

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

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|---------------------------------|---|
| Application No: | DA/4499 |
| Applicant: | Cooktown RSL Memorial Club c/- U&I Town Plan |
| Proposal: | Development Permit for a Material Change of Use |
| Description of the Development: | Multiple Dwelling (8 x Dwelling Units) |
| Street Address: | 12 Hogg Street, Cooktown |
| Real Property Description: | Lot 918 on SP297332 |
| Planning Scheme: | Cook Shire Council Planning Scheme 2017 |
| Land Zoning: | Mixed Use |
| Assessment Type: | Code Assessment |

DECISION DETAILS

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| Type of Decision: | Approved with Conditions |
| Type of Approval: | Development Permit for Multiple Dwelling |
| Date of Decision: | 13 December 2022 |

ASSESSMENT BENCHMARKS

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

| Assessment Benchmarks | Comment |
|--|---|
| <i>Planning Regulation 2017</i> (Schedule 9) | Schedule 9 is not applicable as the application is not for building work under the Building Act. |
| <i>Planning Regulation 2017</i> (Schedule 10) | <p>The application triggered a referral to the State Assessment Referral Agency (SARA) under Schedule 10, Part 8, Division 2, Subdivision 1, 15(1) for development on a Queensland Heritage Place.</p> <p>The applicant was notified through a Missed Referral Notice that the application triggered a referral to SARA. The applicant subsequently suspended the assessment of the application lodging an application on the 11 August 2022 with the Department of Environment and Heritage seeking an Exemption Certificate for works under section 75 of the <i>Queensland Heritage Act 1992</i>. The Exemption Certificate for the proposed access crossovers was issued on 14 November 2022.</p> |
| 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 (SPP), Part E | <p>Section 2.1 of the Planning Scheme identifies that the superseded version of the State Planning Policy is integrated in the Planning Scheme.</p> <p>A review of the current version of the SPP (July 2017) and assessment benchmark mapping applicable to Part E has determined that the state interests are 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.</p> |
| Temporary State Planning Policy | There are no Temporary State Planning Policies |

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

- Mixed Use Zone code
- Residential Use code
- Parking and Access code
- Works, Services, and Infrastructure code

Local Categorising Instrument (Variation Approval)

Not Applicable

Local Categorising Instrument (Temporary Local Planning Instrument)

Not Applicable

PUBLIC NOTIFICATION

Not Applicable

REASONS FOR THE DECISION

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

- a. An assessment was made against the applicable assessment benchmarks and the proposed development demonstrated compliance.
 - b. The proposed development for Material Change of Use for Multiple Dwelling (8 Units) is an appropriate use to be located on the site and will have no adverse impact on the amenity of the locality or adjoining lots.
 - c. That an Infrastructure Charges Notice be issued for the amount of \$24,000 for Stage 1, \$12,000 for Stage 2 and \$6,000 for Stage 3 in relation to the development approval for a Development Permit for Material Change of Use for Multiple Dwelling (8 Units) 12 Hogg Street, Cooktown, formally described as Lot 918 on SP297332.
 - d. That Cook Shire Council refuse the request to waive the Infrastructure Charges associated with the Development Approval for Material Change of Use for Multiple Dwelling (8 dwelling units) on land located at 12 Hogg Street, Cooktown, formally described as Lot 918 on SP297332. That the applicant be advised that Council is currently considering the development of a policy to support and encourage development within the Shire and the waiver or reduction of Infrastructure Charges may be considered in the development of the policy. Should Council adopt a policy that provides for the opportunity to apply for a waiver or reduction of Infrastructure Charges it is recommended you apply in accordance with the policy prior to the payment of the applicable charges.
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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.