



1 November 2023

Planning Officer: Carl Ewin
Direct Telephone: 4086 4656
Our Reference: RAL/23/0014
Your Reference: R6-23

N Menniti
C/- U&i Town Plan
PO Box 426
COOKTOWN QLD 4895

Dear Sir/Madam

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 17 October 2023.

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/23/0014
Proposal:	Application for Development Permit for Reconfiguring a Lot - Boundary Realignment
Street Address:	538 Chewko Road, Mareeba
Real Property Description:	Lot 44 & 47 on SP217444
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Boundary Realignment

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

The application is made impact assessable as a result of amendments to the Mareeba Shire Council Planning Scheme 2016 as a result of *Temporary Local Planning Instrument No. 1 of 2021 (Subdivision in Rural zone)*. Lots created from the proposed reconfiguration will be less than 60 hectares.

PUBLIC NOTIFICATION DETAILS

Is Public Notification Required? Yes

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. Provide an assessment of the proposed development against the Agricultural land overlay code. Specifically, Performance Outcome PO6.

Note: Council officers believe the boundary realignment, as proposed, would result in the ultimate loss of productive capacity of approximately 1.6 hectares of mapped Class A agricultural land. This land would be transferred from a viable 65.13 hectare allotment (Lot 44) and transferred to an unviable rural lifestyle lot (Lot 47). In order to comply with PO6, Council officers are of the opinion that the smaller lifestyle lot (Lot 47) would need to remain at a size of 2 hectares.

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

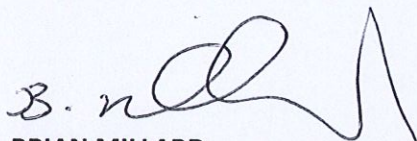
(07) 4086 4656

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 Senior Planner on the above number.

Yours faithfully



BRIAN MILLARD
COORDINATOR PLANNING SERVICES