

MP ref: M1669-RAL-3
QA: as.gm

28 August 2025

Assessment Manager
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820
Via: mail@charterstowers.qld.gov.au

Attention: Planning and Development

Dear Sir/ Madam,

Re: Development Application seeking a Development Permit for Reconfiguring a Lot – One Lot into Seven Lots (Six Rural Residential Lots and One Balance Lot) and Access Easement on land described as Lot 145 on SP327488 and located at 1-21 Towers Street, Grand Secret

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the *Planning Act 2016*.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Charters Towers Regional Council's (Council) Schedule of Fees and Charges 2025/26.

Component	Calculation	Fee
Creating one new lot (e.g. 1 lot into 2 lots)	\$1,485.00	\$1,485.00
Per additional lot above one new lot (in addition to the creating one new lot fee)	\$445.00 per additional lot (six)	\$2,670.00
Boundary realignment, amalgamation, lease	\$990 per access easement	\$990.00

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Component	Calculation	Fee
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exceeding 10 years or
access easement

TOTAL ASSESSMENT FEE: \$5,145.00

We request that payment information in the form of an invoice is made available following receipt of this application to facilitate payment of the assessment fee.

Proceeding

We look forward to working with Council to progress the proposed development, and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's Confirmation Notice and confirmation that an Information Request is not required, to enable public notification of the development application to proceed.

If you have any questions regarding this correspondence, please contact the undersigned on TEL: (07) 4724 0095.

Yours sincerely,

MILFORD PLANNING


Electronic

George Milford
DIRECTOR

Encl: Development application package

Applicant **Grand Secret Pty Ltd**

Reference **M1669-RAL-3**

Date **August 2025**

Development Application

Proposed
Development

**Reconfiguring a Lot – One
Lot into Seven Lots (Six
Rural Residential Lots
and One Balance Lot) and
Access Easement**

Property
Details

**Lot 145 on SP327488
1-21 Towers Street,
Grand Secret**






DOCUMENT CONTROL

Applicant	Grand Secret Pty Ltd
Proposed Development	Reconfiguring a Lot – One Lot into Seven Lots (Six Rural Residential Lots and One Balance Lot) and Access Easement
Contact	George Milford

Quality Assurance

Date 28.8.25 Version 1 Issue Final Template DA-STN-1	 George Milford DIRECTOR
	Author Reviewer

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APPENDICES

Appendix 1	DA Form 1; and land owner's consent
Appendix 2	SmartMap; and site aerial plan of the subject site
Appendix 3	State Assessment Referral Agency mapping
Appendix 4	Proposed development plans
Appendix 5	Water Supply Assessment Prepared By DPM Water



1.0 INTRODUCTION

1.1 Purpose

The purpose of this development application is to seek approval for Reconfiguring a Lot – One Lot into Seven Lots (Six Rural Residential Lots and One Balance Lot) and an Access Easement (the proposed development) under the provisions of the *Planning Act 2016* (the Act).

The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

1.2 Structure

This report provides the following information with respect to the assessment of the proposed development:

- overview of the site and surrounding area;
- description of the proposed development;
- overview of the relevant assessment framework;
- assessment of the proposed development against the relevant assessment benchmarks;
- other relevant matters; and
- conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. **Appendix 1** comprises DA Form 1 and the accompanying land owner's consent.



2.0 SUBJECT SITE

2.1 Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

Property Owner	Grand Secret Pty Ltd (refer Appendix 1)
Street Address	1-21 Towers Street, Grand Secret
Formal Description	Lot 145 on SP327488
Site Area	32.48 ha (refer Appendix 2)
Easements	Easement B on SP327488 for the purpose of protecting an Ergon Energy powerline. Easement C on SP327488 for the purpose of protecting an Ergon Energy powerline.
Street Frontage	Towers Street, Great Britain Road, View Street, Felix Street and Range Road
Topography	The site has gently sloping topography, with the area for the proposed new lots sloping down to the north.
Existing Use	Vacant lot
Existing Infrastructure	The site is serviced by the following infrastructure: <ul style="list-style-type: none">▪ reticulated water (Council); and▪ electricity (Ergon).
Local Heritage Register	The site is not listed on the Local Heritage Register.
Contaminated Land	The land is not on the State Environmental Management Register or Contaminated Land Register.
Relevant State Interests	The following State interest is relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer Appendix 3): <ul style="list-style-type: none">▪ Water resource planning area boundaries (Queensland waterways for waterway barrier works – low risk of impact).



2.2 Surrounding Area

North	The surrounding area to the north is characterised by rural residential lots, most containing dwellings and outbuildings.
East	The surrounding area to the east consists of general residential lots on the outskirts of Charters Towers city centre, and the Charters Towers Showgrounds.
South	The surrounding area to the south contains a mix of general residential lots and larger rural residential lots.
West	The surrounding area to the west is characterised by large rural residential lots, consisting of a mix of vacant vegetated lots and those with dwellings and outbuildings.



3.0 PROPOSED DEVELOPMENT

3.1 Description of Proposed Development

The proposed development involves the creation of new rural residential lots for the growth of the Grand Secret Estate located on land formally described as Lot 145 on SP327488. This estate offers premium rural residential product to the Charters Towers area and is a significant contributor to the region's land supply. Specific detail of the proposed development is provided below.

Purpose of Development

The purpose of the development is to facilitate a subdivision consisting of six new rural residential lots and an access easement. The remainder of the site will be allocated as balance lot. The new lots will be located at the northern end of the subject site, as per the proposal plans (refer **Appendix 4**).

Design Overview

The layout and design of the proposed subdivision provides an effective use of the subject area. The arrangement of lots has been designed with consideration to the gently sloping topography, access to views, natural drainage paths, vehicle access and traffic flow. The proposed lots are generally rectangular in shape and have an area between 5, 075 and 6, 090 m², consistent with surrounding rural residential properties. Lot 23 is an anomaly to this, due to the shape of the parent lot. This lot has an irregular shape and a larger area of 1.10 ha. The access easement to the south of the lots is intended to provide safe and convenient vehicle access to all six residential lots.

The development site is adjacent to the Charters Towers urban area and 1.5 km from the town centre, providing high amenity through desirable sized lots, close to local services. The lots produced by this proposed development will improve housing choice, supply, and investment opportunities for Charters Towers. The remaining balance lot is intended to be the subject of further development applications.

Scale and Intensity

The proposed subdivision is encircled by rural residential properties to the north, west and south, and general residential properties to the east and south. Developing the site for the purpose of a rural residential use is considered both compatible and complimentary to the locality. The proposal achieves the outcomes of the Rural Residential Zone sought by Council and does not increase intensity beyond what is anticipated by the zone.

Access



The 8 m wide Access Easement will provide private, safe vehicle access to residential lots 18 – 23. A singular access point furthest from the bend in the road was selected to provide clear sight lines in either direction and avoid impacts on local traffic networks. Given the low-density nature of the proposal, the majority of movement in and out of the area is expected to be comparable to the surrounding area, with negligible impacts to surrounding properties and local traffic networks. The access handle is located in lot 23 but will be burdened by an easement in favour of this lots 18-22 for access and services. The easement will be created with the registration of the plan of subdivision.

Water and Sewer

The proposed rural residential lots will be serviced by Council's reticulated water network. Water supply assessment has identified that there is adequate capacity to support these new lots (see **Appendix 5**). Future dwellings will be serviced with on-site sewerage systems, which are to be established by the individual future land owners.

Stormwater

The proposed development is not anticipated to materially increase stormwater flows offsite, given retention of the site's existing ground cover, low building site cover and due to the large lot sizes. Consequently, the proposed development is unlikely to generate any significant change or increase in the amount or intensity of stormwater runoff.

The topography of the proposed development encourages the use of natural drainage paths on the site, avoiding ponding and directing run off away from neighbouring dwellings and roads.

Electricity and Communications

All residential lots will be serviced with reticulated overhead power supply. An Ergon Energy (Ergon) High Voltage Line traverses diagonally through the south of the site, in the proposed balance lot. The high voltage line will not interfere with any proposed residential lots and is protected by a 30 m wide powerline easement.

The lots are intended to be serviced with wireless telecommunications networks.

Landscaping and Vegetation

It is noted that the site has been used historically for cattle grazing over several decades and is devoid of substantial vegetation beyond invasive species (largely *Ziziphus Mauritania* or 'Chinee Apple'). Considering the negative biosecurity standing of the Chinee Apple tree, the establishment of rural residential properties will result in their increased clearing, providing a positive contribution to an environmentally degraded site. Lots are likely to be landscaped in future as they are developed for houses.



3.2 Development Plans

The proposed development is detailed in the plans provided at **Appendix 4** and listed below. In addition, the proposed development is further detailed in the associated reports listed below and appended as referenced.

Title	Number	Issue	Date
RAL Proposal Plan	148689	16	27.7.25
Associated Reports			
Water Supply Assessment Prepared by DPM Water (refer Appendix 5)			

3.3 Previous Approvals

The proposed development is the second stage of the Grand Secret Subdivision Plan on this site. Stage one, RL21/36, was approved in April 2021 and has completed construction. This approval consisted of eighteen new lots: seventeen residential lots and one balance lot.

A similar development proposal originally intended as stage two, RAL2021/0004, was approved by Council on the subject site in 2022. This approval involved a rural residential subdivision larger in scale and intensity than the current proposal. The approval included lots as small as 1, 500 m² and encompassed the majority of the parent lot over various development stages. This layout is not being pursued by the land owner due to high development costs expected to exceed the gross realisation for the project, as well as high demand for larger lots such as those created by the current layout.

In the prelodgement meeting for the previous approved development application, Council stated they were supportive of Development Applications seeking Development Permits for Reconfiguration of a Lot on this site.



4.0 ASSESSMENT FRAMEWORK

4.1 Planning Act 2016

The *Planning Act 2016* (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning. The Act allows for the establishment and is supported by subordinate planning legislation and instruments such as planning schemes. The provisions of the Act are therefore applicable to the proposed development.

