

7 October 2025

Our Ref: 5113793  
File Ref: MCU2023/0001.01  
Enquiries: Kelly Reaston

Bridgeview Services Pty Ltd  
c/- Tony Beed  
PO Box 641  
**AITKENVALE QLD 4814**

**Sent via email:** *bridgeviewtrainingandhire@gmail.com*

Dear Tony,

### **Information Request**

(Given under Section 12 of the Development Assessment Rules)

The assessment manager has carried out a further review of your development application and has concluded that further information is required in order to decide the application.

#### **Applicant details**

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Applicant name: Bridgeview Services Pty Ltd

#### **Location details**

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Street address: 10821 Flinders Highway, Breddan QLD 4820  
Real property description: Lot 1 on MPH21143 and Lot 1 on MPH13707

#### **Application details**

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Application number: MCU2023/0001  
Approval sought: Change Application (Minor) to Development Permit  
Development type: Material Change of Use  
Description of development: Educational Establishment (Machinery and Equipment Training), Short Term Accommodation and Outdoor Sales (Machinery and Equipment Hire)  
Categorising instrument: Charters Towers Regional Town Plan Version 2

#### **Information requested**

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Council has reviewed the material lodged in support of the minor change application to expand the scope of short-term accommodation at 10821 Flinders Highway, Breddan. Council accepts the general findings of the Need Assessment that concludes there is a demonstrated demand for short-term accommodation within the Charters Towers region, however, Council has significant concerns about whether this site is the appropriate location to meet that need.



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Under Queensland's performance-based planning framework, the existence of demand alone does not establish site suitability. The application material does not demonstrate why the proposed short-term accommodation cannot be established on land specifically intended for this use under the planning scheme, or, in the alternative, why this particular site is suitable for the proposed use.

Council strongly recommends that the applicant obtain independent planning advice before continuing with the application, with a focus on the suitability of the site, the alignment of the use with the planning scheme, and the implications for township vitality and existing accommodation providers.

## 1. Site Suitability

While Council accepts that there is a general need for short-term accommodation within the Charters Towers region, insufficient evidence has been provided to demonstrate that this particular site is suitable, or, that the use cannot be reasonably achieved on appropriately zoned land within the region.

### Information Requested

Please provide an updated and independent planning assessment, prepared by a suitably qualified planning consultant, that specifically addresses:

- Why appropriately zoned sites in the region cannot accommodate the demand/need for short-term accommodation; and
- How the proposal aligns with the relevant assessment benchmarks in the Charters Towers Regional Town Plan.

## 2. Plans of Development

The use of the site for short-term accommodation was approved on the basis that it was directly linked to short term stays associated with the training facility on site, and therefore a lesser standard of amenity, access, and design detail was accepted.

The current proposal, however, seeks to broaden the use to short-term accommodation for use by the general public and visitors to the region. In this context, Council must be satisfied that the cabins and the site as a whole function to a standard reasonably expected of tourism or visitor accommodation. This includes a higher level of amenity within the cabins, safe and legible pedestrian connections throughout the site, and clear and secure access arrangements for guests arriving and departing at all hours. Without this level of detail, Council cannot be confident that the proposed development will provide an appropriate standard of accommodation, or that visitors unfamiliar with the site will be able to safely navigate to and within it.



### Information Requested

Please provide the following:

1. Site & Layout Plans
  - Detailed site plan showing cabin locations, setbacks, orientation, clustering, open space/recreation areas, landscaping, and separation from training/hire traffic.
  - Internal circulation and access plan confirming safe, legible pedestrian and vehicle movements, including lighting and wayfinding.
  - Car parking layout plan with allocation of spaces per cabin, accessible parking, surfacing/treatment, and manoeuvring areas.
2. Cabin Design Plans
  - Floor plans for each cabin type, showing internal layout, number of beds, bathrooms, kitchen/kitchenette provision, and accessible cabins.
  - Elevations and sections showing building height, materials, verandahs/decks, and relationship to natural ground.
3. Infrastructure & Servicing Plans
  - Water supply plan demonstrating potable supply source, treatment, capacity, and storage.
  - Wastewater management plan showing the type and capacity of on-site treatment system.
4. Updated Traffic and Access Assessment, prepared and certified by an RPEQ, that:
  - Demonstrates the legibility and safety of the access route for unfamiliar visitors;
  - Identifies risks associated with night-time arrivals and limited visibility;
  - Recommends necessary upgrades to lighting, signage, and road treatments to ensure safe and legible access for all users.
5. Wayfinding and Lighting Plan showing:
  - Signage strategy from the Flinders Highway through to the cabins;
  - Lighting of access points, internal roads, and pedestrian routes to a level suitable for visitor safety and comfort;
  - Measures to minimise conflict between vehicles and pedestrians, particularly in proximity to the short-term accommodation.

Considering the above, Council invites the Applicant to reconsider their position and whether they wish to proceed with this minor change application. Should the Applicant wish to discuss the matter further, Council officers are available to meet and explore potential pathways forward.



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### **Applicant's response**

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The due date for providing a response is three months from the date of this information request being 7 January 2026 or a further period agreed between you the applicant, and the assessment manager.

As the assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. You may however respond by providing:

- a) all of the information requested, or
- b) part of the information requested, or
- c) a notice that none of the information will be provided.

For your assistance, you may wish to use the State Assessment Referral Agencies '*applicant response to an information request*' template found at: <https://planning.dsdmip.qld.gov.au/>.

### **Failure to respond**

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In accordance with Section 14.2 of the Development Assessment Rules, if you do not provide a response before the due date (or a further agreed period), it will be taken as if you, the applicant, have decided not to respond to the information request and the assessment manager will continue with the assessment of your application without the information requested.

Please note that the assessment manager may give further advice to the applicant about the development application before the development application is decided.

Should you wish to discuss this matter, please contact Kelly Reaston, Consultant Town Planner on (07) 4761 5300 or email [development@charters Towers.qld.gov.au](mailto:development@charters Towers.qld.gov.au).

Yours faithfully



Timna Green  
**Manager Planning & Development**

