



12 February 2026

Our Ref: 5162769
File Ref: RAL2025/0009
Enquiries: Luke Acreman

Grand Secret Pty Ltd
C/- Milford Planning
Attn: George Milford
PO Box 5463
TOWNSVILLE CITY QLD 4820

Sent via email: info@milfordplanning.com.au

Dear George,

Decision Notice – Approval
(Given under Section 63 of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved under delegated authority on 12 February 2026. The approval is subject to reasonable and relevant conditions and supported by a notice of reasons as detailed below:

Applicant details

Applicant name: Grand Secret Pty Ltd c/- Milford Planning (George Milford)

Location details

Street address: 1-21 Towers Street, Grand Secret
Real property description: Lot 145 on SP327488
Current lawful use: Vacant land

Application details

Application number: RAL2025/0009
Approval type: Development Permit
Development type: Reconfiguring a Lot
Category of assessment: Code Assessment
Description of development: 1 lot into 6 lots and new road – 5 Rural residential zone lots and 1 'balance' lot
Categorising instrument: Charters Towers Regional Town Plan Version 2

PO Box 189 Charters Towers Qld 4820

ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia

PH. (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** mail@charterstowers.qld.gov.au | **ABN.** 67 731 313 583

www.charterstowers.qld.gov.au



1. Details of the approval

Details of the approval are listed below in accordance with the *Planning Regulation 2017*.

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Conditions of approval

Condition Number	Condition	Timing																				
Approved Plans/Documents																						
1.	<p>Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:</p> <table border="1"> <thead> <tr> <th>Drawing Title:</th> <th>Prepared by:</th> <th>Date:</th> <th>Ref.:</th> <th>Rev.:</th> </tr> </thead> <tbody> <tr> <td>Grand Secret RAL Proposal Plan 1 into 6 lots</td> <td>RPS</td> <td>08/12/2025</td> <td>148689-16B</td> <td>-</td> </tr> </tbody> </table> <p>Supporting documentation:</p> <table border="1"> <thead> <tr> <th>Title:</th> <th>Prepared by:</th> <th>Date:</th> <th>Ref.:</th> <th>Rev.:</th> </tr> </thead> <tbody> <tr> <td>Stage 1 – Water Supply Assessment (as amended in red)</td> <td>DPM Water</td> <td>25/08/2025</td> <td>-</td> <td>2</td> </tr> </tbody> </table>	Drawing Title:	Prepared by:	Date:	Ref.:	Rev.:	Grand Secret RAL Proposal Plan 1 into 6 lots	RPS	08/12/2025	148689-16B	-	Title:	Prepared by:	Date:	Ref.:	Rev.:	Stage 1 – Water Supply Assessment (as amended in red)	DPM Water	25/08/2025	-	2	At all times
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Stage 1 – Water Supply Assessment (as amended in red)	DPM Water	25/08/2025	-	2																		



Condition Number	Condition	Timing
General		
2.	<ul style="list-style-type: none"> a) Comply with all conditions within this Development Permit with conditions prevailing over the approved plan(s) and document(s) in all instances. b) Meet the cost of all works associated with the development including any alterations, relocations or repairs to damaged Council infrastructure, and c) All repairs, alterations and relocations of Council infrastructure are to be in accordance with the relevant Council policy and/or Australian Standard. 	At all times
Environmental		
3.	Ensure that erosion and sedimentation control management is undertaken and maintained to prevent soil erosion and sedimentation runoff to watercourses and Council's storm water drainage system. Erosion and sediment control is to be in accordance with <i>International Erosion Control Association – Best Practice Erosion & Sediment Control guidelines</i> and the <i>Queensland Urban Drainage Manual 2017</i> .	At all times
4.	The construction of the development (not operation) must be limited to 0630—1830 Monday to Saturday and not at all on Sunday and public holidays as per Section 440R of the <i>Environmental Protection Act 1994</i> . Noise generated from construction must be within the limits set by the <i>Environmental Protection Act 1994</i> and the <i>Environmental Protection (Noise) Policy 20019</i> .	At all times
5.	Ensure that: <ul style="list-style-type: none"> a) Works occur so they do not cause unreasonable interference with the amenity of adjoining premises because of noise, air or other chemical pollutants. b) The premises including the adjoining Council controlled road reserve are kept in a safe, clean and tidy state, and c) All construction materials are contained wholly within the premises. 	As part of construction works
Damage		
6.	The developer is responsible for the repair of any damage that is caused to Council infrastructure as a result of construction works associated with the proposed development. The developer must make any damage safe and then notify Council immediately. Council will make the decision as to who will carry out the rectification works and the timing for completion of those works.	At all times
Compliance with Council Standards		
7.	All design and construction for the development must be in accordance with Council's Policies, Engineering Design Guidelines, Standard Drawings and Standard Specifications.	At all times



Condition Number	Condition	Timing
Existing Services		
8.	Written confirmation of the location of existing services for the land must be provided to Council. Arrange registration of necessary easements in favour of Council prior to registration of survey plans.	Prior to registration of survey plans with Queensland Titles
Operational Works		
9.	A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction. The Development Application for Operational Works is to include the following: a) Earthworks b) Road works c) Water Infrastructure d) Stormwater Management (quantity, flood and drainage control)	Prior to commencement of Operational Works
10.	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, <i>STRAT0028/Roads Infrastructure Road Risk Management Strategic Policy</i> 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.	As part of Operational Works application
Stormwater		
11.	The proposed development must not create ponding nuisances and/or a concentration of stormwater flows to adjoining properties, to the satisfaction of the Chief Executive Officer.	At all times
12.	All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream, in accordance with the Queensland Urban Drainage Manual, Fourth Edition (2017), to the requirements and satisfaction of the Chief Executive Officer.	At all times.
13.	Submit for approval by Council, a Site Based Stormwater Management Plan. The Site Based Stormwater Management Plan must address both stormwater quantity and quality and be in accordance with the Queensland Urban Drainage Manual 2016 and AS3500.3:2018 Plumbing and Drainage - Stormwater Drainage. The Site Based Stormwater Management Plan must be certified by a Registered Professional Engineer of Queensland experienced in this type of work.	Prior to the Operational Works application



Condition Number	Condition	Timing
Transport and Access		
14.	Construct a new road, with cul-de-sac end, to appropriately service each new lot, generally in accordance with CTRC-10 Typical urban roads cross section - Access Road , with of the following options: <ul style="list-style-type: none"> a) 6m sealed carriageway within a 16m road reserve, including kerb and channel; or b) 6m sealed carriageway within a 16m road reserve, incorporating roadside table drains in lieu of a kerb and channel. 	As part of Operational Works
15.	Construct a driveway crossover at the frontage of each proposed lot in accordance with the road standard adopted under Condition 8: <ul style="list-style-type: none"> a) If the road is constructed with kerb and channel (Condition 8, Option a), crossovers must be in accordance with CTRC-001 Roads Urban Concrete Driveways; or b) If the road is constructed with roadside table drains (Condition 8, Option b), crossovers must be in accordance with FNQROC S1105F Rural Allotment Accesses. 	Prior to the lodgement of survey plan for endorsement
16.	Prior to the commencement of any works, the applicant must submit to Council for approval a detailed engineering design for the intersection of View Street and the proposed new road. The design must: <ul style="list-style-type: none"> a) Be prepared by a Registered Professional Engineer of Queensland (RPEQ) experienced in this type of work; and b) Include full construction details demonstrating that the intersection will be constructed and sealed to an appropriate standard. 	Prior to the commencement of Operational Works
17.	Dedicate as road the land shown as "16m Wide New Road" on Approved Plan RAL Proposed Plan 1 into 6 lots Plan No. 1468689-16B.	Concurrently with lodgement of survey plan for endorsement