4.2 Planning Regulation 2017

The *Planning Regulation 2017* (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level. The Regulation determines the Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

4.3 Approval Sought

Approval Type	Development Permit
Development Type	Reconfiguring a Lot
Definition or General Description	One Lot into Seven Lots and Access Easement
Specific Description	(Six Rural Residential Lots and One Balance Lot)

4.4 Assessment Manager Assessment Parameters

Assessment Manager	Charters Towers Regional Council
Planning Instrument	<i>Charters Towers Regional Town Plan</i> (the planning scheme)
Zone and Precinct	Rural Residential Zone
Triggered Overlays	<ul style="list-style-type: none">▪ Flood Hazard Overlay (Significant, High and Extreme Hazard Area)▪ Natural Environment Overlay (Regulated Vegetation (Category R) and Regulated Vegetation (intersecting a watercourse)▪ Regional Infrastructure Overlay (Ergon High Voltage Line (above 66 kV)).
Category of Assessment	Impact



Table of Assessment Reference	Table 5.1.1 – Impact Assessment (Reconfiguring a Lot in the Rural Residential Zone – In all other circumstances)
Assessment Manager Assessment Benchmarks	<ul style="list-style-type: none">▪ Strategic Framework▪ Rural Residential Zone Code▪ Reconfiguring a Lot Code▪ Development Works Code▪ Flood Hazard Overlay Code▪ Natural Environment Overlay Code▪ Regional Infrastructure Overlay Code

4.5 Referral Agency Assessment Parameters

Referral Agencies	Ergon Energy Network
Planning Instrument	<i>Planning Regulation 2017</i> (the Regulation)
Referral Triggers	<p>The proposed development triggers the following referrals:</p> <ul style="list-style-type: none">▪ Schedule 10, Part 9, Division 2, Table 1 – Reconfiguring a lot subject to an easement or near a substation site.
Referral Agency Assessment Benchmarks	<ul style="list-style-type: none">▪ The purposes of the Electricity Act and the Electrical Safety Act



5.0 ASSESSMENT MANAGER CONSIDERATIONS

5.1 State Planning Policy

The *State Planning Policy* (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. Local government use the SPP when making or amending its planning scheme. Local government will also assess aspects of development applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2017 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

5.2 Regional Plan

Regional plans are State planning instruments established under the Act, and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The *North Queensland Regional Plan* (the Regional Plan) applies to the local government areas of Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating jobs, improving business investment, protecting our natural environment, and encouraging tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan. In particular, the proposed development will further Goal 1 – A leading economy in regional Australia and Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics.

5.3 Planning Scheme Strategic Framework

The planning scheme incorporates a strategic framework, which sets the policy direction and basis for ensuring appropriate development occurs within the planning scheme area.



The strategic framework is represented by the following five themes:

- a New World for economic development and tourism;
- a New World for living, growing and aging in our communities;
- a New World of sustainable infrastructure and services for our communities;
- a New World protecting our heritage and natural resources; and
- a New World which is resilient to natural and other hazards.

The strategic framework provides strategic outcomes for each of the above four themes.

The proposed development furthers the outcomes sought by the above themes and the relevant outcomes, particularly when considering:

- the proposed development will contribute to Charters Towers's growth and evolution;
- the proposed development will maximise the potential of a well positioned site to provide housing choice and affordability to the region; and
- the proposed development will provide living opportunities with an authentic country atmosphere and rewarding lifestyle, as outlined in Section 3.2.2 (2)(a) of the strategic framework.

5.4 Planning Scheme Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.



5.5 Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Legend	
■	Criteria is clearly met and no further assessment is required.
■	Criteria is met and further explanation is provided for clarity.
■	Criteria is not met and further performance assessment is required.
■	Not applicable or no criteria prescribed.

Outcome PO or AO	Rural Residential Zone Code		Reconfiguring a Lot Code		Development Works Code		Flood Hazard Overlay Code		Natural Environment Overlay Code		Regional Infrastructure Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
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Outcome PO or AO	Rural Residential Zone Code		Reconfiguring a Lot Code		Development Works Code		Flood Hazard Overlay Code		Natural Environment Overlay Code		Regional Infrastructure Overlay Code	
	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO	PO	AO
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Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.



5.6 Planning Scheme Detailed Assessment

Rural Residential Zone Code

PO9

Development responds sensitively to on site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that:

- (a) any hazards to people or property are avoided;
- (b) any earthworks are minimised;
- (c) the retention of natural drainage lines are maximised;
- (d) the retention of existing vegetation is maximised;
- (e) damage or disruption to sewer, stormwater and water infrastructure is avoided;
- (f) the risk of introducing and spreading weeds and pest animals is mitigated; and
- (g) there is adequate buffering, screening or separation to adjoining development.

No acceptable outcomes are nominated.

Complies with PO9

No increase in hazards to people or property is anticipated as a result of the development. The subdivision has been designed with consideration to site topography and existing draining patterns and is not expected to involve any disruption to on-site infrastructure. The majority of vegetation onsite will be retained, and any future earthworks will be minimal and contained to the access easement. As the development is residential and contained to a small northern section of the lot, risk of spreading weeds and pests is considered to be minimal. Surrounding development is adequately separated by buffers provided by the large lot sizes and private access road to the south.

Given the above, the proposed development aligns with the intent of Performance Outcome 9 of the Rural Residential Zone Code.

Reconfiguring a Lot Code

**PO1**

Reconfiguration creates lots that are of a sufficient size, shape and dimension:

- (a) that are consistent with the character of the zone;
- (b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone;
- (c) that does not compromise the future development potential of land in the Emerging community zone and Industry investigation zone for urban purposes; and
- (d) are sufficient to protect areas with significant ecological values.

AO1

Lots comply with the minimum lot size and dimensions specified for its zone in Table 8.3.3.3(b)– Minimum lot size and dimensions.

Complies with PO1, does not comply with AO1

The residential lots in the subdivision meet minimum lot area requirements for the zone and are regular in shape. As lots 19 to 23 (see **appendix 4**) are accessed off a communal private driveway, five of the six residential lots do not meet the minimum frontage requirement. Regardless, the proposed lot layout remains consistent with the surrounding area, with other lots in the vicinity having frontage of below 50 m. Access, building footprints, setbacks and other aspects are not inconvenienced by the frontage dimensions. Given the shape of the parent lot and surrounding road networks, this layout is considered to be the most efficient use of the subject area.

Given the above, the proposed development aligns with the intent of Performance Outcome 1 of the Reconfiguring a Lot Code.

PO2

Rear lots are only created where:

- (a) they are for the purpose of a single Dwelling house;
- (b) the topography of the land or other physical features ensure that the amenity of adjoining lots would not be detrimentally affected;
- (c) the circumstances of the particular case are such that it would not be desirable or practical to provide full frontage lots; and
- (d) the function and safety of the road frontage road is not adversely affected and allows for waste collection.

AO2.1

Only one rear lot is provided behind each full frontage lot.

AO2.2

The minimum size of a rear lot, excluding its access handle is:

- (a) the same as the minimum lot size for the relevant zone in accordance with Table 8.3.3.3(b)– Minimum lot size and dimensions; and
- (b) is capable of containing a building envelope having minimum dimensions of 15m x 20m.

AO2.3

The access handle of the rear allotment has a minimum width of 4m.

Complies with PO2, does not comply with AO2.1

The five proposed rear lots are residential and intended for a single dwelling house each. As mentioned above, given the shape of the parent lot and surrounding road networks, this layout is considered to be the most efficient use of the subject area. Therefore, it is not considered practical to provide full frontage lots, and the function and safety of the road frontage will not



be adversely affected. Topography and physicality are relatively consistent among the subject area and as such the creation of rear lots is not anticipated to impact the surrounding amenity.

Given the above, the proposed development aligns with the intent of Performance Outcome 2 of the Reconfiguring a Lot Code.

PO14

Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.

No acceptable outcome is nominated.

Complies with PO14

The size of the lots surpasses the minimum area requirements for the rural residential zone, allowing for low density housing with ample green space in between. The large lot sizes increase flexibility in housing design, allowing houses to be oriented compatibly with sun and wind patterns. As such, the layout is expected to encourage locally appropriate, climatically responsive, and energy efficient housing design.

Given the above, the proposed development aligns with the intent of Performance Outcome 14 of the Reconfiguring a Lot Code.

PO20

Where reconfiguration proposes individual on site waste water disposal, it must be demonstrated that:

- (a) the soil type and permeability, slope, and hydrology of the land is capable of accommodating the proposed loads within the lot;
- (b) there is sufficient area within the lot for an alternative disposal area should it be required; and
- (c) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality.

No acceptable outcome specified.

Complies with PO20

As the subject site and surrounding lots are outside of the council sewerage network service area, on site wastewater disposal will be the responsibility of the future homeowners of each proposed lot. As the lots exceed minimum lot size requirements, and the surrounding properties accommodate on-site wastewater management, the proposed lots are considered to be suitable for individual wastewater disposal.

Given the above, the proposed development aligns with the intent of Performance Outcome 14 of the Reconfiguring a Lot Code.

**PO24**

Reconfiguration includes appropriate pedestrian and cycle infrastructure that:

- (a) provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; parks and employment areas;
- (b) provides for safe street crossings and for safety between pedestrians and cyclists;
- (c) is designed taking into account topography and convenience for users; and
- (d) meets disability access standards.

No acceptable outcome is nominated.

Complies with PO24

The proposed subdivision will be connecting to the existing local transport network via View Street. It will therefore maintain the design and level of connectivity in the area, providing convenient access to the nearby town centre.

Given the above, the proposed development aligns with the intent of Performance Outcome 24 of the Reconfiguring a Lot Code.

PO29

Open space for conservation purposes protects riparian corridors, significant vegetation and wildlife habitat and movement corridors.

No acceptable outcome is nominated.

Complies with PO29

There are no significant ecological values in need of conservation in the proposed lots. The site has been used historically for cattle grazing over several decades and is devoid of substantial vegetation beyond invasive species (largely *Ziziphus Mauritania* or 'Chinee Apple'). Regardless, the proposed development will retain open space and any existing vegetation in the proposed balance lot that encompasses the majority of the subject site. The large size of the proposed residential lots also allows for substantial open space and vegetation retention.

Given the above, the proposed development aligns with the intent of Performance Outcome 29 of the Reconfiguring a Lot Code.

Development Works Code

**PO4**

Stormwater management is designed and operated to ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows:

- (a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and
- (b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.

Editor's note– Stormwater quality must meet the design objectives within the *Development works Town plan policy*.

AO4.1

Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.

AO4.2

Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the *Development works Town plan policy*.

AO4.3

Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.

Complies with PO4

Only a small portion of the balance lot towards the south of the subject site is subject to flooding. As none of the proposed residential lots or the access easement are subject to flooding, the development is not expected to increase flood level or duration onsite or offsite. There are no earthworks proposed as part of this application, and the proposed lots are large in size with minimal building site cover expected. Due to the minimal relative impervious surface area, and retention of the site's existing grass cover, there is unlikely to be any significant change or increase in the amount or intensity of stormwater runoff generated by the development. The topography of the lots will also encourage the use of natural drainage paths on the site, avoiding ponding and directing run off away from neighbouring dwellings and roads. This stormwater management process has been previously approved in stage 1 of the development along View Street.

