Your Ref: RAL/25/0020
Our Ref: F23/37

16 August, 2026

Chief Executive Officer
Mareeba Shire Council
PO Box 154
**MAREEBA QLD 4880**

**Attention: Carl Ewin**
**Planning and Building**

Dear Sir,

**RE: DEVELOPMENT APPLICATION RAL/25/0020**
**REQUEST FOR A NEGOTIATED DECISION NOTICE**
**APPLICATION FOR RECONFIGURING A LOT – SUBDIVISION (1 INTO 48 LOTS & BALANCE AREA) IN 3 STAGES (STAGES 4 – 6). LOT 100 ON SP342247, CATHERINE ATHERTON DRIVE, MAREEBA.**

I refer to the Mareeba Shire Council's Decision Notice (Council's Ref: RAL/25/0020) dated 18 June, 2026 and the Request to Suspend the Applicant's Appeal Period email. This letter offers Representations for a Negotiated Decision Notice under Subdivision 5 Section 125 of the Planning Act, 2016.

The Decision Notice – Approval for a Reconfiguring a Lot - 1 Lot into 48 Lots and a Balance Area over three (3) Stages) over the site was provided along with an Approved Infrastructure Charges Notice in mid-June, 2026. The sought Negotiated Decision to the Development Approval is to provide an updated Layout due to the further development of the Rise Stage 3. It is considered appropriate that the proposed request for a Negotiated Decision Notice to update the Approved Layout over the site is acceptable and appropriate.

**Approved Plans**

It is noted that the Decision Notice – Approval has referenced and attached a now superseded set of Twine Surveys Pty Ltd Sketch Plans. The current Approved and Attached Plans was lodged with the Development Application and has been superseded by the further development of Stage 3. It is requested that the Approved Plans be amended to reference the attached Updated Twine Surveys Pty Ltd Sketch Plans. The Update Sketch Plans still results in the provision of 48 Lots and a Balance Area over three (3) Stages.

This completes this Request for a Negotiated Decision of the Development Approval. Please do not hesitate to contact me, in the first instance, should you require further information in relation to the matter.

Yours faithfully,

**MATTHEW ANDREJIC**
**FRESHWATER PLANNING PTY LTD**

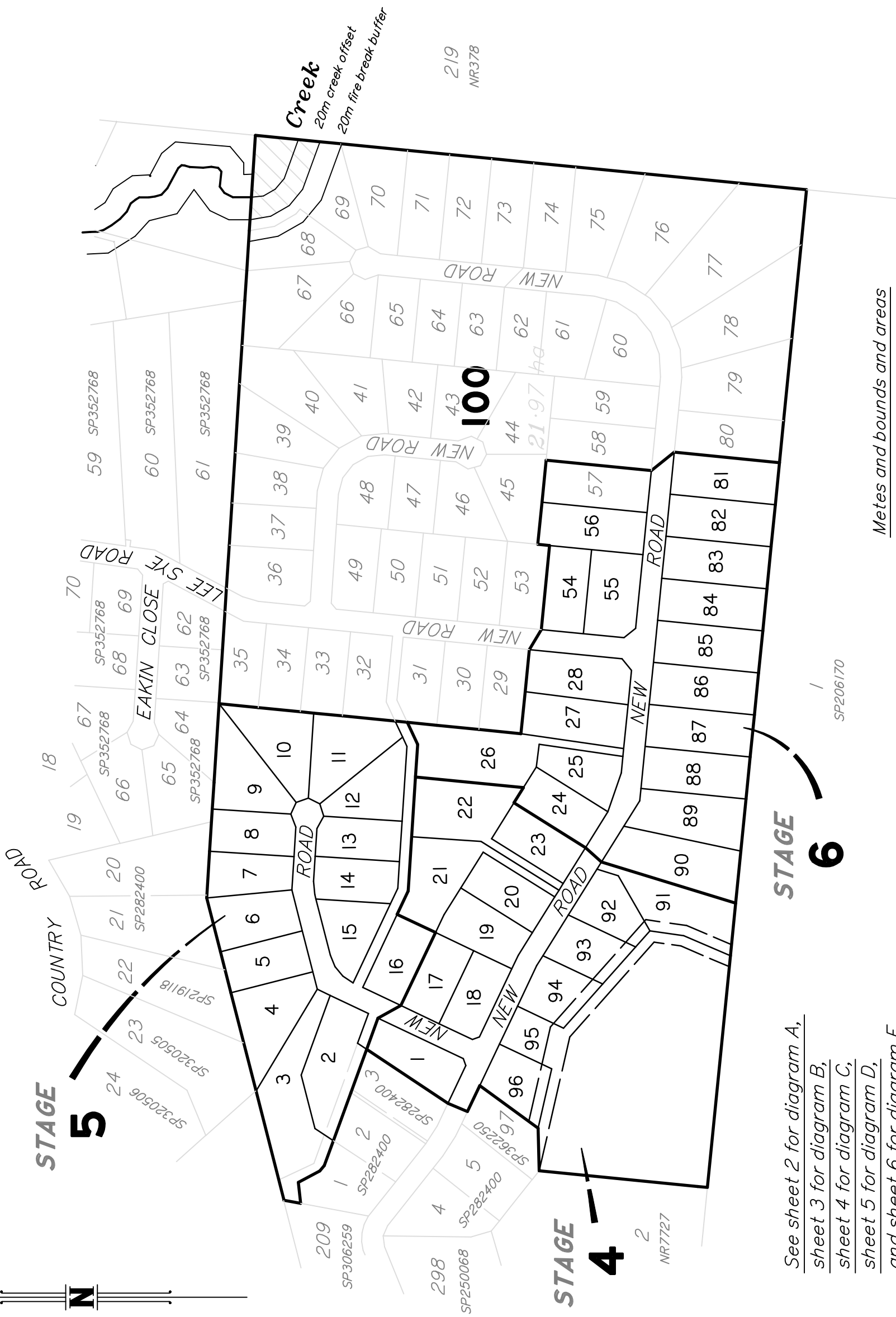
Freshwater Planning Pty Ltd
t/e The Freshwater Trust
ACN 603 020 220 | ABN 31 187 983 959

