



24 April 2026

Planning Officer: Carl Ewin
Direct Telephone: (07) 4086 4656
Our Ref: RAL/26/0007
Your Ref: F25/34

Wylandra Properties Pty Ltd
Freshwater Planning Pty Ltd
17 Barronview Drive
FRESHWATER QLD 4870

Dear Sir/Madam

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 21 April 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/26/0007
Proposal:	Application for a Development Permit for Reconfiguring a Lot – Subdivision (1 into 309 Lots)
Street Address:	Ray Road, Gallo Drive and Wylandra Drive, Mareeba
Real Property Description:	Lot 224 on SP276715
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Reconfiguring a Lot – Subdivision (1 into 309 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SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme?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

- Rural residential zone code
- Agricultural land overlay code
- Airport environs overlay code
- Bushfire hazard overlay code
- Hill and slope overlay code
- Regional infrastructure corridors & substations 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 -

Table 1 – Reconfiguring a lot subject to an easement or near a substation site		
Development application for reconfiguring a lot that is assessable development under section 21, if— (a) all or part of the lot is subject to an easement— (i) for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and (ii) for a transmission grid or supply network; or (b) part of the lot is within 100m of a substation site	Schedule 10, Part 9, Division 2, Table 1	Town Planning Ergon Energy PO Box 264 Fortitude Valley Qld 4006 townplanning@ergon.com.au Note: Referral agency may give advice only.
Table 1 – Aspect of development stated in schedule 20		
Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if— (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and (b) the development meets or exceeds the threshold—	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1	State Assessment & Referral Agency (SARA) Department of State Development, Infrastructure and Planning PO Box 2358 Cairns Qld 4870 CairnsSARA@dcdilgp.qld.gov.au

<p>(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or (ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and (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>		
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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 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 be made** by the assessment manager within the timeframes afforded under the Development Assessment Rules.

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 the undersigned on the above number.

Yours faithfully



**CARL EWIN
SUPERVISOR PLANNING & BUILDING**