



**HINCHINBROOK  
SHIRE COUNCIL**

Our Ref: RC17\0011

04 October 2017

Debra Absolon  
23 Chatsworth Grove  
Toorak Gardens SA 5065

Dear Madam,

**DECISION NOTICE**  
*Planning Act 2016*

In relation to your recent request for reconfiguration of land, Council have assessed your application and it was APPROVED SUBJECT TO CONDITIONS. The decision was made on 26 September 2017.

**APPLICATION DETAILS**

Application Number: RC17\0011  
Property ID Number: 106425

Applicant Details: Debra Absolon  
23 Chatsworth Grove  
Toorak Gardens SA 5065

Owner Details: BP, DL Absolon, AJ & J Arlotte  
23 Bauhinia Street  
Allingham Qld 4850

Property Description: Beatts Road, Allingham  
Lot 9 on SP195680, Parish of Cordelia

Proposal: Reconfiguration of Land  
Subdivision of one (1) lot into two (2) lots



Level of Assessment: Code Assessment

Assessment Benchmarks: Reconfiguring a Lot Code  
Coastal Processes Code  
Conservation & Biodiversity Code  
Acid Sulphate Soils Code

### DEEMED APPROVAL

The application has not deemed to be approved under s.64 of the *Planning Act 2016*.

### CONDITIONS OF APPROVAL

The conditions of this approval are set out in the Schedule of Conditions. The conditions are identified to indicate whether the Assessment Manager or a referral agency (if any) imposed them.

### REFERRAL AGENCIES

Not Applicable

### PROPERTY NOTES

Not Applicable

### FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable

### RIGHTS OF APPEAL

You may appeal against any matter stated in the Decision Notice. Chapter 6, Part 1 and Part 2 of the *Planning Act 2016* detail appeal rights afforded to the applicant and submitter/s (if any) to the Planning and Environment Court or Building and Development Dispute Resolution Committee. Attached are the relevant provisions of the *Planning Act 2016* relating to the Rights of Appeal.

### APPROVAL CURRENCY PERIOD

s.85 of the *Planning Act 2016* indicates when an approval lapses and this section is attached for your information.

### APPROVED PLANS & SPECIFICATIONS

In accordance with the *Planning Act 2016*, a copy of the approved plans and specifications (if relevant) are attached.

### FURTHER INFORMATION

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



This approval does not authorise any building work, any works within Council's Road Reserve (e.g. new/additional accesses, repair/modifications to existing accesses or works to footpaths), or any filling of land permits.

Should you have any questions or seek clarification with regard to any aspect of this notice, I encourage you to contact Council's Development, Planning and Environmental Services on telephone (07) 4776 4609.

Yours sincerely,

Gerhard Visser  
Planning & Development Manager

Enclosed:     Infrastructure Charges Notice  
                  Approved Plans/Documents  
                  Appeal Rights



## NOTICE ABOUT DECISION – STATEMENT OF REASONS

### *PLANNING ACT 2016 & THE PLANNING REGULATION 2017*

This Notice is prepared in accordance with s.63(5) and s.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 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*.

### REASONS FOR THE DECISION

The proposed development is considered to be consistent with the relevant overall outcomes of the planning scheme, in particular:

- the development does not compromise the long term sustainability of agricultural use, given the proposal will result in the subdivision of a village zoned lot;
- the development will not result in a material change in the way the land is used,
- the development is not considered to result in an incompatible land use intruding on (or compromising) the development and continuation of the village/residential uses in Allingham;
- the development is not impacted upon through storm tide inundation;
- the development will not compromise natural vegetation;
- the development does not impact on any wetlands;
- the development is provided in a contiguous manner with the village settlement of Allingham, and will not result in a change in the character of the area; and
- the proposed subdivision of the land is compatible with the existing surrounding village landscape and is not considered to result in any adverse impacts on the amenity of the locality.



