

MP ref: M1669-4
QA: ed.gm.af

30 January 2026

Assessment Manager
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820
Via: development@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 6 Lots (Stage 2B - 5 Rural Residential Lots and One Balance Lot) 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	\$1,485 impact assessable	\$1,485.00
Per additional lot above one new lot (in addition to the creating one new lot fee)	\$455.00 per additional lot (5)	\$2,275.00
Boundary realignment, amalgamation, lease exceeding 10 years or	\$990 per easement	\$990

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Component	Calculation	Fee
access easement		
		TOTAL ASSESSMENT FEE: \$4,750

We kindly ask that Council provide payment details to Milford Planning for the Applicant's action immediately upon receipt of this development application.

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-4**
Date **January 2026**

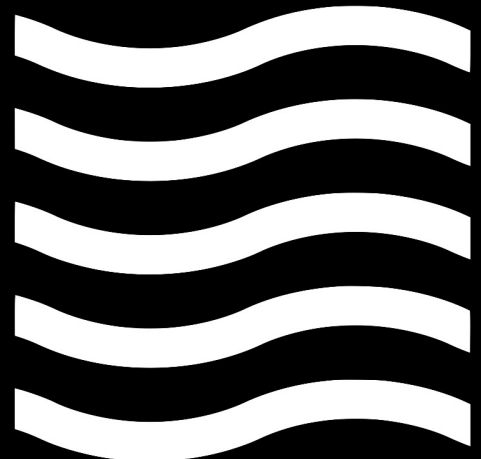
Development Application

Proposed
Development

**Reconfiguring a Lot – One
Lot into Six Lots (Stage
2B - Five Rural
Residential Lots and One
Balance Lot)**

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 Six Lots (Stage 2B - Five Rural Residential Lots and One Balance Lot)
Contact	Libby Dixon

Quality Assurance		
Date 30.1.26 Version 1 Issue Final Template DA-STN-1	 Libby Dixon TOWN PLANNER	 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



1.0 INTRODUCTION

1.1 Purpose

The purpose of this development application is to seek approval for Reconfiguring a Lot – One Lot into Six Lots (Stage 2B - Five Rural Residential Lots and One Balance Lot) (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 (refer Appendix 2)
Easements	Easement B on SP327488 for the purpose of Ergon Energy Power Line Access and Buffer. Easement C on SP327488 for the purpose of Ergon Energy Power Line Access and Buffer.
Street Frontage	Towers Street, Great Britain Road, View Street, Felix Street and Range Road
Topography	The site has generally even topography.
Existing Use	Vacant
Existing Infrastructure	The site is serviced by the following infrastructure: <ul style="list-style-type: none">▪ reticulated water (Council);▪ reticulated sewer (Council);▪ electricity (Ergon); and▪ telecommunications (NBN).
Local Heritage Register	The site is not listed on the Local Heritage Register.
Contaminated Land	The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
Relevant State Interests	The following State interests are 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).



2.2 Surrounding Area

North	Land use to the north is characterised by rural residential living with single dwellings and associated outbuildings.
East	Land use east contains a mix of smaller low density residential lots and larger rural residential lots.
South	Land use south is characterised by both rural residential living and low density residential lots.
West	Land to the west is characterised by rural residential lots consisting of a mix of single dwellings and associated outbuildings and larger vacant vegetated lots.



3.0 PROPOSED DEVELOPMENT

3.1 Description of Proposed Development

The proposed development involves the creation of rural residential lots for the growth of Grand Secret Estate. Specific detail of the proposed development is provided below.

Purpose of Development

The proposal will facilitate the development of a master planned residential estate only 1km from the Charters Towers Town centre, the variety of allotment sizes will assist in improving housing choice, housing supply and investment options for Charters Towers. In particular, the proposed development will facilitate Stage 2B of the Grand Secret Estate. The proposed lot sizes and widths are sufficient to provide for dwelling houses and associated outbuildings, useable open space and landscaping, privacy for residents while still providing essential urban services.

Design Overview

The proposed subdivision will create five new rural residential lots including one rear lot, one balance lot and a watermain easement as per the proposal plans (refer to **Appendix 4**).

The layout and design of the proposed subdivision provide efficient and effective use of the subject site. The proposed rural residential lots are generally regular in shape and have an area of 5,010 m² to 5,160 m². The proposed lot area is generally consistent with the size and shape of the rural residential lots located north and south of the subject site.

The resultant lots will be elevated and attractive, with views over Charters Towers and surrounds.

The remaining balance lot is retained to allow for orderly future development and is intended to be the subject of further development applications at a later stage. In addition, a proposed easement will traverse proposed Lot 26 and the balance lot to facilitate access for a temporary watermain, ensuring that essential infrastructure can be delivered efficiently without constraining future development outcomes.

Scale and Intensity

The proposed subdivision is surrounded by rural residential properties to the north, south and west and smaller residential properties to the east and south. Developing the subject site is considered compatible and complementary to the surrounding locality. The proposed development provides for residential uses and activities on large lots reflecting the low intensity character of the locality and does not increase intensity beyond what is anticipated by the zone.



Access and Parking

The proposed lots will be accessed via a new internal road to be constructed as part of Stage 2A of the estate development. Stage 2A is currently under assessment by Council (Council Reference: RAL2025/0009). This dedicated road will provide formalised all weather vehicular access designed to meet relevant engineering and safety standards. Access to proposed lots 25, 26 and 27 will be provided from the head of the cul-de-sac, ensuring safe and efficient vehicle manoeuvring. Lot 26 is configured as a rear lot while lots 25 and 27 will have direct frontage to the new road.

Water and Sewer

The proposed rural residential lots will be serviced by Council's reticulated water network. A 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 landowners.

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 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.

The road infrastructure will be delivered as part of Stage 2A, and no earthworks are required for Stage 2B.

Electricity and Communications

All residential lots will be serviced with reticulated 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

The proposed development will retain existing vegetation where practicable. Landscaping will be limited to grassed road verges which is consistent with the adjoining rural residential land uses and Council's desire to minimise ongoing maintenance obligations.



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 the 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	148689-17	-	8.12.25
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 landowner in the immediate term 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.

Stage 2A is currently under assessment by Council (Council Reference: RAL2025/0009) with approval anticipated shortly. This stage includes the delivery of the proposed road connection, which is a critical piece of enabling infrastructure. Once approved and constructed, the road will provide safe and compliant access to service the proposed lots, facilitate vehicle movements, and support future development within the site in accordance with Council requirements.



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 Six Lots (Stage 2B)
Specific Description	(Five 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 Version 2.0</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 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	The proposed development triggers the following referrals: <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 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 five 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;
- the proposed development will result in the subdivision of a large parcel of land which currently contains limited infrastructure.
- the proposed subdivision does not intend to support non-residential uses. The proposed allotments have been developed, specifically with the intention to be maintained as rural residential allotments;
- 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; and
- the development of the subject site will facilitate the expansion of the current infrastructure network to service the proposed allotments.





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
20			Orange	Grey	Green	Grey						
21			Orange	Green	Green	Grey						
22			Green	Grey	Orange	Green						
23			Green	Grey	Green	Grey						
24			Green	Grey	Green	Grey						
25			Green	Grey	Green	Green						
26			Green	Green	Green	Grey						
27			Green	Grey	Green	Green						
28			Green	Grey	Grey	Grey						
29			Green	Grey	Green	Grey						
30			Grey	Grey	Grey	Grey						
31			Green	Green	Green	Grey						
32			Grey	Grey	Green	Green						
33					Green	Green						
34					Green	Green						
35					Green	Grey						
36												
37												
38												
39												
40												

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 are 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 grass cover onsite will be retained, and any future earthworks for this stage will be minimal. 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 complies with 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,

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.



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.

Complies with PO1, does not comply with AO1

The residential lots in the subdivision meet the minimum lot area requirements for the rural residential zone and are regular in shape. Proposed lots do not meet the minimum frontage requirement of 50 m. Given Stage 2A proposes a cul-de-sac road proposed lots are unable to meet the lot frontage requirement. 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 AO2

The proposed development only creates one rear lot (proposed Lot 26), the proposed lot meets the minimum Lot size requirements and is of a suitable area and shape to accommodate a dwelling, landscaping, car parking and adequate setbacks to all boundaries. The proposed layout is considered in keeping with the character of the locality and achieves compliance with the acceptable outcomes defined under Performance Outcome 2 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 complies with Performance Outcome 20 of the Reconfiguring a Lot code.

PO21

Lots have safe access for vehicles and pedestrians through:

- (a) direct frontage to a properly constructed public road or to common property having a direct frontage to a properly constructed public road created under a community management statement; and
- (b) providing access appropriate for the type of vehicle associated with development.

AO21

Lots are designed to achieve safe vehicle and pedestrian access in accordance with the *Development works Town plan policy*.

Complies with PO21

The lots will have a direct frontage and will be connected to new public road proposed in Stage 2A. Each proposed lot will be able to provide compliant driveway access in accordance with the requirements of the *Development works Town plan policy*.

Given the above, the proposed development complies with Performance Outcome 20 of the Reconfiguring a Lot code.



