

19 November 2025

Our Ref: 5137435
File Ref: MCU2023/0001.01
Enquiries: Kelly Reaston

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

Sent via email: bridgeviewtrainingandhire@gmail.com

Dear Tony,

Changed Decision Notice – Approval
(Given under Section 81A of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved under delegated authority on 19 November 2025. The nature of the changes agreed to are detailed below including the conditions of the approval and notice of reasons. This changed decision notice replaces the original decision notice dated 25 February 2025.

Applicant details

Applicant name: Bridgeview Services Pty Ltd

Location details

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

Application details

Application number: MCU2023/0001.1
Approval type: Development Permit
Development type: Material Change of Use
Category of assessment: Code Assessment
Description of development: Educational Establishment (Machinery and Equipment Training), Short Term Accommodation and Outdoor Sales (Machinery and Equipment Hire)
Categorising instrument: Charters Towers Regional Town Plan Version 2



1. Nature of the change(s) agreed to

The changes agreed to as part of this changed decision notice are:

- 1) Amend Condition 6.
- 2) Amend condition 2.
- 3) Add condition 34.
- 4) Add condition 35.
- 5) Add condition 36.

2. 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		☒	☐

3. Conditions of approval

Condition Number	Condition	Timing																									
Approved Plans/Documents																											
1.	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: <table><tr><th>Drawing Title:</th><th>Prepared by:</th><th>Date:</th><th>Reference No:</th><th>Revision:</th></tr><tr><td>Proposed Development Layout Plan – Sheet 1</td><td>Milford Planning</td><td>13/09/24</td><td>M1907-SK-02</td><td>A</td></tr><tr><td>Proposed Development Layout Plan – Sheet 2</td><td>Milford Planning</td><td>13/09/24</td><td>M1907-SK-02</td><td>A</td></tr><tr><td>Proposed Development Layout Plan – Sheet 3</td><td>Milford Planning</td><td>13/09/24</td><td>M1907-SK-02</td><td>A</td></tr><tr><td>Floor Plan – Option 2</td><td>PHE Solutions Pty Ltd</td><td>12/10/21</td><td>202108030001</td><td>A</td></tr></table>	Drawing Title:	Prepared by:	Date:	Reference No:	Revision:	Proposed Development Layout Plan – Sheet 1	Milford Planning	13/09/24	M1907-SK-02	A	Proposed Development Layout Plan – Sheet 2	Milford Planning	13/09/24	M1907-SK-02	A	Proposed Development Layout Plan – Sheet 3	Milford Planning	13/09/24	M1907-SK-02	A	Floor Plan – Option 2	PHE Solutions Pty Ltd	12/10/21	202108030001	A	At all times
Drawing Title:	Prepared by:	Date:	Reference No:	Revision:																							
Proposed Development Layout Plan – Sheet 1	Milford Planning	13/09/24	M1907-SK-02	A																							
Proposed Development Layout Plan – Sheet 2	Milford Planning	13/09/24	M1907-SK-02	A																							
Proposed Development Layout Plan – Sheet 3	Milford Planning	13/09/24	M1907-SK-02	A																							
Floor Plan – Option 2	PHE Solutions Pty Ltd	12/10/21	202108030001	A																							



Condition Number	Condition					Timing
	Elevation A	PHE Solutions Pty Ltd	14/09/21	2020002	A	
	Elevation B	PHE Solutions Pty Ltd	14/09/21	2020002	A	
	3D Model Representation	<u>Bridgeview</u>	<u>30/10/2025</u>	=	=	
	Onsite Wastewater Management System	<u>Rpmenviro</u>	<u>25/11/2021</u>	<u>WMR/12154</u>	=	
General						
2.	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. d) <u>The short-term accommodation cabins must be constructed and maintained generally in accordance with the approved plans (including the 3D Model Representation), ensuring a defined separation from the training and machinery hire areas. Landscaping must be provided to screen operational areas and protect the amenity of guests.</u>					At all times
Amendment to design						
3.	All short term accommodation and associated carparking is to be located on the western side of the site access road to avoid conflicts between pedestrian and vehicle movements.					At all times
4.	A dedicated access track is required between the site entrance and the Outdoor Sales use and the Educational Establishment Use.					At all times
5.	Provide to Council, for Council's approval, an updated plan of development nominating the revised location of the Short Term Accommodation, carparking, and access track.					Prior to commencement of construction of the access track.



Condition Number	Condition	Timing
Limitation of Use		
6.	(a) The Short Term Accommodation is limited to 15 cabins and 30 persons. and is only to be used by persons directly associated with the Educational Establishment including Trainees and Trainers. The use of premises by members of the general public is not permitted. (b) A written register of persons using the Short Term Accommodation must be kept at all times. The register must nominate the training course each person is registered to facilitate or undertake. This register must be available for inspection by Council at any time on request.	At all times
7.	The Educational Establishment is limited to a maximum of 20 trainees on site at any time.	At all times
8.	The Outdoor Sales use established on site is limited to the hire of vehicles directly associated with the Educational Establishment and is to operate at a scale that allows for the hire of up to 15 pieces of machinery and equipment.	At all times
9.	No activities associated with the approved use are permitted to occur within the unnamed road/Mooreland Road road reserve.	At all times
10.	Only Medium Rigid Vehicles (MRVs) are permitted to access the site for all purposes. Heavy vehicles exceeding the classification of MRVs are prohibited.	At all times
11.	The Applicant must install appropriate signage at all site entry points to indicate the restriction of heavy vehicle access to MRVs only. These signs must be maintained in a legible condition for the duration of the use.	At all times
Access		
12.	Construct and maintain a driveway crossover at the frontage with Mooreland Road in accordance with Council's standard drawing <i>CTRC RO4 – Roads Rural & Turnouts Invert & Culvert Driveways</i> .	Prior to commencement of use
13.	Construct and maintain a dedicated rural access to a safe and appropriate standard in its current location in the Road Corridor (i.e. between the site and the driveway crossover at the frontage with Mooreland Road) in accordance with Council's standard drawing <i>CTRC 009 – Roads Typical Rural Road Cross Sections</i> .	Prior to commencement of use
14.	Lodge for approval by Council an Application for Prescribed Activity for Undertaking activities on local government-controlled areas and roads.	Prior to commencement of works within the road reserve.
Hours of Operation		
15.	The Educational Establishment and Outdoor Sales operate between 7:30 am until 4:30 pm daily and must not operate on Sunday.	At all times
Operational Plan/ Site Based Management Plan		



Condition Number	Condition	Timing
16.	Develop, implement and comply with an Operational Plan/ Site Based Management Plan for the operation and maintenance of the uses including relevant procedures for the management of human safety, site operations ie. Check in/check out, drop off/pick up, noise, waste storage and collection, servicing, and environmental hazards. The Site Based Management Plan is to be submitted to Council prior to the Commencement of Use.	At all times
Carparking		
17.	Sufficient car-parking spaces are to be constructed on site generally in accordance with the approved plans and condition 3. Suitable dust suppression is to be provided for the car parking spaces and any internal driveways and access.	Prior to commencement of use
Amalgamation of Lots		
18.	Amalgamate Lot 1 on MPH21143 and Lot 1 on MPH 13707 into one lot and register the Plan of Subdivision.	Prior to commencement of use of either the Outdoor Sales Use or the Educational Establishment Use.
Sediment and Erosion Control Plan (Educational Establishment)		
19.	Prepare and provide to Council for approval an Erosion and Sediment Control Plan (ESCP) to manage excavation pits and training areas. This plan should include adequate safety fencing if required.	Prior to commencement of use
Water		
20.	Provide a water supply management plan that details the potable water supply and/or storage.	Prior to commencement of use
21.	In addition, the applicant must at all times ensure that all water used for potable purposes complies with the Australian Drinking Water Guidelines Version 3.7 or as amended. All works required by the management plan must be completed and endorsed by Council before Commencement of Use. All infrastructure required by the management plan must be maintained in operational condition by the applicant/owner at all times.	As stated.
Sewer		
22.	All uses must be serviced by onsite waste water systems. Provide a management plan for the onsite wastewater holding tanks or obtain the relevant environmental authority for onsite sewage treatment activities.	Prior to the commencement of use



Condition Number	Condition	Timing
Drainage		
23.	All stormwater from the land must be directed to a lawful point of discharge as per the approved plan(s) such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual	At all times
Minimum Fill and Floor Levels (Short Term Accommodation)		
24.	All habitable floor levels must be a minimum of 300mm above the 1% AEP flood immunity level. Compliance with this condition must be confirmed by an RPEQ prior to commencement of use.	At all times
Electricity and Telecommunication		
25.	Submit to Council a Certificate of Electricity Supply demonstrating that supply is provided and available to the Short Term Accommodation use, unless otherwise specified by the provider.	Prior to the commencement of use
26.	Submit to Council a Provisioning of Telecommunication Services demonstrating that supply is provided and available to the Short Term Accommodation use, unless otherwise specified by the provider.	Prior to the commencement of use
Waste		
27.	The development is to be serviced by a private waste collection contractor and is not entitled to Council's kerbside collection service.	At all times
Environmental		
28.	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
29.	Ensure that: 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
30.	Where contaminated soils are evident, remedial works must be undertaken in accordance with <i>Environmental Protection Act 1994</i> . Where contaminated soils are identified, Council must be notified and provided with an appropriate Contaminated Soil Remedial Plan.	As part of operational and/or building works



Condition Number	Condition	Timing
Building, Plumbing and Drainage Works		
31.	Obtain a Development Permit for Building Works in accordance with the <i>Planning Act 2016</i> . Construction is to comply with the <i>Building Act 1975</i> , the <i>National Construction Code</i> , and the requirements of other relevant authorities.	Prior to construction
32.	Obtain a Permit for Plumbing and Drainage Works in accordance with the Plumbing and Drainage Act 2018 and the Plumbing and Drainage Regulation 2019. Construction is to comply with the National Construction Code: Volume Three – Plumbing Code of Australia 2019, the Queensland Plumbing and Wastewater Code 1: 2019 and the requirements of other relevant authorities.	Prior to construction
Lawful Commencement		
33.	Request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit have been satisfied.	Prior to the commencement of the use
Internal Access & Pedestrian Safety		
34.	<u>Internal access roads, parking areas and manoeuvring areas must be formed and maintained to an all-weather standard. Pedestrian routes between cabins, parking areas and site facilities must be clearly delineated and separated from vehicle movements associated with the training operations.</u>	<u>Prior to the commencement of the use and at all times.</u>
Lighting & Wayfinding		
35.	<u>Lighting and directional signage must be installed in accordance with the approved Lighting and Wayfinding Plan to provide safe and legible access for guests during night-time hours. All lighting must be directed and shielded to prevent glare or nuisance to adjoining land.</u>	<u>Prior to the commencement of the use and at all times.</u>
Short Term Accommodation Traffic & Access Requirements		
36.	<u>Prior to commencement of the short-term accommodation use, all traffic, access and safety upgrades identified in the RPEQ-certified traffic assessment must be completed, including any required visibility, signage, or internal road improvements.</u>	<u>Prior to the commencement of the use and at all times.</u>

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.
Aboriginal and Cultural Heritage	
B.	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



Advisory Notes	
	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
Workplace Health and Safety	
C.	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	
D.	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. 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.
Council Forms, Policies and Drawings	
E.	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

4. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of six (6) years.



