

D23/17482

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/4180
Approval Sought:	Change Application (Minor) Development Permit for a Material Change of Use – Outstation and Nature Based Tourism
Description of the Development:	Outstation and Nature Based Tourism
Street Address:	Dixie Road, Dixie QLD 4892
Real Property Description:	Lot 6 on SP262570

DECISION DETAILS

Type of Decision:	Approval subject to Conditions
Date of Decision:	08 June 2023

APPLICABLE ASSESSMENT BENCHMARKS

Planning Scheme: Cook Shire Council Planning Scheme 2017 (V2.0)

- Rural Zone Code
- Residential Use Code
- Works, Services, and Infrastructure Code
- Parking and Access Code
- Biodiversity Overlay Code
- Bushfire Hazard Overlay Code
- Flood and Other Coastal Hazards

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.