



30 October 2017

Officer: Carl Ewin, Planning Officer
Direct Phone: (07) 4086 4656
Our Ref: RAL/17/0007
Your Ref: 30824

Max David
C/- Veris
PO Box 7627
CAIRNS QLD 4870

Dear Sir/Madam,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 30 October 2017.

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/17/0007
Proposal:	Application for Development Permit for Reconfiguring a Lot - Subdivision (1 into 3 Lots)
Street Address:	27 Spena Road, Mareeba
Real Property Description:	Lot 11 on SP101832
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SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

The application will be assessed against the following assessment benchmarks:

- Rural Zone Code
- Bushfire Hazard Overlay Code
- Hill and Slope Overlay Code
- Transport Infrastructure Overlay 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 style="margin-left: 20px;">(i) the total number of lots is increased;</p> <p style="margin-left: 20px;">(ii) the total number of lots adjacent to the State transport corridor is increased;</p> <p style="margin-left: 20px;">(iii) there is a new or changed access between the premises and the State transport corridor;</p> <p style="margin-left: 20px;">(iv) an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, Schedule 6; and</p> <p>(c) the reconfiguration does not relate to government supported transport infrastructure</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 1</p>	<p>State Assessment & Referral Agency (SARA) Department of Infrastructure, Local Government & Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dilgp.qld.gov.au</p>

Reconfiguring a Lot near a State-controlled road intersection		
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) Department of Infrastructure, Local Government & Planning PO Box 2358 Cairns Qld 4870 CairnsSARA@dilgp.qld.gov.au
(a) all or part of the premises are -		
(i) adjacent to a road (the relevant road) 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 any 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 **will not be** made by the assessment manager.

Should the assessment manager not make an Information Request within the timeframes specified in the Development Assessment Rules, the applicant can proceed to the next part of the development assessment process

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, Planning Officer (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 name on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B. Millard', with a stylized flourish at the end.

BRIAN MILLARD
SENIOR PLANNER