5. Further development permits

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

- 1) Operational Works

6. Referral agencies

The referral agencies for this application are:

Agency:	Trigger:	Address:	Date and Ref:
State Assessment Referral Agency	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material Change of Use of premises within 25m of state-controlled road	North and Central West Office PO Box 5666 TOWNSVILLE QLD 4810 NQSARA@dsdmip.qld.gov.au	17 July 2024 2306-35277 SRA
State Assessment Referral Agency	Schedule 10, Part 3, Division 4, Subdivision 3, Table 1, Item 1 – Material Change of Use that involves clearing native vegetation	North and Central West Office PO Box 5666 TOWNSVILLE QLD 4810 NQSARA@dsdmip.qld.gov.au	17 July 2024 2306-35277 SRA

The conditions imposed by the referral agencies are included as an attachment.

7. Submission(s)

The proposed change did not require impact assessment, and therefore Public Notification was not applicable.

8. 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:	The proposed minor change is to expand the use of the Short Term Accommodation component of the approval to include visitors for various purposes and not just training accommodation.
Reasons for the decision:	When viewed holistically, and having regard to the needs assessment and supporting common material, it is reasonable to conclude that the change to the existing development approval will not result in a “substantially different development”. The supporting material suggests that the change does not fundamentally change the development, which remains



	an Educational Establishment (Machinery and Equipment Training), Short Term Accommodation and Outdoor Sales (Machinery and Equipment Hire). The use of the short term accommodation for visitors is supported in this circumstance because the primary purpose of the short term accommodation is to accommodate trainees and trainers using the facility. The use of the short term accommodation by visitors is secondary and ensures a viable ongoing product.	
Assessment benchmarks:	The proposed development was assessed against the relevant assessment benchmarks of the Charters Towers Regional Town Plan including the Flood Hazard Overlay Code, Natural Environment Overlay Code, Bushfire Hazard Overlay Code Regional Infrastructure Overlay, Rural Zone Code, Development Works Code, and the Landscaping Code. The proposed development was assessed against all the assessment benchmarks listed and the extent of the change does not raise any new issues of non-compliance with the assessment benchmarks.	
	Assessment benchmark:	Reasons for the approval despite non-compliance with benchmark:
	N/A	N/A

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

There are no other requirements.

10. 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 Kelly Reaston, Consultant Town Planner on (07) 4761 5300.

Yours faithfully

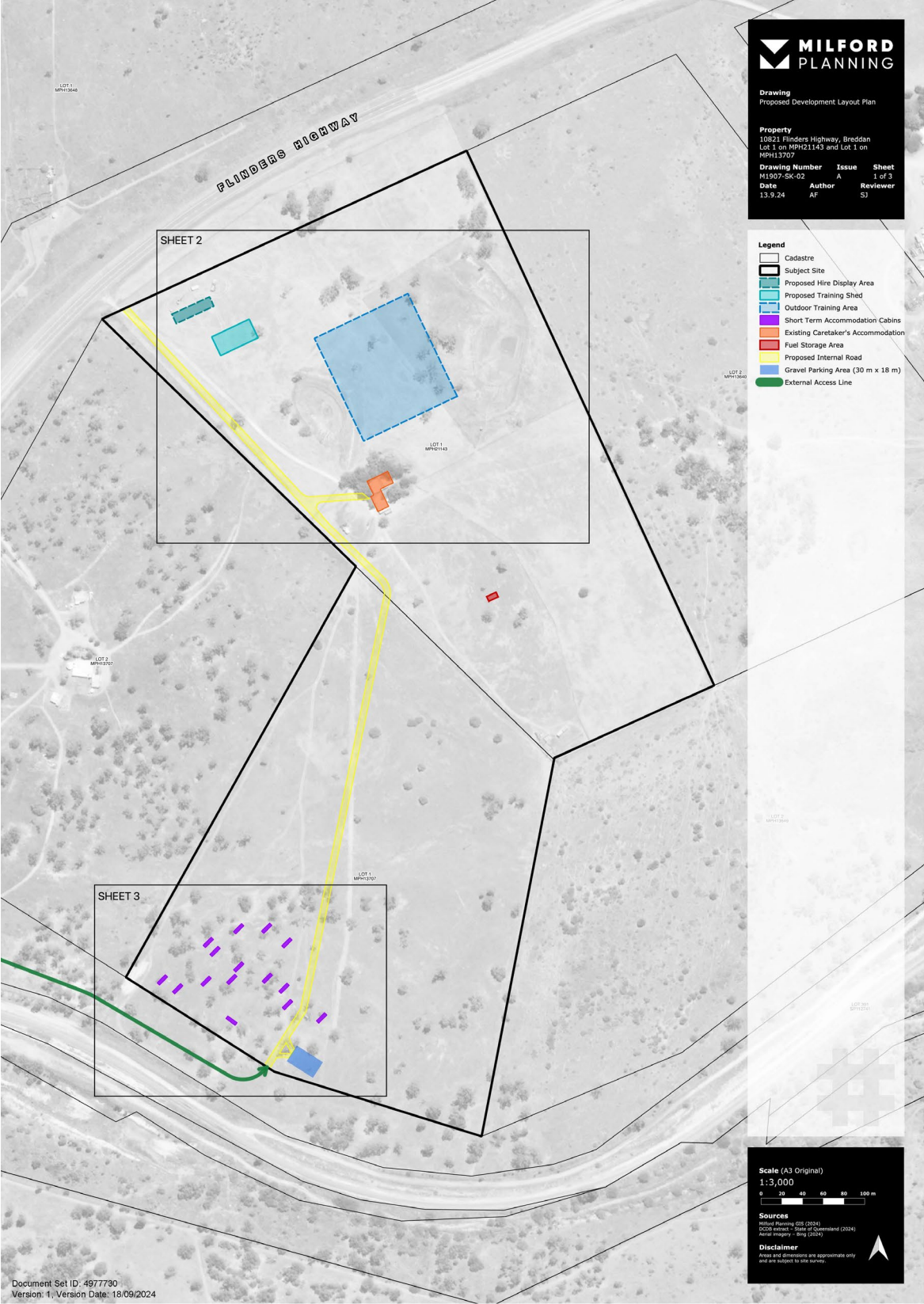


Timna Green
Manager Planning & Development

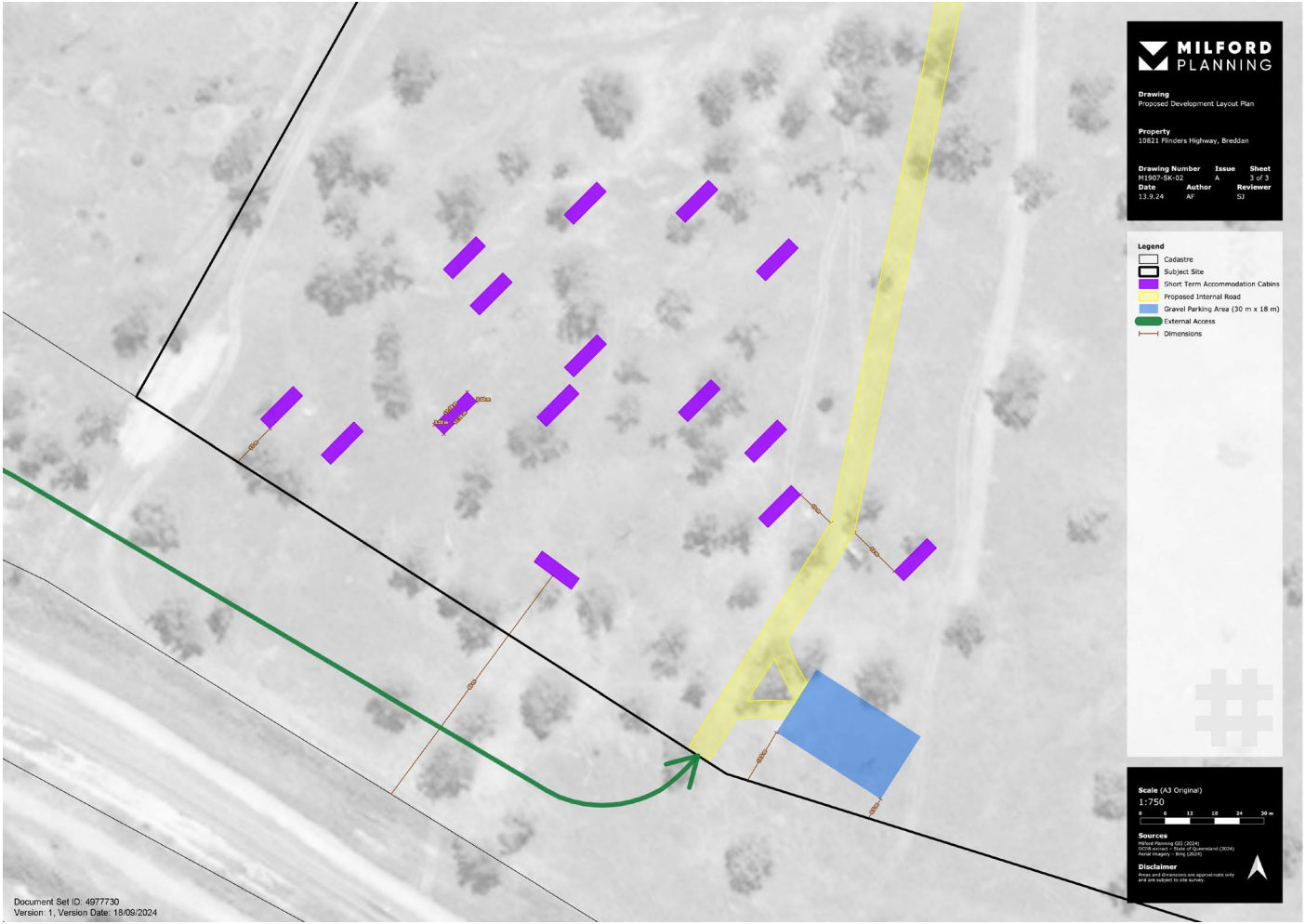
Enc. Approved Plans
SARA Conditions
Appeal Rights



APPENDIX 1- APPROVED PLANS OF DEVELOPMENT







MILFORD PLANNING

Drawing
Proposed Development Layout Plan

Property
10821 Flinders Highway, Bredan

Drawing Number	Issue	Sheet
M19037-04-02	A	3 of 3

Date	Author	Reviewer
13.9.24	AF	SJ

- Legend**
- Cadastre
 - Subject Site
 - Short Term Accommodation Cabins
 - Proposed Internal Road
 - Gravel Parking Area (30 m x 18 m)
 - External Access
 - Dimensions

Scale (A3 Original)
1:750

Source
Milford Planning GIS (2024)
Milford Council - State of Environment (2024)
Aerial Imagery - Bing (2023)

