



Your Ref: RC23\0012 Decision Notice
Our Ref: VA:AG

28 September 2023

Mr Neil and Mrs Liz Bosworth
754 Forrest Beach Road
BRAEMEADOWS QLD 4850

neil_liz@radmail.com.au

Dear Neil and Liz

RC23\0012 – Decision Notice – Reconfiguration of Land – Boundary Realignment (Four Lots into Four Lots) on land described as Lot 1 on RP712276 and Lots 2, 3 and 4 on RP726065 situated at 754 Forrest Beach Road, Braemeadows.

Receipt of your application deemed to be properly made on Monday 14 August 2023, for Reconfiguration of Land – Rearrangement of Boundaries (Four Lots into Four Lots) at the above-mentioned land, is acknowledged and its contents noted.

Your application was assessed by relevant staff and considered by Council at its General Meeting held on Tuesday 26 September 2023.

Council resolved to approve the proposed Reconfiguration of Land – Rearrangement of Boundaries (Four Lots into Four Lots) on land located at Forrest Beach Road Braemeadows, formally known as Lot 2 on RP726065, Lot 3 on RP726065, Lot 4 on RP726065 and Lot 1 on RP712276, subject to conditions as set out in the attached Decision Notice. Please see the enclosed Decision Notice.

This Notice outlines aspects of the development's condition of approval, currency period, approved plans, referral agency response and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, negotiated decisions, suspension of the appeal period and lodging an appeal, should you wish to do so.

Should you require any further information or clarification concerning this matter, please contact Council's Planning and Development Team on 4776 4600 for the necessary assistance.

Yours sincerely

Brett Exelby
Director Corporate and Community Services

Encl - Decision Notice



25 Lannercost Street
INGHAM QLD 4850



ABN

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HinchinbrookShireCouncil

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DECISION NOTICE

RC23\0012

28 September 2023

The Development Application for **Development Permit – Reconfiguring a Lot (RC23\0012) Boundary Realignment – Four Lots into Four Lots** was assessed and **APPROVED SUBJECT TO CONDITIONS**. The decision was made on Tuesday **26 September 2023**.

APPLICATION DETAILS

This Decision Notice relates to the below Development Application:

Application Number	RC23\0012
Property ID Number	101981
Applicant Details	Mr Neil and Mrs Liz Bosworth 754 Forrest Beach Road BRAEMEADOWS QLD 4850
Owner Details	Mr Neil and Mrs Liz Bosworth 754 Forrest Beach Road BRAEMEADOWS QLD 4850
Property Description	Forrest Beach Road Braemeadows Lots 2, 3 and 4 on RP726065 and Lot 1 on RP712276
Proposal	Reconfiguration of Land – Rearrangement of Boundaries (Four Lots into Four Lots)
Level of Assessment	Code Assessment

DECISION

The information below outlines the specifics of any approval or refusal issued by the Assessment Manager resulting from development assessment as per the provisions of the *Planning Act 2016*:

Decision	The application was approved subject to conditions.
Decision Date	26 September 2023
Decision Type	Development Permit
Assessment Instrument	Hinchinbrook Shire Planning Scheme 2017
Deemed Approval	The Development Permit is not a deemed approval under Section 64 of the <i>Planning Act 2016</i> .
Submissions	Not Applicable



CONDITIONS OF APPROVAL

The conditions of this approval are set out in the Conditions of Approval. The conditions are identified to indicate whether the Assessment Manager or Referral Agency (if any) imposed them.

REFERRAL AGENCIES

No referrals apply to the Development Application.

FURTHER APPROVALS REQUIRED

This approval does not authorise any filling of land or building work and a Development Permit for carrying out the above mentioned may require additional assessment.

This approval does not authorise any works within Council's Road Reserve (e.g., new/additional access, repair/modification to existing access or works to footpaths). If this is required as part of your development proposal, an application will need to be lodged with Council or other relevant authority.

INFRASTRUCTURE CHARGES

No Infrastructure Charges apply to the Development Application.

RIGHTS OF APPEAL

The rights of an applicant to appeal to the Planning and Environment Court against a decision about a Development Application are set out in Chapter 6, Part 1 of the *Planning Act 2016*. There may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016*).

An applicant for a Development Application may appeal to the Planning and Environment Court against the following:

- The refusal of all or part of the Development Application;
- A provision of the Development Approval;
- The decision to give a preliminary approval when a Development Permit was applied for; and
- A deemed refusal of the Development Application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

APPROVAL CURRENCY PERIOD

Pursuant to Section 85 of the *Planning Act 2016*, the Development Approval will lapse four years after the approval starts to have effect, unless otherwise conditioned.

