



3 March 2020

Planning Officer: Carl Ewin
Direct Telephone: (07) 4086 4656
Our Reference: MCU/20/0004
Your Reference: 19-484

GAG Crystalbrook Station Pty Ltd
Urban Sync
PO Box 2970
CAIRNS QLD 4870

Dear Sir/Madam,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 3 March 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/20/0004
Proposal:	Application for a Development Permit for Material Change of Use - Short-term Accommodation
Street Address:	Crystalbrook Road, Crystalbrook
Real Property Description:	Lot 738 on CP892331 Lot 2 on LD157
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Material Change of Use - Short-term Accommodation

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme? No

CODE ASSESSMENT

Will Code Assessment be required? No

IMPACT ASSESSMENT

Will Impact Assessment be required? Yes

PUBLIC NOTIFICATION DETAILS

Is Public Notification Required? Yes

REFERRAL AGENCIES

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

Material change of use that is assessable development under a local categorising instrument		
<p>Development application for a material change of use that is assessable development under a local categorising instrument and relates to a lot that is 5ha or larger, if —</p> <p>(a) the application —</p> <p>(i) is for a preliminary approval that includes a variation request; and</p> <p>(ii) relates to a lot that contains native vegetation shown on the regulated vegetation management map as a category A area or category B area; and</p> <p>(iii) is for a material change of use, other than a non-referable material change of use; or</p> <p>(b) the application is not stated in paragraph (a) and all of the following apply —</p> <p>(i) the material change of use does not involve prescribed clearing;</p> <p>(ii) accepted operational work may be carried out because of the material change of use, or the material change of use involves operational work that is assessable development under section 5;</p> <p>(iii) the accepted operational work or assessable operational work includes development other than the clearing of</p>	<p>Schedule 10, Part 3, Division 4, Table 3</p>	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dsgmip.qld.gov.au</p> <p><u>u</u></p>

regulated regrowth vegetation on freehold land, indigenous land, or land the subject of a lease given under the Land Act for agriculture or grazing purposes.		
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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 **will not** be made by the assessment manager.

Should the assessment manager not make an Information Request within the timeframes specified in the Development Assessment Rules, the applicant can proceed to the next part of the development assessment process.

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, Planning Officer (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
SENIOR PLANNER**