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

Document Set ID: 4977730
Version: 1, Version Date: 15/09/2024

APPROVED PLAN
Planning and Development

DATE: 19 November 2025
APPLICATION: MCU2023/0001.01



MILFORD PLANNING

Drawing
External Access Layout Plan

Property
10821 Flinders Highway, Bredan

Drawing Number	Issue	Sheet
M19023-01	A	1 of 1

Date	Author	Reviewer
13.9.24	HW	SJ

- Legend
- Cadastre
 - Subject Site
 - Proposed Internal Road
 - Gravel Parking Area (30 m x 18 m)
 - Short Term Accommodation Cabins
 - External Access

Scale (A3 Original)
1:2,500

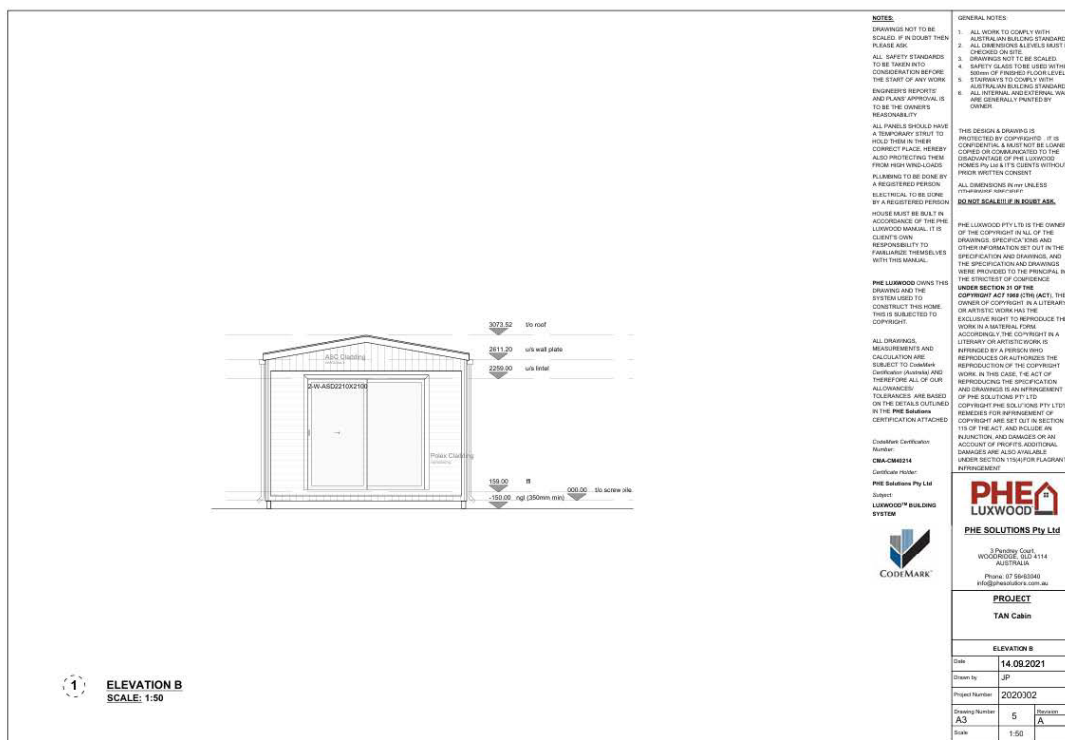
Source
Milford Planning GIS (2024)
Milford Planning - State of Environment (2024)
Aerial Imagery - Bing (2023)

Disclaimer
This plan and drawings are approximate only
and are subject to site survey.

Document Set ID: 4977730
Version: 1, Version Date: 18/09/2024

APPROVED PLAN
Planning and
Development

DATE: 19 November 2025
APPLICATION: MCU2023/0001.01



Bridgeview Training and Hire Property

10821 Flinders Highway, Breddan QLD 4820

Accommodation Site

3D Model Representation

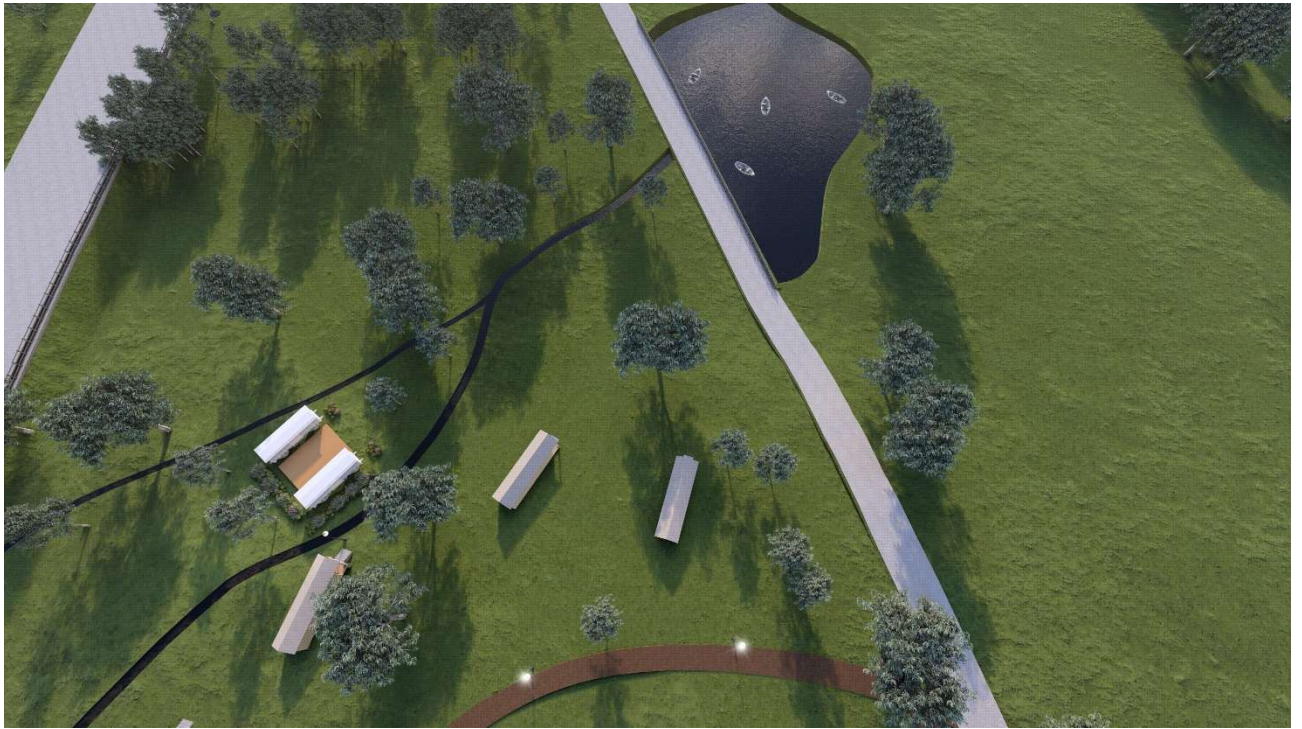


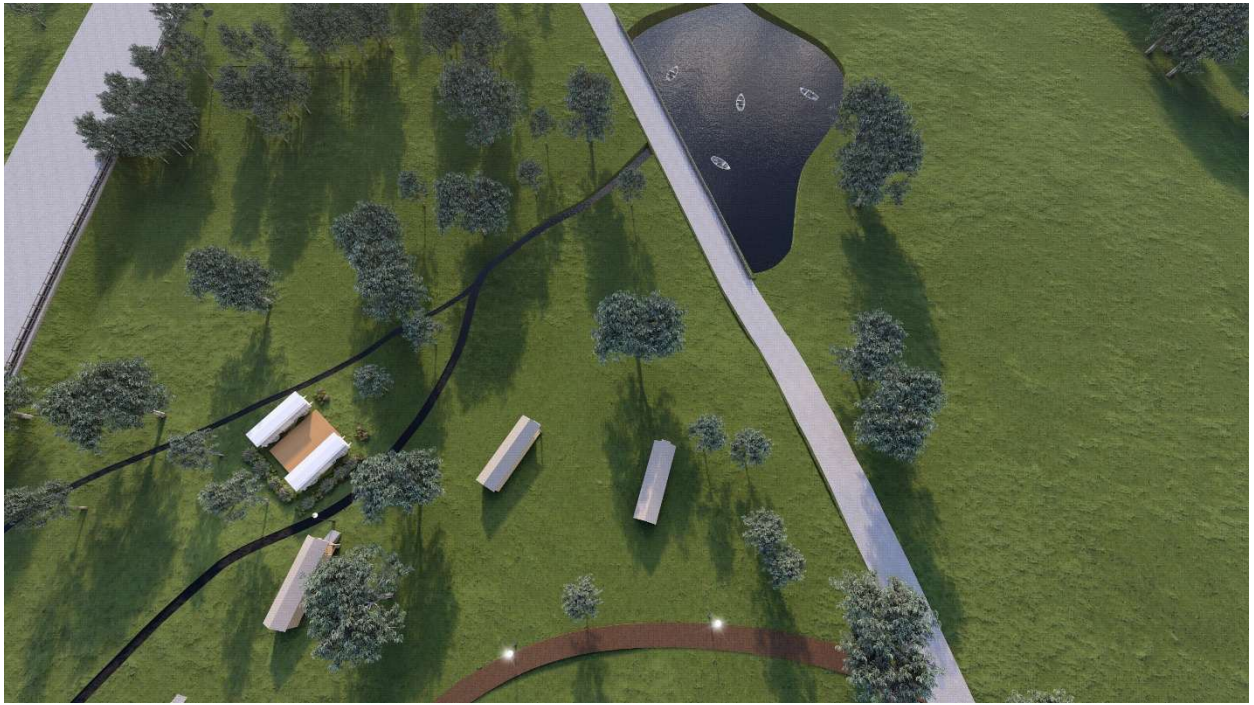














APPENDIX 2 – REFERRAL AGENCY CONDITIONS

Our ref TMR23-039584
Your ref M1907
Enquiries Aidan Colahan



17 July 2024

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location
(s62(1) Transport Infrastructure Act 1994)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU2023/0001, lodged with Charters Towers Regional Council involves constructing or changing a vehicular access between Lot 1MPH21143, the land the subject of the application, and the Flinders Highway (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address Bridgeview Services Pty Ltd - C/o Milford Planning
PO Box 5463
Townsville QLD 4810

Application Details

Address of Property 10821 Flinders Highway, Breddan QLD 4820
Real Property Description 1MPH21143
Aspect/s of Development Development Application seeking a Development Permit for Material Change of Use – Educational Establishment (Machinery and Equipment Training), Short Term Accommodation and Outdoor Sales (Machinery and Equipment Training)

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The permitted road access location is to be located generally in accordance with Permitted Road Access Location plan, prepared by Department of Transport and Main Roads, dated 5 July 2024, reference DA001, and revision 1.	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations
North Queensland Region
445 Flinders Street Townsville QLD 4810
PO Box 1089 Townsville QLD 4810

Telephone +61 7 4421 8708
Website www.tmr.qld.gov.au
Email North.Queensland.IDAS@tmr.qld.gov.au
ABN: 39 407 690 291

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No.	Conditions of Approval	Condition Timing
2	(a) Access to the Flinders Highway is to be restricted to vehicles associated with the caretaker's accommodation use only. (b) All vehicles associated with the educational establishment, outdoor sales and short term accommodation uses are to access the site via the unnamed local road fronting Lot 1 on MPH13707. (c) Internal fencing must be provided generally in accordance with Proposed Development Layout Plan, prepared by Milford Planning, dated 30 August 2023, reference M1907-SK-02 and revision B, as amended in red.	(a) At all times. (b) At all times (c) Prior to the commencement of use.
3	Direct access is prohibited between the Flinders Highway and Lot 1 on MPH21143 at any other location other than the Permitted Road Access Location described in Condition 1.	At all times.
4	The landowner will undertake responsibility of maintaining the crossover between the property boundary and the edge of the road pavement as required to continue safe and efficient access between the permitted road access point and the State-controlled Road.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- (a) To ensure access to the State-controlled Road from the proposed development does not compromise the safety and efficiency of the State-controlled road network.
- (b) To provide safe access for all vehicles associated with the proposed use.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.

