

From: "Sarah Jones" <sjones@milfordplanning.com.au>
Sent: Mon, 16 Feb 2026 19:18:17 +1000
To: "Kelly Reaston" <Kelly.Reaston@burdekin.qld.gov.au>
Cc: "RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>
Subject: Re: MCU24/0004 Minor Change Request- 126 Giddy Road, McDesme
Attachments: OM1745 - Final Change Application (Other) Package .pdf
Categories: Yellow Category

Hi Kelly,

Further to our recent conversations, please find attached the Change Application (Other) to Development Permit MCU24/0004.

If Council can please confirm the application fee as soon as possible, so we can arrange for the Applicant to call into Council to pay the assessment fee.

If you have any questions please let me know.

Kind regards,

Sarah Jones | SENIOR TOWN PLANNER



(07) 4724 0095 | www.milfordplanning.com.au

283, Flinders Street, Townsville Q 4810

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On Thu, Feb 12, 2026 at 12:31 PM Sarah Jones <sjones@milfordplanning.com.au> wrote:
Hi Kelly,

Just to keep you updated. We will amend the current application to an 'other change' and resubmit it today or tomorrow. If Council can give some thought to what the assessment fee will be that would be great.

Thanks for your assistance with this one to date

Kind regards,

Sarah Jones | SENIOR TOWN PLANNER



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On Wed, Feb 11, 2026 at 1:04 PM Kelly Reaston <Kelly.Reaston@burdekin.qld.gov.au> wrote:

Hi Sarah,

Thank you for your time on the phone yesterday. As committed, I have discussed this matter with Council.

I maintain we are still better off going through the Other Change process to accommodate these changes. That way the Applicant can resolve the issues as proposed and move forward quickly rather than having to do multiple change requests which will be more costly and less efficient for them in the long run. To that end, Council will have no IR (as I have already reviewed the material submitted) and the Application can move straight to referral/public notification stage. We will then undertake to get the Report to the first available Council meeting following the end of the PN period.

I would also have no concerns with simply changing the staging order as a Minor Change if that assists with getting things started in the meantime while the other change goes through the process?

If you would like to look at this option, I can discuss the fee structure with Council so we are not doubling up on fees.

Please let me know your thoughts.

Kind regards,

Kelly Reaston

Consultant Planning Officer

Burdekin Shire Council

P (07) 4783 9800

[145 Young St](http://145.Young.St) | [PO Box 974](http://PO.Box.974) | [Ayr Qld 4807](http://Ayr.Qld.4807)

Kelly.Reaston@burdekin.qld.gov.au | www.burdekin.qld.gov.au

From: Sarah Jones <sjones@milfordplanning.com.au>
Sent: Monday, 9 February 2026 2:53 PM
To: Kelly Reaston <Kelly.Reaston@burdekin.qld.gov.au>
Cc: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>; Kellie Galletta <Galletta_Kellie@burdekin.qld.gov.au>
Subject: Re: MCU24/0004 Minor Change Request- 126 Giddy Road, McDesme

Hi Kelly,

Thanks for your email below and apologies for the delayed response.

Thanks for flagging the reference to 'Other' Change a couple of times, which I have since fixed up refer to the attached package, apologies that was a typo on my part.

In response your other points, please refer below:

- *remove development on the entire western portion of the site and contain the development in the eastern portion only - yes that is correct, with two stages retained;*
- *Introduction of multiple substages - yes that is correct in the context of Stage 2;*
- *Introduction of 75 additional storage "units" within the existing office building which was retained as an office building in the original approval - 60 units proposed within the existing office building and 15 units proposed along the southern elevation of the office. The conversion of the office to storage units was the preferred development intent under the 'original' development application lodged in April 2023, but the layout changed through the assessment of this application to address Council's Information Request and changes requested by the applicant.*
- *Changes to the access arrangements from the original approval which require an updated TIA - STP as certified engineers have provided the advice in relation to the change in access arrangements, given the access configuration approved and note the following in their traffic memo:*
- *As per the McMurtrie TIA, Clause 4.2 Traffic Distribution, it is expected that all trips will be 'new trips', the vast majority of which are expected to originate from Ayr to the north.*
- *The conditioned Left-in Left-out entries to the proposed development will create an unnecessary safety risk to gain access to the proposed storage sheds. As most of the traffic coming to use the proposed storage facility are coming from Ayr, the vehicles will be required to go past the storage facility entries, undertake a U-Turn manoeuvre on Giddy Road and come back to the Left-in only access the facility.*

- *Left-in Left-out entry treatments are a traffic solution for urban divided roads with high traffic volumes, which Giddy Road is not.*

To try and move the changes forward for the client as a 'minor change' and to avoid having to complete an 'other change', can I gauge Council's thoughts on the following:

1.) Switch approved Stages 1 and 2 around, to allow the eastern portion to be delivered first and just propose either of the following:

- conversion of the existing office to 60 storage units (6 more than currently approved for Stage 2) and caretakers accommodation; or
- part conversion of the office for the caretakers accommodation and propose a total of 54-60 new sheds of varying sizes, to keep the number of sheds similar to that currently approved for Stage 2.

In terms of the changes to the access points I think STP can provide additional technical information around this to support changes to Condition 8 and provide for a safer access arrangement

Happy to discuss as required.

Kind regards,

Sarah Jones | SENIOR TOWN PLANNER



(07) 4724 0095 |

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On Thu, Dec 18, 2025 at 3:10 PM Kelly Reaston <Kelly.Reaston@burdekin.qld.gov.au> wrote:

Hi Sarah,

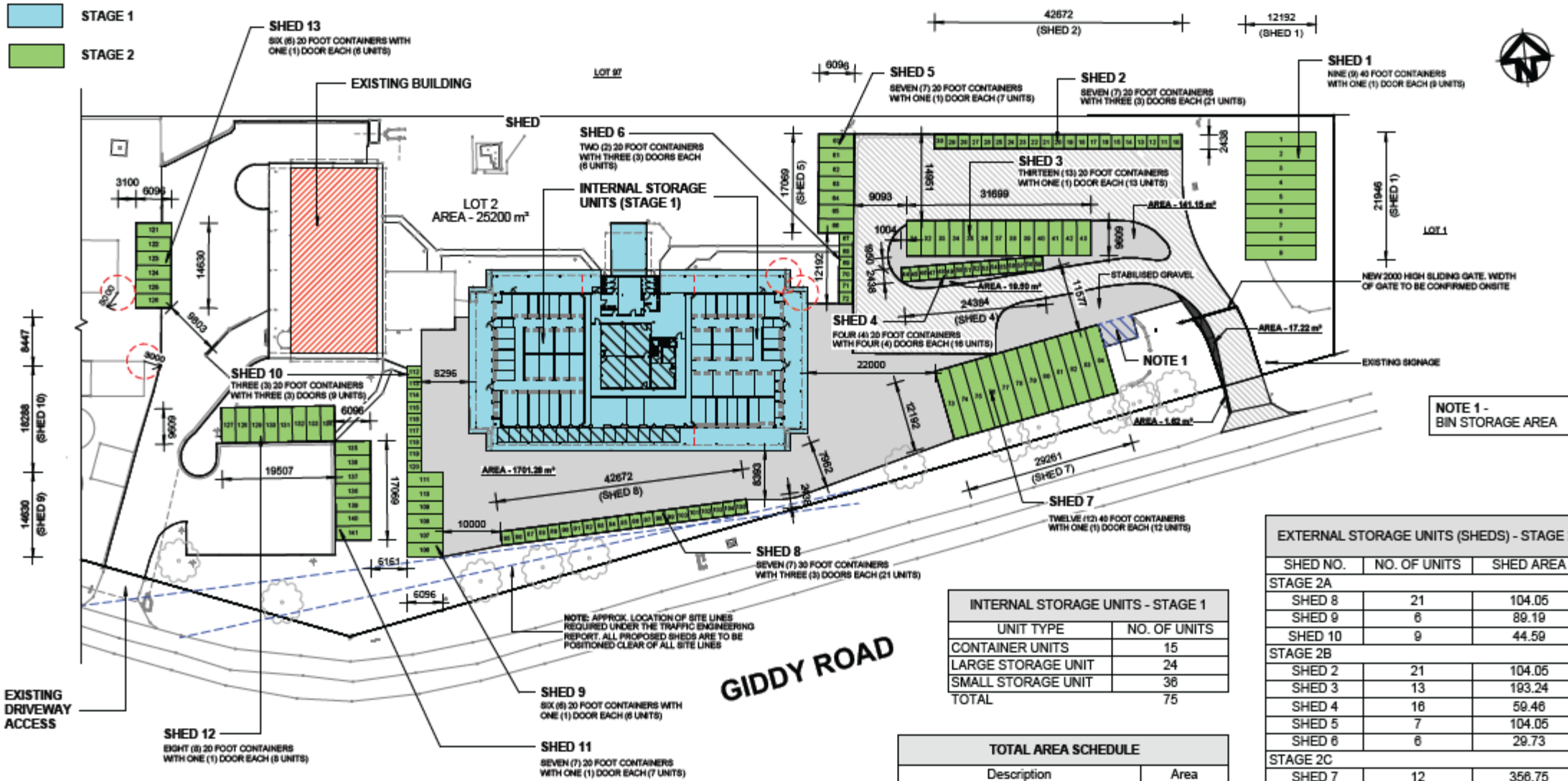
I have reviewed this application and I am having a difficult time accepting that it is a minor change.

I understand the extent of the changes to be as follows-

- remove development on the entire western portion of the site and contain the development in the eastern portion only;
- Introduction of multiple substages;
- Introduction of 75 additional storage "units" within the existing office building which was retained as an office building in the original approval.
- Changes to the access arrangements from the original approval which require an updated TIA.

I also note that the report makes several references to this being a change (other).

If I have understood the changes correctly, this is clearly an other change. Could you please update the Form 5 and I will arrange for the correct application fee to be invoiced?



PART SITE LAYOUT PLAN
SCALE: 1 : 500

INTERNAL STORAGE UNITS - STAGE 1	
UNIT TYPE	NO. OF UNITS
CONTAINER UNITS	15
LARGE STORAGE UNIT	24
SMALL STORAGE UNIT	36
TOTAL	75

EXTERNAL STORAGE UNITS (SHEDS) - STAGE 2		
SHED NO.	NO. OF UNITS	SHED AREA
STAGE 2A		
SHED 8	21	104.05
SHED 9	6	89.19
SHED 10	9	44.59
STAGE 2B		
SHED 2	21	104.05
SHED 3	13	193.24
SHED 4	16	59.46
SHED 5	7	104.05
SHED 6	6	29.73
STAGE 2C		
SHED 7	12	356.75
STAGE 2D		
SHED 1	9	267.56
STAGE 2E		
SHED 11	7	104.05
SHED 12	8	118.92
SHED 13	6	89.19
TOTAL	141	1664.82

TOTAL AREA SCHEDULE	
Description	Area
EXISTING	
EXISTING DRIVEWAY/CARPARK AREAS	1777.99 m ²
	1777.99 m ²
PROPOSED	
PROPOSED DRIVEWAY AREAS	1880.76 m ²
PROPOSED SHEDS	1664.82 m ²
	3545.58 m ²
TOTAL AREAS	5323.57 m²

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

Nth Qld Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARbutt QLD 4814
PO Box 21, AITKENVALE QLD 4814
P | (07) 4728 2339 F | (07) 4728 2966
M | 0429 601 726 E | info@nqcc.com.au
W | <http://nqccconstruction.com.au>



AMENDMENTS:		
DATE	NO.	DESCRIPTION
26.09.2025	J	CLIENT CHANGES TO STAGING & NUMBER OF UNITS
01.10.2025	K	CLIENT CHANGES TO SHED SIZES
14.10.2025	L	NEW DRIVEWAY AREAS ADDED
30.10.2025	M	CHANGES TO STAGING



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ABN & GST - 16 111 343 161

CLIENT -	GUS DALLE CORT
PROJECT -	NEW STORAGE FACILITY
PROJECT NO. -	25-8047-DAL
LOCATION -	125 GIDDY ROAD, AYR QLD 4807
DATE -	APRIL 2025
DRAWN -	LL & GM
CHECKED BY -	B.J SWITZER
REVISION	M
SCALE	AS SHOWN
SHEET NO.	2 - A2

Kind regards,

Kelly Reaston

Consultant Planning Officer

Burdekin Shire Council

P (07) 4783 9800

[145 Young St | PO Box 974 | Ayr Qld 4807](https://www.burdekin.qld.gov.au)

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MP ref: M1745
Council Ref: MCU24/0004
QA: sj.pm

16 February 2026

Assessment Manager
Burdekin Shire Council
PO BOX 974
AYR QLD 4810

Attention: Planning and Development

Dear Sir/ Madam,

Re: Change Application (Other) to Development Permit (MCU24/0004) for Material Change of Use – Warehouse (Self Storage Units) and Caretakers Residence on land described as Lot 2 on SP324931 and located at 126 Giddy Road, McDesme

On behalf of the Applicant, Milford Planning hereby make the enclosed change application (other) to the abovementioned development approval on the abovementioned land in accordance with Section 78 of the *Planning Act 2016*.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Burdekin Shire Council's (Council) Schedule of Fees and Charges 2025/ 2026.

Component	Calculation	Fee
Request to Change a Development Permit (Other)	Price on Application	POA
TOTAL ASSESSMENT FEE:		\$POA

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

07 4724 0095
info@milfordplanning.com.au
283 Flinders Street
Townsville City Q 4810
PO Box 5463
Townsville City Q 4810
ABN 31 162 988 132
milfordplanning.com.au



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.

We request Council issue a Confirmation Notice and confirm that an Information Request will not be issued, so we can complete Public Notification.

We request Council issue a suite of draft conditions for review and discussion prior to the issue of a Decision Notice.

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

Yours sincerely,

MILFORD PLANNING

A handwritten signature in black ink, appearing to read 'Sarah Jones', with a faint 'Electron' watermark visible behind it.

Sarah Jones

SENIOR TOWN PLANNER

Encl: Change (Other) application package

Applicant **Gus Dalle Cort**

Reference **M1745**

Date **February 2026**

Change Application (Other)

Proposed
Development

**Change Application
(Other) to Development
Permit MCU24/0004 –
Material Change of Use –
Warehouse (197 Self
Storage Units) and
Caretakers Residence**

Property
Details

Lot 2 on SP324931



**126 Giddy Road,
McDesme**





DOCUMENT CONTROL

Applicant	Gus Dalle Cort
Proposed Development	Change Application (Other) to Development Permit MCU24/0004 – Material Change of Use – Warehouse (197 Self Storage Units) and Caretakers Residence
Contact	Sarah Jones

Quality Assurance	
Date 16.2.26 Version 1 Issue Final Template DA-STN-1	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  Sarah Jones SENIOR TOWN PLANNER </div> <div style="text-align: center;">  George Milford DIRECTOR </div> </div>
	<div style="display: flex; justify-content: space-around;"> Author Reviewer </div>

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TABLE OF CONTENTS

1.0	INTRODUCTION	5
1.1	PURPOSE	5
1.2	STRUCTURE	5
2.0	APPROVED DEVELOPMENT	6
2.1	DETAIL OF APPROVED DEVELOPMENT	6
3.0	SUBJECT SITE	7
3.1	SITE PARAMETERS	7
3.2	APPROVAL BACKGROUND.....	7
4.0	PROPOSED CHANGE (OTHER)	9
4.1	DESCRIPTION OF PROPOSED CHANGE (OTHER)	9
4.2	DEVELOPMENT PLANS AND DOCUMENTS.....	17
5.0	ASSESSMENT FRAMEWORK	18
5.1	PLANNING ACT 2016	18
5.2	PLANNING REGULATION 2017	18
5.3	APPROVAL SOUGHT.....	18
5.4	ASSESSMENT MANAGER ASSESSMENT PARAMETERS	18
5.5	REFERRAL AGENCY ASSESSMENT PARAMETERS	19
6.0	ASSESSMENT MANAGER CONSIDERATIONS	20
6.1	STATE PLANNING POLICY.....	20
6.2	REGIONAL PLAN.....	20
6.3	PLANNING SCHEME STRATEGIC FRAMEWORK	21
6.4	PLANNING SCHEME PURPOSE AND OVERALL OUTCOMES.....	21
6.5	PLANNING SCHEME ASSESSMENT MATRIX	22
6.6	PLANNING SCHEME DETAILED ASSESSMENT	23
7.0	AMENDMENT TO CONDITIONS OF APPROVAL	30
7.1	CONDITIONS REQUIRING AMENDMENT.....	30
7.2	PROPOSED AMENDED CONDITIONS.....	30
8.0	OTHER RELEVANT MATTERS	33
8.1	OTHER RELEVANT MATTERS	33
9.0	CONCLUSION	34
9.1	ASSESSMENT SUMMARY	34
9.2	RECOMMENDATION	34



APPENDICES

Appendix 1	DA Form 5; DA Form 1; and land owner's consent
Appendix 2	MCU24/0004 – Negotiated Decision Notice issued by Burdekin Shire Council
Appendix 3	SmartMap; and site aerial plan of the subject site
Appendix 4	State Assessment Referral Agency mapping
Appendix 5	Proposed development plans prepared by Nth QLD Construction Consulting Pty Ltd
Appendix 6	Traffic Impact Assessment, R002-21-22/005, McMurtrie Consulting Engineers
Appendix 7	Supplementary Engineering Information prepared by STP Consultants
Appendix 8	Site Based Stormwater Management Plan prepared by STP Consultants



1.0 INTRODUCTION

1.1 Purpose

The purpose of this development application is to seek a change (Other) to existing Development Permit MCU24/0004 – Material Change of Use – Warehouse (197 Self Storage Units) and Caretakers Residence (the approved development) under the provisions of the *Planning Act 2016* (the Act).

The purpose of this report is to provide information about a proposed change (Other) to an existing development approval, and an assessment against the criteria relevant to the change application. The detail in this report is 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 change application is made in accordance with Section 78 of the *Planning Act 2016* (the Act) and contains the mandatory supporting information specified in the applicable Planning Act Forms.

Appendix 1 comprises Planning Act Form 5 and the accompanying land owner's consent.



2.0 APPROVED DEVELOPMENT

2.1 Detail of Approved Development

The following parameters are applicable to the approved development subject to this change application.

Approval Type	Development Permit
Development Type	Material Change of Use
Definition or General Description	Warehouse and Caretakers Residence
Specific Description	Self Storage Units
Assessment Manager	Burdekin Shire Council
DA Reference	MCU24/0004
Planning Instrument	<i>Burdekin Shire Council Planning Scheme</i> (the planning scheme)
Category of Assessment	Impact
Referral Agencies	No referral agencies were relevant to the approved development.
Approval Date	29 October 2024 (refer Appendix 2)
Currency Period Ends	29 October 2030



3.0 SUBJECT SITE

3.1 Site Parameters

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

Property Owner	Gildo and Antonetta Dalle Cort
Street Address	126 Giddy Road, McDesme
Formal Description	Lot 2 on SP324931
Site Area	2.52 ha (refer Appendix 3)
Easements	The land is not burdened by any easements.
Street Frontage	Giddy Road
Topography	The site has generally even topography.
Existing Use	Office and associated storage yard.
Existing Infrastructure	The site is serviced by the following infrastructure: <ul style="list-style-type: none">▪ bore water;▪ 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	No State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer Appendix 4).

3.2 Approval Background

In April 2023 Milford Planning, on behalf of the Applicant, lodged a Development Application seeking a Development Permit for Material Change of Use – Warehouse (Self Storage Units), Low Impact Industry (Workshop) and Transport Depot over the subject (MCU23/0005). Council issued an Information Request on 23 May 2023 and a response to the Information Request was submitted to Council on 2 June 2023.

In November 2023 Milford Planning, on behalf of the Applicant, lodged a new Development Application seeking a Development Permit for Material Change of Use – Warehouse (Self Storage



Units) (MCU23/0015) to address outstanding matters associated with the MCU23/0005. Council issued an Information Request on 4 December 2023, which requested amended plans to address concerns in relation to the built form, particularly the length of the blank walls along the frontage of the site.

A response to the abovementioned Information Request was not provided, as the Applicant made some changes to the proposed development which required Milford Planning to lodge a Change Application to MCU23/0005 (MCU24/0004), the changes included increasing the number of storages units and staging the proposed development. Council issued an Information Request on 20 March 2024 and to address the items associated with the Information Request, the following further changes were made to the proposed development:

- sequence of Stages 1 and 2 switched;
- alterations to the mix (size) of storage units within each stage;
- increase in the number of storage units in Stage 1 and reduction the number of storage units in Stage 2; and
- the storage units within the existing building were deleted, with the existing building remaining vacant for the purposes of the development application.

Council issued a Negotiated Decision Notice for MCU24/0004 on 29 October 2024 (refer to **Appendix 2**)



4.0 PROPOSED CHANGE (OTHER)

4.1 Description of Proposed Change (Other)

The proposed change (other) involves altering the staging associated with development approval MCU24/0004. The preferred development intent is to deliver Stages 1 and 2, wholly within the eastern portion of the site and generally within the approved footprint of Stage 2.

To respond to the market demand, the proposed storage units will be delivered over two stages. The proposed storage units within Stage 1 will be delivered all at once and the proposed storage units in Stage 2 will be delivered over five substages. The proposed change (other) is required to facilitate the delivery of a broader mix of storage units to ensure the development can service the broader needs of the community and to maintain the feasibility of the project.

In particular, the proposed change (other) involves the following:

- two stages in the eastern portion of the site, with the self storage units in proposed Stage 2 being delivered over five substages;
- converting the existing building into storage units and a caretaker's residence as part of Stage 1;
- a broader mix of units, by introducing smaller sized units;
- a total of 216 self storage units within 13 sheds;
- self storage container units ranging in area from 3.7 m² to 29.7 m² and all units will be approximately 2.4 m high;
- increasing the total number of self storage units, but reducing the overall gross floor area of the self storage units;
- container style self storage units which can be configured in a variety of ways, with each serviced by a roller shutter door; and
- changes to aspects of Condition 8 Roadworks, Access, Parking and Traffic.

Approved Development Overview

Stage 1 (Western Component)

Stage 1 includes approved Sheds 6 to 20 within the western portion of the subject site. The approved 15 sheds contain a total of 155 individual storage units with a total Gross Floor Area (GFA) of 3,185 m². Two existing storage sheds, the existing firefighting shed and the three water storage tanks were also retained for the purposes of Stage 1. The existing hardstand and circulation areas service the existing sheds to be converted, and the approved new shed to be serviced by new hardstand areas. The approved access arrangements for Stage 1 are via the existing access located centrally along the Giddy Road frontage, noting Condition 8 of MCU24/0004 include access upgrade works.



Stage 2 (Eastern Component)

Stage 2 includes approved Sheds 1 to 5 within the eastern portion of the subject site. The approved five new sheds contain a total of 54 individual storage units with a total GFA of 1,348.50 m². The existing office building will remain vacant. The approved access arrangements for Stage 2 are via the existing access located to the eastern corner of the property frontage, noting Condition 8 of MCU24/0004 include access upgrade works.

To support the operation and security of the proposed self storage facility, a single bedroom caretaker’s residence is proposed at the rear of the existing building in the form of a self contained demountable building.

Proposed Change Development Overview

The proposed change (other) to the approved development involves consolidating the approved development into one stage (with multiple substages) within the eastern portion of the subject site. Further, the proposed change (other) seeks to broaden the mix of the sizes of the self storage units, to capture a wider customer base. The details associated with proposed change are provided below.

Stage 1

Stage 1 involves the conversion of part of the existing office building (approximately 868 m²) into 60 self storage units with access to the units via the existing veranda at the building’s perimeter or within the existing building. In addition to the conversion of the office building, 15 self storage container units are proposed to the southern elevation of the existing building. The central area of the existing office building will be refurbished into a caretaker’s residence.

Stage 2

Stage 2 will be delivered over five substages. For the purposes of this application the substages will be referred to as Substages 2a to 2e. Details of the self storage container units, in terms of shed number, the number and areas of the self storage units, are summarised in **Table 4.1**.

Table 4.1 Self Storage Container Unit Summary

Substage	Shed Number	Number of Self Storage Units	Total Gross Floor Area m ²
2a	Shed 8	21 x 5 m ² units	104.5 m ²
	Shed 9	6 x 14.9 m ² units	89.4 m ²
	Shed 10	9 x 5 m ² units	45 m ²
2b	Shed 2	21 x 5 m ² units	105 m ²
	Shed 3	13 x 14.9 m ² units	193.7 m ²
	Shed 4	16 x 3.7 m ² units	59.2 m ²
	Shed 5	7 x 14.9 m ² units	104.3 m ²



	Shed 6	6 x 5 m ² units	30 m ²
2c	Shed 7	12 x 29.7 m ² units	356.4 m ²
2d	Shed 1	9 x 29.7 m ² units	267.56 m ²
2e	Shed 11	7 x 14.9 m ² units	104.3 m ²
	Shed 12	8 x 14.9 m ² units	119.2 m ²
	Shed 13	6 x 14.9 m ² units	89.4 m ²
13 Sheds		141 units	1,668.96 m²

The total gross floor area (GFA) of proposed 221 self storage units is 2,536.96 m², which is 1,996.54 m² less than the total GFA of 4,533.5 m² for approved Stages 1 and 2.

Access to Stage 1 will be via the existing access located centrally on the front boundary. This existing access point was servicing the office parking and is of sufficient width and dimensions to service the new self-storage facility without the need for any upgrades. The access and hardstand areas are of generous proportions, well in excess of the Australian Standards for Parking and Access. Internal garden beds will be incorporated to soften the hard surfaced areas.

Access to Stage 2 will be via the existing access to the eastern perimeter boundary and the one located centrally on the front boundary. This existing access points were for servicing the office parking and is of sufficient width and dimensions to service the new self-storage facility without the need for augmentation. The access and hardstand areas are of generous proportions, well in excess of the Australian Standards for Parking and Access. Internal garden beds will be incorporated to soften the hard surfaced areas

Existing footpaths on the site are to be retained, while shared vehicle manoeuvring areas are designed to be slow speed shared areas due to their combined use as loading/ unloading areas, which can be appropriately managed in compliance with Australian Standards and controlled in compliance with the Manual of Uniform Traffic Calming Devices.

The proposed self storage sheds are setback 2 m+ from the front boundary. A new 2 m high fence is proposed along the front boundary and where feasible, existing trees and landscaping will be retained and some planting proposed. The existing trees will continue to screen the subject site from the dwelling house opposite.

Operational Overview

The operation of the proposed self storage facility will permit 24 hour access to the site, enabling customers to access stored goods without restriction. The purpose of the onsite caretaker is to oversee the safe and efficient operation of the facility. In addition to the onsite caretaker, the site will be secured with an extensive security camera network and lighting installed throughout.



Given the nature of the locality and being adjacent to a major road connection and railway, combined with the extent of separation from surrounding uses, the proposed operation is considered compatible with the existing amenity of the area.

Scale and Intensity

The proposed development involves the refurbishment and reuse of part of the existing office building (60 units) and 15 self storage container units along the southern elevation of the existing office building (Stage 1) and 141 self storage container units across 13 new shed buildings (Stage 2 (Substages 2a to 2e)), within the eastern portion of the site.

Stage 2 of the proposed development will be completed over five substages stages, as illustrated in the proposal plans, refer to **Appendix 5**. Generally, the substages are represented by the repurposing of the existing office building occurring first, then utilising existing infrastructure to establish new sheds to maximise capacity of the existing site, and then moving into the areas which require more substantial construction.

The changed development has a total gross floor area of approximately 2,536.96 m², which is 1,996.54 m² less than the total GFA of 4,533.5 m² for currently approved Stages 1 and 2.

Access and Parking

The subject site has three existing access points from Giddy Road, although only two will be utilised, for the proposed change (other). The existing access points will therefore be retained and utilised by the proposed changed development. An analysis of the site lines for safety of each access point has been undertaken and which demonstrates (with proper maintenance of low-level vegetation) that these are safe for their intended use with respect to the road environment.

Council imposed the following condition on Development Permit MCU24/0004.

Condition 8 - Road Works and Traffic

- 8.1 The roadworks, access, parking and traffic requirements apply to all stages.*
- 8.2 In accordance with the requirements of McMurtie Consulting Engineers Traffic Impact Assessment (dated 7 November 2023): 8.2.1 A clear zone must be maintained to maintain Safe Intersection Sight Distance through the relevant sections of Giddy Road.*
- 8.3 Applicant to provide appropriate signage and line markings clearly identifying 'left-in' and 'left-out' access to the property.*
- 8.4 Proposed treatments must not impact on the existing drainage or adjoining property accesses in the area.*



-
- 8.5 Amended turning movements for a 12.5m design vehicle entering and exiting the site through the access intersecting with Giddy Road is to be provided to Council for review and approval.
- 8.5 No Turning movements are to encroach over the centreline of Giddy Road and intersecting accesses.
- 8.6 Any alterations to the access to accommodate these turning movements must be designed and constructed by the applicant at their full cost.
- 8.7 The construction of any additional crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.

McMurtrie Consulting Engineers (McMurtrie) prepared a Traffic Impact Assessment (TIA) to support the original application lodged (refer to **Appendix 6**). STP Consultants (STP) have reviewed the TIA, the proposed changes, the requirements of the abovementioned condition and the existing traffic and road network environment. STP have prepared a Supplementary Engineering Information Letter (refer to **Appendix 7**), which recommends several changes to aspects of Condition 8 as outlined below.

STP recommends that the wording of Condition 8.3 be amended to:

The Applicant is to upgrade the existing driveways/accesses to be generally in accordance with the Department of Transport and Main Roads Standard Drawing 1807 – Type B.

Reason

STP have recommended the change to the wording of Condition 8.3 due to the following:

- As per the McMurtrie Traffic Impact Assessment (TIA) (refer to **Appendix 6**), Giddy Road is an unmarked two-way, one lane road with a posted speed limit of 60 km/hr.
- As per Clause 4.2 Traffic Distribution of the TIA, it is expected that all trips will be 'new trips', the vast majority of which are expected to originate from Ayr to the north.
- The conditioned left-in left-out entries to the proposed development will create an unnecessary safety risk to gain access to the proposed storage sheds. As most of the traffic coming to use the proposed storage facility will be coming from Ayr, the vehicles will be required to go past the site access, undertake a U-Turn manoeuvre on Giddy Road and come back to the left-in only access to the facility.
- Left-in left-out entry treatments are a traffic solution for urban divided roads with high traffic volumes, which Giddy Road is not.
- The McMurtrie TIA notes that the proposed development will have a lower traffic generation potential when compared to the existing land and therefore will not impact the environmental capacity of Giddy Road.



STP recommends that the wording of Condition 8.5 be amended to:

The Applicant to submit for approval amended turning movements for an 8m design vehicle entering and exiting the site through the access intersection with Giddy Road.

Reason

As per the McMurtrie TIA, the largest design vehicle anticipated to require access to the site is an 8m service vehicle (MRV), as such it is requested that this aspect of the be amended to reference an 8m Service Vehicle (MRV) entering and exiting the site through the existing access. If the change to Condition 8.3 is accepted, then Condition 8.5 can be deleted.

STP recommends that the wording of the second 'Condition 8.5' be deleted.

Reason

- As per the McMurtrie TIA, Giddy Road is an unmarked two-way, one lane road with a posted speed limit of 60 km/hr.
- The recommended safety mitigation method in clause 5.2 the McMurtrie TIA and the subsequent BSC Condition 8.2, ensure the driveway entries to the proposed development from Giddy Road are in compliance with Austroads 'Safe Intersection Sight Distance (SISD)' for the posted speed limit. Therefore, any vehicle exiting the driveway of the proposed development has SISD to undertake the left or right-out turning manoeuvre safely.

STP recommend that the reference to turning movement be removed from the wording of Condition 8.6.

Existing internal access arrangements will be retained by the proposed development, which include sealed driveways and access tracks. Existing sealed car parking spaces will be retained for use by Self Storage Unit customers, with additional hardstand access paths, parking spaces and vehicle waiting/ loading areas to be established on the site to provide direct access to the proposed additional storage buildings. All access and parking areas are of generous proportion, well in excess of Australian Standards, to be able to accommodate vehicle set down, loading and manoeuvring of vehicles of different classes (in line with the nature of the use). STP has prepared a turning template (refer to **Appendix 7**), which demonstrates the points of access are adequate to service the proposed development.

Despite the increase in the number of storage units within the proposed storage facility, the overall GFA for the units will reduce. As a consequence of this reduction, the estimated trips per day to the self storage facility will be lower. Based on the current approval, the GFA falls within the 3,000 m² to 6,000 m² storage area range, as nominated in Table 5-6 of the TIA. The estimated



trip generation for the current approved are as follows:

- 7 vehicles/ hour in the AM peak;
- 9 vehicles/ hour in the PM peak will be adopted; and
- a total daily rate of 92 vehicles/ day.

Based on the proposed change, the GFA will fall within the 0 - 3,000 m² storage area range, as nominated in Table 5-6 of the TIA. The estimated trip generation for the current approved are as follows:

- 2 vehicles/ hour in the AM peak;
- 4 vehicles/ hour in the PM peak will be adopted; and
- a total daily rate of 48 vehicles/ day.

The proposed change will result in a reduction in the daily traffic volumes to the proposed self-storage facility.

Stormwater

STP have prepared a Site Based Stormwater Management Plan (SBSMP) (refer to **Appendix 8**). The existing southern catchment of the subject site falls to Giddy Road and the stormwater runoff from the site is via overland flow. The stormwater runoff discharges into the Giddy Road table drain which grades gently in a westerly direction, through a series of culverts, and down to the upstream end of the existing culvert. This culvert traverses the subject site, and a condition of development is that a 4 m wide drainage easement is provided over the centreline of this culvert from Giddy Road to the northern boundary of the subject allotment. This existing culvert under the subject property discharges at an existing culvert under the tram line which runs adjacent to the subject property's northern boundary.

The existing northern catchment of the subject site falls towards the tram line and the stormwater runoff from the site is via overland flow. The stormwater runoff discharges into open drain between the subject allotment and the tram line. The open drain grades gently in a westerly direction down the culvert under the tram line which discharges into and through the Reserve to the north.

The SBSMP has been included in the change application (Other) for reference purposes only and it will be submitted to Council for formal assessment as part of an associated Operational Work Development Application.

Stormwater Drainage

The existing roofs, car parks and driveways associated with the subject site, will continue to discharge to the existing drainage system, which consists of pits and pipes which discharge to the open drain on the northern side of the property and Giddy Road table drain to the south.



The proposed new storage sheds will discharge onto concrete splash pads with the runoff grading via overland flow through grassed buffers to either of the two legal points of discharge, depending on the Storage Sheds location.

The extended car parking/ driveway/ aisle/ pavement areas are graded at a minimum 2% to a new kerb and channel which will grade to a low point on site where the flows will be dispersed across a grassed buffer and onto one of the two legal points of discharge.

There will be no new concentrated points of discharge into either of the Legal Point of Discharge.

Stormwater Runoff and Detention

The Burdekin Shire Council's Planning Scheme is silent on the design storm events, therefore in accordance with Queensland Urban development Manual (QUDM) the 2-year ARI event for a Other system and to be 100-year ARI for the Major system have been adopted.

The 1-hour rainfall intensity for the 10-year ARI at the subject location in McDesme is 78mm/h.

In accordance with QUDM clause 4.6.4 the standard time of concentration for the developed catchment is unchanged for the pre-development (Office/commercial) and the post development (Storage Units) proposed Housing Development – 15 minutes.

The pre-development (Commercial/Office) Coefficient of Discharge (C₁₀) for the subject site, in accordance with QUDM Table 4.5.3 – Table of C₁₀ Values, based on a fraction impervious of 48% is 0.80.

The post-development (Storage Sheds) Coefficient of Discharge (C₁₀) for the subject site, in accordance with QUDM Table 4.5.3 – Table of C₁₀ Values, based on a fraction impervious of 67% is 0.83.

With reference to the above stormwater runoff calculations for Stages 1 and 2 of the Northern Catchment, it is noted that there is an increase in post development runoff from the site of 5l/s or 4.5% in the Other event (2-year ARI).

In the major event (100-year ARI) it is noted that there is an increase of 13l/s or 3.6% in the post development runoff from the site.

With reference to the above stormwater runoff calculations for Stages 1 and 2 of the Southern Catchment, it is noted that there is an increase in post development runoff from the site of 5l/s or 3.5% in the Other event (2-year ARI).

In the major event (100-year ARI) it is noted that there is an increase of 17l/s or 3.7% in the post development runoff from the site.



The increase in stormwater runoff from the Stages 1 and 2's Southern and Northern Catchments is approximately 4% in all events up to and including the 100-year ARI event. When consideration is given to the size of the surrounding rural catchment in which the subject site is part, and the size of the downstream rural catchment that the site discharges into, the slight increase in stormwater runoff from the subject site will have negligible impact on the downstream allotments and will not cause any worsening in flood level.

Further it is noted that the existing culverts in Giddy Road and under the existing tram line, throttle all flows leaving the subject site as the culverts are operating under inlet control.

Therefore, stormwater detention measures for Stages 1 and 2 of the proposed development are not considered necessary.

Utility Connections

The proposed development will utilise existing infrastructure on site, including electricity, bore water, and an on site sewage treatment system, to achieve the required level of service associated with the proposed demand. The existing on site sewage treatment system has been assessed and confirmed to have capacity to service the demand (particularly from the caretaker's residence) generated by the development.

4.2 Development Plans and Documents

The proposed development is detailed in the plans provided at **Appendix 5** and listed below.

Title	Number	Issue	Date
Cover Site & Site Plan	25-8047-DAL	M	30.10.2025
Part Site Layout Plan (Stage 1)	25-8047-DAL	M	30.10.2025
Unit Numbers & Area Table	25-8047-DAL	M	30.10.2025
Associated Reports			
Traffic impact Assessment prepared by McMurtrie (refer Appendix 6)			
Supplementary Engineering Information Letter prepared by STP Consultants (refer Appendix 7)			



5.0 ASSESSMENT FRAMEWORK

5.1 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.

5.2 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.

5.3 Approval Sought

Approval Type	Development Permit (Change Other)
Development Type	Material Change of Use
Definition or General Description	Warehouse
Specific Description	(Self Storage Facility)

5.4 Assessment Manager Assessment Parameters

Assessment Manager	Burdekin Shire Council
Planning Instrument	<i>Burdekin Shire Planning Scheme</i> (the planning scheme)
Zone and Precinct	Rural Zone
Triggered Overlays	Bushfire Hazard Overlay (Medium Potential Bushfire Hazard and Potential Impact Buffer)
Change Type	Change (Other)
Level of Assessment	Impact



Relevant Assessment Manager Assessment Benchmarks	<ul style="list-style-type: none">▪ Strategic Framework▪ Rural Zone Code▪ Development Works Code▪ Bushfire Hazard Overlay Code
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5.5 Referral Agency Assessment Parameters

Referral Agencies	No referral agencies are relevant to the proposed development.
Planning Instrument	<i>Planning Regulation 2017</i> (the Regulation)
Referral Triggers	The proposed development does not trigger referral.
Referral Agency Assessment Benchmarks	There are no Referral Agency assessment benchmarks relevant to the proposed development as it does not trigger referral.



6.0 ASSESSMENT MANAGER CONSIDERATIONS

6.1 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.

6.2 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 to the extent relevant.

The subject land is located within a Priority Agricultural Area (PAA) as defined by the Regional Plan. The Regional Plan regulates development within PAAs to maintain and expand a prosperous and sustainable agricultural sector in the region.



The proposed development has been assessed against the Regional Plan benchmark for development in PAAs and has been determined to be consistent with the relevant provisions. In particular:

- the proposed development will not result in, or contribute to, a net loss to overall agricultural productivity within the PAA, given that the lot is already fragmented from nearby agriculture by the Pioneer Mill rail line, and does not consist of any existing agricultural land; and
- the development will not result in widespread or irreversible impacts to the future use of a PAA for agricultural activities.

6.3 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 four themes:

- Liveable communities and infrastructure;
- Economic growth;
- Safe and resilient communities; and
- Natural resources, the environment and heritage.

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

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

- the proposed development will contribute to the Burdekin's economic growth and evolution and will provide a sought-after service to the community; and
- the proposed development makes use of existing non rural infrastructure and is appropriately located to mitigate impacts on nearby sensitive land uses.

6.4 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.



6.5 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.

Criteria Item (PO or AO)	Rural Zone Code		Development Works Code		Bushfire Hazard Overlay Code			
	PO	AO	PO	AO	PO	AO	PO	AO
1	Green	Red	Gray	Gray	Green	Green		
2	Green	Green	Gray	Gray	Gray	Gray		
3	Green	Green	Gray	Gray	Gray	Gray		
4	Gray	Gray	Gray	Gray	Green	Gray		
5	Gray	Gray	Gray	Gray	Green	Green		
6	Gray	Gray	Gray	Gray	Orange	Orange		
7	Gray	Gray	Gray	Gray	Green	Gray		
8	Gray	Gray	Gray	Gray	Gray	Gray		
9	Gray	Gray	Gray	Gray	Gray	Gray		
10	Gray	Gray	Gray	Gray	Gray	Gray		
11	Gray	Gray	Gray	Gray	Gray	Gray		
12	Gray	Gray	Gray	Gray	Gray	Gray		
13	Green	Green	Green	Green	Gray	Gray		
14	Green	Green	Gray	Gray	Green	Green		
15	Green	Green	Green	Gray	Gray	Gray		
16	Green	Gray	Green	Gray	Green	Gray		
17	Green	Gray	Green	Green	Green	Gray		
18	Green	Gray	Green	Gray				
19	Green	Gray	Green	Gray				

Criteria Item (PO or AO)	Rural Zone Code		Development Works Code		Bushfire Hazard Overlay Code			
	PO	AO	PO	AO	PO	AO	PO	AO
20	Green	Gray	Green	Gray				
21	Green	Gray	Green	Gray				
22	Gray	Gray	Green	Green				
23	Gray	Gray	Green	Gray				
24	Gray	Gray	Green	Gray				
25	Orange	Gray	Green	Green				
26	Gray	Gray	Green	Green				
27	Green	Gray	Green	Orange				
28	Gray	Gray	Green	Green				
29	Gray	Gray	Green	Gray				
30	Gray	Gray	Green	Gray				
31	Gray	Gray	Gray	Gray				
32	Gray	Gray	Green	Gray				
33	Gray	Gray	Orange	Gray				
34	Gray	Gray	Green	Gray				
35	Gray	Gray	Green	Gray				
36	Gray	Gray	Green	Gray				
37	Gray	Gray	Green	Gray				
38	Gray	Gray	Gray	Gray				



Criteria Item (PO or AO)	Rural Zone Code		Development Works Code		Bushfire Hazard Overlay Code			
	PO	AO	PO	AO	PO	AO	PO	AO
39	Green	Grey	Grey	Grey				
40	Green	Green	Grey	Grey				
41	Green	Grey						
42	Orange	Grey						

Criteria Item (PO or AO)	Rural Zone Code		Development Works Code		Bushfire Hazard Overlay Code			
	PO	AO	PO	AO	PO	AO	PO	AO
43	Green	Orange						
44	Orange	Grey						
45	Green	Grey						
46	Green	Grey						

Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.

6.6 Planning Scheme Detailed Assessment

Rural Zone Code

PO1

Any non-residential buildings, structures and open use areas are setback from site boundaries to ensure that the amenity of adjoining land and the rural character of the locality are maintained.

AO1

Non-residential buildings, structures and open use areas are setback not less than:

- (a) 20m from any road frontage of the site;
- (b) 10m from all other site boundaries; and
- (c) 100m from any existing dwelling on an adjacent property.

Complies with PO1

The proposed development does not meet Accepted Outcome 1 given existing and proposed buildings are located within the setbacks prescribed as accepted solutions. The proposed self storage sheds are setback between 3 m and 5 m+ from the front boundary, similar to the setbacks approved under MCU24/0004. A new 2 m high fence is proposed along the front boundary and where feasible existing trees and landscaping will be retained and some planting proposed. The existing trees will continue to screen the subject site from the dwelling house opposite

The proposed side and rear setbacks are 3 m+, with approximately 20 m between proposed structures and existing dwellings on adjacent property. Given that the rear boundary faces a rail line, the proximity of the proposed structures to the boundary is not anticipated to impact amenity. The eastern side boundary is adjoined by a rural residential property, however this is only a hardstand area rather than a structure. As such, the self storage activity associated with this structure is not anticipated to adversely affect existing amenity.



As such, the proposed development is designed and located to ensure the amenity and character of the area is maintained, therefore achieving compliance with Performance Outcome 1.

PO25

Other than in the Groper Creek, Jarvisfield, Jerona or Wunjunga village precincts, industries in the rural zone include only:

- (a) rural industries;
- (b) industries processing agricultural products which require a rural location:
 - (i) for proximity to the produce being processed; or
 - (ii) to ensure a clean environment separate from general industrial activities; or
 - (iii) to secure a lot size larger than lots available within the industrial zoned land;
- (c) industries associated with the use or processing of commodities grown in the region, such as sugar cane and grain;
- (d) extractive industries and other industries that require separation from urban or rural residential areas; and
- (e) renewable energy facilities.

No acceptable outcome is nominated

Complies with PO25

The proposed self storage units, though not a rural industry, will not negatively impact the surrounding area or result in a net loss of agriculturally viable land. This is a result of the existing use not being agricultural, as well as the lot being fragmented from nearby agricultural uses by the Pioneer Mill rail line and Giddy Road. The current site is underutilised in terms of land use and built form and the proposed development is considered suitable for the subject site.

The proposed development achieves compliance with Performance Outcome 25.

PO42

Landscaping is provided to screen views from surrounding roads and neighbouring sites.

No acceptable outcome is nominated.

Complies with PO42

Existing trees on the site will provide some screening and a visual buffer to Giddy Road. The adjoining rural residential property will be faced by the rear wall of a row of storage sheds, with existing vegetation to be retained wherever possible. The proposed rear wall will not include any openings, and as such will act as a form of screening to this lot.



The proposed development therefore achieves the intent of Performance Outcome 42 to ensure views are appropriately screened from roads and neighbouring property.

PO44

Development does not create significant impacts as a result of noise, odour, dust, volume of traffic generated or other cause.

No acceptable outcome is nominated.

Complies with PO44

The proposed uses are not anticipated to generate any significant impacts due to any of the aforementioned causes. The self storage units are not significant generators of traffic or customers, and all vehicle movements areas are proposed to be hardstand.

The proposed development achieves compliance with Performance Outcome 44.

Development Works Code

PO23

The development is located on roads appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics of the road hierarchy.

Note—The road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.

No acceptable outcome is nominated.

Complies with PO23

The proposed development for Self Storage Units is the reuse of an existing predominantly commercial premises in the context of a rural setting, with the addition of a number of additional sheds. A traffic impact assessment has been prepared to support the approved development. As a consequence of the proposed changes and the requirement to lodge an Operational Work Application, STP has prepared a Supplementary Engineering Information Letter, which suggests alternative access arrangements and changes to Condition 8.

The assessment demonstrates that the new development has a lesser impact than the existing office development and that there are sufficient sight lines to accommodate access in the proposed locations (which already exist). To maintain these sight lines, a clear zone must be maintained at all times.

The proposed development achieves compliance with Performance Outcome 423



PO27

Development provides sufficient parking on-site to accommodate the anticipated demand safely and efficiently.

AO23

Vehicle parking is provided in accordance with table 6.2.1.3(e)–Vehicle parking rates and standards.

Where the use is not nominated in table 6.2.1.3(e), no acceptable outcome is nominated.

Complies with PO27

The proposed development has been designed to include sufficient car parking area to meet the anticipated demand across the development. In particular, the Self Storage Units will utilise the existing sealed car parking spaces for use by Self Storage Unit customers, with additional sealed hardstand areas to be established on the site to provide direct access and loading space to the proposed additional storage buildings. The proposed hardstand and parking areas has been confirmed as appropriately designed (for safe vehicle movements) in the traffic impact assessment prepare by McMurtrie Consulting Engineers.

The proposed development therefore provides sufficient on-site parking area to safely and efficiently accommodate the anticipated demand, which is for short term, quick turnover, by all users and achieves the intent of Performance Outcome 27.

PO33

Landscaping is designed, established and maintained to:

- (a) incorporate existing vegetation, where appropriate;
- (b) reinforce existing streetscape character;
- (c) provide effective shade and screening;
- (d) be sustainable without undue reliance on irrigation;
- (e) be suitable to the tropical climate.

Editor's note–A landscaping plan may be required which should incorporate:

- a fully dimensioned site plan describing the existing landscape including the landscape and environmental significance of remnant vegetation;
- the location and depth of all existing services;
- natural drainage lines;
- existing levels and finished levels;
- a full schedule of plantings and materials including growing characteristics, quantities of each plant and other materials; and
- a drainage and irrigation plan.

No acceptable outcome is nominated.



Complies with PO33

The proposed development does not include any new landscaping, because the site is benefitted by substantial established vegetation which will be retained wherever possible. The retention of this mature vegetation will provide shade and screening whilst ensuring suitability to the climate and sustainability as demonstrated by its existence since the establishment of the historic use of the site.

Given the above, the proposed development achieves the intent of landscaping outlined by Performance Outcome 33.



Bushfire Hazard Overlay Code

PO6

A constructed perimeter road or a formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope and is readily accessible at all times for the type of fire fighting vehicles servicing the area.

However, a fire trail will not be required

where it would not serve a practical fire management purpose.

Editor's note—Fire trails are unlikely to be required where a development site is less than 2.5ha.

A06

Development is separated from hazardous vegetation by a public road or fire trail which has:

- (a) a reserve or easement width of at least 20m;
- (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15 tonne vehicle and which is at least 6m clear of vegetation;
- (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path;
- (d) a minimum of 4.8m vertical clearance;
- (e) turning areas for fire-fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots and Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition);
- (f) a maximum gradient of 12.5%;
- (g) a crossfall of no greater than 10 degrees;
- (h) drainage and erosion control devices in accordance with the standards in Planning scheme policy – SC5.2 – Development works;
- (i) vehicular access at each end which is connected to the public road network at intervals of no more than 200m;
- (j) designated fire trail signage;
- (k) if used, has gates locked with a system authorised by Qld Fire and Emergency Services; and
- (l) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.

Editor's note—Refer to exemptions for clearing vegetation to establish or maintain a necessary firebreak or fire management line under the *Planning Regulation 2017*.

Complies with PO6

The proposed development will utilise the existing office building located on the subject land, and given the size and shape of the allotment, it is not practical or possible to achieve the fire breaks prescribed as an Acceptable Outcome. The footprint of the proposed development has been reduced to just the eastern portion of the site, which is partially mapped within the Potential Impact Buffer.



Nonetheless, the proposed development has road frontage to Giddy Road, with multiple access points providing direct road access for each of the proposed components. The site is also benefitted by existing fire breaks formed by the railway line to the north, and Giddy Road to the south. Furthermore, the mapped medium potential bushfire overlay area is outside of the changed development footprint. There is minimal vegetation within the western portion of the site. The area to the north of the premises (the Ayr Research Station) contains strands of trees which the Bushfire Hazard mapping refers to. Of note, this vegetation is not remnant vegetation and is most likely to be a mix of fruit trees and historical plantings associated with farms and projects for the broader Burdekin Shire. The vegetation is not connected to areas which would be subject to regular bushfire hazards given that it is entirely surrounded by cropping and small-scale domestic pursuits. Therefore, it is considered the risk of bushfire hazard and the need for a bushfire management plan for this premises to be superfluous to the risk and potential for the hazard to occur.

It is therefore considered that compliance with Performance Outcomes 6 is achieved.