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 and site cover expected. This will ensure minimal impervious area and retention of the sites existing landscaping and ground cover. Consequently, the proposal is unlikely to generate a significant change or increase in the amount or intensity of stormwater runoff. This allows for the protection of natural systems and waterways and ensure safe continued access and economical maintenance.

Given the above, the proposed development complies with Performance Outcome 22 of the Development Works code.

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.



Complies with PO3

Identified flood risk is mapped within the southern portion of the balance lot. The only area at risk from flood impacts will be within the balance lot, as a result it is unlikely flood risk will cause adverse impacts on people or property. Given no development or persons will be present in the flood hazard area, and thus at a negligible risk from flood hazard, Performance Outcome 3 of the Flood Hazard Overlay Code is considered not relevant the proposed development.



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 facilitates the creation of new rural residential allotments within the Rural Residential Zone which will improve housing choice, housing supply and investment options for Charters Towers.
- 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.
- The proposed development will facilitate a high level of residential amenity to the area by creating rural residential lots that complement the surrounding area.
- 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.
- The lots associated with Stage 2B provide a transition between the existing large rural residential lots to the west and the future proposed lots associated with Grand Secret Estate.
- 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	148689-17	-	8.12.25
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 – Water Supply

The development must be serviced by the public water supply.

Condition 3 – Relocation of Utilities

Any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development must be carried out at no cost to 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-4

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: <input type="text"/>	

- 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: <input type="text"/>	

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? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

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 Six Lots (Five Rural Residential Lots and One Balance Lot) and Watermain Easement

e) Relevant plans

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

- 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? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

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):*

e) Relevant plans

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

- 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)

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

- 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 (*if applicable*).

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 checked="" type="checkbox"/> Development application	RAL2025/0009	18 th September 2025	Charters Towers Regional Council

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

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

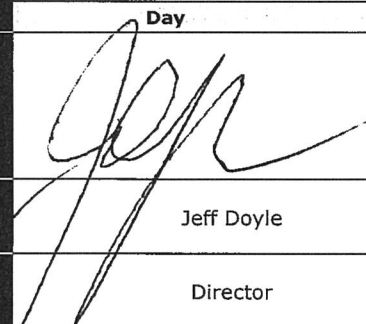
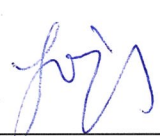
Assessment Manager
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820

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.

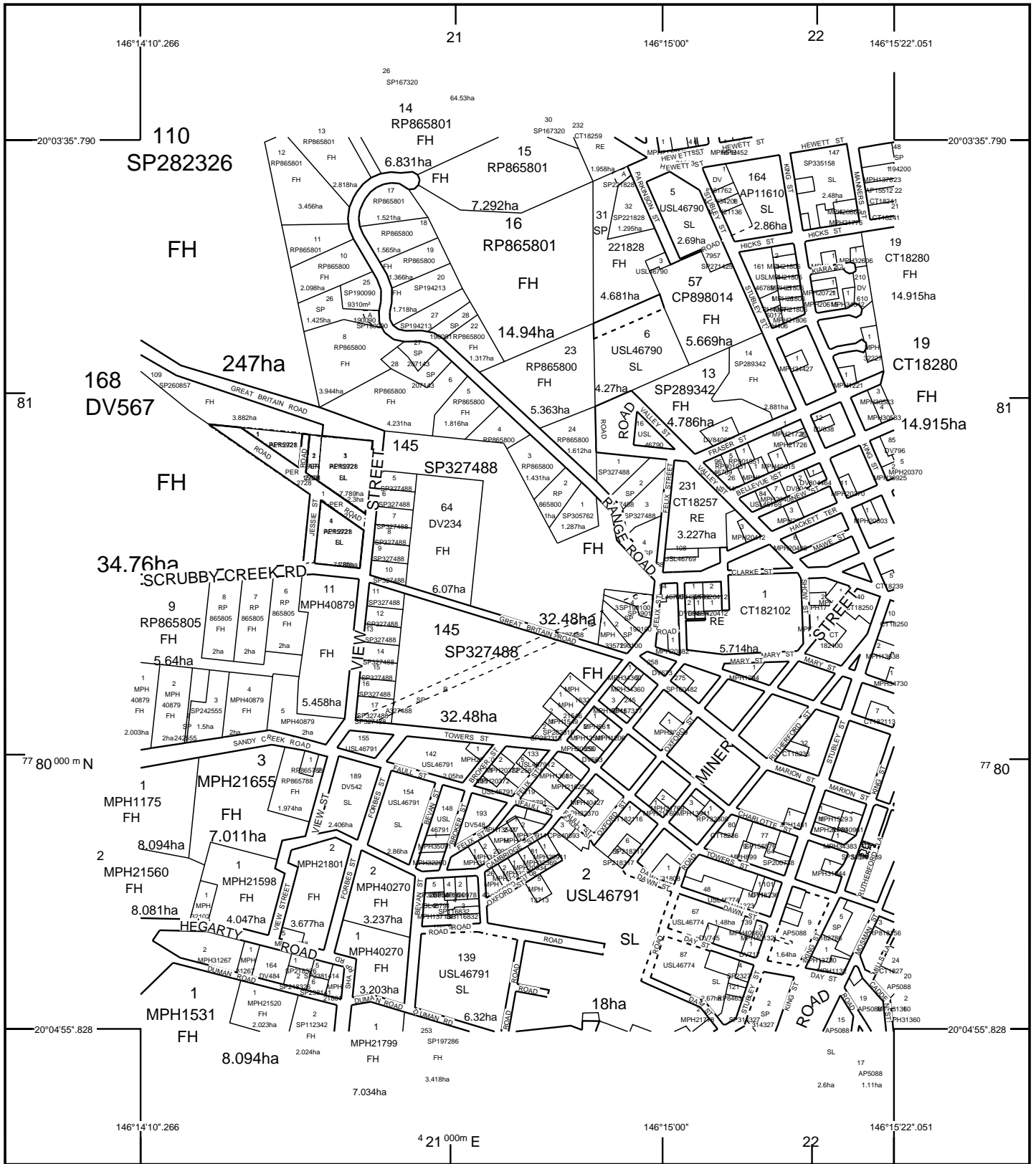
Date	11	August	2025
	Day	Month	Year
Signature			
Name	Jeff Doyle	George Milford	
Position	Director	Director	

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



STANDARD MAP NUMBER
8157-41211



SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base

MAP WINDOW POSITION & NEAREST LOCATION
146°14'46".158
20°04'15".809
GRAND SECRET
0.25 KM

SUBJECT PARCEL DESCRIPTION

DCDB Lot/Plan	145/SP327488
Area/Volume	32.48ha
Tenure	FREEHOLD
Local Government	CHARTERS TOWERS REGIONAL
Locality	GRAND SECRET
Segment/Parcel	46790/102

CLIENT SERVICE STANDARDS

PRINTED 01/08/2025

DCDB 31/07/2025 (Lots with an area less than 1500m² are not shown)

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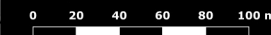
Queensland Government
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Legend