2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

If further information about this approval or any other related query is required, Mr Aidan Colahan, Town Planner should be contacted by email at North.Queensland.IDAS@tmr.qld.gov.au or on 4421 8708.

Yours sincerely



Peter Tarlinton
A/Senior Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan
Attachment E – Internal Fencing Plan

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- This access relates to land located at 10821 Flinders Highway, Breddan QLD 4820 and is more particularly described as Lot 1 on MPH21143.
- The subject site has an area of 28.97ha with Lot 1 on MPH21143 currently occupied by a single dwelling.
- The subject site has frontage to the Flinders Highway (Road ID:14A), a State Controlled Road under the jurisdiction of the Department of Transport and Main Roads.
- Where proximate to the subject site, the Flinders Highway has an AADT of 2,642 and a posted speed limit of 100km/h.
- A single vehicular access to the State Controlled Road currently exists.
- The subject site is located within the Charters Towers Regional Council Local Government Area.
- Where proximate to the subject site, the Flinders Highway is not a Limited Access Road.
- The subject site is associated with the neighbouring lot to the south Lot 1 on MPH13707. This lot has direct access via an unnamed local road.
- Multiple uses are proposed for the subject site, specifically; Educational Establishment (Machinery and Equipment Training), Short Term Accommodation and Outdoor Sales (Machinery and Equipment Hire).
- The access to the Flinders Highway has poor sightlines to the west and is not considered appropriate for multiple uses and for large vehicle movements.
- The access to the Flinders Highway is to be used by a caretakers residence and fencing is to be provided internally to ensure large vehicles associated with other uses on the site make use of the local road to gain access.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Planning Report	Milford Planning	23 December 2022	M1907	2
Proposed Development Layout Plan	Milford Planning	30 August 2023	M1907-SK-02	B
Response to Information Request	Milford Planning	14 September 2023	M1907-2	-
Technical memorandum	Langtree Consulting	27 June 2024	1161/TM-AR0217	B

Attachment B
Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
- (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and
 - (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.
- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

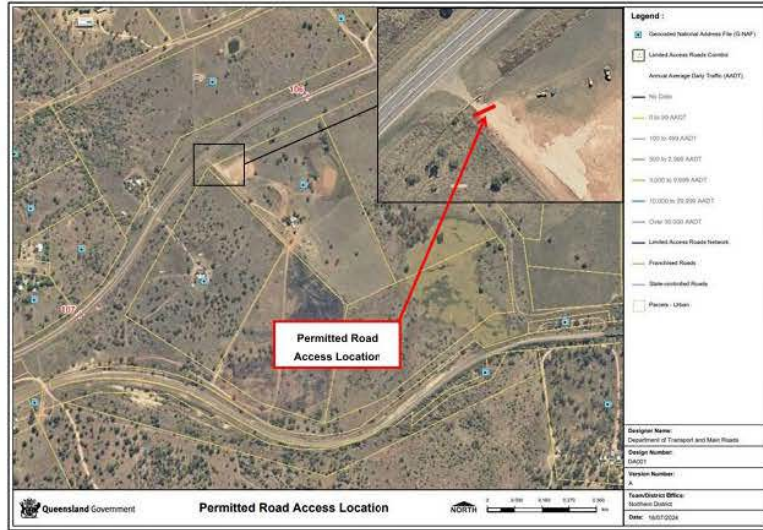
- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);
- the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

Attachment D - Permitted Road Access Location Plan

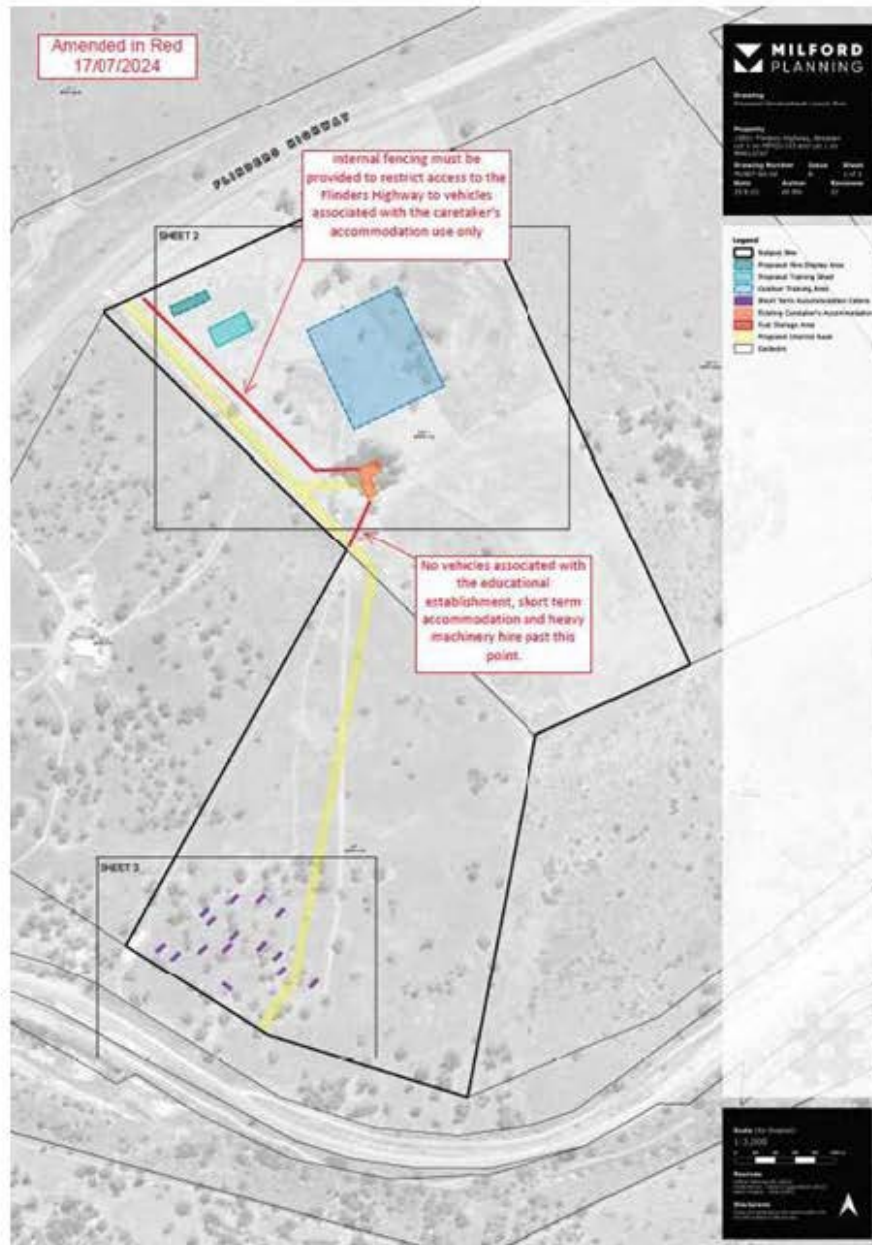


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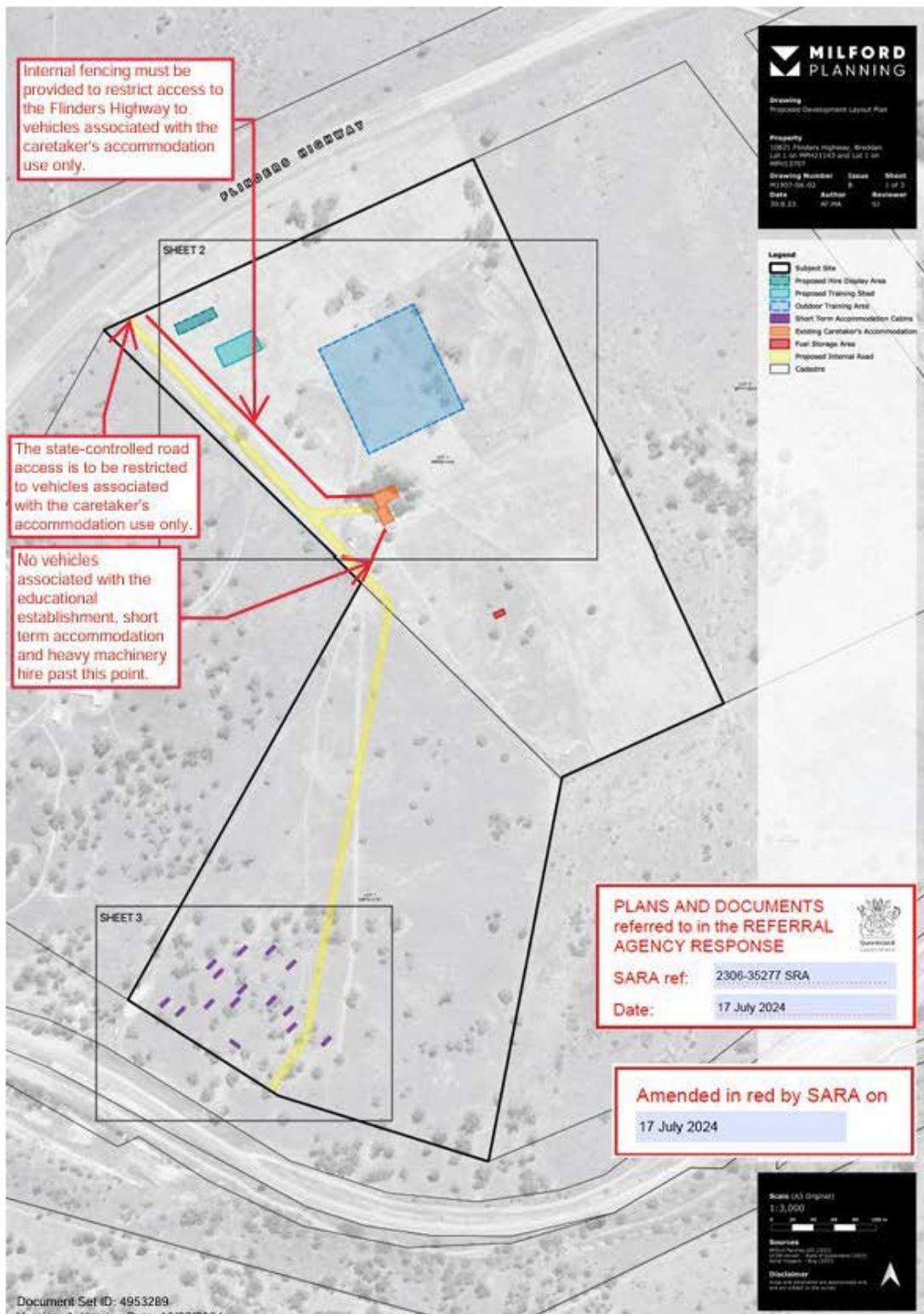
Attachment E – Internal Fencing Plan

