



Mareeba

SHIRE COUNCIL

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30 July 2018

Officer: Carl Ewin, Planning Officer
Direct Phone: (07) 4086 4656
Our Ref: BM:CE:nj
Your Ref: F18/20

SND Developers Pty Ltd
C/- Freshwater Planning Pty Ltd
17 Barron View Drive
FRESHWATER QLD 4870

Dear Sir/Madam,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 17 July 2018.

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/18/0019
Proposal:	Application for a Development Permit for Material Change of Use - Short-term Accommodation
Street Address:	28 Keeble Street, Mareeba
Real Property Description:	Lot 71 on SP136296
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Material Change of Use - Short-term Accommodation

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

Based on the information accompanying the lodged application, referral is required to the following referral agencies -

Aspect of development stated in schedule 20		
<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold—</p> <p>(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>	Schedule 10, Part 3, Division 4, Subdivision 1, Table 1	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dsdmip.qld.gov.au</p>
Material change of use of premises near a State transport corridor or that is a future State transport corridor		
<p>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—</p> <p>(a) are within 25m of a State</p>	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	<p>State Assessment & Referral Agency (SARA) Department of State Development, Manufacturing, Infrastructure and Planning PO Box 2358 Cairns Qld 4870</p> <p>CairnsSARA@dsdmip.qld.gov.au</p>

<p>transport corridor; or</p> <p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <p>(i) adjacent to a road that intersects with a State-controlled road; and</p> <p>(ii) within 100m of the intersection</p>		
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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 **as detailed below** is made by the assessment manager.

Pursuant to *Development Assessment Rule 12.1*, Council, as the Assessment Manager, requests further information to facilitate the assessment of the development application, namely:

Development assessable against the Planning Scheme

1. Car Parking

Please provide a detailed assessment of the proposed development against the Parking and Access Code, in particular, against the Code Purpose, Overall Outcomes and Performance Outcome PO1. Council officers are not satisfied that sufficient car parking has been provided on site to accommodate the demand likely to be generated by the proposed use.

The basis for Council's concerns is that that the development has the ability to provide accommodation for up to 149 people (including 1 manager); however, provides only 23 car parking spaces on site which is 9 parking spaces short of the Code's Acceptable Outcome of 32. With transport allocated for 22 persons via mini-bus, and if all vehicles on-site are 5-seater vehicles and that all 5 seats in each vehicle are occupied through a "ride share" arrangement (which is considered unlikely), the development still falls 3 parking spaces short of catering for all occupants of the proposed use.

Furthermore, please demonstrate with swept path diagrams that the proposed car parking and access driveways provided on site (including the bus parking bay) comply with the Australian Standard for Off-Street Parking (AS/NZS 2890.1).

2. Stormwater Management

Undertake an analysis of the anticipated quantity and quality of stormwater drainage associated with the development and provide a conceptual Stormwater Management Plan for the proposed development. Through the implementation of water sensitive urban design principles, this plan must demonstrate no net increase in the discharge rate of stormwater from the developed site.

3. Water and Sewerage Reticulation

Please provide an Engineering Report prepared by an RPEQ demonstrating that Council's existing infrastructure will be able to provide the minimum acceptable standard of service for water and sewerage reticulation. The report is required to provide:

- A water supply reticulation analysis to determine the extent of upgrading required to reticulation mains, trunk mains, pumping facilities and storage capacity to facilitate connection of the proposed development to Council's reticulated water infrastructure.
- A sewerage supply reticulation analysis to determine the extent of upgrading required to existing mains, pumping facilities and treatment capacity to facilitate connection of the proposed development to Council's reticulated sewerage infrastructure.

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.

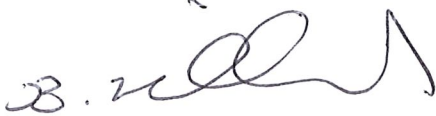
Project Manager (Planning) **Carl Ewin, Planning Officer** **(07) 4086 4656**

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