



7 January 2025

Planning Officer: Carl Ewin

Direct Phone: (07) 4086 4656

Our Ref: MCU/24/0027

Your Ref: M8-24

Fettercairn Ventures Pty Ltd  
C/- U&i Town Plan  
35 Sutherland Street  
MAREEBA QLD 4880

Email: [ramon@uitownplan.com.au](mailto:ramon@uitownplan.com.au)

Dear Applicants,

## Confirmation Notice

### *Planning Act 2016*

Council acknowledges receipt of your application, which was properly made on 17 December 2024. 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/24/0027
Proposal:	Application for a Development Permit for Material Change of Use – Multiple Dwelling (3 x Residential Units)
Street Address:	10 Kowa Street, Mareeba
Real Property Description:	Lot 12 on M356127
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 (3 x Residential Units)

#### SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

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. Dimensioned Floor Plans & Private Open Space Requirement

Please provide a revised set of floor plans for each unit that include the following:

- Dimensions; and
- An outdoor patio/verandah included in each unit that is accessible directly from the living area and that opens out to a section of private open space that has a width of at least 3 metres. This is required to demonstrate compliance with AO4.2 (Table 9.3.1.3C) of the Accommodation activities 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."*



---

**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](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 Senior Planner on the above number.

Yours faithfully



**CARL EWIN**  
**SENIOR PLANNER**