



6 March 2026

Council Officer: Carl Ewin
Direct Telephone: (07) 4086 4656
Our Reference: RAL/26/0003
Your Reference: 25 - 1236

Girgenti Group
C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Email: admin@urbansync.com.au

Dear Applicants,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 24 February 2026.

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/26/0003
Proposal:	Application for Development Permit for Reconfiguring a Lot - Subdivision (2 into 79 Lots)
Street Address:	Tilse Street and 232 McIver Road, Mareeba
Real Property Description:	Lot 1 on SP202899 and Lot 49 on SP202901
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot - Subdivision (2 into 79 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SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Low density residential zone code
- Airport environs overlay code
- Bushfire hazard overlay code
- Transport infrastructure overlay code
- Reconfiguring a lot 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

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

- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Aspect of development stated in schedule 20 (Purpose 25 – exceeding the 50 dwelling threshold) – State Assessment & Referral Agency (Cairns SARA – TMR).

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 **may be** made by the assessment manager. Regardless of this advice any referral agency may make an information request.

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

Should you have any further queries in relation to the above, please do not hesitate to contact Council's Senior Planner, Brian Millard on the above number.

Yours faithfully



CARL EWIN
SUPERVISOR PLANNING & BUILDER