-  Cadastral
-  Easement
-  Subject Site

Scale (A3 Original)
1:3,500

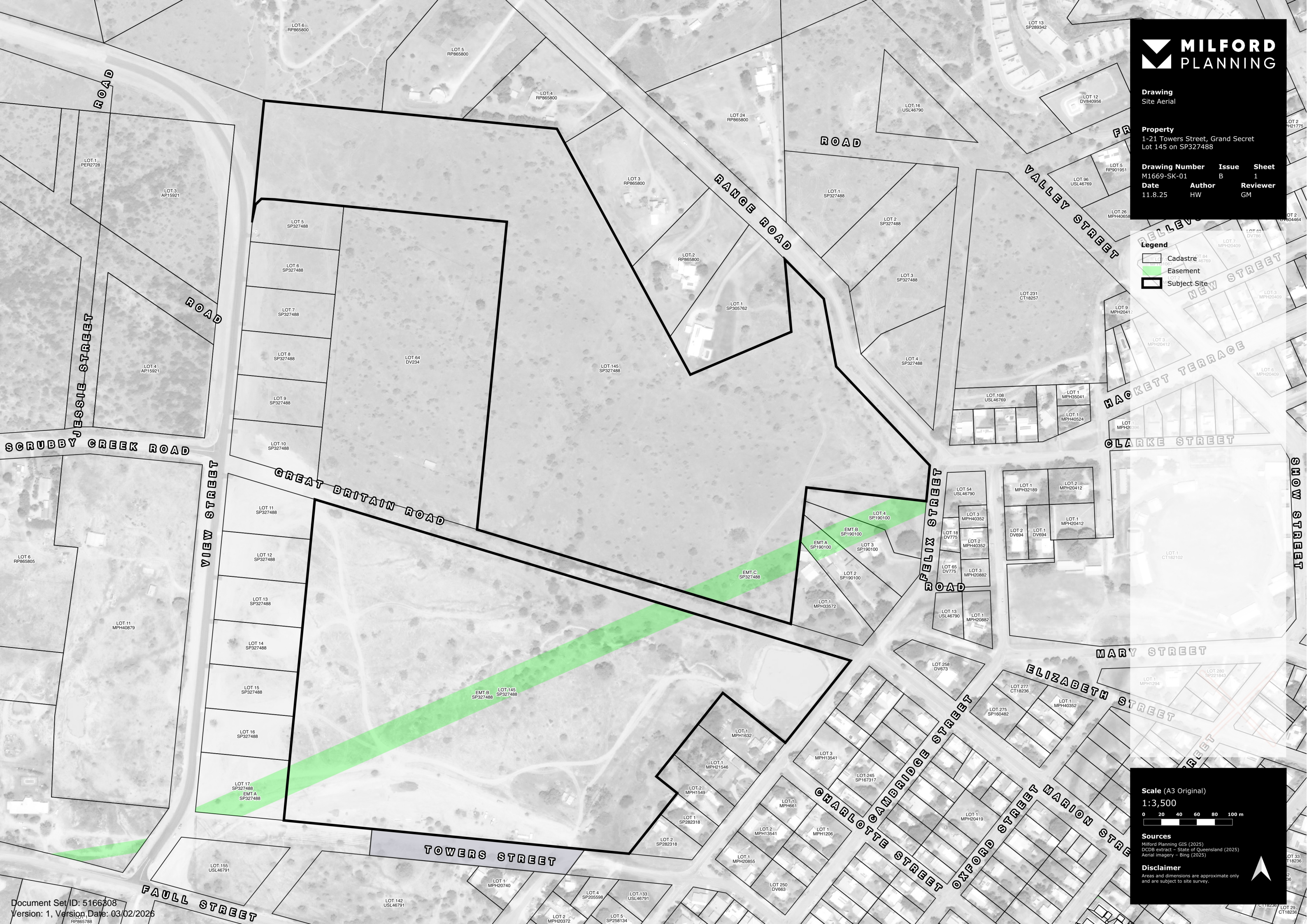


Sources

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

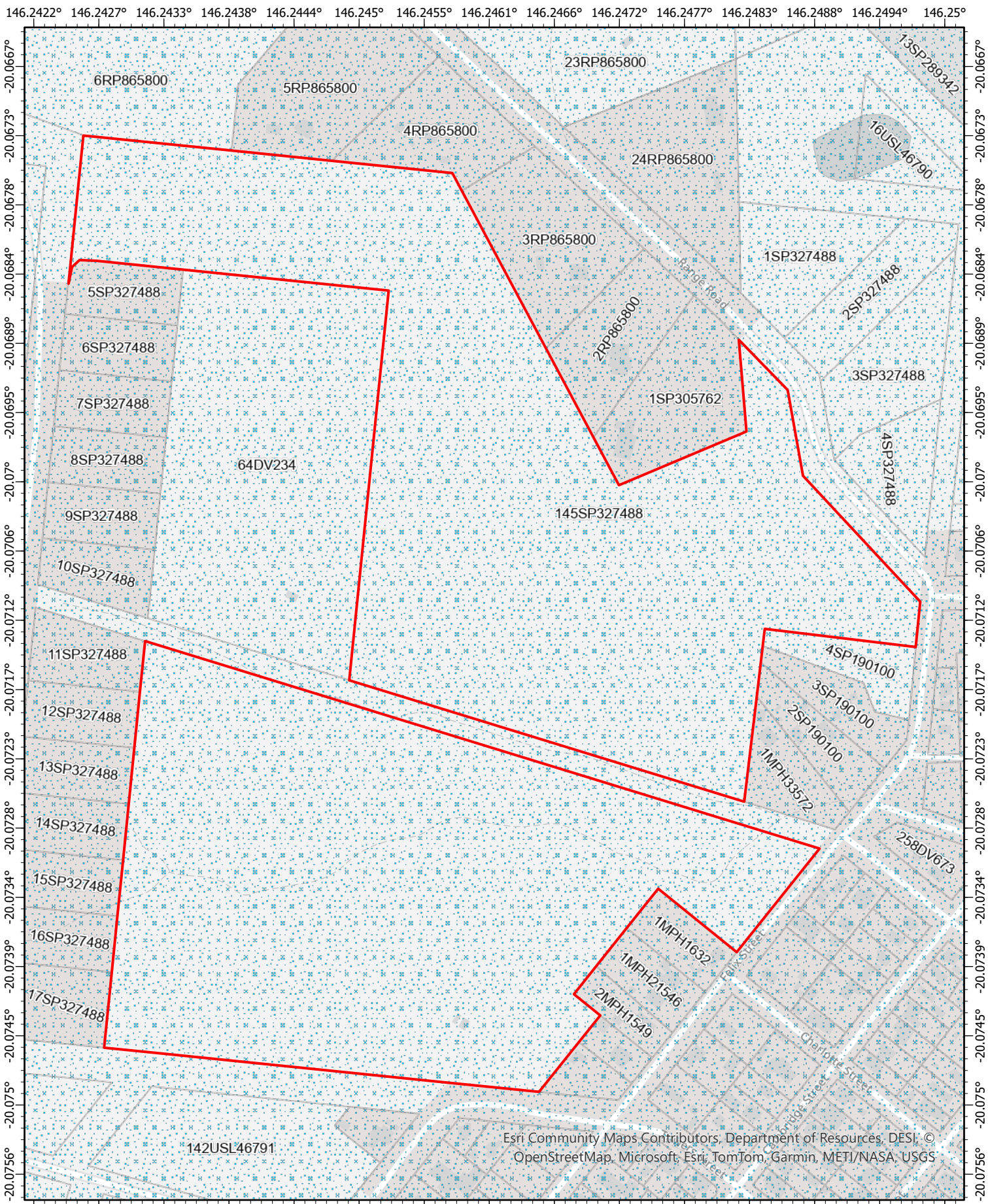
Matters of Interest for all selected Lot Plans


Water resource planning area boundaries

Matters of Interest by Lot Plan

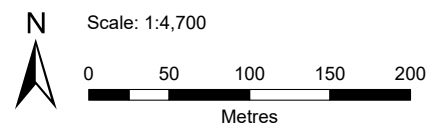
Lot Plan: 145SP327488 (Area: 324800 m²)

Water resource planning area boundaries



 Water resource planning area boundaries

Date: 01/08/2025



Queensland Government



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Document Set ID: 5166308
Version: 1, Version Date: 03/02/2026

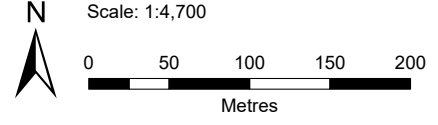
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Queensland waterways for waterway barrier works

