



23 August 2018

Michael & Narelle Baksaj
C/- Freshwater Planning Pty Ltd
17 Barron View Drive
FRESHWATER QLD 4870

Planning Officer: Carl Ewin

Direct Phone: (07) 4086 4656

Our Ref: MCU/18/0025

Your Ref: F18/23

Dear Sir/Madam,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 13 August 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/18/0025
Proposal:	Application for a Development Permit for Material Change of Use - Transport Depot
Street Address:	Shaban Close, Mareeba
Real Property Description:	Lot 9 on SP210185
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Material Change of Use - Transport Depot

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Rural Residential Zone Code
- Industrial Activities Code
- Airport Environs Overlay Code
- Bushfire Hazard Overlay 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

Not Applicable

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. Landscape Plan

Please provide a professionally prepared landscape and fencing plan for the proposed development, demonstrating how the proposed use will be adequately screened from view from adjoining properties and road reserve. The landscape plan should include fast growing shrubs, plants and trees that will grow to form an effective visual buffer or no less than 3 metres in height (including any raised garden beds).

The landscape plan (including plant species) should be prepared in accordance with Planning Scheme Policy 6 - Landscaping and Preferred Plant Species.

Note: *The landscape plan prepared should be practical and feasible as any approval will likely include a condition requiring the landscaping be prepared in accordance with the submitted landscape plan.*

2. Driveway/Pavement Treatment

Please confirm if all trafficable areas will be sealed with either bitumen, asphalt or concrete. If an alternate solution is proposed, please provide details as to how noise and dust generation will be minimised.

In responding to the Information Request, the Development Assessment Rules state the following:

"13. Applicant's response

13.1 *the period for the applicant to respond to an information request is three months from the date the information request was made or a further period agreed to 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 or 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."*

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 on the above number.

Yours faithfully



**BRIAN MILLARD
SENIOR PLANNER**