Given the above, the proposed development will reflect the predevelopment stormwater status and ensure no increase in adverse effects to the surrounding area. This aligns with the intent of Performance Outcome 4 of the Development Works Code.

PO12

Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.

AO12

Footpaths are:

- (a) provided for the full width and length of all road frontages;
- (b) designed and constructed in accordance with the requirements of the *Development works Town plan policy*; and
- (c) certified by a Registered Professional Engineer of Queensland.

Complies with PO12

As there are no existing footpaths on the surrounding road frontages, no footpaths are proposed as part of the development in order to ensure compatibility with the adjacent area. Due to the



rural nature of the area, the majority of movement in and out of the area is expected to be via vehicle rather than pedestrian access.

Given the above, the proposed development aligns with the intent of Performance Outcome 12 of the Development Works Code.

PO18

Development:

- (a) minimises waste generation (including construction, demolition and operational waste); and
- (b) provides adequate facilities on site for the storage of waste and recyclables.

AO18

Waste storage and management arrangements are sited, screened and designed in accordance with the *Development works Town plan policy*.

Complies with PO18

There is minimal waste expected to be generated as part of the development as there is no demolition, operational works or construction proposed as part of this subdivision stage. Waste management and facilities will be the responsibility of future landowners, and is expected to be adequately catered for in house design and construction phases.

Given the above, the proposed development aligns with the intent of Performance Outcome 18 of the Development Works Code.

PO22

Stormwater management systems:

- (a) implement Water Sensitive Urban Design (WSUD) principles that:
 - (i) protect natural systems and waterways;
 - (ii) allow for the detention of stormwater instead of rapid conveyance;
 - (iii) minimise impervious areas;
 - (iv) utilise stormwater to conserve potable water;
 - (v) integrate stormwater treatment into the landscape;
 - (vi) ensure water quality values are protected;
- (b) must be economically maintained for the life of the system;
- (c) provide for safe access and maintenance; and
- (d) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, wetlands from point sources and non-point source stormwater discharges.

AO22

Stormwater management systems are designed and constructed in accordance with the *Development works Town plan policy*.

Editor's note—A site Stormwater Quality Management Plan (SQMP) is prepared in accordance with *Development works Town plan policy*.

Complies with PO22



There are no earthworks proposed as part of this application, and the proposed lots are generously sized with minimal building site cover expected. This will ensure low relative impervious surface area and retention of the site's existing grass cover. Consequently, the proposed development is unlikely to generate any significant change or increase in the amount or intensity of stormwater runoff. This allows for the protection of existing natural systems and waterways and ensures continued safe access and economical maintenance.

The topography of the lots will also encourage the use of natural drainage paths on the site, avoiding ponding and integrating stormwater management into the landscape. Due to this, no change in water quality values is expected. This stormwater management process is consistent with surrounding properties and has been previously approved in stage 1 of the development along View Street.

Given the above, the proposed development is considered to sufficiently integrate WSUD principles and align with the intent of Performance Outcome 22 of the Development Works Code.

PO24

Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to:

- (a) existing capacity of stormwater infrastructure and ultimate catchment conditions;
- (b) discharge for existing and future upstream development; and
- (c) protecting the integrity of adjacent and downstream development.

No acceptable outcome specified.

Complies with PO24

Please refer to responses under PO4 and PO22 of this code.

Given the relevant information in these responses, the proposed development is considered to align with Performance Outcome 24 of the Development Works Code.



PO27

Construction activities for the development avoids or minimise adverse impacts on stormwater quality by:

- (a) achieving the post construction stormwater management design objectives for pollution load reductions for Western Queensland (TSS 85% TP 60% TN 45% and 90% Gross pollutants) and or In lieu of modelling, the default bio-retention treatment area of 1.5 per cent of the contributing catchment area; and
- (b) the waterway stability management design objective: limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge.

An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:

- (a) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or
- (b) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome.

AO27

Stormwater quality achieves the stormwater design objectives of the *Development works Town plan policy*.

Complies with PO27

As there are no earthworks and or construction proposed as part of this application, there is expected to be no associated adverse impacts on stormwater quality or waterway stability. In the case of future dwelling houses, such construction is anticipated in the area as it is within a residential zone. As such, construction of these dwellings will not cause unaccounted for stormwater pollution. An ESCP will be included as necessary in any operational work development applications associated with this development.

Given the above, the proposed development aligns with the intent of Performance Outcome 27 of the Development Works Code.

Flood Hazard Overlay Code



PO1 Development: (a) does not provide unacceptable risks to people and property from flood hazard impacts or, the risks are mitigated to an acceptable or tolerable level; and (b) does not intensify or locate a use in an extreme or high hazard area, in order to avoid risks to people, property and the environment.	No acceptable outcome is nominated.
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Complies with PO1

The area of the site burdened by the flood hazard overlay is located at the far end of the lot from the proposed residential lots and access easement. Thus, the only area at risk from flood hazard impacts will be in the balance lot, at a lower elevation than the residential area. This will have no impact on people or property.

Given the above, the proposed development aligns with Performance Outcome 1 of the Flood Hazard Overlay Code.

PO3 Signage is provided within flood hazard areas to alert residents and visitors to the flood hazard.	AO3 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating: (a) the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.
--	--

Does not comply with PO3

As there will be no development or persons present in the flood hazard area (refer to response below PO1 of this code), no signage regarding flood hazard is proposed as part of the development.

Given the lack foot or vehicle traffic in the flood hazard area, and thus the negligible risk from flood hazard, Performance Outcome 3 of the Flood Hazard Overlay Code is not considered relevant to the proposed development.

Natural Environment Overlay Code

**PO10****Development:**

- (a) avoids the introduction of pest species (plant or animal) that pose a risk to the ecological integrity and biodiversity values of MSES; and
- (b) includes appropriate pest management practices to control any existing threat of pest species in a way that provides for the long term ecological integrity of MSES.

No acceptable outcome is nominated.

Complies with PO10

There are no significant ecological values in need of conservation in the proposed residential lots or easement, with the only site area affected by the natural environment overlay located in the proposed balance lot. The site has been used historically for cattle grazing over several decades and is devoid of substantial vegetation beyond invasive species (largely *Ziziphus Mauritania* or 'Chinee Apple').

Considering the negative biosecurity standing of the Chinee Apple tree, the establishment of rural residential properties will result in their increased clearing, providing a positive contribution to pest management in the area. As the development is residential and contained to a small northern section of the lot, risk of spreading weeds and pests is considered to be minimal.

Given the above, the proposed development aligns with the intent of Performance Outcome 10 of the Natural Environment Overlay Code.

PO16

During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on areas supporting MSES and their underlying ecological processes and biodiversity values are avoided or minimised.

No acceptable outcome is nominated.

Complies with PO16

As outlined above, there are no significant ecological values in need of conservation in the proposed residential lots or easement, with the only site area affected by the natural environment overlay located in the proposed balance lot. The site has been used historically for cattle grazing over several decades and is devoid of substantial vegetation. Regardless, the proposed development will retain existing vegetation in the proposed balance lot that encompasses the majority of the subject site. The large size of the proposed residential lots also allows for ample vegetation retention where possible.

Given the above, no impacts on MSES, their ecological processes, or biodiversity values are anticipated during the construction or operation of the proposed development. As such, the proposed development aligns with the intent of Performance Outcome 16 of the Natural Environment Overlay Code.



6.0 OTHER RELEVANT MATTERS

6.1 Other Relevant Matters

There are substantial other relevant matters to support the approval of the proposed development. In accordance with Section 45, Item 5 (b) of the Act, an impact assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial, or otherwise.

Other relevant matters supporting the approval of the proposed development include (but are not limited to) the following:

- The proposed development will provide well located, liveable housing opportunities for Charters Towers, in line with the rural residential zoning of the subject site.
- Considering the proposed development is stage two of a project already underway with two previous approvals, it is reasoned to have established Council support and been deemed compatible with the site.
- There is a considerable and recognised need for additional housing and residential housing supply for Charters Towers.



7.0 CONCLUSION

7.1 Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:

- the proposed development complies with the relevant assessment benchmarks; and
- compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

7.2 Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council **approve** the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

Condition 1 – Approved Plans and Supporting Documentation

- (a) The development must generally comply with the plan(s) and supporting documentation referenced in the table below and attached as stamped “Approved Subject to Conditions” which forms part of this approval, unless otherwise specified by any condition of this approval.

Title	Number	Issue	Date
RAL Proposal Plan	148689	16	27.7.25
Associated Reports			
Water Supply Assessment Prepared by DPM Water			

- (b) The recommendations outlined in the above reports/s must be implemented prior to the commencement of the use.

Condition 2 – Operational Works

A Development Permit for Operational Works for Road Works (including driveways) must be obtained from Council prior to the commencement of construction.

The Development Application for Operational Works is to be designed and constructed in accordance with Australian Standards, the Development Works Code inclusive of Schedule 4.2 Development Works Planning Scheme Policy of the Charters Towers Regional Town Plan, STRAT0028/Roads Infrastructure Road Risk Management Strategic Policy and any other applicable standards at the time of lodgement. All Operational Works that relate to this development must be accepted as on maintenance by Council.

Appendix 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Grand Secret Pty Ltd c/- Milford Planning
Contact name (only applicable for companies)	George Milford
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4724 0095
Email address (non-mandatory)	info@milfordplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M1669-RAL-3

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1-21	Towers Street	Grand Secret
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	145	SP327488	Charters Towers Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*
Lot on plan description of strategic port land:
Name of port authority for the lot:

☐ In a tidal area
Name of local government for the tidal area (if applicable):
Name of port authority for tidal area (if applicable):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
One Lot into Seven Lots (Six Rural Residential Lots and One Balance Lot)
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input checked="" type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):
Access Easement
e) Relevant plans
<i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☐ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

1

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input checked="" type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input checked="" type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Balance lot
Number of lots created	6			1

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below <input checked="" type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
Proposed	8	273.1	Vehicle access/ Driveway	Proposed lots 18, 19, 20, 21 & 22.

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Charters Towers Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☒ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☒ Yes – provide details below or include details in a schedule to this development application

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	RL21/36	13 th April 2021	Charters Towers Regional Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.



Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:	Place ID:
-----------------------------	-----------

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable



**Queensland
Government**

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

MP ref: M1669-RAL-3
QA: as.gm

28 August 2025

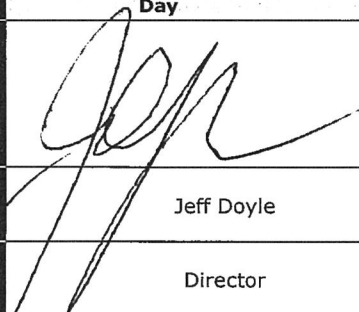
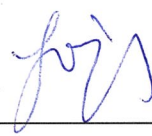
Assessment Manager
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820

Attention: Planning and Development

Dear Sir/ Madam,

Re: Land Owner Consent

Under the provisions of the *Planning Act 2016*, we **Grand Secret Pty Ltd**, being the registered owner of land described as **LOT 145 ON SP327488** and located at **1-21 Towers Street, Grand Secret**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

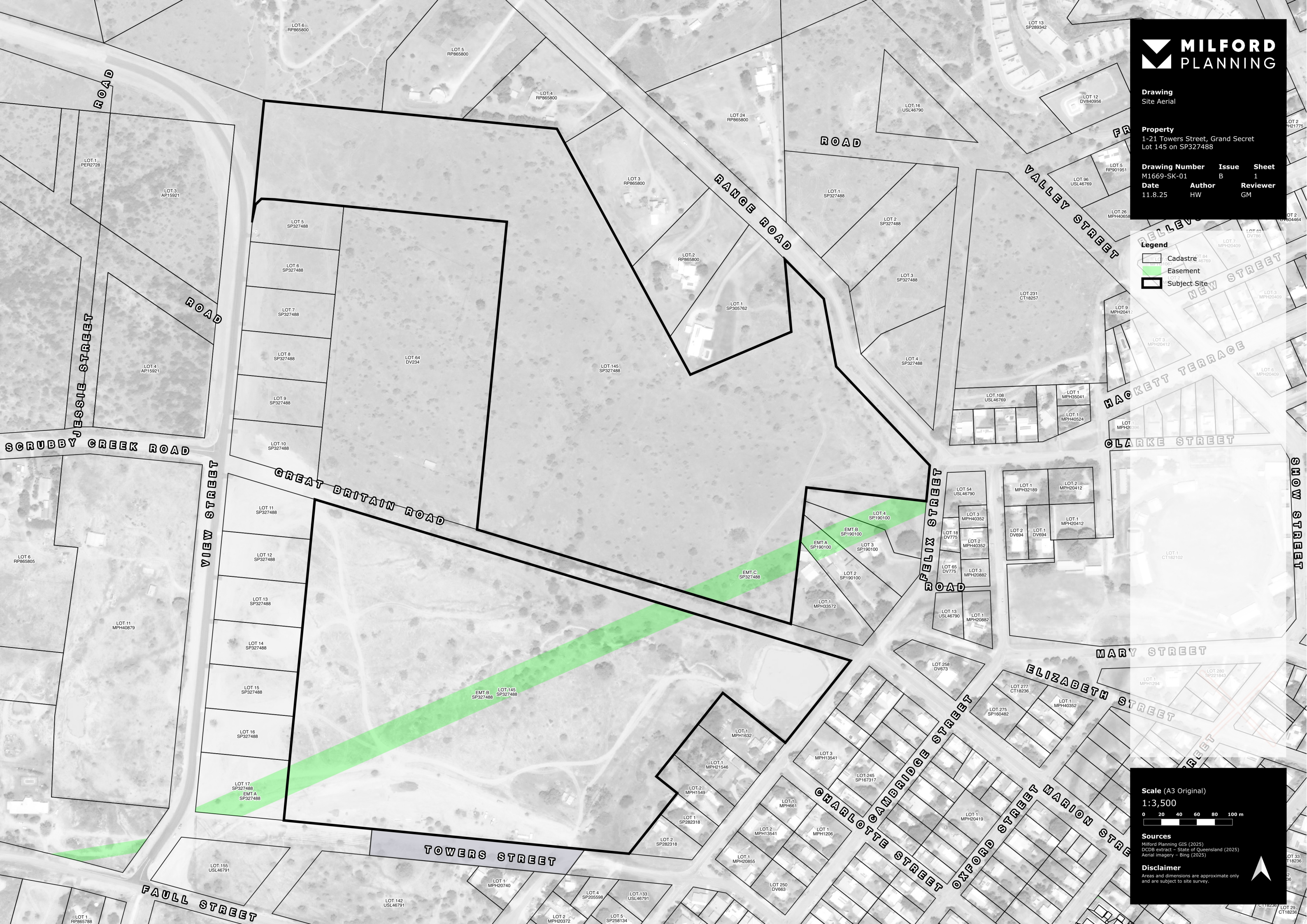
Date	11	August	2025
	Day	Month	Year
Signature			
Name	Jeff Doyle	George Milford	
Position	Director	Director	

Note

Where registered owner is a company the ACN must be included and accompanied by:

- (a) the signature of either:
- two directors of the company;
 - a director and a company secretary of the company; or
 - if a proprietary company that has a sole director who is also the sole company secretary, that director; **or**
- (b) the company seal (if the company has a common seal) witnessed by:
- two directors of the company;
 - a director and a company secretary of the company; or
 - for a propriety company that has a sole director who is also the sole company secretary, that director.

Appendix 2



Drawing
Site Aerial

Property
1-21 Towers Street, Grand Secret
Lot 145 on SP327488

Drawing Number	Issue	Sheet
M1669-SK-01	B	1
Date	Author	Reviewer
11.8.25	HW	GM

- Legend
- Cadastral
 - Easement
 - Subject Site

Scale (A3 Original)
1:3,500
0 20 40 60 80 100 m

Sources
Milford Planning GIS (2025)
DCDB extract - State of Queensland (2025)
Aerial imagery - Bing (2025)

Disclaimer
Areas and dimensions are approximate only
and are subject to site survey.



Appendix 3

State Assessment and Referral Agency - Matters of Interest Report

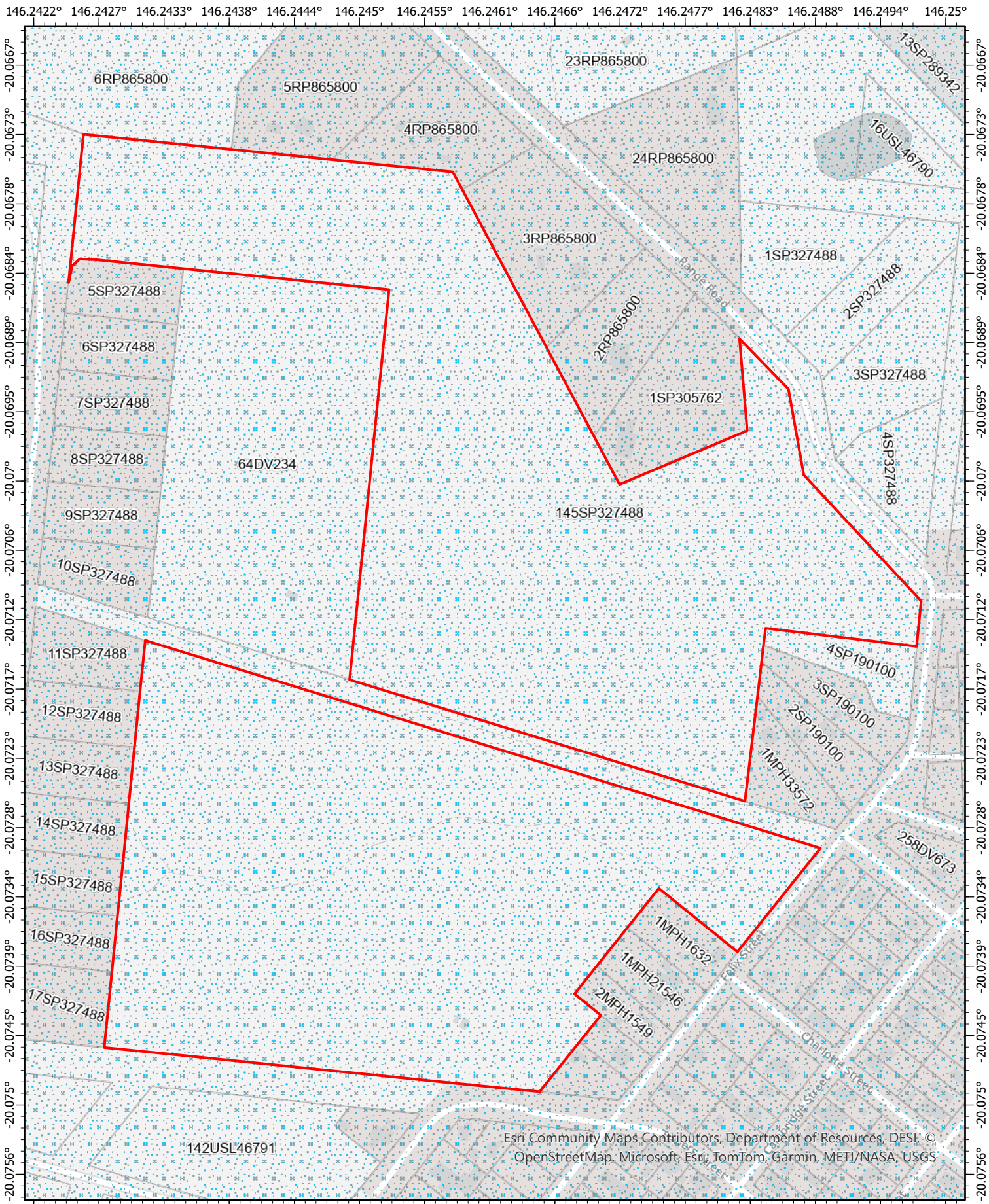
Matters of Interest for all selected Lot Plans


Water resource planning area boundaries

Matters of Interest by Lot Plan

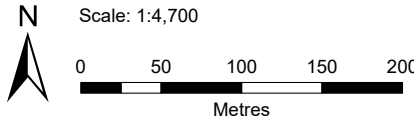
Lot Plan: 145SP327488 (Area: 324800 m²)

Water resource planning area boundaries



 Water resource planning area boundaries

Date: 01/08/2025



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

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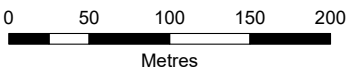
Queensland waterways for waterway barrier works