Condition Number	Condition	Timing
18.	<p>Submit to and have approved by Council a request for naming any proposed new road. The request must include:</p> <ul style="list-style-type: none"> a) a minimum of three (3) proposal names for each new road b) The reasons for selection of the proposed names, and c) Proposed names that: <ul style="list-style-type: none"> 1. Are not offensive, profane, or racist 2. Are not the name of another road in the local government area 3. Are not difficult to spell 4. Allow for logical and unambiguous street number in accordance with the road/street hierarchy 5. Are not hyphenated names, and 6. Enable Emergency Services to readily locate properties. 	Concurrently with an application to Council for operational works for the relevant stage
Water		
19.	Lodge and have approved, an application for connection to water supply as part of the development's connection into Council's controlled water service infrastructure.	Prior to works on Council's water infrastructure
20.	Provide a 20mm water service connection from Council's water supply infrastructure to each proposed lot and pay the full cost of a water meter in the form of a bond for each proposed lot.	Prior to the lodgement of survey plan for endorsement
Electricity and Telecommunication		
21.	Submit to Council a Certificate of Electricity Supply demonstrating that supply is provided and available to each proposed lot, unless otherwise specified by the provider.	Prior to the lodgement of survey plan for endorsement
22.	Submit to Council a Provisioning of Telecommunication Services demonstrating that supply is provided and available to each proposed lot, unless otherwise specified by the provider.	Prior to the lodgement of survey plan for endorsement



Condition Number	Condition	Timing
Survey Plan Endorsement		
23.	Lodge to Council, for approval, an application for Survey Plan Endorsement which includes: a) Payment of application fee in accordance with Council's fees and charges at the time of lodgement b) All survey marks in their correct position in accordance with the Survey Plan c) A compliance report demonstrating compliance with conditions of all associated Development Permit(s) d) One copy of the survey plan and/or easement documentation each fully executed for the lodgement with the Titles Office e) Payment of any outstanding rates and charges in accordance with Schedule 18, Item 2(1)(c) of the <i>Planning Regulation 2017</i> , and f) Payment of any outstanding Adopted Infrastructure Charges.	As part of the lodgement of survey plan for endorsement

Advisory Notes	
Scale or Intensity of Use	
A.	Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the <i>Planning Act 2016</i> and would have to comply with the requirements of the relevant provisions.
Local and State Heritage	
B.	The Charters Towers Regional Council local government area contains significant Local and State heritage features including stone pitch kerbing and channels and footbridges. Persons damaging or removing Local or State heritage features may be prosecuted and fined with the maximum penalty under the <i>Planning Act 2016</i> . Please contact Council prior to commencing any works, to determine if there are any Local or State heritage features within or adjacent to the premises.
Aboriginal and Cultural Heritage	
C.	The <i>Aboriginal Cultural Heritage Act 2003</i> and <i>Torres Strait Islander Cultural Heritage Act 2003</i> requires anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. Prior to carrying out works, it is advised that you contact the Department of Aboriginal and Torres Strait Islander Partnerships on (07) 4799 7470 or by post at PO Box 5620 TOWNSVILLE QLD 4810. For further information on cultural heritage duty of care please visit: https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care
Abandoned Mine Shafts	
D.	The city of Charters Towers is subject to a significant number of abandoned mine shafts due to the former gold rush era. It is recommended that all searches be undertaken through the Queensland State Government's Department of Natural Resources Mines and Energy (DNRME) to ensure that the development is not unduly impacted upon by these shafts. The DNRME can be contacted on 13 74 68.



Advisory Notes	
Wet Tropics World Heritage Area	
E.	Land within the Charters Towers Regional Council local government area falls within the Wet Tropics World Heritage Area and is governed by the <i>Wet Tropics World Heritage Protection and Management Act 1993</i> and the <i>Wet Tropics Management Plan 1998</i> . Prior to carrying out works, it is advised that you contact the Wet Tropics Management Authority on (07) 4241 0500 or by post at PO Box 2050 CARINS QLD 4870. For further information including viewing the Act, Management Plan and Interactive Mapping, please visit: http://www.wettropics.gov.au/
Workplace Health and Safety	
F.	Ensure compliance with the <i>Work Health and Safety Act 2011</i> . It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work. It is the principal contractor's responsibility to ensure compliance with the <i>Work Health and Safety Act 2011</i> . It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work. It is the responsibility of the person in control of the workplace to ensure compliance with the <i>Work Health and Safety Act 2011</i> . It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.
Environmental nuisance	
G.	<p>Ensure compliance with the <i>Environmental Protection Act 1994</i>. It states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.</p> <p>Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area because of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use.</p>
Airport Operations	
H.	Where works may impact on the safety operation of the Charters Towers Airport such as the use of cranes, industrial lighting or involve impacts such as gaseous plumes, it is advised that you contact one of Council's Airport Reporting Officer(s) on (07) 4761 5300 prior to works commencing.
Ergon Energy and Telstra Corporation Contact Details	
I.	Where a condition requires connections to reticulated electricity and/or telecommunications or a certificate of supply, please contact the below: <ul style="list-style-type: none"> a) Ergon Energy Connection Solution's Team – (07) 4931 1012, and/or b) NBN Co – 1800 687 626.



Advisory Notes	
Council Forms, Policies and Drawings	
J.	In achieving compliance with conditions, the below Council forms will need to be completed for this development: a) F0227 - Application to carry out works on a Council road (including pathways) b) Standard drawings and specifications for driveways and roads c) F0313 – Request for water supply connection or disconnection

3. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of four years.

4. Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Operational Works – Civil Works (inc. earthworks, road works, water infrastructure, and stormwater management)

5. Referral agencies

The referral agencies for this application are:

Agency:	Trigger:	Address:	Date and Ref:
Ergon Advice Agency	Schedule 10, Part 9, Division 2, Table 1 — Reconfiguring a lot subject to an easement or near a substation site	420 Flinders Street, Townsville, QLD 4810 PO Box 1090, Townsville, QLD 4810	29 September 2025 21 January 2026 ECM 28018800 – 28064508

The referral agency's responses are included as an attachment.

6. Submission(s)

Not relevant.

7. Notice of reasons

This notice is prepared in accordance with Section 63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

Description of the development:	1 lot into 6 lots and new road – 5 Rural residential zone lots and 1 'balance' lot
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Reasons for the decision:	The proposed development was assessed against the Charters Towers Regional Town Plan Version 2 and was found to generally comply with the relevant Acceptable Outcomes and Performance Outcomes. Where compliance was not achieved, appropriate conditions have been applied to ensure compliance.	
Assessment benchmarks:	The proposed development was assessed against the relevant assessment benchmarks of the Charters Towers Regional Town Plan Version 2 including the:	
	<ol style="list-style-type: none"> 1) Rural residential zone code 2) Flood hazard overlay code 3) Reconfiguring a lot code 4) Development works code 	
	The proposed development was assessed against all the assessment benchmarks listed about and complies with all with the exceptions listed and responded to below.	
	Assessment benchmark:	Reasons for the approval despite non-compliance with benchmark:
	N/A	N/A
Relevant matters:	N/A	
Matters raised in submissions:	Submission Point:	Council Response:
	N/A	N/A

8. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

9. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision are set out in Chapter 6, Part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016*). Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*. The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 and Schedule 1 of the *Planning Act 2016*.

