

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/4609
Applicant:	Brian Boserio c/- CLA Consultants
Proposal:	Development Permit for a Material Change of Use
Description of the Development:	Reconfiguring a Lot (1 Lot into 13 Lots and Balance Lot)
Street Address:	1843 Mulligan Highway, Cooktown
Real Property Description:	Lot 216 on SP137304
Planning Scheme:	Cook Shire Council Planning Scheme 2017 v2.0
Land Zoning:	Rural Zone
Assessment Type:	Code Assessment

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Change Application (Minor) - Development Permit for Reconfiguring a Lot (1 Lot into 13 Lots and Balance Lot)
Date of Decision:	08 August 2025

ASSESSMENT BENCHMARKS

Planning Scheme: Cook Shire Council Planning Scheme 2017

- Rural Zone Code;
- Biodiversity Overlay Code;
- Bushfire Hazard Overlay Code;
- Extractive Resources Overlay Code;
- Reconfiguring a Lot Code; and
- Works, Services and Infrastructure Code.

State Planning Policy (SPP): State Planning Policy (July 2017)

Planning Regulation 2017: This application did not trigger any matter prescribed by the regulation

PUBLIC NOTIFICATION

Minor Change application was not subject to Public Notification.

REASONS FOR THE DECISION

The application is **approved** on the following grounds:

- a. An assessment was made against the applicable assessment benchmarks and the development demonstrated compliance with the prescribed matters.