



1 October 2020

Council Officer: Brian Millard
Direct Telephone: (07) 4086 4657
Our Reference: RAL/20/0012
Your Reference: 20003

B Stevenson & K Jones, as Trustees for Basky Investment Trust
C/- RPS Australia East Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Attn: Owen Caddick-King

Dear Applicants,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 24 September 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/20/0012
Proposal:	Application for Development Permit for Reconfiguring a Lot - Subdivision (1 into 27 Lots)
Street Address:	Antonio Drive, Mareeba
Real Property Description:	Lot 2 on SP298397
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Subdivision (1 into 27 Lots)

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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 assessment benchmarks:

- Low density residential zone code
- Airport environs overlay code
- Bushfire hazard overlay code
- Reconfiguring a Lot Code
- Landscaping Code
- Parking and Access Code
- Works, Services and Infrastructure Code

IMPACT ASSESSMENT

Will Impact Assessment be required? No

PUBLIC NOTIFICATION DETAILS

Is Public Notification Required? No

REFERRAL AGENCIES

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

Reconfiguring a lot near a State transport corridor		
<p>Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) all or part of the premises are within 25m of a State transport corridor; and</p> <p>(b) 1 or more of the following apply—</p> <p>(i) the total number of lots is increased;</p> <p>(ii) the total number of lots adjacent to the State transport corridor is increased;</p> <p>(iii) there is a new or changed access between the premises and the State transport corridor;</p> <p>(iv) an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6; and</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 1</p>	<p>State Assessment & Referral Agency (SARA) PO Box 2358 Cairns QLD 4870</p> <p>CairnsSARA@dsdmip.qld.gov.au</p>

(c) the reconfiguration does not relate to government supported transport infrastructure		
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In accordance with section 54(1) of the Planning Act, the applicant is required to give a copy of the application to all referral agencies 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 is made by the assessment manager, as detailed below:

Water and sewerage infrastructure

Please provide an engineering report, prepared by an RPEQ, demonstrating how the development is proposed to be serviced by reticulated water and sewerage infrastructure. In particular, the report should investigate the anticipated water supply demand and sewerage discharge loads for the development and investigate the proposed points of connection with Council's existing water and sewer networks, ensuring this existing infrastructure is at a capacity capable of servicing the proposed development.

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 3 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)

Brian Millard

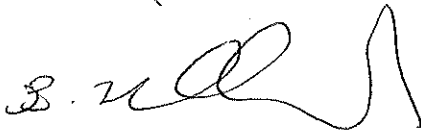
(07) 4086 4657

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 Senior Planner, Brian Millard on the above number.

Yours faithfully



**BRIAN MILLARD
SENIOR PLANNER**