



13 September 2022

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

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

Dear Applicants,

## Confirmation Notice

### *Planning Act 2016*

Council acknowledges receipt of your application, which was properly made on 1 September 2022.

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/22/0002
Proposal:	Application for a Development Permit for Material Change of Use - Outdoor Sport and Recreation, Function Facility, Educational Establishment and Tourist Park and Operational Works - Bulk Earthworks (Water Storage Dams)
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 and Operational Works - Bulk Earthworks (Water Storage Dams)

#### SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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 **may be** 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 and 43)
- Schedule 10, Part 6, Division 4, Subdivision 3, Table 1, Item 1 - Constructing or raising waterway barrier works
- Schedule 10, Part 4, Division 3, Table 1, Item 1 - Premises contaminated because of unexploded ordnance

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 Staging Plans & Operational Works (Dam) Plans**

- 1.1 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.
- 1.2 Please provide a detailed set of engineering plans, certified by a Registered Professional Engineer of Queensland (RPEQ) for both proposed dams.

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## 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.

### 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."*

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**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](http://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**