



26 July 2023

Planning Officer: Brian Millard
Direct Phone: (07) 4086 4657
Our Ref: MCU/23/0015

Mulungu Aboriginal Corporation
Primary Health Care Services
162-164 Walsh Street
MAREEBA QLD 4880

Attn: Gail Wason

Dear Applicants,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 26 July 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/23/0015
Proposal:	Application for a Development Permit for Material Change of Use – Community Use
Street Address:	21-31 Keeble Street, Mareeba
Real Property Description:	Lot 56 on SP291994
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Development Permit for Material Change of Use – Community Use

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Centre zone code
- Environmental significance overlay code
- Flood hazard overlay code
- Transport infrastructure overlay code
- Community 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

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		
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— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	State Assessment & Referral Agency (SARA) Department of State Development, Infrastructure, Local Government and Planning PO Box 2358 Cairns Qld 4870 CairnsSARA@dsdilgp.qld.gov.au

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 is made by the assessment manager, as detailed below:

1. Planning Report

Provide a comprehensive town planning report prepared by a suitably qualified professional that addresses all relevant aspects of the Mareeba Shire Council Planning Scheme 2016. At minimum the report should address the relevant development codes listed above.

2. Traffic Impact Assessment

Provide a Traffic Impact Assessment (TIA), prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that investigates the impacts the development will have on Keeble Street and Railway Avenue and any frontage works/upgrades required to both streets. The TIA should address pedestrian linkages across the rail level crossing as well as between the proposed on-site carpark and the community hall and café.

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.

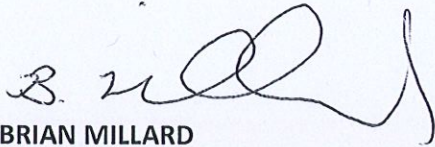
Project Manager **Brian Millard, Coordinator (07) 4086 4657**
Planning Services

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 Coordinator Planning Services 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
COORDINATOR PLANNING SERVICES