Risk of impact

Low



Scale: 1:4,700



Date: 01/08/2025

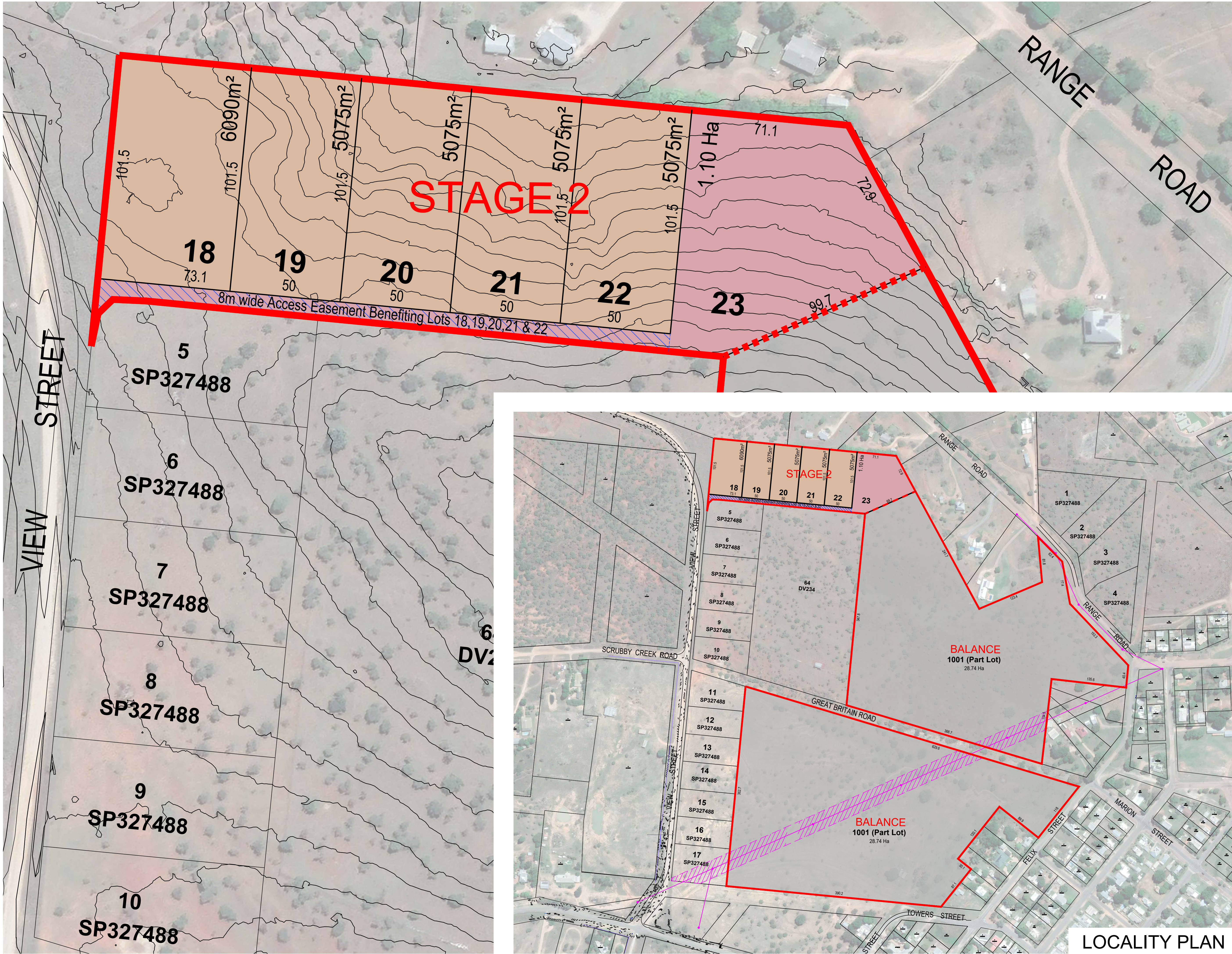
Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

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Appendix 4



010203040601:2,000 @ A1

GRAND SECRET
RAL PROPOSAL PLAN
1 INTO 7 LOTS
CANCELING LOT 145
SP327488

PLAN REF: 148689 – 16
DATE: 27th JULY 2025
CLIENT: Grand Secret Pty Ltd
DRAWN BY: MJB
CHECKED BY: MJB

Legend

Site Boundary

Approximate staging

30m wide powerline easement

Access Easement

Development Statistics

Total Site Area	32.48 Ha
Total Saleable Area	32.48 Ha
Total No. Allotments	7
5,000 - 9,999sqm	5
1.0 Ha - 2.0 Ha	1
Balance Lot	1

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Detail Survey Feb 2021
Adjoining information: DCCB
Contours: RPS Detail Survey Feb 2021 - 1m Intervals
Aerial photography: RPS Detail Survey Feb 2021
Environment constraints: TBC

GRAND
Secret
ESTATE

URBAN DESIGN

Unit 1
5-7 Barlow Street
South Townsville QLD 4810
T +61 7 4724 4244
W rpsgroup.com

rps

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Please contact the author.

LOCALITY PLAN

Appendix 5



THE GRAND SECRET RESIDENTIAL DEVELOPMENT CHARTERS TOWERS

STAGE 1 - WATER SUPPLY ASSESSMENT



Date: 25 August 2025

TABLE OF CONTENTS

1	INTRODUCTION	1
2	POPULATION ASSESSMENT	2
3	WATER SUPPLY PLANNING	3
3.1	Water Demand.....	3
3.2	Water Supply Assessment.....	4

APPENDICES

Appendix A	Development Location & Layout Plans
Appendix B	WaterGems Figures & Modelling Results

REPORT AUTHORISATION				
Revision	Revision Date	Details	Approved by	Signature
1	3/07/2026	Initial Report	Desmond Moseley	
2	25/08/2025	Updated for Six Lots	Desmond Moseley	

1 INTRODUCTION

This report assessed the performance of the existing water infrastructure to service Stage 1 of the Grand Secret residential development that is located to the west of Felix St in Charters Towers.

The residential development site is bounded by Felix St to the east, View St to the west, Broker St (being an unformed road reserve) to the south and existing rural lots to the north that front Range Rd. The planned Great Britain Rd will run through the middle of the site from Felix St to View St.

An initial development stage was constructed in 2022 at the Grand Secret site and involved:

- 4 rural residential lots on the northern side of Range Rd.
- 13 rural residential lots on the eastern side of View St. This included the construction of a new DN100 water main along View St to service the 13 lots.

The full development of the Grand Secret site is expected to ultimately consist of the following however the final development layout and lot yield is not certain:

- 54 rural residential lots (generally between 5000 m² and 10,000m²).
- A 6.9 ha balance lot (future Stage 4) that will likely to be developed into future rural residential lots.

The image below illustrates the location of the Grand Secret development.

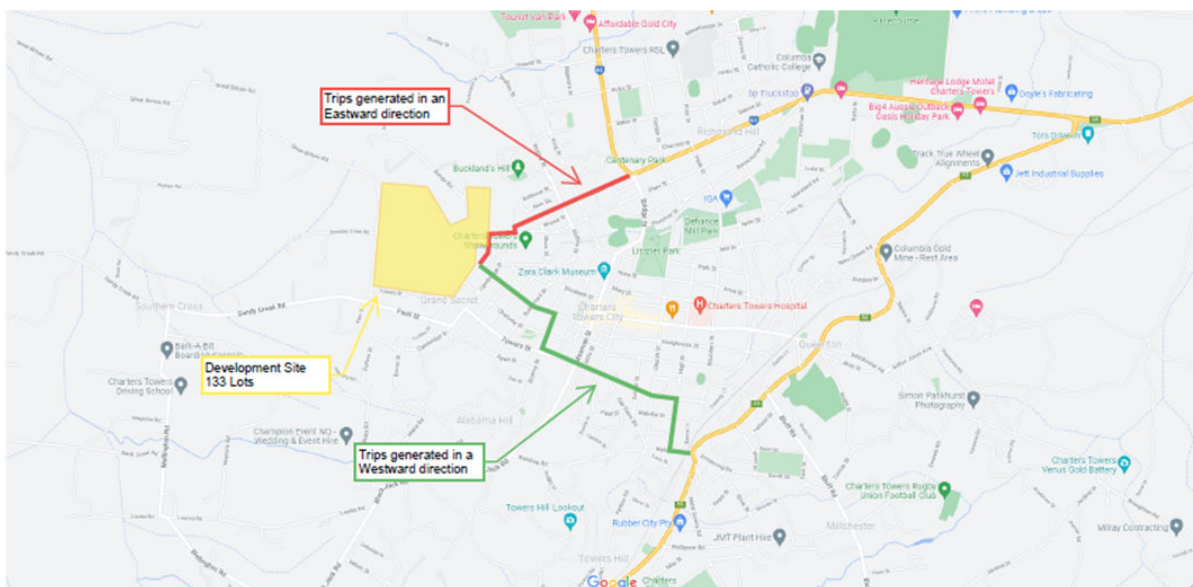


Figure 1 – Grand Secret Development Location

The next stage of the Grand Secret development is to consist of the following:

- 6 rural residential lots.
- The lots will be located on the eastern side of View St and at its southern end.
- The lots will have an access easement off View St with only Lot 18 having a frontage to View St.
- 6 x water service connections will be located in the access easement to provide potable water to the proposed 6 rural residential lots.

The proposed development Stage 1 is illustrated on the development layout plan in Appendix A and is also illustrated on Figure 2 below. The blue highlighted area indicates the proposed Stage 1 development area.

