



7 July 2021

Planning Officer: Brian Millard
Direct Telephone: (07) 4086 4657
Our Reference: RAL/21/0012
Your Reference: 12552164

Conmat Pty Ltd
C/- GHD
Urban Corner, 71 Stanley Street
TOWNSVILLE QLD 4810

Attention: Erin Campbell, Senior Planner

Dear Sir/Madam

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 24 June 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/21/0012.
Proposal:	Application for Development Permit for Reconfiguring a Lot – Subdivision (1 lot into 4 lots)
Street Address:	2-4 Quill Street MAREEBA QLD 4880
Real Property Description:	Lot 22 on SP217220
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot – Subdivision (1 lot into 4 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SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Medium density residential zone code
- Airport environs overlay code
- Environmental significance overlay code
- Flood hazard 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

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 assessment manager, as detailed below:

1. Assessment against overlay codes

- (i) The majority of the subject land is mapped as Low Flood Hazard under the Flood Hazard Overlay of the Mareeba Shire Council Planning Scheme 2016. Provide an assessment of the development against the relevant aspects of the Flood Hazard Overlay Code.
- (ii) The majority of the subject land is mapped as Regulated Vegetation and Waterway Buffer under the Environmental Significance Overlay. Provide an assessment of the development against the relevant aspects of the Environmental Significance Overlay Code.

Note: Council acknowledges that most of the subject land no longer contains the mapped regulated vegetation and the relevant stream order for the waterway buffer is 1.

2. Proposed easements

Council seeks further advice from the developer in relation to the easements which are proposed from the western boundary draining to the existing easement.

Specifically:

- who are the intended interested parties to the proposed easements;
- substantiation for the need of such easements (where it appears that natural terrain already generally permits overland flow within individual proposed lots); and
- suitable evidence that where the plans show 90-degree changes in direction of stormwater flows, that negative impacts will not occur to adjoining blocks.

3. Quill Street cul-de-sac advice

Council's Technical Services section have expressed the opinion that the Quill Street cul-de-sac will not accommodate future needs associated with the development (eg. turning circle is insufficient to accommodate garbage truck). Initial feedback suggests that an upgrade to FNQROC requirements is warranted, which may require gazettal of additional road for this purpose.

Council would welcome your views on the adequacy of the existing Quill Street cul-de-sac.

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 Planning Officer on the above number.

Yours faithfully



**BRIAN MILLARD
SENIOR PLANNER**