P: 0402729004
E: FreshwaterPlanning@outlook.com
A: 17 Barron View Drive, FRESHWATER QLD 4870

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*Metes and bounds and areas are subject to final survey.*

*See sheet 2 for diagram A, sheet 3 for diagram B, sheet 4 for diagram C, sheet 5 for diagram D, and sheet 6 for diagram E, and sheet 7 for diagram F.*

*LOCAL GOVERNMENT: MSC*
*LOCALITY: Mareeba*
*Scale 1:4000 (A3)*
*Reference: 9495 Master Plan*
*Lot Layout – 20·06·2026*

# DEVELOPMENT PLAN

*Stages 4 – 6*

*Cancelling Lot 100 on SP342247*

TWINE SURVEYS PTY LTD
36 Mabel Street, Atherton QLD 4883
PO Box 146, Atherton QLD 4883
P: 07 4091 1303
E: info@twinesurveys.com.au

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# STAGE 4

# DIAGRAM A

Scale – 1: 1000

CATHERINE ATHERTON DRIVE

Emt F SP342247

1 SP342247

2 SP342247

3 SP342247

4 SP342247

5 SP342247

97 SP362250

2 NR7727

1 SP206170

15

16

N

**1** 3498 m²

110°00'10" 31.386

33°38'30" 92.423

89.418 205°23'50"

250°23'50" 7.071

39.5 295°23'50"

115°23'50" 27.22

**17** 3060 m²

25°23'50" 40.0

115°23'50" 76.5

25°23'50" 35.0

115°23'50" 76.5

40.0 205°23'50"

340°23'50" 7.071

**18** 3048 m²

40.0 205°23'50"

71.5 295°23'50"

205°23'50" 295°23'50" 14.0

**19**

115°23'50" 43.545

68.377 216°02'25"

**96** 3000 m²

54.716 205°23'50"

115°23'50" 39.644

115°23'50" 42.595

25.377 302°0'

88°32' 40.4

282°52' 57.545

48.278 205°23'50"

**94** 3000 m²

122°0' 11.096

122°0' 45.37

Vegetation

20m fire break buffer

62.613 205°23'50"