7.0 AMENDMENT TO CONDITIONS OF APPROVAL

7.1 Conditions Requiring Amendment

To reflect the proposed change, the following conditions of the current approval must be amended:

- Condition 1 – Approved Plans and Supporting Documentation
- Condition 8 – Road Works and Traffic

7.2 Proposed Amended Conditions

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
Cover Site & Site Plan	25-8047-DAL	M	30.10.2025
Part Site Layout Plan (Stage 1)	25-8047-DAL	M	30.10.2025
Unit Numbers & Area Table	25-8047-DAL	M	30.10.2025
Turning Template	C703	A	1.09.2025
Associated Reports			
Traffic impact Assessment prepared by McMurtrie (refer Appendix 6)			
Supplementary Engineering Information Letter prepared by STP Consultants (refer Appendix 7)			

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

Condition 8 – Road Works, Traffic and Access

- 8.1 *The roadworks, access, parking and traffic requirements apply to all stages.*
- 8.2 *In accordance with the requirements of McMurtie Consulting Engineers Traffic Impact Assessment (dated 7 November 2023): 8.2.1 A clear zone must be maintained to maintain Safe Intersection Sight Distance through the relevant sections of Giddy Road.*
- 8.3 *~~Applicant to provide appropriate signage and line markings clearly identifying 'left-in' and 'left-out' access to the property. The Applicant is to upgrade the existing driveways/accesses to be generally in accordance with the Department of Transport and Main Roads Standard Drawing 1807 – Type B.~~*



-
- 8.4 *Proposed treatments must not impact on the existing drainage or adjoining property accesses in the area.*
- 8.5 ~~*Amended turning movements for a 12.5m design vehicle entering and exiting the site through the access intersecting with Giddy Road is to be provided to Council for review and approval. The Applicant to submit for approval amended turning movements for an 8 m design vehicle entering and exiting the site through the access intersection with Giddy Road.*~~
- 8.5 ~~*No Turning movements are to encroach over the centreline of Giddy Road and intersecting accesses.*~~
- 8.6 ~~*Any alterations to the access to accommodate these turning movements must be designed and constructed by the applicant at their full cost.*~~
- 8.7 ~~*The construction of any additional crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.*~~
-

STP recommends that the wording of Condition 8.3 be amended to:

The Applicant is to upgrade the existing driveways/accesses to be generally in accordance with the Department of Transport and Main Roads Standard Drawing 1807 – Type B.

STP have recommended the change to the wording of Condition 8.3 due to the following reasons:

- As per the McMurtrie Traffic Impact Assessment (TIA) (refer to **Appendix 6**), Giddy Road is an unmarked two-way, one lane road with a posted speed limit of 60 km/hr.
- As per Clause 4.2 Traffic Distribution of the TIA, it is expected that all trips will be 'new trips', the vast majority of which are expected to originate from Ayr to the north.
- The conditioned left-in left-out entries to the proposed development will create an unnecessary safety risk to gain access to the proposed storage sheds. As most of the traffic coming to use the proposed storage facility will be coming from Ayr, the vehicles will be required to go past the site access, undertake a U-Turn manoeuvre on Giddy Road and come back to the left-in only access the facility.
- Left-in left-out entry treatments are a traffic solution for urban divided roads with high traffic volumes, which Giddy Road is not.
- The McMurtrie TIA notes that the proposed development will have a lower traffic generation potential when compared to the existing land and therefore will not impact the environmental capacity of Giddy Road.

STP recommends that the wording of Condition 8.5 be amended to:

The Applicant to submit for approval amended turning movements for an 8m design vehicle entering and exiting the site through the access intersection with Giddy Road.



Reason

As per the McMurtrie TIA, the largest design vehicle anticipated to require access to the site is an 8 m service vehicle (MRV), as such it is requested that this aspect of the be amended to reference an 8 m Service Vehicle (MRV) entering and exiting the site through the existing access. If the change to Condition 8.3 is accepted then Condition 8.5 can be deleted.

STP recommends that the wording of Condition 8.3 be amended to:

The Applicant is to upgrade the existing driveways/accesses to be generally in accordance with the Department of Transport and Main Roads Standard Drawing 1807 – Type B.

STP recommends that the wording of the second 'Condition 8.5' be deleted.

Reason

- As per the McMurtrie TIA, Giddy Road is an unmarked two way, one lane road with a posted speed limit of 60 km/hr.
- The recommended safety mitigation method in clause 5.2 the McMurtrie TIA and the subsequent BSC Condition 8.2, ensure the driveway entries to the proposed development from Giddy Road are in compliance with Austroads "Safe Intersection Sight Distance (SISD)' for the posted speed limit. Therefore, any vehicle exiting the driveway of the proposed development has SISD to undertake the left or right out turning manoeuvre safely.

STP recommend that the reference to turning movement be removed from the wording of Condition 8.6.



8.0 OTHER RELEVANT MATTERS

8.1 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 change makes use of quality non rural infrastructure currently sitting disused on the site;
- the proposed change will contribute to diversifying industry and the supply of dedicated storage facilities in the Burdekin Shire;
- the proposed change will make efficient and sustainable use of the irregular shaped land that is fragmented and not suitable for agricultural purposes;
- the proposed change minimises potential amenity impacts, particularly in relation to noise impacts due to the nature of the use and orientation and siting of the new sheds;
- the proposed change is compatible with character, scale and function of the surrounding locality;
- Council approved the original development on 29 October 2024; and
- no environmental impacts will result from the establishment of the proposed change to the self storage facility.



9.0 CONCLUSION

9.1 Assessment Summary

The assessment of the proposed change to the approved development against the criteria relevant to the change application (other) supports a recommendation for approval based on the following reasons:

- the proposed change will not result in any adverse impacts external to the subject site;
- the proposed change is generally consistent with the applicable assessment benchmarks;
and
- compliance with the assessment benchmarks can be managed through reasonable and relevant amended conditions.

9.2 Recommendation

Given the above facts and circumstances presented in this change application (other), we recommend that Council **approve** the proposed change subject to the amended conditions outlined in this report.

Appendix 1

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	Gus Dalle Cort c/- Milford Planning
Contact name (only applicable for companies)	Sarah Jones
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	TOWNSVILLE CITY
State	QUEENSLAND
Postcode	4810
Country	AUSTRALIA
Email address (non-mandatory)	(07) 4724 0095
Mobile number (non-mandatory)	info@milfordplanning.com.au
Applicant's reference number(s) (if applicable)	M1745

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this change application	
<input type="checkbox"/> No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1 or 3.2), and 3.3 as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or				
<input type="checkbox"/> 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
		126	Giddy Road	McDesme
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4807	2	SP324931	Burdekin Shire	
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

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

3.3) Additional premises

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Burdekin Shire Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	MCU24/0004	29 October 2024	Burdekin Shire Council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

Changes to the Stages 1 and 2 and reduction the overall Gross Floor Area of the Self Storage Units.

6.2) What type of change does this application propose?

Minor change application – proceed to Part 5

Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input checked="" type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- Part 7 of DA Form 1 – Development application details is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the Planning Regulation 2017 for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application Yes
 Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application Yes
 Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application Yes
Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

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

14) Applicant declaration

- By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			

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)	
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	
Postcode	
Country	
Contact number	
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

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
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
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):*

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 Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot Yes – complete division 2

Operational work Yes – complete division 3

Building work Yes – complete *DA Form 2 – Building work details*

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

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?

--

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

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

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

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	MCU2024/0004		Burdekin Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- Yes – a copy of the receipted QLeave form is attached to this development application
- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- Yes – show cause or enforcement notice is attached
- No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

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

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

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

Waterway barrier works

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

Yes – the relevant template is completed and attached to this development application

No

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

Marine activities

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

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

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

Quarry materials from a watercourse or lake

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

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

Quarry materials from land under tidal waters

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

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

Referable dams

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

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

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

Tidal work or development within a coastal management district

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

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

No

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

Queensland and local heritage places

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

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

No

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

Note: See the *Planning Regulation 2017* for referral requirements

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable

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: M1745
QA: SJ

8 Decmeber 2025



Assessment Manager
Burdekin Shire Council
PO BOX 974
AYR QLD 4810

Attention: Planning and Development

Dear Sir/ Madam,

Re: Land Owner Consent

Under the provisions of the *Planning Act 2016*, we **GILDO CHRISTOPHER DALLE CORT** and **ANTONETTA GABRIELLA DALLE CORT**, being the registered owner of land described as **LOT 1 ON SP324931** and located at **126 GIDDY RD, MCDESME**, 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	8	12	2025
	Day	Month	Year
Signature			
Name	GILDO DALLE CORT	ANTONETTA DALLE CORT	
Position	REGISTERED OWNER	REGISTERED OWNER	

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

Enquiries to: Planning Department
Our Reference: MCU24/0004
Your Reference: M1745

**Address all communications to
The Chief Executive Officer**

PO Box 974, Ayr Qld 4807
T (07) 4783 9800 | F (07) 4783 9999
planning@burdekin.qld.gov.au
www.burdekin.qld.gov.au

5 November 2024



G Dalle Cort
C/- Milford Planning
PO Box 5463
Townsville QLD 4810
Via email: info@milfordplanning.com.au

Attention: Sarah Jones, Senior Planner

Dear Sarah,

Development Approval – Negotiated Decision Notice for MCU24/0004

Material Change of Use – Warehouse (197 Self Storage Units) and Caretakers Residence on land described as Lot 2 on SP324931 and located at 126 Giddy Road, McDesme

In reference to the above-described application, Council resolved to approve your request for a Negotiated Decision at its meeting held on **Tuesday 29 October 2024**. The attached Negotiated Decision Notice replaces the previously given Decision Notice issued on **5 September 2024**.

Council's Negotiated Decision Notice is attached and outlines the development's conditions of approval, currency period, approved plans, referral agency response (if applicable) and includes extracts from the *Planning Act 2016* with respect to suspension of the appeal period and lodging an appeal, should you wish to do so.

Should you have any further queries in relation to the above, please do not hesitate to contact the Planning Department on the above number.

Yours sincerely,



Kellie Galletta
MANAGER – PLANNING & DEVELOPMENT

Negotiated Decision Notice

Planning Act 2016

Address all communications to
The Chief Executive Officer

PO Box 974, Ayr Qld 4807
T (07) 4783 9800 | F (07) 4783 9999
planning@burdekin.qld.gov.au
www.burdekin.qld.gov.au

5 November 2024

Application Details

This Negotiated Decision Notice relates to the below development application:

Application Number:

Applicant Details:

G Dalle Cort
C/- Milford Planning
PO Box 5463
Townsville QLD 4810
Via email: info@milfordplanning.com.au

Owner Details:

G Dalle Cort

Street Address:

126 Giddy Road, McDesme

Real Property Description:

Lot 2 on SP324931

Proposal:

Material Change of Use – Warehouse (197 Self Storage Units) and
Caretakers Residence

Level of Assessment:

Impact

Negotiated Decision

Development assessment, as per the provisions of the *Planning Act 2016*, has been undertaken. The information below outlines the specifics of any approval or refusal issued by the Assessment Manager:

Decision History

- MCU24/0004 – Original Decision made 29 August 2024 (Decision Notice issued 5 September 2024)
- MCU24/0004 – Negotiated Decision made 29 October 2024 (Decision Notice issued 5 November 2024)

Decision Type

Development Permit for Material Change of Use – Warehouse (197 Self Storage Units) and Caretakers Residence

Nature of the Changes

In relation to the request to amend conditions under section 75 of the *Planning Act 2016*, Council decided under section 76 of the *Planning Act 2016* to approve your request. Council has also undertaken administrative changes to the original conditions of approval to ensure clarity.

The nature of the changes to the conditions of approval are listed below.

*Note: Nature of the changes to the conditions of approval are listed with ~~strike~~through indicating removal and **bold** text indicating amendments and/or insertions.*

2. Approved Plans and Documents		
<p>Approved Plans & Documents – Required Changes</p> <p>2.1 Submit to, and have approved in writing by Council, the following changes to the approved plans:</p> <p>2.1.1 Site Development Plan prepared by Ultimate design Solutions to be amended to reflect:</p> <p>(a) The ultimate and staged development; and</p> <p>(b) The provision of an easement in stage one (1) works for drainage purposes a minimum four (4) meter width over the alignment of the existing stormwater pipe.</p> <p>2.1.2 Once approved, the amended plans and documents will become the approved plans and documents.</p> <p>2.2 The proposed development must be completed, comply with and maintained, generally in accordance with the amended plans as per Conditions 2.1 and 2.2 as above, and drawings/documents identified in the table below, except as otherwise specified and/or amended by any condition of this approval.</p>	<p>As the proposed development has an existing underground stormwater pipe located on site, the easement in favour of Council is required to secure this drainage from Giddy Road.</p> <p>Revised plans will be required to be submitted for assessment and approval as the easement is not currently identified on the site plans provided.</p>	<p>i. Amended plans are to be submitted to Council for approval prior to or as part of an lodgement of an Operational Works application and Development Permit.</p> <p>ii. Once approved, the use and associated works must be completed and maintained generally in accordance with the approved drawings and documents, at all times.</p>

Condition	Reason	Timing
2.3 One full set of the most recent approved plans must be held on-site and available for inspection for the duration of the construction phase.		
2.4 The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.		
2.5 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.		

Approved Plans

Drawing Title	Drawing/Revision	Date
Site Development Plan (indicating staging only)	UDS-23011, Sheet 1, Issue P45-16	07/06/2024 30/08/2024
Existing Floor Plan - Existing Office Proposed Storage Shed 1	UDS-23011, Sheet 2, Issue P45-16	07/06/2024 30/08/2024
Proposed Storage Shed 1-5 2.6	UDS-23011, Sheet 3 - 7 Issue P45-16	07/06/2024 30/08/2024
Proposed Storage Shed 6 & 7	UDS-23011, Sheet 8 Issue P45-16	07/06/2024 30/08/2024
Proposed Storage Shed 8 & 11	UDS-23011, Sheet 9 Issue P45-16	07/06/2024 30/08/2024
Proposed Storage Shed 9	UDS-23011, Sheet 10 Issue P16	30/08/2024
Proposed Storage Shed 11-12	UDS-23011, Sheet 11 Issue P45-16	07/06/2024 30/08/2024
Proposed Storage Shed 12-13	UDS-23011, Sheet 12 Issue P45-16	07/06/2024 30/08/2024
Proposed Storage Shed 14 & 15	UDS-23011, Sheet 13 Issue P45-16	07/06/2024 30/08/2024
Proposed Storage Shed 16	UDS-23011, Sheet 14 Issue P16	30/08/2024
Proposed Storage 18-17	UDS-23011, Sheet 15 Issue P45-16	07/06/2024 30/08/2024
Proposed Storage Shed 19-18	UDS-23011, Sheet 16 Issue P45-16	07/06/2024 30/08/2024
Proposed Storage Shed 20-19	UDS-23011, Sheet 17 Issue P45-16	07/06/2024 30/08/2024

Condition	Reason	Timing
3D'S-Proposed Storage Shed 20	UDS-23011, Sheet 18 Issue P45-16	07/06/2024 30/08/2024

Condition	Reason	Timing
8. Roadworks, Access, Parking and Traffic		
8.1 The roadworks, access, parking and traffic requirements apply to all stages. 8.2 In accordance with the requirements of <u>McMurtrie Consulting Engineers Traffic Impact Assessment</u> (dated 7 November 2023): 8.2.1 A clear zone must be maintained to maintain Safe Intersection Sight Distance through the relevant sections of Giddy Road, and 8.2.2 BAR and BAL treatments are required for the site access intersecting with Giddy Road. 8.3 Applicant to provide appropriate signage and line markings clearly identifying 'left-in' and 'left-out' access to the property. 8.4 Proposed treatments must not impact on the existing drainage or adjoining property accesses in the area. 8.5 Amended turning movements for a 12.5m design vehicle entering and exiting the site through the access intersecting with Giddy Road is to be provided to Council for review and approval. 8.5 No Turning movements are to encroach over the centreline of Giddy Road and intersecting accesses. 8.6 Any alterations to the access to accommodate these turning movements must be designed and constructed by the applicant at their full cost. 8.7 The construction of any additional crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.	To ensure development is appropriately serviced by parking and access facilities in accordance with relevant legislation, code/s and policy direction and that the safety and amenity of road users and the community in this area is maintained if not enhanced.	1. <u>All Stage Works</u> i. Technical details for works required, are to be submitted to Council as part of an application for Operational Work. ii. Works to be completed prior to the commencement of the use. 2. Then, to be maintained at all times.

Infrastructure and Servicing		
<u>All Stages</u> 14 Stormwater 14.1 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.	To ensure the development and premises: a. appropriately manages and conveys stormwater legally and in an environmentally responsible manner;	i. At all times. ii. To be maintained at all times.

Condition	Reason	Timing
14.2 Flooding and Overland stormwater flow impact assessments undertaken by a suitably qualified RPEQ must be submitted to Council for review and approval and must address: 14.2.1 All localised flooding stormwater events up to and including 1% AEP. 14.2.2 Comparison of pre and post development flows entering and exiting the development site. 14.2.3 Identify suitable mitigation measures required to be implemented to ensure there is no increase to peak pre-development flows discharged to Giddy Road. 14.2.4 Once approved, implement the recommendations of the stormwater assessments and undertake operations in accordance with the recommendations at all times. 14.3 All costs associated with the implementation of any mitigation measures will be borne by the applicant. 14.4 Any external catchments discharging to the premises must be accepted and accommodated within the Development's stormwater drainage system.	b. does not result in adverse flood impacts on the surrounding area.	

Amenity and Safety		
16. Fencing and Screening 16.1 Landscaping, fencing and screening measures that contributes to an attractive streetscape and maintains appropriate amenity and privacy to nearby dwellings is to be provided. <u>All Stages</u> 16.2 All existing landscaping provisions to be maintained, except where modified by the conditions of this approval. 16.3 A minimum 1.8m high, no gap fence is to be provided for the full length of the Giddy Road boundary. and common boundaries of the subject site where adjoining a residential use. 16.4 A minimum 1.8m high no gap fence is to be provided for the full length of common boundaries of the subject site where adjoining residential use.	As the approved development will ultimately adjoin rural residential land along its eastern boundary the proposed development must be of a scale that is considered to maintain the existing privacy and amenity experienced by residents.	The development must be completed and maintained generally in accordance with the approved amended drawings and documents, at all times.

Conditions of Approval

The negotiated conditions of approval are provided in **Attachment 1** of this Negotiated Decision Notice.

Referral Agencies

Not Applicable.

Property Notes

Not Applicable.

Further Approvals Required

- Development Permit for Operational Works.
- Development Permit for Building Works.
- Development Permit for Plumbing and Drainage Works.

Infrastructure Charges

The Infrastructure Charges Notice for the original approval remains applicable and is enclosed.

Rights of Appeal

The rights of an applicant to appeal to the Planning and Environment Court against a decision about a Development Application area set out in Chapter 6, Part 1 of the Planning Act 2016. There may also be the right to make an application for a declaration by Tribunal (refer Chapter 6, Part 2 of the Planning Act 2016).

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application.
- a provision of the development approval.
- the decision to give a preliminary approval when a development permit was applied for.
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*. A copy of the relevant appeal provisions from the *Planning Act 2016* is **attached**.

Approval Currency Period

Pursuant to Section 85 of *Planning Act 2016*, the development approval will lapse within six (6) years after the approval starts to have effect, unless otherwise conditioned. The currency period can only be extended if the request is received before the approval lapses.

Approved Plans and Documents

The following plans are the approved plans for the development:

Drawing Title	Drawing/Revision	Date
Site Development Plan	UDS-23011, Sheet 1, Issue P16	30/08/2024
Proposed Storage Shed 1	UDS-23011, Sheet 2, Issue P16	30/08/2024
Proposed Storage Shed 2-6	UDS-23011, Sheet 3 - 7 Issue P16	30/08/2024
Proposed Storage Shed 7	UDS-23011, Sheet 8 Issue P16	30/08/2024
Proposed Storage Shed 8 & 11	UDS-23011, Sheet 9 Issue P16	30/08/2024
Proposed Storage Shed 9	UDS-23011, Sheet 10 Issue P16	30/08/2024
Proposed Storage Shed 12	UDS-23011, Sheet 11 Issue P16	30/08/2024
Proposed Storage Shed 13	UDS-23011, Sheet 12 Issue P16	30/08/2024
Proposed Storage Shed 14 & 15	UDS-23011, Sheet 13 Issue P16	30/08/2024
Proposed Storage Shed 16	UDS-23011, Sheet 14 Issue P16	30/08/2024
Proposed Storage 17	UDS-23011, Sheet 15 Issue P16	30/08/2024
Proposed Storage Shed 18	UDS-23011, Sheet 16 Issue P16	30/08/2024
Proposed Storage Shed 19	UDS-23011, Sheet 17 Issue P16	30/08/2024
Proposed Storage Shed 20	UDS-23011, Sheet 18 Issue P16	30/08/2024

The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit.

A copy of the approved plans is included in **Attachment 2** of this Negotiated Decision Notice.

Notice About Decision – Statement of Reasons

This Notice is prepared in accordance with s63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- any other information, documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meanings given them in the *Planning Act 2016*.

Assessment Benchmarks

The following assessment benchmarks applied to the proposed development:

- *The Planning Act 2016*
- *The Planning Regulation 2017*
- *North Queensland Regional Plan*
- *Burdekin Shire Council Planning Scheme 2022*
 - Strategic Framework
 - Rural Zone code
 - Development Works code
 - Bushfire hazard overlay code

Compliance with Assessment Benchmarks

2022 Planning Scheme Provision	Proposal / Officer Comment
<p><i>Strategic Framework and Strategic Intent</i> Themes include:</p> <ul style="list-style-type: none"> (i) Liveable communities and infrastructure (ii) Economic growth (iii) Safe and resilient communities (iv) Natural resources, the environment and heritage, <p>In particular: 2.4 Economic Growth</p>	<p>No change from original approval given. Despite the Rural Zoning the property has never been used for agricultural activities. The proposed self-storage units and caretakers residence are considered to be an acceptable outcome for the site in providing a commercial/light industrial natured service to the Burdekin Shire that can make appropriate use of the existing infrastructure in place from the previous state government (Sunwater Limited) use of the land. The approval given has been appropriately conditioned to ensure adverse impacts are managed appropriately and avoided where at all possible to maintain the existing amenity experienced in this locality.</p>
Rural Zone Code	<p>No change from original approval given. While the proposed development has been approved to be located on Rural zoned land, the site has never been used for agricultural and/or rural purposes. It has been historically developed and operated for</p>

	<p>commercial and light industrial purposes by Sunwater Limited for over twenty (20) years.</p> <p>Given this, the proposal is considered acceptable in this location despite the Rural zoning, as it remains inside the historical developed footprint and will not impact on any existing rural activities including cropping in the locality.</p> <p>The approval given has been appropriately conditioned to ensure the outcomes generally sought by the Rural Zone Code are achieved.</p>
<p>Development Works Code</p>	<p>A summary of the change representations made and officers assessment and recommendation for matters assessed under the Development Works Code, is as follows:</p> <ul style="list-style-type: none"> • Condition 2 – Approved Plans Applicant has provided an amended site plan reflecting ultimate staged development and proposed easement. Officer’s assessment found the new plans proposed for Condition 2 show the new proposed stormwater easement required by Condition 15. The amended plans also provide the changes required to the storage shed layouts to accommodate the easement over stormwater infrastructure. Change considered acceptable and was recommended for approval. • Part 8.2.2 of Condition 8.2 – Roadworks, Access, Parking and Traffic Applicant requested the removal of the requirement for Basic Right and Left Turn Warrant treatment for the site access intersecting with Giddy Road. Officers in their assessment based on the application material supplied including the McMurtie Consulting Engineers Traffic Impact Assessment (dated 7 November 2023) found that the need for the development to ensure it addresses its traffic impacts and road safety as a result of its operations meant removal of part 8.2.2 of Condition 8.2 could not be supported following a review of the following design considerations: <ul style="list-style-type: none"> • posted speed. • design speed (generally 10km higher than the posted speed); and • the operating speed. Therefore, officers recommended that the location of the access to/from Giddy Road requires the turn treatments as conditioned in the original approval to remain.

	<ul style="list-style-type: none"> Condition 14.2 – Stormwater Applicant requested the removal of the reference to 'Flood Impact Assessment'. Officers found the removal of the reference to 'flooding' from Condition 14 should not affect the efficiency or reduce the stormwater mitigation requirements of the condition. Condition 16 – Fencing and Screening Applicant requested the removal of the reference to 'gap free'. Officers' assessment found that a 'no gap' fence along the Giddy Road frontage as required by Condition 16 may impede the sight lines nominated in the Traffic Impact Assessment. However as the development site adjoins an existing residence, a minimum 1.8m high no gap fence is to be provided for the full length of common boundaries of the subject site adjoining a residential use.
Bushfire Hazard overlay	<p>No change to the original approval given where it has been conditioned to comply with the requirements of the bushfire hazard overlay code and provide to Council for review and approval a Bushfire Hazard Management Plan prepared by a suitably qualified person, to ensure that risk from bushfire is reduced/removed and safety of persons is ensured.</p>

Council exercises its discretion to approve the application even though the development may not strictly comply with an aspect of the assessment benchmarks, as the proposal is considered generally consistent with all relevant assessment benchmarks and where there is an inconsistency, where possible it has been appropriately conditioned to comply or conditioned to ensure the alternative solution approved by Council is complied with.

Submissions

No properly made submissions were received during the notification period.

REASONS FOR THE DECISION

Following an assessment of the change representations against the relevant assessment benchmarks listed above of the *Burdekin Shire Council Planning Scheme 2022*, Council determined the proposed development is generally consistent with it and should not cause significant adverse impacts on the surrounding properties, existing rural activities, existing infrastructure, local road network or the local character and amenity of area, as a result of the changes to the approved development, provided the approved use is undertaken and operated in accordance with the requirements of the amended conditions now applied.

With respect to Condition 8.2 and in particular part 8.2.2, it is noted that Council at its meeting of the 29 October 2024 made the following resolution and subsequent recommendation, following their decision to not accept the officer's recommendation:

Resolution

Moved Councillor Detenon, seconded Councillor Furnell that the recommendation be adopted subject to an amendment removing item c. from the recommendation, with the change representations as made by the applicant to remove part 8.2.2 of Condition 8.2 requiring BAR and BAL treatment for the site access intersecting with Giddy Road to be provided, being accepted, as Councillors considered the traffic history for the area together with a new condition requiring the applicant to provide appropriate signage and line markings clearly identifying 'left-in' and 'left-out' access to the property, to be sufficient to ensure the safety of the road users and the community in general in this area is maintained, with the recommendation to now read:

That Council:

- a. note the applicant withdrew the request for Council to consider amendments to the Infrastructure Charges Notice; and*
- b. approve the Change Representations sought by the applicant to amend Condition 2 - Approved Plans, remove part 8.2.2 of Condition 8.2 - Roadworks, Access, Parking and Traffic, amend Condition 14.2 - Stormwater and amend Condition 16 - Fencing and Screening; and*
- c. approve the inclusion of new part to Condition 8.2 - Roadworks, Access, Parking and Traffic requiring the applicant to provide appropriate signage and line markings clearly identifying 'left-in' and 'left-out' access to the property; and*
- d. issue a Negotiated Decision Notice to reflect the agreed changes to Conditions 2, 8.2, 14.2 and 16 for the Development Permit for the Warehouse (197 self-storage units) and Caretakers Residence approval located at 126 Giddy Road, Ayr, on land described as Lot 2 on SP324931.*

The requirements of the above resolution by Council where applicable are reflected in the conditions of approval for this negotiated decision notice.

Enc: **Attachment 1** – Schedule of Negotiated Conditions of Approval
Attachment 2 – Approved Plans/Documents

Appeal Rights

Planning Act 2016 & The Planning Regulation 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the *Planning Act 2016* 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.

(Refer to Schedule 1 of the *Planning Act 2016*)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under [chapter 7, part 4](#), to register premises or to renew the registration of premises—20 business days after a notice is published under [section 269\(3\)\(a\)](#) or (4); or
 - (d) for an appeal against a decision of the Minister, under [chapter 7, part 4](#), to amend the registration of premises to include additional land in the affected area for the premises—20 business days after the day a notice is published under [section 269A\(2\)\(a\)](#); or
 - (e) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (f) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (g) for an appeal relating to the [Plumbing and Drainage Act 2018](#)—
 - a. 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
 - b. 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
 - c. 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
 - d. otherwise—20 business days after the day the notice is given; or
 - (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

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

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

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 has 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.
- (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 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 the rules of the P&E Court.



Attachment 1 – Conditions of Approval

Condition	Reason	Timing	
1. General and Administration			
<u>Compliance with Conditions</u>			
<p>1.1 The applicant (and any contractor, agent, employee or invitee of the applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with:</p> <p>1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports.</p> <p>1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) and all other relevant legislative requirements to Council's satisfaction, and best industry practice.</p> <p>1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail.</p> <p>1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation.</p>	<p>At all times.</p>		
<u>Notice of Intention to Commence the Use</u>			
<p>1.4 Prior to the commencement of the use on the land, the subject of the application, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use.</p>			
<u>Works – Applicant's Responsibility/Expense</u>			
<p>1.5 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required, are met by the applicant at no cost to the Council.</p> <p>1.6 The applicant must repair any damage to existing infrastructure (e.g. stormwater drainage, kerb and channel, footpath and/or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately.</p> <p>1.7 Any required relocation and/or alteration to a public service or facility installation must be carried out at no cost to Council.</p> <p><u>Infrastructure Conditions</u></p> <p>All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the <i>Planning Act 2016 (the Act)</i>, should be read as being non-trunk.</p>			
2. Approved Plans and Documents			

Attachment 1 – Conditions of Approval

Condition	Reason	Timing
<p><u>Approved Plans & Documents</u></p> <p>2.1 The proposed development must be completed, comply with and maintained, generally in accordance with the amended plans as per Conditions 2.1 and 2.2 as above, and drawings/documents identified in the table below, except as otherwise specified and/or amended by any condition of this approval.</p> <p>2.2 One full set of the most recent approved plans must be held on-site and available for inspection for the duration of the construction phase.</p> <p>2.3 The development must be constructed in the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.</p> <p>2.4 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.</p>	<p>As the proposed development has an existing underground stormwater pipe located on site, the easement in favour of Council is required to secure this drainage from Giddy Road.</p>	<p>The use and associated works must be completed and maintained generally in accordance with the approved drawings and documents, at all times.</p>
<p>Approved Plans</p>		
<p>Drawing Title</p>	<p>Drawing/Revision</p>	<p>Date</p>
<p>Site Development Plan</p>	<p>UDS-23011, Sheet 1, Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 1</p>	<p>UDS-23011, Sheet 2, Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 2,3,4,5,6</p>	<p>UDS-23011, Sheet 3,4,5,6,7, Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 7</p>	<p>UDS-23011, Sheet 8 Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 8 & 11</p>	<p>UDS-23011, Sheet 9 Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 9</p>	<p>UDS-23011, Sheet 10 Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 12</p>	<p>UDS-23011, Sheet 11 Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 13</p>	<p>UDS-23011, Sheet 12 Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 14 & 15</p>	<p>UDS-23011, Sheet 13 Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 16</p>	<p>UDS-23011, Sheet 14 Issue P16</p>	<p>30/08/2024</p>
<p>Proposed Storage Shed 17</p>	<p>UDS-23011, Sheet 15 Issue P16</p>	<p>30/08/2024</p>

Attachment 1 – Conditions of Approval

Condition	Reason	Timing
Proposed Storage Shed 18	UDS-23011, Sheet 16 Issue P16	30/08/2024
Proposed Storage Shed 19	UDS-23011, Sheet 17 Issue P16	30/08/2024
Proposed Storage Shed 20	UDS-23011, Sheet 18 Issue P16	30/08/2024
3. Outstanding Charges		
All rates and charges (including infrastructure charges), in arrears in respect of the land subject of the application, are to be paid in full prior to the commencement of the proposed use.		
4. Notice of Intention to Commence the Use		
A minimum two (2) weeks prior to the commencement of the use on the land subject to this application, written notice must be given to Council that the use (development and/or works) fully complies with the decision notices issued in respect of the use.		
5. Nature and Extent of Approved Use		
<p>5.1 This approval provides for a staged development comprising:</p> <p><u>Stage 1 Works (Western Component)</u></p> <ul style="list-style-type: none"> Construction of self-storage units in accordance with the amended site development plan for Stage 1 (Western Component). New easement in favour of Council for drainage purposes a minimum four (4) meter width across the alignment of the existing stormwater infrastructure. Caretakers' accommodation building. <p><u>Stage 2 Works (Eastern Component)</u></p> <ul style="list-style-type: none"> Construction of self storage units in accordance with Stage 2 (Eastern Component) of the approved plans. <p>5.2 Specifically, the approved use is to remain in accordance with the scale and intensity provided in the development application and as set out on the approved proposal plans listed in the table forming part of Condition 2 and Condition 5.</p>	<p>The development must comply with all planning scheme requirements including definitions, nature and extent as approved and conditioned by this development permit.</p>	<p>At all times.</p>

Attachment 1 – Conditions of Approval

Condition	Reason	Timing
5.3 No other operations and/or activities are allowed other than that approved by this permit. 5.4 The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the development application including its supporting material provided to it by the applicant. 5.5 The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the applicant as to its accuracy and completeness.		
6. Staged Development		
6.1 Staging of the development is to occur in accordance with the staging indicated on the approved plans (as amended to reflect the stormwater infrastructure easement) listed within this development approval, subject to and modified by any conditions of this development approval, being: <u>Stage 1 Works (Western Component)</u> <ul style="list-style-type: none"> • Construction of self storage units in accordance with the amended site development plan for Stage 1 (Western Component). • New easement in favour of Council for drainage purposes a minimum four (4) meter width across the alignment of the existing stormwater infrastructure. • Caretakers' accommodation building. <u>Stage 2 Works (Eastern Component)</u> <ul style="list-style-type: none"> • Construction of self storage units in accordance with Stage 2 (Eastern Component) of the approved plans. 6.2 Stages must be completed in sequential order (i.e. Stage 1 must be completed before Stage 2) as identified on the approved plans (as amended), listed within this development approval. Stages of	The development must comply as approved and conditioned by this development permit.	The use and associated works must be completed and maintained generally in accordance with the approved drawings and documents, at all times.

Attachment 1 – Conditions of Approval

Condition	Reason	Timing
<p>development may be combined and carried out at one time, subject to all conditions applicable to the relevant stages being complied with.</p> <p>6.3 The development must be carried out in accordance with those conditions applicable to one or more of the stages of the development.</p> <p>6.4 Unless otherwise expressly stated, the conditions must be read as being applicable to both stages.</p>		
7. Building Scale and Appearance and Urban Design		
<p><u>Building Materials</u></p> <p>7.1 The exterior surfaces of all buildings and structures associated with the use must be constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective level which does not cause excessive glare.</p> <p><u>Property Numbering</u></p> <p>7.2 Legible property numbers must be erected at the premises and must be maintained. The site identification numbers should be of reflective material, maintained free from foliage and other obstructions, and be large enough to be read from the street.</p>	<p>The development must comply with all planning scheme requirements including definitions, nature and extent as approved and conditioned by this development permit.</p>	<p>Once approved, the use and associated works must be completed and maintained generally in accordance with the approved drawings and documents, at all times.</p>
8. Roadworks, Access, Parking and Traffic		
<p>8.1 The roadworks, access, parking and traffic requirements apply to all stages.</p> <p>8.2 In accordance with the requirements of McMurtie Consulting Engineers Traffic Impact Assessment (dated 7 November 2023): 8.2.1 A clear zone must be maintained to maintain Safe Intersection Sight Distance through the relevant sections of Giddy Road.</p> <p>8.3 Applicant to provide appropriate signage and line markings clearly identifying 'left-in' and 'left-out' access to the property.</p> <p>8.4 Proposed treatments must not impact on the existing drainage or adjoining property accesses in the area.</p>	<p>To ensure development is appropriately serviced by parking and access facilities in accordance with relevant legislation, code/s and policy direction and that the safety and amenity of road users and the community in this area is maintained if not enhanced.</p>	<p>1. <u>All Stages</u></p> <p>i. Technical details for works required, are to be submitted to Council as part of an application for Operational Work.</p> <p>ii. Works to be completed prior to the commencement of the use.</p> <p>2. Then, to be maintained at all times.</p>

Attachment 1 – Conditions of Approval

Condition	Reason	Timing
8.5 Amended turning movements for a 12.5m design vehicle entering and exiting the site through the access intersecting with Giddy Road is to be provided to Council for review and approval. 8.5 No Turning movements are to encroach over the centreline of Giddy Road and intersecting accesses. 8.6 Any alterations to the access to accommodate these turning movements must be designed and constructed by the applicant at their full cost. 8.7 The construction of any additional crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of the Chief Executive Officer.		
Nuisance		
9 Avoiding Nuisance and Environment and Health 9.1 The proposed activity must be conducted in a manner that applies such reasonable and practical means to avoid, minimise or manage significant impacts on the existing amenity of the locality and/or interference with environmental values as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy, aerosols, fumes, particles, or smoke or any other cause including an unhealthy, offensive, or unsightly condition because of contamination. 9.2 At all times, the proposed activity shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> and all relevant regulations and standards. 10 Lighting 10.1 The vertical illumination resulting from direct, reflected or incidental light coming from the site is not to exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up. 11 Acoustic Management and Noise Levels 11.1 Noise generated from the activity must not cause environmental nuisance to any sensitive place.	To ensure that the use of the site does not cause unacceptable nuisance in accordance with community expectations, and relevant legislation including the <i>Environmental Protection Act 1994</i> .	At all times, unless other timing is stipulated as part of this condition.

Attachment 1 – Conditions of Approval

Condition	Reason	Timing
<p>11.2 Noise from the activity must not include substantial low frequency noise components and must not exceed L_{max}, 1hr 49dB(A) measured at the nearest sensitive place.</p> <p>12 Waste Management</p> <p>12.1 All solid wastes or other materials likely to produce contaminants shall be stored in bins with lids in place to prevent the ingress of stormwater.</p> <p>12.2 There shall be no release of litter or contaminants from the site to any roadside, drain or waters.</p> <p>12.3 All waste generated in carrying out the activity must be lawfully reused, recycled, or removed to a facility that can lawfully accept the waste.</p> <p>13 Complaint Management</p> <p>13.1 In the event of a complaint being received by Council in relation to any nuisance associated with the use that is considered reasonable, Council will require the developer/operator to engage a suitably qualified consultant to undertake an assessment addressing nuisance emanating from the site for this use to the satisfaction of the Burdekin Shire Council.</p> <p>13.2 The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations and must provide a recommended method and proposed measures for Council's review and approval.</p> <p>13.3 If required as result of the reporting, the developer/operator must undertake any works within three (3) months at no cost to Council.</p>		
Infrastructure and Servicing		
<p><u>All Stages</u></p> <p>14 Stormwater</p> <p>14.1 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads.</p> <p>14.2 Overland stormwater flow impact assessments undertaken by a suitably qualified RPEQ must be submitted to Council for review and approval and must address:</p>	<p>To ensure the development and premises:</p> <p>a. appropriately manages and conveys stormwater legally and in an environmentally responsible manner;</p>	<p>i. At all times.</p>

Attachment 1 – Conditions of Approval

Condition	Reason	Timing
14.2.1 All localised stormwater events up to and including 1% AEP. 14.2.2 Comparison of pre and post development flows entering and exiting the development site. 14.2.3 Identify suitable mitigation measures required to be implemented to ensure there is no increase to peak pre-development flows discharged to Giddy Road. 14.2.4 Once approved, implement the recommendations of the stormwater assessments and undertake operations in accordance with the recommendations at all times. 14.3 All costs associated with the implementation of any mitigation measures will be borne by the applicant. 14.4 Any external catchments discharging to the premises must be accepted and accommodated within the Development's stormwater drainage system.	b. does not result in adverse flood impacts on the surrounding area.	
Easement		
15.5 Grant an easement in Councils favour for drainage purposes over the existing stormwater pipe that is utilised for road drainage from Giddy Road.		
15.6 The drainage easement must be a minimum 4.0m wide (2.0m either side of the centreline of the existing pipe) and extend from the Giddy Road boundary to the northern boundary of Lot 2 on SP324931.		
15.7 The easement is to be granted free of compensation and be prepared by Council's solicitor with all costs involved including easement survey cost, preparation and registration of the easement document to be borne by Council.		
15.8 There shall be no structures constructed over the proposed drainage easement.		
Amenity and Safety		
16. Fencing and Screening	As the approved development will ultimately adjoin rural residential land	

Attachment 1 – Conditions of Approval

Condition	Reason	Timing
<p>16.1 Landscaping, fencing and screening measures that contributes to an attractive streetscape and maintains appropriate amenity and privacy to nearby dwellings is to be provided.</p> <p><u>All Stages</u></p> <p>16.2 All existing landscaping provisions to be maintained, except where modified by the conditions of this approval.</p> <p>16.3 A minimum 1.8m high fence is to be provided for the full length of the Giddy Road boundary.</p> <p>16.4 A minimum 1.8m high no gap fence is to be provided for the full length of common boundaries of the subject site where adjoining residential use.</p> <p>17. Visual Treatment of Plant and Equipment</p> <p>17.1 The applicant must ensure all plant and equipment (inclusive of air conditioning units, compressors, generators, ducting, ventilation and the like) is:</p> <ul style="list-style-type: none"> i. not located between any building and/or an adjoining residential premises; and ii. to be appropriately screened and ventilated from view from any dedicated road or adjoining residential premises. <p>18. Refuse Facilities and Waste Management</p> <p>18.1 Refuse facilities and waste management must be provided to the satisfaction of Council, in accordance with Council's Waste Management Policy, <i>Local Law No. 8 (Waste Management) 2018</i> and the <i>Environmental Protection Regulation 2019</i> to ensure sufficient waste management storage capacity is provided on-site to adequately cater for the demand generated by the use of the premises.</p> <p>18.2 Waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers.</p> <p>18.3 Waste storage areas shall be not visible from the street-front and be suitably screened.</p>	<p>along its eastern boundary the proposed development must be of a scale that is considered to maintain the existing privacy and amenity experienced by residents.</p>	<p>The development must be completed and maintained generally in accordance with the approved amended drawings and documents, at all times.</p>

Attachment 1 – Conditions of Approval

Condition	Reason	Timing
<p>19 Signage</p> <p>19.1 Any signage to be associated with the use must be designed to the satisfaction of and approved by Council.</p> <p>19.2 To maintain amenity for the adjoining residential properties, no illumination of any signage proposed is to occur unless otherwise approved by Council.</p> <p>20 Storage</p> <p>20.1 Goods, equipment, packaging material or machinery must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.</p> <p>20.2 Where storage of chemicals is required, a bunded area with a non-porous base is to be provided.</p> <p>20.3 Any storage on-site is required to be screened from view from all roads and adjacent properties.</p>		
Bushfire Hazard		
<p>21.1 A statement from a qualified and experienced bushfire expert certifying that proposed development can achieve compliance with Councils and all other statutory requirements for undertaking development in a Bushfire Hazard area, is to be provided to Council for review and approval.</p> <p>21.2 If required as result of the reporting, the developer/operator must undertake any works within three (3) months at no cost to Council.</p>	<p>To confirm that the proposed buildings are separated from hazardous vegetation by a suitable distance.</p>	<p>Prior to the commencement of the use.</p>

Advice
<p>1. Infrastructure Charges</p> <p>An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.</p>
<p>2. Uses other than Warehouse and/or Caretakers Residence</p> <p>Any other uses proposed on this lot that are not defined as ‘Warehouse’ and/or ‘Caretakers Residence’ and/or separately defined in Council’s Planning Scheme will require a separate development application and permit as per the planning scheme requirements and all relevant legislation.</p>
<p>3. Compliance with Conditions</p>

Attachment 1 – Conditions of Approval

Advice	
Inspections will be required to be undertaken by Council to determine compliance with conditions that are not subject to a further approval.	
4. Further Approvals Required	
a) Operational Works	A development permit for operational works to carry out civil works associated with the planning approval is required prior to any works commencing on-site.
b) Plumbing and Drainage Works	A compliance permit to carry out plumbing and drainage works must be obtained prior to the commencement of plumbing and drainage works.
c) Building Works	A development permit for building works to carry out building works is required, prior to works commencing on site.
5. Equitable Access and Facilities	
The plans for the proposed building work have NOT been assessed for compliance with the requirements of the <i>National Construction Code - Building Code of Australia (Volume 1)</i> as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:	
(a) <i>the Disability Discrimination Act 1992 (Commonwealth)</i>	
(b) <i>the Anti-Discrimination Act 1991 (Queensland)</i>	
(c) <i>the Disability (Access to Premises – Buildings) Standards.</i>	
6. Aboriginal and Cultural Heritage	
6.1	If any item of cultural heritage is identified during site works, all work must cease, and the relevant state agency must be notified. Work can resume only after state agency clearance is obtained.
6.2	The applicant is reminded of their obligations under the <i>Aboriginal Cultural Heritage Act 2003</i> and the <i>Torres Strait Islander Cultural Heritage Act 2003</i> . Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: www.datsip.qld.gov.au
7. Miscellaneous	
7.1	Council will not be obligated to upgrade any roads accessing the development due to increased vehicle numbers accessing the development.
7.2	The construction of any additional crossovers to give access to the land is to be the owner's responsibility and to the satisfaction of Council.
7.3	It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.

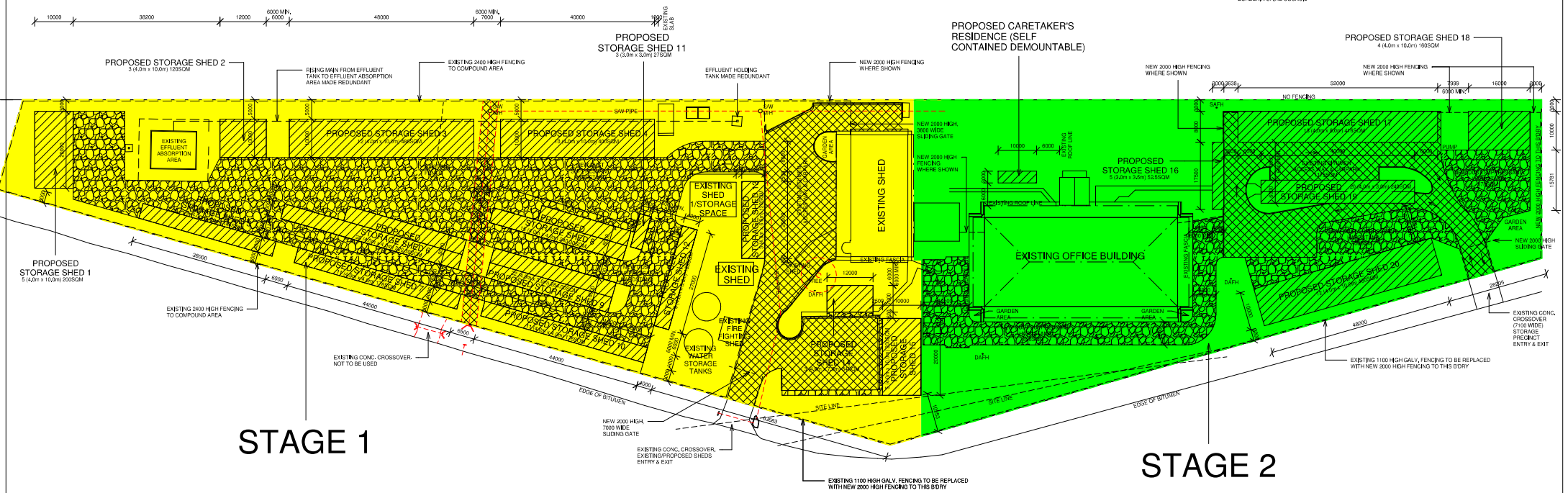
No. OF PROPOSED STORAGE SHEDS - STAGE 1	
SIZE	No. OF
3m x 3m	3
4m x 3m	31
4m x 4m	66
4m x 5m	5
4m x 7m	3
4m x 10m	35

No. OF PROPOSED STORAGE SHEDS - STAGE 2	
SIZE	No. OF
3.5m x 3m	2
4m x 3m	20
4m x 5m	13
4m x 10m	16

LEGEND:
 SSVH SINGLE VALVE ABOVE GROUND FIRE HYDRANT
 DAFH DOUBLE VALVE ABOVE GROUND FIRE HYDRANT



LOT NUMBER: 2
 REGISTERED PLAN NUMBER: SP324931
 PARISH: ANELL
 COUNTY: GLADSTONE
 AREA: 2.02 HECTARES
 ZONE: RURAL
 LOCAL AUTHORITY:
 BURDEEN SHIRE COUNCIL



STAGE 1

STAGE 2

2 Site Development Plan 1
 1:500



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNLESS THERE ARE COMMENTS BY A REGULATORY OFFICER	
011	PRELIMINARY 11/03/21 330
012	PRELIMINARY 11/03/21 330
013	PRELIMINARY 11/03/21 330
014	PRELIMINARY 11/03/21 330
015	PRELIMINARY 11/03/21 330
016	PRELIMINARY 09/08/21 330
017	PRELIMINARY 09/08/21 330
018	PRELIMINARY 09/08/21 330
019	PRELIMINARY 09/08/21 330
020	PRELIMINARY 09/08/21 330

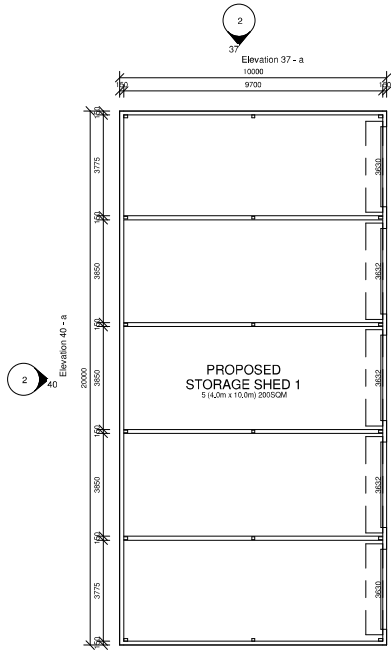
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

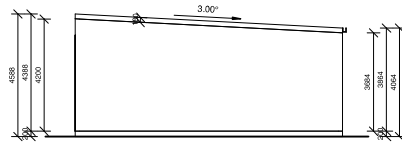
TITLE	SITE DEVELOPMENT PLAN
JOB NO.	UDS-23011
SHEET NO.	1
SCALE	P16

UDS
 ULTIMATE DESIGN SOLUTIONS
 QBCC Licensee: Ultimate Design Solutions Pty Ltd
 QBCC Lic No. 16058619
 Building Design - Low Rise

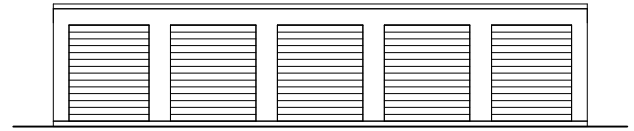
Ph: 07 4783 7272
 Mob: 0408 878 390
 8 King Drive
 Ayr QLD 4807
 ABN 75 618 111 470



P Proposed Floor Plan - Shed 1
1 : 100



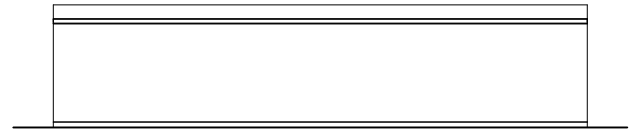
37 Elevation 37 - a
1 : 100



38 Elevation 38 - a
1 : 100



39 Elevation 39 - a
1 : 100



40 Elevation 40 - a
1 : 100

APPROVED
REF: MCU24/0004 DATE: 29/10/2024
G. Dallecort

THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED BY A SIGNATURE ABOVE	
011	PRELIMINARY 11/02/24 2504
012	PRELIMINARY 11/02/24 2504
013	PRELIMINARY 11/02/24 2504
014	PRELIMINARY 11/02/24 2504
015	PRELIMINARY 11/02/24 2504
016	PRELIMINARY 09/08/24 2504

NOTE: ALL WORK IS TO BE COMPLETED AND ALL LEVELS TO BE CHECKED AND VERIFIED BY THE CLIENT BEFORE COMMENCEMENT OF WORK. ALL WORK IS TO BE COMPLETED AND ALL LEVELS TO BE CHECKED AND VERIFIED BY THE CLIENT BEFORE COMMENCEMENT OF WORK. ALL WORK IS TO BE COMPLETED AND ALL LEVELS TO BE CHECKED AND VERIFIED BY THE CLIENT BEFORE COMMENCEMENT OF WORK.

