



17 January 2020

Planning Officer: Carl Ewin
Direct Telephone: (07) 4086 4656
Our Reference: MCU/19/0019
Your Reference: 19-468

Croft Developments Pty Ltd
C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Attn: Matt Ingram

Dear Sir,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 7 January 2020.

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:	MCU/19/0019
Proposal:	Application for a Development Permit for Material Change of Use - Residential Care Facility (120 Beds)
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:

- Material Change of Use - Residential Care Facility (120 Beds)

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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
- Residential Dwelling House and Outbuilding Overlay Code
- Transport Infrastructure Overlay 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

Based on the information accompanying the lodged application, referral is required to the following referral agencies -

Material change of use of premises near a State transport corridor or that is a future State transport corridor		
<p>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorizing instrument, if all or part of the premises—</p> <p>(a) are within 25m of a State transport corridor; or</p> <p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <p>(i) adjacent to a road that intersects with a State-controlled road; and</p> <p>(ii) within 100m of the intersection</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns QLD 4870</p> <p>CairnsSARA@dsmip.qld.gov.au</p>

In accordance with section 54(1) of the Planning Act, the applicant is required to give a copy of the application to a referral agency 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:

Water and sewerage demand

Please provide further details (as well as calculation methodology) of the anticipated water supply demand and sewerage discharge loads for the proposed development, represented in Equivalent Persons (EP) rates.

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 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)

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



for **BRIAN MILLARD**
SENIOR PLANNER