



11 May 2022

Raymond Cater
C/- U&i Town Plan
PO Box 657
MAREEBA QLD 4880

Council Officer: Carl Ewin
Direct Telephone: (07) 4086 4656
Our Reference: RAL/22/0007

Dear Applicants,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 10 May 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/22/0007
Proposal:	Application for Development Permit for Reconfiguring a Lot - Subdivision (1 into 2 Lots)
Street Address:	10 Collins Court, Mareeba
Real Property Description:	Lot 6 on SP189419
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Subdivision (1 into 2 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SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Low Density Residential Zone Code
- Reconfiguring a Lot Code
- Parking and Access Code
- Landscaping 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 the assessment manager as detailed below:

1. Proposed Lot Layout (width)

Council officers have concerns with the proposed widths of the two allotments (13 metres and 13.5 metres). By definition, the subdivision is not considered to be "greenfield" development, therefore a minimum width of 16 metres is applicable under Table 9.4.4.3B of the Reconfiguring a Lot Code, of which the proposal conflicts. Council officers consider that the lot layout may also conflict with higher order Performance Outcome PO1 (a), (b) and (c).

The 13m and 13.5m lot widths proposed would leave little room to fit a dwelling of practical size, shape and design on each lot, particularly considering the 1.5m side boundary setbacks that will need to be achieved on each lot, leaving a building footprint width of 10m for Lot 1 and 10.5m for Lot 2. In order to demonstrate compliance with PO1 (c) please provide examples of floor plans of dwellings for each lot that include a practical internal layout and are inclusive of a single undercover carpark for each in order to demonstrate compliance with PO1 (c).

Alternatively, Council officers would support an amendment to the lot layout to include a wider front lot and more practical shaped rear access lot.

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**