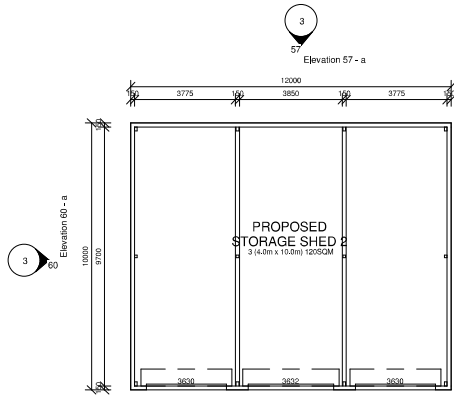
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

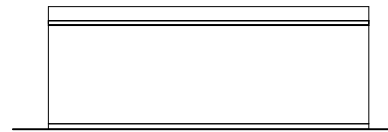
TITLE	PROPOSED STORAGE SHED
SHEET NO.	2
SCALE	P16

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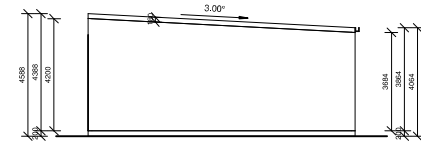
Ph: 07 4783 7272
Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470



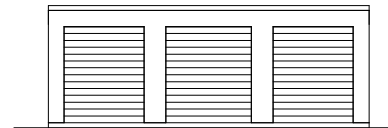
P Proposed Floor Plan - Shed 2
1 : 100



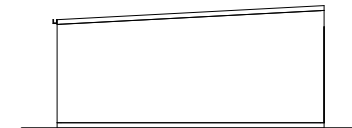
57 Elevation 57 - a
1 : 100



58 Elevation 58 - a
1 : 100



59 Elevation 59 - a
1 : 100



60 Elevation 60 - a
1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNLESS THERE ARE COMMENTS BY A BUILDING OFFICER		
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012	PRELIMINARY	11/02/24
013	PRELIMINARY	11/02/24
014	PRELIMINARY	11/02/24
015	PRELIMINARY	11/02/24
016	PRELIMINARY	30/04/24

NOTE: ALL WORK IS TO BE COMPLETED WITHIN 12 MONTHS OF THE DATE OF ISSUE OF THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
NOTE: ALL WORK IS TO BE COMPLETED WITHIN 12 MONTHS OF THE DATE OF ISSUE OF THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
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NOTE: ALL WORK IS TO BE COMPLETED WITHIN 12 MONTHS OF THE DATE OF ISSUE OF THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.

DRAWN	TRM
CHECKED	TRM
APPROVED	

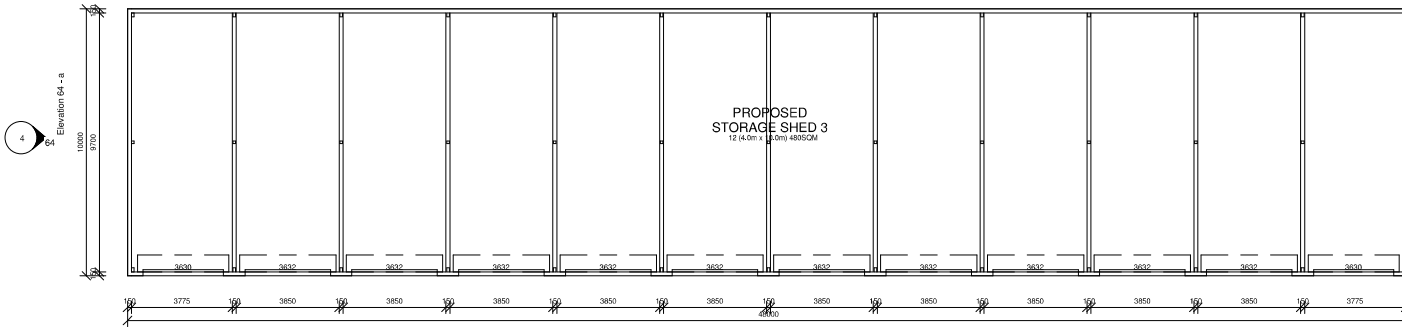
CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

TITLE	PROPOSED STORAGE SHED 2
JOB NO.	UDS-23011
SHEET NO.	3
SCALE	P16

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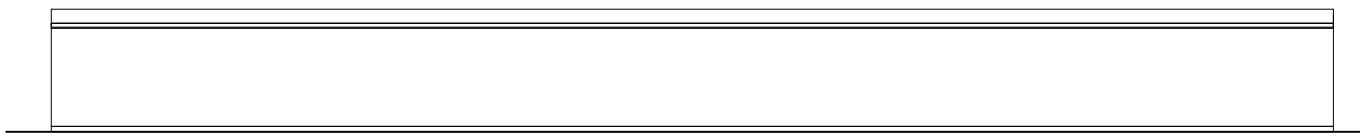
Ph: 07 4783 7272
Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470

61
Elevation 61 - a



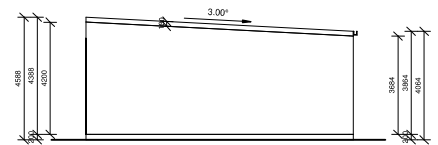
P Proposed Floor Plan - Shed 3
1 : 100

63
Elevation 63 - a



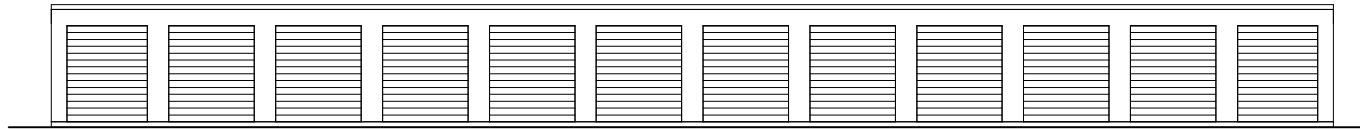
61 Elevation 61 - a
1 : 100

Elevation 62 - a
4



62 Elevation 62 - a
1 : 100

63 Elevation 63 - a
1 : 100



64 Elevation 64 - a
1 : 100



THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS THEY ARE APPROVED BY A REGISTERED ARCHITECT		NOTE: ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2011. THE ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING OR THE FOUNDATIONS THEREON. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE FOUNDATIONS THEREON.		DRAWN	TRM
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013	PRELIMINARY	11/02/21	2024		
014	PRELIMINARY	11/02/21	2024		
015	PRELIMINARY	11/02/21	2024		
016	PRELIMINARY	09/03/21	2024		

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

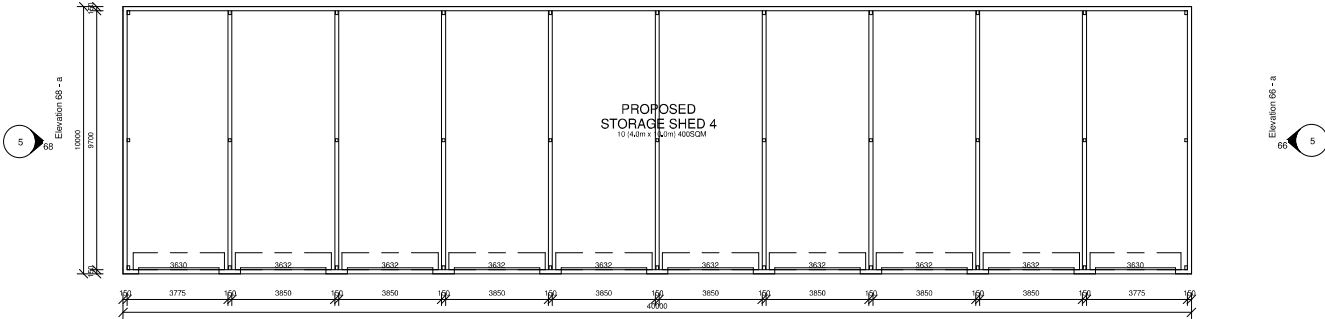
TITLE	PROPOSED STORAGE SHED
SHEET NO.	4
REQD.	P16

UDS-23011

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Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470

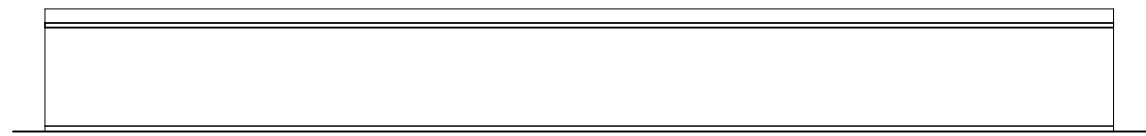
5
65
Elevation 65 - a



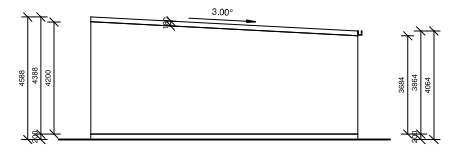
Elevation 66 - a
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66

P Proposed Floor Plan - Shed 4
1:100

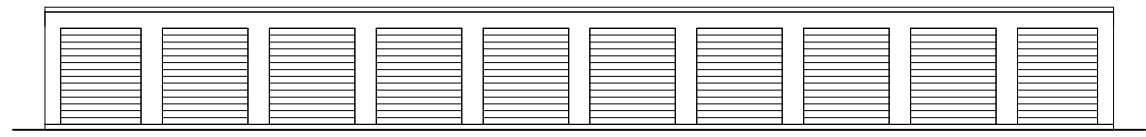
5
67
Elevation 67 - a



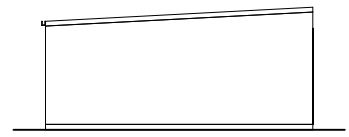
65 Elevation 65 - a
1:100



66 Elevation 66 - a
1:100



67 Elevation 67 - a
1:100



68 Elevation 68 - a
1:100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED BY A SIGNING OFFICER		NOTE: THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED BY A SIGNING OFFICER. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE SIGNING OFFICER. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE SIGNING OFFICER.	
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013	PRELIMINARY	11/03/21	300
014	PRELIMINARY	11/03/21	300
015	PRELIMINARY	11/03/21	300
016	PRELIMINARY	11/03/21	300
017	PRELIMINARY	11/03/21	300
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019	PRELIMINARY	11/03/21	300
020	PRELIMINARY	11/03/21	300

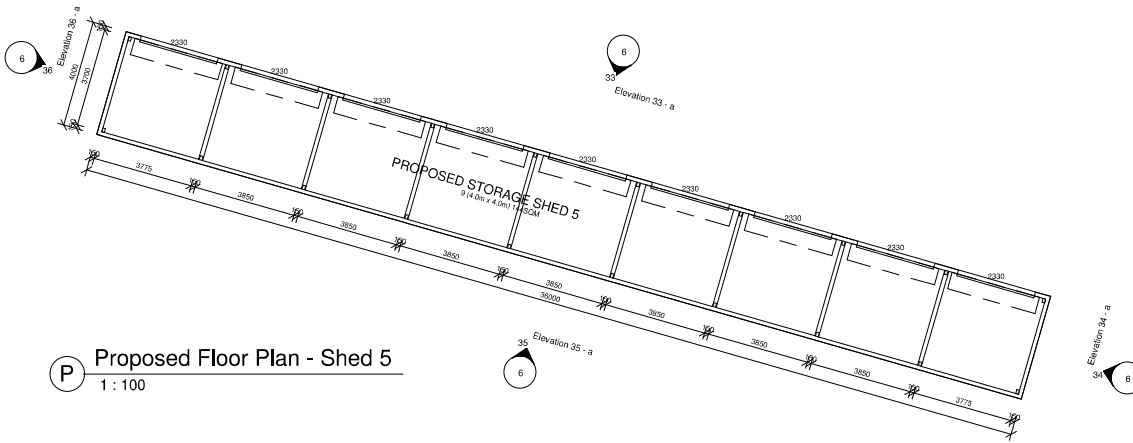
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

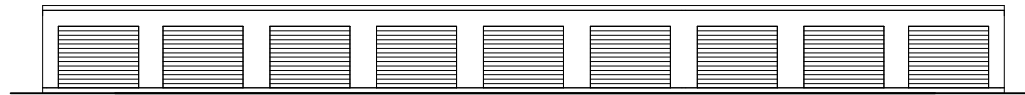
TITLE	PROPOSED STORAGE SHED 4
JOURNAL	UDS-23011
SHEET NO.	5
SCALE	P16

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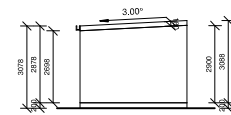
Ph: 07 4783 7727
Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470



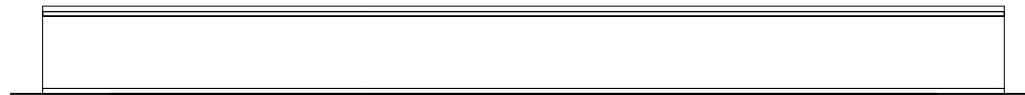
P Proposed Floor Plan - Shed 5
1 : 100



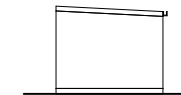
33 Elevation 33 - a
1 : 100



34 Elevation 34 - a
1 : 100



35 Elevation 35 - a
1 : 100



36 Elevation 36 - a
1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNLESS THE FOLLOWING APPLICABLE TO A SPECIFIC ACCESSORY	
011	PRELIMINARY 10/01/24 300
012	PRELIMINARY 11/02/24 300
014	PRELIMINARY 11/02/24 300
015	PRELIMINARY 12/02/24 300
016	PRELIMINARY 08/03/24 300

NOTE: ALL DRAWINGS ARE VALID UNLESS THE FOLLOWING APPLICABLE TO A SPECIFIC ACCESSORY
NOTE: ALL DRAWINGS ARE VALID UNLESS THE FOLLOWING APPLICABLE TO A SPECIFIC ACCESSORY
NOTE: ALL DRAWINGS ARE VALID UNLESS THE FOLLOWING APPLICABLE TO A SPECIFIC ACCESSORY
NOTE: ALL DRAWINGS ARE VALID UNLESS THE FOLLOWING APPLICABLE TO A SPECIFIC ACCESSORY
NOTE: ALL DRAWINGS ARE VALID UNLESS THE FOLLOWING APPLICABLE TO A SPECIFIC ACCESSORY

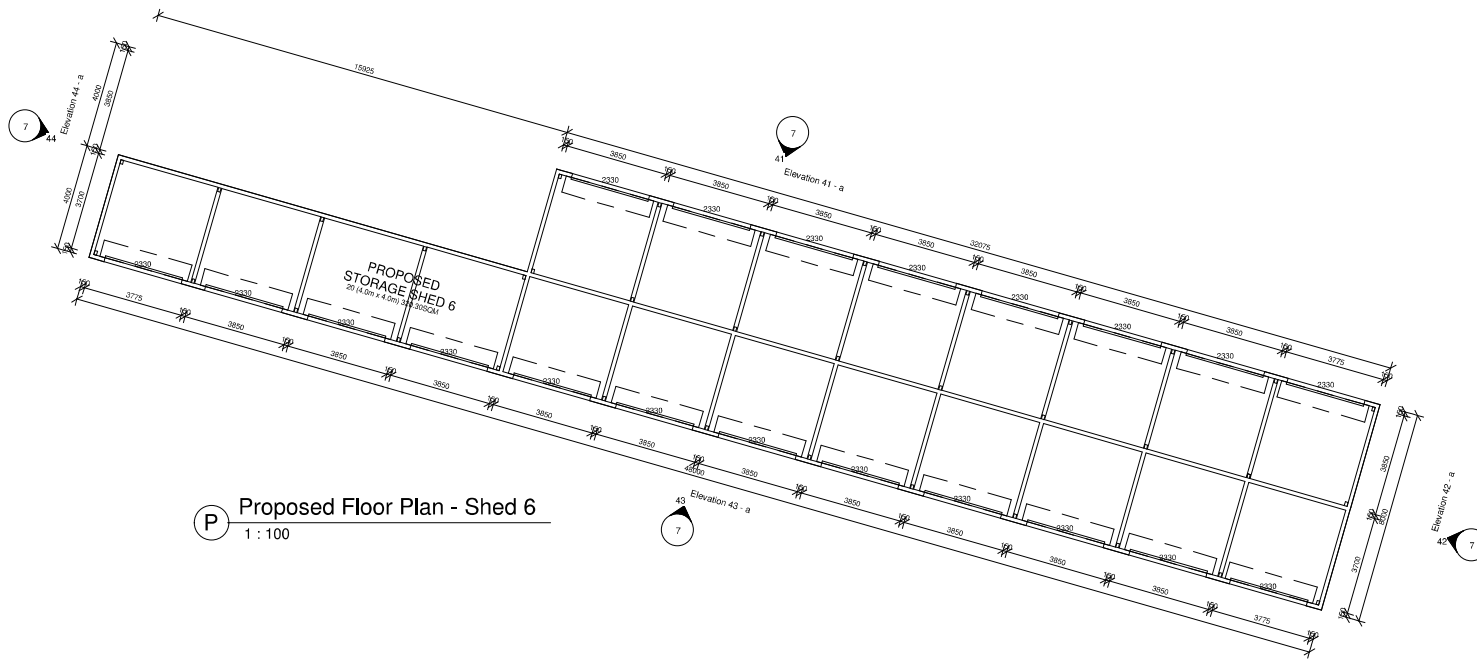
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

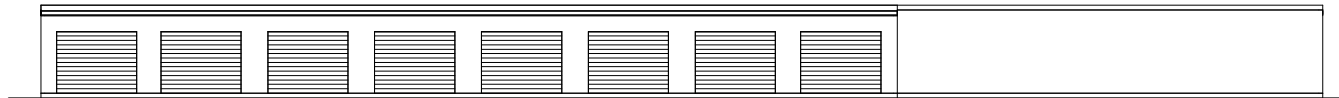
TITLE	PROPOSED STORAGE SHED 5
JOB NO.	UDS-23011
SHEET NO.	6
SCALE	P16

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Building Design - Low Rise

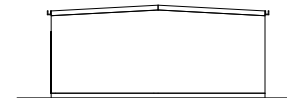
Ph: 07 4783 7277
Mob: 0408 878 390
8 Nino Drive
Ayr QLD 4807
ABN 75 618 111 470



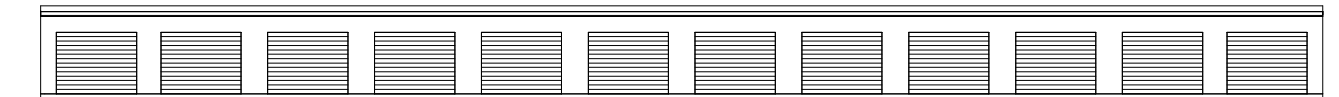
P Proposed Floor Plan - Shed 6
1 : 100



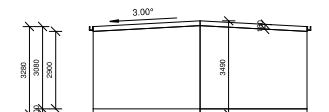
41 Elevation 41 - a
1 : 100



42 Elevation 42 - a
1 : 100



43 Elevation 43 - a
1 : 100



44 Elevation 44 - a
1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED BY A BULK-BUILD ORDER	
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012	PRELIMINARY 11/02/2024
013	PRELIMINARY 11/02/2024
014	PRELIMINARY 11/02/2024
015	PRELIMINARY 11/02/2024
016	PRELIMINARY 09/08/2024

NOTES	
1.	IF ANY CHANGES ARE REQUIRED TO THESE DRAWINGS, THE CLIENT MUST BE ADVISED BEFORE ANY WORK COMMENCES.
2.	THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED BY A BULK-BUILD ORDER.
3.	THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED BY A BULK-BUILD ORDER.
4.	THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED BY A BULK-BUILD ORDER.

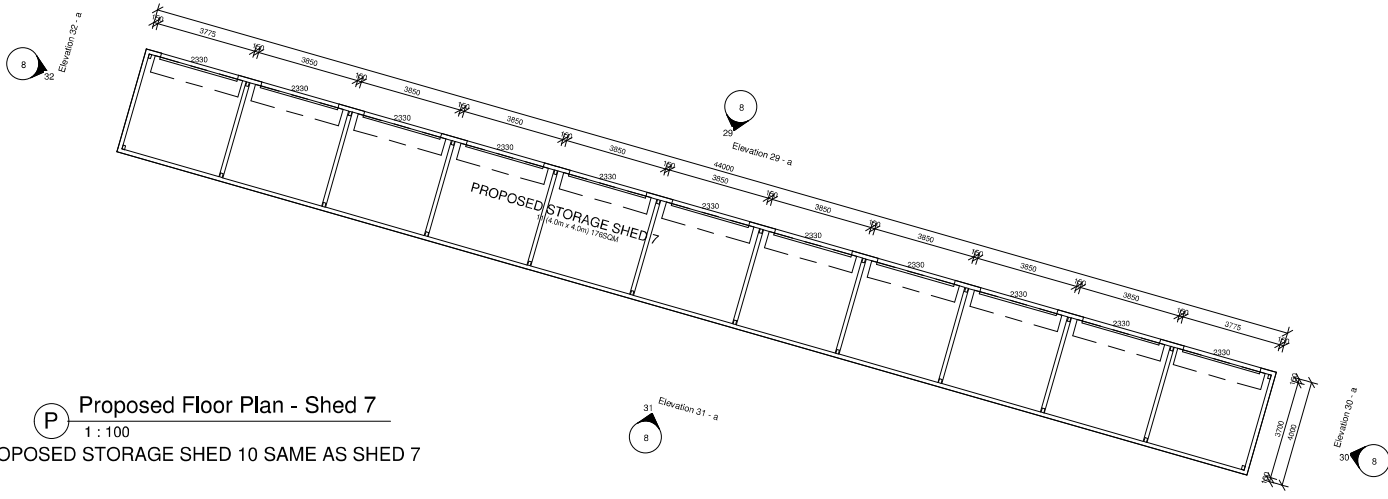
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

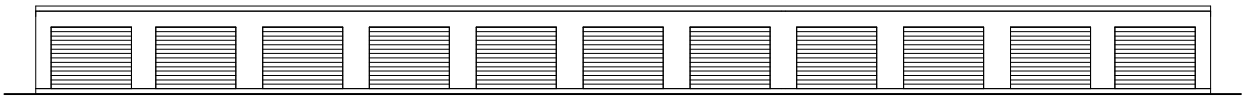
TITLE	PROPOSED STORAGE SHED 6
SKETCH	UDS-23011
SHEET NO.	7
BOULE	P16

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Building Design - Low Rise

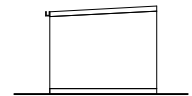
Ph: 07 4783 7277
Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470



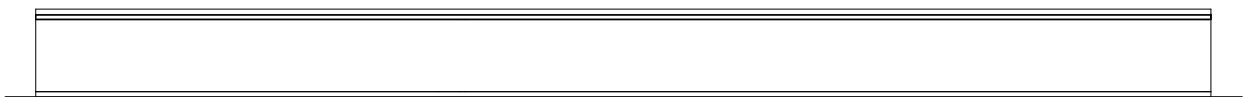
P Proposed Floor Plan - Shed 7
 1 : 100
 PROPOSED STORAGE SHED 10 SAME AS SHED 7



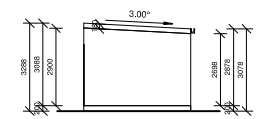
29 Elevation 29 - a
 1 : 100



30 Elevation 30 - a
 1 : 100



31 Elevation 31 - a
 1 : 100



32 Elevation 32 - a
 1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNLESS THERE ARE COMMENTS BY A REGISTERED ARCHITECT	
011	PRELIMINARY 11/01/21 2300
012	PRELIMINARY 11/02/21 2300
014	PRELIMINARY 11/02/21 2300
015	PRELIMINARY 11/02/21 2300
016	PRELIMINARY 11/02/21 2300
017	PRELIMINARY 11/02/21 2300
018	PRELIMINARY 11/02/21 2300
019	PRELIMINARY 11/02/21 2300
020	PRELIMINARY 11/02/21 2300

NOTE: ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS. THE CLIENT IS ADVISED THAT THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SERVICES UNLESS SPECIFICALLY NOTED OTHERWISE.

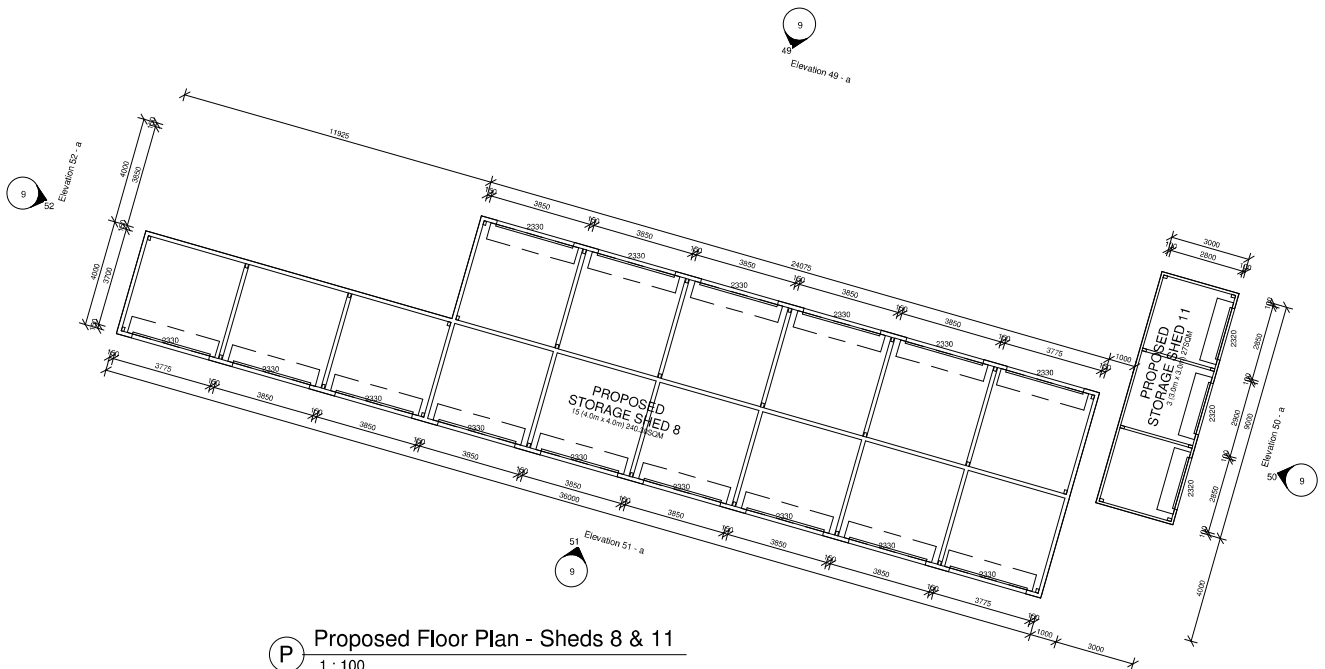
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

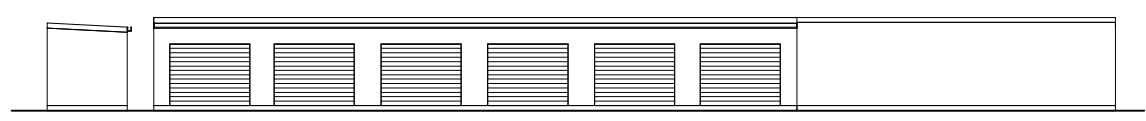
TITLE	PROPOSED STORAGE SHED 7
JOB NO.	UDS-23011
SHEET NO.	8
SCALE	P16

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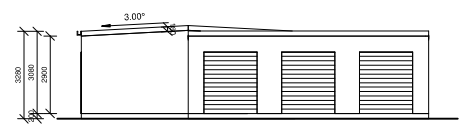
Ph: 07 4783 7272
 Mob: 0408 878 390
 8 Nina Drive
 Ayr QLD 4807
 ABN 75 618 111 470



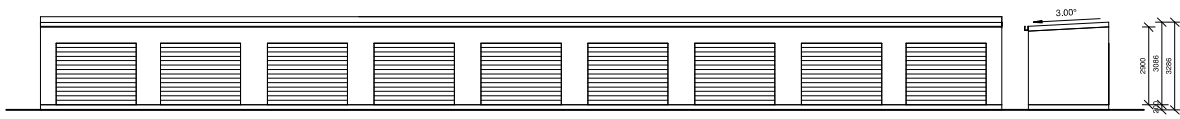
P Proposed Floor Plan - Sheds 8 & 11
1 : 100



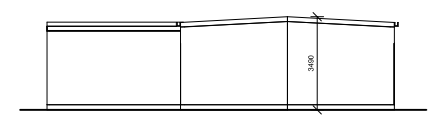
49 Elevation 49 - a
1 : 100



50 Elevation 50 - a
1 : 100



51 Elevation 51 - a
1 : 100



52 Elevation 52 - a
1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED IN A RELEVANT ORDER		NOTE: ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. DELAYED COMPLETION MAY BE SUBJECT TO PENALTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	
011	PRELIMINARY	01/01/24	01/01/24
012	PRELIMINARY	11/01/24	01/01/24
013	PRELIMINARY	11/01/24	01/01/24
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015	PRELIMINARY	11/01/24	01/01/24
016	PRELIMINARY	01/01/24	01/01/24

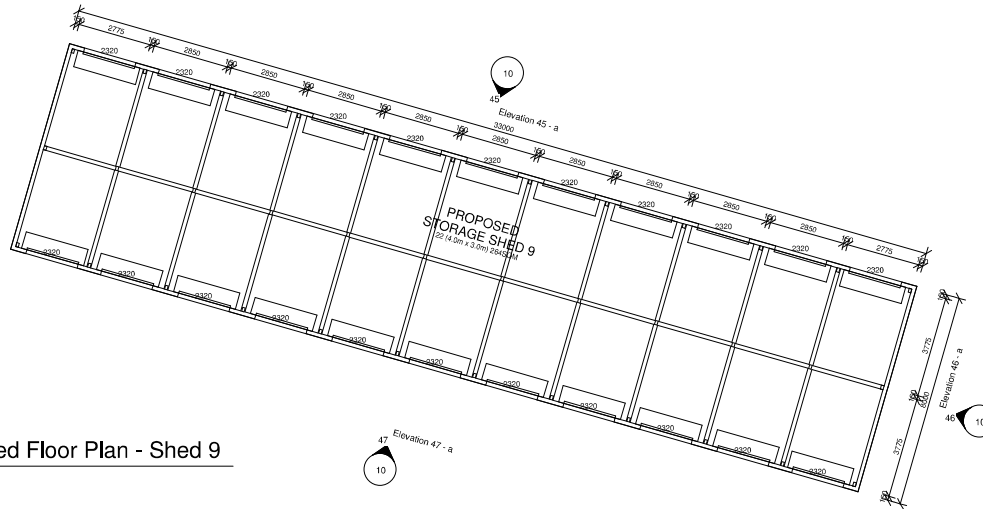
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

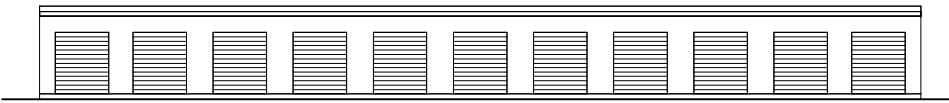
TITLE	PROPOSED STORAGE SHEDS 8 & 11
JOB NO.	UDS-23011
SHEET NO.	9
BLANK	P16

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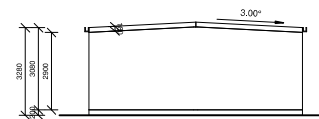
Ph: 07 4783 7272
 Mob: 0408 878 390
 8 Nina Drive
 Ayr QLD 4807
 ABN 75 618 111 470



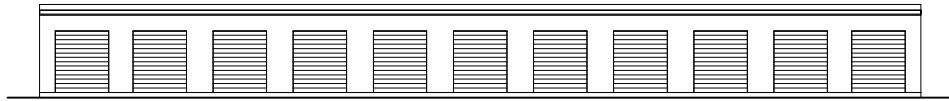
P Proposed Floor Plan - Shed 9
1 : 100



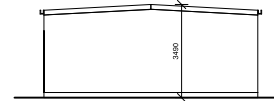
45 Elevation 45 - a
1 : 100



46 Elevation 46 - a
1 : 100



47 Elevation 47 - a
1 : 100



48 Elevation 48 - a
1 : 100

APPROVED
REF: MCU24/0004 DATE: 29/10/2024
G. Dallecort

THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED IN A SUBSEQUENT ISSUE		NOTE: 1. THIS DRAWING IS FOR PRELIMINARY DESIGN ONLY. 2. FOR FINAL CONSTRUCTION, THE CLIENT MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES. 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 4. THE DRAWING IS VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED IN A SUBSEQUENT ISSUE.	
011	PRELIMINARY	01/01/2024	2024
012	PRELIMINARY	11/02/24	2024
013	PRELIMINARY	11/02/24	2024
014	PRELIMINARY	11/02/24	2024
015	PRELIMINARY	11/02/24	2024
016	PRELIMINARY	09/03/24	2024

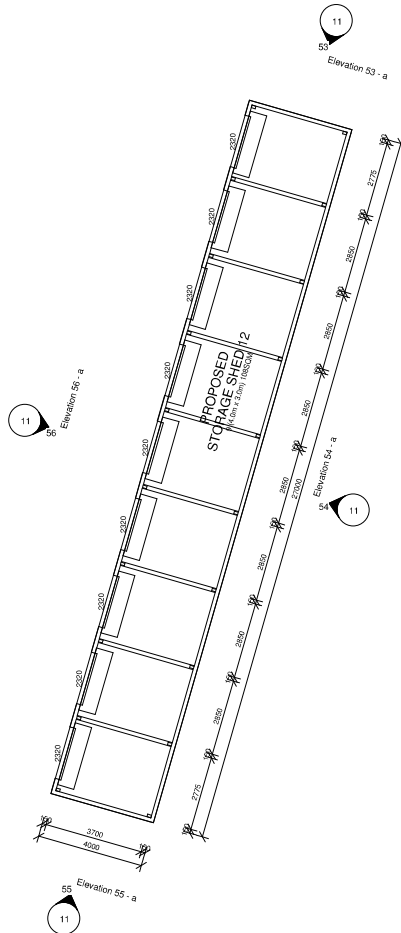
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

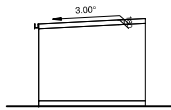
TITLE	PROPOSED STORAGE SHED 9
PROJECT NO.	UDS-23011
SHEET NO.	10
SCALE	P16

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Ayr QLD 4807
ABN 75 618 111 470



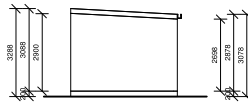
P Proposed Floor Plan - Shed 12
1 : 100



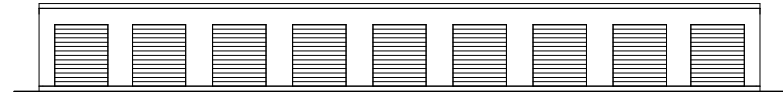
53 Elevation 53 - a
1 : 100



54 Elevation 54 - a
1 : 100



55 Elevation 55 - a
1 : 100



56 Elevation 56 - a
1 : 100

APPROVED
REF: MCU24/0004 DATE: 29/10/2024
G. Dallecort

THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNLESS THERE ARE COMMENTS BY A REGISTERED ARCHITECT	
011	PRELIMINARY 05/01/24
012	PRELIMINARY 11/02/24
013	PRELIMINARY 19/02/24
014	PRELIMINARY 27/02/24
015	PRELIMINARY 27/02/24
016	PRELIMINARY 06/03/24
017	PRELIMINARY 06/03/24

NOTE: ALL DRAWINGS ARE VALID UNLESS THERE ARE COMMENTS BY A REGISTERED ARCHITECT. ALL WORK MUST BE COMPLETED BEFORE THE END OF THE VALIDITY PERIOD. ANY WORK COMPLETED AFTER THE END OF THE VALIDITY PERIOD IS AT THE USER'S RISK. THE USER MUST BE AWARE OF THE VALIDITY PERIOD OF THE DRAWINGS. THE USER MUST BE AWARE OF THE VALIDITY PERIOD OF THE DRAWINGS.

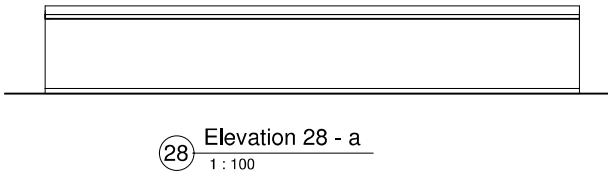
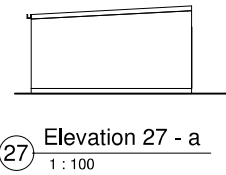
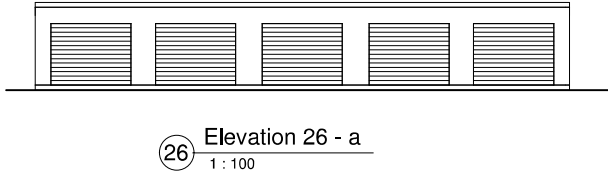
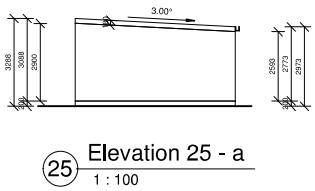
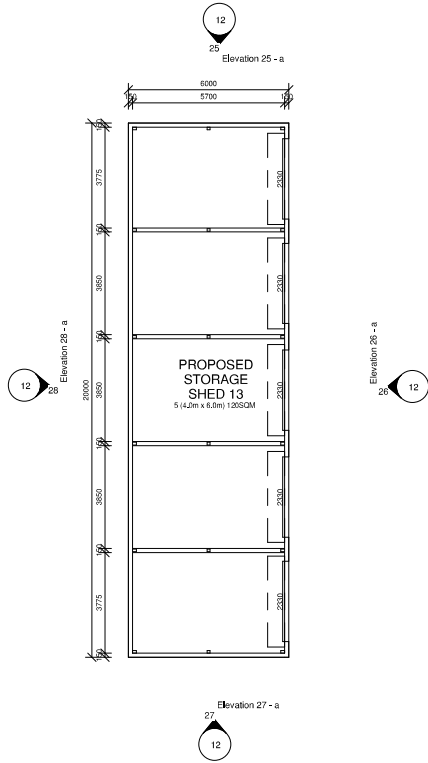
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

TITLE	PROPOSED STORAGE SHED 12
JOB NO.	UDS-23011
SHEET NO.	11
SCALE	P16

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Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470



P Proposed Floor Plan - Shed 13
1 : 100

APPROVED
REF: MCU24/0004 DATE: 29/10/2024
G. Dallectort

THESE DRAWINGS ARE NOT FOR CONSTRUCTION	
NO.	DATE
001	11/03/2024
002	11/03/2024
003	11/03/2024
004	11/03/2024
005	11/03/2024
006	11/03/2024

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR PRODUCTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR PRODUCTS.

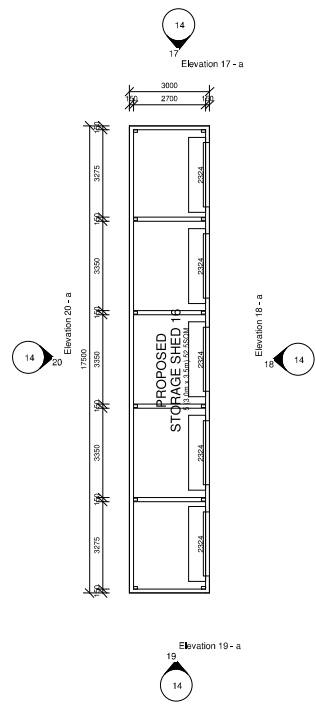
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

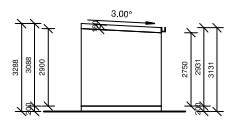
TITLE	PROPOSED STORAGE SHED 13
JOB NO.	UDS-23011
SHEET NO.	12
SCALE	P16

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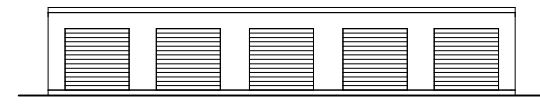
Ph: 07 4783 7272
Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470



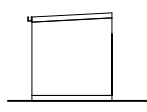
P Proposed Floor Plan - Shed 16
1 : 100



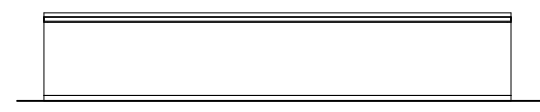
17 Elevation 17 - a
1 : 100



18 Elevation 18 - a
1 : 100



19 Elevation 19 - a
1 : 100



20 Elevation 20 - a
1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNLESS THERE ARE COMMENTS BY A REGISTERED ARCHITECT	
011	PRELIMINARY 11/03/21 330
012	PRELIMINARY 11/03/21 330
013	PRELIMINARY 11/03/21 330
014	PRELIMINARY 11/03/21 330
015	PRELIMINARY 11/03/21 330
016	PRELIMINARY 11/03/21 330
017	PRELIMINARY 11/03/21 330
018	PRELIMINARY 11/03/21 330
019	PRELIMINARY 11/03/21 330
020	PRELIMINARY 11/03/21 330

NOTE: THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNLESS THERE ARE COMMENTS BY A REGISTERED ARCHITECT. THE USER OF THESE DRAWINGS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE USER OF THESE DRAWINGS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS. THE USER OF THESE DRAWINGS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.

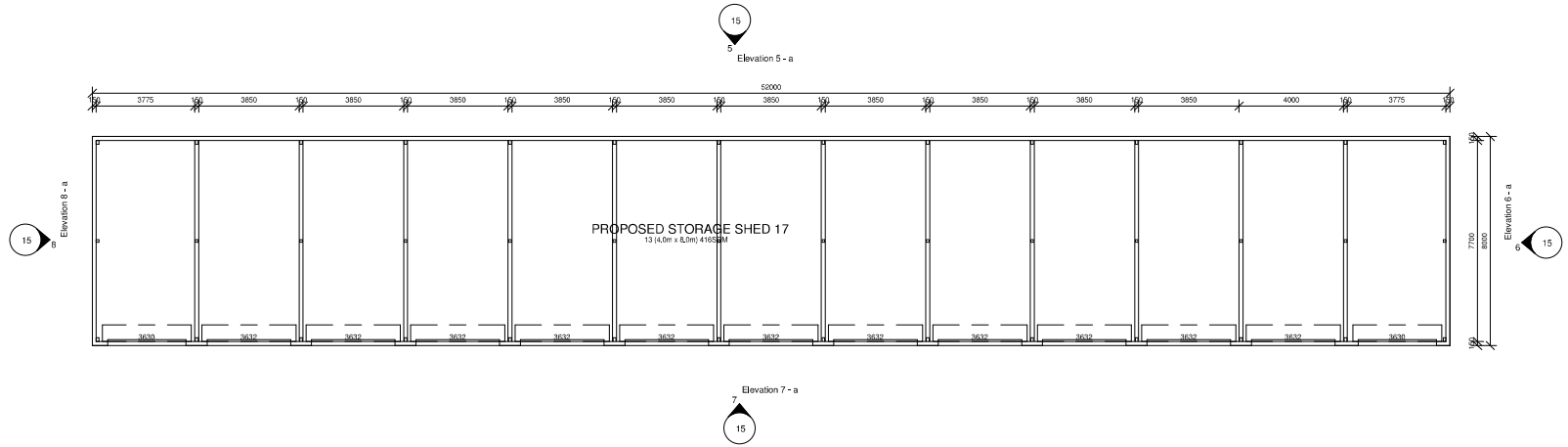
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

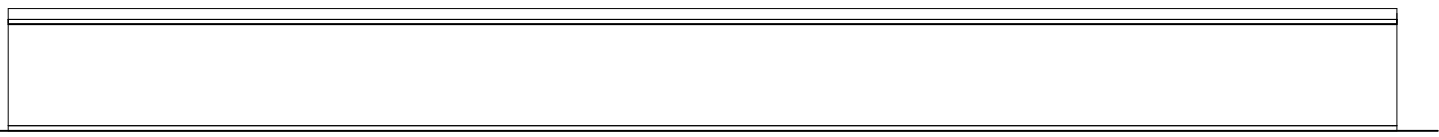
TITLE	PROPOSED STORAGE SHED 16
JOB NO.	UDS-23011
SHEET NO.	14
SCALE	P16

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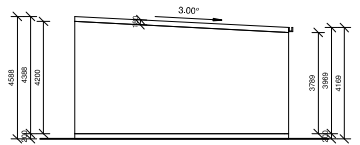
Ph: 07 4783 7227
 Mob: 0408 878 390
 8 Nina Drive
 Ayr QLD 4807
 ABN 75 618 111 470



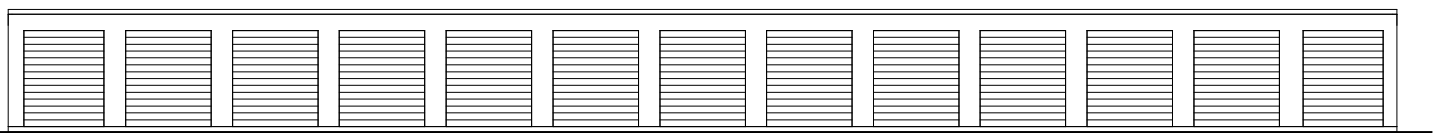
P Proposed Floor Plan - Shed 17
1 : 100



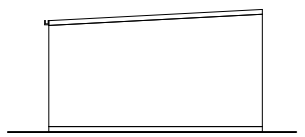
5 Elevation 5 - a
1 : 100



6 Elevation 6 - a
1 : 100



7 Elevation 7 - a
1 : 100



8 Elevation 8 - a
1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED IN A SUBSEQUENT ISSUE		NOTE: THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED IN A SUBSEQUENT ISSUE. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND ENGINEER BEFORE CONSTRUCTION COMMENCES. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE DRAWINGS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE DRAWINGS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE DRAWINGS.		DRAWN	TRM
011	PRELIMINARY	01/01/24	01/01/24	CHECKED	TRM
012	PRELIMINARY	11/01/24	11/01/24	APPROVED	
013	PRELIMINARY	11/01/24	11/01/24		
014	PRELIMINARY	11/01/24	11/01/24		
015	PRELIMINARY	11/01/24	11/01/24		
016	PRELIMINARY	11/01/24	11/01/24		

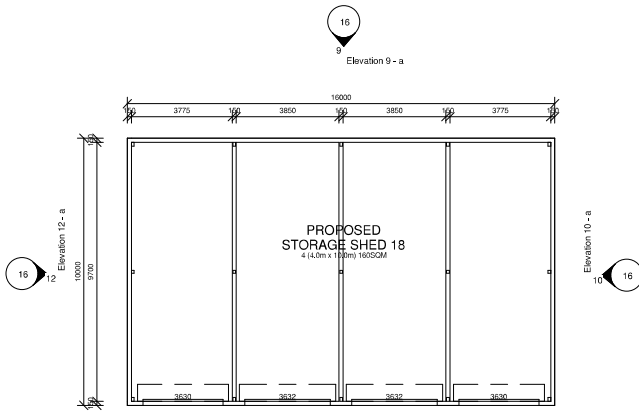
CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

TITLE	PROPOSED STORAGE SHED 17
FORM NO.	UDS-23011
SHEET NO.	15
BOULE	P16

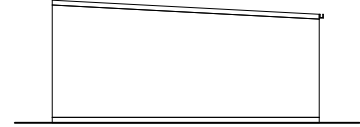
CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

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CBCC Lic No. 16059619
Building Design - Low Rise

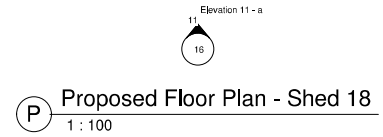
Ph: 07 4783 7227
Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470



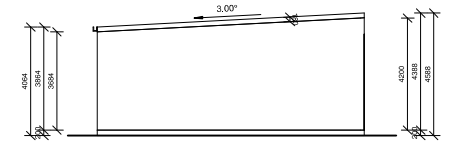
9 Elevation 9 - a
1 : 100



10 Elevation 10 - a
1 : 100



11 Elevation 11 - a
1 : 100



12 Elevation 12 - a
1 : 100

P Proposed Floor Plan - Shed 18
1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED BY A SIGNING OFFICER		DATE	SIGNATURE
01	PRELIMINARY		
02	PRELIMINARY	11/02/24	SSM
03	PRELIMINARY	11/02/24	SSM
04	PRELIMINARY	11/02/24	SSM
05	PRELIMINARY	27/02/24	SSM
06	PRELIMINARY	06/03/24	SSM

NOTED	DATE
1. CHECK FOR ALL DIMENSIONS AND LEVELS BEFORE CONSTRUCTION WORK.	
2. CONFIRM ALL ON SITE CONDITIONS BEFORE CONSTRUCTION WORK.	
3. THE USE OF THESE DRAWINGS IS LIMITED TO THE PROJECT AND SITE SPECIFIC REQUIREMENTS. ANY OTHER USE IS AT THE USER'S RISK.	
4. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.	
5. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.	
6. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.	

