

19 June 2026

Our Ref: 5271786
File Ref: OPW2025/0004
Enquiries: Peter Boyd

Windlab Developments Pty Ltd
C/- Umwelt (Australia) Pty
Attn: Harry Connolly
Level 20, 145 Ann Street
BRISBANE CITY QLD 4000

Sent via email: harrison.connolly@umwelt.com.au

Dear Harry,

Further Advice

(Given under Section 35 of the Development Assessment Rules)

The assessment manager has carried out a further review of your development application and has concluded that further advice is to be provided to you, the applicant, prior to a decision being made.

Applicant details

Applicant name: Windlab Developments Pty Ltd

Location details

Street address: 4364 Mount Fox Road, Valley of Lagoons
Real property description: Part of Lot 3198 on SP344602 as defined by the Operational Works Plan Coordinates dated 23/09/2025

Application details

Application number: OPW2025/0004
Approval sought: Development Permit
Development type: Operational Work
Category of assessment: Code Assessment
Description of development: Earthworks, vegetation clearing and site access works
Categorising instrument: Charters Towers Regional Town Plan Version 2



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Further advice

RPEQ Certification and Scope of Works

Further to recent meetings between Council and the applicant and following Council's review of the response to the information request, further clarification is required regarding the scope of works proposed under development application OPW2025/0004.

Council's review has also identified that the submitted plans have not been endorsed by an RPEQ. In the absence of RPEQ certification, Council is unable to complete its assessment of the application, as there remains uncertainty regarding the suitability of the proposed works and compliance with relevant engineering standards.

Council also notes that some items raised in the information request do not appear to have been fully addressed. For example, the pavement design appears to rely on the draft Traffic Impact Assessment, and the Premise design report notes that a revision to the traffic loading calculations for the pavement design is required.

Requested information:

- 1) The applicant is requested to provide RPEQ-certified plans, reports and supporting engineering documentation for all works proposed to be assessed under development application OPW2025/0004.
- 2) The applicant is requested to provide a consolidated scope of works detailing the extent of work proposed under development application OPW2025/0004.
- 3) The applicant is requested to clearly identify any works referred to in the application material that are not proposed to form part of development application OPW2025/0004 and confirm the separate approval pathway proposed for those works.
- 4) The applicant is requested to provide an updated drawing register identifying the current plan set relied upon for assessment, including any plans that have been superseded or withdrawn.
- 5) The applicant is requested to review the response material and confirm that each item raised in Council's Information Request dated 1 December 2025 has been addressed.

Should you wish to discuss this matter, please contact Council's Planner on (07) 4761 5300.

Yours faithfully



Timna Green
Manager Planning & Development

