

## 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

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Approval Type:	Development Permit for a Material Change of Use
Description of Proposal:	DA/4188 - Material Change of Use for a Tourist Park on Lot 21 RP728583 located at Old Dairy Road, Cooktown
Decision:	Approved in full with conditions – Development Approval DA/4188
Decision Date:	10 November 2020

### APPLICABLE ASSESSMENT BENCHMARKS

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Planning Scheme	Cook Shire Council Planning Scheme 2017 (v2.0, 25 November 2019) <ul style="list-style-type: none"><li>• Rural Zone Code;</li><li>• Works, Services and Infrastructure Code;</li><li>• Bushfire Hazard Overlay Code;</li><li>• Residential Use Code; and</li><li>• Parking and Access Code.</li></ul>
Regional Plan	Cape York Regional Plan
State Planning Policy	All aspects of the State Planning Policy have been adequately reflected in the Cook Shire Council Planning Scheme 2017. Therefore assessment against the applicable Planning Scheme provisions will address any relevant State issues.

### REASONS FOR THE DECISION

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

- (a) 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.
  - (b) The proposed development will have no detrimental impact on the surrounding land uses.
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