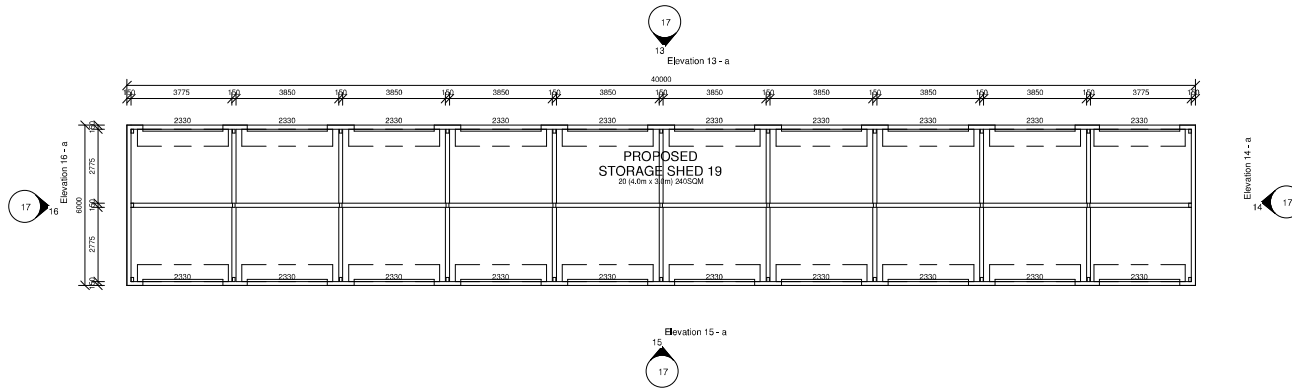
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
AT	126 GIDDY ROAD AYR

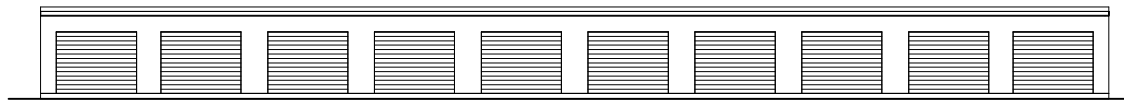
TITLE	PROPOSED STORAGE SHED 18
JOB NO.	UDS-23011
SHEET NO.	16
SCALE	P16

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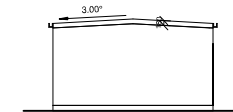
Ph: 07 4783 7272
Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470



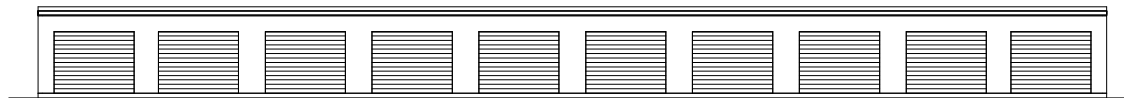
P Proposed Floor Plan - Shed 19
1 : 100



13 Elevation 13 - a
1 : 100



14 Elevation 14 - a
1 : 100



15 Elevation 15 - a
1 : 100



16 Elevation 16 - a
1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNTIL THE DATE SPECIFIED BY A RELEVANT OFFICER	
011	PRELIMINARY 30/01/24 300
012	PRELIMINARY 11/02/24 300
013	PRELIMINARY 19/02/24 300
014	PRELIMINARY 19/02/24 300
015	PRELIMINARY 27/02/24 300
016	PRELIMINARY 06/03/24 300

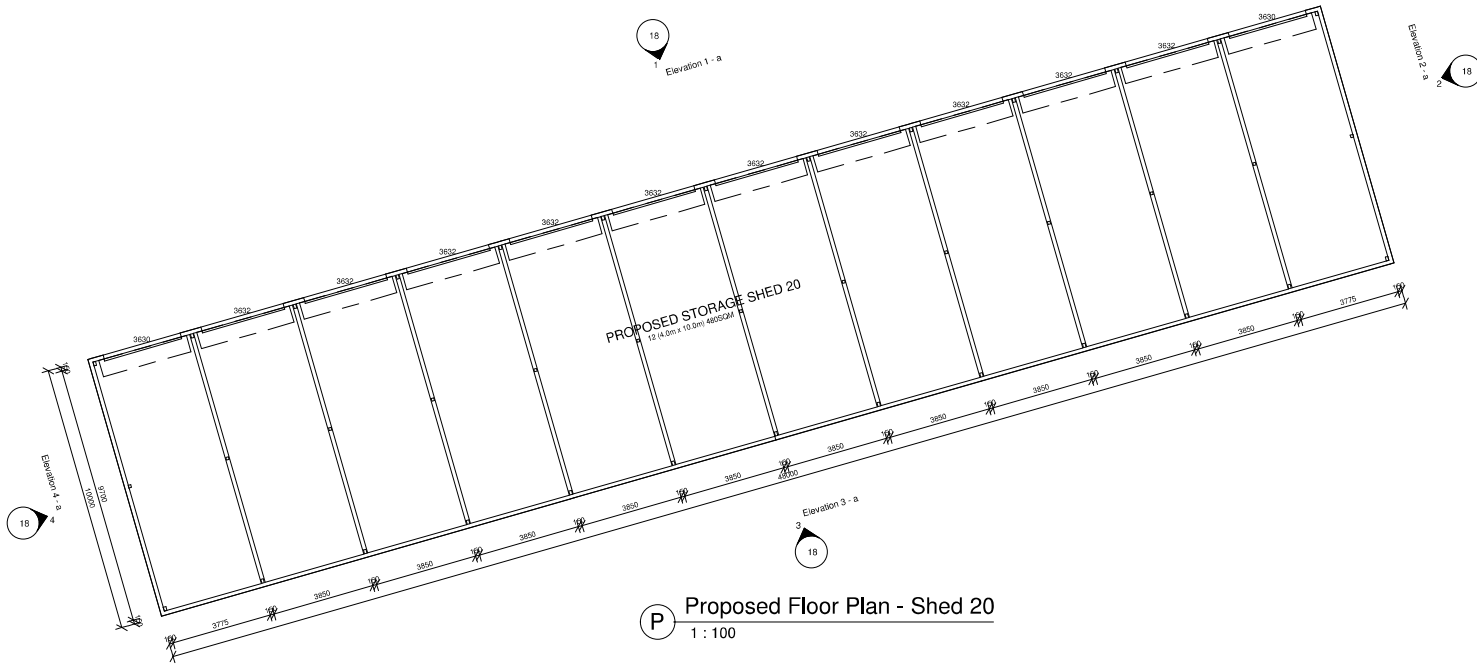
NOTE: ALL WORK IS TO BE COMPLETED WITHIN 12 MONTHS OF THE DATE OF ISSUE OF THIS DRAWING. ANY DELAYS OR CHANGES TO THE WORK MUST BE APPROVED BY THE ARCHITECT BEFORE COMMENCING WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING.	
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	
G. DALLECORT	
PROJECT	
PROPOSED STORAGE SHEDS	
AT	
126 GIDDY ROAD AYR	

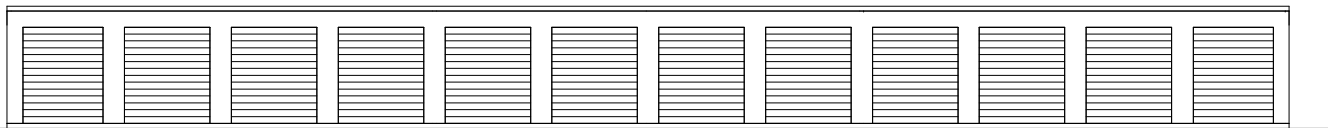
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PROPOSED STORAGE SHED 19	
JOB NO.	
UDS-23011	
SHEET NO.	
17	
BLOCK	
P16	

UDS	
ULTIMATE DESIGN SOLUTIONS	
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QBCC Lic No. 16058616	
Building Design - Low Rise	

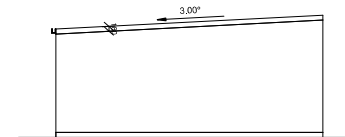
Ph: 07 4783 7272
Mob: 0408 878 390
8 Nina Drive
Ayr QLD 4807
ABN 75 618 111 470



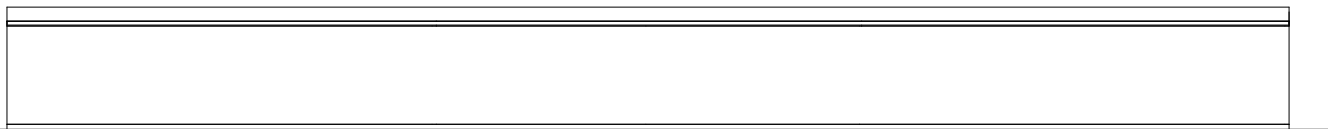
P Proposed Floor Plan - Shed 20
1 : 100



1 Elevation 1 - a
1 : 100



2 Elevation 2 - a
1 : 100



3 Elevation 3 - a
1 : 100



4 Elevation 4 - a
1 : 100



THESE DRAWINGS ARE VALID FOR CONSTRUCTION UNLESS THERE ARE COMMENTS BY A REGISTERED ARCHITECT	
011	PRELIMINARY 11/01/21 3304
012	PRELIMINARY 11/02/21 3304
013	PRELIMINARY 11/02/21 3304
014	PRELIMINARY 11/02/21 3304
015	PRELIMINARY 11/02/21 3304
016	PRELIMINARY 11/02/21 3304
017	PRELIMINARY 11/02/21 3304
018	PRELIMINARY 11/02/21 3304
019	PRELIMINARY 11/02/21 3304
020	PRELIMINARY 11/02/21 3304

NOTE: ALL WORK MUST BE COMPLETED AND APPROVED BY A REGISTERED ARCHITECT BEFORE CONSTRUCTION COMMENCES. THE ARCHITECT'S SIGNATURE AND SEAL MUST BE OBTAINED FROM THE ARCHITECT BEFORE CONSTRUCTION COMMENCES. THE ARCHITECT'S SIGNATURE AND SEAL MUST BE OBTAINED FROM THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.	
DRAWN	TRM
CHECKED	TRM
APPROVED	

NOT TO SCALE UNLESS INDICATED OTHERWISE	
DATE	11/02/21
SCALE	1:100
PROJECT	PROPOSED STORAGE SHEDS
CLIENT	G. DALLECORT
ADDRESS	126 GIDDY ROAD AYR

PROJECT	
CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS
ADDRESS	126 GIDDY ROAD AYR

TITLE	
TITLE	PROPOSED STORAGE SHED 20
JOB NO.	UDS-23011
SHEET NO.	18
SCALE	P16

UDS
ULTIMATE DESIGN SOLUTIONS
QBCC Licenses: Ultimate Design Solutions Pty Ltd
QBCC Lic No. 16058619
Building Design - Low Rise

Ph: 07 4783 7727
Mob: 0408 878 390
8 Nina Drive
AYR QLD 4807
ABN 75 618 111 470

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT:	Gus Dalle Cort
APPLICATION:	Material Change of Use – Warehouse (Self Storage Units) – Stage 1
Notice Number:	ICN2024-008
DATE:	5 September 2024
FILE REFERENCE:	MCU24/0004
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$25,832.00 Total
	\$0.00 Water Supply Network
	\$0.00 Sewerage Network
	\$40,832.00 Transport Network
	\$0.00 Public Parks and Community Land Network
	-\$15,000.00 Stormwater Network
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the General Information attached to this notice for more information on how the increase is worked out.
LAND TO WHICH CHARGE APPLIES:	Lot 2 on SP324931
SITE ADDRESS:	126 Giddy Road, McDesme
PAYABLE TO:	Burdekin Shire Council
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Material Change of Use – When the use of Stage 1 development commences.
OFFSETS OR REFUNDS:	Not Applicable.

This charge is made in accordance with Council's **Charges Resolution (No. 2) 2018**

DETAILS OF CALCULATION
Water Supply
Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Other Industry (Self Storage Units)	3,185m ²	\$ per m ² GFA	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Other Industry	633m ²	\$ per m ² GFA	\$0.00	CR Table 2.2	\$0.00

Sewer Supply
Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Other Industry (Self Storage Units)	3,185m ²	\$ per m ² GFA	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Other Industry	633m ²	\$ per m ² GFA	\$0.00	CR Table 2.2	\$0.00

Transport
Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Other Industry (Self Storage Units)	3,185m ²	\$ per m ² GFA	\$16.00	CR Table 2.2	\$50,960.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Other Industry	633m ²	\$ per m ² GFA	\$19.00	CR Table 2.2	\$10,128.00

Public Parks and Land for Community Facilities
Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Other Industry (Self Storage Units)	3,185m ²	\$ per m ² GFA	\$0.00	CR Table 2.2	\$0.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Other Industry	633m ²	\$ per m ² GFA	\$0.00	CR Table 2.2	\$0.00

Stormwater
Adopted Charges

Development Description	GFA	Units of Measure	Charge Rate	Reference	Amount
Other Industry (Self Storage Units)	0m ²	\$ per impervious m ²	\$10.00	CR Table 2.2	\$0.00

Discounts*

Description	GFA	Units of Measure	Discount Rate	Reference	Amount
Other Industry	1,500m ²	\$ per impervious m ²	\$10.00	CR Table 2.2	\$15,000.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Public Parks & Land for Community Facilities	Stormwater	Total
Other Industry (Self Storage Units)	\$0.00	\$0.00	\$50,960.00	\$0.00	\$0.00	\$50,960.00
Less Credits	\$0.00	\$0.00	\$10,128.00	0.00	\$15,000.00	\$25,128.00
Total	\$0.00	\$0.00	\$40,832.00	\$0.00	-\$15,000.00	\$25,832.00

* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at Council's discretion.

Yours sincerely,



Kellie Galletta

MANAGER PLANNING AND DEVELOPMENT

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI Index applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI Index average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Council could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2009</i> are GST exempt.
To whom the charge must be paid	<p>Payment of the Charge must be made payable to BURDEKIN SHIRE COUNCIL, PO Box 974, Ayr, Qld 4807.</p> <p>The Infrastructure Charge has been calculated in accordance with the charges stated in Council's Charges Resolution. This notice will be escalated to time of payment to the extent permitted under legislation in force at that time.</p>

¹ 3-yearly PPI index average is defined in section 114 of the *Planning Act 2016* and means the PPI index smoothed in accordance with the 3-year moving average quarterly percentage change between quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

It is requested that you contact Council's Town Planning Department to confirm that amount payable prior to making payment.

Payment

This notice is due and payable by the due time shown. Cheques, money orders or postal notes should be made payable to BURDEKIN SHIRE COUNCIL and crossed "Not Negotiable". Change cannot be given on cheque payments. Property owners will be liable for any dishonour fees.

Overseas Payees

Please forward your infrastructure charges payment by way of a bank draft for the required amount in Australian dollars.

Method of Payment

PAYMENT BY MAIL

Confirm the current Infrastructure Charge applicable and obtain an updated payment notice from Council's Town Planning Department.

Mail this updated payment notice immediately with your payment to: BURDEKIN SHIRE COUNCIL, PO Box 974, Ayr, Qld 4807.

NOTE: Cheques must be made payable to BURDEKIN SHIRE COUNCIL

PAYMENT AT COUNCIL OFFICES

Confirm the current Infrastructure Charge applicable.

Present written confirmation of charges with your payment to Burdekin Shire Council Chambers, 145 Young Street, Ayr.

NOTE: Cheques must be made payable to BURDEKIN SHIRE COUNCIL

PAYMENT MADE BY CREDIT CARD

Credit Cards accepted: Mastercard or Visa

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the BURDEKIN SHIRE COUNCIL, Town Planning Department, during office hours, Monday to Friday by phoning (07) 4783 9800 or email at planning@burdekin.qld.gov.au

Schedule 1 Appeals

section 229

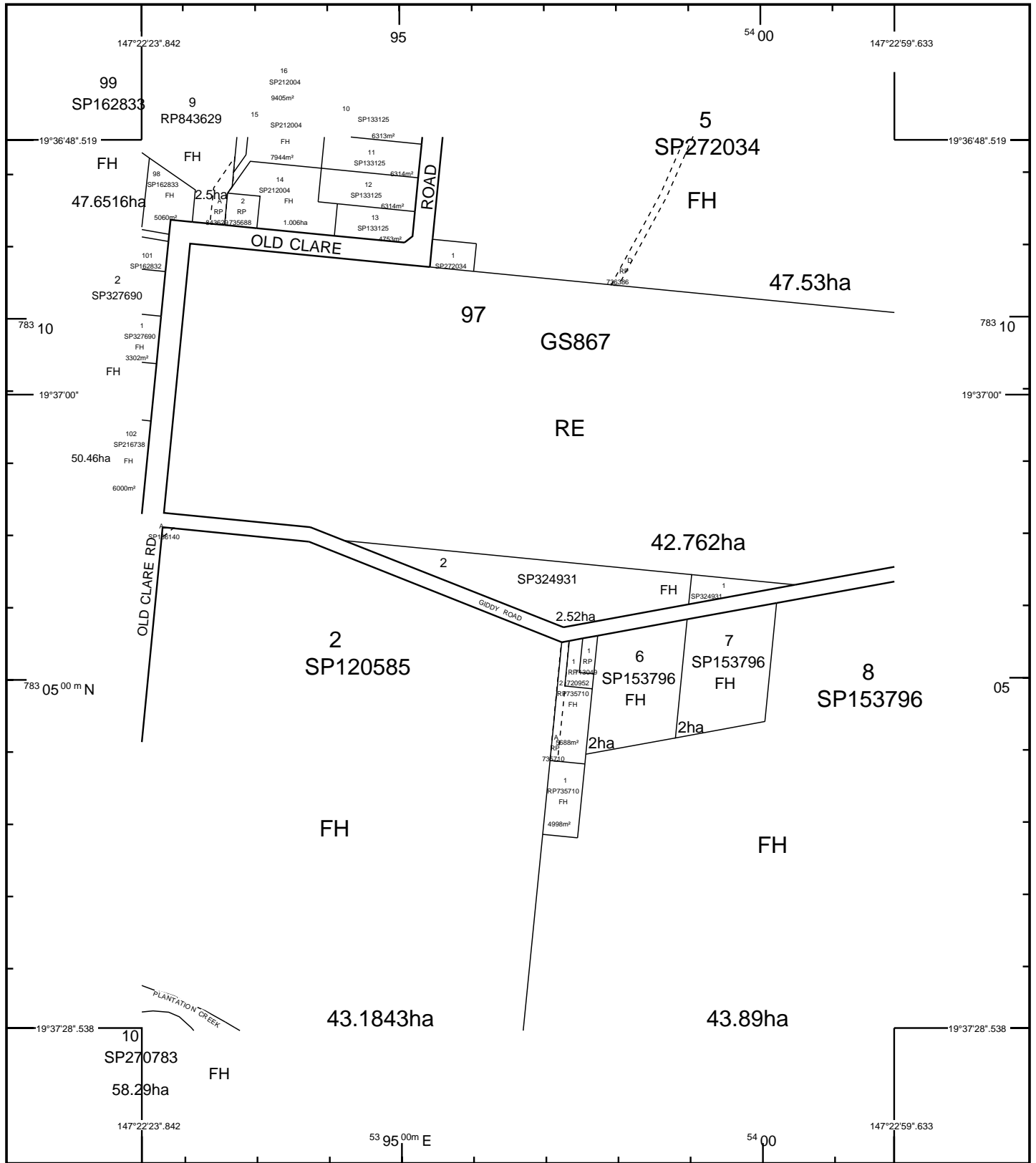
1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court;or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court;or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court;or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the Plumbing and Drainage Act; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
 - (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

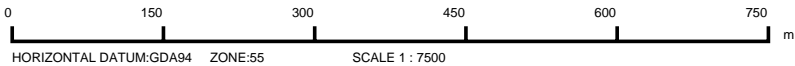
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
storey see the Building Code, part A1.1.

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
<p>4. Infrastructure charges notices</p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds –</p> <p>(a) The notice involved an error relating to –</p> <p style="padding-left: 20px;">i) The application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge –</i></p> <ul style="list-style-type: none"> • The incorrect application of gross floor area for a non-residential development • Applying an incorrect ‘use category’, under a regulation, to the development <p style="padding-left: 20px;">ii) The working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">iii) An offset or refund; or</p> <p>(b) There was no decision about an offset or refund; or</p> <p>(c) If the infrastructure charges notice states a refund will be given – the timing for giving the refund; or</p> <p>(d) For an appeal to the P&E Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	-	-

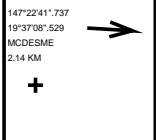
Appendix 3



STANDARD MAP NUMBER
8358-11333



MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/SP324931
Area/Volume	2.52ha
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	MCDESMÉ
Segment/Parcel	37046/17

CLIENT SERVICE STANDARDS

PRINTED	19/04/2023
DCDB	18/04/2023
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.	
Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information	
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SmartMap

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



**Queensland
Government**

(c) The State of Queensland,
(Department of Resources) 2023.



Drawing
Site Aerial

Property
126 Giddy Road, McDesme
Lot 2 on SP324931

Drawing Number	Issue	Sheet
M1745-SK-01	A	1
Date	Author	Reviewer
20.4.23	RS	MS

Legend

-  Subject Site
-  Easements
-  Cadastre

GIDDY ROAD

LOT 2
SP324931

LOT 1
RP713049

LOT 6
SP153790

EM1 A
RP735710

LOT 2
RP735710

Scale (A3 Original)
1:1,500



Sources
Milford Planning GIS (2023)
DCDB extract - State of Queensland (2023)
Aerial imagery - Bing (2023)

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



Appendix 4

State Assessment and Referral Agency

Date: 19/04/2023

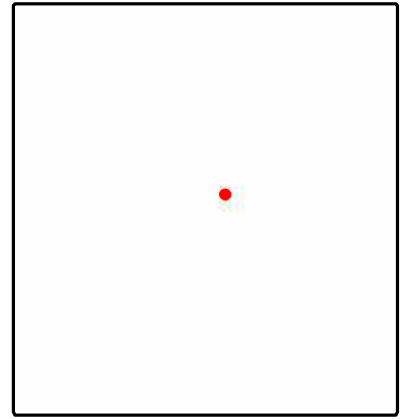


Queensland Government

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Disclaimer:

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Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

Matters of Interest by Lot Plan

Lot Plan: 2SP324931 (Area: 25200 m²)

Water resource planning area boundaries



State Assessment and Referral Agency

Date: 19/04/2023



Queensland Government

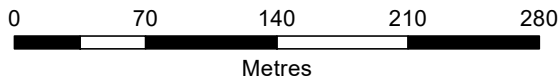
© The State of Queensland 2023.

Legend

Water resource planning area boundaries



Water resource planning area boundaries



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Appendix 5

GUS DALLE CORT

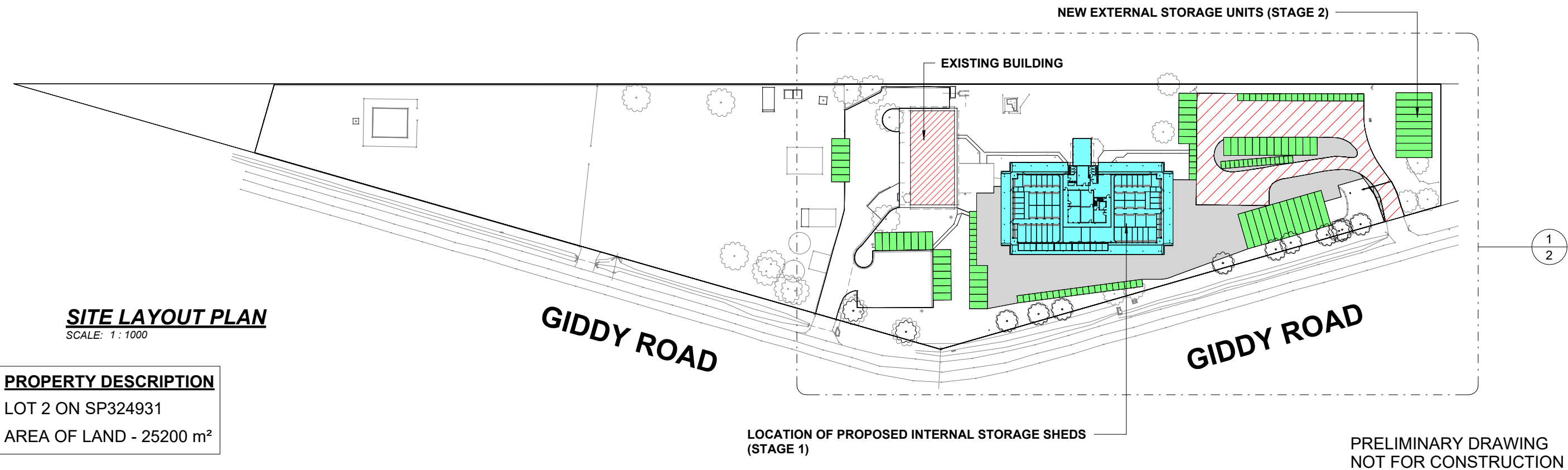
NEW STORAGE FACILITY

126 GIDDY ROAD, AYR QLD 4807

PROJECT NUMBER - 25-8047-DAL

PROJECT REVISION - M




DRAWING LIST	
SHEET NO.	SHEET NAME
1	COVER & SITE PLAN
2	PART SITE LAYOUT PLAN
3	UNIT NUMBERS & AREA TABLE



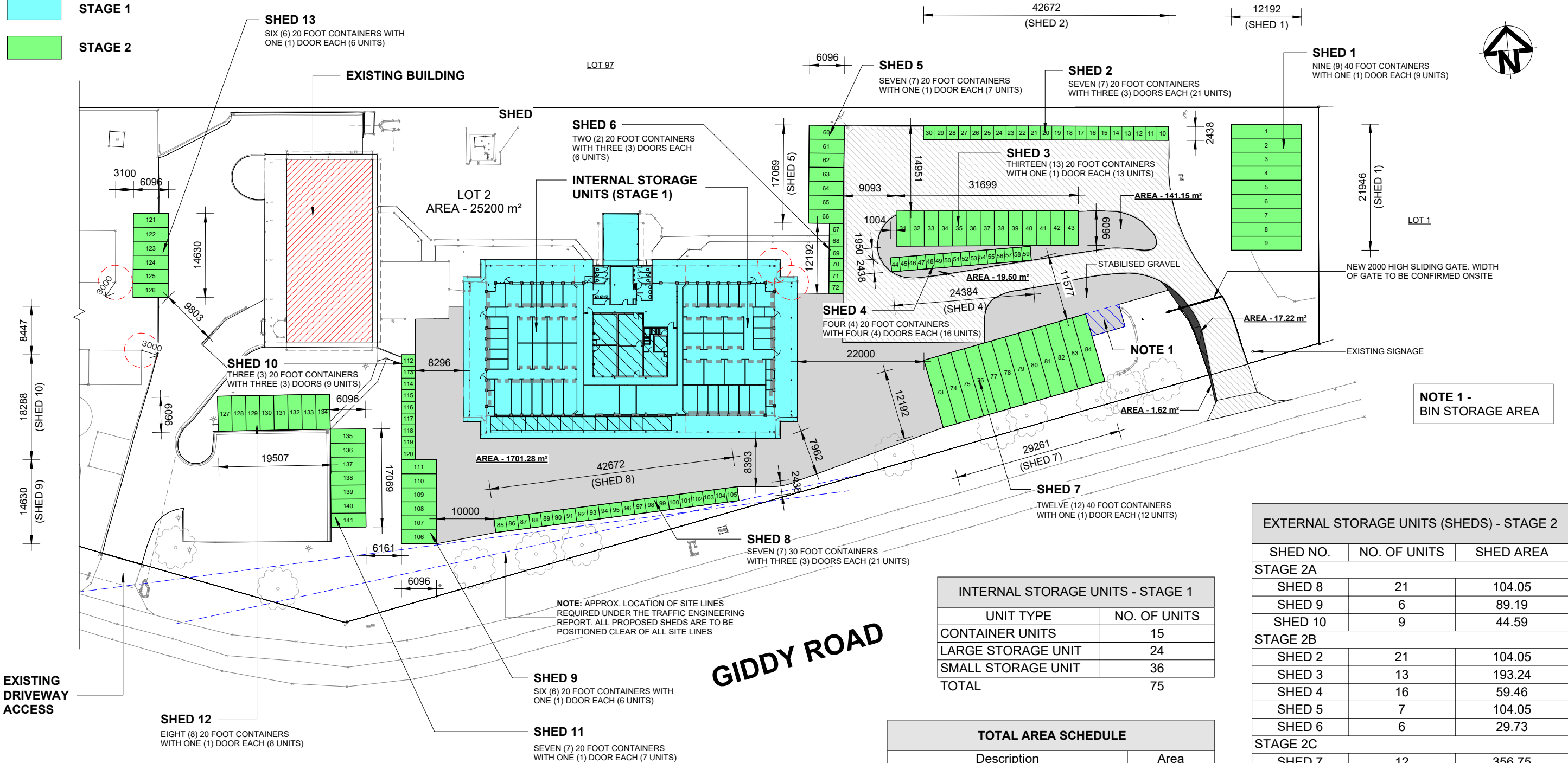
SITE LAYOUT PLAN
SCALE: 1 : 1000

PROPERTY DESCRIPTION
LOT 2 ON SP324931
AREA OF LAND - 25200 m²

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

<p>Nth Qld Construction Consulting Pty Ltd Unit 1, 9 Civil Road, GARBUTT QLD 4814 PO Box 21 AITKENVALE QLD 4814 P (07) 4728 2339 F (07) 4728 2966 M 0429 001 726 E bswitzer@nqcc.biz W http://nqccconstructionconsulting.weebly.com</p> 	<p>AMENDMENTS:</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>26.09.2025</td> <td>J</td> <td>CLIENT CHANGES TO STAGING & NUMBER OF UNITS</td> </tr> <tr> <td>01.10.2025</td> <td>K</td> <td>CLIENT CHANGES TO SHED SIZES</td> </tr> <tr> <td>14.10.2025</td> <td>L</td> <td>NEW DRIVEWAY AREAS ADDED</td> </tr> <tr> <td>30.10.2025</td> <td>M</td> <td>CHANGES TO STAGING</td> </tr> </tbody> </table>		DATE	NO.	DESCRIPTION	26.09.2025	J	CLIENT CHANGES TO STAGING & NUMBER OF UNITS	01.10.2025	K	CLIENT CHANGES TO SHED SIZES	14.10.2025	L	NEW DRIVEWAY AREAS ADDED	30.10.2025	M	CHANGES TO STAGING	  <p>building designers association of queensland inc.</p>	<p>COPYRIGHT © COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD</p>	<p>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.</p> <p>LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING RESIDENTIAL DESIGN DRAFTING CONTRACTOR LICENCE NUMBER - 1117428</p>	<p>CLIENT - GUS DALLE CORT PROJECT - NEW STORAGE FACILITY PROJECT NO. - 25-8047-DAL REVISION M LOCATION - 126 GIDDY ROAD, AYR QLD 4807 DATE - APRIL 2025 DRAWN - LL SCALE AS SHOWN CHECKED BY - B.J SWITZER SHEET NO. 1 - A2</p>
	DATE	NO.	DESCRIPTION																		
26.09.2025	J	CLIENT CHANGES TO STAGING & NUMBER OF UNITS																			
01.10.2025	K	CLIENT CHANGES TO SHED SIZES																			
14.10.2025	L	NEW DRIVEWAY AREAS ADDED																			
30.10.2025	M	CHANGES TO STAGING																			
<p>ABN & GST - 16 111 343 161</p>																					

STAGE 1
STAGE 2



PART SITE LAYOUT PLAN

SCALE: 1 : 500

INTERNAL STORAGE UNITS - STAGE 1

UNIT TYPE	NO. OF UNITS
CONTAINER UNITS	15
LARGE STORAGE UNIT	24
SMALL STORAGE UNIT	36
TOTAL	75

TOTAL AREA SCHEDULE

Description	Area
EXISTING	
EXISTING DRIVEWAY/CARPARK AREAS	1777.99 m ²
	1777.99 m²
PROPOSED	
PROPOSED DRIVEWAY AREAS	1880.76 m ²
PROPOSED SHEDS	1664.82 m ²
	3545.58 m²
TOTAL AREAS	5323.57 m²

EXTERNAL STORAGE UNITS (SHEDS) - STAGE 2

SHED NO.	NO. OF UNITS	SHED AREA
STAGE 2A		
SHED 8	21	104.05
SHED 9	6	89.19
SHED 10	9	44.59
STAGE 2B		
SHED 2	21	104.05
SHED 3	13	193.24
SHED 4	16	59.46
SHED 5	7	104.05
SHED 6	6	29.73
STAGE 2C		
SHED 7	12	356.75
STAGE 2D		
SHED 1	9	267.56
STAGE 2E		
SHED 11	7	104.05
SHED 12	8	118.92
SHED 13	6	89.19
TOTAL	141	1664.82

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

Nth Qld Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBITT QLD 4814
PO Box 21 AITKENVALE QLD 4814
P | (07) 4728 2339 F | (07) 4728 2966
M | 0429 001 726 E | bswitzer@nqcc.biz
W | http://nqccconstructionconsulting.weebly.com



AMENDMENTS:

DATE	NO.	DESCRIPTION
26.09.2025	J	CLIENT CHANGES TO STAGING & NUMBER OF UNITS
01.10.2025	K	CLIENT CHANGES TO SHED SIZES
14.10.2025	L	NEW DRIVEWAY AREAS ADDED
30.10.2025	M	CHANGES TO STAGING



building designers
association of
queensland inc.

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CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING
SERVICES AUTHORITY (QBSA ACT 1991)
BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT -	GUS DALLE CORT
PROJECT -	NEW STORAGE FACILITY
PROJECT NO. -	25-8047-DAL REVISION M
LOCATION -	126 GIDDY ROAD, AYR QLD 4807
DATE -	APRIL 2025
DRAWN -	LL & GM SCALE AS SHOWN
CHECKED BY -	B.J SWITZER SHEET NO. 2 - A2




EXTERNAL STORAGE UNIT NO. & AREA	
UNIT NO.	AREA
SHED 1	
1	29.7 m ²
2	29.7 m ²
3	29.7 m ²
4	29.7 m ²
5	29.7 m ²
6	29.7 m ²
7	29.7 m ²
8	29.7 m ²
9	29.7 m ²
SHED 2	
10	5.0 m ²
11	5.0 m ²
12	5.0 m ²
13	5.0 m ²
14	5.0 m ²
15	5.0 m ²
16	5.0 m ²
17	5.0 m ²
18	5.0 m ²
19	5.0 m ²
20	5.0 m ²
21	5.0 m ²
22	5.0 m ²
23	5.0 m ²
24	5.0 m ²
25	5.0 m ²
26	5.0 m ²
27	5.0 m ²
28	5.0 m ²
29	5.0 m ²
30	5.0 m ²
SHED 3	
31	14.9 m ²
32	14.9 m ²
33	14.9 m ²
34	14.9 m ²
35	14.9 m ²
36	14.9 m ²
37	14.9 m ²
38	14.9 m ²
39	14.9 m ²
40	14.9 m ²
41	14.9 m ²
42	14.9 m ²
43	14.9 m ²

EXTERNAL STORAGE UNIT NO. & AREA	
UNIT NO.	AREA
SHED 4	
44	3.7 m ²
45	3.7 m ²
46	3.7 m ²
47	3.7 m ²
48	3.7 m ²
49	3.7 m ²
50	3.7 m ²
51	3.7 m ²
52	3.7 m ²
53	3.7 m ²
54	3.7 m ²
55	3.7 m ²
56	3.7 m ²
57	3.7 m ²
58	3.7 m ²
59	3.7 m ²
SHED 5	
60	14.9 m ²
61	14.9 m ²
62	14.9 m ²
63	14.9 m ²
64	14.9 m ²
65	14.9 m ²
66	14.9 m ²
SHED 6	
67	5.0 m ²
68	5.0 m ²
69	5.0 m ²
70	5.0 m ²
71	5.0 m ²
72	5.0 m ²
SHED 7	
73	29.7 m ²
74	29.7 m ²
75	29.7 m ²
76	29.7 m ²
77	29.7 m ²
78	29.7 m ²
79	29.7 m ²
80	29.7 m ²
81	29.7 m ²
82	29.7 m ²
83	29.7 m ²
84	29.7 m ²

EXTERNAL STORAGE UNIT NO. & AREA	
UNIT NO.	AREA
SHED 8	
85	5.0 m ²
86	5.0 m ²
87	5.0 m ²
88	5.0 m ²
89	5.0 m ²
90	5.0 m ²
91	5.0 m ²
92	5.0 m ²
93	5.0 m ²
94	5.0 m ²
95	5.0 m ²
96	5.0 m ²
97	5.0 m ²
98	5.0 m ²
99	5.0 m ²
100	5.0 m ²
101	5.0 m ²
102	5.0 m ²
103	5.0 m ²
104	5.0 m ²
105	5.0 m ²
SHED 9	
106	14.9 m ²
107	14.9 m ²
108	14.9 m ²
109	14.9 m ²
110	14.9 m ²
111	14.9 m ²
SHED 10	
112	5.0 m ²
113	5.0 m ²
114	5.0 m ²
115	5.0 m ²
116	5.0 m ²
117	5.0 m ²
118	5.0 m ²
119	5.0 m ²
120	5.0 m ²

EXTERNAL STORAGE UNIT NO. & AREA	
UNIT NO.	AREA
SHED 11	
135	14.9 m ²
136	14.9 m ²
137	14.9 m ²
138	14.9 m ²
139	14.9 m ²
140	14.9 m ²
141	14.9 m ²
SHED 12	
134	14.9 m ²
133	14.9 m ²
132	14.9 m ²
131	14.9 m ²
130	14.9 m ²
129	14.9 m ²
128	14.9 m ²
127	14.9 m ²
SHED 13	
121	14.9 m ²
122	14.9 m ²
123	14.9 m ²
124	14.9 m ²
125	14.9 m ²
126	14.9 m ²

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

<p>Nth Qld Construction Consulting Pty Ltd Unit 1, 9 Civil Road, GARBUTT QLD 4814 PO Box 21 AITKENVALE QLD 4814 P (07) 4728 2339 F (07) 4728 2966 M 0429 001 726 E bswitzer@nqcc.biz W http://nqccconstructionconsulting.weebly.com</p> 	<p>AMENDMENTS:</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>26.09.2025</td> <td>J</td> <td>CLIENT CHANGES TO STAGING & NUMBER OF UNITS</td> </tr> <tr> <td>01.10.2025</td> <td>K</td> <td>CLIENT CHANGES TO SHED SIZES</td> </tr> <tr> <td>14.10.2025</td> <td>L</td> <td>NEW DRIVEWAY AREAS ADDED</td> </tr> <tr> <td>30.10.2025</td> <td>M</td> <td>CHANGES TO STAGING</td> </tr> </tbody> </table>		DATE	NO.	DESCRIPTION	26.09.2025	J	CLIENT CHANGES TO STAGING & NUMBER OF UNITS	01.10.2025	K	CLIENT CHANGES TO SHED SIZES	14.10.2025	L	NEW DRIVEWAY AREAS ADDED	30.10.2025	M	CHANGES TO STAGING	  <p>building designers association of queensland inc.</p>	<p>COPYRIGHT © COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD</p>	<p>VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS. LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING RESIDENTIAL DESIGN DRAFTING CONTRACTOR LICENCE NUMBER - 1117428</p>	<p>CLIENT - GUS DALLE CORT</p>
	DATE	NO.	DESCRIPTION																		
26.09.2025	J	CLIENT CHANGES TO STAGING & NUMBER OF UNITS																			
01.10.2025	K	CLIENT CHANGES TO SHED SIZES																			
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30.10.2025	M	CHANGES TO STAGING																			
<p>ABN & GST - 16 111 343 161</p>		<p>PROJECT - NEW STORAGE FACILITY</p> <p>PROJECT NO. - 25-8047-DAL REVISION M</p> <p>LOCATION - 126 GIDDY ROAD, AYR QLD 4807</p> <p>DATE - APRIL 2025</p> <p>DRAWN - LL & GM SCALE AS SHOWN</p> <p>CHECKED BY - B.J SWITZER SHEET NO. 3 - A2</p>																			

Appendix 6

Self Storage Facility at 126 Giddy Road, McDesme (Lot 2 on SP324931)

Traffic Impact Assessment

DATE
7 November 2023

REF
R002-21-22/005

CLIENT
Gus Dalle Corte

COMMERCIAL IN CONFIDENCE

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Document Information

Prepared for	Gus Dalle Corte
Document Name	Traffic Impact Assessment
Job Reference	R002-21-22/005
Revision	C

Document History

Revision	Date	Description of Revision	Prepared by	Approved by		
				Name	Signature	RPEQ No
A	13/10/2023	Draft	T. Lisle	C. Hewitt	-	-
B	20/10/2023	Issued for Approval	T. Lisle	C. Hewitt		5141
C	7/11/2023	Issued for Approval	T. Lisle	C. Hewitt		5141

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PROJECT: Self Storage Facility at 126 Giddy Road, McDesme (Lot 2 on SP324931)

DATE: 7/11/23 **OUR REF:** R002-21-22/005

Document Set ID: 1920062

Version: 1, Version Date: 18/02/2026

Contents

1	Introduction	4
1.1	Project Background	4
1.2	Scope	4
1.3	Study Area	4
2	Existing Conditions	5
2.1	Surrounding Road Network Links	5
2.2	Traffic Volumes.....	5
3	Proposed Development Details	6
3.1	Operational Details	6
3.2	Proposed Access	6
4	Development Traffic.....	6
4.1	Traffic Generation.....	6
4.2	Traffic Distribution.....	7
4.3	Development Traffic Volumes on the Network	8
5	Impact Assessment and Mitigation.....	9
5.1	Road Link Volumes	9
5.2	Access and Frontage Impact Assessment and Mitigation.....	9
6	Conclusion and Recommendations	12
6.1	Summary of Impacts and Mitigation Measures Proposed	12
6.2	Qualifications	12
	Appendix A: Development Layout Plan	13
	Appendix B: Swept Paths	14
	Appendix C: Traffic Count Data	15

1 Introduction

1.1 Project Background

Gus Dalle Corte is proposing to establish a self-storage facility at 126 Giddy Road, McDesme, on land described as Lot 2 on SP324931. The self-storage facility is expected to cater for residents of the Ayr community, and is accessed via 1.4km to the east via Giddy Road, a local government road.

1.2 Scope

McMurtrie Consulting Engineers (MCE) have been commissioned by Gus Dalle Corte to undertake a Traffic Impact Assessment (TIA) for the proposed self-storage facility.

This Traffic Impact Assessment (TIA) was carried out to determine the level of potential impacts of the Project on the operation of the surrounding road network. The outcomes of the TIA will be used in support of the Development Application which will be assessed by Burdekin Shire Council (BSC).

The assessment methodology adopted for this TIA is summarised in the key tasks listed below.

- Broadly identify the existing transport infrastructure which is of relevance to the Project.
- Estimate traffic generation associated with the Project and the distribution of this development traffic on the identified road network.
- Assess the potential impact of the Project on the surrounding transport infrastructure.
- Identify potential mitigation and management strategies to be implemented to offset the impact of the proposed Project (if required).

As outlined above, the adopted methodology centres on establishing a background, “without development” traffic scenario for the identified transport routes and comparing this with a scenario including the Project-generated traffic, i.e. the “with development” scenario.

The process allows for the assessment of the traffic impacts of the Project in terms of road safety, access requirements, road link capacity and other transport infrastructure. Following this, if required, potential mitigation and/or management measures would be formulated to address the potential traffic impacts caused by the proposed Project.

1.3 Study Area

As previously identified, the proposed self-storage facility is proposed to be located at 126 Giddy Road, McDesme, on land described as Lot 2 on SP324931.

2 Existing Conditions

2.1 Surrounding Road Network Links

2.1.1 Giddy Road

Giddy Road is a local government road link that is owned by BSC and is listed as a local road of regional significance as per the Road Hierarchy. The block relevant to the study extends from Old Clare Road in the west to the Bruce Highway in the east.

It is typically an unmarked two way, one lane road with a posted speed limit of 60km/hr. A number of private accesses are located along Giddy Road.

It is understood that Council intends to increase the posted speed limit to 70km/hr within the near future.

2.2 Traffic Volumes

2.2.1 Road Link Volumes

The background traffic volumes for the relevant section of the Local Government road network were established using tube count data provided by BRC (refer Appendix C). Using these established traffic volumes for the relevant road link, the development year (2024) daily traffic volumes on the network were established assuming a 10-year growth rate of 3% .

A summary of the forecast background traffic volumes for each of the relevant road segments for the current year (2023) is provided in Table 1.

Table 1 - Forecast future background AADT traffic volumes

Base Data Year	Base Year (2021) AADT				10 Yr. GR %	Background AADT (2024)			
	Gaz		A-Gaz			Gaz		A-Gaz	
	Total	HV	Total	HV		Total	HV	Total	HV
Giddy Road									
2021	544	20.1%	486	16.4%	3.0%	594	120	531	87

2.2.2 Site Access

The existing site has two accesses onto Giddy Road, which are proposed to be maintained for the purpose of the development.

3 Proposed Development Details

3.1 Operational Details

The proposed development is a self-storage facility, which will occupy the majority of the subject site as shown in the site plan included as Appendix B.

The development will provide approximately 3,916m² of storage space, along with ancillary facilities such as a caretaker dwelling and bathrooms. Vehicular access is proposed via two access intersection with Giddy Road, while the largest design vehicle anticipated to require access to the site is an 8m service vehicle.

Parking spaces are available within close proximity to the storage sheds.

The traffic elements of the proposed development are discussed further in the following sections.

3.2 Proposed Access

3.2.1 Site Access

Two vehicular accesses are proposed to the development, both of which are located at existing access locations. The first access is located approximately central to the development layout, and the second located at the eastern boundary of the site.

3.2.2 Internal Site Facilities

As can be seen in Appendix B, the site can be serviced by a 12.5m truck.

3.2.2.1 Queuing and Vehicle Circulation

As shown in Appendix B, a swept path analysis has shown that the internal layout is sufficient to allow for vehicle circulation. No queuing is expected to be required due to the low traffic generation rates.

4 Development Traffic

4.1 Traffic Generation

In order to determine the traffic generation of the proposed self-storage facility development, reference has been made the Self Storage Association of Australia - Self Storage Facility Traffic and Parking Study (Aurecon, 2009).

The following Table 5-6 taken from the study provides the estimated traffic generation rates for the storage area, which is appropriate for this development considering there are no office facilities proposed.

Table 5-6: Storage Area Weekday and Weekend Trip Estimate

Storage Area	Weekday Trips			Weekend Trips		
	Average	Median	95%	Average	Median	95%
Daily						
0-3,000 m ²	45	48	92	41	38	74
3,000 m ² -6,000 m ²	97	92	165	78	74	132
6,000 m ² -9,500 m ²	134	133	195	109	96	212
AM Peak Hour						
0-3,000 m ²	3	2	8			
3,000 m ² -6,000 m ²	8	7	14			
6,000 m ² -9,500 m ²	11	11	21			
PM Peak Hour						
0-3,000 m ²	4	4	11			
3000m ² -6000m ²	9	9	17			
6,000 m ² -9,500 m ²	13	13	22			
Business Peak Hour						
0-3,000 m ²				11	8	22
3,000 m ² -6,000 m ²				10	9	23
6,000 m ² -9,500 m ²				13	12	26

Figure 1 - Excerpt from the Self Storage Facility Traffic and Parking Study (Aurecon, 2009)

Based on a total storage area of 3,916m², 7 veh/hr in the AM peak and 9 veh/hr in the PM peak will be adopted, with a total daily rate of 92 veh/day.

4.2 Traffic Distribution

Given the nature of the proposed use, it is expected that all trips will be 'new trips', the vast majority of which are expected to originate from Ayr to the north. The expected distribution of traffic is provided in Table 2.

Table 2 - Proposed development traffic distribution

AM Peak	PM Peak
Arrival/Departure Split	
<ul style="list-style-type: none"> - 50% traffic inbound to development; and - 50% traffic outbound from development. 	<ul style="list-style-type: none"> - 50% traffic inbound to development; and - 50% traffic outbound from development.
“New” Trip Distribution (100% Overall Trips)	
<ul style="list-style-type: none"> - Inbound - 80% from Giddy Road (East); and - 20% from Giddy Road (West). - Outbound - 80% to Giddy Road (East); and - 20% to Giddy Road (West). 	<ul style="list-style-type: none"> - Inbound - 80% from Giddy Road (East); and - 20% from Giddy Road (West). - Outbound - 80% to Giddy Road (East); and - 20% to Giddy Road (West).
“Drop-In” Trip Distribution (0% Overall Trips)	

4.3 Development Traffic Volumes on the Network

Based on the information outlined above and the conservative assumptions applied, an estimate of the additional development traffic volumes at the site access intersections of Giddy Road were established, with a summary of the resultant AM and PM peak hour development traffic volumes provided in Figure 2 to Figure 4 below, noting that approximately 20% of the development traffic is assumed to be heavy vehicles.

The development year has been assumed as 2024 thus resulting in a 10 year design period of 2034.

2024 Post Development

AM Peak

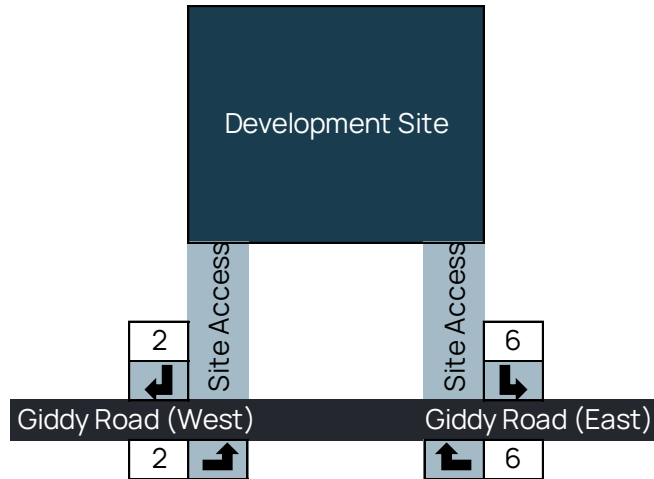


Figure 2 – AM Peak "new trip" development volumes

2024 Post Development

PM Peak

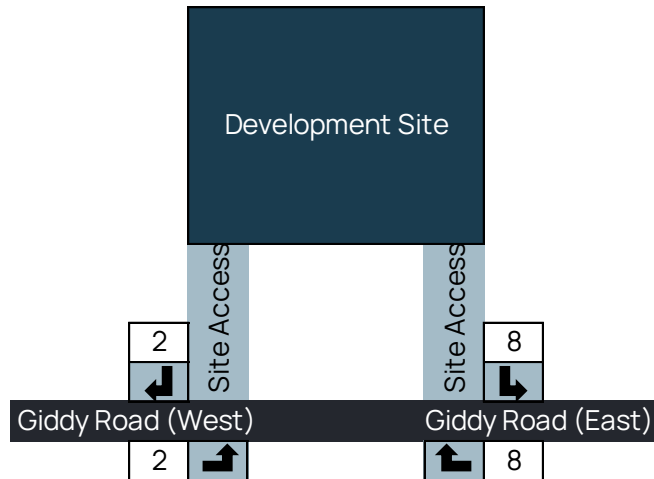


Figure 3 – PM Peak & Total Development "new trip" development volumes

2024 Post Development

AM/PM Peak

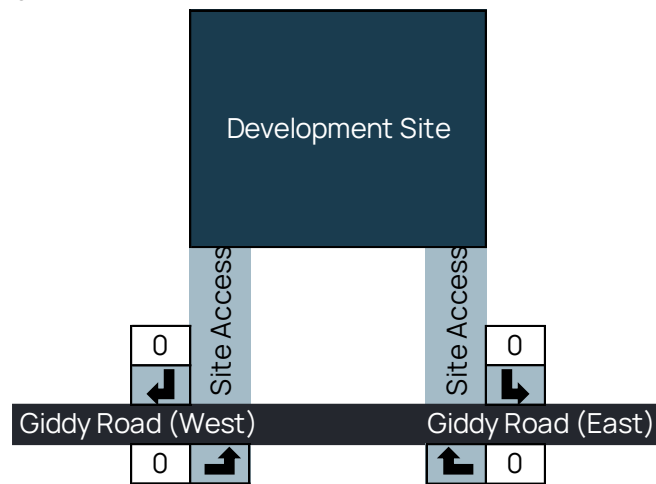


Figure 4 - Peak "drop in" development volumes

5 Impact Assessment and Mitigation

Based on the information provided above, it was determined that the critical elements of the surrounding road network in terms of the potential impact of the proposed development was the Giddy Road access intersection.

Further details of the assessment of the impact of the development on the road network is provided in the following sections.

5.1 Road Link Volumes

The existing use of the site was for an office purpose, which has a permissible traffic generation rate of 10 trips per day per 100m² of gross floor area or 2 trips per hour per 100m² of gross floor area in the peak hour. The existing office building has a gross floor area of 1184m², however in the interest of maintaining a conservative approach, it has been assumed that 50% of this floor area is currently being used for office purposes.

Therefore, it has been assumed that the existing use of the site generates 119 trips per day or 24 trips in the peak hour, while the proposed traffic generated by the development is expected to be 7 trips in the AM peak and 9 trips in the PM peak, with a total daily rate of 92 trips per day.

The proposed development will have a lower traffic generation potential compared to the existing land use, and therefore will not impact the environmental capacity of the Giddy Road link.

5.2 Access and Frontage Impact Assessment and Mitigation

The proposed site access ingress and egress will be provided as per Appendix A. Access visibility from both locations should be able to sight an oncoming vehicle comfortably achieving SISD of 205m and 218m for a surveyed operational speed of 88 and 92 km/hr respectively – refer to Figure 5.

A clear zone should be established within the area bounded by the sight-lines shown in Figure 5 in order to maintain SISD. This clear zone, as shown in red in Figure 6, must exclude buildings, structures and vegetation.



Figure 5 – Safe Intersection Sight Distance



Figure 6 – Clear Zone

Estimation of the peak hour volume is made with reference to Section 3 of the *Guide to Traffic Management Part 6*, which states a peak hour/24 hour volume ratio of 11-16% for rural situations. Applying 15% to the background AADT and design AADT gives the peak hour volumes shown in Table 3.

Table 3 - Future forecast background peak hour traffic volumes

Base Year (2021) Peak Hour Volume				Background Peak Hour Volume (2024)				Background Peak Hour Volume (2034)			
				Gaz		A-Gaz		Gaz		A-Gaz	
Gaz	% HV	A-Gaz	% HV	Total	HV	Total	HV	Total	HV	Total	HV
Giddy Road											
82	20.11%	73	16.4%	89	18	80	13	120	24	107	18

A turn warrants assessment was undertaken for the current site access intersection with Giddy Road based on the forecast post development traffic volumes from the proposed Self-Storage Facility and with reference to the forecast background peak hour traffic volumes. The assessment was completed using Figure 2.26b of Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings, which depicts the turn warrants graph for design speeds greater than 70km/hr but less than 100km/hr, and is applicable to rural uses.

The resultant graph from the assessment for the post development (2034) traffic conditions is provided in Figure 7 below.

