Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
F: 07 4092 3323

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

16 October 2023

Planning Officer: Carl Ewin
Direct Phone: (07) 4086 4656
Our Ref: MCU/23/0023
Your Ref: M7-23

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

Dear Applicants,

Confirmation Notice
Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 9 October 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/23/0023
Proposal:	Application for a Development Permit for Material Change of Use – Multiple Dwelling (6 x 2 Bedroom Units)
Street Address:	38 Doyle Street, Mareeba
Real Property Description:	Lot 38 on RP896886
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Development Permit for Material Change of Use – Multiple Dwelling (6 x 2 Bedroom Units)

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

CODE ASSESSMENT

Will Code Assessment be required? **Yes**

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The application will be assessed against the following development codes:

- Medium density residential zone code
- Residential dwelling house and outbuilding overlay code
- Transport infrastructure 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. Swept Path Diagrams – On-site Car Parking

Provide swept path diagrams, prepared by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that the on-site car parking, access and circulation areas (including car park dimensions) comply with *AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street parking* (as amended). A statement of compliance should also be provided by the RPEQ.

2. Refuse Storage

Provide an amended set of plans that include a communal refuse storage area capable of accommodating at minimum 6 x 240 litre bins (1 bin per unit). The refuse storage area should be effectively screened from view from neighbouring properties and road reserve.

End of Information Request

In responding to the Information Request, *Development Assessment Rule 13* states: -

"13. Applicants Response

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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, Senior Planner**	**(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 Senior Planner on the above number.

Yours faithfully

BRIAN MILLARD
COORDINATOR PLANNING SERVICES

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