

## 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:	DA/4207 - Development Permit for a Material Change of Use
Description of Proposal:	Community Use – Lot 5 on C1793 – 121 Charlotte Street, Cooktown
Decision:	Approved in full with conditions – Development Application DA/4207
Decision Date:	13 October 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>• <i>Community Facilities Zone Code;</i></li><li>• <i>Parking &amp; Access Code;</i></li><li>• <i>Works, Services &amp; Infrastructure Code;</i></li><li>• <i>Character Overlay Code;</i></li><li>• <i>Flood &amp; other Coastal Hazards Overlay Code; and</i></li><li>• <i>Landslide Hazard Overlay Code.</i></li></ul>
Planning Regulation 2017	Section 74 Exemption Certificate – 202008-10560 EC <i>Queensland Heritage Act 1992</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

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

- An assessment was made against the relevant Cook Shire Council Planning Scheme 2017 and the proposed development demonstrated compliance and has complied with the application requirements set out in the *Planning Act 2016*, *Planning Regulation 2017* and the *Development Assessment Rules*.
- The proposed development will have no detrimental impact on the surrounding land uses.
- A community use in the community facilities is intended development for that zone, it was therefore recommended that Council approve the proposed development subject to reasonable and relevant conditions.