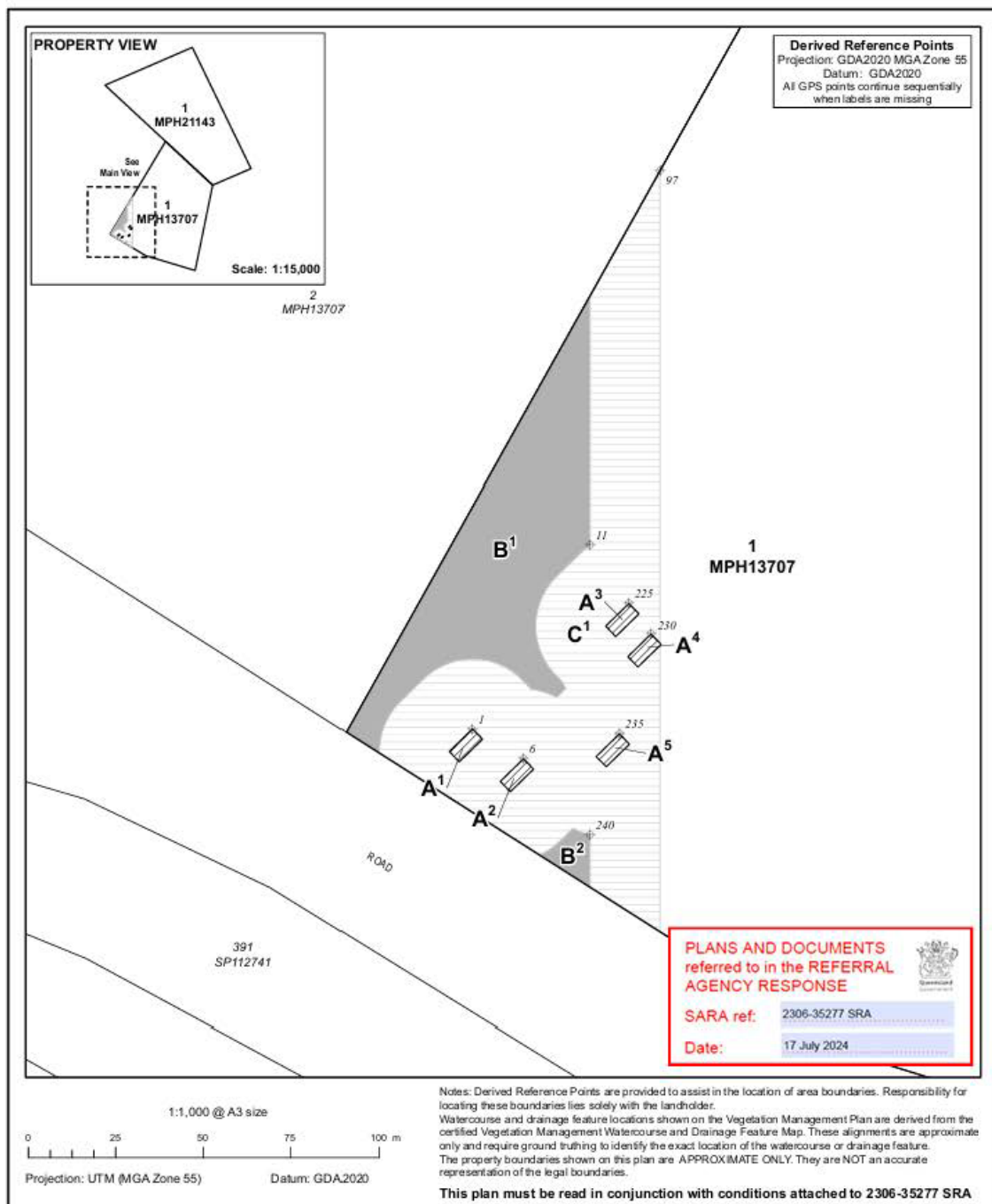


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Attachment to Plan: 2306-35277 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Note: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2306-35277 SRA

Date: 17 July 2024

Part ID	Unique ID	Easting	Northing
A1	1	439010	7787545
A1	2	439013	7787542
A1	3	439006	7787536
A1	4	439003	7787538
A1	5	439010	7787545
A2	6	439025	7787536
A2	7	439027	7787533
A2	8	439021	7787527
A2	9	439018	7787530
A2	10	439025	7787536
B1	11	439044	7787507
B1	12	439043	7787507
B1	13	439042	7787506
B1	14	439041	7787506
B1	15	439034	7787509
B1	16	439034	7787509
B1	17	439033	7787508
B1	18	439032	7787507
B1	19	439031	7787505
B1	20	439031	7787504
B1	21	439030	7787503
B1	22	439030	7787502
B1	23	439029	7787501
B1	24	439029	7787500
B1	25	439028	77875078
B1	26	439028	7787517
B1	27	439028	7787518
B1	28	439028	7787519
B1	29	439028	7787517
B1	30	439028	7787512
B1	31	439028	7787510
B1	32	439029	7787509
B1	33	439029	7787508
B1	34	439030	7787507
B1	35	439030	7787506
B1	36	439031	7787504
B1	37	439031	7787503
B1	38	439032	7787502
B1	39	439033	7787501
B1	40	439034	7787500
B1	41	439036	7787508
B1	42	439036	7787508
B1	43	439037	7787507
B1	44	439037	7787506
B1	45	439034	7787504
B1	46	439033	7787504
B1	47	439032	7787505
B1	48	439031	7787505
B1	49	439030	7787506
B1	50	439029	7787506
B1	51	439027	7787506
B1	52	439027	7787506
B1	53	439024	7787509
B1	54	439024	7787509
B1	55	439023	7787500
B1	56	439022	7787501
B1	57	439021	7787502
B1	58	439020	7787502
B1	59	439019	7787503
B1	60	439018	7787503

Part ID	Unique ID	Easting	Northing
B1	61	439016	7787504
B1	62	439015	7787504
B1	63	439014	7787505
B1	64	439013	7787505
B1	65	439011	7787505
B1	66	439010	7787505
B1	67	439009	7787505
B1	68	439007	7787505
B1	69	439006	7787505
B1	70	439005	7787504
B1	71	439004	7787504
B1	72	439002	7787503
B1	73	439001	7787503
B1	74	439000	7787502
B1	75	439000	7787502
B1	76	439000	7787501
B1	77	439000	7787500
B1	78	439000	7787500
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Part ID	Unique ID	Easting	Northing
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C1	129	439006	7787548
C1	130	439007	7787550
C1	131	439007	7787551
C1	132	439008	7787552
C1	133	439009	7787553
C1	134	439009	7787553
C1	135	439006	7787559
C1	136	439007	7787560
C1	137	439008	7787561
C1	138	439009	7787562
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C1	166	439032	7787555
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C1	168	439034	7787554
C1	169	439037	7787556
C1	170	439037	7787557
C1	171	439036	7787558
C1	172	439036	7787558
C1	173	439034	7787560
C1	174	439033	7787561
C1	175	439032	7787562
C1	176	439031	7787563
C1	177	439031	7787564
C1	178	439030	7787566
C1	179	439030	7787567
C1	180	439029	7787568

Attachment to Plan: 2306-35277 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and proceed in a clockwise direction.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2306-35277 SRA

Date: 17 July 2024

Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing	Part ID	Unique ID	Easting	Northing
C1	181	438629	7787569	B2	241	438644	7787500				
C1	182	438628	7787570	B2	242	438638	7787509				
C1	183	438628	7787572	B2	243	438630	7787509				
C1	184	438628	7787573	B2	244	438631	7787510				
C1	185	438628	7787574	B2	245	438632	7787510				
C1	186	438628	7787576	B2	246	438633	7787511				
C1	187	438628	7787577	B2	247	438634	7787512				
C1	188	438628	7787578	B2	248	438635	7787513				
C1	189	438629	7787580	B2	249	438636	7787517				
C1	190	438629	7787581	B2	250	438636	7787516				
C1	191	438630	7787582	B2	251	438641	7787516				
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C1	193	438631	7787584	B2	253	438643	7787515				
C1	194	438631	7787585	B2	254	438644	7787515				
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C1	199	438641	7787595								
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C1	207	438658	7787578								
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C1	224	438627	7787533								
A3	225	438625	7787581								
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A3	228	438648	7787574								
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A4	230	438661	7787572								
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A4	232	438657	7787563								
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A5	236	438655	7787541								
A5	237	438648	7787534								
A5	238	438645	7787537								
A5	239	438652	7787544								
B2	240	438644	7787515								

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



SARA reference: 2306-35277 SRA
Council reference: MCU2023/0001
Applicant reference: M1907

17 July 2024

Chief Executive Officer
Charters Towers Regional Council
PO Box 189
Charters Towers QLD 4820
mail@charters Towers.qld.gov.au

Attention: Planning and Development

Dear Sir/Madam

**SARA referral agency response—10821 Flinders Highway,
Breddan**

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 20 June 2023.

Response

Outcome:	Referral agency response – with conditions
Date of response:	17 July 2024
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material Change of Use – Educational Establishment (Machinery and Equipment Training), Short Term Accommodation and Outdoor Sales (Machinery and Equipment Training)
SARA role:	Referral agency	

Page 1 of 9

North and North West regional office
Level 11, 445 Flinders Street, Townsville
PO Box 5666, Townsville QLD 4810

SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1— Material Change of use of premises within 25m of state-controlled road Schedule 10, Part 3, Division 4, Subdivision 3, Table 1, Item 1— Material Change of Use that involves clearing native vegetation (Planning Regulation 2017)
SARA reference:	2306-35277 SRA
Assessment manager:	Charters Towers Regional Council
Street address:	10821 Flinders Highway, Breddan
Real property description:	Lot 1 on MPH21143 and Lot 1 on MPH13707
Applicant name:	Bridgeview Services Pty Ltd C/- Milford Planning
Applicant contact details:	PO Box 5463 TOWNSVILLE CITY QLD 4810 info@milfordplanning.com.au
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: • Approved • Reference: TMR23-039584 • Date: 17 July 2024 If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at North.Queensland.IDAS@tmr.qld.gov.au
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Rights Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Helena Xu, Senior Planning Officer, on (07) 3452 6724 or via email NQSARA@dsdipg.qld.gov.au who will be pleased to assist.

