

# 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/3796 – Reconfiguration of Lot 4 on Plan MPH 22174, located at 25 Taylor Street Coen into Two (2) Lots.
- Decision Date:** October 4, 2017.

## Applicable Assessment Benchmarks

- Planning Scheme:** Cook Shire Council Planning Scheme 2007;  
Village Zone Code;  
Reconfiguring a Lot Code;  
Works, Services and Infrastructure Code; and  
Natural Hazards Code.
- Planning Regulation 2017:** Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 and State Code 1: Development in a State-controlled road environment.
- Regional Plan:** Far North 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 Village Zone and will create a usable allotment without compromising the amenity of surrounding land.