**93** 3000 m²

311°37'50" 55.844

205°23'50" 70.518

311°37'50" 46.941

**92**

311°37'50" 20.334

188°05'25" 32.271

203°07'45" 48.175

5°39'40" 160.0

**95**

3.48 ha

275°40'20" 220.483

**91**

Scale – 1:1000

0 50|m 100|m 150|m

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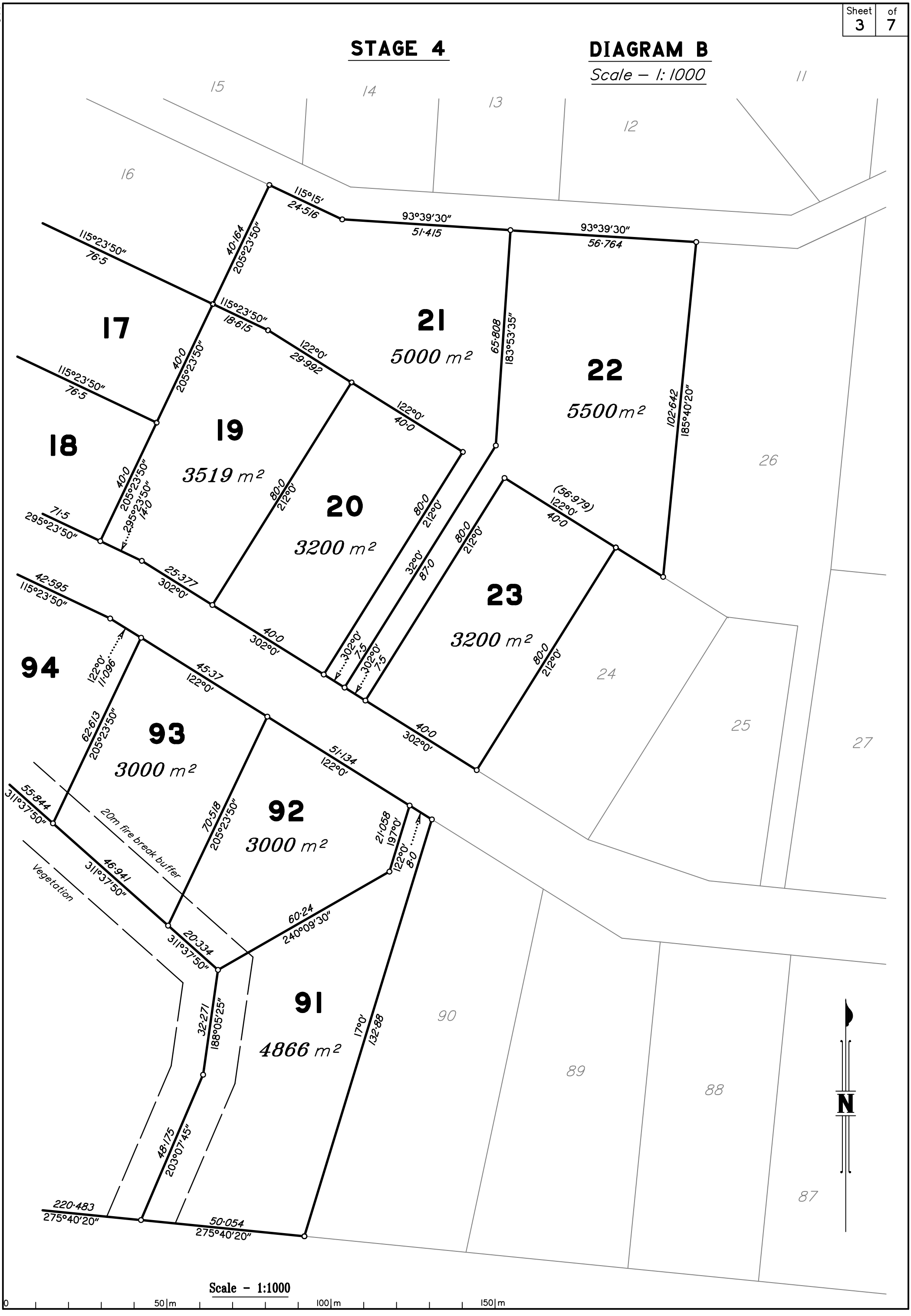
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# STAGE 4

## DIAGRAM B

Scale – 1: 1000




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23
SP320505

102
SP334793

75°39'40"
40·0

75°39'40"
96·081

75°39'40"
86·804
(106·77)

75°39'40"
19·966

10°33'20"
16·0

20·0
263°52'40"

Emt F SP342247

331°40'40"
23·0

33°25'50"
10·703
(20·984)

75°39'40"
52·132

110°0'
80·298

205°23'50"
13·652

17·05
255°39'40"

40·0
255°39'40"

165°39'40"
80·0

121°00'35"
112·454

**3**
6917 m²

**4**
4525 m²

**5**

**2**
5445 m²

310°47'10"
6·72

25·0
290°00'10"

10·28

Emt F SP342247

92·125
290°00'10"

33°38'40"
10·29

290°00'10"
29·903

25°23'50"
10·044

110°00'10"
31·386

40·0
205°23'50"

67°17'
11·655

50°31'45"
11·655

33°46'30"
11·655

115°15'
76·5

25°23'50"
39·968

115°23'50"
76·5

**16**

209
SP306259

1
SP342247

2
SP342247

3
SP342247

4
SP342247

5
SP342247

CATHERINE ATHERTON DRIVE

17

18

96

95

N

## STAGE 5

## DIAGRAM C

Scale – 1:1000

Scale – 1:1000

0 50|m 100|m 150|m

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0
50 m
100 m
150 m

Scale – 1:1000

23 SP320505
21 SP282400
20 SP282400
65 SP352768
64 SP352768
63 SP352768
34
33
32
31
30
29
22
21
18
17

**4** 4525 m²
**5** 3200 m²
**6** 3707 m²
**7** 3036 m²
**8** 3166 m²
**9** 4362 m²
**10** 4316 m²
**11** 4560 m²
**12** 3690 m²
**13** 3042 m²
**14** 3149 m²
**15** 3201 m²
**16** 3065 m²
**3**
**2**

