

24 July 2026

Our Ref: 5287568
File Ref: RAL2026/0008
Enquiries: Mark Alivio

Sue Allyn Philipson
PO Box 1791
CHARTERS TOWERS QLD 4820

Sent via email: sueap062@gmail.com

Dear Sue,

Decision Notice – Approval
(Given under Section 63 of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved under delegated authority on 23 July 2026. The approval is subject to reasonable and relevant conditions and supported by a notice of reasons as detailed below:

Applicant details

Applicant name: Sue Allyn Philipson

Location details

Street address: 37 Mary Street and 39-41 Mary Street, Charters Towers City QLD 4820
Real property description: Lot 309 on CT18215; Lot 1 on RP736784
Current lawful use: Residential

Application details

Application number: RAL2026/0008
Approval type: Development Permit
Development type: Reconfiguring a Lot
Category of assessment: Code Assessment
Description of development: Reconfiguring a Lot (Boundary Realignment – 2 into 2 lots)
Definition of use: As per Planning Scheme
Categorising instrument: Charters Towers Regional Town Plan Version 2

1. Details of the approval

Details of the approval are listed below in accordance with the *Planning Regulation 2017*.



	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		☒	☐

2. Conditions of approval

Condition Number	Condition	Timing										
Approved Plans/Documents												
1)	Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval: <table><tr><td>Drawing Title:</td><td>Prepared by:</td><td>Date:</td><td>Reference No.</td><td>Revision</td></tr><tr><td>Proposed Reconfiguration of Lots 309 & 1</td><td>Atkinson Surveys</td><td>15/02/2026</td><td>P26_020.dwg</td><td>-</td></tr></table>	Drawing Title:	Prepared by:	Date:	Reference No.	Revision	Proposed Reconfiguration of Lots 309 & 1	Atkinson Surveys	15/02/2026	P26_020.dwg	-	At all times.
Drawing Title:	Prepared by:	Date:	Reference No.	Revision								
Proposed Reconfiguration of Lots 309 & 1	Atkinson Surveys	15/02/2026	P26_020.dwg	-								
General												
2)	a) Comply with all conditions within this Development Permit with conditions prevailing over the approved plan(s) and document(s) in all instances. b) Meet the cost of all works associated with the development including any alterations, relocations or repairs to damaged Council infrastructure, and c) All repairs, alterations and relocations of Council infrastructure are to be in accordance with the relevant Council policy and/or Australian Standard.	At all times.										
Existing Services												
3)	Written confirmation of the location of existing services for the land must be provided to Council. In any instance where existing services are contained within another lot, the following applies, either: a) Relocate the services to comply with this requirement; or b) Arrange registration of necessary easements over services located within another lot prior to, or in conjunction with, the lodgement of the Plan of Survey creating the lot.	Prior to survey plan endorsement.										



Council Approval of Plan of Subdivision (Survey Plan Endorsement) – AFTER ALL RELEVANT CONDITIONS MET		
4)	Lodge to Council, for approval, an application for Survey Plan Endorsement which includes: a) Payment of application fee in accordance with Council's fees and charges at the time of lodgements. b) All survey marks in their correct position in accordance with the Survey Plan c) A compliance report demonstrating compliance with all associated Development Permit(s) d) One copy of the survey plan and/or easement documentation each fully executed for the lodgement with the Titles Office e) Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the <i>Planning Regulation 2017</i>, and f) Payment of any outstanding Adopted Infrastructure Charges. <i>Note: It is the owner's responsibility to ensure all relevant conditions of this subdivision approval are met and documented before lodging the survey plan for endorsement.</i> <i>Council cannot sign the Queensland Titles Form 18B if any requirements under Condition 4) are outstanding or have not been appropriately addressed. Without Council's signature, Queensland Titles cannot register the new survey plan.</i>	As part of survey plan endorsement.

