



18 May 2021

Council Officer: Brian Millard
Direct Telephone: (07) 4086 4656
Our Reference: MCU/21/0009
Your Reference: F21/05

BTM & S Stankovich Pty Ltd
C/- Freshwater Planning
17 Barron View Drive
FRESHWATER QLD 4870

Dear Applicants,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 13 May 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:	MCU/21/0009
Proposal:	Application for Development Permit for Reconfiguring a Lot - Subdivision (2 into 26 Lots) and Material Change of Use - Multiple Dwelling (25 x Dwelling Houses)
Street Address:	Marinda Close & Karobean Drive, Mareeba
Real Property Description:	Lot 2 on SP298298 & Lot 48 on SP320488
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Subdivision (2 into 26 Lots);
- Material Change of Use - Multiple Dwelling (25 x Dwelling Houses)

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

Nil

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:

1. Schedule 12A - Planning Regulation 2017

Please provide an assessment of the proposed reconfiguring a lot component of the development against the Assessment benchmarks contained within *Schedule 12A* of the *Planning Regulation 2017*.

2. Merindah Close "T-head"

Please amend the submitted lot layout/internal road design to remove the "T-Head" at the end of Merindah Close and to include a standard cul-de-sac turning area.

The FNQROC Development Manual (V8) D1.14 Cul-De-Sac Turning Areas (1a) provides Council's specific position with regards to "T-Heads", being:

"Three-point turns (T-Heads) will not be permitted without the prior consent of Council. Council may review site specific alternatives where topography and site constraints exist."

Council has previously indicated that they would not support a "T-Head" turn around area at the end of Merindah Close. Furthermore, Council officers do not believe that any site specific constraints exist that would warrant a deviation from the use of standard cul-de-sac turning area.

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)

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, Carl Ewin on the above number.

Yours faithfully



**BRIAN MILLARD
SENIOR PLANNER**