75°39′40″ 96·081
75°39′40″ 40·0
75°39′40″ 52·669
93°39′30″ 44·279
93°39′30″ 40·0
93°39′30″ 100·007
37·212 185°40′20″
52·844 185°40′20″
77·391 185°40′20″
118·565 232°01′30″
74·398 183°39′30″
80·0 183°39′30″
80·997 174°39′35″
80·0 165°39′40″
80·0 165°39′40″
121°00′35″ 112·454
110°0′ 80·298
205°23′50″ 13·652
17·05 255°39′40″
40·0 255°39′40″
40·0 255°39′40″
31·61 273°39′30″
27·986 273°39′30″
248°39′30″ 13·256
294°39′30″ 12·2
340°39′30″ 12·2
80·685 273°39′30″
26°39′30″ 12·2
93°39′30″ 23·666
93°39′30″ 26·429
118°39′30″ 13·256
72°39′30″ 12·2
100·631 321°07′05″
75°39′40″ 55·0
67°17′ 11·655
50°31′45″ 11·655
33°46′30″ 11·655
75°39′40″ 4·402
84°39′35″ 12·513
3°39′30″ 70·736
3°39′30″ 80·0
3°39′30″ 74·398
82·924 295°15′
115°15′ 76·5
25°23′50″ 39·968
115°23′50″ 76·5
40·164 205°23′50″
16·16 295°15′
25·185 273°39′30″
38·443 273°39′30″
70·965 273°39′30″
9·643 245°0′
16·747 245°0′
40·0 205°23′50″
33°38′40″ 10·29
290°00′10″ 29·903
25°23′50″ 10·044
110°00′10″ 31·386

N

## STAGE 5

## DIAGRAM D

Scale – 1: 1000

Sheet 5 of 7

N

21 22 23 19 20 91 90 31 30 29

**26** 6369 m²
93°39'30" 30·875
65°0' 23·014
108·138 185°40'20"
102·642 185°40'20"

**24** 3200 m²
122°0' 40·0
23·021
97°10'55" 21·702
80·0 212°0'
32°0' 80·0
40·0 302°0'

**25** 3016 m²
8°15' 80·081
98·21 188°15'
275°40'20" 15·647
275°40'20" 7·508
38·949 288°50'10"

**27** 4009 m²
95°40'20" 40·0
98·147 187°15'
41·715 275°40'20"

**28** 4007 m²
95°40'20" 40·0
230°40'20" 14·142
32·702 275°40'20"

**89** 5351 m²
122°0' 40·0
17°0' 132·88

**88** 4573 m²
122°0' 28·301
12°0' 113·242
95°40'20" 11·75

**87** 4000 m²
95°40'20" 40·0
5°40'20" 100·0

**86** 4000 m²
95°40'20" 40·0
5°40'20" 100·0

**85** 4000 m²
95°40'20" 40·0
5°40'20" 100·0

**84**

49·47 275°40'20"
49·596 275°40'20"
40·0 275°40'20"
40·0 275°40'20"
40·0 275°40'20"

## STAGE 6

## DIAGRAM E

*Scale – 1: 1000*

Scale – 1:1000

50 | m 100 | m 150 | m

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N

30

29

52

53

46

45

44

58

80

**28**
4007 m²
98·147 187°15″
88·11 185°40′20″
230°40′20″ 14·142
32·702 275°40′20″
95°40′20″ 40·0

**54**
3200 m²
95°40′20″ 80·0
5°40′20″ 40·0
185°40′20″ 11·223
40·0 185°40′20″

**55**
3852 m²
95°40′20″ 80·0
5°40′20″ 38·776
320°40′20″ 14·142
48·777 185°40′20″
70·0 275°40′20″

**56**
4000 m²
95°40′20″ 40·0
100·0 185°40′20″
40·0 275°40′20″

**57**
4000 m²
95°40′20″ 40·0
100·0 185°40′20″
40·0 275°40′20″

**86**
**85**
4000 m²
**84**
4000 m²
**83**
4000 m²
**82**
4000 m²
**81**
4000 m²
95°40′20″ 40·0
5°40′20″ 100·0
40·0 275°40′20″

# STAGE 5

## DIAGRAM F

Scale – 1:1000

1
SP206170

Scale – 1:1000

0 50|m 100|m 150|m

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