

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 DEVELOPMENT

Application Number:	DA/4498
Approval Sought:	Change Application (Minor) - Development Permit for a Material Change of Use
Description of the Development:	Dwelling House & Home-based Business
Street Address:	Aylen Hills Road, Iron Range
Property Description:	Lot 12 on RP898805

DECISION DETAILS

Decision:	Approved subject to conditions
Date of Decision:	17 November 2022

APPLICABLE ASSESSMENT BENCHMARKS

Planning Scheme:	Cook Shire Council Planning Scheme (2017) <ul style="list-style-type: none">• Rural Residential Zone code• Home Based Business code• Parking and Access code• Works, Services and Infrastructure code• Biodiversity Overlay code• Bushfire Hazard Overlay code.
State Planning Policy (SPP):	State Planning Policy (July 2017)
Planning Regulation 2017:	This application did not trigger any matters prescribed by the regulation.

PUBLIC NOTIFICATION

The Minor Change Application was not subject to public notification.

REASONS FOR THE DECISION

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

- The proposed changes are consistent with the approval and introduce no new impacts.