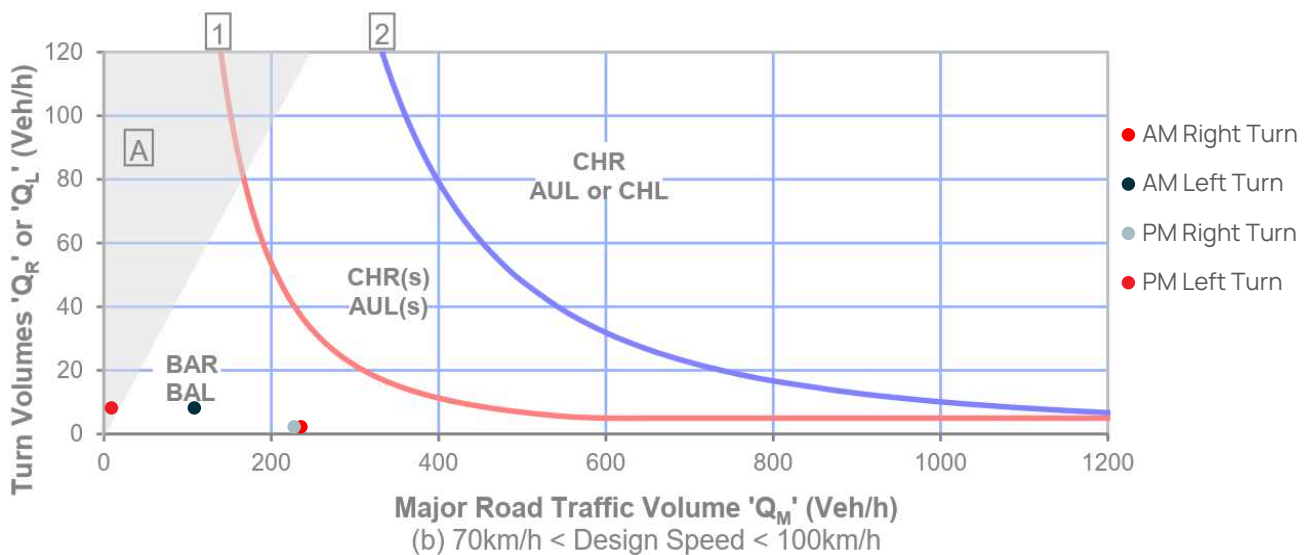


Figure 7 - Turn warrant assessment

The results of the turn warrant assessment indicate that the recommended turn treatment at the site access intersections of Giddy Road / Site Access for the post development scenario is a BAL/BAR treatment. The details of this can be provided at the Operational Works stage.

6 Conclusion and Recommendations

6.1 Summary of Impacts and Mitigation Measures Proposed

6.1.1 Internal Facilities

The traffic elements of the proposed plan of development have been designed generally in accordance with the requirements of AS2890 and the Aurecon Self-Storage Facility Study.

A clear zone should be established as described to maintain Safe Intersection Sight Distance through the relevant section of Giddy Road.

In addition, the servicing arrangements for development can be considered adequate, with the swept paths of the largest vehicle entering the site shown to comfortably be able to enter the site.

6.1.2 Traffic Impacts

The turn warrants assessment undertaken indicated that the recommended turn treatment for the site access intersection of Giddy Road / Site Access was a BAR/BAL treatment.

6.1.3 Recommendations

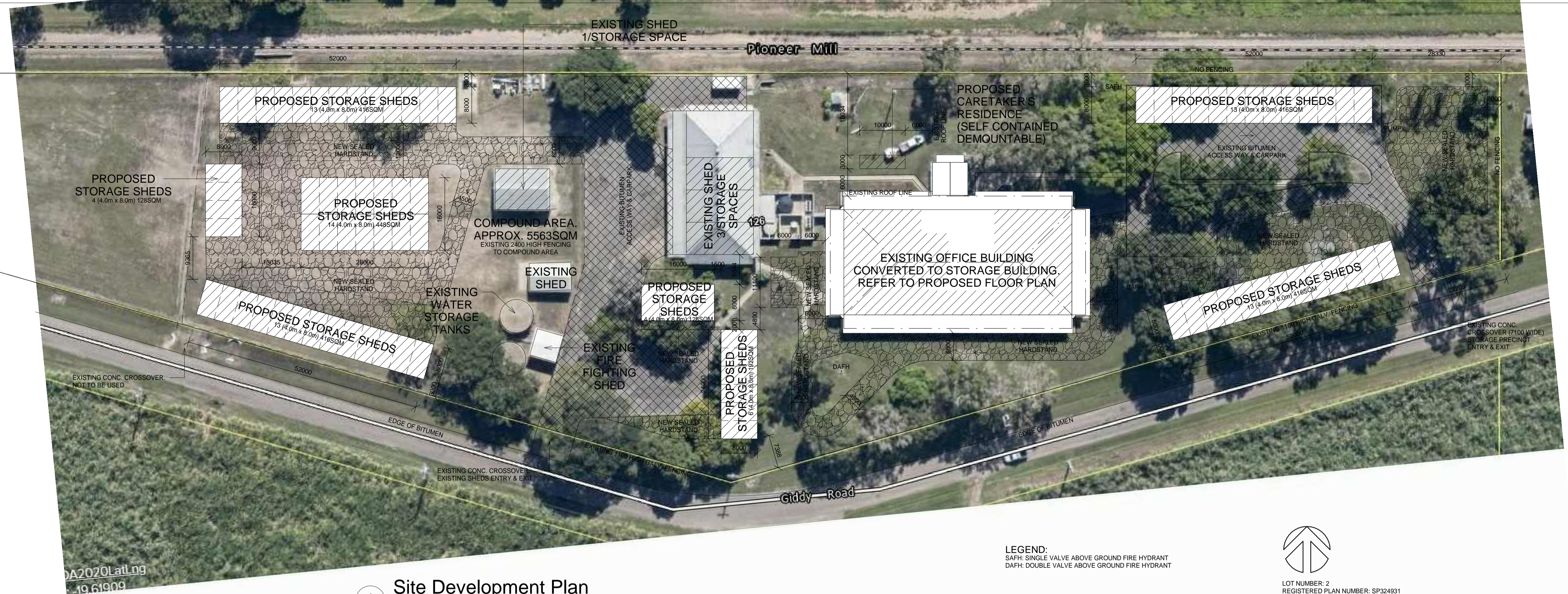
In light of the information provided above, it is concluded that the proposed development will have a negligible impact on the adjacent road network and can therefore be recommended to be approved from a traffic engineering perspective.

6.2 Qualifications

It is acknowledged that, due to the general course of coordination of a development application, some discrepancies may arise between the architectural layout shown within this document and the finalised architectural plans submitted by the Applicant. Generally, this does not constitute a material impact to the proposed development from an engineering perspective. Conservative engineering principles have been applied with consideration to traffic inputs and assumptions. As such, any concern should be suitable for conditioning as part of the detailed design process (i.e. to be finalised at the Operational Works stage).

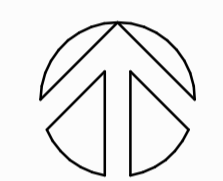
Appendix A: Development Layout Plan

REFER TO ATTACHED

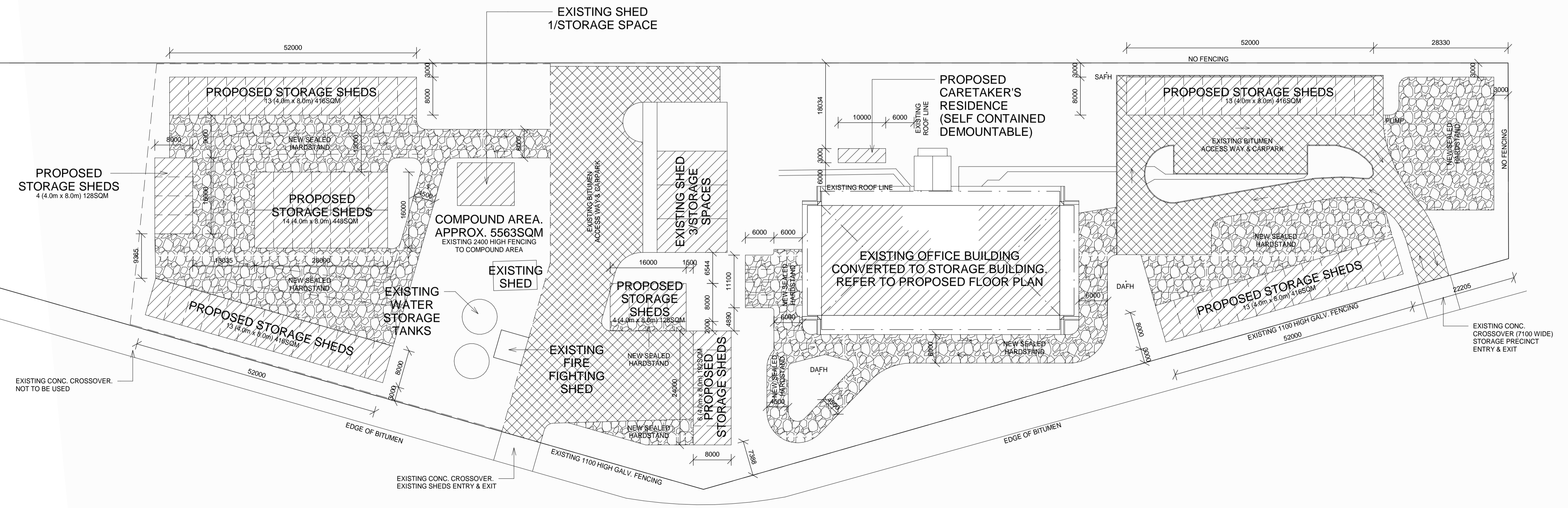


1 Site Development Plan
1 : 500

LEGEND:
SAFH: SINGLE VALVE ABOVE GROUND FIRE HYDRANT
DAFH: DOUBLE VALVE ABOVE GROUND FIRE HYDRANT



LOT NUMBER: 2
REGISTERED PLAN NUMBER: SP324931
PARISH: ANTILL
COUNTY: GLADSTONE
AREA: 2.529852 METRES
ZONE: RURAL
LOCAL AUTHORITY:
BURDEKIN SHIRE COUNCIL



2 Site Development Plan 1
1 : 500

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P2	PRELIMINARY	24/03/23	TRM
P3	PRELIMINARY	18/04/23	TRM
P4	PRELIMINARY	23/05/23	TRM
P5	PRELIMINARY	23/05/23	TRM
P6	PRELIMINARY	31/07/23	TRM
AMENDMENTS			

NOTE:
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2. VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION.
3. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
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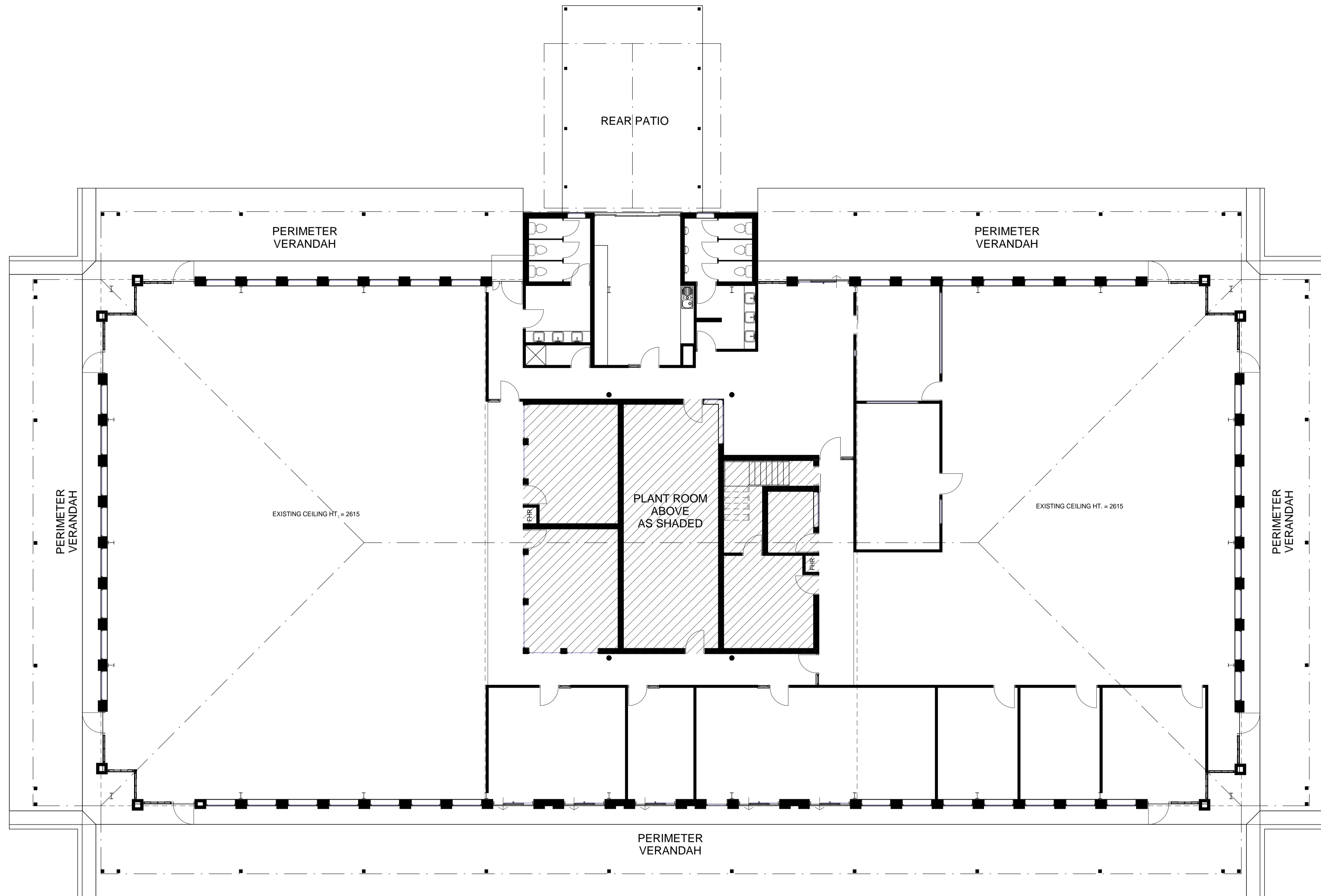
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS & EXISTING OFFICE BUILDING TO STORAGE BUILDING CONVERSION
AT	126 GIDDY ROAD AYR

TITLE	SITE DEVELOPMENT PLAN
JOB NO.	UDS-23011
SHEET NO.	1
ISSUE	P6

UDS
ULTIMATE DESIGN SOLUTIONS
QBCC Licensee: Ultimate Design Solutions Pty Ltd
QBCC Lic No. 15058613
Building Design - Low Rise

Ph: 07 4783 7727
Mob: 0408 878 390
Unit 2, 177 Chippendale St.
Ayr QLD 4807
ABN 75 618 111 470



1 Existing Floor Plan
1 : 100

EXISTING AREAS:	
-BUILDING (NOT INCLUDING PERIMETER VERANDAHS)	1184.15SQM
-MEZZ. (PLANT ROOM)	127.17SQM
-PERIMETER VERANDAHS	415.84SQM
-REAR PATIO	45.96SQM
-TOTAL	1773.12SQM

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P2	PRELIMINARY	24/03/23	TRM
P3	PRELIMINARY	18/04/23	TRM
P4	PRELIMINARY	23/05/23	TRM
P5	PRELIMINARY	23/05/23	TRM
P6	PRELIMINARY	31/07/23	TRM
AMENDMENTS			

NOTE:
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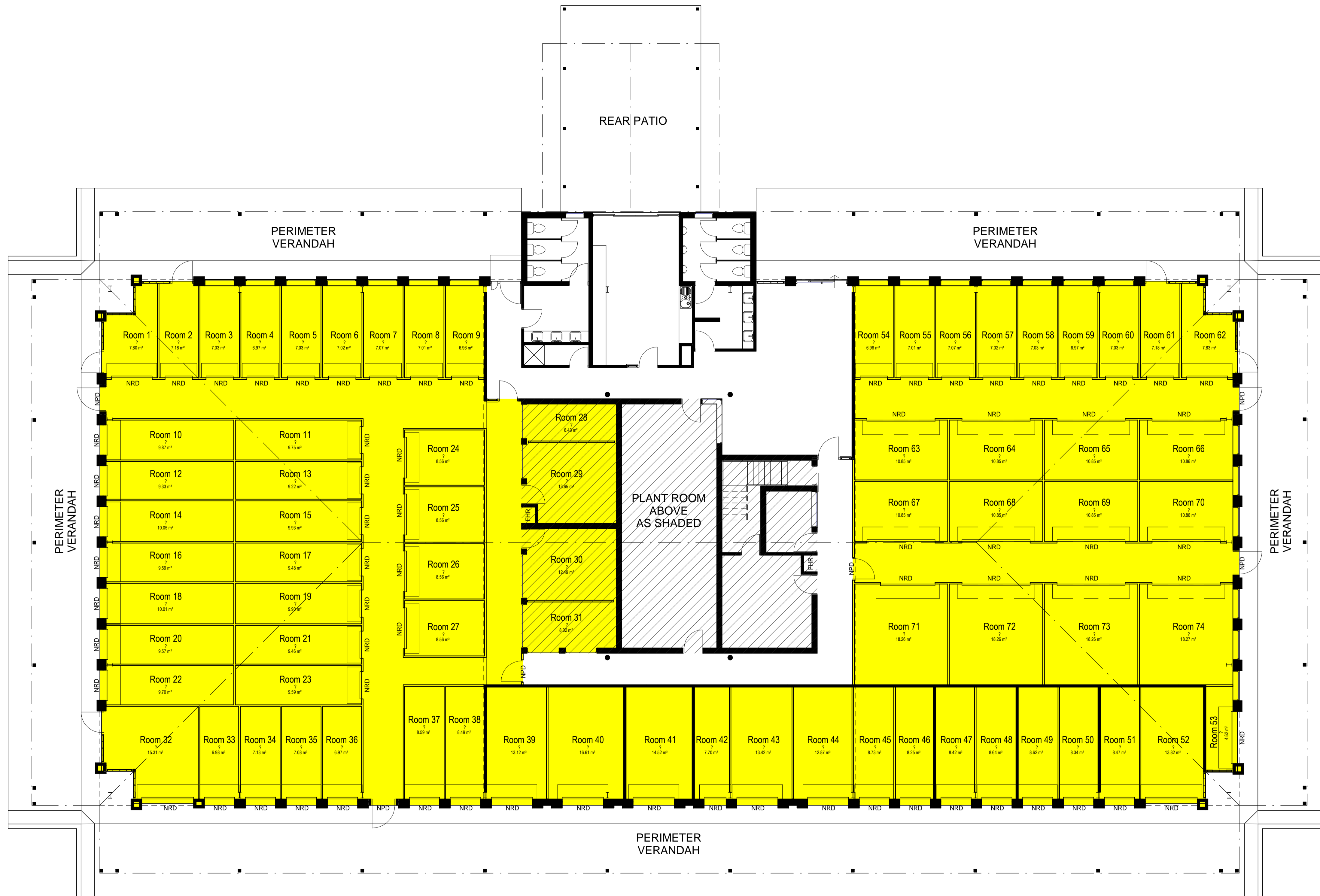
DRAWN	TRM
CHECKED	TRM
APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS & EXISTING OFFICE BUILDING TO STORAGE BUILDING CONVERSION
AT	126 GIDDY ROAD AYR

TITLE	EXISTING FLOOR PLAN
JOB NO.	UDS-23011
SHEET NO.	2
ISSUE	P6

UDS
ULTIMATE DESIGN SOLUTIONS
QBCC Licensee: Ultimate Design Solutions Pty Ltd
QBCC Lic No: 15058613
Building Design - Low Rise

Ph: 07 4783 7727
Mob: 0408 878 390
Unit 2, 177 Chippendale St,
Ayr QLD 4807
ABN 75 618 111 470



1 Proposed Floor Plan
1 : 100

PROPOSED AREAS:
-FLOOR AREA OF BUILDING USED FOR PROPOSAL 935.47SQM

LEGEND:
NRD: NEW ROLLER DOOR
NPD: NEW PA DOOR

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER			
P2	PRELIMINARY	24/03/23	TRM
P3	PRELIMINARY	18/04/23	TRM
P4	PRELIMINARY	23/05/23	TRM
P5	PRELIMINARY	23/05/23	TRM
P6	PRELIMINARY	31/07/23	TRM
AMENDMENTS			

NOTE:
1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
2. VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION.
3. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
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APPROVED	

CLIENT	G. DALLECORT
PROJECT	PROPOSED STORAGE SHEDS & EXISTING OFFICE BUILDING TO STORAGE BUILDING CONVERSION
AT	126 GIDDY ROAD AYR

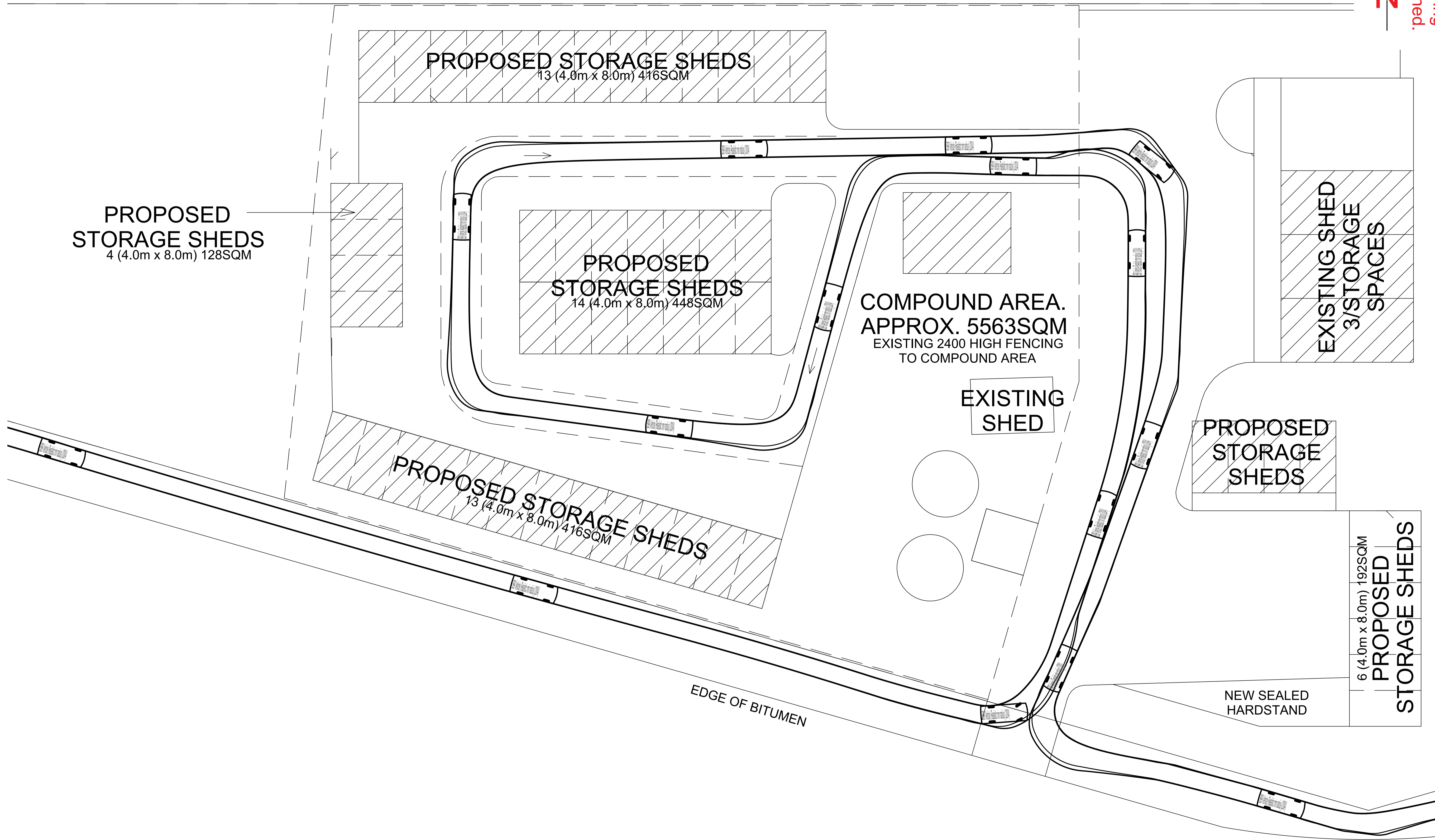
TITLE	PROPOSED FLOOR PLAN
JOB NO.	UDS-23011
SHEET NO.	3
ISSUE	P6

UDS
ULTIMATE DESIGN SOLUTIONS
QBCC Licensee: Ultimate Design Solutions Pty Ltd
QBCC Lic No. 15058613
Building Design - Low Rise

Ph: 07 4783 7727
Mob: 0408 878 390
Unit 2, 177 Chippendale St,
Ayr QLD 4807
ABN 75 618 111 470

Appendix B: Swept Paths

REFER TO ATTACHED



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PROJECT STAMP

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McMurtrie Consulting Engineers

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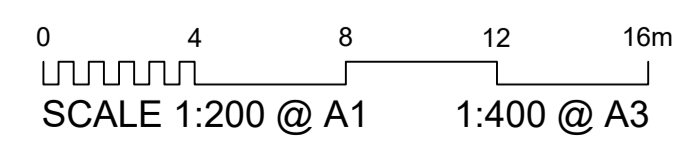
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CLIENT: GIDDY ROAD, MCDESME TIA
 PROJECT: GIDDY ROAD, MCDESME TIA
 TITLE: B99 PROPOSED STORAGE SHEDS

DRAWING NUMBER: R002-23-24 / 005-0001

REVISION: A

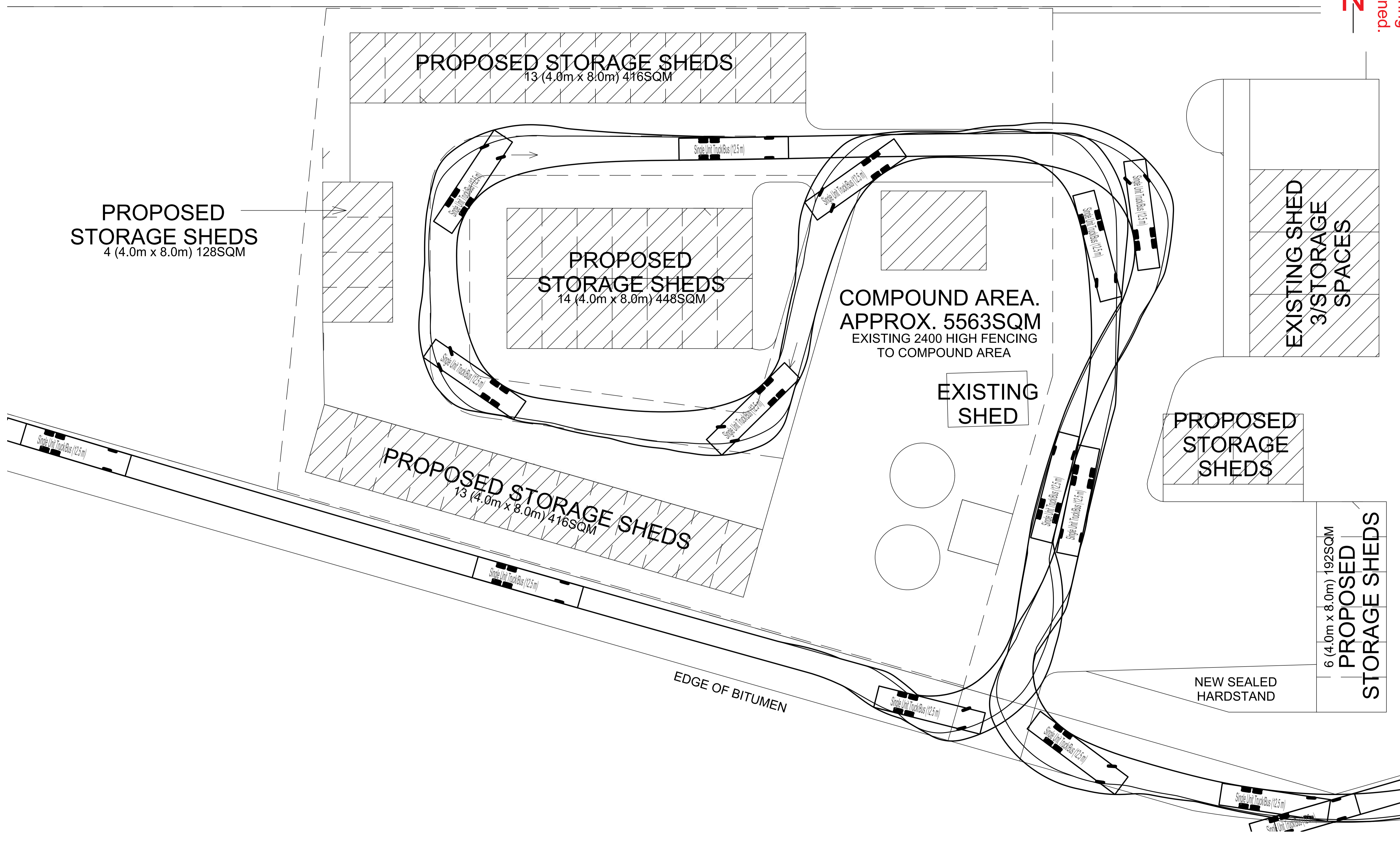
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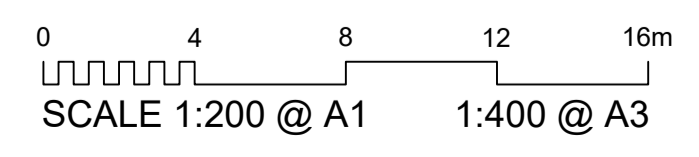


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DESIGNER	CHECKED	APPROVED
INTERNAL PROJECT NO.	R002-23-24 / 005	
DATUM	SURVEY	



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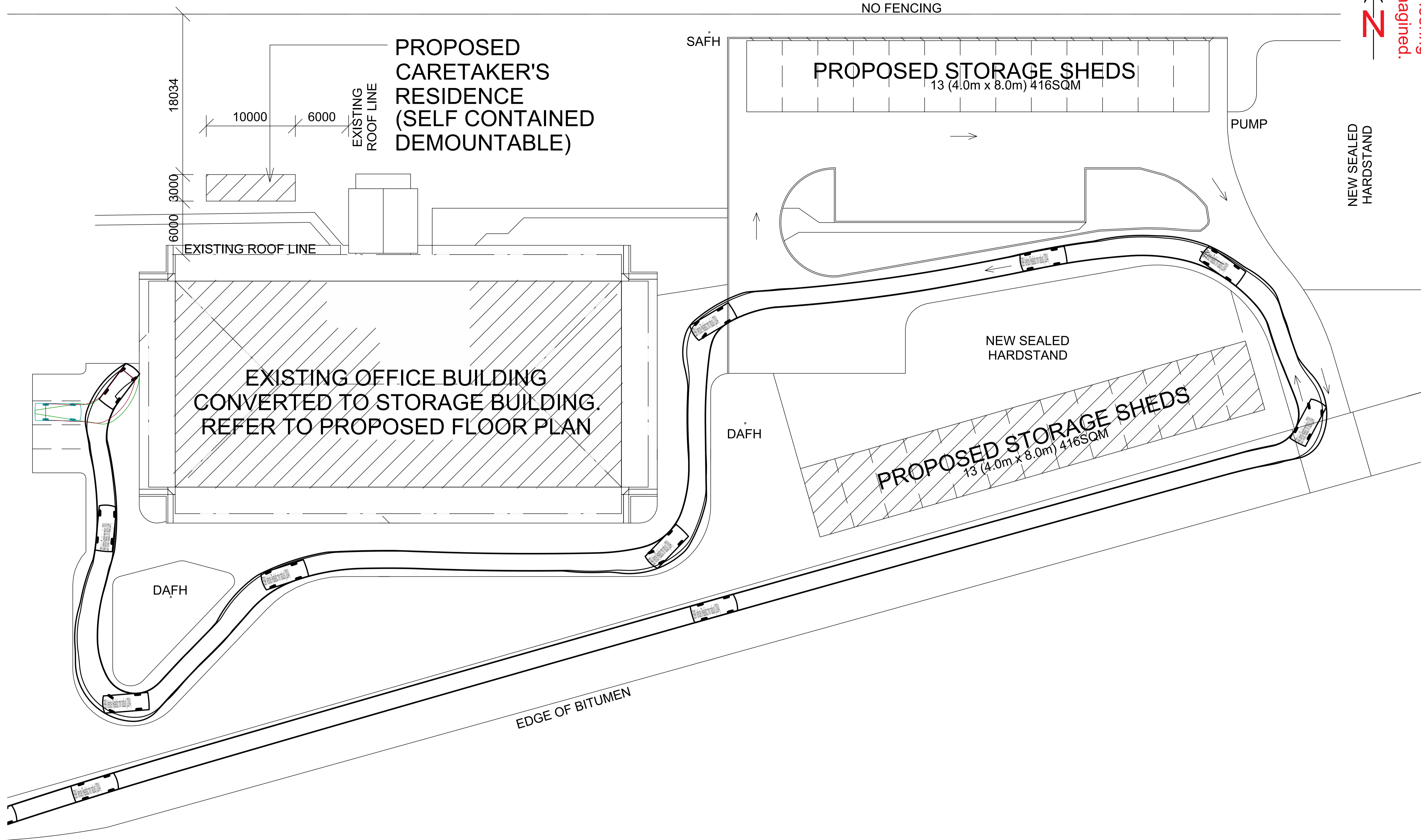
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 PROJECT: GIDDY ROAD, MCDESME TIA
 TITLE: 12.5M TRUCK PROPOSED STORAGE SHEDS

DRAWING NUMBER: R002-23-24 / 005-0002
 REVISION: A



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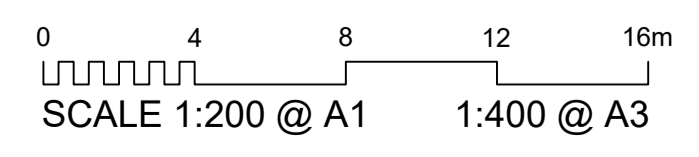
ISSUE REVISION

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PROJECT IDENTIFIER

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ISSUE	REV	DATE	DES	DESCRIPTION
INFO	A	06/10/23	N.M.	ISSUED FOR INFORMATION

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N.M.	T.L.	APPROVED
DESIGNER	CHECKED	
INTERNAL PROJECT NO.	R002-23-24 / 005	
DATUM	SURVEY	

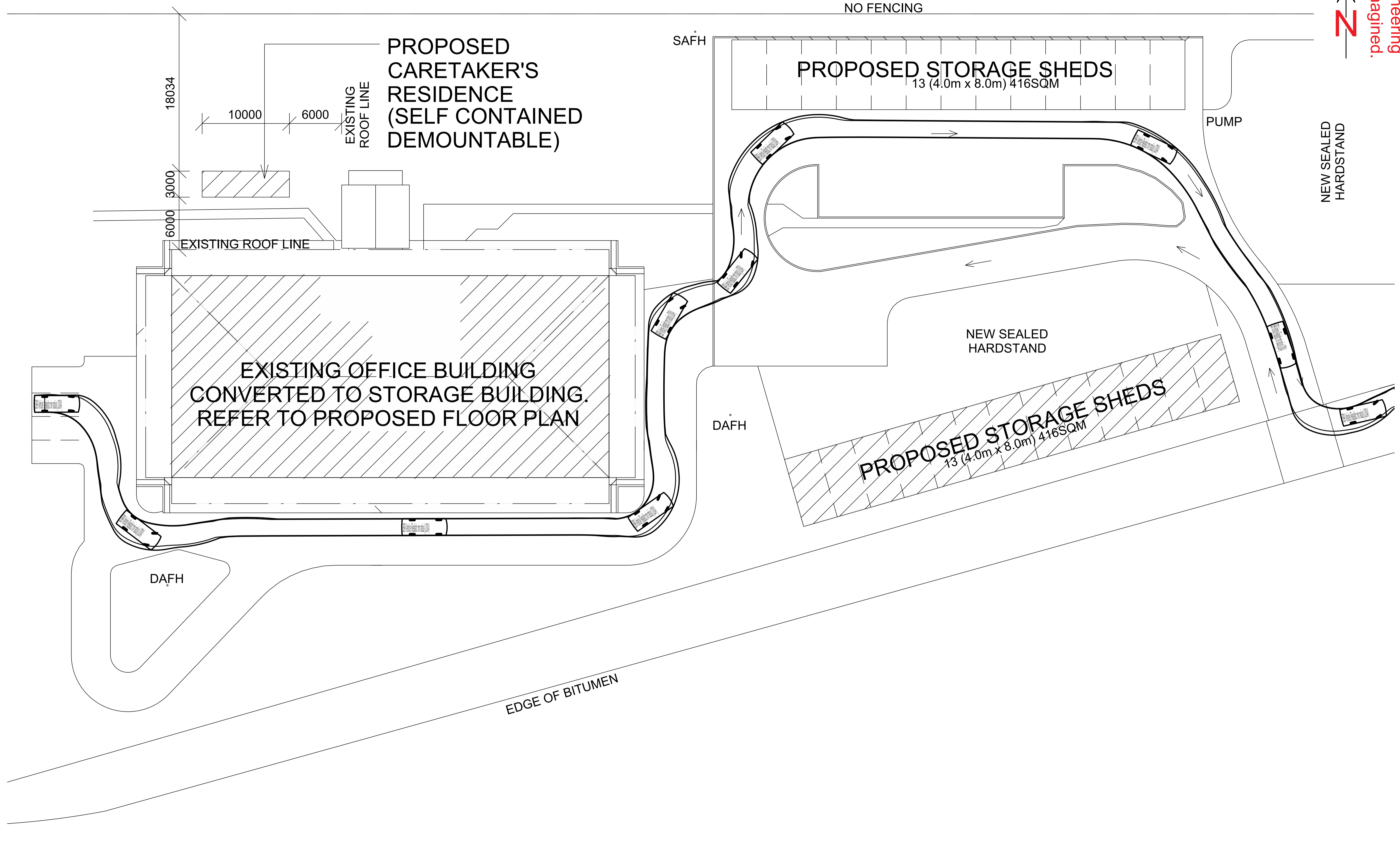
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 ROCKHAMPTON | BUNDABERG
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CLIENT: GIDDY ROAD, MCDESME TIA
 PROJECT: GIDDY ROAD, MCDESME TIA
 TITLE: B99 EXISTING OFFICE BUILDING ENTRY
 DRAWING NUMBER: R002-23-24 / 005-0003
 REVISION: A

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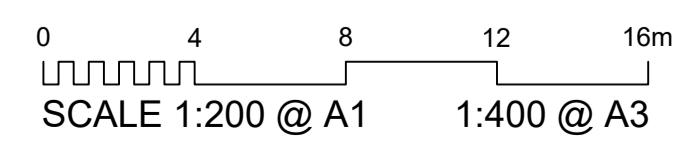


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DESIGNER	CHECKED	APPROVED
INTERNAL PROJECT NO.	R002-23-24 / 005	
DATUM	SURVEY	



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PROJECT IDENTIFIER

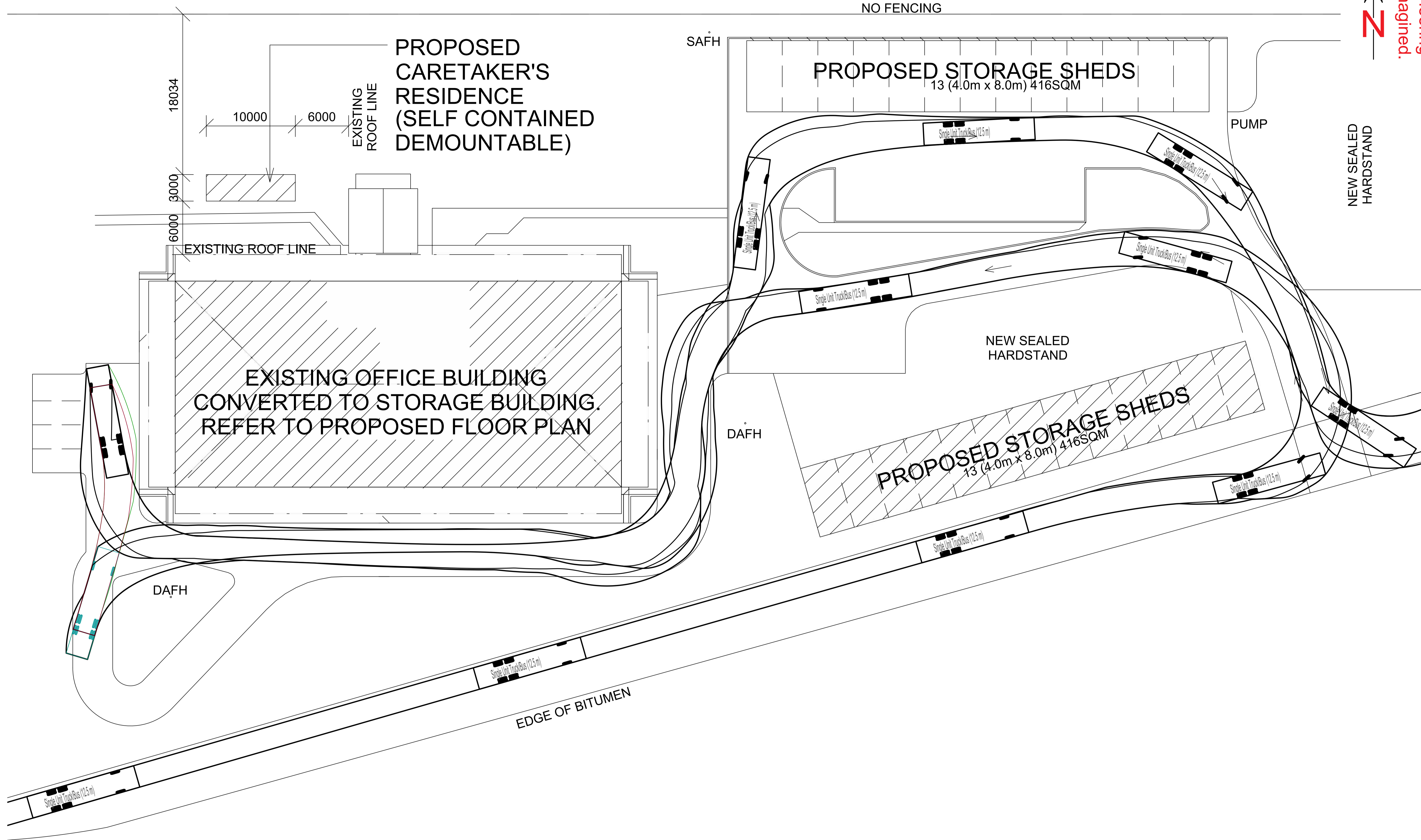
CLIENT
PROJECT GIDDY ROAD, MCDESME TIA
TITLE
B99 EXISTING OFFICE BUILDING EXIT

DRAWING NUMBER
R002-23-24 / 005-0004

REVISION
A



ISO A1 594mm x 841mm
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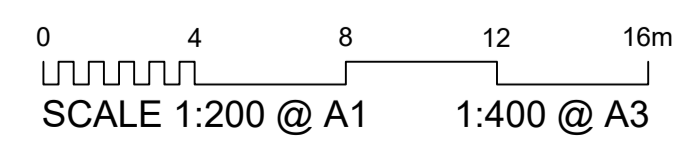


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RPEQ CERTIFICATION		
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DESIGNER	CHECKED	APPROVED
INTERNAL PROJECT NO.	R002-23-24 / 005	
DATUM	SURVEY	

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PROJECT IDENTIFIER

CLIENT: GIDDY ROAD, MCDESME TIA
PROJECT TITLE: 12.5M TRUCK EXISTING OFFICE BUILDING
DRAWING NUMBER: R002-23-24 / 005-0005
REVISION: A

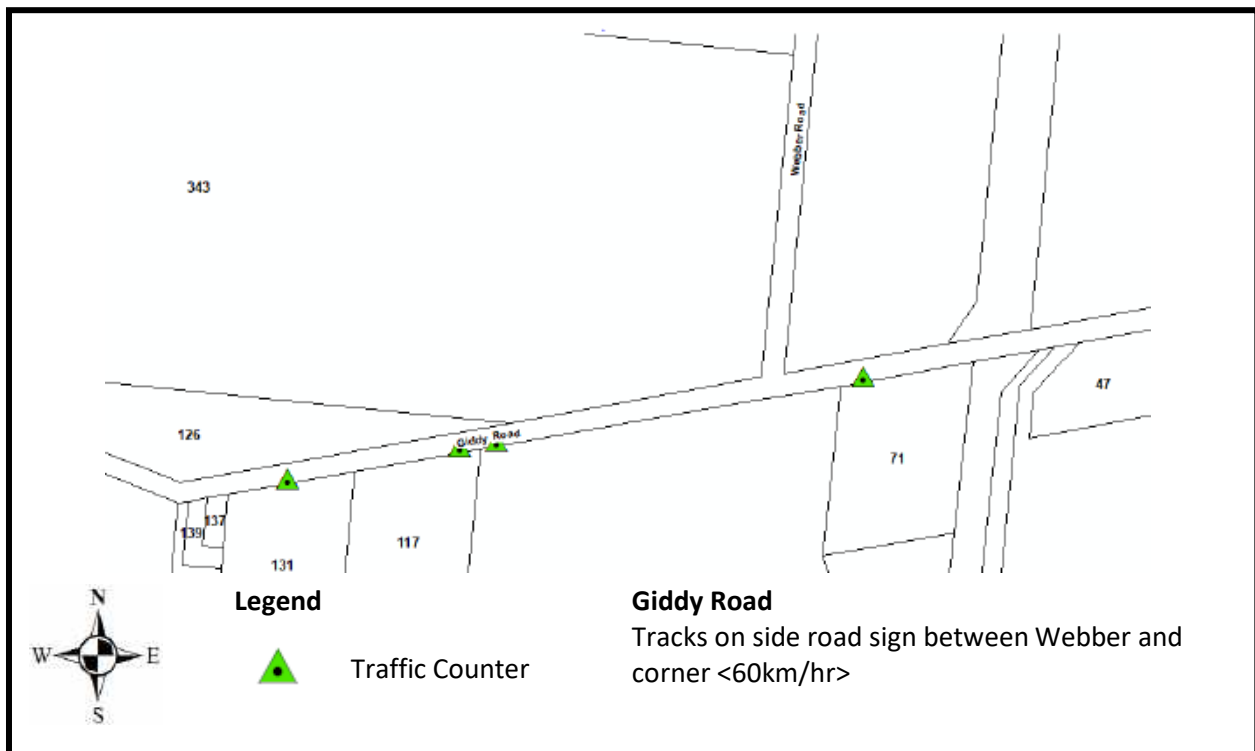
Appendix C: Traffic Count Data

REFER TO ATTACHED

Traffic Report

Giddy Road

Survey Location	Tracks on side road sign between Webber Road and corner
Survey Start to Finish	0:00 Friday, 11 June 2021 to 0:00 Monday, 5 July 2021
Duration	24 Days
Posted Speed Limit	60 km/h
Date of Report	Thursday, 19 October 2023
Responsible Officer	TH
AADT	N/A
Request	CrTrfCnt21/0005
Reason for Survey	General
Notes	



Site Map

Summary

Volume Summary	North	South	Total
Total	13045	11667	24712
ADT	544	486	1030

Peak Summary	North	South	Both Directions
Morning Peak Hour	42	37	79
Afternoon Peak Hour	43	41	83

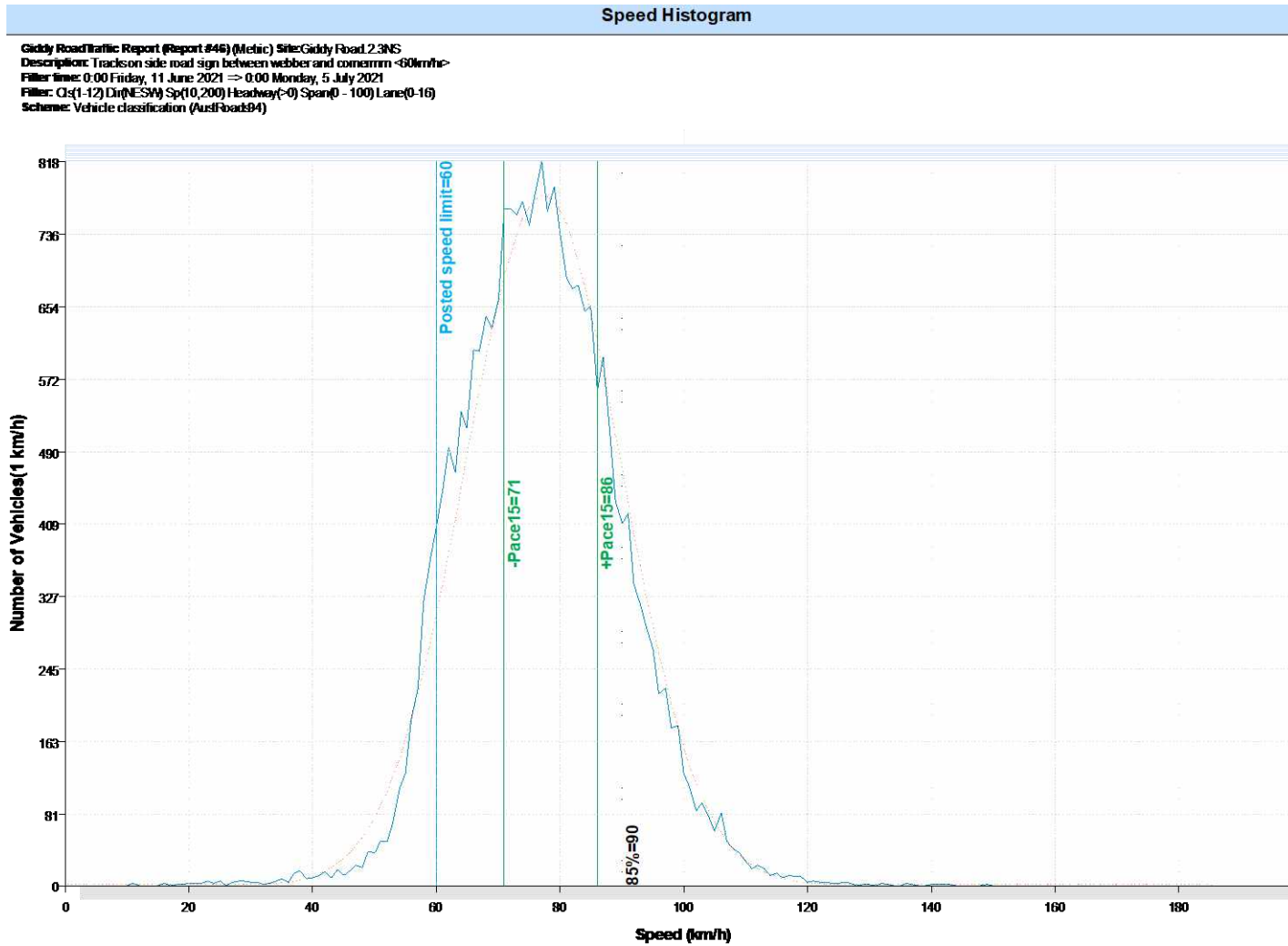
Speed Summary	North	South	Both Directions
85 th Percentile	92.3 km/h	87.8 km/h	90.2 km/h
Minimum Speed	19.9 km/h	11.5 km/h	11.5 km/h
Maximum Speed	149.9 km/h	133.7 km/h	149.9 km/h
Mean Speed	78.5 km/h	76.0 km/h	77.3 km/h
Standard Deviation	13.3	11.7	12.7
Variance	177.5	137.3	160.0
Mean Exceeding	80.3 km/h	77.7 km/h	79.1 km/h
Number of Vehicles Speeding	12085	10826	22911
Percentage Speeding	92.64%	92.79%	92.71%
Peak Speeding Hour	40 (14)	38 (14)	78 (16)
15 km/h Pace	71 - 86	67 - 82	71 - 86
Number of Vehicles in Pace	5541 (42.48 %)	5599 (47.99 %)	11082 (44.84 %)

See Figure 1, Page 3 for Speed Histogram

Classification Summary	North	South	Total	Total (%)
Short Vehicle (Class 1)	10421	9759	20180	81.66 %
Short Vehicle Towing (Class 2)	726	674	1400	5.665 %
Two Axle Truck (Class 3)	1275	764	2039	8.251 %
Three Axle Truck (Class 4)	120	98	218	0.882 %
Four Axle Truck (Class 5)	133	109	242	0.979 %
Three Axle Articulated Vehicle (Class 6)	72	35	107	0.433 %
Four Axle Articulated Vehicle (Class 7)	82	50	132	0.534 %
Five Axle Articulated Vehicle (Class 8)	78	63	141	0.571 %
Six Axle Articulated Vehicle (Class 9)	92	70	162	0.656 %
B Double (Class 10)	43	44	87	0.352 %
Double Road Train (Class 11)	3	1	4	0.016 %
Triple Road Train (Class 12)	0	0	0	0.000 %



Figure 1 Speed Histogram



Appendix 7

PARTNERS

TREVOR SLOGROVE
MATT WHITTERING
ANTHONY FLORENCE
BRIAN MAYER
JEREMY LINDSAY
CRAIG TURNER
LEIGH STEGEMAN
TRENT GRAHAM
BEN MADSEN
GIL GRIFFITHS

STRUCTURAL

CIVIL
MECHANICAL
ELECTRICAL
HYDRAULIC
FIRE
SEISMIC
SECTION J
ENGINEERS



24 November 2025
Ref: STP25-1276

Supplementary Engineering Information

Development Approval – Negotiated Decision Notice for MCU24/0024

Material Change of Use – Warehouse (197 Self Storage Units) and Caretaker Residence on land described as Lot 2 on SP324931 and located at 126 Giddy Road, McDesme

This Supplementary Engineering information is to support an application for a 'Negotiated Decision Notice for MCU24/0004' and more specifically to amend *Condition 8 Roadworks, Access, Parking and Traffic*. The below information builds on the previously referenced McMurtrie Consulting Engineers Traffic Impact Assessment for the proposed development.