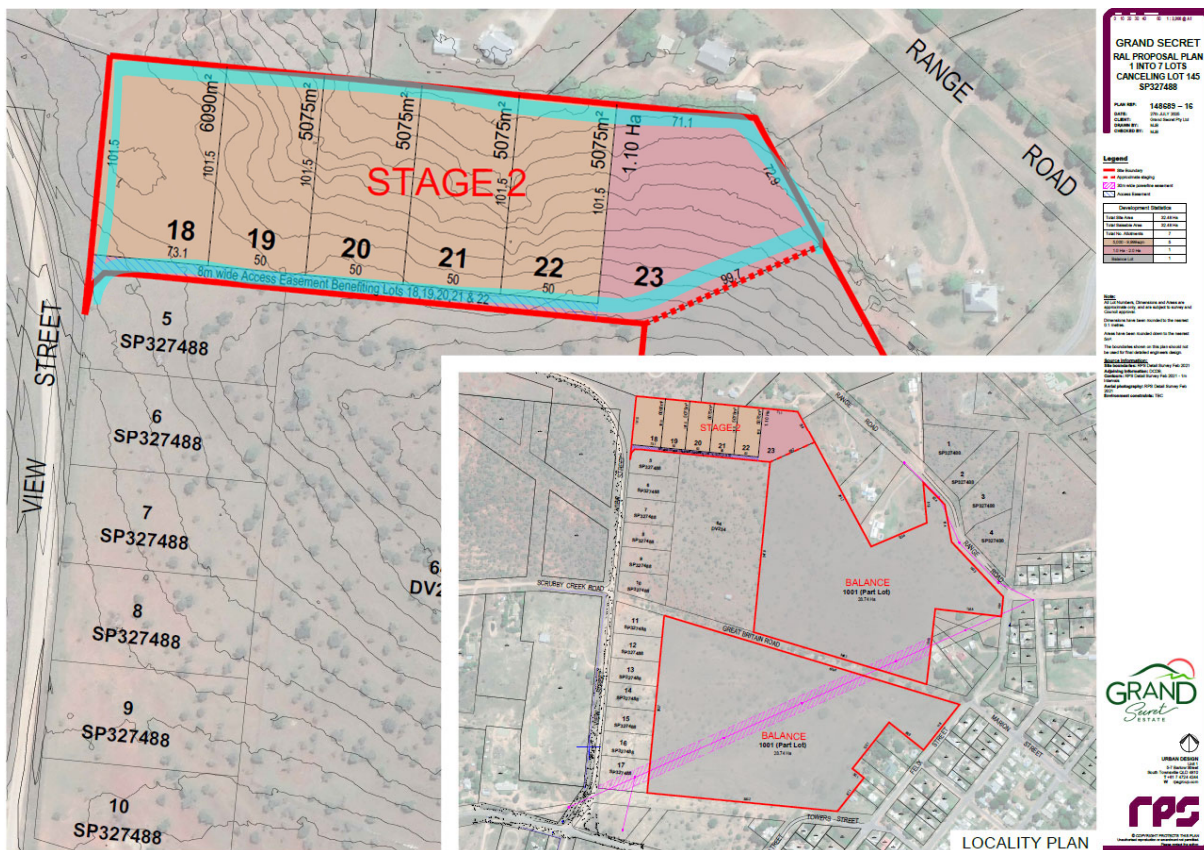


Figure 2 – Grand Secret Staging Plan

To confirm Stage 1 of the Grand Secret rural residential development is able to be serviced with a reticulated water system in accordance with Charters Towers standards, an assessment of the existing networks capacity has been performed.

2 POPULATION ASSESSMENT

The following section provides the equivalent population assessment for proposed Stage 1 of the Grand Secret rural residential development. The equivalent population assessment will be utilised to determine the water demands. The population assessment has been based on the “Charters Towers Regional Town Plan Version 2 – Planning for a New World” along with the reference extrinsic material being the “Local Government Infrastructure Plan (LGIP) – Planning Assumptions Report (Dec 2019)”.

A summary of the population assessment is as follows:

- The “Local Government Infrastructure Plan (LGIP) – Planning Assumptions Report (Dec 2019)” however notes in Section 3.3 that a detailed assessment of the 2016 census data shows the actual occupancy rate for Charters Towers as 2.4 EP/lot once the un-occupied lots were excluded from the assessment.

- Notwithstanding the above, “Table SC3.1.3 – Planning Density & Demand Generation Rate for a Trunk Infrastructure Network” from the Planning Scheme has a water and sewer demand generation rate of 2.5 EP/lot.
- The higher demand generation rate of 2.5 EP/lot has been used for the water infrastructure capacity assessment.

The Stage 1 of the development therefore has an equivalent population of 6 lots x 2.5 EP/lot = 15 EP.

3 WATER SUPPLY PLANNING

The following sections detail the water network modelling for Stage 1 of the Grand Secret rural residential development. The existing water infrastructure to the development site consists of:

- A DN90 PE water main along View St to the west of the development site.
- A duplicate DN100 PVC water main was constructed along View St as part of the development of the 13 rural residential development lots on the eastern side of View St in 2022.
- These dual water mains on View St generally extend from the intersection of View St and Sandy Creek Rd to the north along View St.
- A DN100 water main along Broker St along the southern boundary of the development site. This includes an initial section of DN100 main from Felix St to the west along with a new DN100 PVC main that was extended to the west to View St as part of the original 13 lot development works in 2022.
- A DN100 water main along Felix St to the east of the development site.
- A PRV offtake from the DN525 trunk main on King St, near the intersection with Marion St. This offtake was constructed by CTRC (in November 2021) to improve the water flows and pressures to the western area of the town including the Grand Secret development area. This new offtake includes a PRV that is set at 650 kPa along with a short section of DN150 pipeline to connect to the existing DN150 water main at the intersection of King St and Marion St.

Water network modelling has been undertaken to assess the capacity of the existing water network to service the proposed 6 rural residential lots in Stage 1 with both peak hour and rural fire flows.

3.1 Water Demand

Water demands have been calculated in accordance with Charters Towers Regional Council planning scheme and water network model modelling parameters.

The following table provides the demand parameters that have been used in the water network modelling for the Grand Secret rural residential development. These water demand parameters are as per Council’s WaterGems network model that was provided to DPM Water Pty Ltd for use in this assessment.

Table 3.1 – Water Demand Parameters – Stage 1

Parameter	Unit Demand	Peaking Factor	Water Demand
Average Day (AD)	1,020 L/day/EP 0.0118 l/s/EP		= 15 EP x 0.0118 = 0.177 l/s
Mean Day Max Month (MDMM)	1,630 L/day/EP 0.01887 l/s/EP	1.6 AD	= 15 EP x 0.01887 = 0.283 l/s
Peak Day (PD)	1,970 L/day/EP 0.02280 l/s/EP	1.21 MDMM	= 15 EP x 0.02280 = 0.342 l/s
Peak Hour (PH)	0.04355 l/s/EP	1.91 PD	= 15 EP x 0.04355 = 0.653 l/s

Based on the planned 6 rural residential lots in Stage 1 of the development, the peak hour water demand will be 0.653 l/s. This water demand has been included into the water network model to assess the system performance.

In addition to the peak hour demands the development will need to provide fire flows. The fire flow requirements for residential rural developments are 7.5 l/s concurrent with peak hour demands.

The water network modelling and results for Stage 1 of the Grand Secret development are detailed in the following report section and Appendix B of this report.

3.2 Water Supply Assessment

The water demand from the Stage 1 lots have been included in the WaterGEMS network model. The WaterGEMS network model has:

- Been updated to include the water demands for the proposed 6 rural residential lots that will be supplied off the northern end of the existing DN100 water main on View St.
- Included the long (private) water service connections from the existing DN100 water main on View St to the frontage of each of the proposed rural residential lots. These long water service connections will be located along the proposed access easement to the 6 lots.
- The long water services have been modelled as DN25 PE pipes (internal diameter of 20mm). Consideration should be given for the property owners to have larger (DN32 PE) private long water service connections installed along the access easement to minimise the pressure losses along the service connections.

