



7 February 2019

Planning Officer: Carl Ewin
Direct Telephone: (07) 4086 4656
Our Reference: RAL/19/0001
Your Reference: P61841

Jandre Wessels
C/- Planz Town Planning Pty Ltd
PO Box 181
EDGE HILL QLD 4870

Dear Sir/Madam,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 30 January 2019.

This Confirmation Notice has been prepared in accordance with the Development Assessment Rules and contains information relevant to the processing and assessment of the application. The following details are confirmed:

APPLICATION DETAILS

Application No:	RAL/19/0001
Proposal:	Application for a Development Permit for Reconfiguring a Lot - Boundary Realignment
Street Address:	3727 Mareeba - Dimbulah Road, Mutchilba
Real Property Description:	Lot 225 on HG293 and Lot 62 on SP167299
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Boundary Realignment

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme? No

CODE ASSESSMENT

Will Code Assessment be required? Yes

The application will be assessed against the following development codes:

- Rural Zone Code
- Agricultural Land Overlay Code
- Bushfire Hazard Overlay Code
- Environmental Significance Overlay Code
- Flood Hazard Overlay Code
- Hill and Slope Overlay Code
- Transport Infrastructure Overlay Code
- Landscaping Code
- Parking and Access Code
- Reconfiguring a Lot Code
- Works, Services and Infrastructure Code

IMPACT ASSESSMENT

Will Impact Assessment be required? No

PUBLIC NOTIFICATION DETAILS

Is Public Notification Required? No

REFERRAL AGENCIES

Not Applicable.

INFORMATION REQUEST

Has the applicant advised on the approved form that the applicant does not agree to accept an Information Request? No

A further Information Request **has been made** by the assessment manager, as detailed below:

Pursuant to *DA Rule 12.1*, Council requests further information as the Assessment Manager to facilitate the assessment of the development application, namely:

1. Flood Hazard Overlay Code

In their current configurations, Lot 225 on HG293 and Lot 62 on SP167299 are both mapped as being partially situated within the Potential Flood Hazard Area, with both lots also have portions of land outside this flood hazard area suitable for the siting of any future improvements.

Proposed Lot 225 however is mapped as being entirely situated within the Potential Flood Hazard Area. As a result, any future dwelling house use propose anywhere on the property (and many other uses) will trigger assessment against the Flood hazard overly code (which requires the preparation of flood hazard assessment). Council is aware that parts of the Mutchilba Township and more than likely proposed Lot 225 have been inundated with flood water originating from the Walsh River, situated to the north of both the Township and proposed Lot 225.

In order for Council officers to be satisfied of the usability of proposed Lot 225, it is requested that a flood hazard assessment, prepared by an RPEQ be carried out to determine a flood immunity height, relative to ground level as well as a flood water velocity estimate over proposed Lot 225. It is understood that some locals in the Mutchilba Township may have records/photographs of flood water heights achieved during previous extreme flood events in the area.

In responding to the Information Request, *Development Assessment Rule 13* states: -

"13. Applicants Response

13.1 *The period for the applicant to respond to an information request is three months from the date the information request was made or a further period agreed between the applicant and the assessing authority that made the information request.*

13.2 *The applicant may respond by giving the assessing authority that made the information request, within the period stated under section 13.1 -*

- (a) all of the information requested; or*
- (b) part of the information requested; or*
- (c) a notice that none of the information will be provided.*

13.3 *For any response given in accordance with sections 13.2(b) or (c), the applicant may also advise the assessing authority that it must proceed with its assessment of the application.*

13.4 *An applicant must provide a copy of any response to an information request made by a referral agency to the assessment manager."*

PROJECT TEAM

The contact details of the project team for your application are provided below. Your primary point of contact for any general enquires regarding this application is the project manager.

Project Manager (Planning)

Carl Ewin, Planning Officer

(07) 4086 4656

OTHER DETAILS

You can follow the progress of this application online at www.msc.qld.gov.au.

Should you have any further queries in relation to the above, please do not hesitate to contact Council's **Planning Officer, Carl Ewin** on the above number.

Yours faithfully



**BRIAN MILLARD
SENIOR PLANNER**