



26 May 2025

Planning Officer: Carl Ewin  
Direct Telephone: (07) 4086 4656  
Our Reference: MCU/25/0004  
Your Reference: F24/37

JL & EE Swemmer  
C/- Freshwater Planning Pty Ltd  
17 Barron View Drive  
FRESHWATER QLD 4870

Dear Applicants,

## Confirmation Notice

### *Planning Act 2016*

Council acknowledges receipt of your application, which was properly made on 19 February 2025. 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/25/0004
Proposal:	Application for a Development Permit for Material Change of Use – Health Care Services
Street Address:	59 Marsterson Street, Mutchilba
Real Property Description:	Lots 3 & 4 on M9162
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### TYPE OF DEVELOPMENT

The application seeks development approval for:

- Development Permit for Material Change of Use – Health Care Services



#### SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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. Flood Immunity

*Based on historical flood events that occurred in the area, in particular flood events in 1986 and 2000 (along both the Walsh River and Price Creek), it has been documented that flood water has reached a height just below the finished floor height of the "Mutchilba Cash Store" which is situated adjacent the site to the east. A photograph of this flood event has been supplied to Council which clearly show the water level (1986 flood). Based on the photograph of this flood event, a surveyor has previously determined a flood height of approx. RL 478m AHD.*

*With the help of a cadastral surveyor, please demonstrate that the finished floor level of the proposed health care services building achieves a finished floor height of RL 478m AHD or greater in order to demonstrate compliance with PO10 and potentially AO10.1 and AO10.2 of 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*
  - (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."*

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

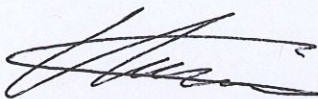
(07) 4086 4656

#### 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 the undersigned on the above number.

Yours faithfully



CARL EWIN  
SUPERVISOR PLANNING & BUILDING