



D25/27499

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.