Condition 8.1 – The roadworks, access, parking and traffic requirements apply to all stages
Acceptable condition.

Condition 8.2 – In accordance with the requirements of McMurtrie Consulting Engineers Traffic Impact Assessment (dated 7 November 2023): 8.2.1 A clear zone must be maintained to maintain Safe Intersection Sight Distance through the relevant sections of Giddy Road.

Acceptable condition – please find the attached sketch indicating the fence alignment requirements to provide the compliant clear zone in accordance with Austroads Guide to Road Design Part 3 for the posted speed limit of Giddy Road.

Condition 8.3 Applicant to provide appropriate signage and line markings clearly identifying 'left-in' and 'left-out' access to the property.

Condition not acceptable – we request the condition is removed and replaced with the following Condition based on the additional information below: -

- **Proposed Condition 8.3 – Applicant is to upgrade the existing driveways/accesses to be generally in accordance with DTMR Standard Drawing 1807 – Type B.**
- As per the McMurtrie TIA, Giddy Road is an unmarked two way, one lane road with a posted speed limit of 60km/hr.
- As per the McMurtrie TIA, Clause 4.2 Traffic Distribution, it is expected that all trips will be 'new trips', the vast majority of which are expected to originate from Ayr to the north.
- The conditioned Left-in Left-out entries to the proposed development will create an unnecessary safety risk to gain access to the proposed storage sheds. As most of the traffic coming to use the proposed storage facility are coming from Ayr, the vehicles will be required to go past the storage facility entries, undertake a U-Turn manoeuvre on Giddy Road and come back to the Left-in only access the facility.
- Left-in Left-out entry treatments are a traffic solution for urban divided roads with high traffic volumes, which Giddy Road is not.

BRISBANE
P. 07 3539 8300

TOWNSVILLE
P. 07 3539 8350

CAIRNS
P. 07 3539 8380

MACKAY
P. 07 3539 8390

ROCKHAMPTON
P. 07 3539 8344

WHITSUNDAYS
P. 07 3539 8399

STP CONSULTANTS ACN 668 668 086 ABN 55 668 668 086 www.stpconsultants.com.au

- The McMurtrie TIA notes that the proposed development will have a lower traffic generation potential when compared to the existing land and therefore will not impact the environmental capacity of Giddy Road.

Condition 8.4 Proposed treatments must not impact on the existing drainage or adjoining property accesses in the area.

Acceptable condition.

Condition 8.5 Amended turning movements for a 12.5m design vehicle entering and exiting the site through the access intersection with Giddy Road is to be provided to Council for Review and approval.

Condition not acceptable – we request the condition is amended to an 8m Service Vehicle (MRV) entering and exiting the site through the existing access or the condition is removed all together if the proposed Condition 8.3 is accepted.

- As per the McMurtrie TIA, the largest design vehicle anticipated to require access to the site is an 8m service vehicle (MRV).

Condition 8.5 No Turning movements are to encroach over the centreline of Giddy Road and intersection accesses.

Condition not acceptable – we request the condition is removed based on the following information and the proposed amended Condition 8.3: -

- As per the McMurtrie TIA, Giddy Road is an unmarked two way, one lane road with a posted speed limit of 60km/hr. That is, there is no painted centreline on this rural road.
- The recommended safety mitigation method in clause 5.2 the McMurtrie TIA and the subsequent BSC Condition 8.2, ensure the driveway entries to the proposed development from Giddy Road are in compliance with Austroads “Safe Intersection Sight Distance (SISD)’ for the posted speed limit. Therefore, any vehicle exiting the driveway of the proposed development has SISD to undertake the left or right out turning manoeuvre safely.

Condition 8.6 Any alteration to the access to accommodate these turning movement must be designed and constructed by the applicant at their full cost.

Acceptable condition provided the reference to the turning movement is removed.

Condition 8.7 The construction of any additional crossovers to give access to the land is to be the owner’s responsibility and to the satisfaction of the Chief Executive Officer.

Acceptable condition.

Should you require any further information in respect to this matter please do not hesitate to contact the undersigned.

Yours faithfully,

STP Consultants

PAUL PETERSEN MTech, MIEAust, NER, RPEQ 13231



Senior Civil Engineer

P. 0432 285 867 E. paulp@stpconsultants.com.au

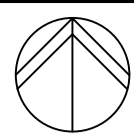
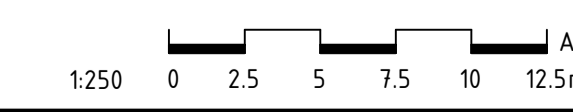
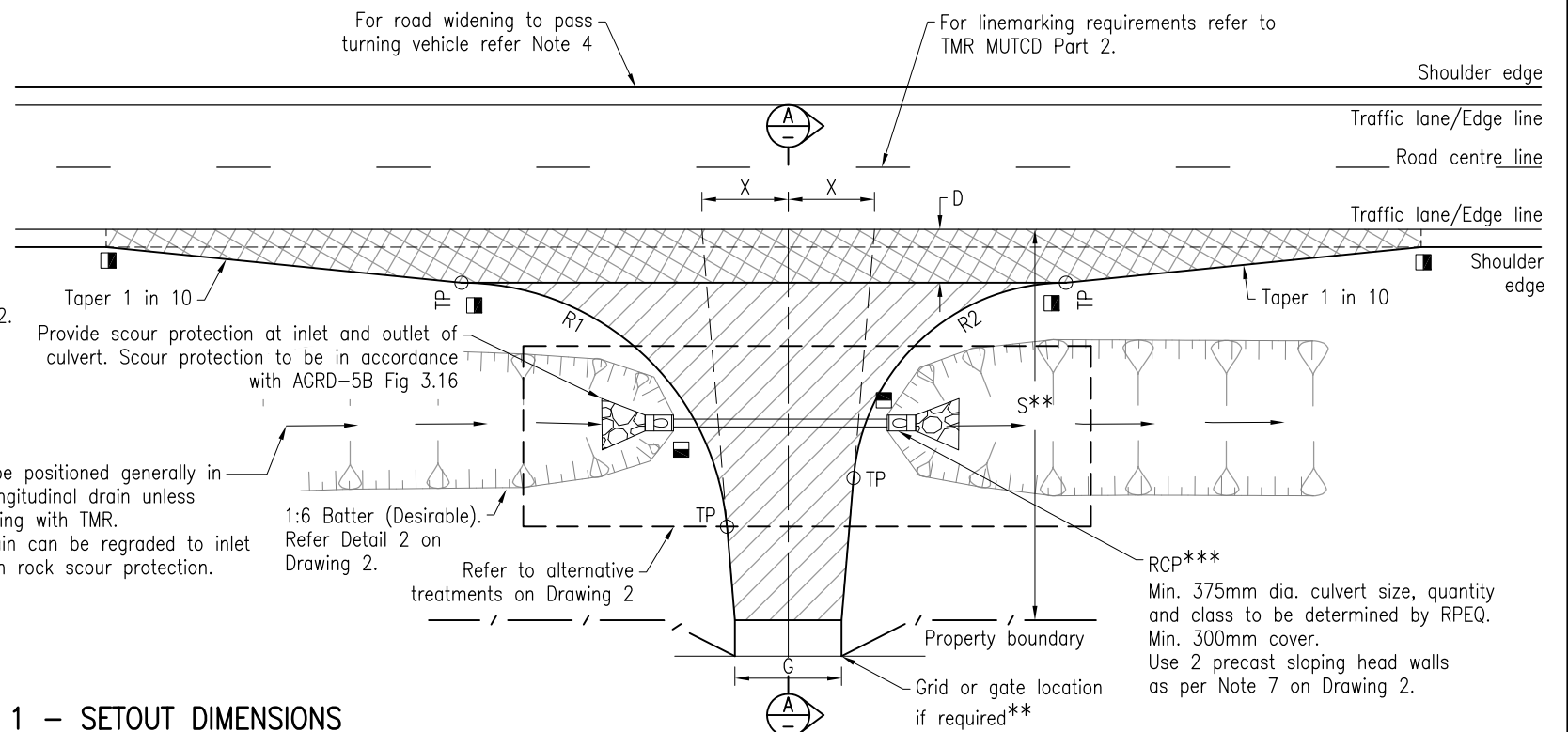
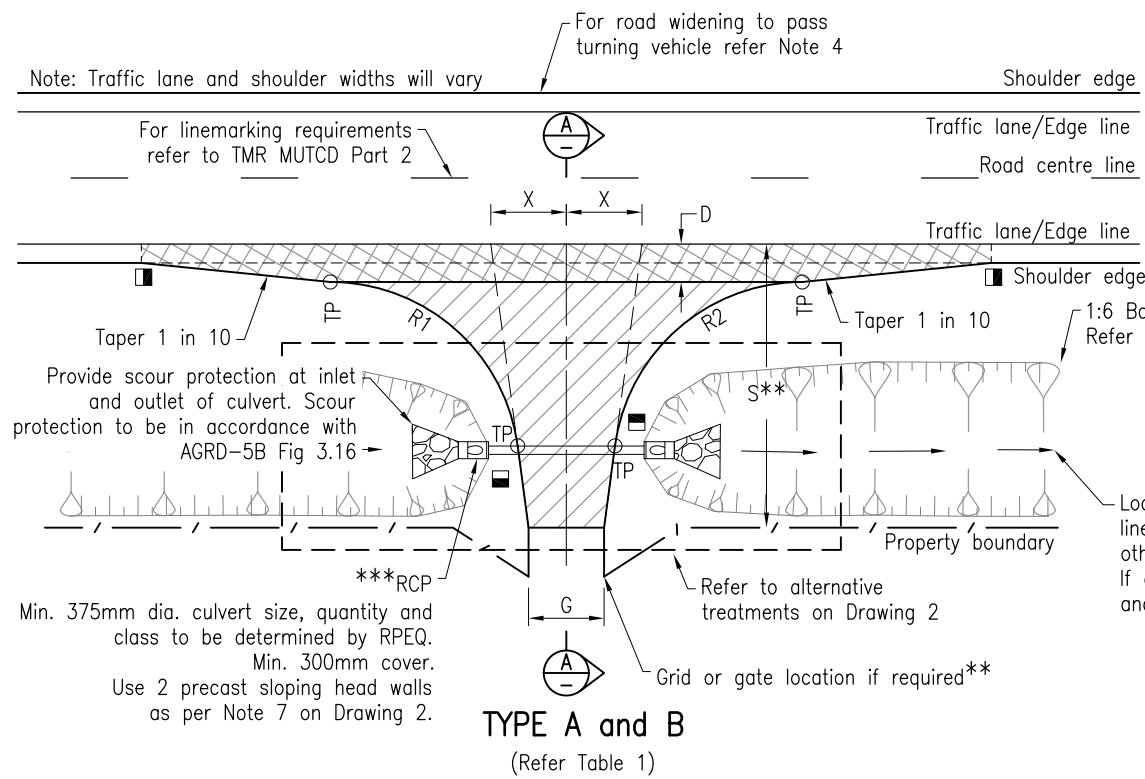


Table 5.5: Stopping sight distances for cars on sealed roads

Design speed (km/h)	Absolute minimum values Only for specific road types and situations ⁽¹⁾ based on $d = 0.46^{(2),(3)}$			Desirable minimum values for all road types based on $d = 0.36$			Values for major highways and freeways in flat terrain ⁽⁷⁾ based on $d = 0.26$	
	$R_T = 1.5 \text{ s}^{(4)}$	$R_T = 2.0 \text{ s}^{(4)}$	$R_T = 2.5 \text{ s}$	$R_T = 1.5 \text{ s}^{(4)}$	$R_T = 2.0 \text{ s}^{(4)}$	$R_T = 2.5 \text{ s}$	$R_T = 2.0 \text{ s}$	$R_T = 2.5 \text{ s}$
40	30	36	–	34	40	45	–	–
50	42	49	–	48	55	62	–	–
60	56	64	–	64	73	81	–	–
70	71	81	–	83	92	102	113	123
80	88	99	–	103	114	126	141	152
90	107	119	132	126	139	151	173	185
100	–	141	155	–	165	179	207	221
110	–	165	180	–	193	209	244	260
120	–	190	207	–	224	241	285	301
130	–	217	235	–	257	275	328	346



<small>BRISBANE 07 3209 8200 MACKAY 07 3519 8300 TOWNSVILLE 07 3639 8300 ROCKHAMPTON 07 3539 8344 CAIRNS 07 3529 8300 WHITSUNDAYS 07 3539 8399 www.stpconsultants.com.au</small>	
Client GUS DALLE CORT	
Project Details AYR STORAGE UNITS - STAGE 1 & 2 126 GIDDY ROAD AYR QLD 4807	
Drawing Title INTERSECTION SIGHT DISTANCE - CLEAR ZONE	
Job No. STP25-1276	Drawing No. SK001
Revision B	Date 24/11/25
CIVIL	



LEGEND

- Pavement Type 1 – Bitumen surfacing, 2 coat bitumen seal. Pavement depth and type to match existing or proposed through road pavement. Refer to Table 2 for minimum depths.
- Pavement Type 2 – Gravel, unbound pavement. Refer to Table 2 for depths. Access may be required to be sealed for up to 10m width from edge line (to minimise gravel on through road) to be determined by the RPEQ.
- * Maintain existing shoulder crossfall and superelevation.
- ** Length 'S' to property boundary by TMR. Where length 'S' is greater than the road reserve boundary, then fencing and grid/gate shall be recessed at the cost of owner from property boundary to ensure vehicle does not impede through lane.
- *** RCBC (min. size 600x300) can be used instead of RCP, or invert option where table drain is of insufficient depth for a culvert.
- Denotes Road Edge Guide Post
- The Filled in portion denotes a red reflector and the open portion a white reflector.

TABLE 2 – MINIMUM PAVEMENT DETAILS AND DEPTH

	TYPE A Residential (Car/Service Vehicle)	TYPE B Commercial (Single Unit Truck/Bus)	TYPE C & D Special (Articulated Vehicles)
Sealed Pavement Base Course	150mm(Min.) Type 2.2 or match existing	200mm(Min.) Type 2.2 or match existing	280mm(Min.) Type 2.2 or match existing
Unsealed Pavement Base Course	150mm(Min.) Type 2.4 or match existing	200mm(Min.) Type 2.4 or match existing	#

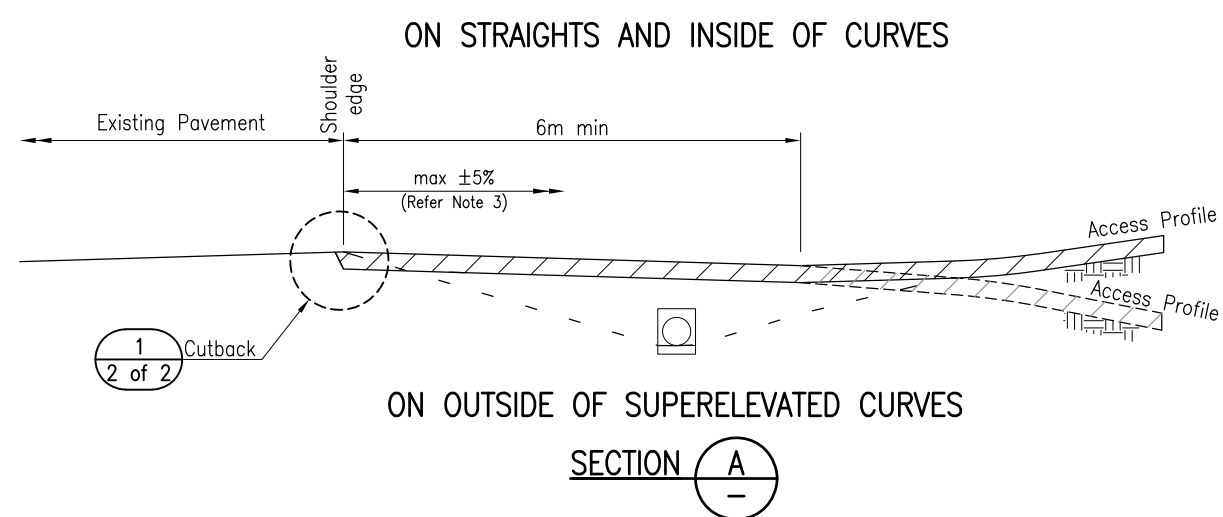
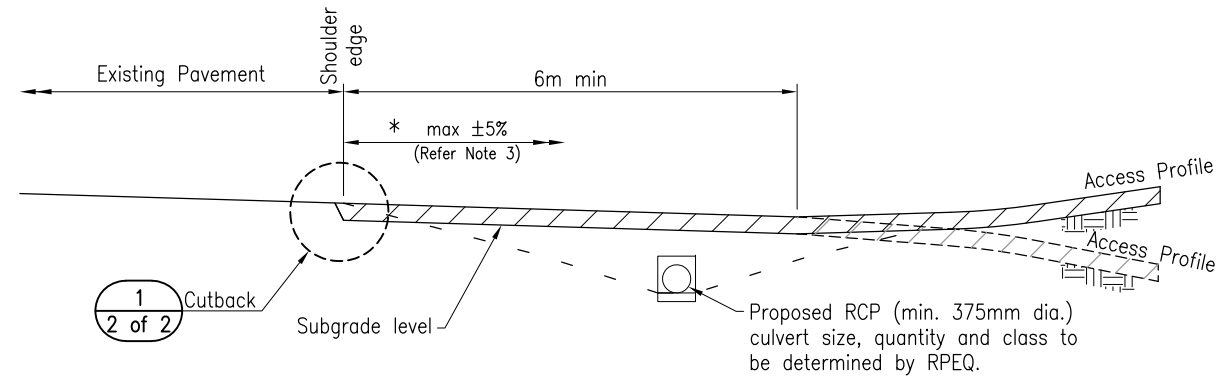
NOTE:

- Pavement to be sealed if through road is sealed to minimum of width 'D' of Table 1.
- Where access is located on curves, intersections or is Type C, or excessive screwing motion will occur, pavement seal to extend to property boundary at the owner's cost to the engineer's/designer's discretion.

Bitumen sealed pavement only.
 ◆ Type 3.1 or 4.3 or match existing is permissible if Type 2.2/2.4 is unable to be used.

TABLE 1 – SETOUT DIMENSIONS

	TYPE A Residential (Car/Service Vehicle)	TYPE B Commercial (Single Unit Truck/Bus)	TYPE C Special (Articulated Vehicles)	TYPE D Special (Road Train Type 1)
R1	10m	10m	15m	20m
R2	10m	10m	12m	12m
D	2m	2m	3m	3m
X	3m	5m	4m	5m
S	12m	15m	22m	30m**
G	4-6m ∅	4-6m ∅	6m	6m
∅ 6m Minimum width for two-way two-lane access.				



TYPE C and D

(Refer Table 1)

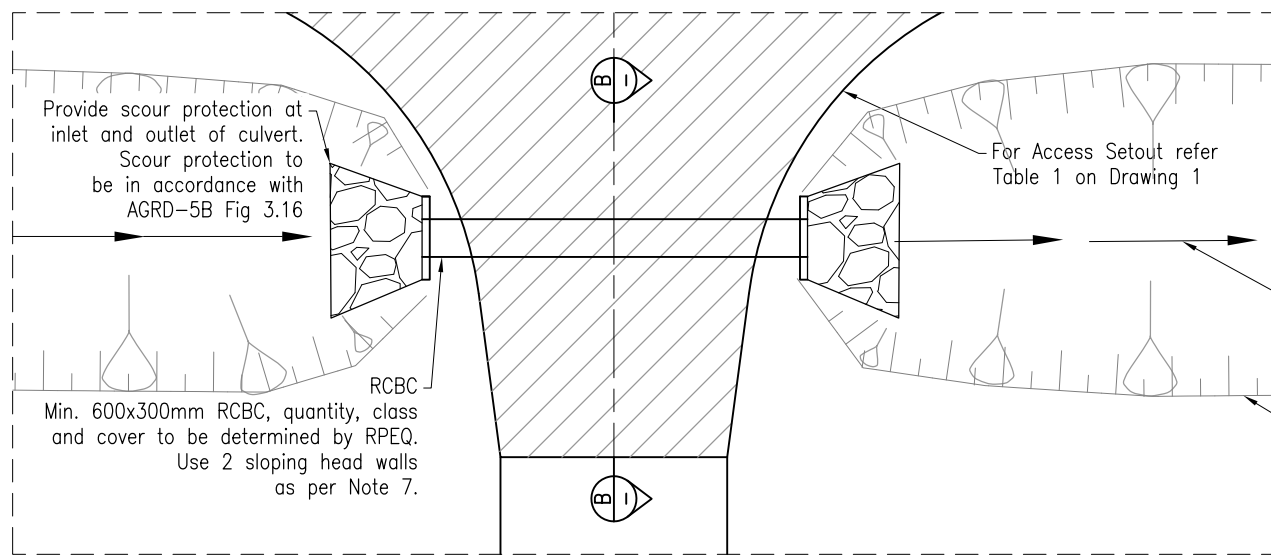
NOTES:

- Details shown on this drawing are the minimum layout requirements for a private rural property access. For additional requirements and other design considerations refer to the RPDM (2nd Edition) Volume 3 in conjunction with AGRD Part 4 Sections 7.2.1 and 7.2.3.
- For sight distance requirements refer to Section 3.4 of the RPDM (2nd Edition) Volume 3 Part 4A in conjunction with AGRD.
- Vertical clearance checks to be carried out for proposed vehicle in accordance with AS 2890.2 – Parking Facilities Off-Street Commercial Vehicle Facilities.
- RPEQ or designer to conduct Traffic Impact Assessment to determine if turning treatments are required. For rural right-turn treatments, refer to Section 7 of the RPDM (2nd Edition) Volume 3 Part 4A in conjunction with AGRD. Note that Auxiliary Right Turns shall not be used. Pavement type to match existing or minimums specified in Table 2 of this drawing.
- This drawing is to be read in conjunction with Drawing 2 of 2.
- All dimensions in metres and are minimum unless specified.

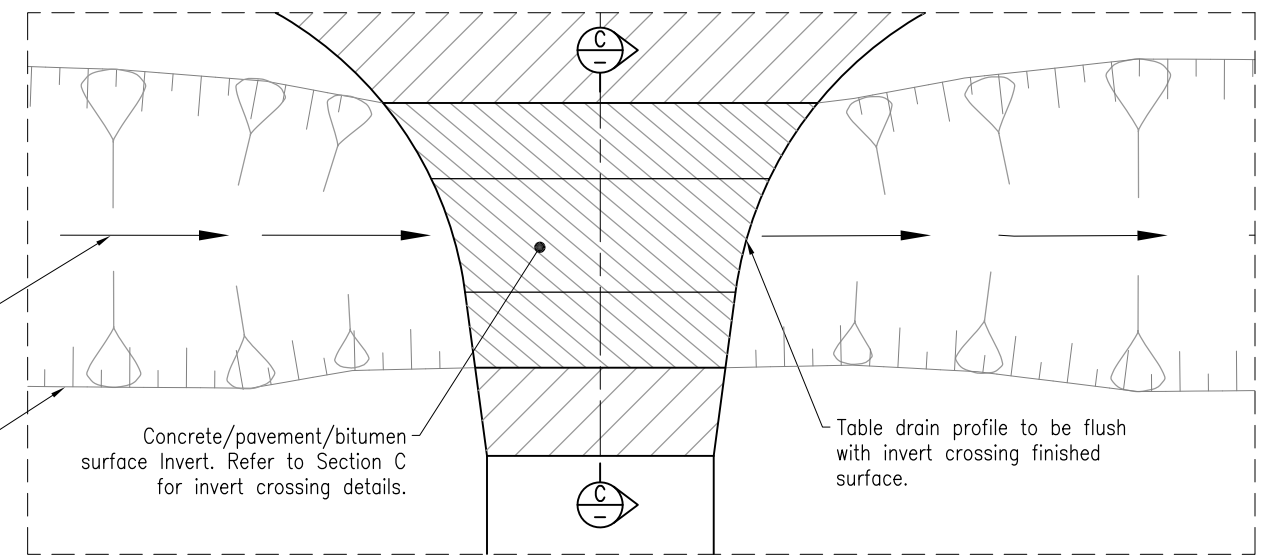
REFERENCED DOCUMENTS:

- Departmental Standard Drawings:**
- 1243 Precast Culvert Headwalls – Headwall Connections for Culverts
 - 1305 Pipe Culverts - Headwall and Apron for Pipe Diameter 375 to 675
 - 1359 Culverts - Installation, Bedding and Filling/Backfilling Against/Over Culverts
- Departmental Documents:**
- RPDM Road Planning and Design Manual (2nd Edition) Volume 3.
 - MRTS03 Drainage Structures, Retaining Structures and Embankment Slope Protections
- Austrroads Guide to Road Design:**
- AGRD-4 (2023) Part 4: Intersections and Crossings – General
 - AGRD-4A (2023) Part 4A: Unsignalised and Signalised Intersections
 - AGRD-5B (2023) Part 5B: Drainage – Open Channels, Culverts and Floodway Crossings
 - AGRD-6 (2022) Part 6: Roadside Design, Safety and Barriers

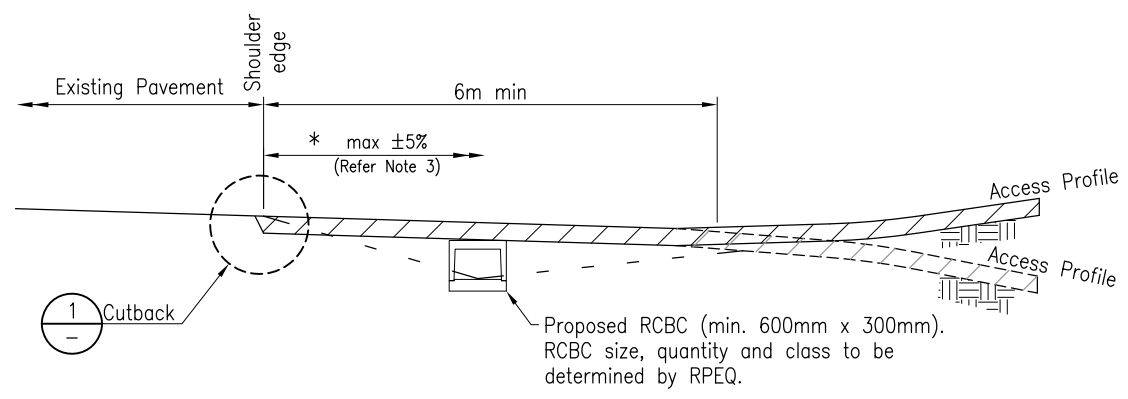
Department of Transport and Main Roads			
PROPERTY ACCESS		© The State of Queensland (Department of Transport and Main Roads) 2024 http://creativecommons.org/licenses/by/4.0/	
A3	Not to Scale	Standard Drawing No	1807
RURAL PROPERTY ACCESS		Date 3/2024	
DRAWING 1 OF 2			



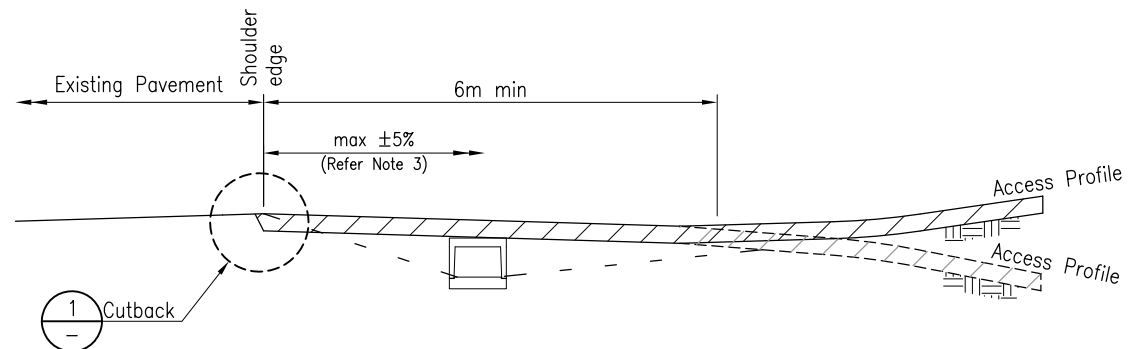
RC BOX CULVERT PLAN VIEW



INVERT CROSSING PLAN VIEW

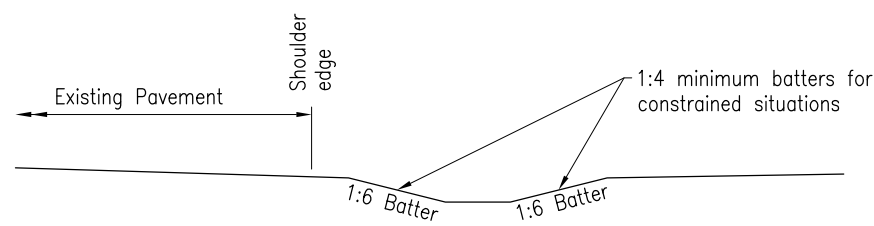


ON STRAIGHTS AND INSIDE OF CURVES



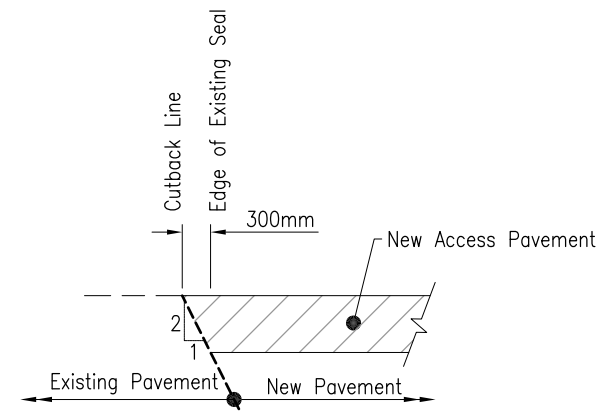
ON OUTSIDE OF SUPERELEVATED CURVES

SECTION B



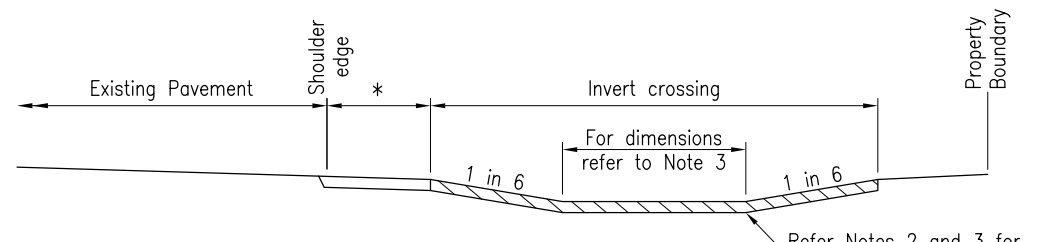
BATTER DETAIL

DETAIL 2



CUTBACK DETAIL

DETAIL 1



INVERT CROSSING

SECTION C

Refer Notes 2 and 3 for additional invert requirements. For concrete inverts strength and thickness refer note 6. For other surface inverts depths refer Note 4.

LEGEND

- Pavement Type 2 - Gravel, unbound pavement. Refer to Table 2 of Drawing 1 for depths. Access may be required to be sealed for up to 10m width from edge line (to minimize gravel on through road) to be determined by the RPEQ.
- Invert crossing surface
- * Maintain existing shoulder crossfall and superelevation.

NOTES:

- This drawing is to be read in conjunction with Drawing 1 of 2.
- Minimum longitudinal fall for concrete or bitumen invert is 0.3%.
- 1 in 6 grade can be further levelled for larger design vehicles. Ensure sufficient area for drainage remains. Dimensions to be based on stormwater flow rate for appropriate design ARI event to ensure invert crossing can meet required capacity. Type 22 and Type 28 inverts can be used if drainage design criteria is met.
- Vertical clearance checks to be carried out for small rigid vehicle to ensure adequate transition between change in grade. Refer to AS 2890.2.
- For pavement or bitumen surfacing inverts, refer Table 2 on Drawing 1 for minimum depths.
- Concrete access to have minimum N32 concrete, 100mm thick on 100mm thick sub-base gravel. Concrete access to be reinforced with SL72 mesh with minimum 40mm top cover.
- Refer to RPDM (2nd Edition) Volume 3 in conjunction with AGRD Part 5B and Part 6 for application of sloping headwalls.

REFERENCED DOCUMENTS:

- Departmental Standard Drawings:
- 1260 R C Box Culverts and Slab Link Box Culverts - Culverts Height = 375 To 600
 - 1033 Kerb and Channel - Profiles
- Australian Standards Documents:
- AS2890.2 Parking Facilities - Off-Street Commercial Vehicle Facilities

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PROPERTY ACCESS			
RURAL PROPERTY ACCESS DRAWING 2 OF 2		A3 Not to Scale	Standard Drawing No 1807 Date 3/2024

Appendix 8

STRUCTURAL
CIVIL
ELECTRICAL
MECHANICAL
HYDRAULIC
FIRE
VERTICAL
TRANSPORT
SEISMIC



Ayr Storage Units – Stages 1 and 2

126 GIDDY ROAD, MCDESME


SITE BASED STORMWATER MANAGEMENT REPORT



GUS DALLE CORT

STP25-1276

DOCUMENT STATUS

Rev.	Issue	Author	Approved for Issue		
			Approved by	Signature	Date
A	Preliminary Issue	Paul Petersen	Paul Petersen RPEQ 13231		2 October 2025
B	For Approval	Paul Petersen	Paul Petersen RPEQ13231		24 November 2025

CONTENTS

1. Introduction	1
1.1 Limitations	1
2. Site Description	1
2.1 Easements	2
2.2 Proposed Development	2
3. Earthworks	3
3.1 Existing Earthworks	3
3.2 Proposed Site Earthworks	3
3.3 Minimum Floor Levels	4
4. Roadworks and Traffic Impacts	4
5. Stormwater Management Plan	5
5.1 Flood Hazard Overlay	5
5.2 Coastal Hazard Overlay	5
5.3 Existing Stormwater Infrastructure	5
5.4 Site Stormwater Drainage	7
5.5 Stormwater Runoff and Detention	8
6. Discussion / Conclusion	11
APPENDIX A – Detailed Survey	1
APPENDIX B – Engineering Drawings	1

1. Introduction

Gus Dalle Cort has engaged STP Consultants to produce a Site Based Stormwater Management Plan in support of the proposed Storage Unit Development – Stages 1 and 2 over the subject site.

This Site Based Stormwater Management Plan focuses on the impact of the development in the following areas:

- Earthworks
- Flood Hazard Assessment
- Coastal Hazard Assessment
- Stormwater Management; and
- Stormwater Quality

1.1 Limitations

This report provides a desktop assessment, stormwater investigation from the information obtained from the following sources.

- Survey of site provided by Atkinson Surveys.
- Burdekin Shire Council Interactive Mapping System.
- QUDM 4th Edition 2017
- MUSIC Modelling Guidelines November 2018 (Water by Design)
- Rainfall and Meteorological Data by the Australia Bureau of Meteorology.
- Queensland Globe

2. Site Description

The site is located at 126 Giddy Road, Mcdesme and described as Lot 2 on SP324931 with a total land area of 25,200m². Stages 1 and 2 of the project has a combined area of approximately 14,000m². The site is currently zoned Rural within the Burdekin Shire Council local government area and currently has an existing Office Building, car parking and storage sheds.



Figure 2.1 – Locality Plan, cadastral boundaries and easement (Queensland Globe)

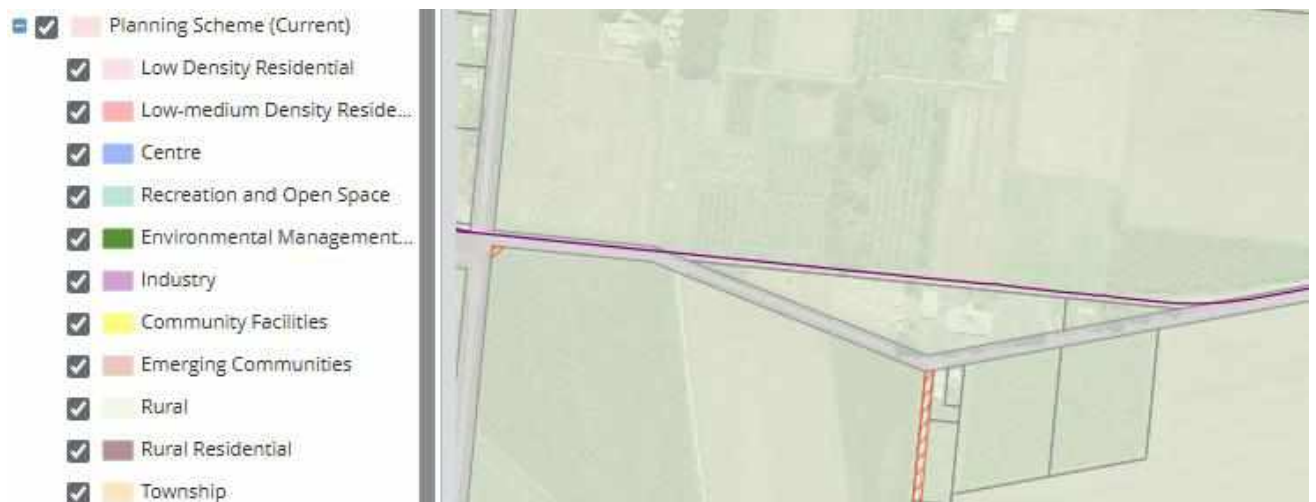


Figure 2.2 – Planning Zoning - Rural (Burdekin Shire Council Planning Scheme)

2.1 Easements

There are currently no easements that encumber the subject allotment.

However, the Burdekin Shire Council have conditioned the proposed development, that an easement is granted in favour of Council, for drainage purposes over the existing stormwater pipe that is currently utilised for road drainage from Giddy Road. The drainage easement must be a minimum 4.0m wide and extend from the Giddy Road boundary to the northern boundary of the subject allotment.

2.2 Proposed Development

The proposed Storage Unit development consists of the following civil works: -

- minor earthworks for the new Storage Units, driveways and car parks
- the construction of the new Storage Units
- the construction of the new/extended flexible gravel pavement for the driveways and car parking accessing from Giddy Road
- the construction of the site's stormwater drainage system; and
- the construction of the landscaped areas.

3. Earthworks

3.1 Existing Earthworks

A detailed survey has been undertaken by Atkinson Surveys for the extent of the proposed development area, and a copy is provided in Appendix A.

The subject allotment's lowest level is approximately 12.7m AHD on the eastern boundary adjacent to Giddy Road and the highest level of approximately 13.8m AHD is adjacent to the existing Office Building which is central on the allotment.

The subject site is generally highest in the middle of the allotment at the existing building and slopes gently away to either Giddy Road to the south or the existing tram line to the north.

There is an existing house on the neighbouring adjacent allotment to the east, which also sheds stormwater runoff to either Giddy Road or the existing tram line. Therefore, no provisions for accepting external runoff onto the subject allotment are required apart from the 4m easement over the existing stormwater pipe.

3.2 Proposed Site Earthworks

A copy of the Engineering Services drawings for the proposed development is provided in Appendix B.

A Geotechnical Report for the subject allotment was not available at the time of writing this Report.

The earthworks for the site will be undertaken in accordance with the minimum requirements of AS3798 – Guidelines on Earthworks for Commercial and Residential developments.

The existing vegetation and topsoil is to be stripped from the building and pavement footprints and replaced with 'controlled' engineered fill.

The earthworks for the proposed Storage Unit development are based on the existing site survey levels and the finished surface levels shown on the Civil Engineering drawings contained in Appendix B.

The proposed finished levels shown on the drawings, when compared to the surveyed levels, indicate that retaining walls are not required along the adjacent boundaries to the perimeter of the proposed Storage Unit Development.

The earthworks levels for the allotment and the grading of the driveway and car parking ensure stormwater flows overland towards Giddy Road or the existing tram line.

The landscaping buffer zones adjacent to the buildings, storage sheds, driveways and parking will need to grade at a minimum of 1% to the existing drainage system or towards Giddy Road road reserve or the tram line.

The proposed finished levels shown on the drawing, when compared to the surveyed levels, indicate that generally there will be no more than 300mm cut or fill on site for the proposed Storage Unit development including the driveway, car parks and landscaping, thereby negating the need for significant site earthworks.

3.3 Minimum Floor Levels

The Defined Flood Event (DFE) is the 1% AEP flood event. The DFE is derived from the Council adopted flood studies regarding riverine and local flood events. Where a site is covered by more than one flood study, the highest flood level is the DFE.

The Defined Storm Tide Event (DSTE) is the 1% AEP storm Tide event. THE DSTE is derived from adopted studies regarding Storm Tide. Where a site is covered by more than one study, the highest flood level is the DSTE.

In accordance with Burdekin Shire Council policy, the minimum habitable floor heights, within areas with a Defined Flood Level, must be the highest of: -

- 100mm above the adopted flood level; or
- 300mm above the crown of the road; or
- 300mm above the finished ground level.

In accordance with Burdekin Shire Council policy, the minimum habitable floor heights, within areas with no Defined Flood Level, must be the highest of: -

- 300mm above the crown of the road; or
- 300mm above the finished ground level; or
- 300mm above the historical flood level of the land.

The Burdekin Shire Council have advised that there is no Defined Flood Level for the subject site in Giddy Road and therefore the minimal habitable Finished Floor Level (FFL) would be required to be a minimum 300mm above the existing ground.

4. Roadworks and Traffic Impacts

A Traffic Impact Assessment report has been provided under separate cover for this Storage Unit development.

5. Stormwater Management Plan

5.1 Flood Hazard Overlay

In accordance with the Burdekin Shire Council Overlay Map 07b – Flood Local Rain Events, the subject site is outside the area of flood modelling, and Burdekin Shire Council have advised that a Defined Flood Level is not available for the subject site.

In accordance with the Burdekin Shire Council Overlay Map 07a – Flood River Hazard for the Burdekin River, the subject allotment is above all flood hazard categories for the 1% AEP flood level.

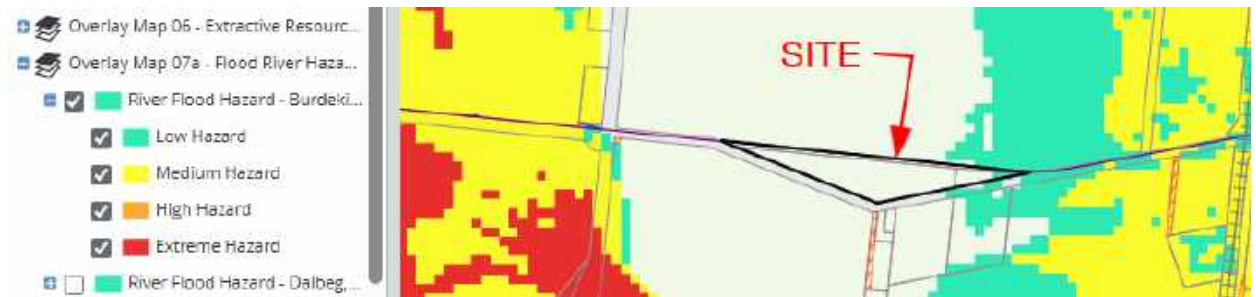


Figure 5.1 – River Flood Hazard – Burdekin River (Burdekin Shire Council mapping)

5.2 Coastal Hazard Overlay

In accordance with the Burdekin Shire Council Overlay Map 04 – Coastal, the subject site is outside the High Storm Tide Hazard Area, refer Figure 5.2 below.



Figure 5.2 – High Storm Tide Hazard Area (Burdekin Shire Council mapping)

5.3 Existing Stormwater Infrastructure

The Lawful Point of Discharge for the southern catchment (7,867m²) of Stages 1 and 2 of the subject site will be the Giddy Road, road reserve and more accurately the table drain of Giddy Road.

The Lawful Point of Discharge for the northern catchment (6,225m²) of Stages 1 and 2 of the subject site will be the tram line to the north contained on a Reserve 97-GS867.

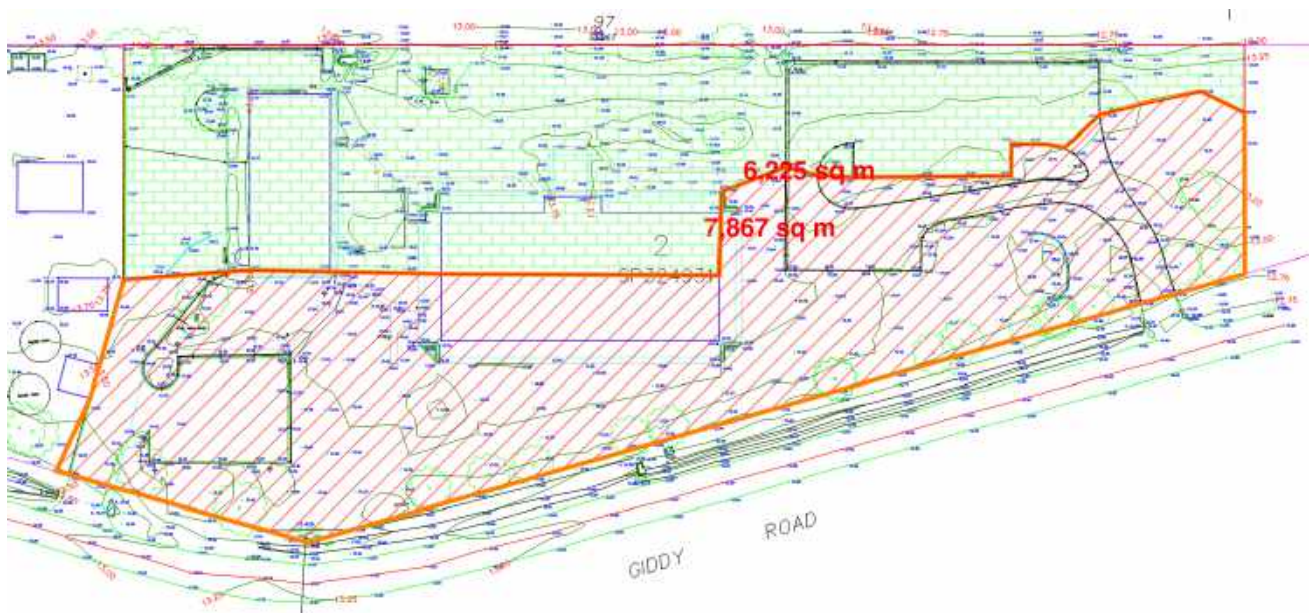


Figure 5.2 – Existing Stormwater Catchments

The existing southern catchment of the subject site falls to Giddy Road and the stormwater runoff from the site is via overland flow. The stormwater runoff discharges into the Giddy Road table drain which grades gently in a westerly direction, through a series of culverts, and down to the upstream end of the existing culvert. This culvert traverses the subject site, and a condition of development is that a 4m wide drainage easement is provided over the centreline of this culvert from Giddy Road to the northern boundary of the subject allotment. This existing culvert under the subject property discharges at an existing culvert under the tram line which runs adjacent to the subject property's northern boundary.



Figure 5.4 – Giddy Road table drain and culverts (Google Maps)

The existing northern catchment of the subject site falls towards the tram line and the stormwater runoff from the site is via overland flow. The stormwater runoff discharges into open drain between the subject allotment and the tram line. The open drain grades gently in a westerly direction down the culvert under the tram line which discharges into and through the Reserve to the north.



Figure 5.5 – Existing open drain between subject site and tram line (site photo)

5.4 Site Stormwater Drainage

The stormwater drainage layout for Stages 1 and 2 is illustrated on the Engineering Drawings provided in Appendix B.

The existing roofs, car parks and driveways of the previous Office development, will continue to use the existing drainage system which consists of pits and pipes which discharge to the open drain on the northern side of the property and the Giddy Road table drain to the south.

The proposed new storage sheds will discharge onto concrete splash pads with the runoff grading via overland flow through grassed buffers to either of the two legal points of discharge, depending on the Storage Sheds location.

The extended car parking/driveway/aisle/pavement areas are graded at a minimum 2% to a new kerb and channel which will grade to a low point on site where the flows will be dispersed across a grassed buffer and onto one of the two legal points of discharge.

There will be no new concentrated points of discharge into either of the Legal Point of Discharge.

5.5 Stormwater Runoff and Detention

The Burdekin Shire Council's Planning Scheme is silent on the design storm events and therefore in accordance with Queensland Urban development Manual (QUDM) the 2-year ARI event for a Minor system and to be 100-year ARI for the Major system have been adopted.

The 1-hour rainfall intensity for the 10-year ARI at the subject location in Mcdesme is 78mm/h.

In accordance with QUDM clause 4.6.4 the standard time of concentration for the developed catchment is unchanged for the pre-development (Office/commercial) and the post development (Storage Units) proposed Housing Development – 15 minutes.

The pre-development (Commercial/Office) Coefficient of Discharge (C_{10}) for the subject site, in accordance with QUDM Table 4.5.3 – Table of C_{10} Values, based on a fraction impervious of 48% is 0.80.



Figure 5.6 – Existing fraction impervious (Commercial/Office)

The post-development (Storage Sheds) Coefficient of Discharge (C_{10}) for the subject site, in accordance with QUDM Table 4.5.3 – Table of C_{10} Values, based on a fraction impervious of 67% is 0.83.

