Mareeba
SHIRE COUNCIL

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2 March 2023

Officer: Carl Ewin, Planning Officer
Direct Phone: (07) 4086 4656
Our Ref: MCU/22/0002
Your Ref: F21/37

Kanjini Co-Op Limited
C/- Freshwater Planning Pty Ltd
17 Barronview Drive
FRESHWATER QLD 4870

Dear Applicants,

Amended Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 1 September 2022 and amended on 16 February 2023.

This Amended 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/22/0002
Proposal:	Application for a Development Permit for Material Change of Use - Outdoor Sport and Recreation, Function Facility, Educational Establishment and Tourist Park
Street Address:	545 Kay Road & 483 Emerald Falls Road, Mareeba
Real Property Description:	Lot 66 on RP896904, Lot 67 on SP328197 and Lot 68 on SP282408
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Development Permit for Material Change of Use - Outdoor Sport and Recreation, Function Facility, Educational Establishment and Tourist Park

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Schedule 10, Part 3, Division 4, Table 1, Item 1 - Clearing native vegetation
- Schedule 10, Part 3, Division 4, Table 3, Item 1 - Material change of use that is assessable development under a local categorising instrument
- Schedule 10, part 9, Division 4, Subdivision 1, Table 1, Item 1 - Aspect of development stated in schedule 20 (Purpose 2)
- Schedule 10, Part 4, Division 3, Table 1, Item 1 - Premises contaminated because of unexploded ordnance
- Schedule 10, Part 9, Division 2, Table 2 – Material change of use of premises near a substation site or subject to an easement (Powerlink Easement)

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 **is made** by the assessment manager, as detailed below:

1. Revised Plans

In order to provide clarity moving forward, particularly to the public during the public notification process, please provide a more detailed set of plans, prepared by a professional, addressing the entire development as well as each individual Stage of the development.

2. Traffic Impact Assessment

Please provide a Traffic Impact Assessment (TIA), prepared by an RPEQ, addressing anticipated traffic volumes and recommended upgrades (if any) on both Emerald Falls Road and Kay Road. The TIA should address each individual Stage of the development.

3. Ecological Assessment

The subject site is situated in proximity to a National Park as well as the Wet Tropics Area. Please provide an Ecological Assessment, prepared by a suitably qualified professional, demonstrating that the proposed development, in particular the Outdoor Sport and Recreation (events) component, will not have a detrimental impact on the fauna present in these ecologically significant areas. The ecological assessment should also address the Environmental significance overlay code where relevant to the site.

4. Bushfire Management Plan

Development is proposed within the medium potential bushfire intensity area and potential impact buffer (100 metres).

Please provide a detailed Bushfire Hazard Management Plan, prepared by a suitably qualified professional demonstrating compliance with **PO1, PO2, PO4** and **PO8** of the Bushfire hazard overlay code.

5. Event, Functions and Educational Activities

Please amend the Town Planning Submission to clearly state that the number of persons nominated for "Events, Functions and Educational Activities" for each stage of the proposed development is on a per annum basis, and not per individual event, function or educational activity.

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	**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