Yours sincerely



Graeme Kenna
Manager (Planning)

Z306-35277 SRA

cc Bridgeview Services Pty Ltd, info@milfordplanning.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

State Assessment and Referral Agency

Page 3 of 9

Document Set ID: 4953289
Version: 1, Version Date: 18/07/2024

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material Change of Use		
10.9.4.2.4.1—Material Change of use of premises within 25m of state-controlled road—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Internal fencing must be provided generally in accordance with Proposed Development Layout Plan, prepared by Milford Planning, dated 30.08.23, reference M1907-SK-02 and revision B, as amended in red by SARA.	At all times.
2.	Access to the Flinders Highway is to be restricted to vehicles associated with the caretaker's accommodation use only.	At all times.
3.	Stormwater management of the development must not cause worsening to the operating performance of the State-transport corridor, such that any works on the land must not: (i) create any new discharge points for stormwater runoff onto the State-transport corridor; (ii) concentrate or increase the velocity of flows to the State-transport corridor; (iii) interfere with and/or cause damage to the existing stormwater drainage on the State-transport corridor; (iv) reduce the quality of stormwater discharge onto the State-transport corridor; (v) impede or interfere with any overland flow or hydraulic conveyance from the State-transport corridor; and, (vi) reduce the floodplain immunity of the State-transport corridor.	At all times.
4.	Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach or destabilise the State-controlled road including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	At all times.
10.3.4.3.1.1—Material Change of Use that involves clearing native vegetation—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Resources to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
5.	Clearing of vegetation must: (a) only occur within Area A (A¹ - A²) as shown on the attached: (i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2306-35277 SRA, Sheet 1, and (ii) Attachment to Vegetation Management Plan VMP 2306-35277 SRA Derived Reference Points for GPS,	At all times.

	(b) not exceed 0.008 hectares.	
6.	Clearing of vegetation must not occur within the area identified as Area B (B¹ – B²) as shown on the attached: (a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2306-35277 SRA, Sheet 1, and (b) Attachment to Vegetation Management Plan VMP 2306-35277 SRA Derived Reference Points for GPS. Note: This condition is not applicable where clearing of vegetation is an exempt clearing activity for essential management items (a), (b), (c), (d) and (e), under Schedule 21 of the Planning Regulation 2017.	At all times.
7.	Built infrastructure, other than for fences, roads, underground services, must not be established, constructed or located within Area C (C¹) as shown on the attached: (a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2306-35277 SRA, Sheet 1, and (b) Attachment to Vegetation Management Plan VMP 2306-35277 SRA Derived Reference Points for GPS. Note: Schedule 21 of the Planning Regulation 2017 provides where exempt clearing work can occur.	At all times.
8.	Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this development approval and must be made aware of the full extent of clearing authorised by this development approval.	Prior to clearing

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	Boundary Fencing within State-controlled road reserve Ancillary Works and Encroachments within the State-controlled road corridor require approval from TMR pursuant to section 50 of the <i>Transport Infrastructure Act 1994</i> . Aerial imagery indicates that the subject site and aspects of the proposed development are partially located within the State-controlled road corridor. This includes signage and structures associated with the existing on-site uses. Fencing must be relocated to meet the property boundary, and any structures and/or activities must be removed from the State-controlled road corridor. A survey should be undertaken to determine the appropriate boundary location.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The proposed development is considered to achieve the relevant assessment benchmarks of State code 1 of SDAP. Specifically, the development

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of state-controlled road;
- does not adversely impact the structural integrity or physical condition of state-controlled road;
- does not adversely impact road transport infrastructure, public passenger transport infrastructure or active transport infrastructure; and,
- does not adversely impact the function and efficiency of state-controlled road.

The proposed works, with conditions, comply with the relevant provisions of State code 16 of the SDAP. Specifically, the development:

- avoids clearing, or where avoidance is not reasonably possible, minimises clearing to:
 - a. conserve vegetation;
 - b. avoid land degradation;
 - c. avoid the loss of biodiversity;
 - d. maintain ecological processes;
- minimises contributions to greenhouse gas emissions;
- for vegetation retention purposes, is undertaken in a manner that retains or regenerates vegetation by sustainably managing the impacts of the clearing on regional ecosystems, biodiversity and ecological processes over time;
- is consistent with any notice requiring compliance on the land subject to the development application unless a better environmental outcome can be achieved;
- is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved;
- avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible;
- does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided (where appropriate).

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- *Planning Regulation 2017*
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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Onsite Wastewater Management System

Bridgeview Services Pty Ltd

10821 Flinders Highway, Breddan QLD 4820

WMR/12154



Prepared by RpmEnviro

25/11/2021

Contact Regarding this Proposal: Darren Roos

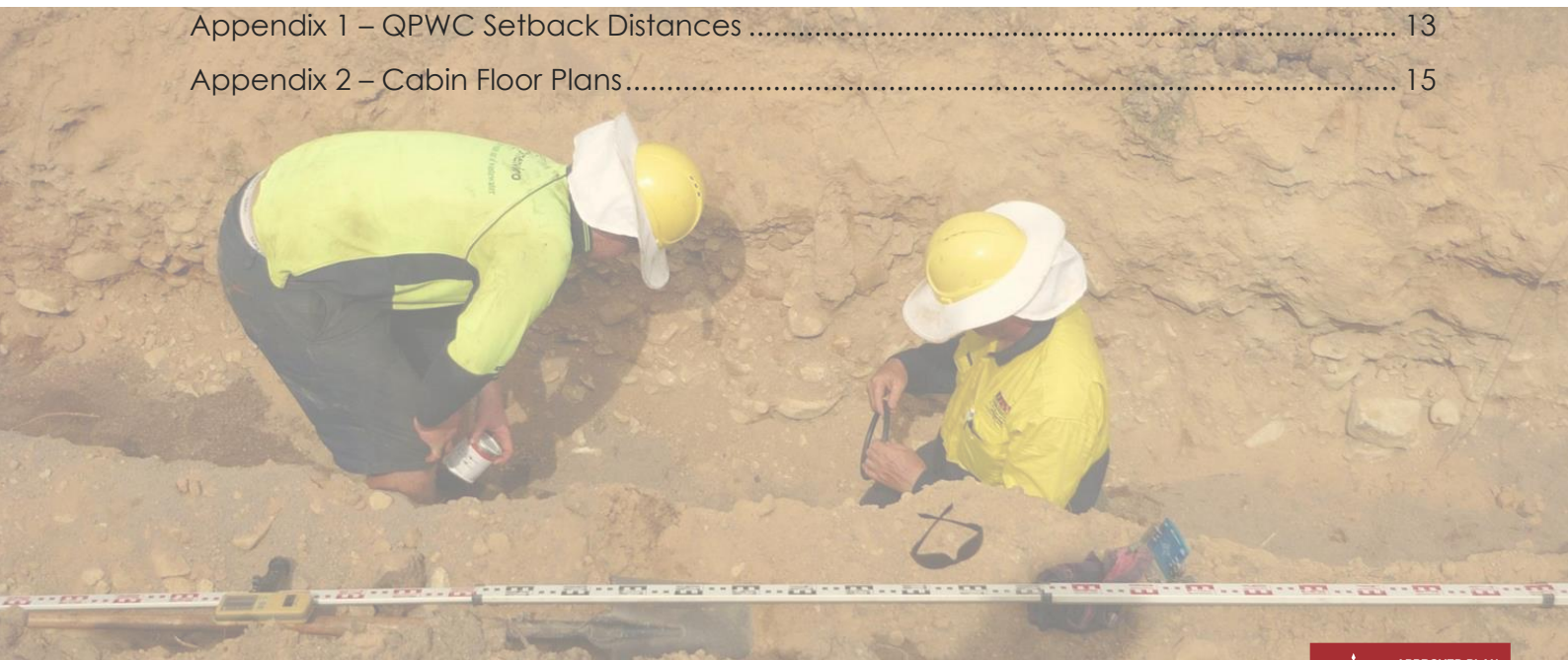
Mob:0438 158 097

Ph: (07) 4056 5555

E: darren@rpmenviro.com.au

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Wastewater
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The sustainable management of water and wastewater is one of the key challenges facing society today. In all areas of urban and rural environments, good water & wastewater procedures can be established to meet the demands and challenges for companies, businesses, developments and households.

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Introduction

HRW Training are redeveloping the site to build a new training facility that will include accommodation facilities. It is proposed that the development will be staged, with the first stage to include the training building/s, several accommodation rooms and all inground infrastructure to support the installation of stage 1 buildings and future accommodation rooms.

Rpmenviro have been engaged to prepare an onsite wastewater treatment system and design to suit the proposed new training facility on the site. The purpose of this report is to provide size and design for the onsite wastewater treatment system and associated land application area.

1. Site Details

Street Address:	10821 Flinder Highway, Breddan QLD 4820				
Owner:	Tony and Peggy Beed				
Phone No:		Email:	admin@hrwtraining.com.au		
Proposed Lot No:	1	Survey Plant Details:	MPH13707		
Local Government:	Charters Towers Regional Council	Parish:		County:	
Site Plan Details Attached, Ref. No or Description:		Site Plan Attached			
Soil Type from Soil Maps:	N/A				
Annual Rainfall:	659mm	Annual Evapotranspiration	1700mm		
Site Water Supply	☐ Town Water	☐ Rain Water	☒ Bore Water	☐ Dam	

2. Site Evaluator

Arnold Roos

02/11/2021

Name

Signature

Date

Site and Soil Evaluation

3. Site Assessment

Slope	3-5°
Shape	Waxing Divergent
Aspect	North-East
Exposure	Full
Erosion	Not noted
Vegetation	Grasses with some trees
Water courses	Nil
Water table	Not encountered
Fill	Not encountered
Flooding	Not likely
Channelled run off	Not found
Soil surface conditions	Dry
Available setback	>50mtrs
Boundaries	>4 mtrs available
Wells, Bores	Not encountered during inspection
Embankments	Not encountered during inspection
Buildings	2 mtrs
Other	

4. Soil Assessment

Method of testing	• Test hole • Soil Texture • Ribbon Test
Colour	Brown
Structure	Massive Structure
Texture	Medium – Heavy Clay
Course Fragments	<2%
Permeability Ksat (m/d)	Indicative Permeability <0.06
Dispersion	
Soil Category	6
Design Irrigation Rate	2mm / day
Design Loading Rate	5mm / day



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5. Bore Logs

Bore Hole 1

Depth	Description	Colour	Texture	Coarse Fragments	Structure	Soil Category
0-200mm	Brown clay with small pedes	Brown	Heavy Clay	<2%	Massive	6
200-400mm	Brown clay	Brown	Heavy Clay	<2%	Massive	6
400-600mm	Brown clay with few mottles of white	Brown	Heavy Clay	<2%	Massive	6

Bore Hole 2

Depth	Description	Colour	Texture	Coarse Fragments	Structure	Soil Category
0-200mm	Brown clay with small pedes	Brown	Heavy Clay	10%	Weak	6
200-400mm	Brown clay	Brown	Heavy Clay	<5%	Massive	6
400-600mm	Brown clay with few mottles of white	Brown	Heavy Clay	<2%	Massive	6





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Bore Hole 3

Depth	Description	Colour	Texture	Coarse Fragments	Structure	Soil Category
0-200mm	Brown clay with small pedes	Brown	Heavy Clay	30%	Moderate	6
200-400mm	Brown clay	Brown	Heavy Clay	10%	Weak	6
400-600mm	Brown clay with few mottles of white	Brown	Heavy Clay	<5%	Massive	6

Bore Hole 4

Depth	Description	Colour	Texture	Coarse Fragments	Structure	Soil Category
0-200mm	Brown clay with small pedes	Brown	Heavy Clay	50-60%	Strong	6
200-400mm	Brown clay	Brown	Heavy Clay	30%	Moderate	6
400-600mm	Brown clay with few mottles of white	Brown	Heavy Clay	<5%	Massive	6

Wastewater Treatment System

6. System Type

Due to the heavy clay sub soil, any absorption trench type system is not considered suitable for this site.

