



14 January 2021

Council Officer: Brian Millard  
Direct Telephone: (07) 4086 4657  
Our Reference: RAL/21/0001  
Your Reference: 20-585

A Leighton & M Crisp  
C/- Urban Sync Pty Ltd  
PO Box 2970  
CAIRNS QLD 4870

Dear Applicants,

## Confirmation Notice

### *Planning Act 2016*

Council acknowledges receipt of your application, which was properly made on 7 January 2021.

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/21/0001
Proposal:	Application for Development Permit for Reconfiguring a Lot - Subdivision (1 into 2 Lots)
Street Address:	46 Tyrconnell Road, Paddy's Green
Real Property Description:	Lot 147 on SP227506
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Subdivision (1 into 2 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#### SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Rural zone code
- Agricultural land overlay code
- Airport environs overlay code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Extractive resources overlay code
- Hill and slope 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 -

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



(c) the reconfiguration does not relate to government supported transport infrastructure		
<b>Table 3 - Reconfiguring a lot near a State-controlled road intersection</b>		
Development application for reconfiguring a lot that is assessable development under section 21, if—	Schedule 10, Part 9, Division 4, Subdivision 2, Table 3	State Assessment & Referral Agency (SARA) PO Box 2358 Cairns QLD 4870  <a href="mailto:CairnsSARA@dsdmip.qld.gov.au">CairnsSARA@dsdmip.qld.gov.au</a>
(a) all or part of the premises are— (i) adjacent to a road (the <b>relevant road</b> ) that intersects with a State-controlled road; and (ii) within 100m of the intersection; and		
(b) 1 or more of the following apply— (i) the total number of lots is increased; (ii) the total number of lots adjacent to the relevant road is increased; (iii) there is a new or changed access between the premises and the relevant road; and		
(c) the reconfiguration does not relate to government supported transport infrastructure.		

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 **will not be** made by the assessment manager. Regardless of this any referral agency may make an information request.

#### 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**

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**OTHER DETAILS**

You can follow the progress of this application online at [www.msc.qld.gov.au](http://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



for **BRIAN MILLARD**  
**SENIOR PLANNER**