

11 September 2026

Planning Officer: Carl Ewin
Direct Telephone: 07 4086 4656
Our Reference: RAL/26/0022

FS Developments Pty Ltd
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Dear Applicants,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 31 August 2026.

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. This Confirmation Notice also contains an Information Request. The following details are confirmed:

APPLICATION DETAILS

Application No:	RAL/26/0022
Proposal:	Application for Development Permit for Reconfiguring a Lot (1 into 44 Lots, New Roads and Access & Services Easements) and Material Change of Use (9 X Dual Occupancies)
Street Address:	2-18 Haren Street, Mareeba
Real Property Description:	Lot 1 on SP298397
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot (1 into 44 Lots, New Roads and Access & Services Easements) and Material Change of Use (9 X Dual Occupancy)

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Low density residential zone code
- Airport environs overlay code
- Bushfire hazard overlay code
- Transport infrastructure overlay code
- Reconfiguring a lot code
- Accommodation activities 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

In Accordance with the *Planning Regulation 2017*, the application requires referral to the State Assessment Referral Agency (SARA) for the following triggers:

- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in in schedule 20 that exceeds the threshold for development in a local government area (area 2 – Purpose 1).
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – Reconfiguring a lot near a State transport corridor.
- Schedule 10, Part 9, Division 4, Subdivision 2 Table 4, Item 1 – Material change of use of premises near a State transport corridor or that is a future State transport corridor.

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

Further information is required by Council (Assessment Manager) to adequately assess the application. In accordance with Part 3 of the Development Assessment Rules, an Information Request is made by Council as detailed below:

Information Request

It is noted that the subject land sits outside the Priority Infrastructure Area as mapped by Council's Local Government Infrastructure Plan (LGIP). The applicant is requested to provide a response to each of the queries raised in this information request including reference to any updated plans and documents already submitted as part of the application.

Stormwater

1. Drainage path 1 and 2 shown on Plan 019-2601-00-SK-0002 cannot be realigned to create an adverse impact on adjoining lot 2 on SP298397. Please amend the drainage masterplan to show an amended design that does not create an adverse impact on adjoining land.
2. The following stormwater drainage investigations must be undertaken and provided to Council for review and consideration:
 - Pre and post development stormwater calculations including upstream catchment calculations;
 - Investigate the capacity and ability of the Haren Street and Antonio Drive roadside drains to accommodate post development stormwater flows.
 - Investigate the capacity and ability of the existing Constance Street culvert/s to accommodate post development flows.
 - If any stormwater is proposed to be directed to the Antonio Drive culverts, investigate the ability of these culverts to accommodate post development flows (it is noted that these culverts currently reach capacity and the road floods during large rain events).

Advisory Note: *The underground stormwater network currently proposed at the Road A/B intersection and along Road B will not be supported by Council. Stormwater lines must be relocated to the verge or kerb line where possible to reduce the amount of piping located under the road carriageway.*

Water

A water supply network analysis must be carried out in order to demonstrate that the FNQROC design guidelines for water supply can be met for the development. Upon request, Council will provide boundary conditions at the connection point on Haren Street to enable the applicant/developer to undertake the analysis.

Sewer

Advisory Note: *It is noted on the plans that proposed Lots 18-23 and 29-31 are proposed to be serviced directly from the trunk sewer main running along the eastern boundary. This method of sewer reticulation will not be supported by Council. New internal sections of sewer main must be provided to service these lots.*

Traffic

Please undertake a traffic count on Haren Street for a minimum of 7 days and provide the data to Council for review and consideration.

Advisory Note: The desired ultimate width of Haren Street is 6.5 metres. When measured from the barrier kerb on the northern side of Haren Street to the edge of seal on the southern side, this width is almost achieved. It is also noted that a significant proportion of traffic from the development will likely travel east along Haren Street towards Constance Street when leaving the site.

In order to achieve the desired outcome on Haren Street, Council will likely require the applicant/developer to construct Haren Street to the required 6.5m seal width, including the northern side of the road, and including barrier kerbing (not layback/rollover) along the southern side of Haren Street as a safety precaution considering the proximity of the roadside drain to the road edge.

This Haren Street widening and K&C install will need to extend to the west of the new access road and around the tangent to Byrnes Street, including any widening of the 90 degree bend where Byrnes/Haren Street meet. If any objections or engineering concerns are raised regarding these proposed requirements, it is requested that you provide comment as part of your response to this Information Request.

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 the undersigned on the above number.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Carl Ewin', with a stylized flourish at the end.

CARL EWIN
SUPERVISOR PLANNING & BUILDING