Risk of impact
— Low

Date: 01/08/2025



Queensland Government

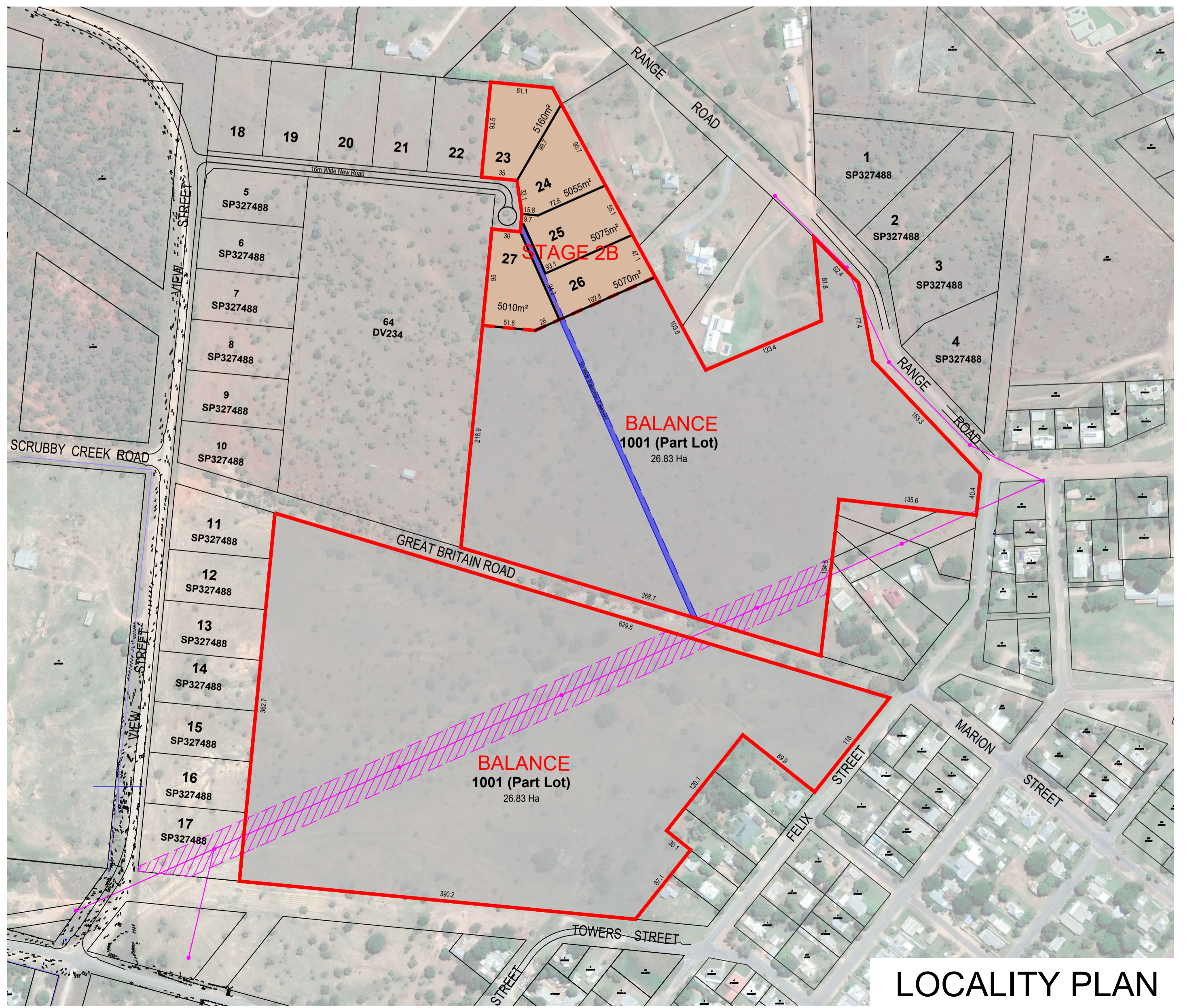
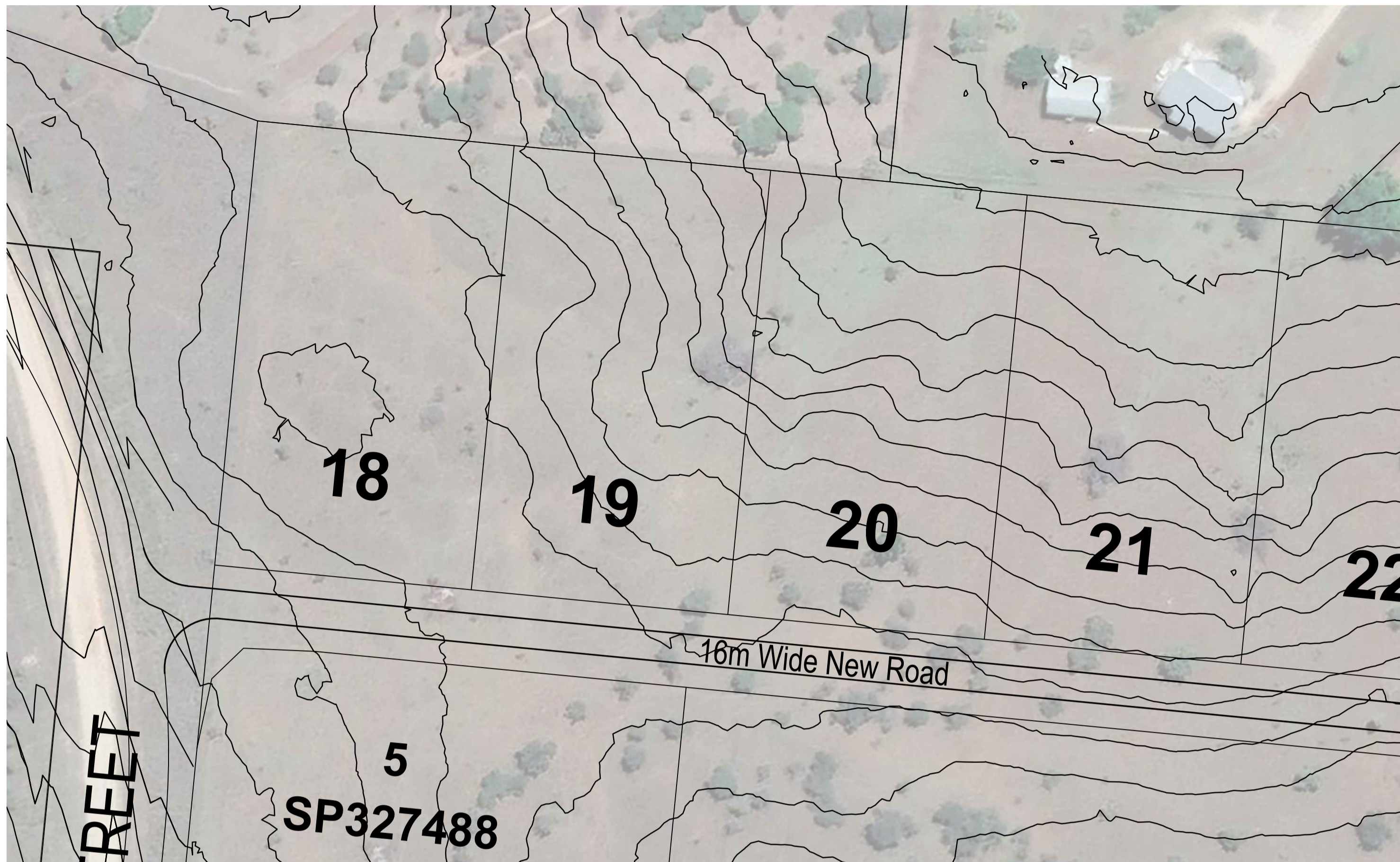


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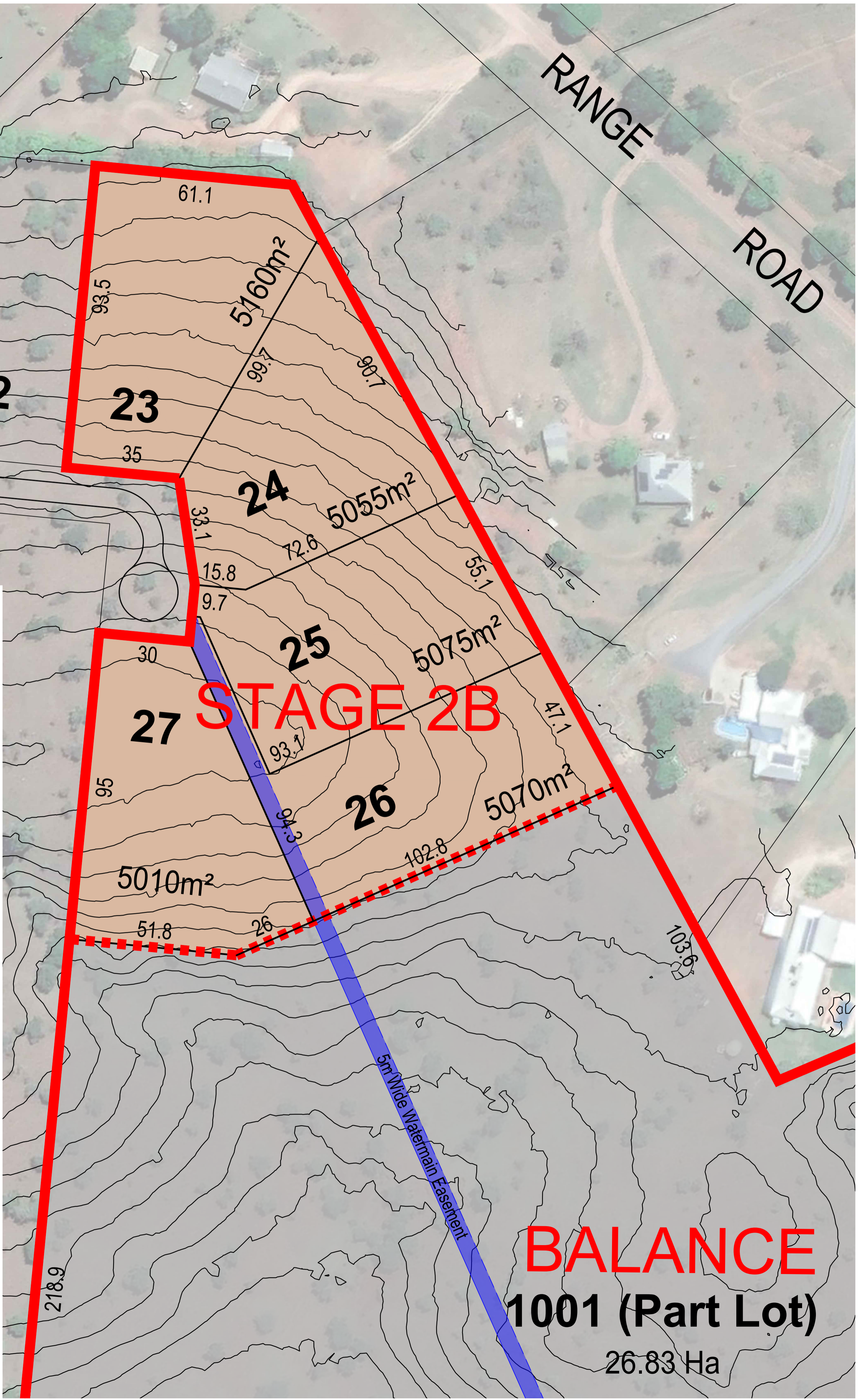
Document ID: 5166808
Version: 1, Version Date: 03/02/2026

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Appendix 4



LOCALITY PLAN



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 - 17**
 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	28.85 Ha
Total Saleable Area	2.53 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



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 W rpsgroup.com



Appendix 5



THE GRAND SECRET RESIDENTIAL DEVELOPMENT CHARTERS TOWERS

STAGE 2B - WATER SUPPLY ASSESSMENT


Date: 5 December 2025 (Rev 1)

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	05/12/2025	Original Stage 2B Modelling Report	Desmond Moseley	

1 INTRODUCTION

This report assessed the performance of the existing water infrastructure to service Stage 2B 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.

