



2 March 2023

Officer: Carl Ewin, Planning Officer
Direct Phone: (07) 4086 4656
Our Ref: MCU/23/0005

T Body
C/- U&i Town Plan
PO Box 426
COOKTOWN QLD 4895

Dear Sir/Madam,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 24 February 2023.

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/23/0005
Proposal:	Application for a Development Permit for Material Change of Use – Dual Occupancy
Street Address:	58 Rankin Street, Mareeba
Real Property Description:	Lot 2 on RP714911
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Material Change of Use – Dual Occupancy

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

CODE ASSESSMENT

Will Code Assessment be required? Yes

The application will be assessed against the following development codes:

- Medium density residential zone code
- Airport environs overlay code
- Flood hazard overlay code
- Accommodation activities code
- Landscaping code
- Parking and access code
- Works, services and infrastructure code

IMPACT ASSESSMENT

Will Impact Assessment be required? No

PUBLIC NOTIFICATION DETAILS

Is Public Notification Required? No

REFERRAL AGENCIES

Nil

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. Flood hazard overlay code

The subject site is situated within the low flood hazard area. The western side of the property is predicted to be impacted by flood water during a 1 in 100 flood event (Q100).

Please provide as assessment of the proposed development against the Flood 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

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- (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 (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, Carl Ewin on the above number.

Yours faithfully



**BRIAN MILLARD
SENIOR PLANNER**