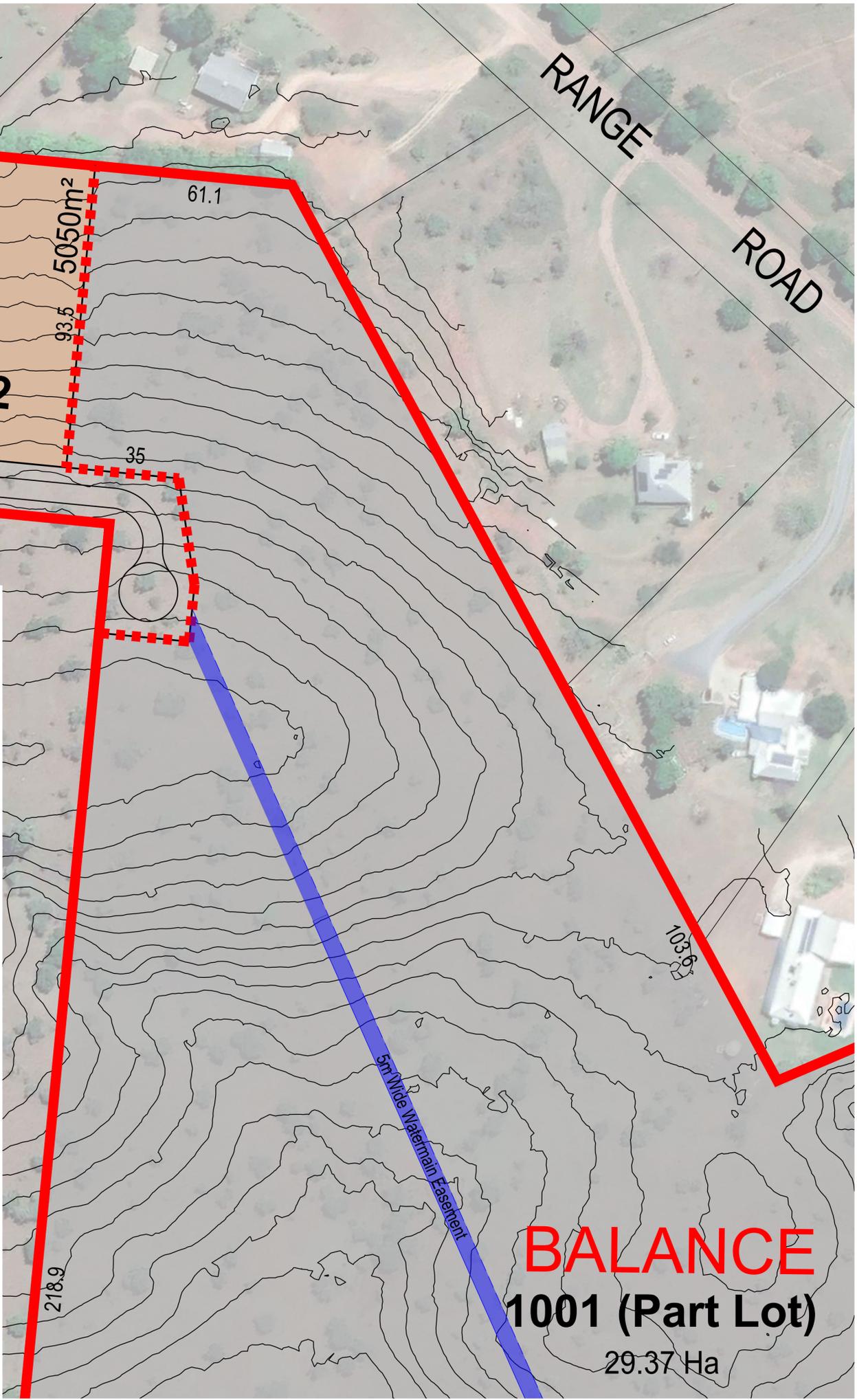
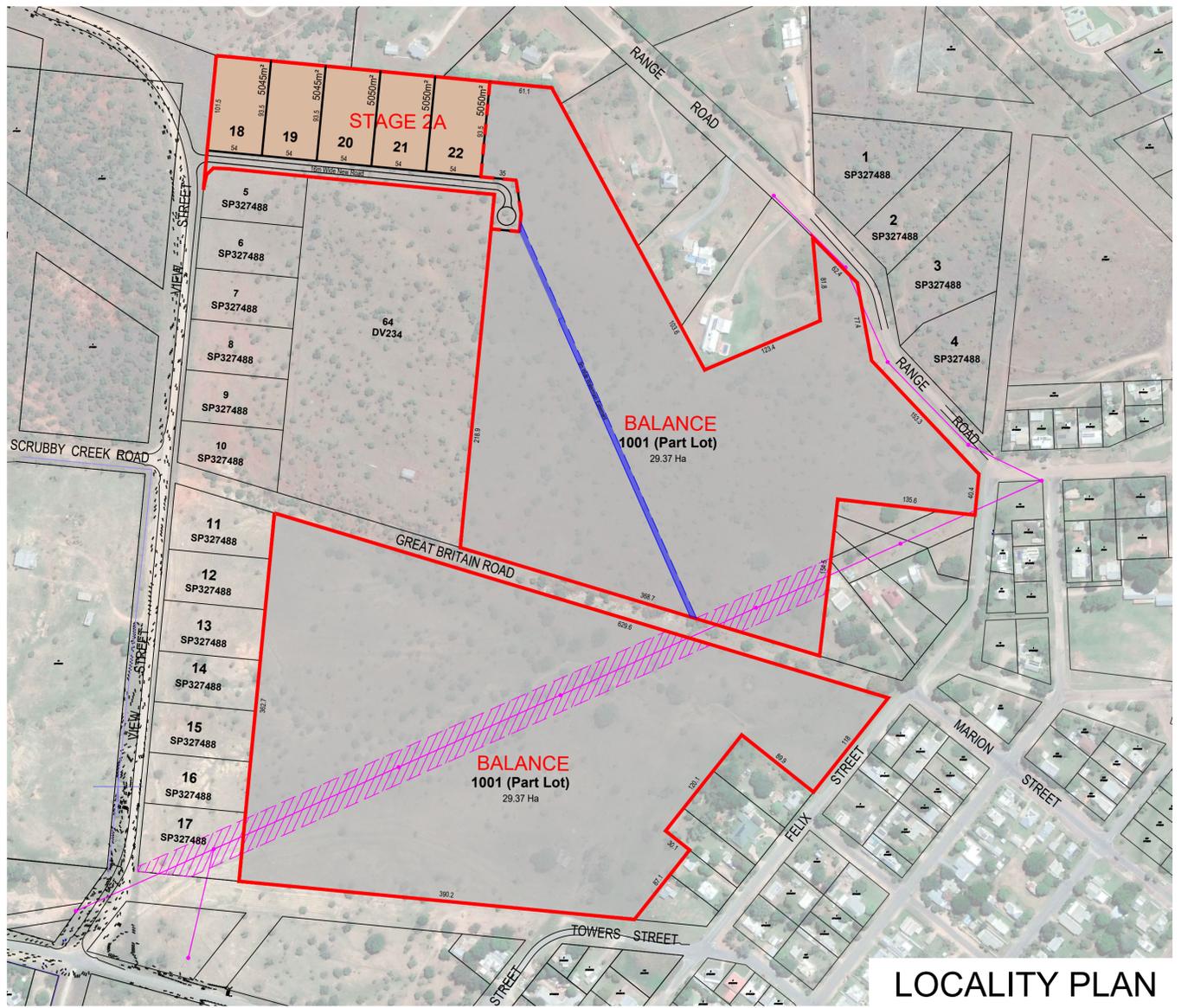
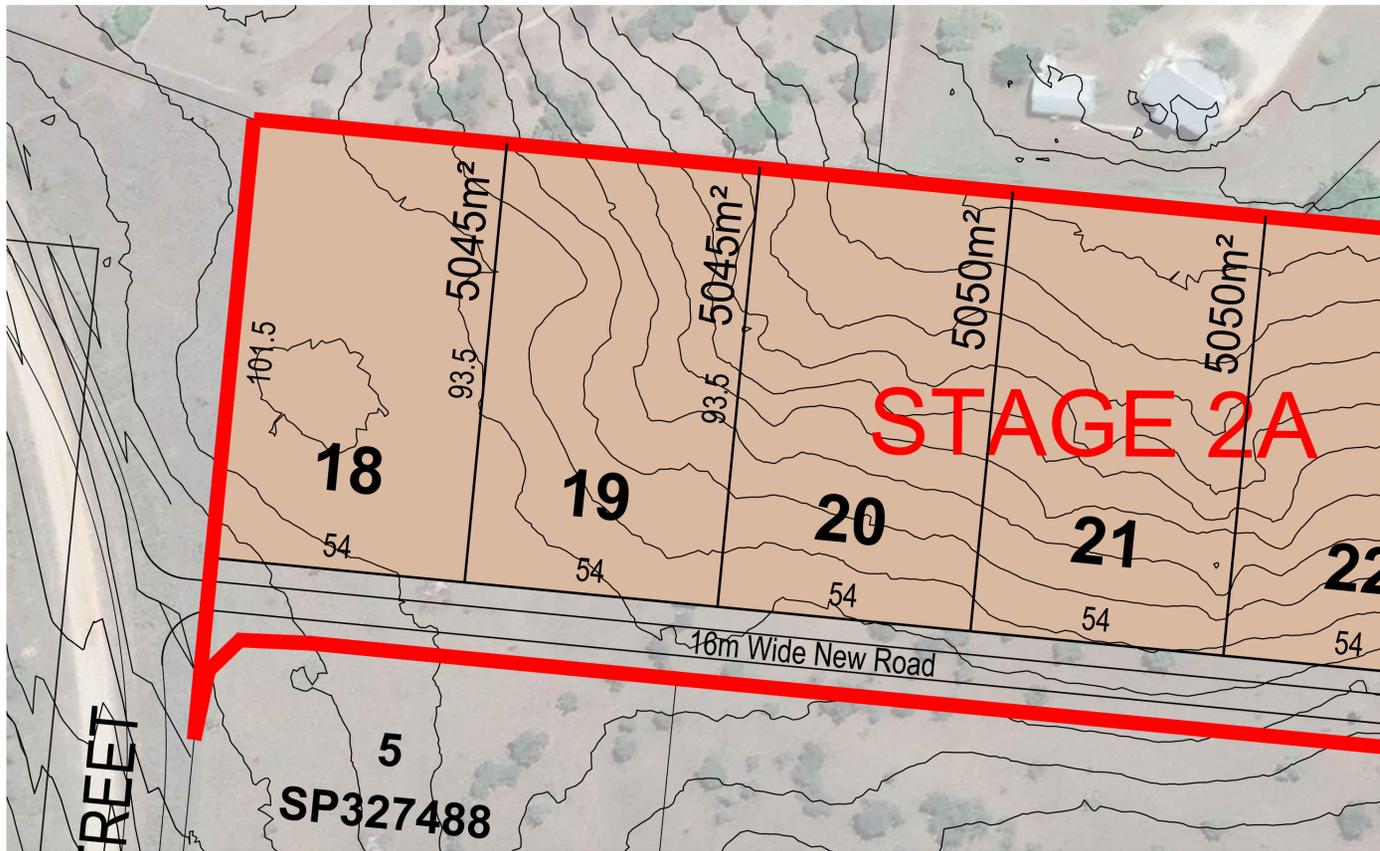
Should you wish to discuss this matter, please contact Council on (07) 4761 5300.