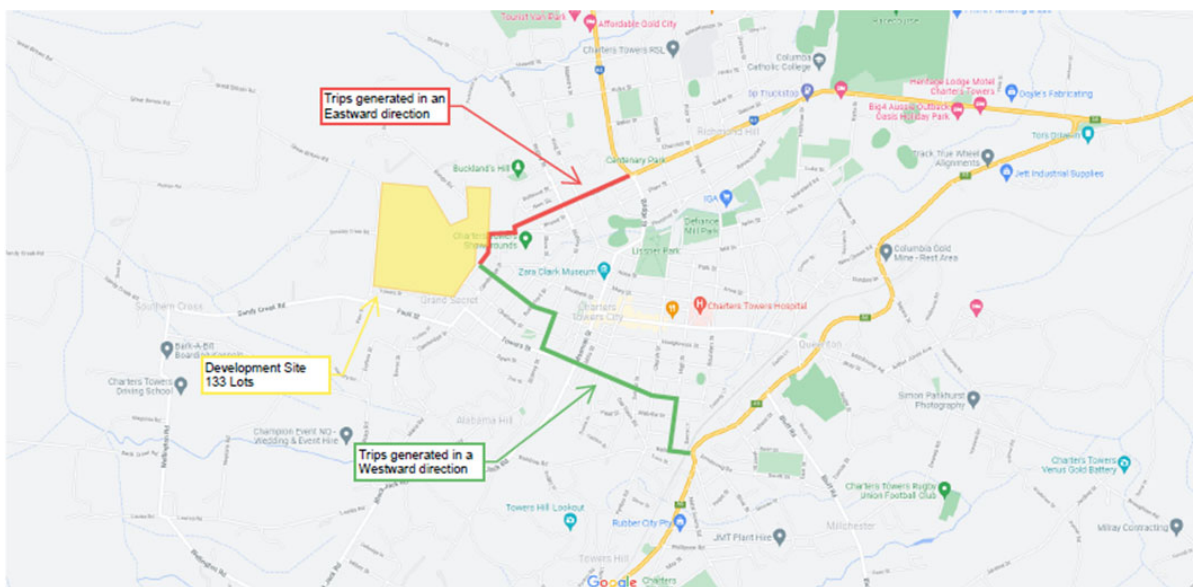


Figure 1 – Grand Secret Development Location

The proposed Stage 2B of the Grand Secret development is to consist of the following:

- 5 rural residential lots.
- The lots will be located on the eastern side of View St and at its northern end.
- The lots will have a new road along their southern boundary and will be an extension to the east from the planned Stage 2A development area.

The proposed development Stage 2 is illustrated on the development layout plan in Appendix A and is also illustrated on Figure 2 below. It is noted that Stage 2A will have been developed before (or concurrently with) Stage 2B. A separate water assessment has been provided for Stage 2A of the development.

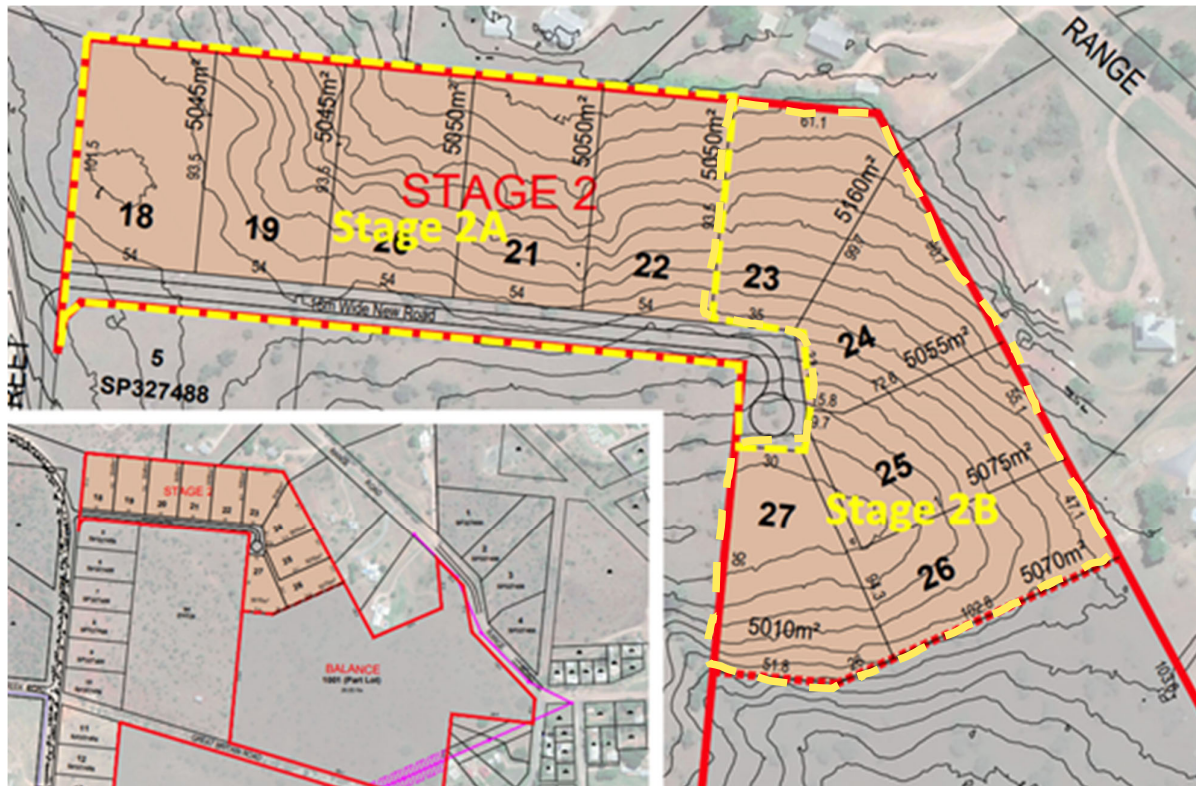


Figure 2 – Grand Secret Stage 2 Layout Plan

To confirm Stage 2B 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 2B 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 2B will have an equivalent population of 5 lots x 2.5 EP/lot = 12.5 EP.

3 WATER SUPPLY PLANNING

The following sections detail the water network modelling for Stage 2B 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 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 5 rural residential lots in Stage 2B 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 2B

Parameter	Unit Demand	Peaking Factor	Water Demand
Average Day (AD)	1,020 L/day/EP 0.0118 l/s/EP		= 12.5 EP x 0.0118 = 0.148 l/s
Mean Day Max Month (MDMM)	1,630 L/day/EP 0.01887 l/s/EP	1.6 AD	= 12.5 EP x 0.01887 = 0.236 l/s
Peak Day (PD)	1,970 L/day/EP 0.02280 l/s/EP	1.21 MDMM	= 12.5 EP x 0.02280 = 0.285 l/s
Peak Hour (PH)	0.04355 l/s/EP	1.91 PD	= 12.5 EP x 0.04355 = 0.544 l/s

Based on the planned 5 rural residential lots in Stage 2B 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 2B 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 2B lots have been included in the WaterGEMS network model. The WaterGEMS network model has:

- Included the proposed DN100 PVC water main along the future road reserve through the planned Stage 2A development area. The Stage 2A development will consist of 5 rural residential lots on the eastern side of View St at its northern end. Figure 2 in this report illustrates the Stage 2A and 2B development areas.
- Been updated to include the proposed DN100 PVC water main extension along the road frontage of the Stage 2B development lots. The DN100 PVC main extension for Stage 2B is around 60m long and will connect to the end of the proposed Stage 2A DN100 water main.
- Due to the high lot elevations in Stage 2B and the long length of single DN100 PVC main along View St and the Stage 2A/B development road, Stage 2B will not achieve the required fire flow pressures. To rectify this a DN100 water main link is required to the south east (either DN100 PVC or DN110 PE). The water main link will connect from the end of the DN100 PVC water main in Stage 2B and extend to the existing DN100 AC water main on Felix St. This water main link is required to ensure Stage 2B is provided with the required peak hour flows and 7.5 l/s rural fire flows. The WaterGems modelling has been undertaken based on the DN110 PE water main link sizing as it has a smaller internal diameter of 89mm.
- Water demands for the proposed 5 rural residential lots for Stage 2B have been included on the proposed DN100 PVC water main that will be constructed along the Stage 2B development road.

The WaterGEMS network modelling results are summarised below:

- The peak hour water pressure in the proposed DN100 PVC main extension along the Stage 2B development road off View St are down to 266 kPa. This is Junction ST 2B in the WaterGems model. This lower water pressure is due to the high ground elevations in Stage 2B of around 343 mAHD.
- The peak hour water pressures in the existing DN100 PVC water main at the northern end of View St (that will be connected to for the Stage 2A development) is 319 kPa. This is Junction St1-5 in the water model.
- The peak hour water pressure in the existing DN100 main at the northern end of Range Rd is 378 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 239 kPa, being junction J-697.
- With the inclusion of the 7.5 l/s rural residential fire flow at the eastern end of proposed DN100 PVC water main along the Stage 2B development road, the water pressure is reduced to 197 kPa. This meets the minimum fire flow water pressure of 120 kPa. This fire flow pressure is achieved by having the DN100 water main link from Stage 2B through to Felix St. The

modelling is based on the water main link being a DN110 PE pipe (internal diameter of 89mm). If the link was a DN100 PVC pipe (internal diameter of around 112mm) the fire flow performance would be slightly improved.

