

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 Reconfiguring a Lot
Description of Proposal:	DA/4199 – Reconfiguration of a Lot one (1) into two (2) Lots on Lot 1 on RP744512 located at 285 Jensens Crossing Road, Cooktown
Decision:	Approved in full with conditions – Development Approval DA/4199
Decision Date:	08 December 2020

APPLICABLE ASSESSMENT BENCHMARKS

Planning Scheme	Cook Shire Council Planning Scheme 2017 (v2.0, 25 November 2019) <ul style="list-style-type: none">• Reconfiguring a Lot Code;• Rural Zone Code;• Bushfire Hazard Overlay Code;• Biodiversity Overlay Code; and• Works, Services & 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 (Part E)	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

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

Although the proposed lot sizes are well below the lot requirements of Schedule 1 of the Reconfiguring a Lot Code, it has been considered in the assessment of this application that the proposed allotments meet the requirements of rural lifestyle allotments, and that they are consistent with lot sizes in the surrounding locality.

- (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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