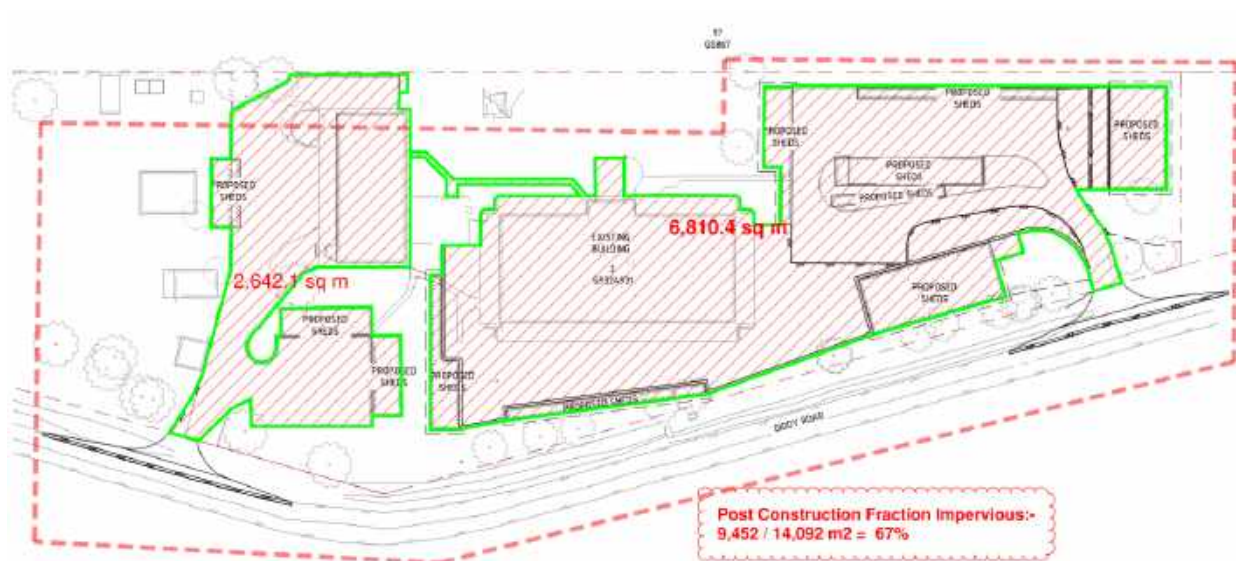


Figure 5.7 – Stage 1 and 2 - Fraction impervious (storage sheds)

Based on the above information the pre-development and post-development discharge volumes from the subject site are provided below: -

Stages 1 and 2 - Northern Catchment – Pre-development and Post-Development

CATCHMENT HYDROLOGY								
Ayr Storage Units								
Stage 1 and 2 - Northern Catchment - PRE-DEVELOPMENT								
Area (m ²)	(ha)	Impervious Area (%)			C ₁₀	Time of Concentration (min)		
6225	0.623	48			0.8	15		
		C ₁	C ₂	C ₅	C ₁₀	C ₂₀	C ₅₀	C ₁₀₀
		0.64	0.68	0.76	0.8	0.84	0.92	0.96
		I ₁	I ₂	I ₅	I ₁₀	I ₂₀	I ₅₀	I ₁₀₀
		82.1	93.9	129	151	172	197	216
		Q ₁	Q ₂	Q ₅	Q ₁₀	Q ₂₀	Q ₅₀	Q ₁₀₀
		0.091	0.110	0.170	0.209	0.250	0.313	0.359
		mm/hr						
		m ³ /s						
Stage 1 and 2 Northern Catchment - POST-DEVELOPMENT								
Area (m ²)	(ha)	Impervious Area (%)			C ₁₀	Time of Concentration (min)		
6225	0.623	65%			0.83	15		
		C ₁	C ₂	C ₅	C ₁₀	C ₂₀	C ₅₀	C ₁₀₀
		0.664	0.7055	0.7885	0.83	0.8715	0.9545	0.996
		I ₁	I ₂	I ₅	I ₁₀	I ₂₀	I ₅₀	I ₁₀₀
		82.1	93.9	129	151	172	197	216
		Q ₁	Q ₂	Q ₅	Q ₁₀	Q ₂₀	Q ₅₀	Q ₁₀₀
		0.094	0.115	0.176	0.217	0.259	0.325	0.372
		mm/hr						
		m ³ /s						

With reference to the above stormwater runoff calculations for Stages 1 and 2 of the Northern Catchment, it is noted that there is an increase in post development runoff from the site of 5l/s or 4.5% in the minor event (2-year ARI).

In the major event (100-year ARI) it is noted that there is an increase of 13l/s or 3.6% in the post development runoff from the site.

Stages 1 and 2 - Southern Catchment – Pre-development and Post-Development

CATCHMENT HYDROLOGY							
Ayr Storage Units							
Stage 1 and 2 Southern Catchment - PRE-DEVELOPMENT							
Area (m ²)	(ha)	Impervious Area (%)			C ₁₀	Time of Concentration (min)	
7867	0.787	65			0.8	15	
	C ₁	C ₂	C ₅	C ₁₀	C ₂₀	C ₅₀	C ₁₀₀
	0.64	0.68	0.76	0.8	0.84	0.92	0.96
	I ₁	I ₂	I ₅	I ₁₀	I ₂₀	I ₅₀	I ₁₀₀
	82.1	93.9	129	151	172	197	216
	mm/hr						
	Q ₁	Q ₂	Q ₅	Q ₁₀	Q ₂₀	Q ₅₀	Q ₁₀₀
	0.115	0.140	0.214	0.264	0.316	0.396	0.453
	m ³ /s						
Stage 1 Southern Catchment - POST-DEVELOPMENT							
Area (m ²)	(ha)	Impervious Area (%)			C ₁₀	Time of Concentration (min)	
7867	0.787	86			0.83	15	
	C ₁	C ₂	C ₅	C ₁₀	C ₂₀	C ₅₀	C ₁₀₀
	0.664	0.7055	0.7885	0.83	0.8715	0.9545	0.996
	I ₁	I ₂	I ₅	I ₁₀	I ₂₀	I ₅₀	I ₁₀₀
	82.1	93.9	129	151	172	197	216
	mm/hr						
	Q ₁	Q ₂	Q ₅	Q ₁₀	Q ₂₀	Q ₅₀	Q ₁₀₀
	0.119	0.145	0.222	0.274	0.328	0.411	0.470
	m ³ /s						

With reference to the above stormwater runoff calculations for Stages 1 and 2 of the Southern Catchment, it is noted that there is an increase in post development runoff from the site of 5l/s or 3.5% in the minor event (2-year ARI).

In the major event (100-year ARI) it is noted that there is an increase of 17l/s or 3.7% in the post development runoff from the site.

The increase in stormwater runoff from the Stages 1 and 2's Southern and Northern Catchments is approximately 4% in all events up to and including the 100-year ARI event. When consideration is given to the size of the surrounding rural catchment in which the subject site is part, and the size of the downstream rural catchment that the site discharges into, the slight increase in stormwater runoff from the subject site will have negligible impact on the downstream allotments and will not cause any worsening in flood level.

Further it is noted that the existing culverts in Giddy Road and under the existing tram line, throttle all flows leaving the subject site as the culverts are operating under inlet control.

Therefore, stormwater detention measures for Stages 1 and 2 of the proposed development are not considered necessary.

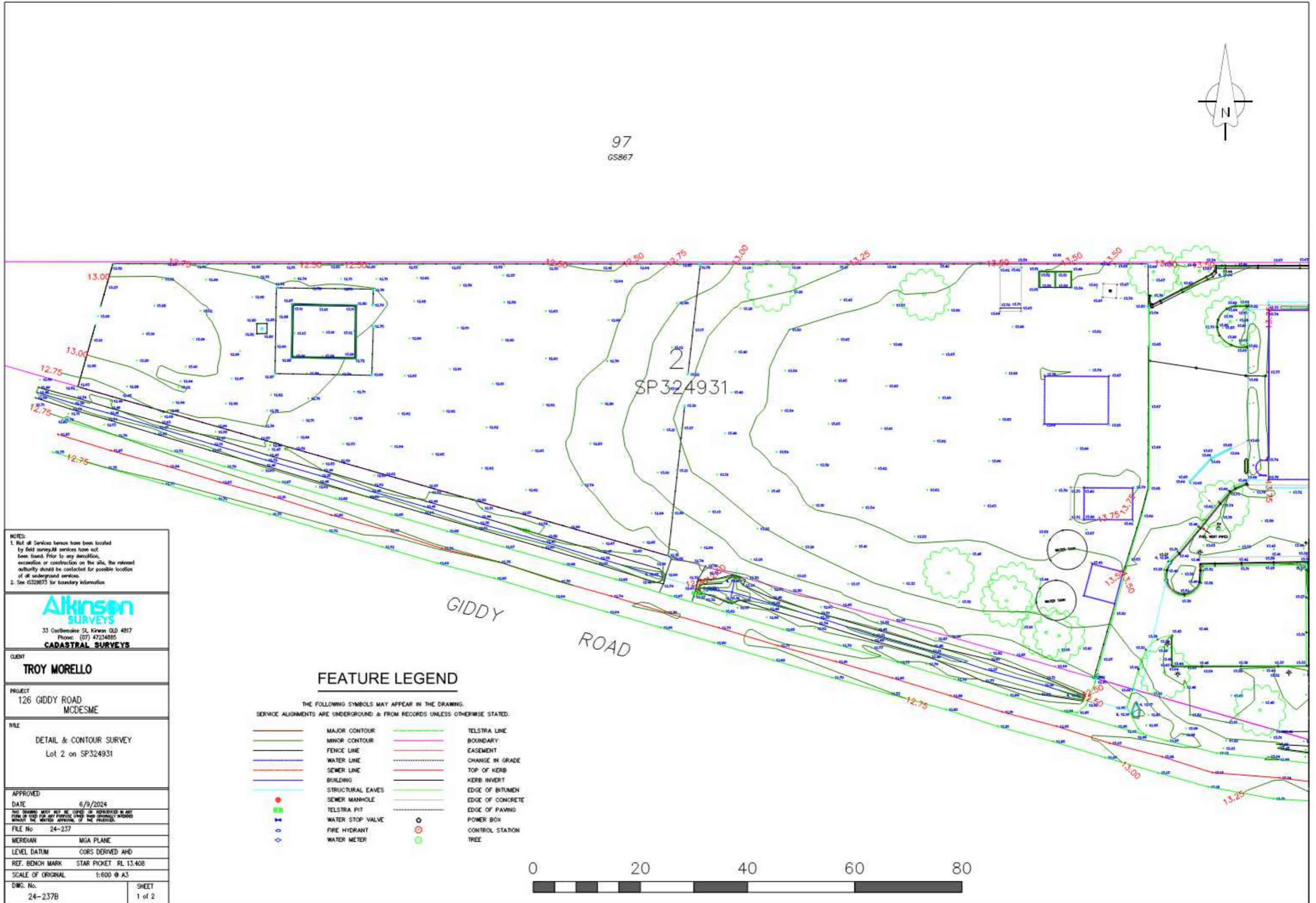
6. Discussion / Conclusion

As demonstrated within the Report, the proposed Stages 1 and 2 of the proposed Storage Unit Development can be undertaken, and a summary of the requirements are as follows: -

- The subject site is not affected by the Defined Flood Event.
- The subject allotment is not affected by the Defined Storm Tide Event (DSTE).
- The Minor Design Event is ARI 2 year
- The Major Design Event is ARI 100 year
- No detention is required
- The Legal Points of Discharge are the Giddy Road road reserve and the existing tram line contained in the Reserve adjacent to the subject sites northern boundary.

Based on our investigative works, we consider that Council has no impediment to the approval of this development within the context of engineering issues. We therefore recommend that Council approves the application subject to reasonable, relevant and equitable conditions.

APPENDIX A – Detailed Survey



NOTES:
 1. Not all Services have been located by field survey. All services have not been found. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of all underground services.
 2. See 6329873 for boundary information.

Alkinson SURVEYS
 33 Castlemeade St, Kirrawong QLD 4817
 Phone: (07) 47234885
CADASTRAL SURVEYS

CLIENT
TROY MORELLO

PROJECT
 126 GIDDY ROAD
 MCDESMO

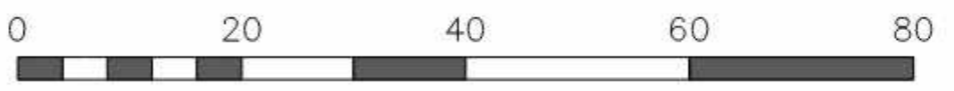
TITLE
 DETAIL & CONTOUR SURVEY
 Lot 2 on SP324931

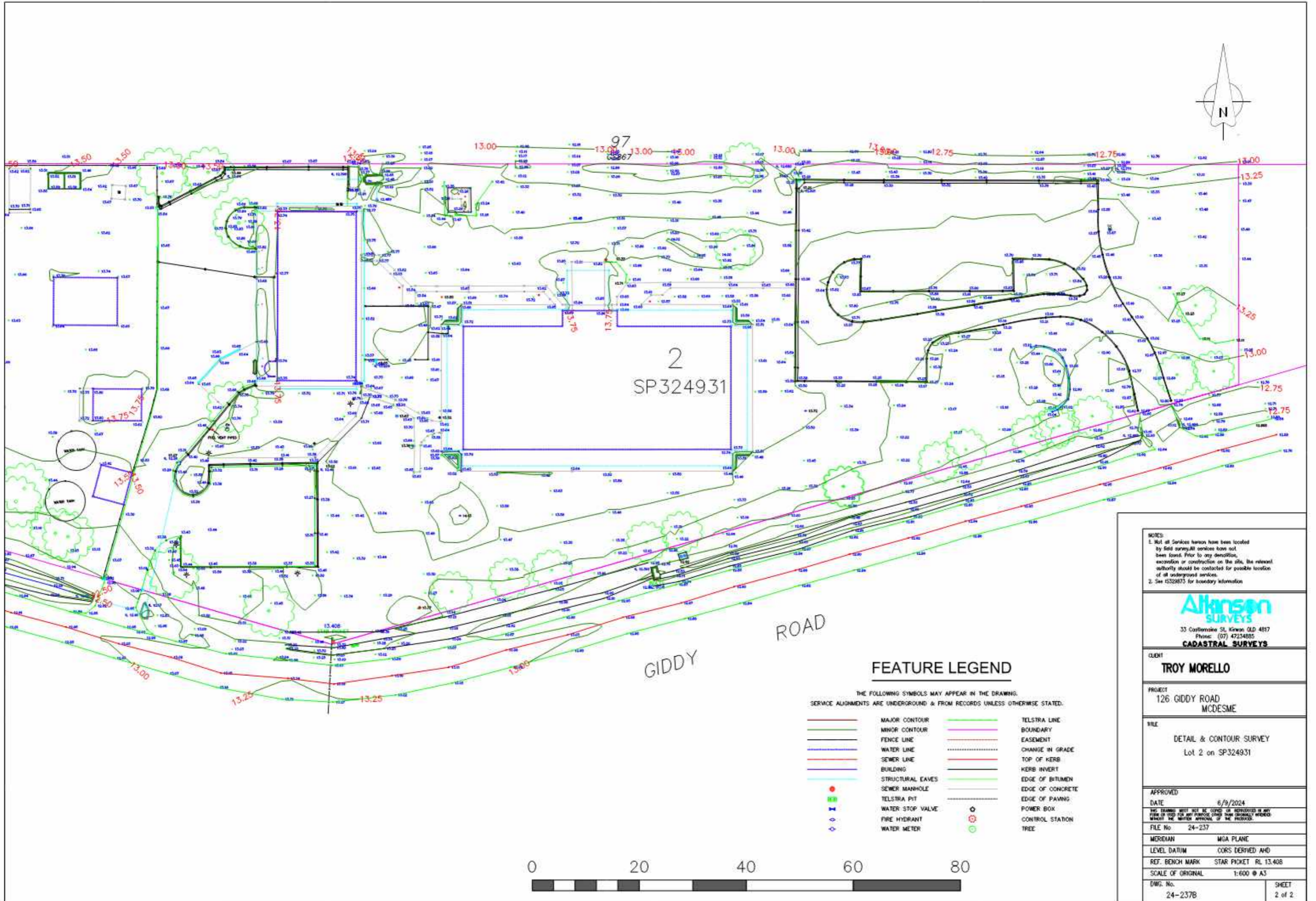
APPROVED
 DATE 6/9/2024
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 FILE No 24-237
 MERIDIAN MGA PLANE
 LEVEL DATUM CORS DERIVED AHD
 REF. BENCH MARK STAR PICKET RL 13.408
 SCALE OF ORIGINAL 1:600 @ A3
 DWG. No. 24-237B SHEET 1 of 2

FEATURE LEGEND

THE FOLLOWING SYMBOLS MAY APPEAR IN THE DRAWING.
 SERVICE ALIGNMENTS ARE UNDERGROUND & FROM RECORDS UNLESS OTHERWISE STATED.

	MAJOR CONTOUR		TELSTRA LINE
	MINOR CONTOUR		BOUNDARY
	FENCE LINE		EASEMENT
	WATER LINE		CHANGE IN GRADE
	SEWER LINE		TOP OF KERB
	BUILDING		KERB INVERT
	STRUCTURAL EAVES		EDGE OF BITUMEN
	SEWER MANHOLE		EDGE OF CONCRETE
	TELSTRA PIT		EDGE OF PAVING
	WATER STOP VALVE		POWER BOX
	FIRE HYDRANT		CONTROL STATION
	WATER METER		TREE





NOTES:
 1. Not all Services known have been located by field survey. All services have not been found. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of all underground services.
 2. See 1532673 for boundary information.

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CADASTRAL SURVEYS

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TROY MORELLO

PROJECT
 126 GIDDY ROAD
 MCDESMO

FILE
 DETAIL & CONTOUR SURVEY
 Lot 2 on SP324931

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FILE No 24-237

MERIDIAN WGA PLANE

LEVEL DATUM CORS DERIVED AHD

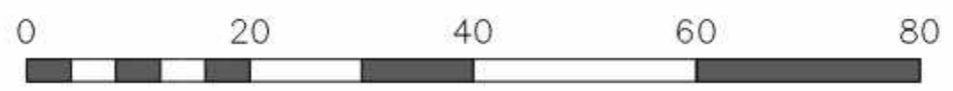
REF. BENCH MARK STAR PICKET RL 13.408

SCALE OF ORIGINAL 1:600 @ A3
 DWG. No. 24-237B SHEET 2 of 2

FEATURE LEGEND

THE FOLLOWING SYMBOLS MAY APPEAR IN THE DRAWING.
 SERVICE ALIGNMENTS ARE UNDERGROUND & FROM RECORDS UNLESS OTHERWISE STATED.

	MAJOR CONTOUR		TELSTRA LINE
	MINOR CONTOUR		BOUNDARY
	FENCE LINE		EASEMENT
	WATER LINE		CHANGE IN GRADE
	SEWER LINE		TOP OF KERB
	BUILDING		KERB INVERT
	STRUCTURAL EAVES		EDGE OF BITUMEN
	SEWER MANHOLE		EDGE OF CONCRETE
	TELSTRA PIT		EDGE OF PAVING
	WATER STOP VALVE		POWER BOX
	FIRE HYDRANT		CONTROL STATION
	WATER METER		TREE



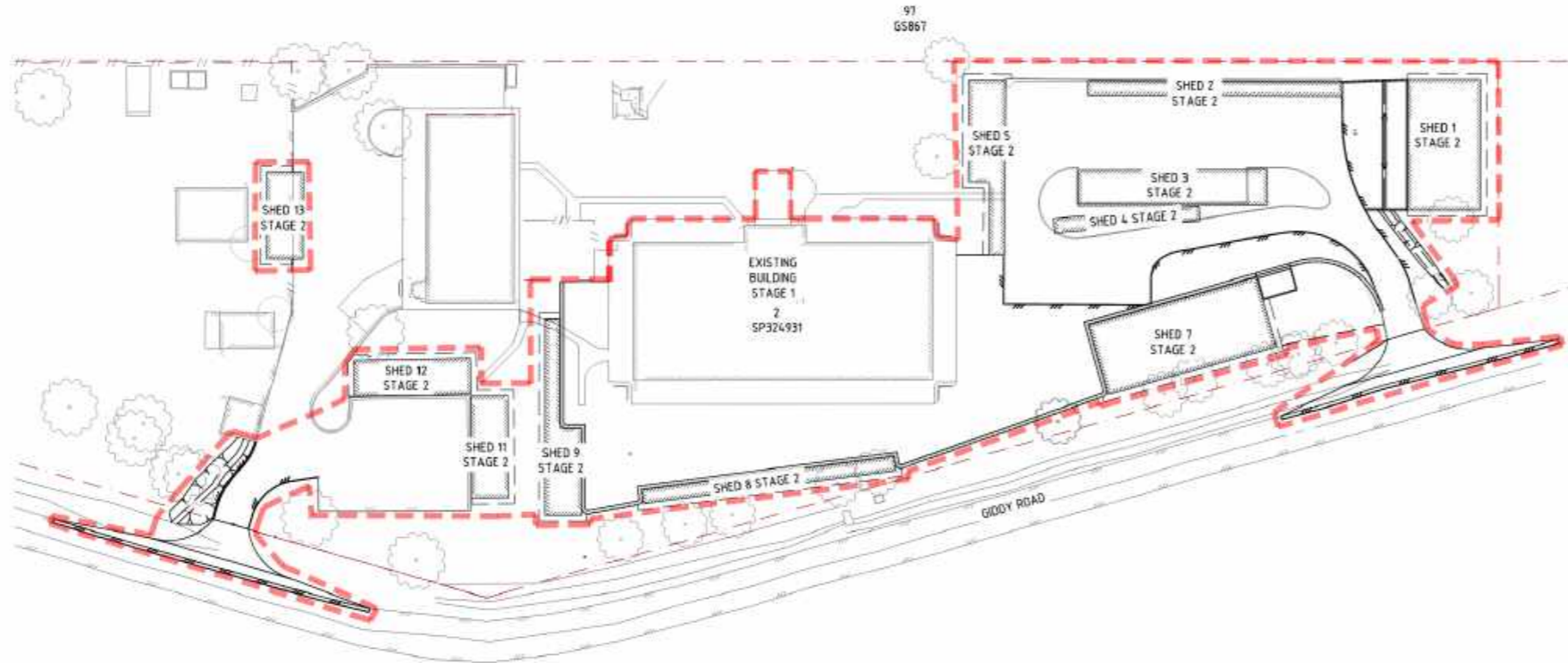
APPENDIX B – Engineering Drawings

AYR STORAGE UNITS - STAGE 1 & 2

126 GIDDY ROAD AYR QLD 4807

DRAWING SHEET LIST

Sheet Number	Sheet Title
GENERAL ARRANGEMENT	
C100	COVER SHEET
C101	PROJECT NOTES - SHEET 1
C102	PROJECT NOTES - SHEET 2
C103	GENERAL ARRANGEMENT - SHEET 1
C104	GENERAL ARRANGEMENT - SHEET 2
EARTHWORKS MANAGEMENT	
C301	EARTHWORKS MANAGEMENT PLAN
ROADWORKS PLAN	
C401	FINISHED LEVELS PLAN - SHEET 1
C402	FINISHED LEVELS PLAN - SHEET 2
C403	FINISHED LEVELS PLAN - SHEET 3
C404	FINISHED LEVELS PLAN - SHEET 4
C405	FINISHED LEVELS PLAN - SHEET 5
C406	FINISHED LEVELS PLAN - SHEET 6
C407	FINISHED LEVELS PLAN - SHEET 7
MISCELLANEOUS DETAILS	
C701	MISCELLANEOUS DETAILS
C702	SAFETY IN DESIGN
C703	TURNING PATH



SITE LAYOUT PLAN
SCALE 1:500 @ A1



REFERENCED DRAWINGS

AUTHORITY	DRAWING NUMBER	DESCRIPTION
IPWEA	RSD-200	KERB AND CHANNEL PROFILES AND DIMENSIONS
DTMR	1807	RURAL PROPERTY ACCESS
DTMR	1250	RC BOX CULVERTS AND SLAB LINK BOX CULVERTS
DTMR	1243	PRECAST CULVERT HEADWALL
DTMR	1359	INSTALLATION, BEDDING AND FILLING/BACKFILLING AGAINST/OVER CULVERTS



LOCALITY MAP
NTS

SURVEY INFORMATION

SURVEYOR: ATKINSON SURVEYS
PARISH OF: REFER SURVEY
COUNTY OF: REFER SURVEY
LOCAL AUTHORITY: BURDEKIN SHIRE COUNCIL

PMS2982
LEVEL DATUM: RL 19 408 AHD DERIVED
E539454 360 N7830691.210

REFERENCE PLANS No. 24-2378 Rev B



FOR INFORMATION ONLY

AMENDMENTS

Rev.	Date	Description	By	Appd
A	02.09.20	FINAL REVISION	NP	PP
B	02.10.20	FOR APPROVAL	NP	PP
C	14.11.20	FOR APPROVAL	NP	PP

IN ASSOCIATION WITH

NTH QLD CONSTRUCTION CONSULTING PTY LTD
AYR STORAGE UNITS - STAGE 1 & 2
126 GIDDY ROAD AYR QLD 4807
COVER SHEET



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Design:	NP
Drawn:	NP
Approved:	PP
HPED No:	13231



CIVIL

Job No: STP25-1276
Drawing No: C100
Rev: C

NOT FOR CONSTRUCTION

CONCRETE NOTES:

1. BUILDER TO ENSURE CONCRETE MATERIAL AND QUALITY BY THE CONCRETE SUPPLIER TO BE IN ACCORDANCE WITH RELEVANT CODES AND REGULATIONS.
2. ALL CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE FOLLOWING CODES, UNLESS SPECIFICALLY VARRIED BY THE CONTRACT DOCUMENTS:
 - AS3600 - REINFORCED SLABS AND FOOTINGS (IF APPLICABLE)
 - AS3600 - CONCRETE STRUCTURES
 - AS3601 - FORMWORK FOR CONCRETE
 - AS/NZS 4471 - STEEL REINFORCING MATERIALS
3. PROVIDE THE ENGINEER WITH AT LEAST 48 HOURS NOTICE OF REINFORCEMENT BEING READY FOR INSPECTION. NO CONCRETE IS TO BE POURED WITHOUT INSPECTION.
4. THE CHARACTERISTIC COMPRESSIVE STRENGTH OF CONCRETE TEST CYLINDERS (f_{ck}) SHALL BE AS FOLLOWS:

f _{ck} @ 28 DAYS (MPa)	SLUMP (mm)	MAXIMUM AGGREGATE SIZE (mm)
N25	80	20
N32	80	20

5. NO ADDITIVES SHALL BE ADDED OR APPLIED TO THE CONCRETE MIX WITHOUT THE APPROVAL OF THE ENGINEER.
6. THE MAXIMUM PERMISSIBLE TRANSPORT TIME FOR CONCRETE BETWEEN BATCHING AND PLACEMENT ON SITE SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE:

AMBIENT AIR TEMPERATURE	MAXIMUM BATCHING TO PLACEMENT TIME
18 - 24 DEGREES	120 MINUTES
25 - 27 DEGREES	90 MINUTES
28 - 30 DEGREES	60 MINUTES
31 - 33 DEGREES	45 MINUTES
34 - 36 DEGREES	30 MINUTES
37+ DEGREES	NO PLACEMENT OF CONCRETE UNLESS CHILLED WATER OR ICE MIX

7. THE EXPOSURE CLASSIFICATION FOR INDIVIDUAL CONCRETE ELEMENTS IS AS FOLLOWS:

LOCATION	EXPOSURE CLASSIFICATION
FOOTINGS	A2
INTERNAL CONCRETE SURFACES	A1
EXTERNAL CONCRETE SURFACES	B1

8. CURING REQUIREMENTS:

EXPOSURE CLASSIFICATION	MINIMUM f _{ck} (MPa)	MINIMUM INITIAL CONTINUAL CURING DURATION (SEE AS3600 CL 11.15.1)
A1	20	3 DAYS
A2	25	3 DAYS
B1	32	3 DAYS
B2	4.0	3 DAYS
C1 & C2	50	3 DAYS

9. CURING SHALL BE EFFECTED BY USE OF AN APPROVED CURING COMPOUND WHICH SHALL BE APPLIED TO ALL CONCRETE SURFACES WHERE VISIBLE IMMEDIATELY ONCE CONCRETE IS HARD AND TO ALL FORMED SURFACES IMMEDIATELY AFTER FORMS ARE REMOVED. EXCEPT WHERE AN APPLIED FINISH IS TO BE USED, THE CURING COMPOUND SHALL THEN BE TAKEN OUT BY MAINTAINING THE SURFACE IN A MOIST CONDITION. OTHER CURING METHODS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEASURING AND RECORDING THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE AND WIND VELOCITY MEASURED 1m ABOVE THE AS PLACED CONCRETE AT THE TIME OF CONCRETE PLACEMENT AND CONTINUE UNTIL CURING HAS COMMENCED. THIS INFORMATION SHALL BE USED IN CONJUNCTION WITH FIGURE 1 TO DETERMINE THE RATE OF EVAPORATION OF WATER FROM THE FRESHLY PLACED CONCRETE AND UNPROTECTED SURFACE OF THE CONCRETE. THE RATE OF EVAPORATION SHALL BE MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS CURING COMMENCES. WHEN THE VALUE OF THE RATE OF EVAPORATION AS DETERMINED FROM FIGURE 1 EXCEEDS 0.5kg/m² PER HOUR, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE EVAPORATION. PRECAUTIONS SUCH AS THE APPLICATION OF ALIPHATIC ALCOHOL BASED EVAPORATIVE RETARDING COMPOUND, PLASTIC SHEETING OR DRYING CRACKING IS LIKELY TO OCCUR WHEN SITE CONDITIONS GIVE AN EVAPORATIVE RATE OF 0.5kg/m² PER HOUR THEREFORE, PRECAUTIONS ARE RECOMMENDED WHEN THE EVAPORATION RATE IS LIKELY TO EXCEED 0.5kg/m² PER HOUR. THE APPLICATION OF ALIPHATIC ALCOHOL WHEN REQUIRED, IS TO BE APPLIED IMMEDIATELY AFTER THE INITIAL SCREENING AND WHILE THERE IS BLEED WATER STILL PRESENT ON THE SURFACE. REPEATED APPLICATIONS MAY BE NECESSARY. THE APPLICATION OF THE ALIPHATIC ALCOHOL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. DETAILS OF THE PRODUCT AND ITS APPLICATION PROCEDURE SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW NOT LESS THAN 4 WEEKS PRIOR TO THE COMMENCEMENT OF PLACEMENT. THE CONCRETE SHALL NOT BE PLACED IN WEATHER WITH TEMPERATURES EXCEEDING 32°C.

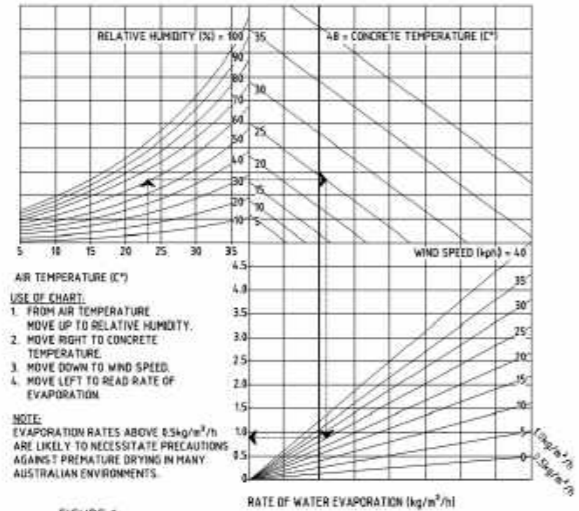


FIGURE 1: EFFECT OF AMBIENT CONDITIONS ON RATE OF EVAPORATION ACI 305.2

11. ALL CONCRETE SHALL BE VIBRATED IN ACCORDANCE WITH AS2400.
12. SIZES SHOWN ARE STRUCTURAL SIZES AND DO NOT INCLUDE APPLIED FINISHES.
13. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT IN TRUE PROJECTION.
14. NO CHANGES OR VARIATIONS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS WILL BE PERMITTED IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT.
15. FORMWORK FINISHES AND FINISH CLASS AS PER THE ARCHITECT'S SPECIFICATION.
16. WELDING OF REINFORCEMENT WILL NOT BE PERMITTED WITHOUT APPROVAL FROM SUPERINTENDENT.
17. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED. VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE.
18. STRIPPING OF FORMWORK SHALL BE AS PER THE FOLLOWING:

FORMED SURFACE	CLASSIFICATION	HOT CONDITIONS >20°C	AVERAGE CONDITIONS ≈20°C > 12°C	COLD CONDITIONS <=12°C >=5°C
VERTICAL FACES	CLASSES 1, 2, 3 CLASSES 4, 5	1 DAY 9 HOURS	2 DAYS 12 HOURS	3 DAYS 18 HOURS
A MINIMUM OF ONE DAY APPLIES TO THE STRIPPING OF VERTICAL FACES WHERE FROST DAMAGE IS LIKELY				
BEAM AND SLAB SOFFITS	FORMS SUPPORTING MEMBERS (SHORES OR BACKPROPS)	4 DAYS	8 DAYS	8 DAYS
		12 DAYS	18 DAYS	24 DAYS

19. STRIPPING OF FORMWORK AND REPROOFING OF SUSPENDED SLABS AND BEAMS SHALL BE CARRIED OUT PROGRESSIVELY SO THAT AT NO STAGE IS THE SLAB OR BEAM UNSUPPORTED UNTIL IT IS PERMITTED TO FULLY REMOVE ALL PROPPING.
20. IN MULTISTORY CONSTRUCTION PROPS SHALL BE LOCATED IN THE SAME POSITION ON EACH FLOOR SO THAT THEY WILL BE CONTINUOUS IN THEIR SUPPORT FROM FLOOR TO FLOOR. WHERE THE NUMBER OF PROPS ON A FLOOR IS REDUCED, THE REMAINING PROPS SHALL BE LOCATED DIRECTLY UNDER PROPS ON THE FLOOR ABOVE.
21. SPLICES IN REINFORCEMENT TO BE MADE IN PLACES SHOWN OR APPROVED. IN ALL CASES, GENERALLY, AT THE MIDSPAN FOR TOP STEEL AND NEAR SUPPORTS FOR BOTTOM STEEL. IN ALL CASES THE LAP LENGTH SHALL BE AS PER NOTE 25.
22. STEEL REINFORCING FABRIC CONFORMING TO AS/NZS 4471 LAP LENGTHS SHALL BE:

FABRIC	END LAP (mm)	SIDE LAP (mm)
FLYB, REINFORCING	425	125
SLAB, SLT2, SLR, SLR2, SLR3, SLR4	425	225
U.R. L1, L1.1, L1.2 TRENCH MESH	350	-

23. TOP STEEL HAS MAIN BARS OR WIRES ON TOP. BOTTOM STEEL HAS MAIN BARS OR WIRES ON BOTTOM UNLESS NOTED OTHERWISE BAR LAPS SHALL BE:

BAR DIAMETER (mm)	TENSION LAP (mm)	TENSION ANCHORAGE (mm)
12	600	500
16	900	800
20	1200	1000
24	1600	1300
28	2000	1600
32	2400	1900
36	2800	2300
40	NA	NA

24. LAPPED SPlicing NOT PERMITTED FOR NO.6 BARS. SPLICES SHALL BE ACHIEVED BY USE OF MECHANICAL COUPLERS.
25. ALL STARTER BARS TO REINFORCED CONCRETE WALLS, COLUMNS AND ALL MASONRY WALLS AND PIERS ARE TO BE TIED INTO THE FOOTING REINFORCEMENT.
26. NO CONSTRUCTION OR EXPANSION JOINTS ARE PERMITTED UNLESS SHOWN ON DRAWINGS.
27. CONCRETE TESTING RESULTS TO BE PROVIDED AT 1 TEST PER 50m³ WITH A MINIMUM OF 1 TEST PER DAY.
28. ALL TRAFFICABLE CONCRETE SLABS SHALL BE BROOM FINISHED PERPENDICULAR TO TRAFFIC FLOW. FOR SLABS WITH FALLS OF GREATER THAN 1:100 USE HEAVY DUTY BROOM FINISH.
29. WHERE SERVICE PIPES PENETRATE CONCRETE ELEMENTS, PROVISION SHOULD BE MADE TO ALLOW FOR MOVEMENT OF THE ELEMENT.

MASONRY NOTES:

1. ALL MASONRY AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF AS3700 - MASONRY AND THE REFERENCED STANDARDS THEREIN.
2. MINIMUM DURABILITY REQUIREMENTS:

LOCATION	SALT ATTACHED RESISTANCE GRADE OF MASONRY UNITS	MORTAR CLASS	DURABILITY CLASS OF WALL TIES AND BUILT IN COMPONENTS
INTERIOR MASONRY	GENERAL PURPOSE	M3	B1
EXTERIOR MASONRY - GREATER THAN 2m FROM SALT WATER	GENERAL PURPOSE	M3	B1
EXTERIOR MASONRY - UP TO 2m FROM SALT WATER	GENERAL PURPOSE	M4	B4

3. ALL MASONRY INDICATED ON THE DRAWINGS SHALL HAVE AN UNCOMPRIMED COMPRESSIVE STRENGTH (f_u) AS PER BELOW UNID.
 - HOLLOW CONCRETE MASONRY: IS MF3.
4. MORTAR SHALL BE CLASS M3 OR M4 IN ACCORDANCE WITH NOTE 2 ABOVE. REFER TO AS3700 FOR COMPLYING MIX PROPORTIONS. SAND SHALL BE CLEAN, WELL GRADED AND FREE OF SILT AND CLAY. NO BRICKS LOAM ALLOWED.
5. GROUT USED IN REINFORCED MASONRY SHALL BE S20, 230mm SLUMP AND 10mm MAXIMUM AGGREGATE SIZE UNLESS NOTED OTHERWISE. CEMENT CONTENT SHALL NOT BE LESS THAN 300kg/m³.
6. ADDITIVES SHALL NOT BE ADDED TO THE GROUT OR MORTAR WITHOUT THE SPECIFIC PERMISSION OF THE SUPERINTENDENT.
7. FACE BED HOLLOW UNITS AND FULLY FILL VERTICAL JOINTS. NO RANKING OF MORTAR JOINTS IS PERMITTED.
8. GROUTING SHALL NOT COMMENCE UNTIL THE MORTAR JOINTS HAVE GAINED SUFFICIENT STRENGTH TO RESIST BLOWING AND CORES HAVE BEEN CLEANED OUT.
9. ALL CORES SHALL BE FILLED WITH GROUT UNLESS NOTED OTHERWISE.
10. ALL MASONRY BLOCKS SHALL BE BLOCKS UNLESS NOTED OTHERWISE.
11. FOR REINFORCED BLOCK MASONRY, CONTROL JOINTS TO OCCUR WHERE SHOWN ON DRAWINGS (SEE OTHERWISE AT MAXIMUM 1m CENTERS). JOINTS TO BE PLACED AT THE FOLLOWING LOCATIONS:
 - 4m FROM CORNERS
 - ALL MAJOR CHANGES IN WALL HEIGHT (GREATER THAN 4m) - CHANGES IN WALL THICKNESS OTHER THAN ENGAGED FLEWS - T-JUNCTIONS
12. MAXIMUM POUR HEIGHT FOR 380 SERIES MASONRY BLOCKS SHALL BE 3.00m.
13. GROUT FILLED HOLLOW MASONRY SHALL HAVE CLEAN-OUT UNITS LAD ON THE FOOTING AND THE BASE OF EACH POUR. ALL MORTAR WHICH HAS FALLEN DOWN CORES SHALL BE SATISFACTORILY CLEANED OUT AND INSPECTED BY THE ENGINEER PRIOR TO GROUTING.
14. COMPACTION OF GROUT SHALL BE BY VIBRATION OR RODDING WITH A ROD NOT LESS THAN 25mm DIAMETER.
15. REINFORCEMENT IN MASONRY SHALL BE UNCOATED CARBON STEEL AND COMPLY WITH THE REQUIREMENTS OF AS4471.
16. ALL MASONRY CAPPING BLOCKS ARE TO BE FIXED USING AN APPROVED CONSTRUCTION ADHESIVE. MORTAR JOINTING SHALL NOT BE PERMITTED.
17. NO PILES OR CHAINS SHALL BE CUT INTO BLOCKWORK/BLOCKWORK WITHOUT PRIOR APPROVAL OF THE ENGINEER.
18. ALL STARTER BARS ARE TO BE TIED TO FOUNDATION REINFORCING PRIOR TO POUR. WET SET IS NOT PERMITTED.
19. ALL REINFORCEMENT SHALL HAVE MASONRY BAR CHAIRS OR BE TIED INTO POSITION TOP AND BOTTOM FOR BLOCKWORK.

AMENDMENTS

Rev	Date	Description	By	Appd
A	02/20/25	PRELIMINARY	NP	PP
B	02/20/25	FOR APPROVAL	NP	PP
C	24/11/25	FOR APPROVAL	NP	PP

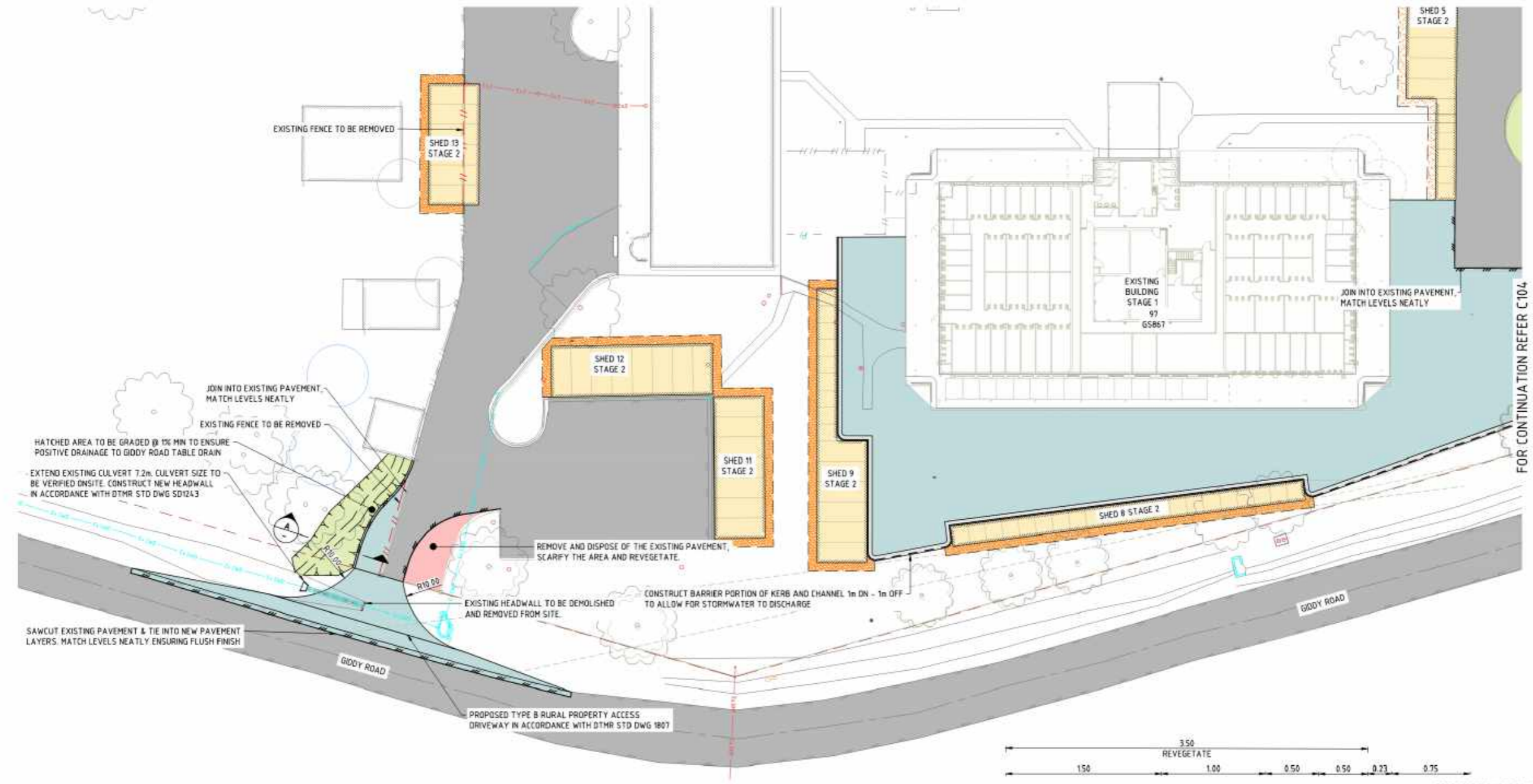
IN ASSOCIATION WITH

NTH QLD CONSTRUCTION CONSULTING PTY LTD
AYR STORAGE UNITS - STAGE 1 & 2
 128 GIBBY ROAD AYR QLD 4807
PROJECT NOTES - SHEET 2

STP CONSULTANTS
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Design: NP
 Drawn: NP
 Approved: PP
 NPCC No: 13221

CIVIL
 Job No: STP25-1276
 Drawing No: C102
 Rev: C
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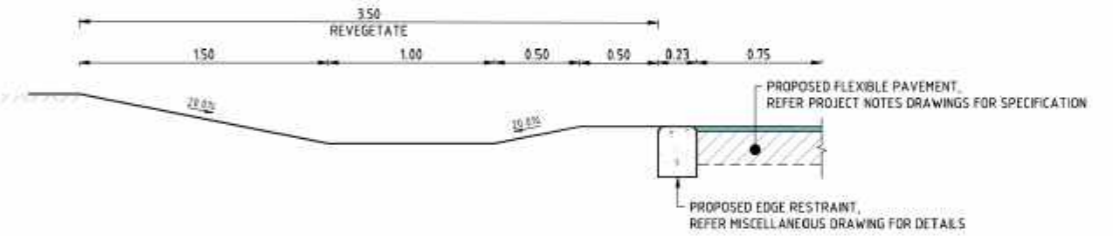
NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES.

LEGEND:

- | | | | |
|--|---|--|--|
| | EXISTING UNDERGROUND ELECTRICITY | | PROPOSED STORMWATER DRAINAGE, REFER STORMWATER LAYOUT PLAN FOR DETAILS |
| | EXISTING OVERHEAD ELECTRICITY | | EXISTING FENCE |
| | EXISTING UNDERGROUND TELECOMMUNICATIONS | | EXISTING BUILDING |
| | EXISTING STORMWATER DRAINAGE | | PROPOSED EDGE OF BITUMEN |
| | EXISTING LOT BOUNDARY | | PROPOSED BUILDING |
| | EXISTING ROAD CENTRELINE | | PROPOSED OVERLAND FLOW |
| | EXISTING EDGE OF BITUMEN | | PROPOSED TOE OF BATTER |

- HATCHING LEGEND:**
- EXTENT OF EXISTING PAVEMENT
 - EXTENT OF FLEXIBLE PAVEMENT, REFER PROJECT NOTES FOR DETAILS.
 - EXTENT OF PROPOSED STORAGE CONTAINERS.
 - EXTENT OF PROPOSED BUILDING PAD, (150mm BASE COURSE TYPE 2.3 GRAVEL)



SECTION A
SCALE 1:50 @ A1

ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

LEVEL DATUM
PM52982
LEVEL DATUM RL 13.408 AHD DERIVED
SITE COORDINATES E539454.360 N7830691.210

AMENDMENTS

Rev	Date	Description	By	Appr
A	03/03/24	PRELIMINARY	NP	PP
B	02/10/25	FOR APPROVAL	NP	PP
C	24/11/25	FOR APPROVAL	NP	PP

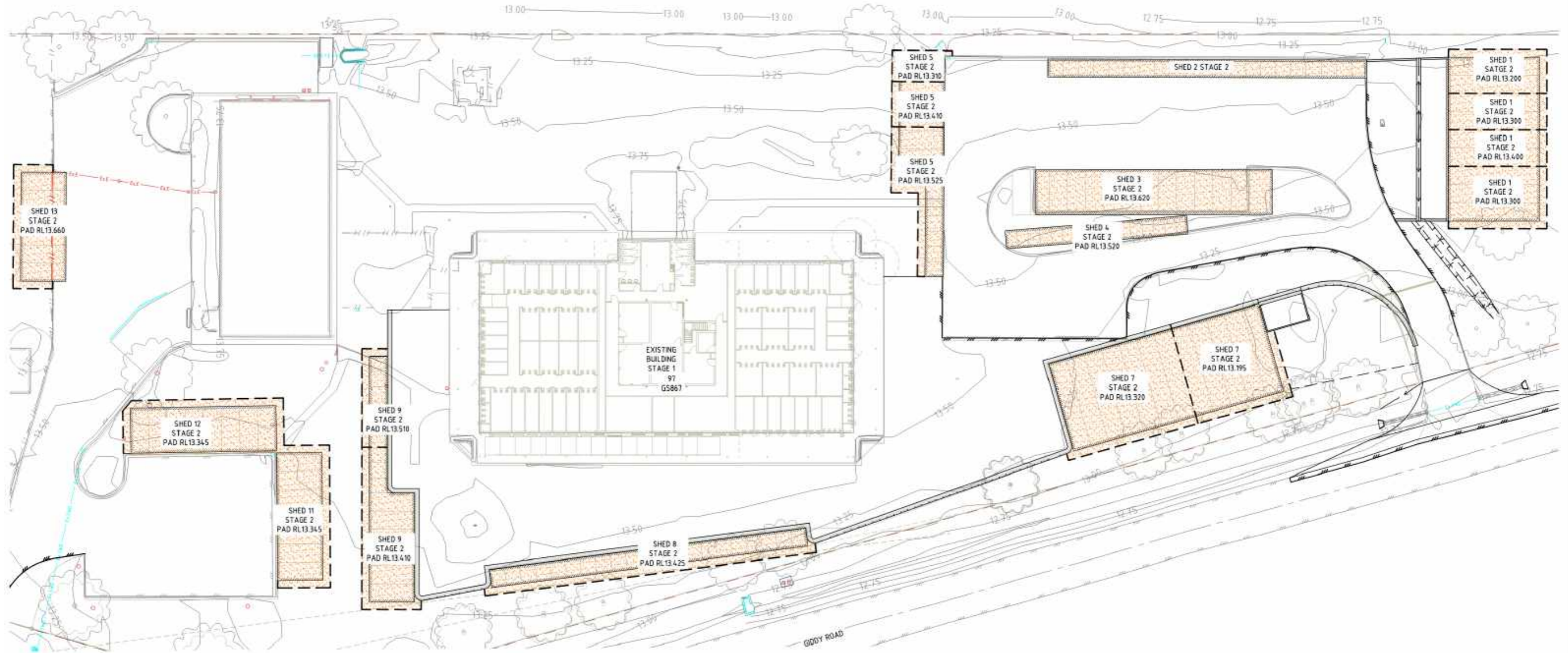
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170 GODY ROAD AYL 4807
GENERAL ARRANGEMENT - SHEET 1

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Design:	NP
Drawn:	NP
Approved:	PP
SPCC No:	12231

CIVIL
Job No: STP25-1276
Drawing No: C103
Rev: C
NOT FOR CONSTRUCTION



NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES.

