliance.
 - The proposed subdivision complies with the minimum lot size for the Rural Residential Zone and will create an additional allotment without compromising the amenity of surrounding land.
- The Department of Infrastructure, Local Government and Planning (SARA) was a referral agency (concurrence) for the application and approved in full with conditions. The reasons for their decision are:
- As conditioned by the department, the proposed development complies with the relevant performance outcomes in the State Development Assessment Provisions, version 2.1, State code 1, Development in a State-controlled road environment.
 - Proposed Lot 1 has vehicle access to Racecourse Road, a State-controlled road; and proposed Lot 2 has access to Buhmann Street, a local government controlled road.
 - The Racecourse Road access, if located and constructed in accordance with the department's conditions, is not expected to impact on the safe and efficient operation of that road.
 - There is sufficient space within proposed Lot 1 to enable vehicles to enter and exit the lot in forward gear.
 - The Buhmann Street access is located far enough from the Racecourse Road intersection so that any vehicle queuing from proposed Lot 2 is not expected to impact on the intersection.

