



22 January 2018

Roadhouse Property Unit Trust  
C/- Freshwater Planning Pty Ltd  
17 Barron View Drive  
FRESHWATER QLD 4870

**Officer:** Carl Ewin, Planning Officer  
**Direct Phone:** 07 4086 4656  
**Our Ref:** BM:CE:nj  
**Your Ref:** F17/34

Dear Sir/Madam,

## **Confirmation Notice**

### ***Planning Act 2016***

Council acknowledges receipt of your application, which was properly made on 22 January 2018.

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/17/0017
Proposal:	Application for a Development Permit for Material Change of Use – Tourist Park, Short-term Accommodation and Food and Drink Outlet
Street Address:	1, 3-5 & 7 Williams Close, Mareeba
Real Property Description:	Lots 10, 11 & 12 on SP168631
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### **TYPE OF DEVELOPMENT**

The application seeks development approval for:

- Material Change of Use – Tourist Park, Short-term Accommodation and Food and Drink Outlet

#### **SUPERSEDED PLANNING SCHEME**

Is the application for development under the Superseded Planning Scheme?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 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 &amp; Referral Agency (SARA)                      Department of State Development, Manufacturing, Infrastructure and Planning                      PO Box 2358                      Cairns Qld 4870</p> <p><a href="mailto:CairnsSARA@dilgp.qld.gov.au">CairnsSARA@dilgp.qld.gov.au</a></p>
Aspect of development stated in schedule 20		
<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold—</p>	<p>Schedule 10, Part 3, Division 4, Subdivision 1, Table 1</p>	<p>State Assessment &amp; Referral Agency (SARA)                      Department of State Development, Manufacturing, Infrastructure and Planning                      PO Box 2358                      Cairns Qld 4870</p> <p><a href="mailto:CairnsSARA@dilgp.qld.gov.au">CairnsSARA@dilgp.qld.gov.au</a></p>

<p>(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>		
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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](http://www.msc.qld.gov.au).

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Should you have any further queries in relation to the above, please do not hesitate to contact Councils *Planning Officer, Carl Ewin* on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B. Millard', with a stylized flourish at the end.

**BRIAN MILLARD**  
**SENIOR PLANNER**