Yours faithfully



Timna Green
Manager Planning & Development





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

GRAND SECRET
RAL PROPOSAL PLAN
1 INTO 6 LOTS
CANCELING LOT 145
SP327488

PLAN REF: **148689 - 16B**
 DATE: 8th DECEMBER 2025
 CLIENT: Grand Secret Pty Ltd
 DRAWN BY: MJB
 CHECKED BY: MJB

Legend

- Site Boundary
- - - Approximate staging
- 30m wide powerline easement
- 5m wide watermain easement

Development Statistics	
Total Site Area	32.48 Ha
Total Saleable Area	2.52 Ha
Total No. Allotments	6
5,000 - 9,999sqm	5
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: DCDB
 Contours: RPS Detail Survey Feb 2021 - 1m Intervals
 Aerial photography: RPS Detail Survey Feb 2021
 Environment constraints: TBC

APPROVED PLAN
 Planning and
 Environment
 DATE: 12 February 2025
 APPLICATION: RA20250019

GRAND SECRET
 ESTATE

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

RPS

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THE GRAND SECRET RESIDENTIAL DEVELOPMENT CHARTERS TOWERS

STAGE 1 - WATER SUPPLY ASSESSMENT

**SUBDIVISION LAYOUT SUPERSEDED BY
148689-16B, DATED 8 DECEMBER 2025**

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.

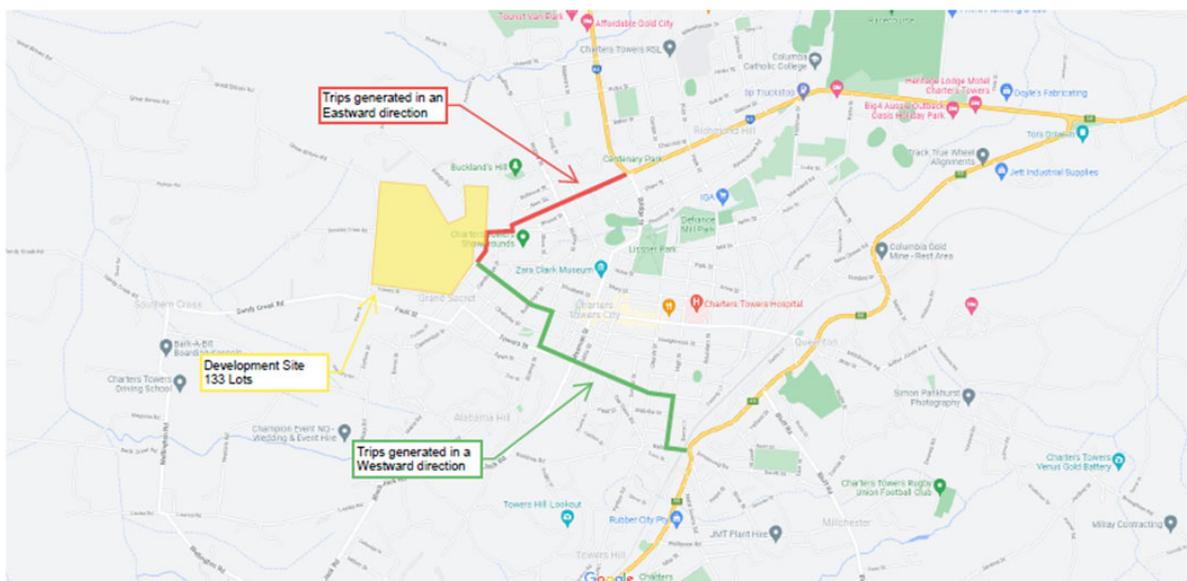


Figure 1 – Grand Secret Development Location

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.