LEGEND:

- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING UNDERGROUND TELECOMMUNICATIONS
- EXISTING STORMWATER DRAINAGE
- EXISTING LOT BOUNDARY
- EXISTING ROAD CENTRELINE
- EXISTING EDGE OF BITUMEN
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONTOUR (0.1m CONTOUR INTERVAL)
- PROPOSED OVERLAND FLOW
- PROPOSED TOE OF BATTER
- PROPOSED BUILDING
- PROPOSED STORMWATER DRAINAGE. REFER STORMWATER LAYOUT PLAN FOR DETAILS
- PROPOSED BUILDING PAD

HATCHING LEGEND:

- EXTENT OF PROPOSED BUILDING PAD, (150mm BASE COURSE TYPE 2.3 GRAVEL)

DIRTY WATER NOTE
 ALL DIRTY WATER TRAPPED IN PAVEMENT BOXING & DRAINS DURING EARTHWORKS PROCEDURES TO BE FLOCKED PRIOR TO DISCHARGE

LEVEL DATUM
 PMS2982
 LEVEL DATUM RL 13.408 AHD DERIVED
 SITE COORDINATES E539454.360 N7830691.210
 ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

Rev	Date	Description	By	Appd
A	02/10/25	FOR APPROVAL	MP	PP
B	24/11/25	FOR APPROVAL	MP	PP

IN ASSOCIATION WITH

NTH QLD CONSTRUCTION CONSULTING PTY LTD
 AYR STORAGE UNITS - STAGE 1 & 2
 120 GOODY ROAD AYR QLD 4807
 EARTHWORKS MANAGEMENT PLAN

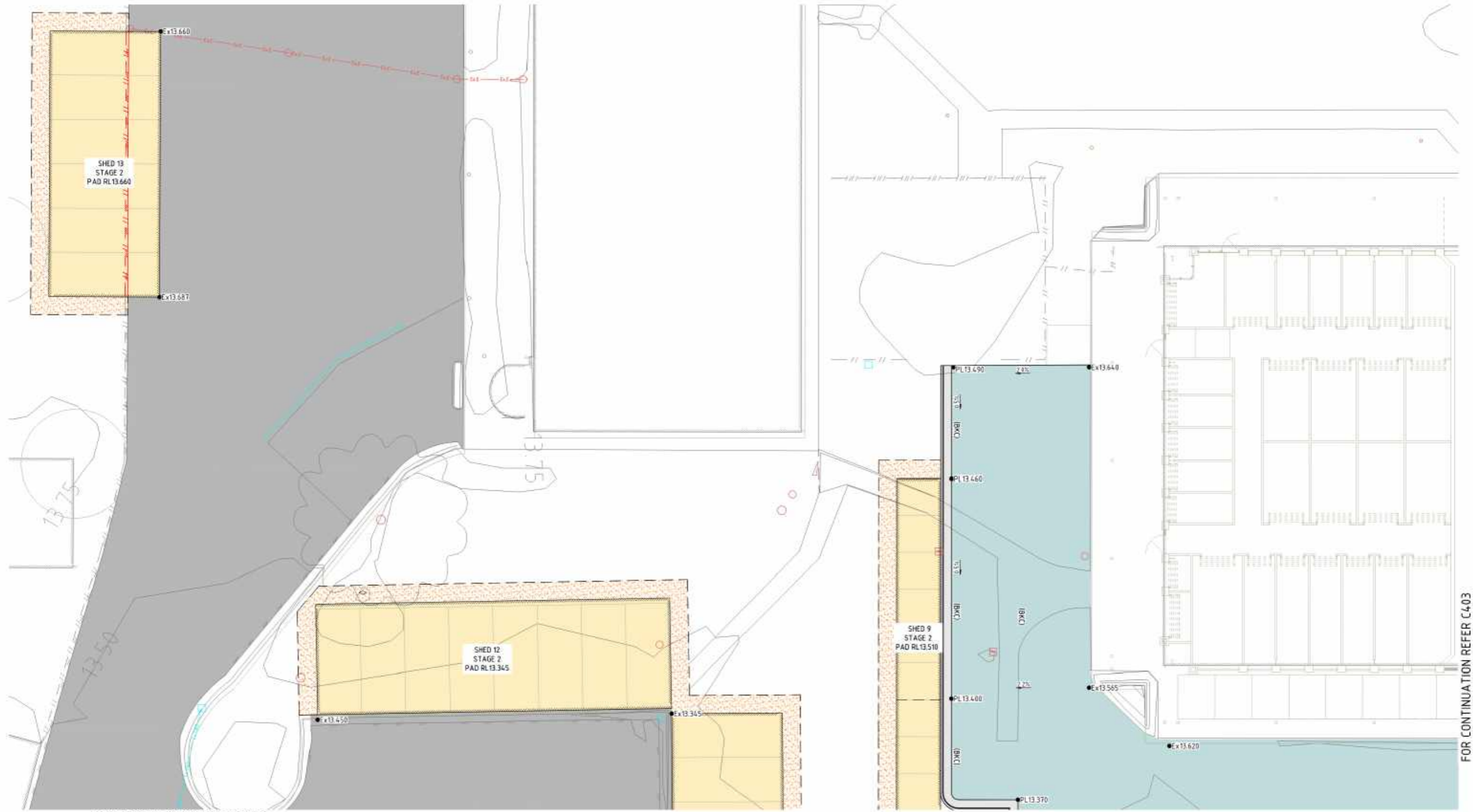
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Design: MP
 Drawn: MP
 Approved: PP
 HPO No: 11231

Scale: 1:250
 0 2.5 5 7.5 10 12.5m

CIVIL
 Job No: STP25-1276
 Drawing No: C301
 Rev: B

NOT FOR CONSTRUCTION



NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES.

LEGEND:

- - - - - EXISTING UNDERGROUND ELECTRICITY
- - - - - EXISTING OVERHEAD ELECTRICITY
- - - - - EXISTING UNDERGROUND TELECOMMUNICATIONS
- - - - - EXISTING LOT BOUNDARY
- - - - - EXISTING ROAD CENTRELINE
- - - - - EXISTING EDGE OF BITUMEN
- - - - - EXISTING FENCE
- - - - - EXISTING BUILDING
- - - - - EXISTING STORMWATER DRAINAGE
- - - - - EXISTING CONTOUR (10.3m CONTOUR INTERVAL)
- - - - - PROPOSED EDGE OF BITUMEN
- - - - - PROPOSED BUILDING
- PLXX.XX SPOT LEVEL AT PAVEMENT
- ExXX.XX SPOT LEVEL AT EXISTING
- - - - - PROPOSED BARRIER KERB AND CHANNEL REFER MISCELLANEOUS DRAWINGS FOR DETAILS

- - - - - EXISTING LOT BOUNDARY
- - - - - EXISTING ROAD CENTRELINE
- - - - - EXISTING EDGE OF BITUMEN
- - - - - EXISTING FENCE
- - - - - EXISTING BUILDING
- - - - - EXISTING STORMWATER DRAINAGE
- - - - - EXISTING CONTOUR (10.3m CONTOUR INTERVAL)
- - - - - PROPOSED EDGE OF BITUMEN
- - - - - PROPOSED BUILDING
- PLXX.XX SPOT LEVEL AT PAVEMENT
- ExXX.XX SPOT LEVEL AT EXISTING
- - - - - PROPOSED BARRIER KERB AND CHANNEL REFER MISCELLANEOUS DRAWINGS FOR DETAILS

- - - - - EXISTING CONTOUR (10.3m CONTOUR INTERVAL)
- - - - - PROPOSED EDGE OF BITUMEN
- - - - - PROPOSED BUILDING
- PLXX.XX SPOT LEVEL AT PAVEMENT
- ExXX.XX SPOT LEVEL AT EXISTING
- - - - - PROPOSED BARRIER KERB AND CHANNEL REFER MISCELLANEOUS DRAWINGS FOR DETAILS
- - - - - PROPOSED BUILDING PAD

HATCHING LEGEND:

- [Grey Hatching] EXTENT OF EXISTING PAVEMENT
- [Blue Hatching] EXTENT OF FLEXIBLE PAVEMENT. REFER PROJECT NOTES FOR DETAILS.
- [Yellow Hatching] EXTENT OF PROPOSED STORAGE CONTAINERS.
- [Orange Hatching] EXTENT OF PROPOSED BUILDING PAD, (150mm BASE COURSE TYPE 2.3 GRAVEL)

ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

LEVEL DATUM
 PMS2982
 LEVEL DATUM RL13.408 AHD DERIVED
 SITE COORDINATES E539454.360 N7830691.210

AMENDMENTS

Rev.	Date	Description	By	Appd.
A	02/08/25	PRELIMINARY	NP	PP
B	02/10/25	FOR APPROVAL	NP	PP
C	24/11/25	FOR APPROVAL	NP	PP

IN ASSOCIATION WITH

NTH QLD CONSTRUCTION CONSULTING PTY LTD
 126/GRIDDY ROAD AYR QLD 4807
AYR STORAGE UNITS - STAGE 1 & 2
FINISHED LEVELS PLAN - SHEET 1

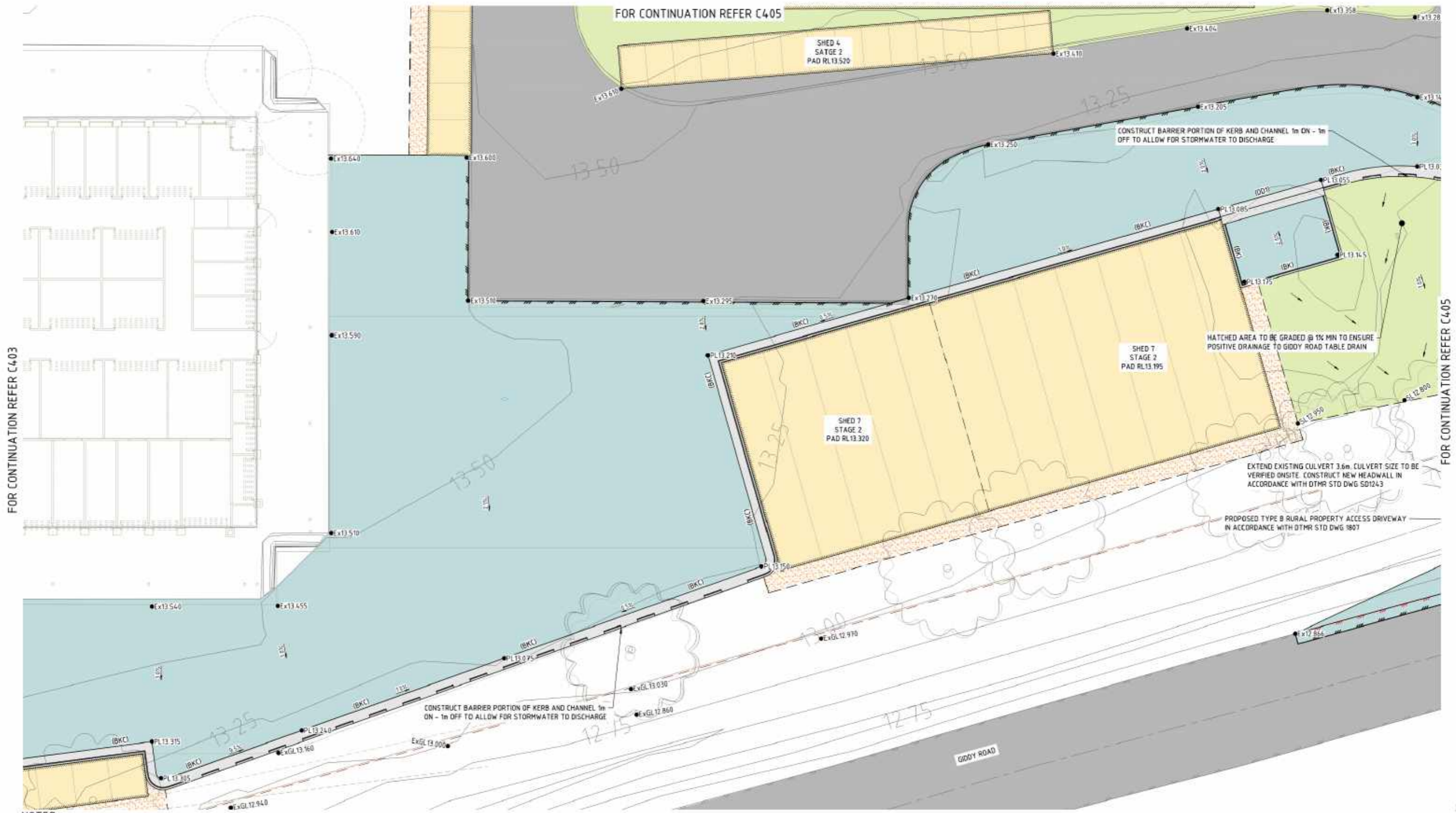
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Design: NF
 Drawn: NP
 Approved: PP
 SHED No: 12321

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CIVIL
 Job No: STP25-1276
 Drawing No: C401
 Rev: C

NOT FOR CONSTRUCTION



FOR CONTINUATION REFER C403

FOR CONTINUATION REFER C405

NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES.

LEGEND:

- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING UNDERGROUND TELECOMMUNICATIONS
- EXISTING STORMWATER DRAINAGE
- PROPOSED OVERLAND FLOW
- EXISTING LOT BOUNDARY
- EXISTING ROAD CENTRELINE
- EXISTING EDGE OF BITUMEN
- EXISTING FENCE
- EXISTING BUILDING

Rev	Date	Description	By	Appd
A	02/09/18	PRELIMINARY	NP	PP
B	02/10/25	FOR APPROVAL	NP	PP
C	24/11/25	FOR APPROVAL	NP	PP

IN ASSOCIATION WITH

- EXISTING CONTOUR 10.1m CONTOUR INTERVAL
- PROPOSED TOE OF BATTER
- PROPOSED EDGE OF BITUMEN
- SPOT LEVEL AT PAVEMENT
- SPOT LEVEL AT EXISTING
- PROPOSED BUILDING
- PROPOSED BUILDING PAD
- PROPOSED BARRIER KERB AND CHANNEL REFER MISCELLANEOUS DRAWINGS FOR DETAILS
- PROPOSED BARRIER KERB REFER MISCELLANEOUS DRAWINGS FOR DETAILS
- PROPOSED DISH DRAIN (900mm) REFER MISCELLANEOUS DRAWINGS FOR DETAILS

HATCHING LEGEND:

- EXTENT OF EXISTING PAVEMENT
- EXTENT OF FLEXIBLE PAVEMENT, REFER PROJECT NOTES FOR DETAILS.
- EXTENT OF PROPOSED STORAGE CONTAINERS.
- EXTENT OF PROPOSED BUILDING PAD, (150mm BASE COURSE TYPE 2.3 GRAVEL)

ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

LEVEL DATUM
 PMS2982
 LEVEL DATUM RL13.408 AHD DERIVED
 SITE COORDINATES E539454.360 N7830691.210

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AYR STORAGE UNITS - STAGE 1 & 2
 126 GIDDY ROAD AYR QLD 4807
FINISHED LEVELS PLAN - SHEET 3

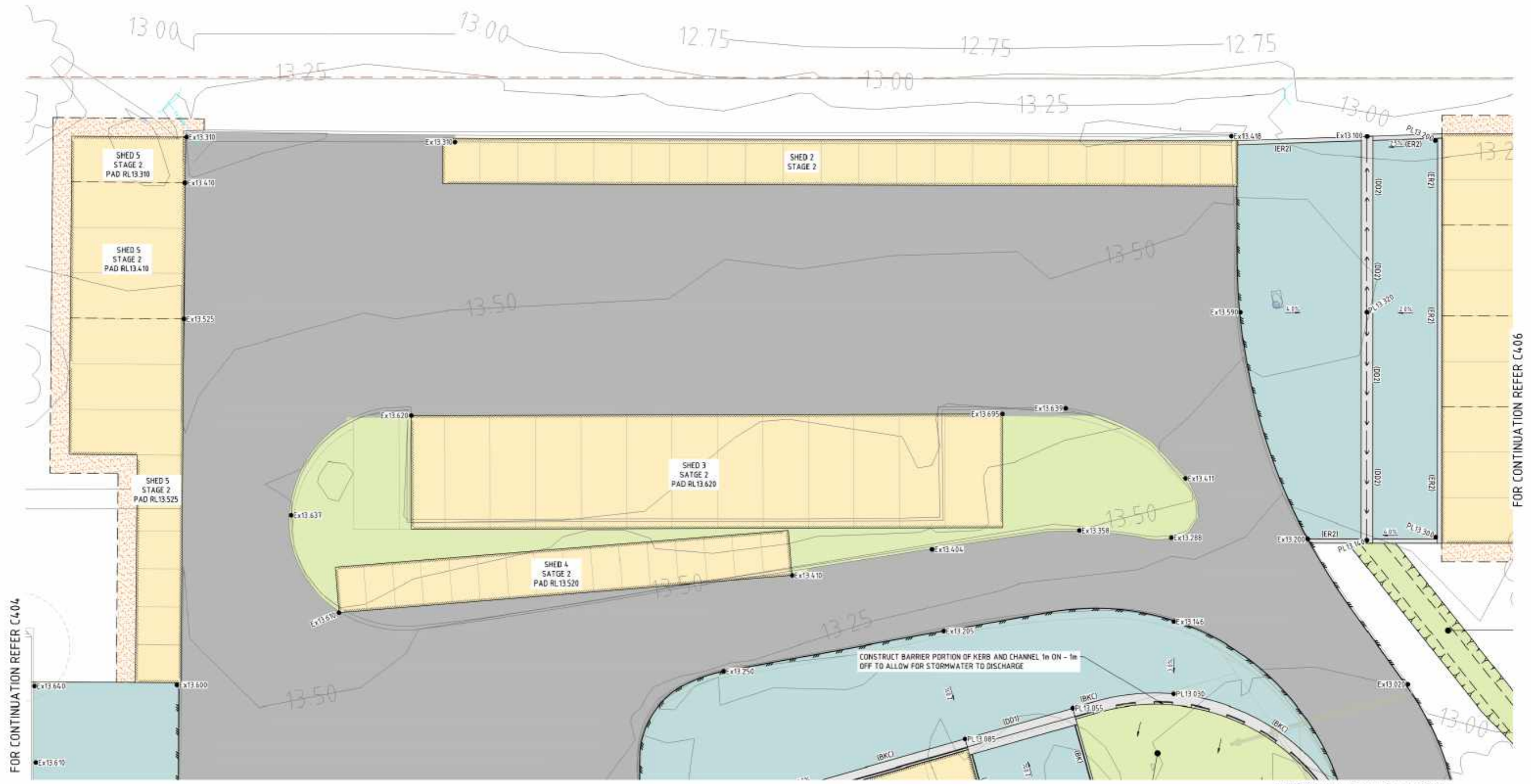
STP CONSULTANTS
 BRISBANE CARRING ROCK HAMPTON TOWNSVILLE MACKAY WHITSUNDAYS
 www.stpconsultants.com.au 07 3201 8300

Design: NP
 Drawn: NP
 Approved: PP
 RPEO No: 13221

Scale: 1:100

CIVIL
 Job No: STP25-1276
 Drawing No: C403
 Rev: C

NOT FOR CONSTRUCTION



FOR CONTINUATION REFER C404

FOR CONTINUATION REFER C406

FOR CONTINUATION REFER C407

NOTES:
FOR OVERARCHING NOTES REFER PROJECT NOTES.

LEGEND:

- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING UNDERGROUND TELECOMMUNICATIONS
- EXISTING STORMWATER DRAINAGE
- EXISTING LOT BOUNDARY
- EXISTING ROAD CENTRELINE
- EXISTING EDGE OF BITUMEN
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONTOUR (0.1m CONTOUR INTERVAL)
- PROPOSED EDGE OF BITUMEN
- PROPOSED TOE OF BATTER
- PROPOSED BUILDING
- SPOT LEVEL AT PAVEMENT (●PLXX.XX)
- SPOT LEVEL AT EXISTING (●ExXX.XX)
- PROPOSED OVERLAND FLOW
- PROPOSED TOP OF BATTER
- PROPOSED BUILDING PAD
- PROPOSED EDGE RESTRAINT (WITH VEHICLE LOADING) REFER MISCELLANEOUS DRAWING FOR DETAILS
- PROPOSED DISH DRAIN (600mm) REFER MISCELLANEOUS DRAWING FOR DETAILS
- PROPOSED BARRIER KERB AND CHANNEL REFER MISCELLANEOUS DRAWINGS FOR DETAILS

HATCHING LEGEND:

- EXTENT OF EXISTING PAVEMENT
- EXTENT OF FLEXIBLE PAVEMENT, REFER PROJECT NOTES FOR DETAILS.
- EXTENT OF PROPOSED STORAGE CONTAINERS
- EXTENT OF PROPOSED BUILDING PAD, (150mm BASE COURSE TYPE 2.3 GRAVEL)

ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

LEVEL DATUM
PMS2982
LEVEL DATUM RL13.608 AHD DERIVED
SITE COORDINATES E539454.360 N7830691.210

Rev	Date	Description	By	Appd
A	10/03/25	PRELIMINARY	NP	PP
B	02/10/25	FOR APPROVAL	NP	PP
C	24/11/25	FOR APPROVAL	NP	PP

AMENDMENTS

IN ASSOCIATION WITH

NTH QLD CONSTRUCTION CONSULTING PTY LTD
AYR STORAGE UNITS - STAGE 1 & 2
126 GIBBY ROAD AYR QLD 4807
FINISHED LEVELS PLAN - SHEET 4

STP CONSULTANTS
BRISBANE CAIRNS ROCKHAMPTON
TOWNSVILLE MACKAY WHITSUNDAYS
www.stpconsultants.com.au 07 5591 8300

Design: NP
Drawn: NP
Approved: PP
MFD No: 13231

1:10 0 1 2 3 4 5 m A1

CIVIL
Job No: STP25-1276
Drawing No: C404
Rev: C
NOT FOR CONSTRUCTION



NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES.

LEGEND:

- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING UNDERGROUND TELECOMMUNICATIONS
- EXISTING STORMWATER DRAINAGE

- EXISTING LOT BOUNDARY
- EXISTING ROAD CENTRELINE
- EXISTING EDGE OF BITUMEN
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONTOUR (0.1m CONTOUR INTERVAL)
- DENOTES DIRECTION OF FLOW

- PROPOSED EDGE OF BITUMEN
- PROPOSED TOE OF BATTER
- PROPOSED TOP OF BATTER
- SPOT LEVEL AT PAVEMENT
- SPOT LEVEL AT EXISTING
- SPOT LEVEL AT FINISHED SURFACE
- SPOT LEVEL AT INVERT
- PROPOSED OVERLAND FLOW

- PROPOSED BUILDING
- PROPOSED BUILDING PAD
- PROPOSED BARRIER KERB AND CHANNEL REFER MISCELLANEOUS DRAWINGS FOR DETAILS
- PROPOSED EDGE RESTRAINT (WITH VEHICLE LOADING) REFER MISCELLANEOUS DRAWING FOR DETAILS
- PROPOSED DISH DRAIN (900mm) REFER MISCELLANEOUS DRAWING FOR DETAILS
- PROPOSED DISH DRAIN (600mm) REFER MISCELLANEOUS DRAWING FOR DETAILS

HATCHING LEGEND:

- EXTENT OF EXISTING PAVEMENT
- EXTENT OF FLEXIBLE PAVEMENT, REFER PROJECT NOTES FOR DETAILS
- EXTENT OF PROPOSED STORAGE CONTAINERS
- EXTENT OF PROPOSED BUILDING PAD, (150mm BASE COURSE TYPE 2.3 GRAVEL)

ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR

LEVEL DATUM
 PM52982
 LEVEL DATUM RL13.408 AHD DERIVED
 SITE COORDINATES E539454 360 N7830691.210

Rev	Date	Description	By	Appd
1	02/10/25	FOR APPROVAL	NP	PP
2	24/11/25	FOR APPROVAL	NP	PP

IN ASSOCIATION WITH

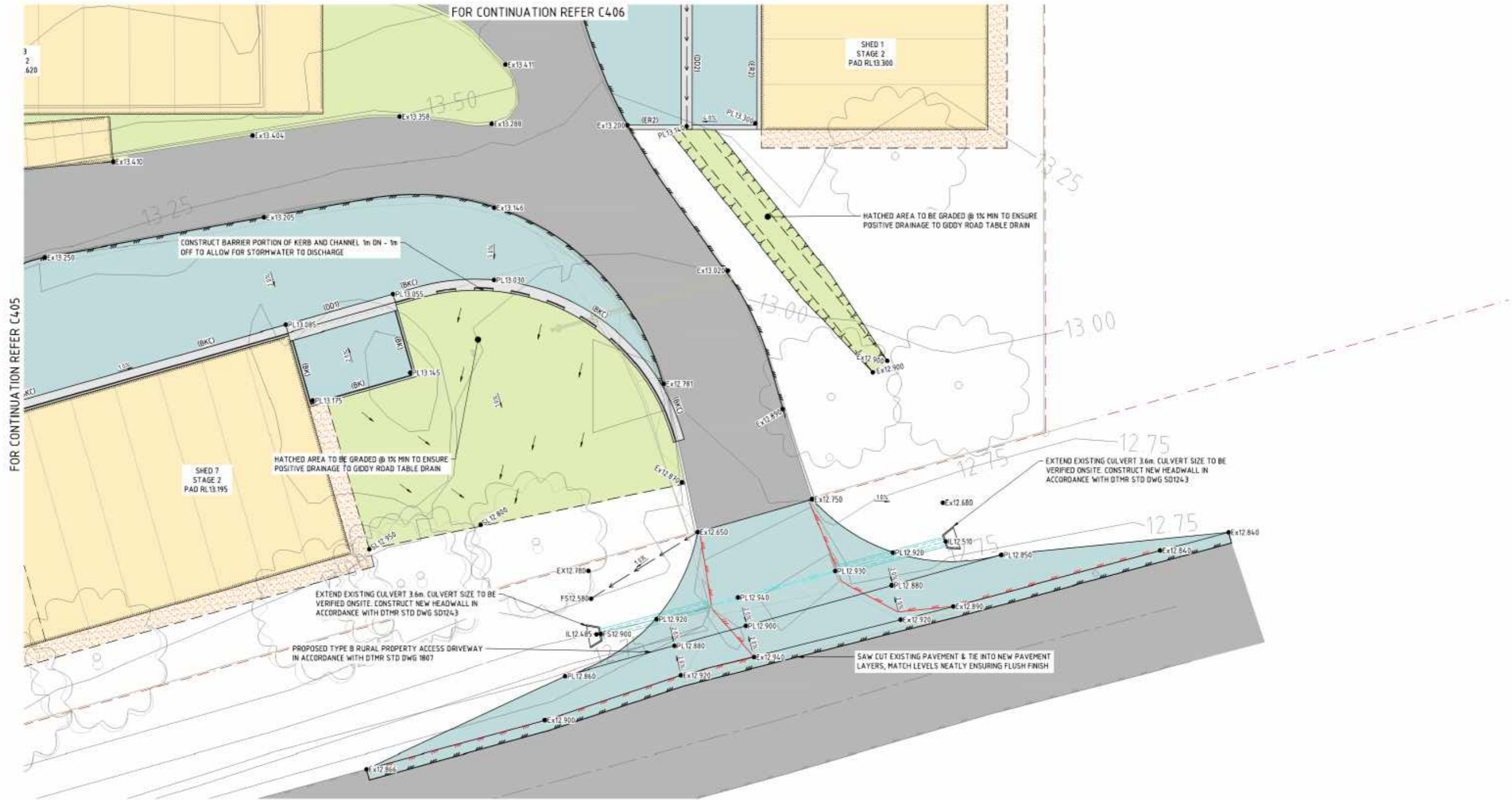
NTH QLD CONSTRUCTION CONSULTING PTY LTD
AYR STORAGE UNITS - STAGE 1 & 2
 120 GIDDY ROAD AYR QLD 4807
FINISHED LEVELS PLAN - SHEET 5

STP CONSULTANTS
 BRISBANE CABRIN ROCKHAMPTON TOWNSVILLE MACKAY WHITSUNDAYS
 www.stpconsultants.com.au 07 3028 8300

Design: NP
 Drawn: NP
 Approved: PP
 RPEQ No: 13291

1:100 0 1 2 3 4 5 m

CIVIL
 Job No: STP25-1276 Drawing No: C405 Rev: B
NOT FOR CONSTRUCTION



NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES.

LEGEND:

- - - - - EXISTING UNDERGROUND ELECTRICITY
- - - - - EXISTING OVERHEAD ELECTRICITY
- - - - - EXISTING UNDERGROUND TELECOMMUNICATIONS
- - - - - EXISTING STORMWATER DRAINAGE
- - - - - EXISTING LOT BOUNDARY

- - - - - EXISTING ROAD CENTRELINE
- - - - - EXISTING EDGE OF BITUMEN
- - - - - EXISTING FENCE
- - - - - EXISTING BUILDING
- - - - - EXISTING CONTOUR (0.1m CONTOUR INTERVAL)
- - - - - PROPOSED TOP OF BATTER
- - - - - DENOTES DIRECTION OF FLOW

- - - - - PROPOSED EDGE OF BITUMEN
- - - - - PROPOSED TOE OF BATTER
- - - - - PROPOSED BUILDING
- PLXX.XX SPOT LEVEL AT PAVEMENT
- EXXX.XX SPOT LEVEL AT EXISTING
- FSXX.XX SPOT LEVEL AT FINISHED SURFACE
- ILXX.XX SPOT LEVEL AT INVERT
- - - - - PROPOSED OVERLAND FLOW

- - - - - PROPOSED BUILDING PAD
- - - - - PROPOSED STORMWATER DRAINAGE, REFER STORMWATER LAYOUT PLAN FOR DETAILS
- - - - - PROPOSED BARRIER KERB AND CHANNEL REFER MISCELLANEOUS DRAWINGS FOR DETAILS
- - - - - PROPOSED EDGE RESTRAINT (WITH VEHICLE LOADING) REFER MISCELLANEOUS DRAWING FOR DETAILS
- - - - - PROPOSED DISH DRAIN (900mm) REFER MISCELLANEOUS DRAWING FOR DETAILS
- - - - - PROPOSED DISH DRAIN (600mm) REFER MISCELLANEOUS DRAWING FOR DETAILS

HATCHING LEGEND:

- [Pattern] EXTENT OF EXISTING PAVEMENT
- [Pattern] EXTENT OF FLEXIBLE PAVEMENT, REFER PROJECT NOTES FOR DETAILS
- [Pattern] EXTENT OF PROPOSED STORAGE CONTAINERS.
- [Pattern] EXTENT OF PROPOSED BUILDING PAD, (150mm BASE COURSE TYPE 2.3 GRAVEL)

ATTENTION FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

LEVEL DATUM
 PM52982
 LEVEL DATUM RL13.4.08 AHD DERIVED
 SITE COORDINATES E539454.360 N7830691210

Rev	Date	Description	By	Appd.
A	24.11.26	FOR APPROVAL	NP	PP

IN ASSOCIATION WITH

NTH QLD CONSTRUCTION CONSULTING PTY LTD
AYR STORAGE UNITS - STAGE 1 & 2
 126 BIDDY ROAD AYR QLD 4807
FINISHED LEVELS PLAN - SHEET 6

STP CONSULTANTS
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Design: NP
 Drawn: NP
 Approved: PP
 NP02 No: 12221

1:100 0 1 2 3 4 5 m

CIVIL
 Job No: STP25-1276
 Drawing No: C406
 Rev: A
NOT FOR CONSTRUCTION



NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES.

LEGEND:

- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING UNDERGROUND TELECOMMUNICATIONS

- EXISTING STORMWATER DRAINAGE
- EXISTING LOT BOUNDARY
- EXISTING ROAD CENTRELINE
- EXISTING EDGE OF BITUMEN
- EXISTING FENCE
- EXISTING BUILDING
- EXISTING CONTOUR 10.1m CONTOUR INTERVAL
- PROPOSED TOP OF BATTER

- PROPOSED EDGE OF BITUMEN
- PROPOSED TOE OF BATTER
- PROPOSED BUILDING
- PLXX.XX SPOT LEVEL AT PAVEMENT
- ExXX.XX SPOT LEVEL AT EXISTING
- FSXX.XX SPOT LEVEL AT FINISHED SURFACE
- ILXX.XX SPOT LEVEL AT INVERT
- PROPOSED STORMWATER DRAINAGE, REFER STORMWATER LAYOUT PLAN FOR DETAILS
- PROPOSED EDGE RESTRAINT (WITH VEHICLE LOADING) REFER MISCELLANEOUS DRAWING FOR DETAILS

PROPOSED BUILDING PAD

HATCHING LEGEND:

- EXTENT OF EXISTING PAVEMENT
- EXTENT OF FLEXIBLE PAVEMENT, REFER PROJECT NOTES FOR DETAILS.
- EXTENT OF PROPOSED STORAGE CONTAINERS.
- EXTENT OF PROPOSED BUILDING PAD, 150mm BASE COURSE TYPE 2.3 GRAVEL

ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

LEVEL DATUM
 PMS2982
 LEVEL DATUM RL 13.408 AHD DERIVED
 SITE COORDINATES E539454.360 N7830691.210

Rev.	Date	Description	By:	Appd:
A	02.09.24	PRELIMINARY	NP	PP
B	02.10.24	FOR APPROVAL	NP	PP
C	24.11.24	FOR APPROVAL	NP	PP

IN ASSOCIATION WITH

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AYR STORAGE UNITS - STAGE 1 & 2
 176 GDDY ROAD AYR QLD 4807
FINISHED LEVELS PLAN - SHEET 2



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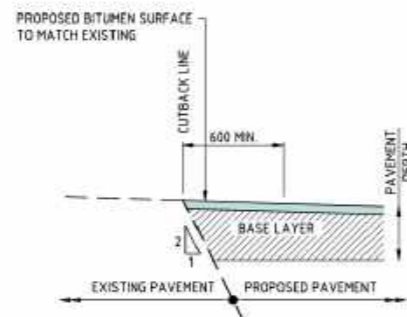
Design: NP
 Drawn: NP
 Approved: PP
 MPOC No: 12221



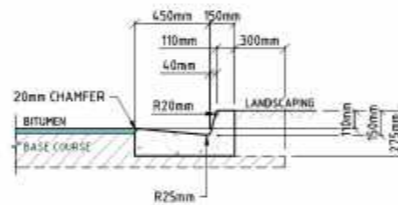
CIVIL
 Job No: STP25-1276
 Drawing No: C402
 Rev: C
NOT FOR CONSTRUCTION

NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES.



**TYPICAL DETAIL
CUTBACK TO EXISTING PAVEMENT**
SCALE 1:20 @ A1



BARRIER KERB AND CHANNEL (BKC)
TYPICAL DETAIL - SCALE 1:20 @ A1



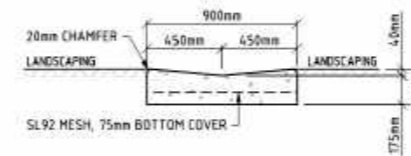
DISH DRAIN 600mm (DD2)
TYPICAL DETAIL - SCALE 1:20 @ A1



**EDGE RESTRAINT (ER2)
WITH VEHICLE LOADING**
TYPICAL DETAIL - SCALE 1:20 @ A1



BARRIER KERB (BK)
TYPICAL DETAIL - SCALE 1:20 @ A1



**DISH DRAIN 900mm (DD1)
AT LANDSCAPING**
TYPICAL DETAIL - SCALE 1:20 @ A1

Rev	Date	Description	By	Appr
A	02/29/15	PRELIMINARY	NP	PP
B	02/10/16	FOR APPROVAL	NP	PP
C	24/11/16	FOR APPROVAL	NP	PP

IN ASSOCIATION WITH

NTH QLD CONSTRUCTION CONSULTING PTY LTD
AYR STORAGE UNITS - STAGE 1 & 2
125 GOODY ROAD AYR QLD 4807
MISCELLANEOUS DETAILS



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www.stpconsultants.com.au 07 2539 8300

Design	NP
Drawn	NP
Approved	PP
WPEC No:	13221



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CIVIL

Job No: **STP25-1276** Drawing No: **C701** Rev: **C**

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DECISION TABLES FOR RISK ASSESSMENT

DISCLAIMER

THIS DOCUMENT IS INTENDED TO ADDRESS ANY ASPECTS OF FEATURES OF THE DESIGN THAT MAY BE A SOURCE OF RISK DURING THE CONSTRUCTION, COMMISSIONING, OPERATION, MAINTENANCE, OR DEMOLITION OF A PROJECT OR DEVELOPMENT. THIS REGISTER IS NOT INTENDED TO ENCOMPASS ALL SOURCES OF RISK THAT ARE ADDRESSED BY ANY AUSTRALIAN STANDARDS, UNLESS EXPLICITLY STATED OTHERWISE, THE INSTALLATION MUST BE INSTALLED IN COMPLIANCE WITH ANY AND ALL RELEVANT AUSTRALIAN STANDARDS. STP WILL NOT ACCEPT RESPONSIBILITY FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE LACK OF ADHERENCE TO THE DESIGN DOCUMENTS, RELEVANT AUSTRALIAN STANDARDS, OR THIS DOCUMENT.

LIKELIHOOD SCALE - A MEASURE OF THE PROBABILITY THAT A SPECIFIC RISK EVENT WILL OCCUR DURING THE PROJECT DURATION

LEVEL CODE	1	2	3	4	5
DESCRIPTION	VERY UNLIKELY	UNLIKELY	POSSIBLE	LIKELY	VERY LIKELY
EXPLANATION	EVENT WILL ONLY OCCUR IN EXCEPTIONAL CIRCUMSTANCES	EVENT IS NOT LIKELY TO OCCUR DURING DURATION OF PROJECT	EVENT MAY OCCUR DURING THE PROJECT	IT IS LIKELY THAT EVENT WILL OCCUR IN NORMAL CIRCUMSTANCES	IT IS ALMOST CERTAIN THAT EVENT WILL OCCUR

IMPACT SCALE - A MEASURE OF THE POTENTIAL IMPACT ON HEALTH AND SAFETY OF PROJECT SITE, AS WELL AS SOCIAL, ENVIRONMENTAL, AND FINANCIAL ASPECTS

LEVEL CODE	1	2	3	4	5
PHYSICAL DESCRIPTION	NO PHYSICAL INJURY	MINOR PHYSICAL INJURY	MAJOR PHYSICAL INJURY	CRITICAL PHYSICAL INJURY	PERMANENT DISABILITY OR DEATH
EXPLANATION	UNLIKELY TO CAUSE ANY INJURY, BUT MAY CAUSE DELAYS TO SCHEDULE AND EXTRA COSTS	TREATABLE ON-SITE, RESULTING IN ONLY MINIMAL DELAYS	REQUIRES EXTERNAL MEDICAL ATTENTION, ALTHOUGH MAY NOT REQUIRE EMERGENCY SERVICES	REQUIRES IMMEDIATE EXPERT MEDICAL ATTENTION MAY REQUIRE TEMPORARY SHUTDOWN OF SITE	INJURY CAUSING DEATH OR PERMANENT DISABILITY, ALSO RESULTING IN IMMEDIATE SHUTDOWN OF SITE

RISK ASSESSMENT MATRIX: USED FOR CLASSIFICATION OF RISK BASED ON LIKELIHOOD AND IMPACT OF A SPECIFIC RISK EVENT. EXTREME RISKS SHOULD NOT BE TOLERATED, HIGH RISKS SHOULD ONLY BE TOLERATED IF A HIGH LEVEL OF CONTROL IS PRESENT.

		LIKELIHOOD				
		1	2	3	4	5
IMPACT	1	LOW	LOW	LOW	MEDIUM	MEDIUM
	2	LOW	LOW	MEDIUM	MEDIUM	HIGH
	3	LOW	MEDIUM	MEDIUM	HIGH	EXTREME
	4	MEDIUM	MEDIUM	HIGH	EXTREME	EXTREME
	5	MEDIUM	HIGH	EXTREME	EXTREME	EXTREME

DESIGN HAZARD NOTES

- STP CONSULTANTS PTY LTD, HAVING BEEN COMMISSIONED TO CARRY OUT DETAILED DESIGN AND DOCUMENTATION OF THESE WORKS, CONFIRM THAT THE STP DRAWING SET HAS BEEN INTERNALLY REVIEWED FOR DESIGN SAFETY IN ACCORDANCE WITH SECTION 22 OF THE WORK HEALTH AND SAFETY ACT 2011 OLD.
- THIS REPORT SUMMARIZES AN INTERNAL REVIEW OF THE STP DETAIL DESIGN DRAWINGS FOR DESIGN SAFETY.
- THIS REPORT IN NO WAY RELIEVES THE PRINCIPLE CONTRACTOR OR ANY OTHER PARTY OF THEIR OWN OBLIGATIONS AND RESPONSIBILITIES UNDER THE WORK HEALTH AND SAFETY ACT 2011 OLD, INCLUDING BUT NOT LIMITED TO CONSULTATION WITH THE DESIGNER UNDER SECTION 19A OF THE ACT, THE PREPARATION OF SATISFACTORY SAFE WORK METHOD STATEMENTS AND DUTES OF CARE.
- IT IS A REQUIREMENT UNDER SECTION 296 OF THE WORK HEALTH AND SAFETY ACT 2011 OLD, THAT A COPY OF THIS REPORT BE PROVIDED TO THE CONTRACTOR BY THE ENTITY COMMISSIONING THE WORK SHOWN ON THE STP DRAWINGS.
- AS PER THE DEPARTMENT OF JUSTICE AND THE ATTORNEY-GENERAL-WORKPLACE HEALTH AND SAFETY (QUEENSLAND), A WRITTEN REPORT IS NOT REQUIRED FOR DESIGNS THAT HAVE TYPICAL FEATURES.

CONSTRUCTION HAZARD NOTES

- UNDER THE QUEENSLAND WORK HEALTH AND SAFETY ACT 2011, THE WORK HEALTH AND SAFETY REGULATION 2011 AND OTHER LEGISLATION AND GUIDELINES, THE PRINCIPAL CONTRACTOR HAS SPECIFIC OBLIGATIONS IN RELATION TO THE SAFE OPERATION OF THE SITE AND OF THE WORKS. TO ASSIST THE PRINCIPAL CONTRACTOR IN COMPLYING WITH THESE OBLIGATIONS, THE PROJECT DESIGNERS HAVE IDENTIFIED BY DRAWING NOTES AREAS WHERE POTENTIAL HAZARDS MAY ARISE. THESE NOTES OR ADVICE, SHALL NOT NECESSARILY BE CONSIDERED COMPLETE AND ARE BASED UPON THE DESIGNERS UNDERSTANDING OF THE SAFETY RISKS ASSOCIATED WITH THE WORKS. THESE NOTES OR ADVICE SHALL NOT RELIEVE THE PRINCIPLE CONTRACTOR OF ANY OBLIGATION UNDER THE RELEVANT LEGISLATION OR GUIDELINE. THE PRINCIPLE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR THE PREPARATION OF AN APPROPRIATE WORK HEALTH AND SAFETY MANAGEMENT PLAN AND SAFE WORK METHOD STATEMENT FOR THE SITE.
- PURSUANT TO THE WORK HEALTH AND SAFETY ACT 2011 WE HEREBY ADVISE THAT OUR DESIGN SAFETY REVIEW HAS IDENTIFIED UNUSUAL OR ATYPICAL DESIGN FEATURES THAT MAY PRESENT ADDITIONAL HAZARDS OR RISKS DURING THE CONSTRUCTION PHASE AND THESE ARE LISTED IN THE CONSTRUCTION HAZARD SCHEDULE.

DESIGN HAZARD RISK ASSESSMENT

DESIGN HAZARD	POTENTIAL CONSEQUENCES	ASSOCIATED PROJECT ELEMENTS	RISK ASSESSMENT			ELIMINATION/CONTROL MEASURES/COMMUNICATION	REVISED RISK ASSESSMENT		
			L	I	LEVEL		L	I	LEVEL
SURROUNDING STRUCTURE/PLANT	DAMAGE OF EXISTING ABOVE-GROUND ELEMENTS, POSSIBLE INJURY OF NEARBY PERSONS	SURROUNDING INFRASTRUCTURE, EXISTING BUILDINGS, STRUCTURE COMPLETED EARLIER IN CONSTRUCTION	3	3	M	PLAN WORK AROUND EXISTING BUILDINGS, CONSIDER STORAGE LOCATIONS TO MAXIMIZE ISOLATION OF EXISTING WORKS	2	2	L
EXISTING STRUCTURE/PLANT	DISRUPTION OF EXISTING SERVICES DUE TO DISCONNECTION, DAMAGE TO EXISTING STRUCTURE/PLANT	LOCATION OF EXISTING SERVICES, EXISTING DEPENDS ON SERVICES, CONNECTION OF SERVICES	4	2	M	OBTAIN DETAILED PLANS OF EXISTING FACILITIES, CONFIRM ALL KEY DESIGN LOCATIONS ON SITE BEFORE CONSTRUCTION BEGINS	2	2	L
EXISTING PAVEMENT DRAINAGE	CLIENT HAS INDICATED THAT THE EXISTING ROAD PAVEMENT IS TO REMAIN IN PLACE, THEREFORE THERE IS NO OPPORTUNITY FOR REPAIRING PAVEMENT TO IMPROVE SURFACE DRAINAGE CONDITIONS, THEREFORE REDUCING THE LIFE OF THE PAVEMENT AND INCREASING MAINTENANCE	LIFE CYCLE OF PAVEMENT AND LOCALIZED PONDING ISSUES	5	1	M	N/A (CLIENT HAS INDICATED NOT TO ADDRESS)	5	1	M
WORKS NEAR ROADS, RAIL AND AIRPORTS HAZARD	CONSTRUCTION PROGRAM, GOVERNMENT APPROVALS PERIOD	NEW WORKS LOCATED WITHIN ZONE	4	3	H	ALL REQUIRED PERMITS, APPROVALS AND SAFETY REQUIREMENTS FROM THE RELEVANT AUTHORITY SHOULD BE OBTAINED PRIOR TO COMMENCING WORK, A REPRESENTATIVE OF THE RELEVANT AUTHORITY SHALL REMAIN ON SITE DURING CONSTRUCTION AS REQUIRED	3	3	M
SEDIMENT AND EROSION CONTROL HAZARD	EXISTING WATER COURSES AND OTHER ENVIRONMENTAL ASSESS	NEW WORKS ASSOCIATED WITH EARTHWORKS AND INSTALLATION OF UNDERGROUND CIVIL SERVICES	4	3	H	THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES FOR THE DURATION OF THE WORKS. ALL CONTROL MEASURES TO BE IN ACCORDANCE WITH EIA GUIDELINES AND BEST MANAGEMENT PRACTICES	3	3	M

CONSTRUCTION HAZARD RISK ASSESSMENT

CONSTRUCTION HAZARD	POTENTIAL CONSEQUENCES	ASSOCIATED PROJECT ELEMENTS	RISK ASSESSMENT			ELIMINATION/CONTROL MEASURES/COMMUNICATION	REVISED RISK ASSESSMENT		
			L	I	LEVEL		L	I	LEVEL
SURROUNDING STRUCTURE/PLANT	DAMAGE OF EXISTING ABOVE-GROUND ELEMENTS, POSSIBLE INJURY OF NEARBY PERSONS	SURROUNDING INFRASTRUCTURE, EXISTING BUILDINGS, STRUCTURE COMPLETED EARLIER IN CONSTRUCTION	3	3	M	PLAN WORK AROUND EXISTING BUILDINGS, CONSIDER STORAGE LOCATIONS TO MAXIMIZE ISOLATION OF EXISTING WORKS	2	2	L
EXISTING STRUCTURE/PLANT	DISRUPTION OF EXISTING SERVICES DUE TO DISCONNECTION, DAMAGE TO EXISTING STRUCTURE/PLANT	LOCATION OF EXISTING SERVICES, EXISTING DEPENDS ON SERVICES, CONNECTION OF SERVICES	4	2	M	OBTAIN DETAILED PLANS OF EXISTING FACILITIES, CONFIRM ALL KEY DESIGN LOCATIONS ON SITE BEFORE CONSTRUCTION BEGINS	2	2	L
WORKS NEAR ROADS, RAIL AND AIRPORTS HAZARD	CONSTRUCTION PROGRAM, GOVERNMENT APPROVALS PERIOD	NEW WORKS LOCATED WITHIN ZONE	4	3	H	ALL REQUIRED PERMITS, APPROVALS AND SAFETY REQUIREMENTS FROM THE RELEVANT AUTHORITY SHOULD BE OBTAINED PRIOR TO COMMENCING WORK, A REPRESENTATIVE OF THE RELEVANT AUTHORITY SHALL REMAIN ON SITE DURING CONSTRUCTION AS REQUIRED	3	3	M
DEMOLITION AND CLEARING HAZARD	SAFETY OF WORKERS, COMMUNITY, EXISTING INFRASTRUCTURE AND SERVICES	DEMOLITION AND REMOVAL OF EXISTING STRIKE THRES AND UNDERGROUND SERVICES	4	3	H	SUITABLE QUALIFIED AND EXPERIENCED PERSONNEL SHALL BE RESPONSIBLE FOR THE DEMOLITION AND CLEARING OF WORKS AT ALL TIMES. CONTRACTOR TO GIVE CAREFUL CONSIDERATION AND PROVIDE WORK METHOD STATEMENTS FOR FALLING DEBRIS, COLLAPSE AND DANGEROUS AIRBORNE AGENTS	3	3	M
TRAFFIC MANAGEMENT HAZARD	SAFETY OF WORKERS, COMMUNITY, EXISTING INFRASTRUCTURE AND SERVICES	CONSTRUCTION OF NEW ROADS, PATHWAYS	4	3	H	SUITABLE QUALIFIED AND EXPERIENCED PERSONNEL SHALL BE RESPONSIBLE FOR THE SAFE AND ORDERLY PASSAGE OF VEHICULAR AND PEDESTRIAN THROUGH THE PROJECT AT ALL TIMES. CONTRACTOR TO DEVELOP A TRAFFIC MANAGEMENT PLAN (TMP) FOR THE PROJECT AND ESTABLISH APPROPRIATE CONTROLS IN ACCORDANCE WITH THE PROJECT	3	3	M
SEDIMENT AND EROSION CONTROL HAZARD	EXISTING WATER COURSES AND OTHER ENVIRONMENTAL ASSESS	NEW WORKS ASSOCIATED WITH EARTHWORKS AND INSTALLATION OF UNDERGROUND CIVIL SERVICES	4	3	H	THE CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES FOR THE DURATION OF THE WORKS. ALL CONTROL MEASURES TO BE IN ACCORDANCE WITH EIA GUIDELINES AND BEST MANAGEMENT PRACTICES	3	3	M

AMENDMENTS

Rev	Date	Description	By	Appd
A	02/05/25	PRELIMINARY	NP	PP
B	02/10/25	FOR APPROVAL	NP	PP
C	24/11/25	FOR APPROVAL	NP	PP

IN ASSOCIATION WITH

NTH QLD CONSTRUCTION CONSULTING PTY LTD
AYR STORAGE UNITS - STAGE 1 & 2
 176 GIBBY ROAD AYR QLD 4807
SAFETY IN DESIGN

STP CONSULTANTS

BIRRBANE: GAINES ROCHAMPTON | TOWNESVILLE: MACKAY WHITSUNDAYS

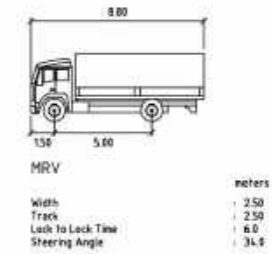
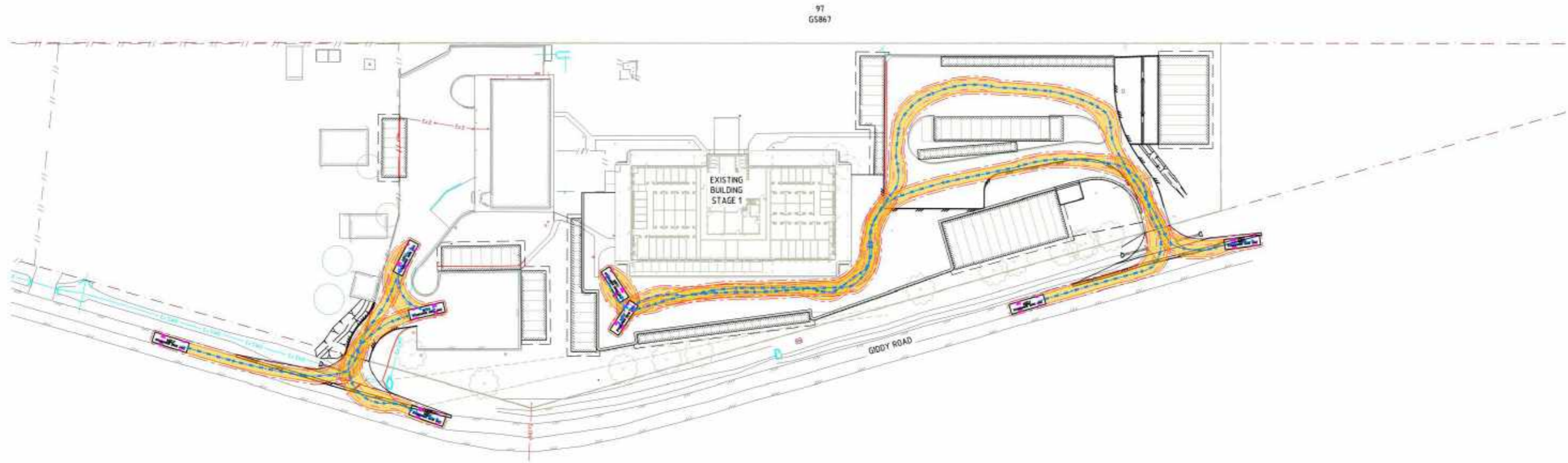
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Design: NP
 Drawn: NP
 Approved: PP
 RFD No: 12251

CIVIL

Job No: STP25-1276 | Drawing No: C702 | Rev: C

NOT FOR CONSTRUCTION



AMENDMENTS

Rev.	Date	Description	By	Appd.
A	02/05/25	PRELIMINARY	MP	PP
B	02/10/25	FOR APPROVAL	MP	PP
C	24/11/25	FOR APPROVAL	MP	PP

IN ASSOCIATION WITH

NTH QLD CONSTRUCTION CONSULTING PTY LTD
AYR STORAGE UNITS - STAGE 1 & 2
 120 EDDY ROAD AYR QLD 4807
TURNING PATH

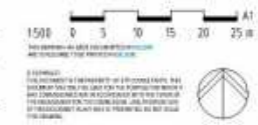


BRISBANE
 CAIRNS
 ROCKHAMPTON

TOWNSVILLE
 MACKAY
 WHITSUNDAYS

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Design: PP
 Drawn: AP
 Approved: PP
 WFO No: 13231



CIVIL

Job No: STP25-1276
 Drawing No: C703
 Rev: C

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