- The headloss gradients and velocities in the existing and proposed water mains meet WSAA standards.

The assessment illustrates that the proposed 5 lot rural residential development at the northern end of View St (proposed Stage 2B) is able to be serviced by a new DN100 PVC water main along the Stage 2A/B development road along with a DN100 (ether DN100 PVC or DN110 PE) water main link from the Stage 2B development area to the south east to the existing DN100 AC main on Felix St. The water modelling results are provided in Appendix B with Figure 3.1 below illustrating the peak hour water pressure at the eastern end of Stage 2B.

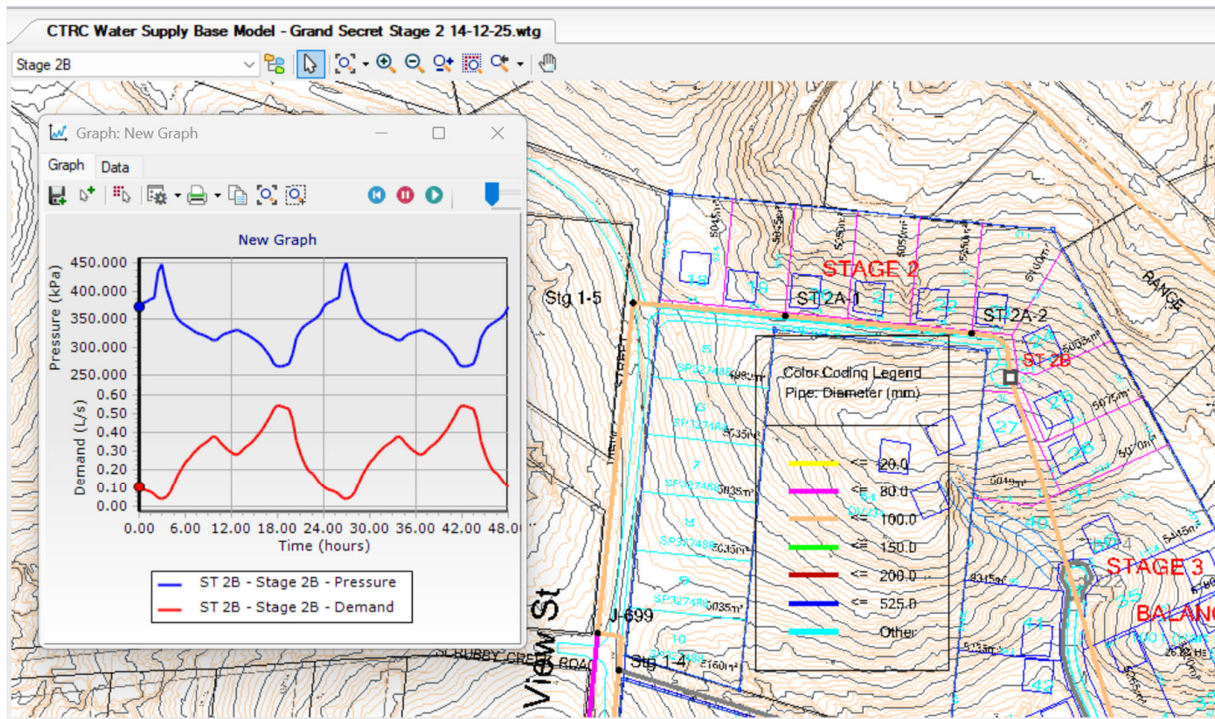
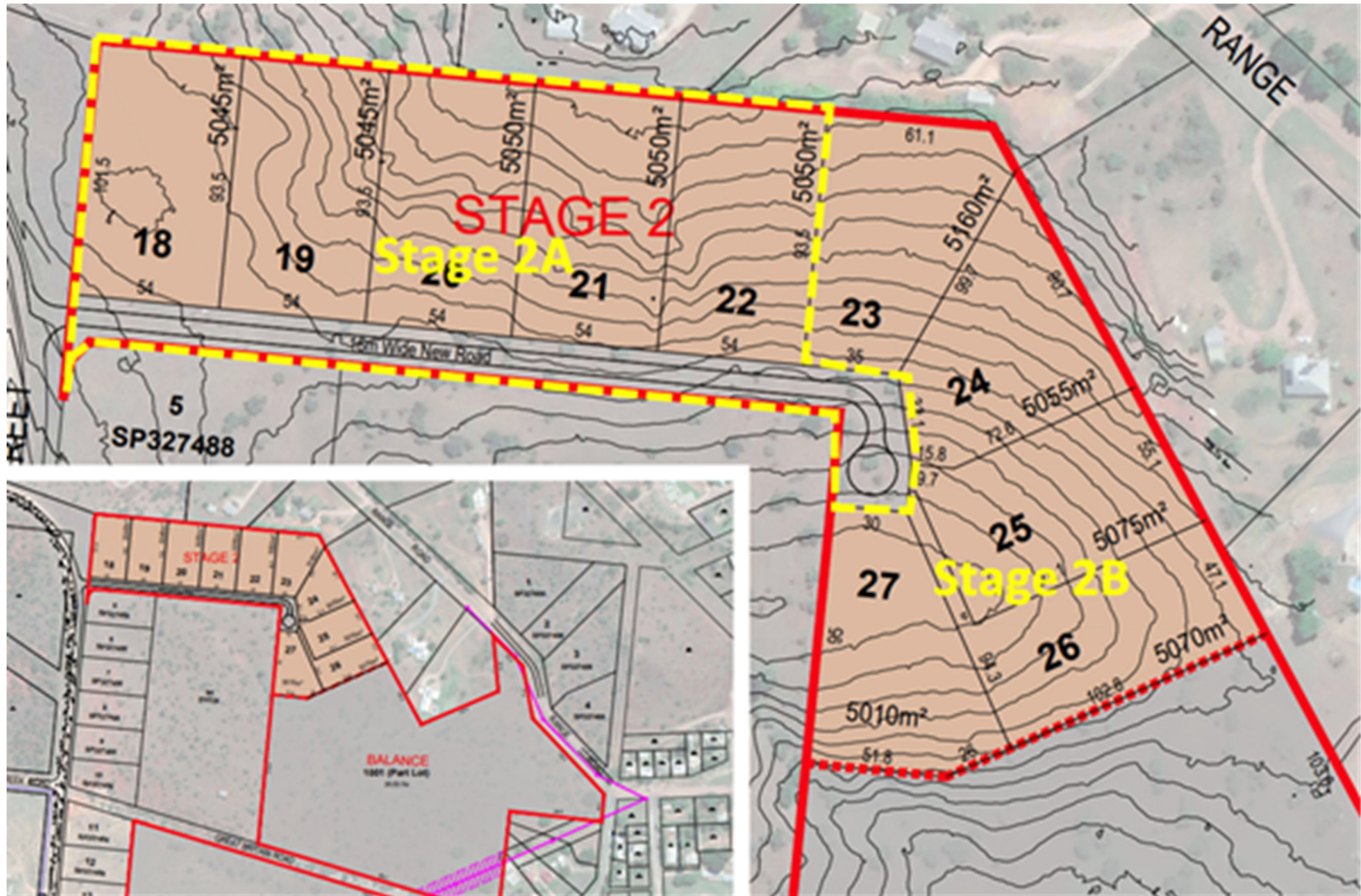