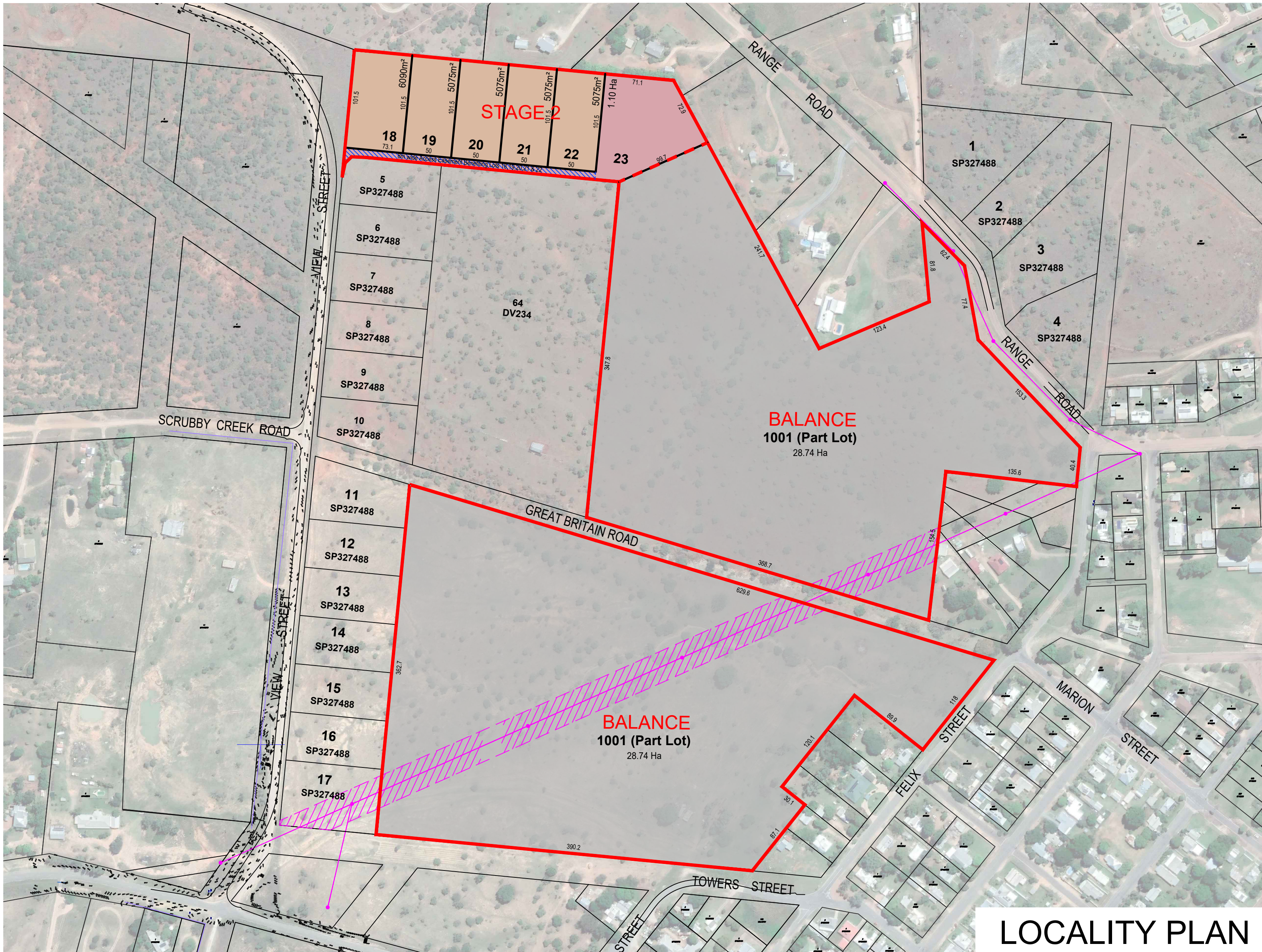
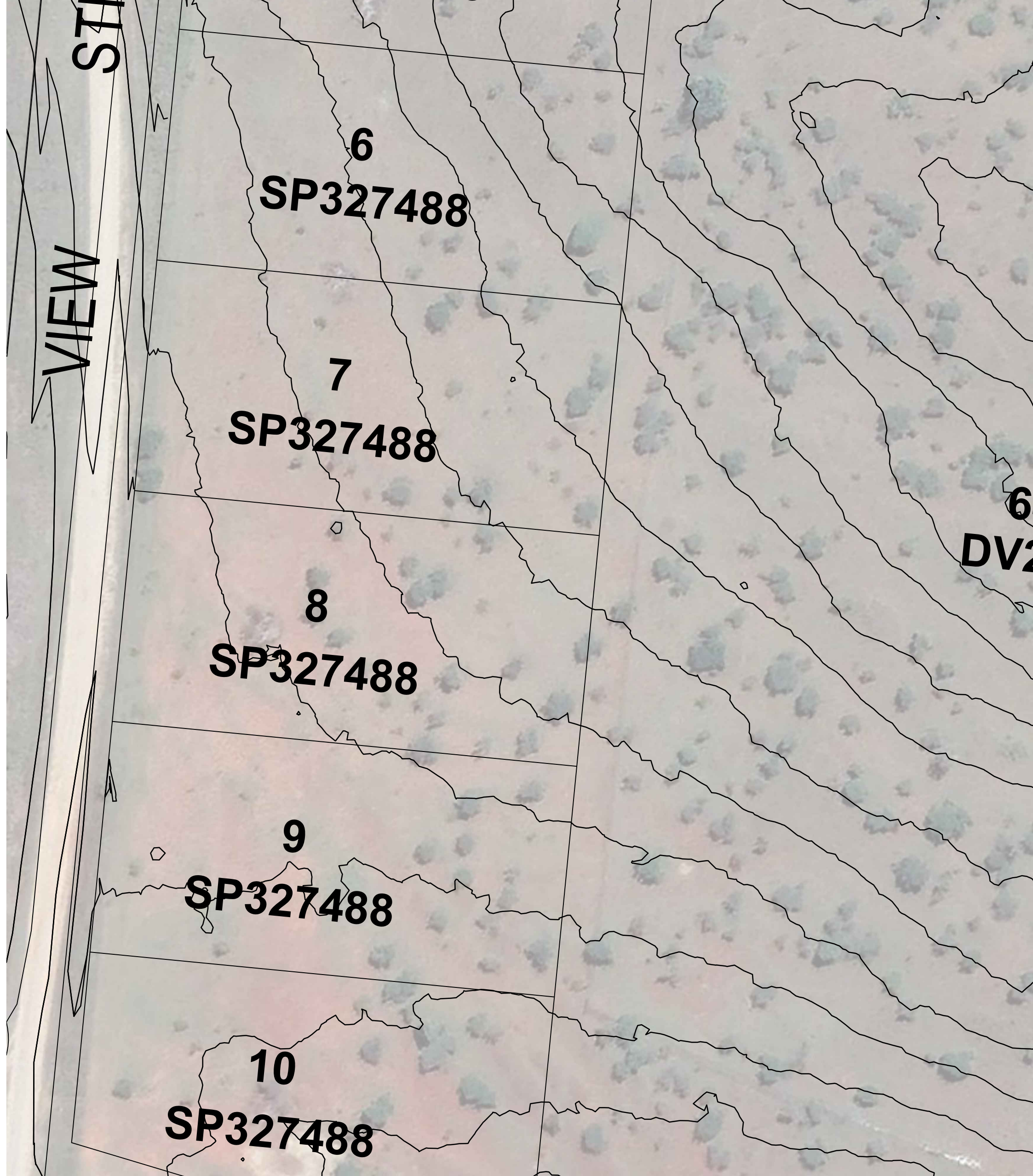
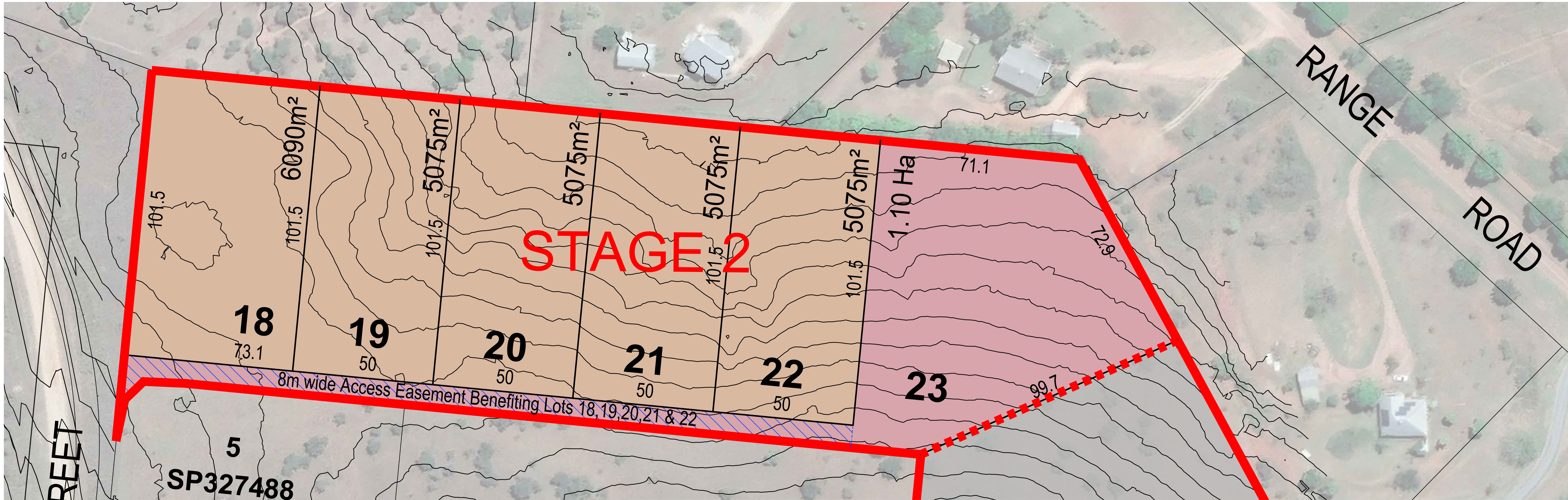
The WaterGEMS network modelling results are summarised below and are based on the long private water service connections being DN25 PE pipes:

- The peak hour water pressure in the existing DN100 main at the intersection of Felix St and Marion St (ie the eastern side of the development) is 525 kPa. This is Junction J-296 in the WaterGems model.
- The peak hour water pressure in the existing DN100 main at the intersection of View St and Sandy Ck Rd (ie the southern side of the development site) is 319 kPa. This is junction J-529 in the water model.
- The peak hour water pressure in the existing DN100 main at the northern end of Range Rd is 379 kPa. This is junction J-295 in the water model.
- The peak hour water pressure in the existing DN100 main part way along Range Rd is 237 kPa, being junction J-697.

- The peak hour pressure at the northern end of View St on the DN100 water main that was constructed in 2022 to service the Stage 1 water demands is 315 kPa, being junction Stg 1-5.
- The minimum peak hour pressure to the most elevated proposed development lot in Stage 1 (ie proposed Lot 23) is 271 kPa, being junction Lot - 23. This is the water pressure at the end of the long private water service connection.
- With the inclusion of the 7.5 l/s rural residential fire flow at the northern end of View St on the DN100 water main that will service proposed Stage 1, the water pressure is reduced to 137 kPa. This meets the minimum fire flow water pressure of 120 kPa.
- The headloss gradients and velocities in the existing and proposed water mains meet WSAA standards.

The assessment illustrates that the proposed 6 lot rural residential development at the northern end of View St (proposed Stage 1) is able to be serviced from the existing DN100 water main on View St. The water modelling results are provided in Appendix B.

APPENDIX A
DEVELOPMENT LOCATION & LAYOUT FIGURES



LOCALITY PLAN

0 10 20 30 40 60 1:2,000 @ A1

GRAND SECRET
RAL PROPOSAL PLAN
1 INTO 7 LOTS
CANCELING LOT 145
SP327488

PLAN REF: **148689 – 16**
DATE: 27th JULY 2025
CLIENT: Grand Secret Pty Ltd
DRAWN BY: MJB
CHECKED BY: MJB

Legend

- Site Boundary
- Approximate staging
- 30m wide powerline easement
- Access Easement

Development Statistics	
Total Site Area	32.48 Ha
Total Saleable Area	32.48 Ha
Total No. Allotments	7
5,000 - 9,999sqm	5
1.0 Ha - 2.0 Ha	1
Balance Lot	1

Note:
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Dimensions have been rounded to the nearest 0.1 metres.
Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Detail Survey Feb 2021
Adjoining information: DCCB
Contours: RPS Detail Survey Feb 2021 - 1m Intervals
Aerial photography: RPS Detail Survey Feb 2021
Environment constraints: TBC