Suitable systems for this site include;

- Septic system with Wisconsin Mound
- Secondary/Advanced Secondary Treatment system with Evapotranspiration trench
- Secondary/Advanced Secondary Treatment system with subsurface drip irrigation
- Secondary/Advanced Secondary Treatment system with surface irrigation

With the nature of the development, beneficial reuse of the treated effluent is considered most suitable for the site. This would consist of a Secondary or Advanced Secondary treatment plant and irrigation in raised garden beds around the accommodation and training buildings and along pathways. Our preference is for surface or subsurface drip irrigation to minimise the possibility of human contact with the disinfected final effluent.

7. Household Fixtures

Standard water-reduction fixtures must be used to ensure the integrity of the system. They shall include:-

- Shower-flow restrictors.
- Aerator faucets.
- Water-conserving automatic washing machines.

Note: - Garbage grinders are not permitted to be used with most wastewater treatment systems

As per AS/NZ 1547:2012 Appendix H, Table H1 the Typical wastewater design flow allowance is as following

Source	Typical wastewater design flows (L/person/day)	
Residential Premises	On-site roof water tank supply	Reticulated water supply
	120	150

8. System Design Capacity

Proposed number of Bedrooms	15 (7 * double cabin & 8 * single cabins)
Proposed Population Equivalent	22
Proposed water supply	Bore water supply
Hydraulic flow allowance P/Person	120 l/p/day (150l – 30l for Laundry)
Calculated Hydraulic loading	22*120 = 2640l/day

This development as existing does **not** exceed the 21EP threshold and thus the site will **not** require approval through an ERA63 process.

9. Land Application System Design

Refer to AS/NZ 1547:2012 Table M1 for the Design Loading Rate (DLR) for Irrigation Systems

Calculated Hydraulic loading	2640L/day
Land application System Type	Subsurface Drip Irrigation
Design Irrigation Rate	2.0 mm/day
Calculated Basal Area Required	2640/2 = 1320m ²

Based on even spread of effluent through area of cabins, each cabin will require a garden bed area of 88m².

Each garden shall consist of an imported good quality garden soil, scarify the existing soil under each garden bed to a depth of 300mm and apply gypsum at a rate of 1kg/m³.

Each land application area is to maintain the required setback distances from boundaries, buildings, bores etc. Refer to appendix 1 – QPWC Setback distances



10. Conclusion

The wastewater generated from the site shall be treated through an aerated wastewater treatment plant to a secondary or advanced secondary quality. The treatment plant shall be capable of a hydraulic loading of 3000l/day with final effluent disinfected to allow for surface distribution on the garden beds. Disinfection of the final effluent also aids in the upkeep of the drip irrigation network by preventing the growth of biofilms with the network.

As the site is to be constructed in a staged process, the treatment plant must be capable of producing the effluent quality at low flow rates initially through to full flow rate at the completion of the development. In addition to this the land application areas may be installed in a staged process as each cabin is installed. For each double cabin, a land application area garden bed of 120m² is required and for each single cabin, a land application area garden bed of 60m² is required.

11. Operation and Maintenance

The wastewater treatment system will require ongoing quarterly maintenance by the service agent. The homeowner should fully inform themselves on the proper operation and maintenance requirements of the onsite wastewater systems.

Should you have any questions regarding this report, please do not hesitation to contact our office.

Kind Regards



Darren Roos



SITE OVERVIEW
NOT TO SCALE



PROPOSED CABIN LAYOUT
WITH DRAINAGE
NOT TO SCALE



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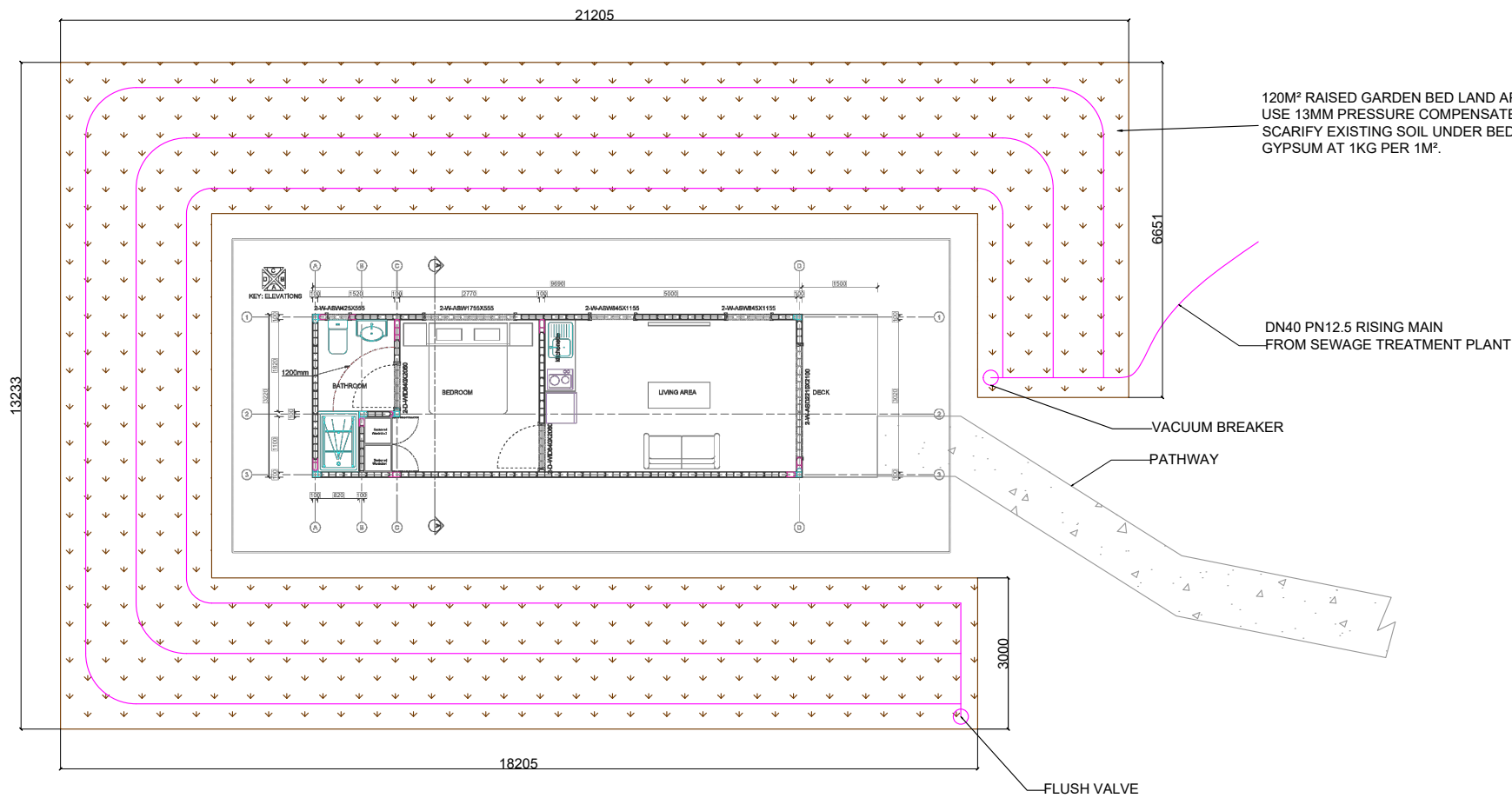
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REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR APPROVAL			

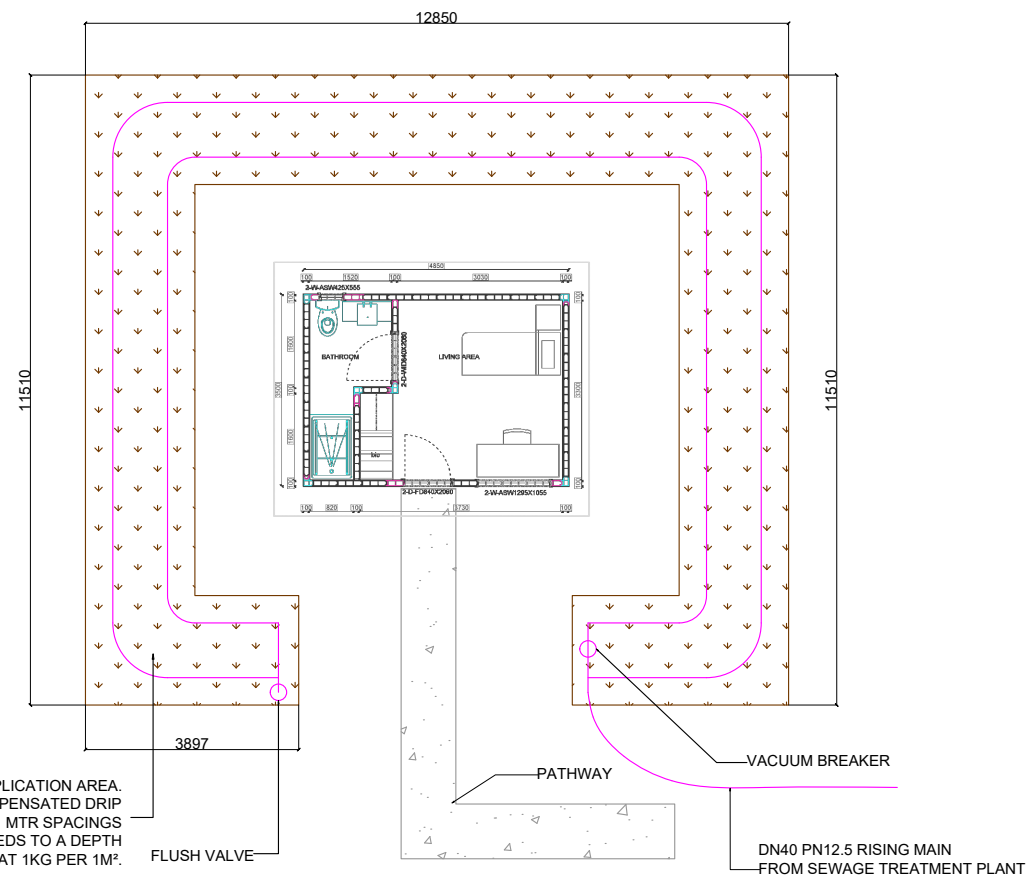


CLIENT:	HRW TRAINING 52 Palm Dr, Deeragun QLD 4818
ARCHITECT:	

