



9 January 2023

Planning Officer: Carl Ewin  
Direct Telephone: 07 40864656  
Our Reference: RAL/22/0022  
Your Reference: AU007724

MGA Investments Pty Ltd TTE  
C/- RPS AAP Consulting Pty Ltd, Patrick Clifton  
PO Box 1949  
CAIRNS QLD 4870

Dear Sir/Madam

## Confirmation Notice

### *Planning Act 2016*

Council acknowledges receipt of your application, which was properly made on 3 January 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:	RAL/22/0022
Proposal:	Application for Development Permit for Reconfiguring a Lot - Subdivision (1 into 3 Lots)
Street Address:	3609 Mulligan Highway MOUNT MOLLOY QLD 4871
Real Property Description:	Lot 1 on SP223151
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Subdivision (1 into 3 Lots)

#### SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Rural zone code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Flood hazard overlay code
- Hill and slope overlay code
- Regional infrastructure corridors and substations overlay code
- Landscaping code
- Parking and access code
- Reconfiguring a lot code
- Works, services and infrastructure code

**IMPACT ASSESSMENT**

Will Impact Assessment be required? No

**PUBLIC NOTIFICATION DETAILS**

Is Public Notification Required? No

**REFERRAL AGENCIES**

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

Table 1 - Reconfiguring a lot near a State transport corridor		
<p>Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) all or part of the premises are within 25m of a State transport corridor; and</p> <p>(b) 1 or more of the following apply—</p> <p>(i) the total number of lots is increased;</p> <p>(ii) the total number of lots adjacent to the State transport corridor is increased;</p> <p>(iii) there is a new or changed access between the premises and the State transport corridor;</p> <p>(iv) an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6; and</p>	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 1</p>	<p>Department of State Development, Infrastructure, Local Government and Planning - State Assessment &amp; Referral Agency (SARA) PO Box 2358 Cairns QLD 4870</p> <p><a href="mailto:CairnsSARA@dsmip.qld.gov.au">CairnsSARA@dsmip.qld.gov.au</a></p>

(c) the reconfiguration does not relate to government supported transport infrastructure		
<b>Table 1 - Reconfiguring a lot subject to an easement or near a substation site</b>		
<p>Development application for reconfiguring a lot that is assessable development under section 21, if-</p> <p>(a) all or part of the lot is subject to an easement-</p> <p>(i) for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and</p> <p>(ii) for a transmission grid or supply network; or</p> <p>(b) part of the lot is within 100m of a substation site</p>	<p>Schedule 10, Part 9, Division 2, Table 1</p>	<p>Town Planning Ergon Energy PO Box 264 Fortitude Valley Qld 4006</p> <p><a href="mailto:townplanning@ergon.com.au">townplanning@ergon.com.au</a></p> <p><b>Note: Referral agency may give advice only.</b></p>

In accordance with section 54(1) of the Planning Act, the applicant is required to give a copy of the application to all referral agencies 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 will not be made by 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**

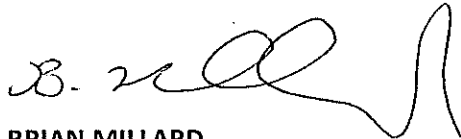
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**OTHER DETAILS**

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 Planning Officer on the above number.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B. Millard', with a stylized flourish at the end.

**BRIAN MILLARD  
SENIOR PLANNER**