APPROVED PLANS AND SPECIFICATIONS

The development must be carried out in accordance with the approved plans, specifications and/or drawings, along with the requirements of all relevant laws. Any deviation must have prior approval from the Chief Executive Officer.

Copies of the approved plans, specifications and/or drawings are attached.



NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with section 63(5) and section 83(7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a Development Application.

The purpose of this Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- The relevant part 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 meaning given to them in the *Planning Act 2016*.

The proposed development is considered to be consistent with the relevant overall outcomes and assessment benchmarks of the *Hinchinbrook Shire Planning Scheme 2017*, in particular:

- The application has been approved as it is considered to meet, or have the ability to meet the requirements of the relevant aspects of the *Hinchinbrook Shire Planning Scheme 2017*; and
- Conditions of Approval have been included to ensure that compliance with the *Hinchinbrook Shire Planning Scheme 2017*.

Should you require any further information or clarification concerning this matter, please contact Council's Planning and Development Team on 4776 4600 for the necessary assistance.

CONDITION		TIMING						
1.	Administration The applicant is responsible to ensure the approved development is carried out and complies with the following relevant requirements: (a) The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports; (b) The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards; and (c) The Conditions of Approval, the requirements of Council's Planning Scheme and best practice engineering.	At all times.						
2.	Approved Plans (a) The development and use of the site is to be generally in accordance with the following plans that are to be the Approved Plans of Development, except as altered by any other Condition of Approval; and <table><tr><th>Plan/Document Name</th><th>Number</th><th>Date</th></tr><tr><td>Proposed Reconfiguration</td><td>P23-135a.dwg</td><td>16/5/2023</td></tr></table> (b) Where there is any conflict between the conditions of this approval and the details shown on the approved plan and documents, the Conditions of Approval prevail.	Plan/Document Name	Number	Date	Proposed Reconfiguration	P23-135a.dwg	16/5/2023	At all times.
Plan/Document Name	Number	Date						
Proposed Reconfiguration	P23-135a.dwg	16/5/2023						
3.	Water Supply and Wastewater Treatment Any new and existing water supply and sewerage reticulation provisions are to be installed and maintained at no cost to Council, and must be wholly contained within each allotment/s.	At all times.						
4.	Electricity and Telecommunications Electricity and telecommunications must be provided to each allotment, at no cost to Council.	At all times.						
5.	Confirmation of Existing Services Written confirmation of the location of any existing services for the land must be provided by either the applicant or licensed surveyor. The existing services for each lot must be contained within the individual allotments. Any existing water meters must be contained within the individual lot which they service, at the property road frontage, at no cost to Council. Where the development does not allow existing services to be contained within the individual lot, then such services must be relocated or easement obtained. Such easements must be registered in accordance with the <i>Land Title Act 1994</i>, in conjunction with registration of the Plan of Survey.	Prior to Council's endorsement of the survey plan.						
6.	Relocation of Utilities Any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development must be carried out at no cost to Council.	Prior to Council's endorsement of the survey plan.						
7.	Damage to Infrastructure In the event that any part of Council's Infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced by Council, at no cost to Council.	At all times.						

CONDITION		TIMING
8.	Access Any new access driveway and crossover from the existing edge of the formed road to the property boundary, must be constructed in accordance with relevant standards. Any construction works associated with the access and driveway arrangements to the property from the road reserve is subject to Transport and Main Roads approval, in accordance with a Road Corridor Permit, prior to commencement of works.	Prior to Council's endorsement of the survey plan.

APPROVED PLAN

This plan has been assessed and approved (subject to conditions) by Hinchinbrook Shire Council.

RC23\0012

26 September 2023



This plan was prepared for the purpose and exclusive use of Bosworth

to accompany application to HINCHINBROOK SHIRE COUNCIL

for approval to reconfigure/subdivide the land described in this plan. This does not infer in any way that council will approve this subdivision. This plan is not to be used for any other purpose or by any other person or corporation without the written approval of the producer. Atkinson & Booy Surveys accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or the clauses below.

The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

This plan may not be reproduced unless the above notes are included.

Document Set ID: 2604329

PROPOSED RECONFIGURATION

Lots 1 to 4
Emt A in Lot 1, Emt B in Lot 3
& Emt's C & D in Lot 4
Cancelling Lots 2, 3 & 4 on RP726065
& Lot 1 RP712276

CLIENT Bosworth

LOCAL GOVERNMENT
HINCHINBROOK SHIRE COUNCILDATE
16/5/2023SURVEYOR REF:
23-135DRAWN:
SJSCALE
1:5000 0A3

**Atkinson
& BOOY SURVEYS**

56 Thuringowa Drive, Kieran QLD 4817
Phone: (07) 47234885

CADASTRAL SURVEYS

P23-135a.dwg

Sheet 1 of 1

Form 1.4