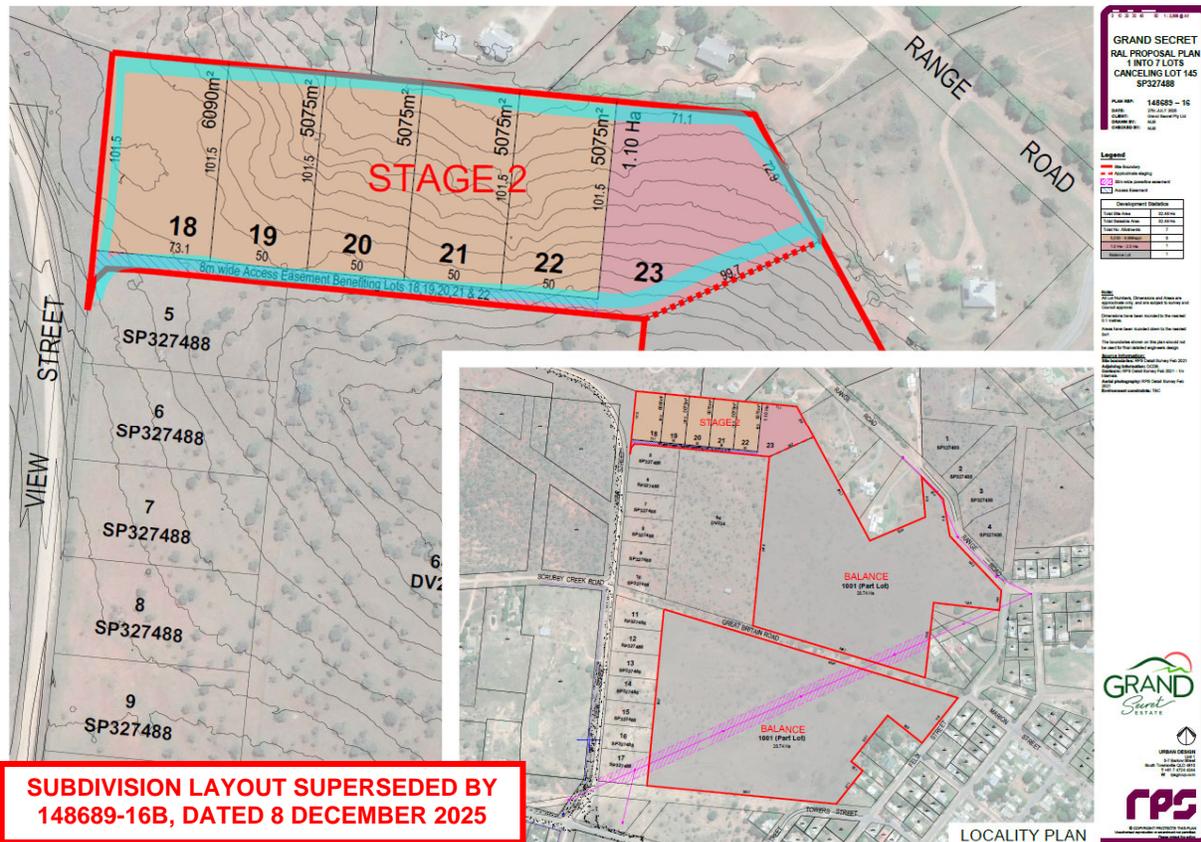


Figure 2 – Grand Secret Staging Plan

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:

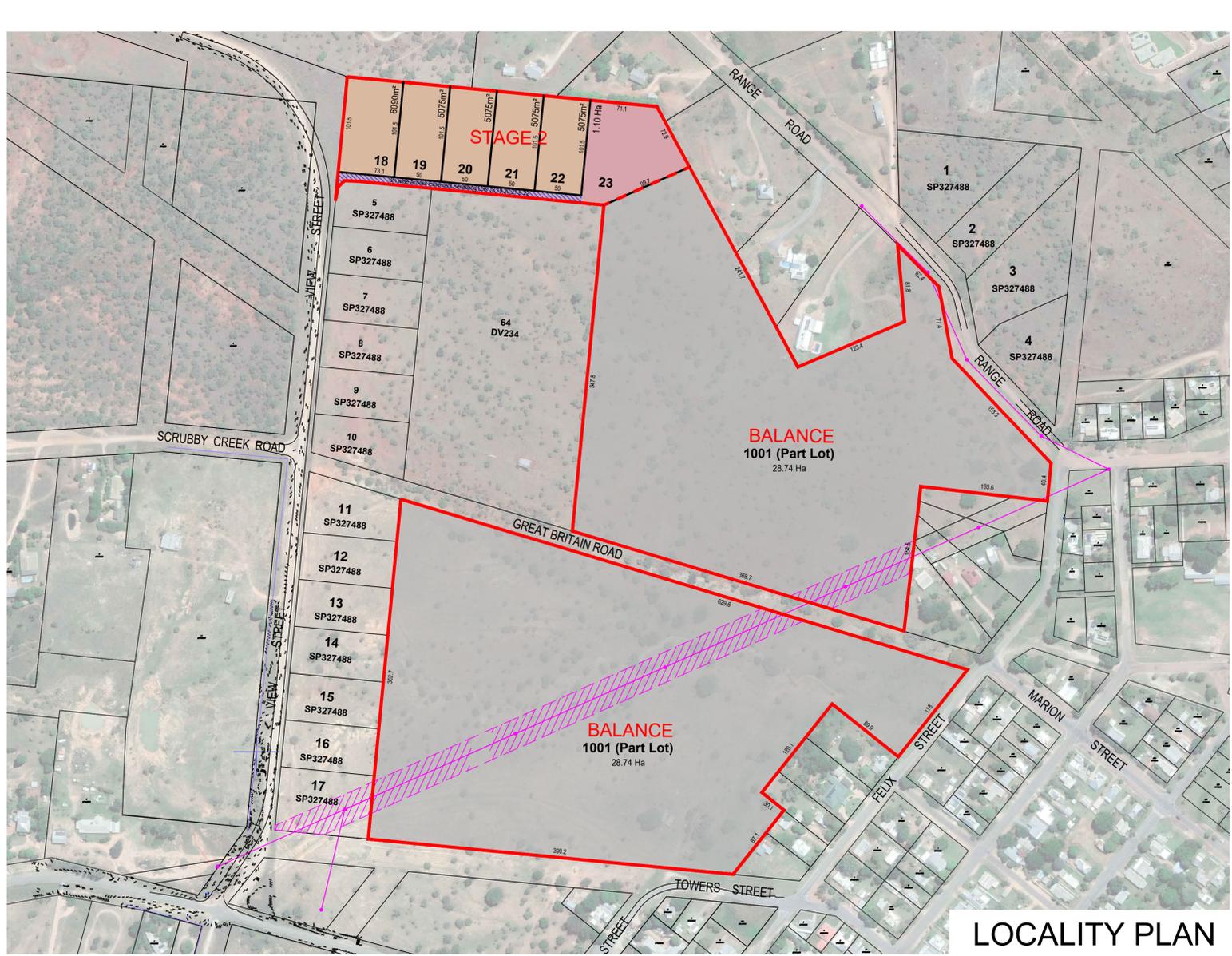
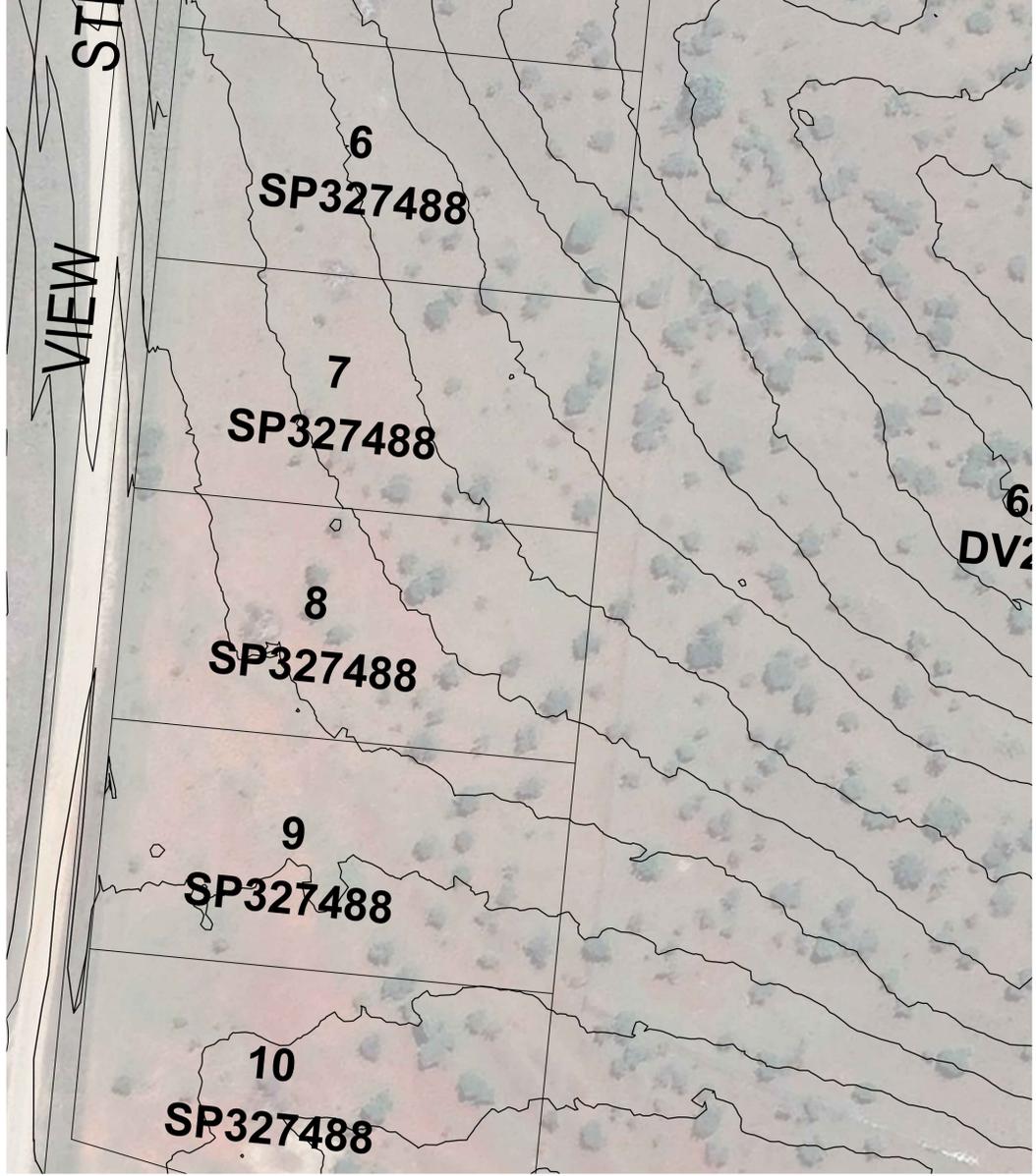
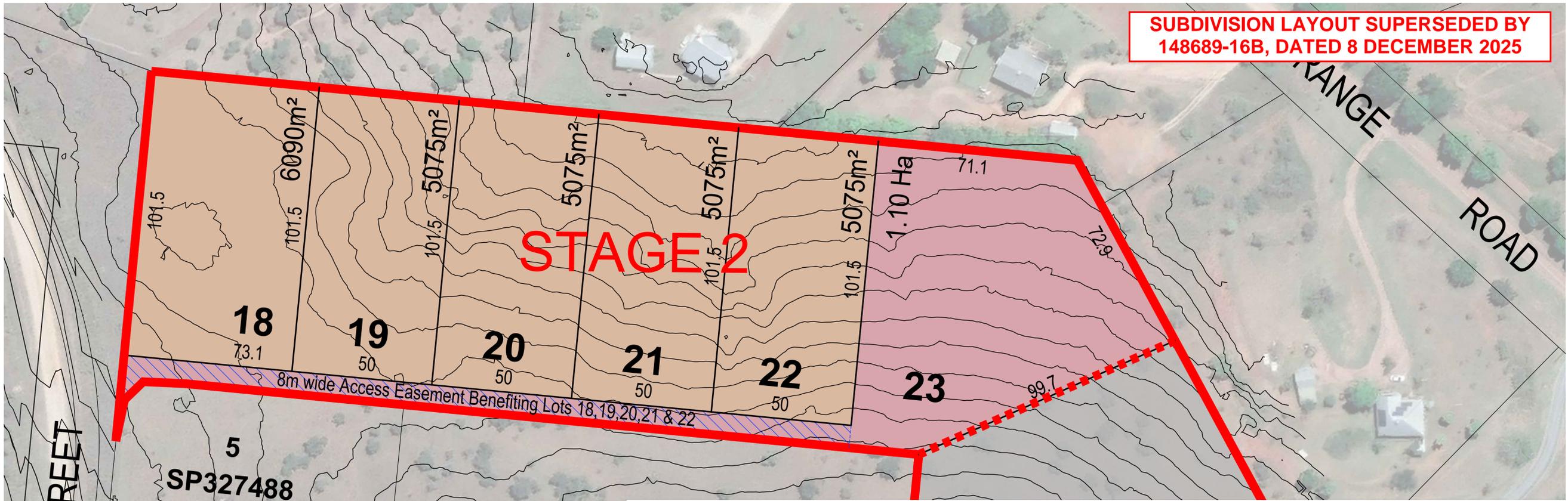
- The peak hour water pressure in the existing DN100 main at the intersection of Felix St and Marion St (ie the eastern side of the development) is 525 kPa. This is Junction J-296 in the WaterGems model.
- The peak hour water pressure in the existing DN100 main at the intersection of View St and Sandy 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

**SUBDIVISION LAYOUT SUPERSEDED BY
148689-16B, DATED 8 DECEMBER 2025**



**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: DDCB
Contours: RPS Detail Survey Feb 2021 - 1m Intervals
Aerial photography: RPS Detail Survey Feb 2021
Environment constraints: TBC



