



29 September 2021

Council Officer: Carl Ewin
Direct Telephone: (07) 4086 4656
Our Reference: RAL/21/0016

Emerald Creek Heights Pty Ltd
C/- McPeake Town Planning
PO Box 5829
CAIRNS QLD 4870

Dear Applicants,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 16 September 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/21/0016
Proposal:	Application for Development Permit for Reconfiguring a Lot - Subdivision (1 into 49 Lots)
Street Address:	Godfrey Road, Mareeba
Real Property Description:	Lot 219 on NR378
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Subdivision (1 into 49 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SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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 residential zone code
- Agricultural land overlay code
- Airport environs overlay code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Flood hazard 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 -

Reconfiguring a lot that is assessable development under s21		
<p>Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) a lot that the application relates to is 5ha or larger; and</p> <p>(b) the size of any lot created is 25ha or less; and</p> <p>(b) either —</p> <p>(i) the reconfiguration involves operational work that is assessable development under section 5, other than operational work that is only the clearing of regulated regrowth vegetation; or</p> <p>(ii) on any lot created, accepted operational work, other than operational work that is only the clearing of regulated regrowth vegetation, may be carried out</p>	<p>Schedule 10, Part 3, Division 4, Table 2</p>	<p>State Assessment & Referral Agency (SARA) PO Box 2358 Cairns QLD 4870</p> <p>CairnsSARA@dndmip.qld.gov.au</p>

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:

1. Water Infrastructure

Please provide an engineering report, prepared by a Registered Professional Engineer of Queensland (RPEQ), demonstrating how the development is proposed to be serviced by Council's reticulated water supply infrastructure. In particular, the report should investigate the anticipated water supply demand generated by the development and investigate the proposed points of connection with Council's existing water supply network/s, ensuring this existing infrastructure is at a capacity capable of servicing the proposed development.

If any upgrades to Council's existing network are required to service the development, these should be clearly identified in the engineering report.

2. Bushfire Hazard

The subject site contains land within both the medium potential bushfire intensity area and potential impact buffer (100 metres). In recent years, land in proximity to the subject site has been affected by bushfire.

*Please provide a detailed Bushfire Management Plan, prepared by a suitably qualified professional demonstrating compliance with **PO3** and **AO3.2** of the Bushfire hazard overlay code. The Bushfire Management Plan should address, in particular, whether the building envelopes included on the proposal plans are large enough and whether they will need to be fully cleared in order to comply with AO3.2.*

3. Traffic Impact Assessment

Please provide a Traffic Impact Assessment, prepared by a Registered Professional Engineer of Queensland (RPEQ) investigating the existing road network proposed to service the development, in particular the intersection of Godfrey Road and the Kennedy Highway.

The Traffic Impact Assessment should calculate the daily vehicle movements likely to occur at the intersection as a result of the development, inclusive of pre-development vehicle movements, and the ability for the intersection in its current form to safely accommodate these anticipated vehicle movements.

The Traffic Impact Assessment should identify any required or recommended upgrades to the intersection where applicable and include plans of any such upgrades.

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**