



10 June 2020

Planning Officer: Carl Ewin
Direct Telephone: (07) 4086 4656
Our Reference: RAL/20/0003
Your Reference: R4-20

Glen & Allyson Sheppard
C/- U&i Town Plan
PO Box 426
COOKTOWN QLD 4895

Dear Sir/Madam

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 5 June 2020.

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/20/0003
Proposal:	Application for a Development Permit for Reconfiguring a Lot - Subdivision (1 into 3 Lots)
Street Address:	29 Boyles Road, Kuranda
Real Property Description:	Lot 2 on RP726691
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Subdivision (1 into 3 Lots)

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

CODE ASSESSMENT

Will Code Assessment be required? No

IMPACT ASSESSMENT

Will Impact Assessment be required? Yes

PUBLIC NOTIFICATION DETAILS

Is Public Notification Required? Yes

REFERRAL AGENCIES

Based on the information accompanying the lodged application, referral is required to the following referral agencies -

Material change of use of premises near a substation site of subject to an easement		
<p>Development application for reconfiguring a lot that is assessable development under s21, if—</p> <p>(a) all or part of the lot is subject to an easement—</p> <p>(i) for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and</p> <p>(ii) for a transmission grid or supply network; or</p> <p>(b) part of the lot is within 100m of a entity or transmission entity</p>	<p>Schedule 10, Part 9, Division 2, Table 1</p>	<p>Town Planning Ergon Energy PO Box 264 Fortitude Valley Qld 4006</p> <p>townplanning@ergon.com.au</p> <p>Note: Referral agency may give advice only.</p>

In accordance with section 54(1) of the Planning Act, the applicant is required to give a copy of the application to a referral agency within 10 days, or a further period as agreed between the applicant and the assessment manager, starting the day after the confirmation notice is issued.

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:

Development Assessable Against the Planning Scheme

- Environmental Significance Overlay Code**

The subject site is entirely situated within a mapped ecological corridor by the Planning Scheme's Environmental Significance Overlay Mapping. The development proposes the creation of 2 additional lots which include proposed building envelope areas.

Please provide an Ecological Assessment prepared in accordance with Planning Scheme Policy 2 - Ecological Assessment Reports in order to demonstrate how the development, which will result in future clearing within an ecological corridor will achieve compliance with PO8 of the Environmental Significance Overlay Code.

The Ecological Assessment should also justify the size of the building envelopes proposed which both exceed 4,000m².

2. Hill and Slope Overlay Code

Please provide evidence from a suitably qualified professional that the land within the building envelope areas does not exceeding a slope of 15%.

3. Rural Residential Zone Code

The subject site sits outside a zone precinct. Please demonstrate how the proposed development achieves compliance with Overall Outcome (h) of the Rural Residential Zone Code.

End of Information Request.

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


(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 on the above number.

Yours faithfully



**BRIAN MILLARD
SENIOR PLANNER**