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

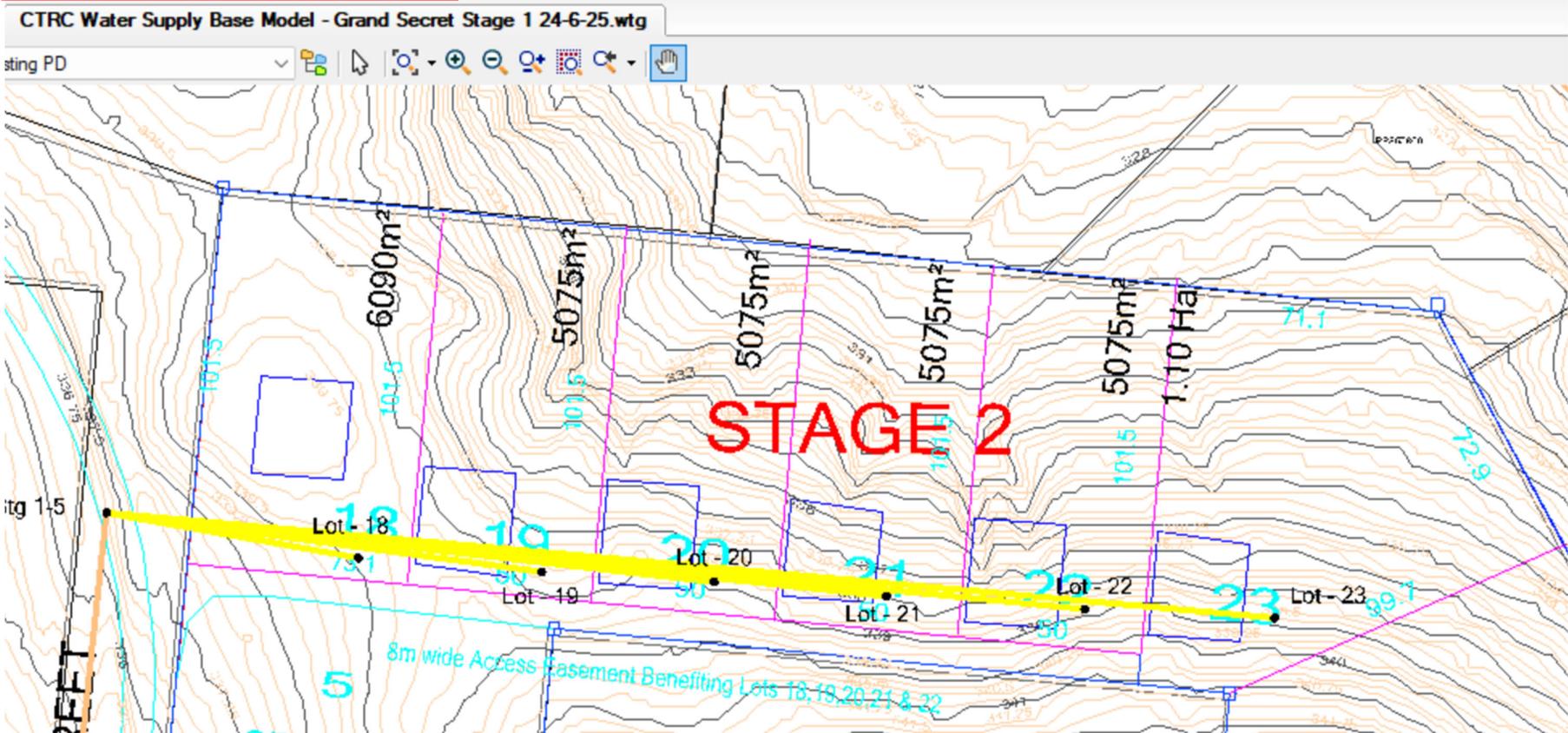


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Please contact the author.

