



12 July 2024

Planning Officer: Carl Ewin
Direct Telephone: (07) 4086 4656
Our Ref: RAL/24/0009
Your Ref: F24/20

Wylandra Properties Pty Ltd
Freshwater Planning Pty Ltd
17 Barronview Drive
FRESHWATER QLD 4870

Dear Sir/Madam

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 28 June 2024.

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/24/0009
Proposal:	Application for a Development Permit for Reconfiguring a Lot – Subdivision (1 into 14 Lots and Balance Area)
Street Address:	Ray Road, Mareeba
Real Property Description:	Lot 224 on SP276715
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot – Subdivision (1 into 14 Lots and Balance Area)

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Rural residential zone code
- Agricultural land overlay code
- Airport environs overlay code
- Bushfire hazard overlay code
- Hill and slope overlay code
- Regional infrastructure corridors & substations 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 -

Table 1 – Reconfiguring a lot subject to an easement or near a substation site		
Development application for reconfiguring a lot that is assessable development under section 21, if— (a) all or part of the lot is subject to an easement— (i) for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and (ii) for a transmission grid or supply network; or (b) part of the lot is within 100m of a substation site	Schedule 10, Part 9, Division 2, Table 1	Town Planning Ergon Energy PO Box 264 Fortitude Valley Qld 4006 townplanning@ergon.com.au Note: Referral agency may give advice only.

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. **Stormwater Management Plan**

Please provide a Stormwater Management Plan (SMP) and Report, prepared by an RPEQ that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.

The SMP must specifically investigate the sites existing contribution to the southern Ray Road drainage catchment (including both the developed Estate and the balance land) and demonstrate a non-worsening effect as a consequence of the development on both the balance of the site and surrounding downstream catchments, including the Ray Road catchment.

If detention basins are proposed, a masterplan of the balance area of the Estate must be included to show the location of proposed and future detention basins with respect to future stages of the Estate.

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

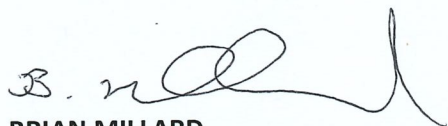
(07) 4086 4656

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 on the above number.

Yours faithfully



BRIAN MILLARD
COORDINATOR PLANNING SERVICES