

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.

APPLICATION DETAILS

Application No:	DA/4493
Applicant:	Cooktown Holiday Park, c/- U&I Town Plan
Proposal:	Development Permit for a Material Change of Use and Reconfiguration of a Lot
Description of the Development:	Tourist Park (Extension to Existing Tourist Park – additional 17 campsites) and Boundary Realignment
Street Address:	31, 35-41 Charlotte Street, Cooktown
Real Property Description:	Lot 4 on SP161242 and Lot 5 on SP245598
Planning Scheme:	Cook Shire Council Planning Scheme 2017
Land Zoning:	Centre Zone and Community Facilities Zone
Assessment Type:	Impact Assessable

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for a Material Change of Use for Tourist Park (Extension to Existing Tourist Park – additional 17 campsites) and Reconfiguration of a Lot - Boundary Realignment
Date of Decision:	26 July 2022

ASSESSMENT BENCHMARKS

The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

Assessment Benchmarks	Comment
Planning Regulation 2017 (Schedule 9)	Schedule 9 is not applicable as the application is not for building work under the Building Act
Planning Regulation 2017 (Schedule 10)	The application does not trigger a referral to SARA.
Regional Plan	Section 2.2 of the Planning Scheme identifies that the Cape York Regional Plan has been adequately reflected in the Planning Scheme. A separate assessment against the Regional Plan is not required.
State Planning Policy, part E	<p>Section 2.1 of the Planning Scheme identifies that the superseded version of the <i>State Planning Policy</i> is integrated in the Planning Scheme. A review of the current version of the SPP (July 2017) and assessment benchmark mapping applicable to Part E has determined that the state interest (Bushfire) is reflected in the Planning Scheme and no additional assessment provisions in the current SPP (Part E) or updated mapping are applicable requiring further assessment against the SPP for Bushfire.</p> <p>However, the Planning Scheme does not reflect the SPP Assessment Benchmark mapping for Natural Hazards Risk and Resilience – storm tide inundation areas.</p>
Temporary State Planning Policy	There are no Temporary State Planning Policies.

Local Categorising Instrument (Cook Shire Council Planning Scheme 2017):

- Strategic Framework;
- Centre Zone Code;
- Community Facilities Zone Code;
- Residential Use Code;

- Reconfiguring a Lot Code;
- Parking and Access Code;
- Works, Services, and Infrastructure Code; and
- Bushfire Hazard Overlay.

Local Categorising Instrument (Variation Approval)

Not Applicable

Local Categorising Instrument (Temporary Local Planning Instrument)

Not Applicable

PUBLIC NOTIFICATION

A review of Council's records has determined zero (0) submissions were received.

REASONS FOR THE DECISION

The application is **approved** on the following grounds:

- An assessment was made against the applicable assessment benchmarks and the proposed development demonstrated compliance.
- The boundary realignment is practical, will facilitate the resolution of existing land use issues and will not impact on the existing or future operational use of the Council Depot site.
- The additional seventeen (17) campsites for the Tourist Park can be accommodated on the site and will not have an adverse impact on the character and amenity of the site or adjoining lots.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not Applicable

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not Applicable

OTHER MATTERS PRESCRIBED BY THE PLANNING REGULATION 2017

Not Applicable

OTHER DETAILS

If you wish to obtain more information about Council's decision, including a copy of Council's Decision Notice and any conditions or plans relating to the development, please refer to Council's webpage.