



17 October 2022

Council Officer: Brian Millard  
Direct Telephone: (07) 4086 4657  
Our Reference: RAL/22/0004  
Your Ref: F21/34

Cairns Plywoods Pty Ltd  
C/- Freshwater Planning Pty Ltd  
17 Barronview Drive  
FRESHWATER QLD 4870

Dear Applicants,

## Confirmation Notice

### *Planning Act 2016*

Council acknowledges receipt of your application, which was properly made on 17 October 2022.

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/22/0004
Proposal:	Application for Material Change of Use for a Preliminary Approval Including a Variation Request to Vary the Effect of the Planning Scheme - Use Rights in Accordance with the Rural Residential Zone AND a Development Permit for Reconfiguring a Lot - Subdivision (1 into 87 Lots in stages)
Street Address:	Marinelli Drive, Mareeba
Real Property Description:	Lot 200 on SP284110
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### TYPE OF DEVELOPMENT

The application seeks approval for:

- Material Change of Use for a Preliminary Approval Including a Variation Request to Vary the Effect of the Planning Scheme - Use Rights in Accordance with the Rural Residential Zone

And

- Development Permit for Reconfiguring a Lot - Subdivision (1 into 87 Lots in stages)

**SUPERSEDED PLANNING SCHEME**

Is the application for development under the Superseded Planning Scheme?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

In accordance with Section 53(4)(b)(i) of the Act, the public notification period must be **30 business days** starting on the day after the last notification action has been completed.

**REFERRAL AGENCIES**

Based on the information accompanying the lodged application, referral is required to the following referral agencies -

State transport infrastructure generally - Aspect of development stated in schedule 20		
<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if-</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold-</p> <p style="padding-left: 20px;">(i) for development in local government area 1— stated in schedule 20, column 2 for the purpose; or</p> <p style="padding-left: 20px;">(ii) for development in local government area 2— stated in schedule 20, column 3 for the purpose; and</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1</p>	<p>State Assessment &amp; Referral Agency (SARA) PO Box 2358 Cairns QLD 4870</p> <p><a href="mailto:CairnsSARA@dsdilgp.qld.gov.au">CairnsSARA@dsdilgp.qld.gov.au</a></p>

<p>(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area.</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>		
<b>Clearing native vegetation</b>		
<p>Development application for a material change of use that is assessable development under a local categorising instrument and relates to a lot that is 5ha or larger, if-</p> <p>(a) the application-</p> <ul style="list-style-type: none"> <li>(i) is for a preliminary approval that includes a variation request; and</li> <li>(ii) relates to a lot that contains native vegetation shown on the regulated vegetation management map as a category A area or category B area; and</li> <li>(iii) is for a material change of use, other than a non-referable material change of use; or</li> </ul> <p>(b) the application is not stated in paragraph (a) and all of the following apply-</p> <ul style="list-style-type: none"> <li>(i) the material change of use does not involve prescribed clearing;</li> <li>(ii) accepted operational work may be carried out because of the material change of use, or the material change of use involves operational work that is assessable</li> </ul>	<p>Schedule 10, Part 3, Division 4, Table 3</p>	<p>State Assessment &amp; Referral Agency (SARA) PO Box 2358 Cairns QLD 4870</p> <p><a href="mailto:CairnsSARA@dasilgp.qld.gov.au">CairnsSARA@dasilgp.qld.gov.au</a></p>

<p>development under section 5;</p> <p>(iii) the accepted operational work or assessable operational work includes development other than the clearing of regulated regrowth vegetation on freehold land, indigenous land, land the subject of an occupation licence under the Land Act, or land the subject of a lease given under the Land Act for agriculture or grazing purposes.</p>		
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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.

**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**

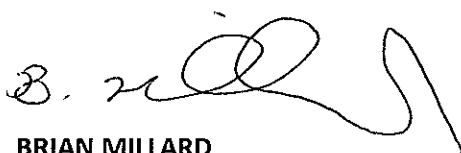
**(07) 4086 4657**

**OTHER DETAILS**

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



**BRIAN MILLARD  
SENIOR PLANNER**