Mareeba
SHIRE COUNCIL

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11 November 2026

Planning Officer: Carl Ewin
Direct Telephone: 07 4086 4656
Our Reference: OPW/26/0008

Effley Street Holdings Pty Ltd
C/- Jamie Carroll
PO Box 180
MAREEBA QLD 4880

Dear Applicants,

Information Request
Planning Act 2016

I refer to the below mentioned revised application which was properly made on 16 October 2026 and advise that Council requires further information to satisfactorily assess the proposal.

APPLICATION DETAILS

Application No:	OPW/26/0008
Proposal:	Application for Development Permit for Operational Works - Roadworks, Earthworks, Stormwater Drainage and Sewer Reticulation associated with Development Permit RAL/26/0021
Street Address:	8 Effley Street, Mareeba
Real Property Description:	Lot 324 on SP297023
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

INFORMATION REQUIRED

The information requested is set out below:

General

Information Required

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 this application.

The Applicant is requested to provide a Statement of Compliance noting any non-conformances in accordance with FNQROC Development Manual AP1 – Application Procedures, (In particular, AP1 – Clause 11a).

Stormwater

1. Provide pre and post development Stormwater Drainage Plan.

   Comment: Pre Development plan appears to show flows predominantly to the northern boundary before flowing via open drain to the existing large open drain Northwest Corner, with flows constrained to the Development. Post development appears to facilitate overland flows to the neighbouring property and greater proportion of flows to Effley Street Drainage.

2. Where post development flows are increased to Effley Street Drainage, assess and report on existing networks capacity to support increase. If upgrade of network is required, advise accordingly.

3. Clarify how overland stormwater flows will be managed between Development Site and Northern neighbouring property.

   Comment: Pre Development flows appear controlled via open earth drain.

4. Clarify what measures are proposed to manage inter-allotment runoff noting the earthworks and lot layout indicate overland flows will utilise downstream lots.

   Comment: Where easements required to support inter-allotment drainage, provide details.

End of Information Request

Under the provisions of the *Development Assessment Rules 2017*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

(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.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the *Development Assessment Rules 2017*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

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

BRIAN MILLARD
COORDINATOR PLANNING & BUILDING