Advisory Notes	
Scale or Intensity of Use	
A.	Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the <i>Planning Act 2016</i> and would have to comply with the requirements of the relevant provisions.
Local and State Heritage	
B.	The Charters Towers Regional Council local government area contains significant Local and State heritage features including stone pitch kerbing and channels and footbridges. Persons damaging or removing Local or State heritage features may be prosecuted and fined with the maximum penalty under the <i>Planning Act 2016</i> . Please contact Council prior to commencing any works, to determine if there are any Local or State heritage features within or adjacent to the premises.
Aboriginal and Cultural Heritage	
C.	The <i>Aboriginal Cultural Heritage Act 2003</i> and <i>Torres Strait Islander Cultural Heritage Act 2003</i> requires anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. Prior to carrying out works, it is advised that you contact the Department of Aboriginal and Torres Strait Islander Partnerships on (07) 4799 7470 or by post at PO Box 5620 TOWNSVILLE QLD 4810. For further information on cultural heritage duty of care please visit: https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care



Abandoned Mine Shafts

- D. The city of Charters Towers is subject to a significant number of abandoned mine shafts due to the former gold rush era. It is recommended that all searches be undertaken through the Queensland State Government's Department of Natural Resources Mines and Energy (DNRME) to ensure that the development is not unduly impacted upon by these shafts. The DNRME can be contacted on 13 74 68.

3. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of four (4) years.

4. Further development permits

Not applicable.

5. Referral agencies

There are no referral agencies for this application.

6. Submission(s)

Not applicable.

7. Notice of reasons

This notice is prepared in accordance with Section 63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

Description of the development:	Reconfiguring a Lot (Boundary Realignment - 2 lots into 2 lots)		
Reasons for the decision:	The application for the Reconfiguration of a Lot (Boundary Realignment - 2 lots into 2 lots) has been assessed against the relevant provisions of the Charters Towers Regional Town Plan Version 2. It is considered that the proposal is reasonable and is recommended for approval and has complied with relevant Acceptable and Performance Outcomes.		
Assessment benchmarks:	The proposed development was assessed against the relevant assessment benchmarks of the North Queensland Regional Plan 2020 and the Charters Towers Regional Town Plan Version 2 including the:		
	1) General Residential Code 2) Development Works Code 3) Reconfiguring a Lot Code 4) Residential Character Overlay Code		
	The proposed development was assessed against all the assessment benchmarks listed above and complies with all with the exceptions listed and responded to below.		
	Assessment benchmark:	Reasons for the approval despite non-compliance with benchmark:	



	N/A	N/A
Relevant matters:		
Matters raised in submissions:	Submission Point:	Council Response:
	N/A	N/A

8. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

9. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision are set out in Chapter 6, Part 1 of the *Planning Act 2016*. For particular applications, 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*). Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*. The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 and Schedule 1 of the *Planning Act 2016*.

Should you wish to discuss this matter, please contact Mark Alivio on (07) 4761 5300.