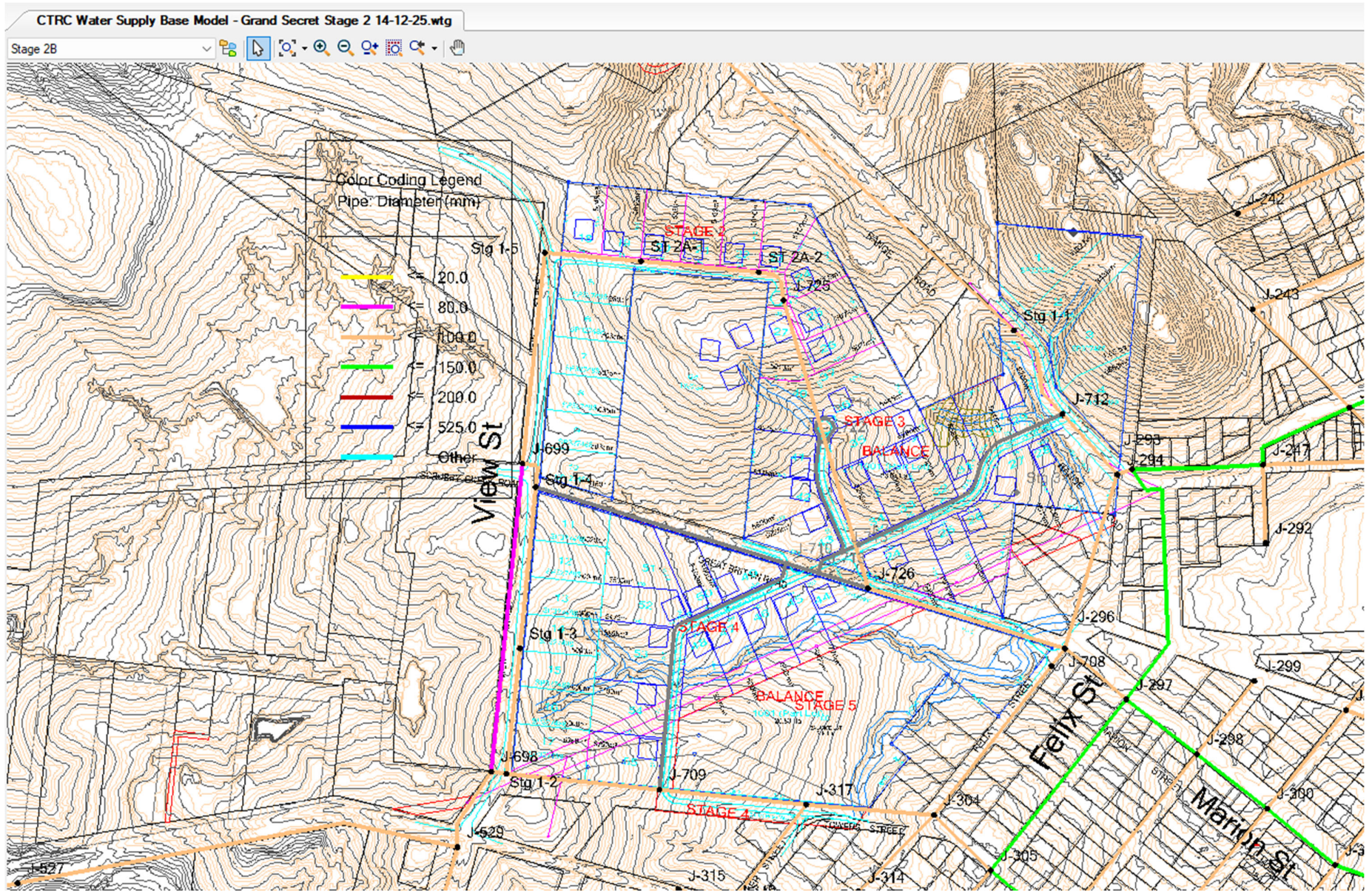
Figure 3.1 – Stage 2B Water Model Results

