

2 February 2018

Officer: Brian Millard  
Direct Telephone: (07) 4086 4657  
Our Reference: BM:nj  
Your Reference: HRP16295

Andrew Easton, Adrienne P Easton & Barbara C Martin  
C/- Dominic Hammersley  
Cardno  
PO Box 1619  
CAIRNS QLD 4870

Dear Sir/Madam

## Confirmation Notice

### *Planning Act 2016*

Council acknowledges receipt of your application, which was properly made on 18 January 2018.

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/18/0001
Proposal:	Application for a Development Permit for Reconfiguring a Lot - Subdivision (1 into 48 lots in 2 stages)
Street Address:	77 Barnwell Road KURANDA QLD 4881
Real Property Description:	Lot 16 on N157227
Planning Scheme:	Mareeba Shire Planning Scheme 2004 (Amendment No. 01/11)

#### TYPE OF DEVELOPMENT

The application seeks development approval for:

Reconfiguring a Lot - Subdivision (1 into 48 lots in 2 stages).

#### SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?

Yes

**CODE ASSESSMENT**

Will Code Assessment be required? Yes

The application will be assessed against the following assessment benchmarks:

- Myola Zone Code
- Reconfiguring a Lot Code
- Natural and Cultural Heritage Features Overlay Code
- Natural Disaster - Bushfire Overlay 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 -

<b>Reconfiguring a lot that is assessable development under s 21</b>		
<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>(c) either-</p> <p style="padding-left: 20px;">(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;</p> <p style="padding-left: 20px;">or</p> <p style="padding-left: 20px;">(ii) on any lot created,</p>	<p>Schedule 10, Part 3, Division 4, Table 2</p>	<p>State Assessment &amp; Referral Agency (SARA)                      Department of State Development,                      Manufacturing, Infrastructure and Planning                      PO Box 2358                      Cairns Qld 4870</p> <p><a href="mailto:CairnsSARA@dilgp.qld.gov.au">CairnsSARA@dilgp.qld.gov.au</a></p>

accepted operational work, other than operational work that is only the clearing of regulated regrowth vegetation, may be carried out		
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**INFORMATION REQUEST**

Has the applicant advised on the approved form that the applicant does not agree to accept an Information Request? No

An information request **as detailed below** is made by the Assessment Manager. Regardless of this advice, any Referral Agency for the application may also make an information request.

Council requests further information as the Assessment Manager, pursuant to Part 3, Item 12 of the *Development Assessment Rules*, to facilitate the assessment of the development application, namely:

**1. Myola Zone Code - Section 4.125 Building Siting, Scale and Amenity**

Provide a detailed assessment of the proposed development against the Specific Outcomes and Probable Solutions (S1 to S4) contained in Section 4.125 of the Myola Zone Code. In particular, the subject land contains ridgelines (S2 and PS2.2) as identified on Planning Scheme Map N1.

**2. Far North Queensland Regional Plan 2009-2031**

Provide an additional detailed assessment of the proposed development against all the relevant provisions (applicable desired regional outcomes and land use policies) of the Far North Queensland Regional Plan 2009-2031. This additional assessment must include, but not be limited to, DRO1.1 Biodiversity Conservation.

**3. Ecological Assessment Report**

Provide a supporting Ecological Assessment Report prepared generally in accordance with the methodology outlined within *Planning Scheme Policy 2 - Ecological Assessment Reports* of the Mareeba Shire Council Planning Scheme 2016.

**4. Water Supply Reticulation Analysis**

Provide a supporting Water Supply Reticulation Analysis, prepared by a RPEQ, to determine the extent of works/upgrading required to reticulation mains, trunk mains, pumping facilities and storage capacity to facilitate connection of the proposed development to Council's reticulated water infrastructure.

The analysis must identify the proposed alignment of connection infrastructure and demonstrate that necessary tenure/land owners consent is provided for the proposed alignment.

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**5. Traffic Impact Assessment**

Provide a supporting Traffic Impact Assessment, prepared by an RPEQ, that assesses the impact of the proposed development on the local area traffic network, and which includes recommendations for any required road upgrading and intersection treatments.

**6. Stormwater Analysis**

Provide an analysis of the anticipated quantity and quality of stormwater drainage associated with the development and provide a provisional/conceptual Stormwater Management Plan (prepared by an RPEQ) for the proposed development. Through the implementation of water sensitive urban design principles, this plan must demonstrate no net increase in the discharge rate of stormwater from the developed site. Stormwater drainage should be incorporated and designed as a landscape feature within the open space corridors/areas. Any minor stormwater drainage corridors not part of open space areas will be required to be incorporated into the individual allotments and restricted from development by way of easements.

**7. On-site Effluent Disposal**

Provide a site and soil evaluation report, prepared by a registered site and soil evaluator demonstrating the ability of the proposed development to accommodate on-site effluent disposal in accordance with AS/NZS1547:2000.

**8. Geotechnical Report**

Parts of the subject land have mapped slopes greater than 15 percent. Provide a supporting Geotechnical Report prepared generally in accordance with the methodology outlined within *Planning Scheme Policy 5 - Geotechnical Reports* of the Mareeba Shire Council Planning Scheme 2016.

**9. Draft Infrastructure Agreement**

The subject land is outside the Priority Infrastructure Area boundary for Kuranda. Provide a draft infrastructure agreement for the proposed development covering all relevant infrastructure networks.

In responding to the Information Request, Part 3, Item 13 of the *Development Assessment Rules* states: -

**"13. Applicants Response**

*13.1 The period for the applicant to respond to an information request is three 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)**

**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 name on the above number.

Yours faithfully



**BRIAN MILLARD**  
**SENIOR PLANNER**