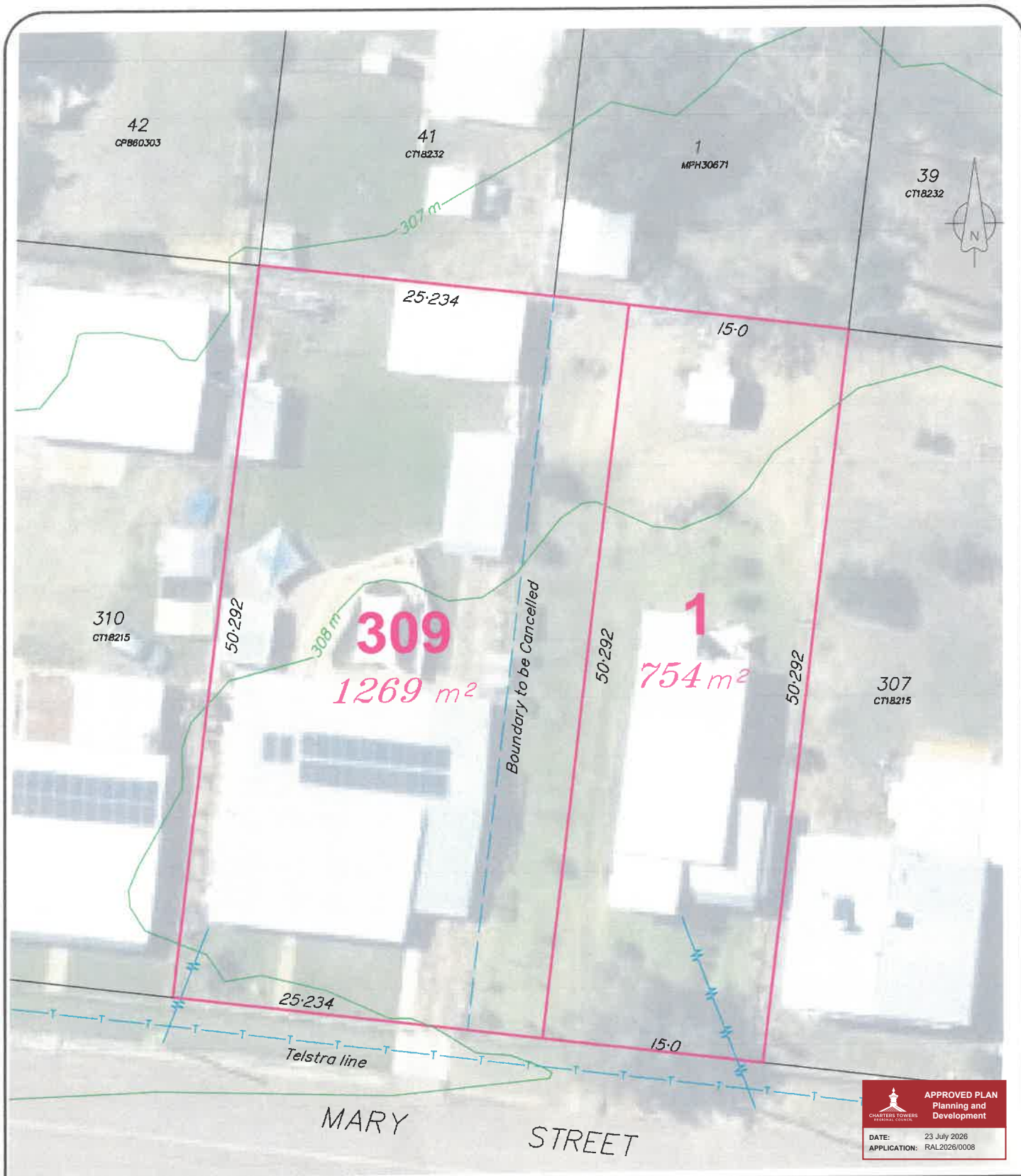
Yours faithfully



Timna Green
Manager Planning & Development

Enc. Approved Plan





APPROVED PLAN
Planning and
Development

DATE: 23 July 2026
APPLICATION: RAL2026/0008

This plan was prepared for the purpose and exclusive use of Sue Phillipson

to accompany application to
CHARTERS TOWERS REGIONAL COUNCIL

for approval to rezone/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 Surveys accepts no responsibility for any loss or damage suffered howsoever 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.

PROPOSED RECONFIGURATION Lots 309 and 1

affecting lots 309 on CT18215 and Lot 1 on RP736784

CLIENT

S. Phillipson

LOCAL GOVERNMENT

CHARTERS TOWERS REGIONAL

TITLE REF:

21074028/21166199

SURVEYOR REF.

26_020

DATE

15/02/2026

SCALE

1:250 @ A3

DRAWN:

DIA

ADDRESS: 37-41 Mary Street

LOCALITY: Charters Towers City

Atkinson
SURVEYS

33 Castlemaine St, Kirwan QLD 4817
Phone: (07) 47234885

CADASTRAL SURVEYS

P26_020.dwg

Sheet 1 of 1

Form 1.4