APPENDIX A
DEVELOPMENT LOCATION & LAYOUT FIGURES

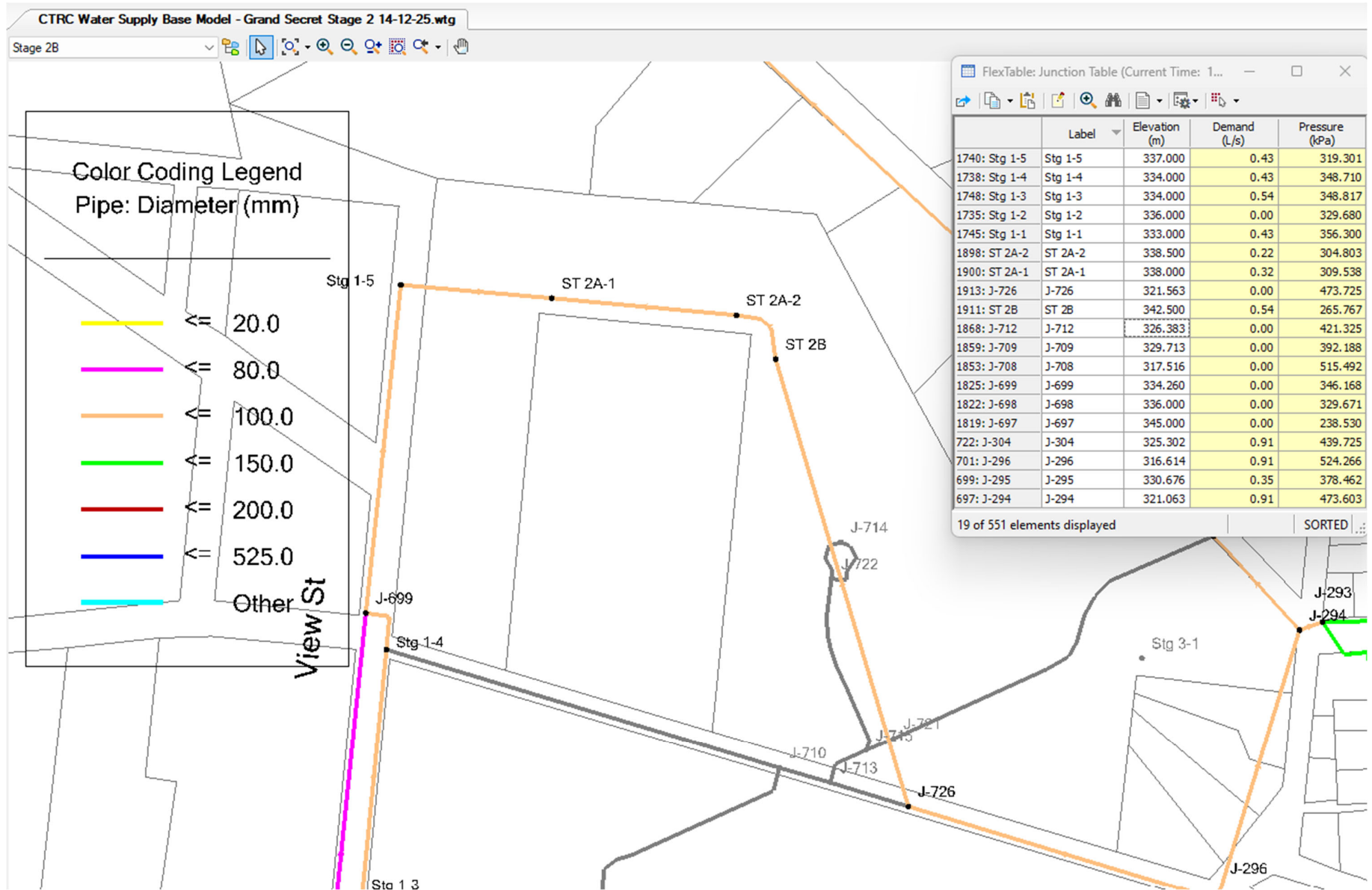


APPENDIX B

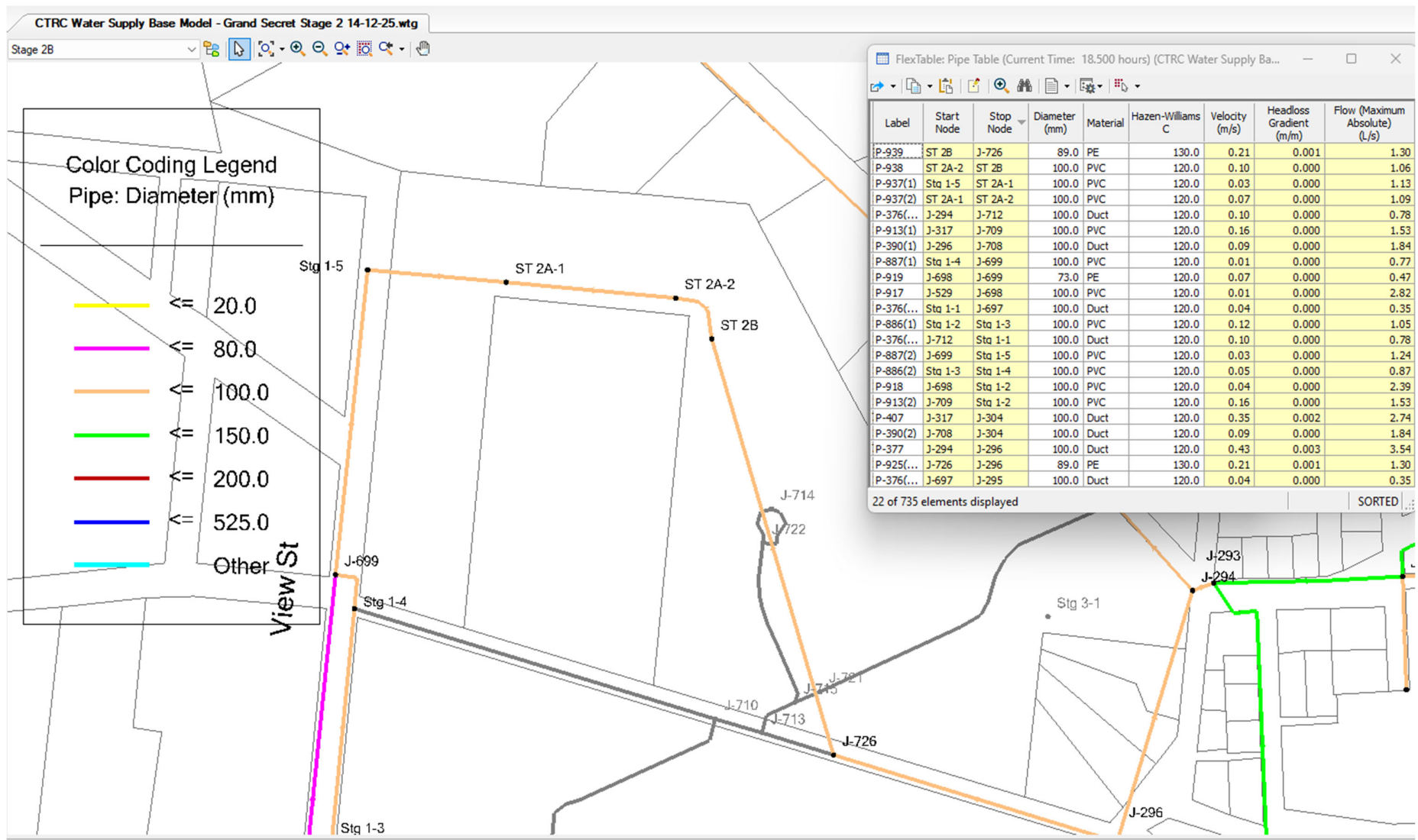
WATER MODELLING FIGURES & RESULTS



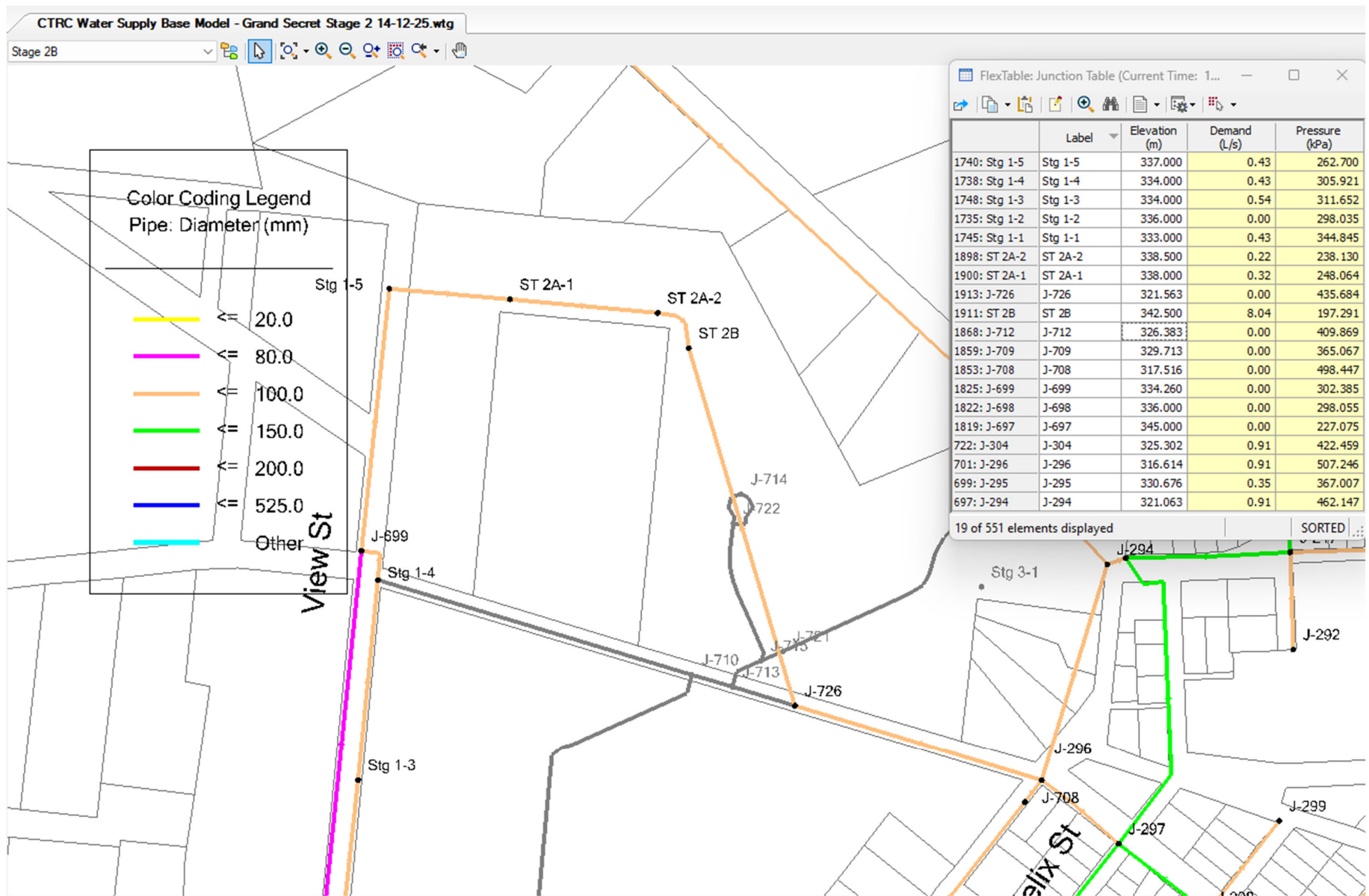
Stage 2B – 5 Lot Layout with Contours



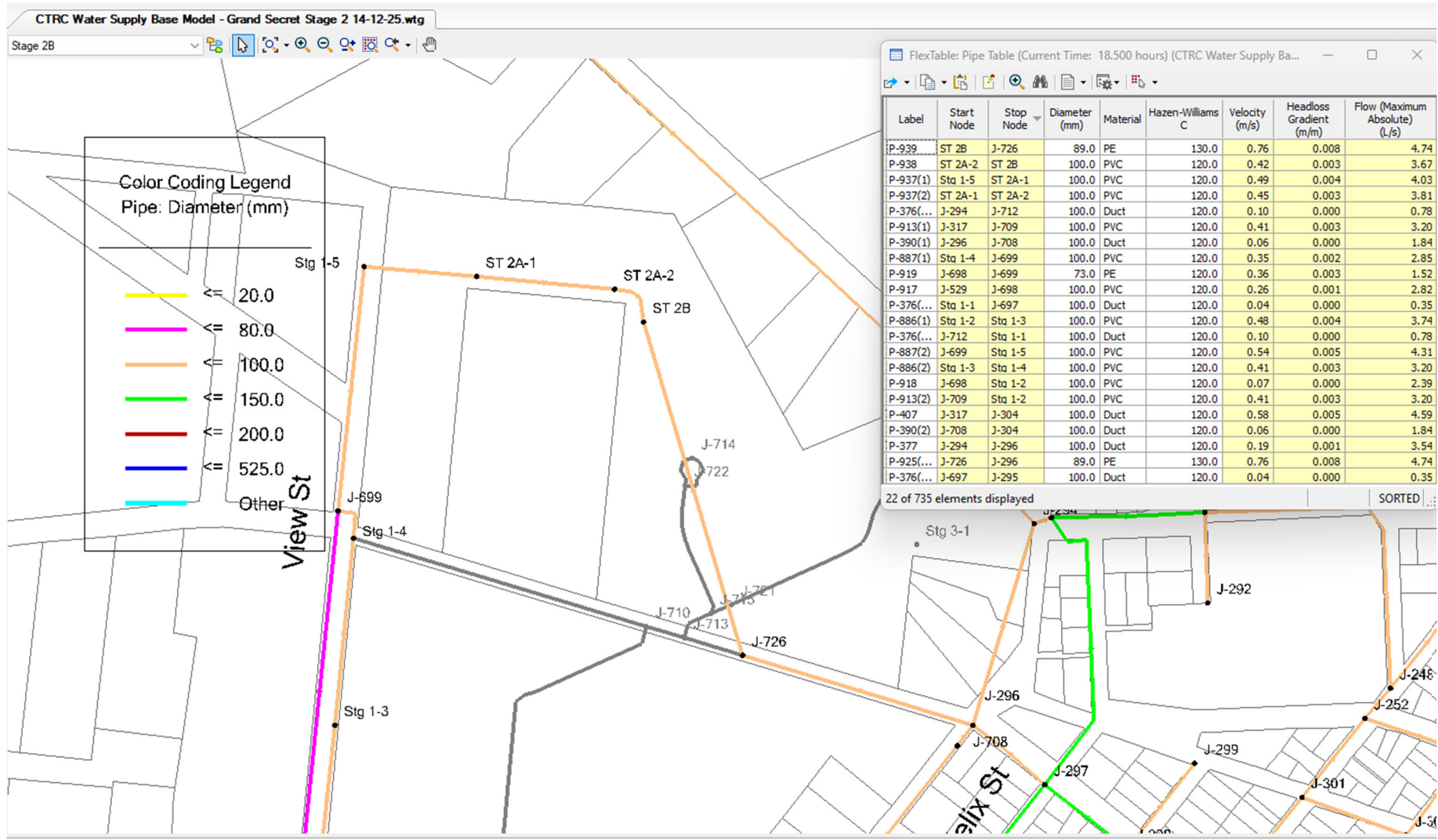
STAGE 2B – PEAK HOUR RESULTS - PRESSURES



STAGE 2B – PEAK HOUR RESULTS - PIPES



STAGE 2B – 7.5 L/S FIRE FLOW – PRESSURES



STAGE 2B – 7.5 L/S FIRE FLOW – PIPES