

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- *the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- *any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.

DESCRIPTION OF THE DEVELOPMENT

Approval Type:	Development Permit for Material Change of Use
Description of Proposal:	DA/4259 – Material Change of Use for Transport Depot and Non Residential Workforce Accommodation – 24 and 25 Lankelly Drive, Coen – Lot 4 SP117602 and Lot 2 MPH3011
Decision:	Approved in full with conditions - Development Approval DA/4259
Decision Date:	09 February 2021

APPLICABLE ASSESSMENT BENCHMARKS

Planning Scheme	Cook Shire Council Planning Scheme 2017 (v2.0, 25 November 2019) <ul style="list-style-type: none">• Planning Scheme Strategic Framework;• Rural Zone Code;• Township Zone;• Biodiversity Overlay Code;• Bushfire Hazard Overlay Code;• Parking and Access Code;• Works, Services, and Infrastructure code.
Planning Regulation 2017	No part of the application required a referral to the State Assessment Referral Agency (SARA) under the <i>Planning Regulation 2017</i> .
Regional Plan	Cape York Regional Plan
State Planning Policy	All aspects of the State Planning Policy have been adequately reflected
(Part E)	in the Cook Shire Council Planning Scheme 2017. Therefore assessment against the applicable Planning Scheme provisions will address any relevant State issues.

SUBMISSIONS

No submissions were received during the Public Notification Period.

REASONS FOR THE DECISION

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

- a) The proposed development will contribute to the local government authority's presence and operations in the Coen area, which is the second largest township of the Shire and is considered as the service centre for the northern region of the Shire.
 - b) An assessment was made against the relevant Cook Shire Council Planning Scheme 2017 codes as well as the Strategic Framework and the proposed development demonstrated compliance.
 - c) The proposed development will have no negative impacts on surrounding land parcels or residents.
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