



17 December 2020

Officer: Carl Ewin, Planning Officer
Direct Phone: (07) 4086 4656
Our Ref: MCU/20/00017

Armbridge Pty Ltd
C/- Planning Plus Pty Ltd
PO Box 399
REDLYNCH QLD 4870

Dear Sir/Madam,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 8 December 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/20/0017
Proposal:	Application for A Material Change of Use for a Preliminary Approval Including a Variation Request to Vary the Effect of the Mareeba Shire Council Planning Scheme 2016 for Use Rights Associated with the Proposed 'Anzac Avenue Commercial Zone'
Street Address:	47 Anzac Avenue, Mareeba
Real Property Description:	Lot 53 on SP204554
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Material Change of Use for a Preliminary Approval Including a Variation Request to Vary the Effect of the Mareeba Shire Council Planning Scheme 2016 for Use Rights Associated with the Proposed 'Anzac Avenue Commercial Zone'

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

In accordance with Section 53(4)(b)(i) of the Act, the public notification period must be **30 business days** starting on the day after the last notification action has been completed.

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) 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 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

A further Information Request **will not** be made by the assessment manager. Regardless of this advice, a Referral Agency may make an Information Request.

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 **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, Carl Ewin on the above number.

Yours faithfully



BRIAN MILLARD
SENIOR PLANNER