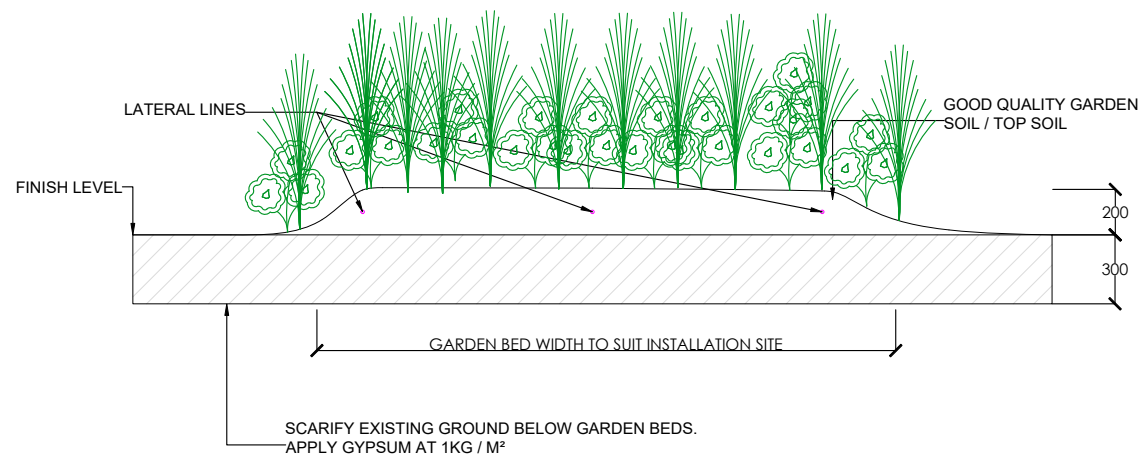
SITE:	10821 FLINDERS HIGHWAY BREDDAN QLD 4820		
TITLE:	SITE OVERVIEW		
SCALE AT A3:	DATE: 12/12/2021	DRAWN: DR	CHECKED:
PROJECT NO: 12154	DRAWING NO: 12154-WMR01	REVISION:	



CABIN 2 OPTIONAL LAA LAYOUT
NOT TO SCALE



CABIN 1 OPTIONAL LAA LAYOUT
NOT TO SCALE



RAISED GARDEN BED DETAIL
NOT TO SCALE

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REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR APPROVAL			



CLIENT:	HRW TRAINING 52 Palm Dr, Deeragun QLD 4818
ARCHITECT:	

SITE: 10821 FLINDERS HIGHWAY BREDDAN QLD 4820			
TITLE: LAND APPLICATION AREA OPTIONAL LAYOUT			
SCALE AT A3:	DATE: 12/12/2021	DRAWN: DR	CHECKED:
PROJECT NO: 12154	DRAWING NO: 12154-WMR02		REVISION:



Appendix

Part 1 – Closed loop greywater treatment systems

Table T1 – End uses of greywater where a closed loop greywater treatment system is installed on premises

End use	Parameter	Effluent compliance value
End uses in <i>closed loop greywater treatment system</i> with little or no human contact for use in a washing machine	Escherichia coli (maximum) ❶	10 cfu/100ml in any single sample. Less than 1cfu/100ml in any follow-up sample

❶ Note: Total dissolved solids, oil and grease and total suspended solids effluent compliance values for the operational functionality of the system may be conditioned as part of the approval.

Part 2 – Setback Distances

Table T2 – Setback distances for subsurface land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance ❶		
	Up slope	Down slope	Level
Property boundaries, pedestrian paths, walkways, recreation areas, retaining wall, and footings for buildings and other structures.	2	4	2
Inground swimming pools	6	6	6
Inground potable water <i>tank</i> not exposed to primary effluent	6	6	6
Inground potable water <i>tank</i> exposed to primary effluent	15	15	15

❶ Distances are given in metres and are measured from the edge of trench/bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature

Table T3 –Setback distances for surface irrigated land application area for a greywater treatment plant or an on-site sewage treatment plant

Feature	Horizontal separation distance ❶
Property boundaries, pedestrian paths and walkways	2
Water edge of a swimming pool	6
Dwellings, recreation areas	10

❶ Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

Table T4 - Setback distances from area affected by greywater diversion device

Feature	Setback distance ❶
Property boundaries, pedestrian paths, and driveways	1.0
Footings of buildings	1.5
Retaining wall footing	1.0
In ground swimming pool surrounds	1.0
In ground potable water <i>tank</i>	6.0
Bore or a dam	50

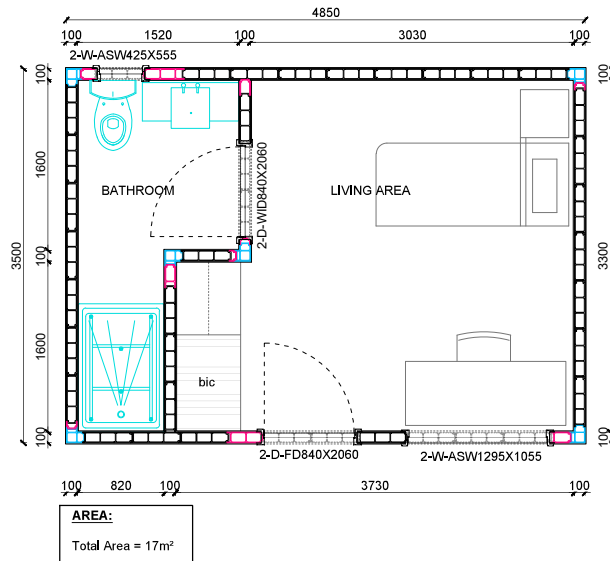
❶ Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

Table T5 - Setback distances for on-site sewerage facilities and greywater use facilities - Protection of surface water and groundwater.

Feature	Separation distance ❶		
For onsite – see Table 2.1 in AS 1546.3	Advanced Secondary	Secondary	Primary❷
For greywater – see Table 2.1 in AS 1546.4	Level 1 and Level 2	Level 3	Untreated
Top of bank of permanent water course	10	30	50
Top of bank of intermittent water course			
Top of bank of a lake, bay or estuary			
Top water level of a surface water source used for agriculture, aquaculture or stock purposes			
Open stormwater drainage channel or drain			
Bore or a dam	0.3	0.6	1.2
Unsaturated soil depth to a permanent water table (vertically)			

❶ Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

❷ Note: Primary effluent typically has a (BOD⁵) (Biochemical Oxygen Demand) of between 120 -240 mg/L and Total Suspended Solids of between 65 -180 mg/L.



1

FLOOR PLAN
SCALE: 1:50

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PHE SOLUTIONS Pty Ltd

3 Pendrey Court,
WOODBRIDGE, QLD 4114
AUSTRALIA

Phone: 07 56463040
info@phesolutions.com.au

PROJECT

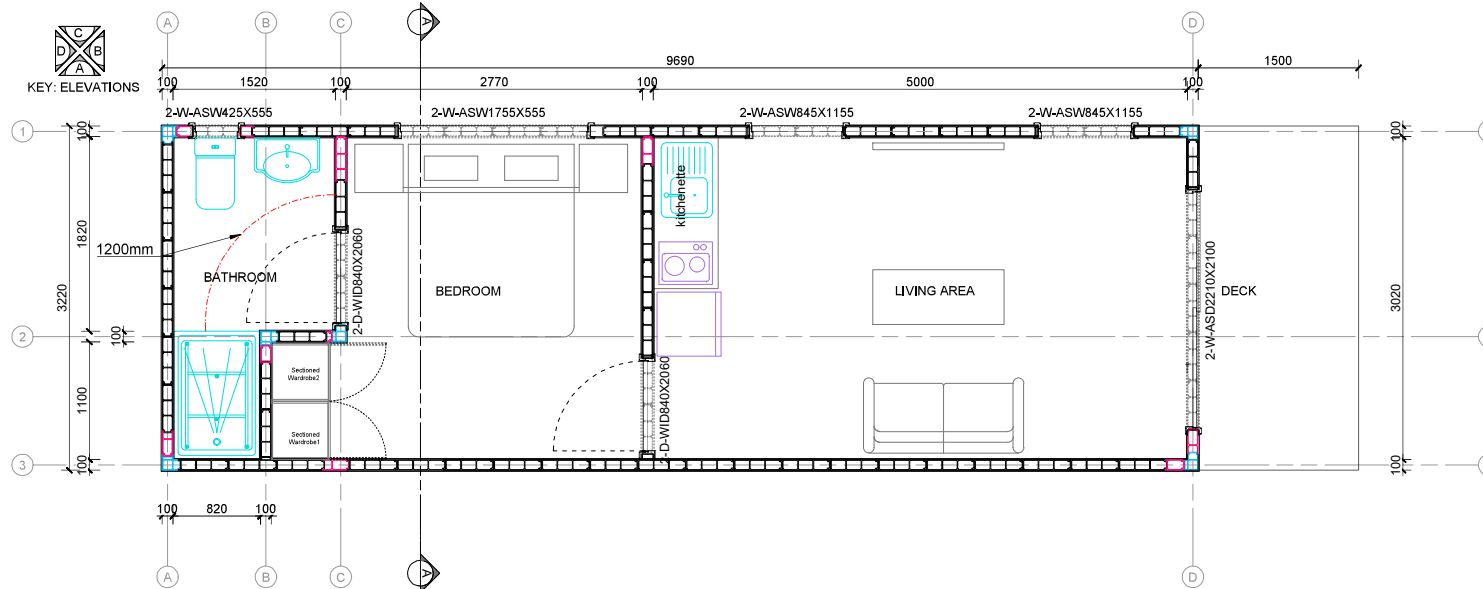
Portable Cabin
17 sqm

FLOOR PLAN

Date	03.08.2021	
Drawn by	JP	
Project Number	20210803001	
Drawing Number	2	Revision
A3		A
Scale	1:50	

Note: The furniture and cabinetry are being supplied by a 3rd party not associated with Luxwood and are not included. Please refer to our Quotation for full details of what is being supplied by PHE Solutions Pty Ltd.

AREA:
Total Area = 31m²
Deck = 5m²



1

FLOOR PLAN - OPTION 2
SCALE: 1:50

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PROJECT

Tony Breed - Bridgeview
Portable Cabin - 31m²

FLOOR PLAN - OPTION 2

Date	12.10.2021	
Drawn by	JP	
Project Number	20210803001	
Drawing Number	2	Revision
A3		A
Scale	1:50	

Chapter 6 Dispute resolution

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.
- (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 an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) 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
- (f) 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
- (g) 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.

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.

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.

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- (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.

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.