GRAND
Secret
ESTATE

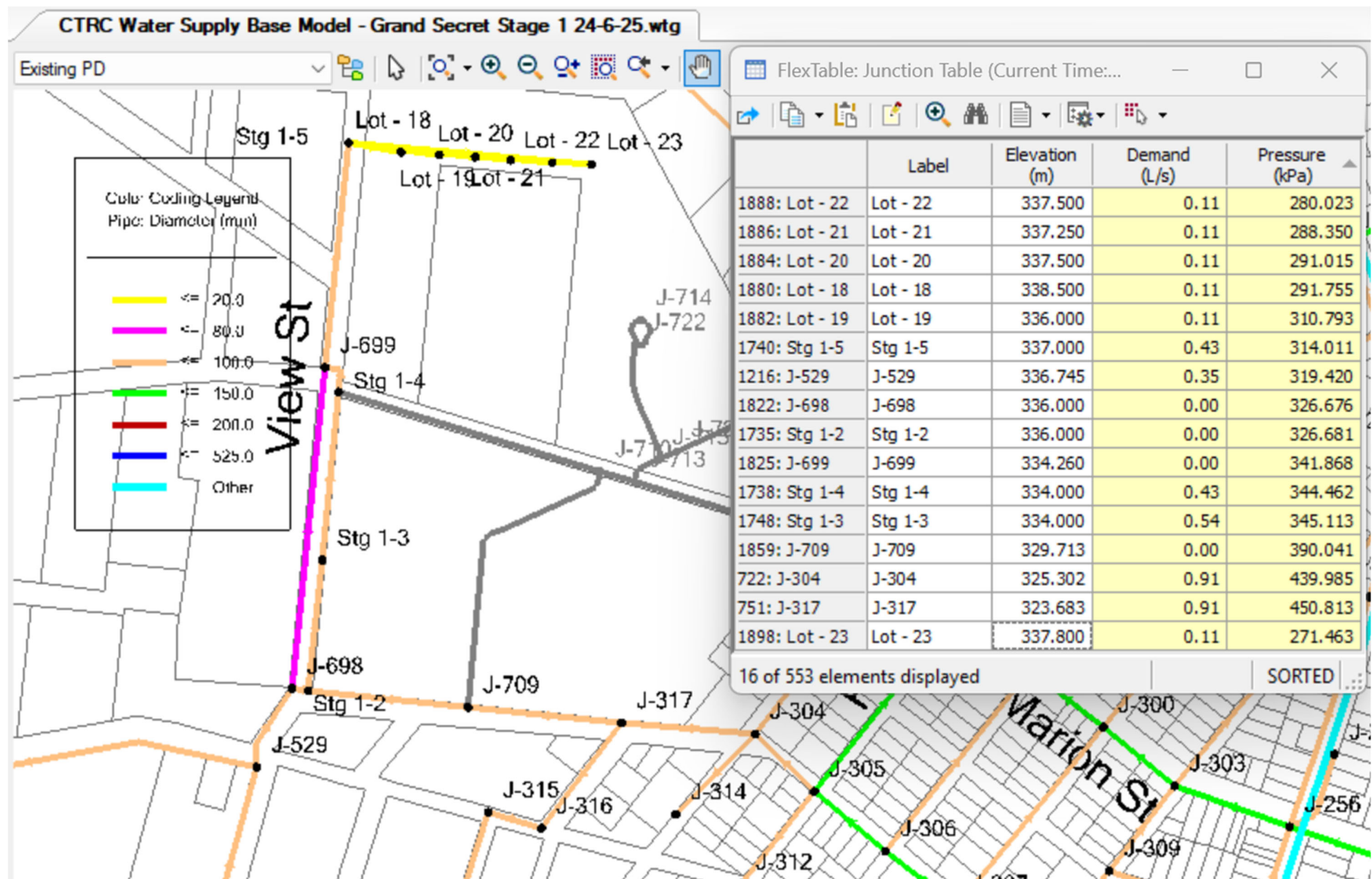
URBAN DESIGN
Unit 1
5-7 Barlow Street
South Townsville QLD 4810
T +61 7 4724 4244
W rpsgroup.com

rps

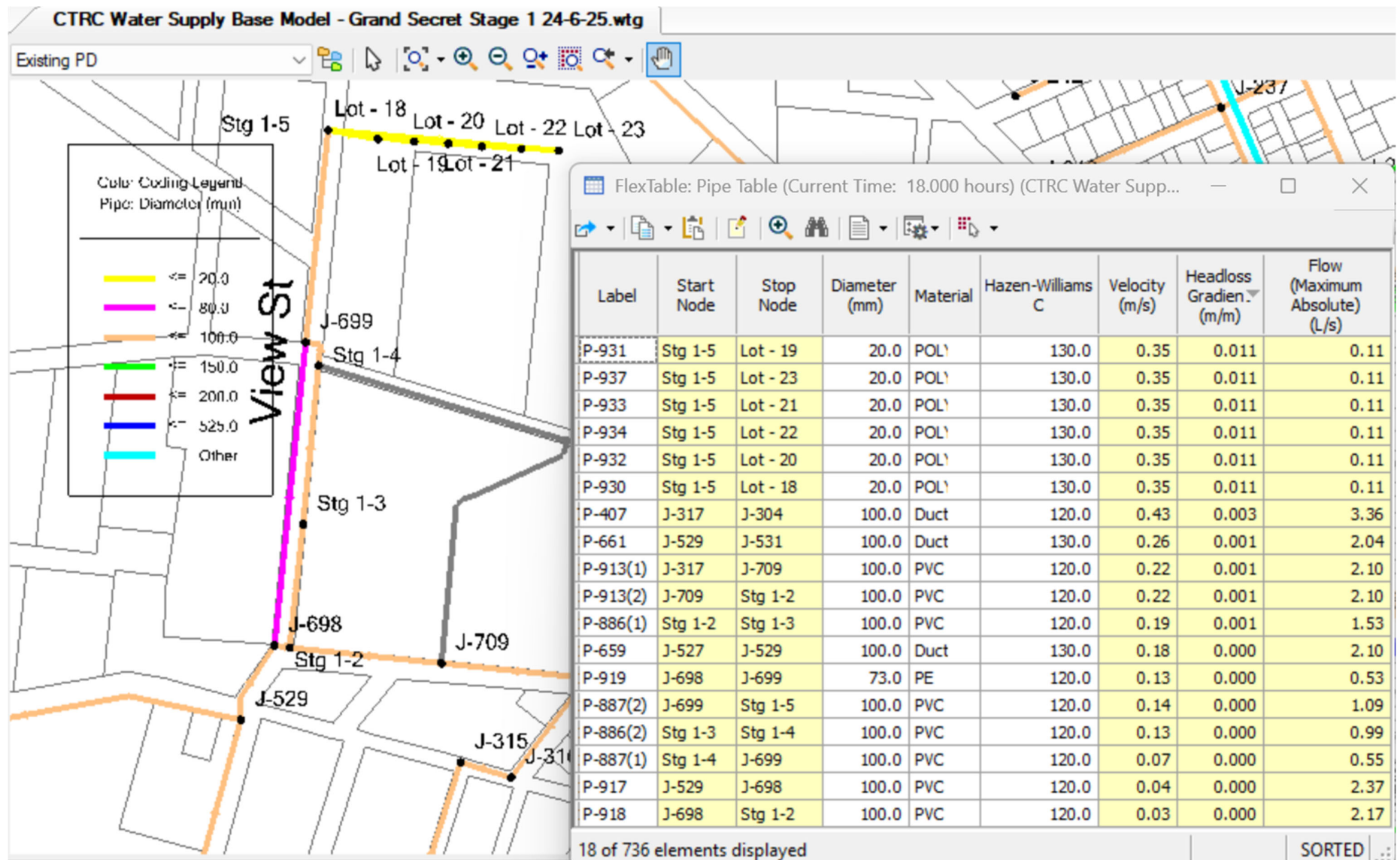
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APPENDIX B

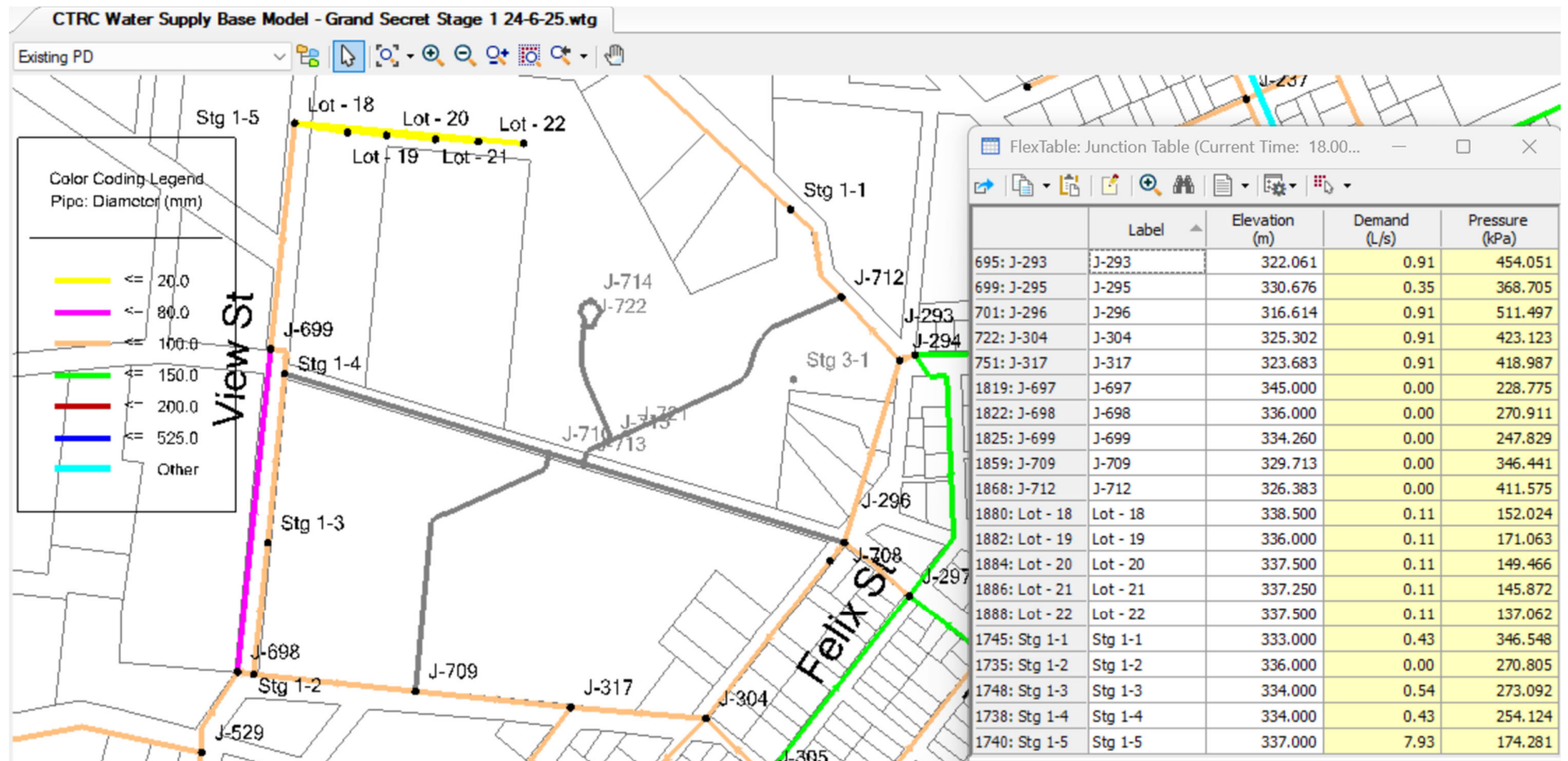
WATER MODELLING FIGURES & RESULTS



STAGE 1 – PEAK HOUR RESULTS - PRESSURES



STAGE 1 – PEAK HOUR RESULTS - PIPES



STAGE 1 – 7.5 L/S FIRE FLOW – PRESSURES