LOCALITY PLAN

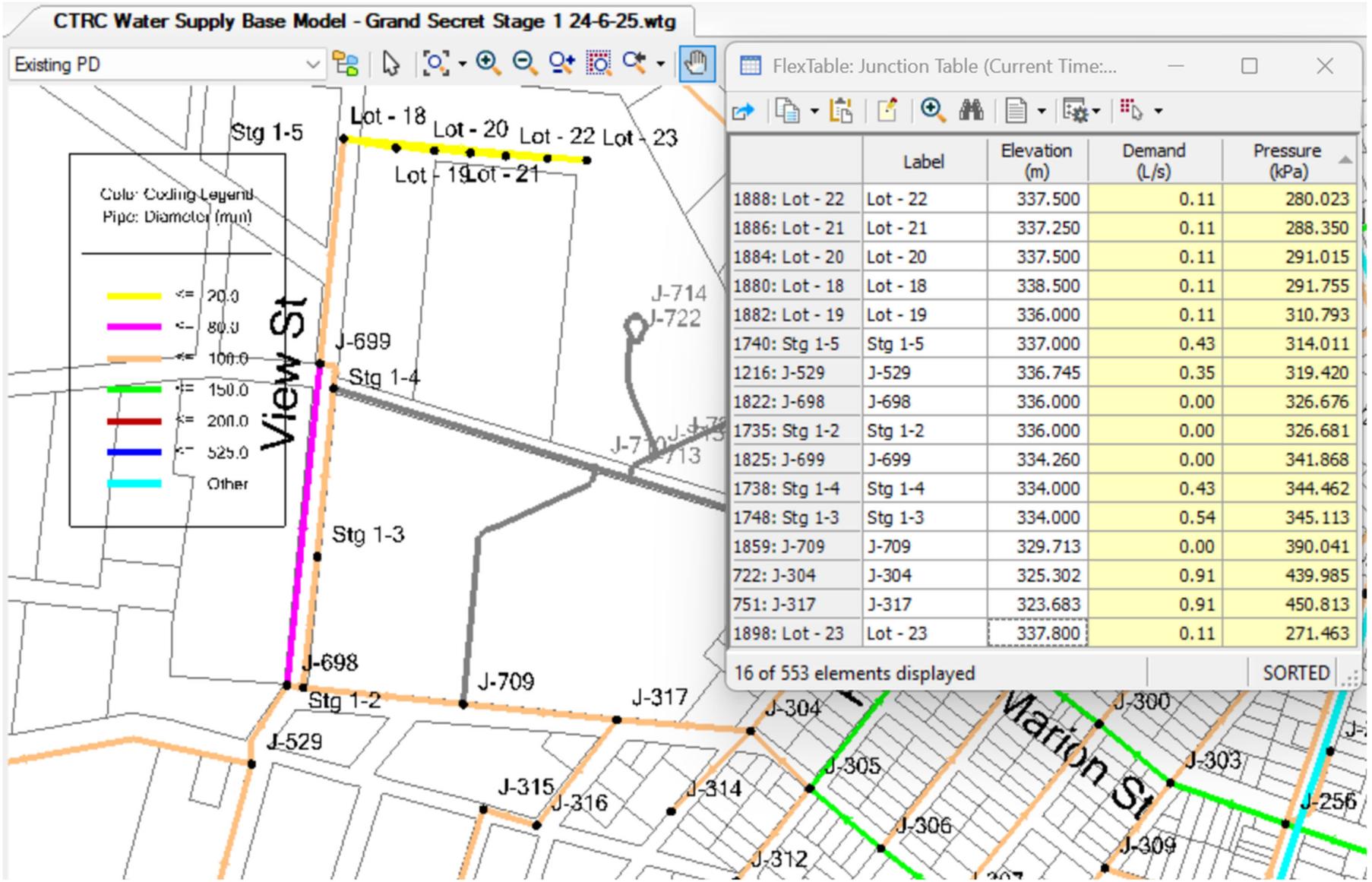
APPENDIX B WATER MODELLING FIGURES & RESULTS

**SUBDIVISION LAYOUT SUPERSEDED BY
148689-16B, DATED 8 DECEMBER 2025**



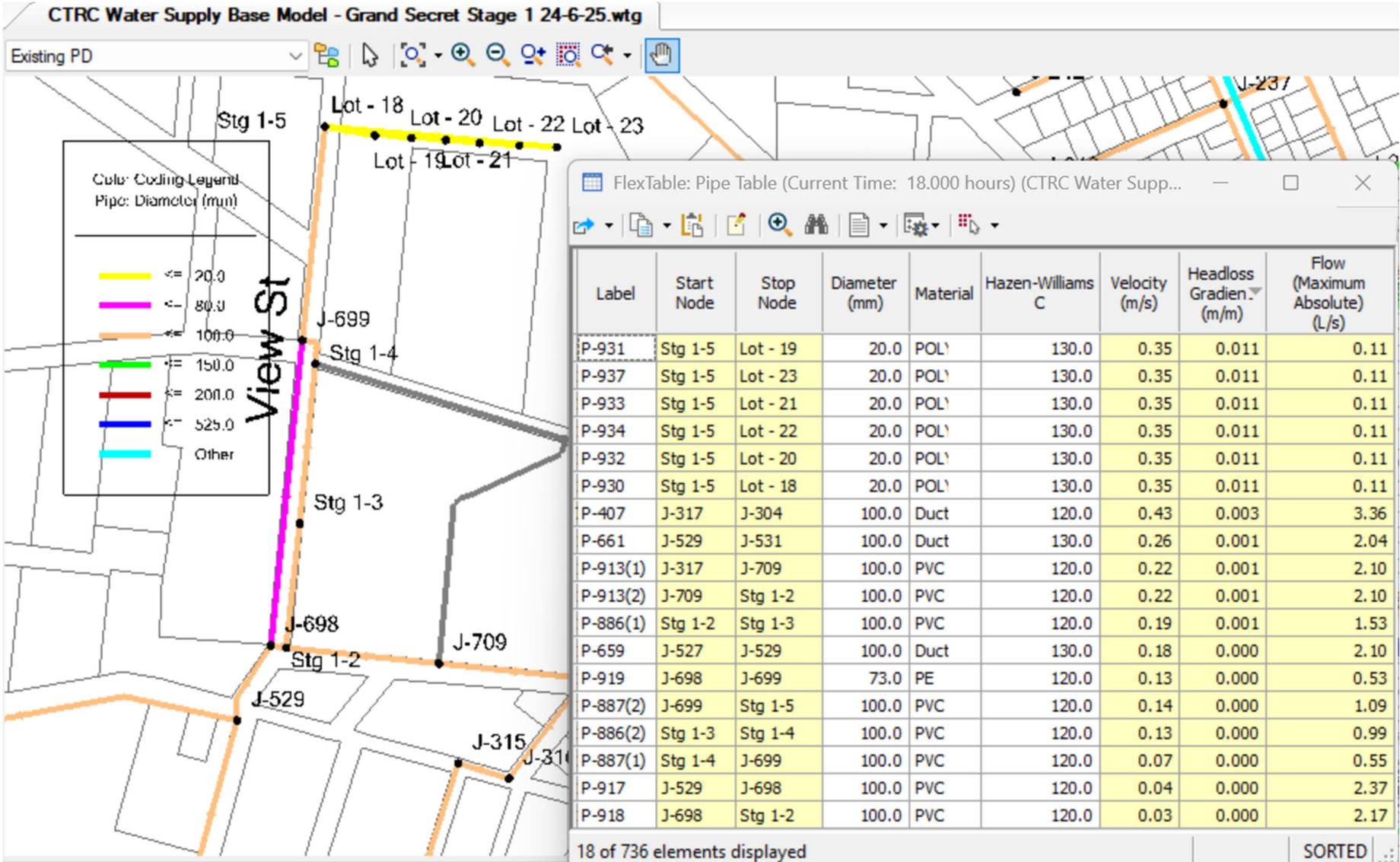
Stage 2 – 6 Lot Layout with Contours

**SUBDIVISION LAYOUT SUPERSEDED BY
148689-16B, DATED 8 DECEMBER 2025**



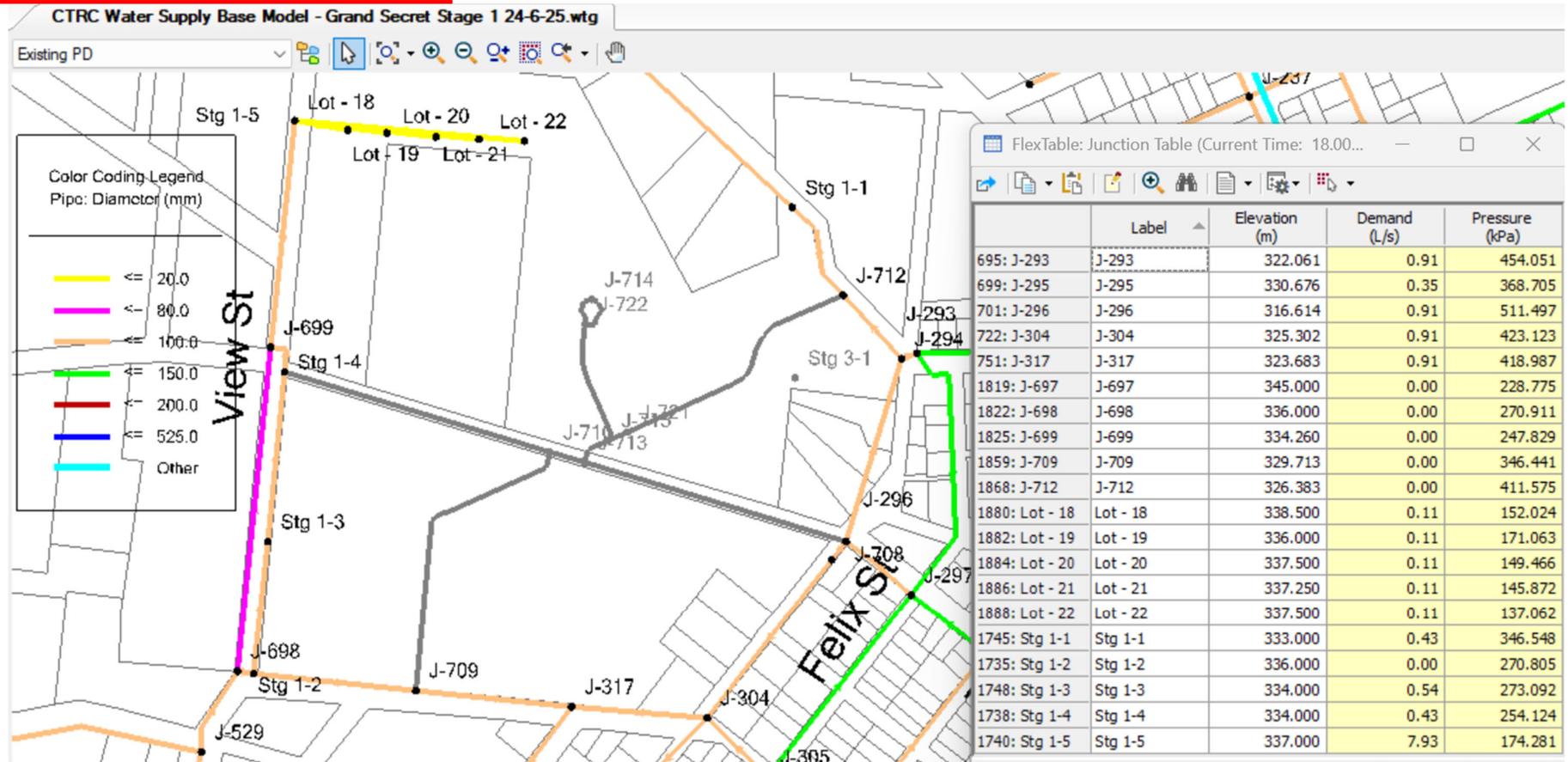
STAGE 1 – PEAK HOUR RESULTS - PRESSURES

**SUBDIVISION LAYOUT SUPERSEDED BY
148689-16B, DATED 8 DECEMBER 2025**



STAGE 1 – PEAK HOUR RESULTS - PIPES

**SUBDIVISION LAYOUT SUPERSEDED BY
148689-16B, DATED 8 DECEMBER 2025**



STAGE 1 – 7.5 L/S FIRE FLOW – PRESSURES

Minister: Deputy Premier, Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations

Agency: Department of State Development, Infrastructure and Planning

Minister: Minister for Housing and Public Works and Minister for Youth

Agency: Department of Housing and Public Works

Planning Act 2016

Reprint current from 18 July 2025 to date (accessed 4 August 2025 at 10:33)

[Chapter 6](#) > Part 1

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

Note—

For limitations on appeal rights in relation to a development approval for development requiring social impact assessment, see [section 106ZJ](#).

- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under [chapter 7, part 4](#), to register premises or to renew the registration of premises—20 business days after a notice is published under [section 269\(3\)\(a\)](#) or (4); or
 - (d) for an appeal against a decision of the Minister, under [chapter 7, part 4](#), to amend the registration of premises to include additional land in the affected area for the

premises—20 business days after the day a notice is published under section 269A(2)(a); or

- (e) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (f) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (g) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court’s power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency’s response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government’s charges resolution.

s 229 amd 2018 No. 17 s 178; 2022 No. 11 s 38; 2024 No. 13 s 77; 2025 No. 14 s 86 sch 1

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and

- (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

s 230 amd 2017 No. 12 s 50; 2019 No. 11 s 172

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

s 231 and 2017 No. 12 s 51; 2019 No. 11 s 173; 2020 No. 28 s 74A

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.