**CONDITIONS OF APPROVAL**

<p><b>Conditions of Development</b> The conditions of development for this development permit are as follows</p>
<p><b>Approved Plans</b></p> <p>1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:-</p> <p>a) The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within technical reports; and</p> <p>b) The following conditions of approval and the requirements of Council's Planning Scheme and best practice engineering.</p>
<p><b>Timing of Effect</b></p> <p>2. Conditions of the Development Permit must be satisfied prior to issue of a Compliance Certificate for the Plan of Survey, except where specified otherwise in these conditions of approval.</p>
<p><b>Existing Services</b></p> <p>3. Written confirmation of the location of existing electrical and telecommunication services for the land must be provided by either the applicant or a licensed surveyor. In any instance where existing services are contained within another lot, relocate the services to be contained within each respective lot or to within a reciprocal services easements</p> <p>Location of services must be detailed prior to the issue of a Compliance Certificate for the Survey Plan</p>
<p><b>Water Supply Works Internal</b></p> <p>4. The Applicant/Developer must, at no cost to Council, undertake the following water supply works internal to the subject land:</p> <p>a) Provide a single internal water connection to each lot;</p> <p>b) Any redundant water infrastructure must be decommissioned and removed;</p> <p>c) Existing water connections and private water service pipes must be located within the lot it serves. In any instances where an existing service is contained on or through another lot, the service must be relocated to comply with this requirement</p> <p>The plan of the works must be endorsed by the Chief Executive Officer prior to the issue of a Compliance Certificate for the Plan of Survey.</p>
<p><b>On-site Effluent Disposal</b></p> <p>5. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing and Wastewater Code.</p>
<p><b>Lawful Point of Discharge</b></p> <p>6. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.</p> <p>That any works as a result of the reconfiguration must not interfere with stormwater flow over or through the land</p>
<p><b>Access</b></p> <p>7. Access provision to all proposed allotments must be constructed in accordance with Council's standard engineering specifications and to the satisfaction of the Chief Executive Officer or demonstrate that such is already in existence. Future maintenance of all accesses is the responsibility of the landowner</p>



- a) The existing drainage systems that currently exist within the Beatts Road corridor is to be left in its current state and any construction to the road must not adversely affect surrounding properties.

**Construction and Operations**

8. Any construction work associated with this development shall be carried out in accordance with sound engineering practice. In particular, no nuisance is to be caused to adjoining residents by way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours. Where material is to be carted to or from the site, loads are to be covered to prevent dust or spillage. Where material is spilled or carried on the existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety.

**Damage to Infrastructure**

9. In the event that any part of Council’s existing sewer or water 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 at no cost to Council.

All works must be completed prior to the issue of a Compliance Certificate for the Plan of Survey.

**Corner Truncation**

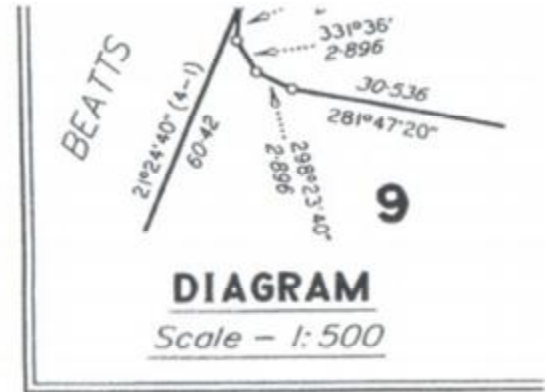
10. The applicant is to truncate the northern corner of proposed ‘Lot a’ to facilitate further development of the remaining parcel of land where a future road may intersect with the existing local road network. The truncation is to be three chord within a 6m radius..



APPROVED PLANS/Documents

557	241°15'10"	15.42
	203°39'15"	1.41
557	279°11'	0.995
786	278°35'30"	18.555
174	357°30'	1.146
174	9°26'	1.772

Peg pld at all new corners



**APPEAL RIGHTS*****PLANNING ACT 2016 & THE PLANNING REGULATION 2017*****Chapter 6 Dispute resolution****Part 1 Appeal rights****229 Appeals to tribunal or P&E Court**

- (1) Schedule 1 of the *Planning Act 2016* states –
- (a) Matters that may be appealed to –
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) The person-
    - (i) who may appeal a matter (**the appellant**); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

**Note –**

**See the *P&E Court Act* for the court's power to extend the appeal period.**

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
- (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund-
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

**230 Notice of appeal**

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
- (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
- (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
  - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court – the chief executive; and
  - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The **service period** is –
- (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
  - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.





231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –  
**decision** includes-
  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and
  - (c) the making of a decision or failure to make a decision; and
  - (d) a purported decision ; and
  - (e) a deemed refusal.**non-appealable**, for a decision or matter, means the decision or matter-
  - (a) is final and conclusive; and
  - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
  - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

