

Decision Notice (Change Other)

Planning Act 2016

30 April 2026

Given under Section 83(1) of the *Planning Act 2016* .

Burdekin Shire Council received your Change Application (Other) under section 78 of the *Planning Act 2016* **made** on 17 February 2026 for the development approval, dated 28 April 2026.

APPLICATION DETAILS	
This Decision Notice relates to the below development application:	
Application Number	MCU26/0005
Applicant Details	Gus Dalle Cort c/- Milford Planning PO Box 5463 Townsville Qld 4810 Email: info@milfordplanning.com.au
Owners Details	Gildo Christopher Dalle Cort and Antonetta Gabriella Dalle Cort
Property Description	126 Giddy Road, McDesme Lot 2 on SP324931
Proposal	Change Application (Other) to Development Permit - Material Change of Use – Warehouse (Self Storage Units) and Caretaker's Accommodation.

DECISION DETAILS	
The information below outlines the specifics of any approval or refusal issued by the Assessment Manager resulting from development assessment as per the provisions of the <i>Planning Act 2016</i>:	
Decision	The Change Application (Other) to Development Permit - Material Change of Use - Warehouse (Self Storage Units) and Caretaker's Accommodation is approved subject to conditions.
Decision Date	28 April 2026

NATURE OF THE CHANGE

The nature of the approved change to the original Development Approval granted on 5 November 2024, to change condition 2 – Approved Plans and Documents to reflect the reduced gross floor area of the storage units, and amendments to Condition 8 – Road works, Traffic and Access to better reflect the operational characteristics of the development and the local road environment.

CONDITIONS OF APPROVAL

The amendments made to the conditions of the original approval are set out in **Attachment 1** for reference.

Council has also undertaken administrative changes to the original conditions to ensure clarity and alignment with current legislation, standards and policies where relevant.

For clarity, deletions are shown using ~~strike through~~ and new/insertions shown in **bold**.

Note: All conditions other than those approved to be changed from the original Decision Notice, together with all other parts of the original Decision Notice not amended by this Notice, remain relevant and enforceable.

REFERRAL AGENCIES (AFFECTED ENTITY(S))

Not applicable

PROPERTY NOTES

Not Applicable.

FURTHER APPROVALS REQUIRED

As listed in the Advice section of the Conditions of Approval at **Attachment 1**.

Notwithstanding the above, other approvals/development permits may be required.

Note: This approval does not authorise any works within Council's Road Reserve. If this is required as part of your development proposal, a separate application will need to be lodged with Council.

PROPERLY MADE SUBMISSIONS

Not applicable.

INFRASTRUCTURE CHARGES

A new Infrastructure Charges Notice has been issued (**Attachment C**), in alignment with the Decision Notice relevant to this changed Development Permit.

RIGHTS OF APPEAL

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

The 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; and
- 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*.

APPROVAL CURRENCY PERIOD

The currency period associated with the original Decision Notice pursuant to Section 85 of the *Planning Act 2016*, remain relevant to this Development Permit.

APPROVED PLANS AND SPECIFICATIONS

The development must be carried out in accordance with the approved plans, specifications and/or drawings, along with the requirements of all relevant laws.

Copies of the approved plans are included at **Attachment 2**.

Enc: **Attachment 1** – Amended Conditions of Approval
Attachment 2 – Approved Plans
Attachment 3 – Infrastructure Charges 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. 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:

- Strategic Framework;
- Rural Zone Code;
- Development Works Code
- Bushfire Hazard Overlay Code

Compliance with Assessment Benchmarks and Reasons for the Decision

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 proposed development complies, or can be conditioned to comply with the outcomes sought by the relevant parts of the Planning Scheme/Strategic Framework and the intent of the relevant codes that apply including the Rural Zone Code, Development Works Code and Bushfire Hazard Overlay Code.

Attachment 1 –Conditions of Approval

Condition	Reason	Timing	
1. General and Administration			
<u>Compliance with Conditions</u>			
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: <ul style="list-style-type: none"> 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. 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. 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. 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.	At all times.		
<u>Notice of Intention to Commence the Use</u>			
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.			
<u>Works – Applicant's Responsibility/Expense</u>			
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.			
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.			
1.7 Any required relocation and/or alteration to a public service or facility installation must be carried out at no cost to Council.			
<u>Infrastructure Conditions</u>			
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.			

Attachment 1 –Conditions of Approval

Condition	Reason	Timing
2. Approved Plans and Documents		
<u>Approved Plans & Documents</u>		
<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>
Approved Plans		
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 2,3,4,5,6	UDS-23011, Sheet 3,4,5,6,7, 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

Attachment 1 –Conditions of Approval

Condition	Reason	Timing
Proposed Storage Shed 20	UDS-23011, Sheet 18 Issue P16	30/08/2024
<u>Cover Site & Site Plan</u>	25-8047-DAL Rev M Sheet 1	30.10.2025
<u>Part Site Layout Plan</u>	25-8047-DAL Rev M Sheet 2	30.10.2025
<u>Unit Numbers & Area Table</u>	25-8047-DAL Rev M Sheet 3	30.10.2025
<u>Turning Template</u>	C703 Rev A	01.09.2025
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>5.3 No other operations and/or activities are allowed other than that approved by this permit.</p> <p>5.4 The Council and its officers make no representations and provide no warranties as to the accuracy of</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
<p>the information contained in the development application including its supporting material provided to it by the applicant.</p> <p>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.</p>		
6. Staged Development		
<p>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:</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>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 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>	<p>The development must comply as approved and conditioned by this development permit.</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>

Attachment 1 –Conditions of Approval

Condition	Reason	Timing
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 McMurtrie Consulting Engineers Traffic Impact Assessment (dated 7 November 2023):</p> <p>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>8.3 <u>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.</u></p> <p>8.4 Proposed treatments must not impact on the existing drainage or adjoining property accesses in the area.</p> <p>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.</p> <p>8.5 <u>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.</u></p> <p>8.6 No Turning movements are to encroach over the centreline of Giddy Road and intersecting accesses.</p> <p>8.6 Any alterations to the access to accommodate these turning movements must be designed and constructed by the applicant at their full cost.</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
8.7 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.	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.
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.		
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.		
12 Waste Management		
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.		
12.2 There shall be no release of litter or contaminants from the site to any roadside, drain or waters.		
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.		
13 Complaint Management		
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.		

Attachment 1 –Conditions of Approval

Condition	Reason	Timing
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. 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.		
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. 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: 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. 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	To ensure the development and premises: a. appropriately manages and conveys stormwater legally and in an environmentally responsible manner; b. does not result in adverse flood impacts on the surrounding area.	At all times.

Attachment 1 –Conditions of Approval

Condition	Reason	Timing
<p>document to be borne by Council.</p> <p>15.8 There shall be no structures constructed over the proposed drainage easement.</p>		
Amenity and Safety		
<p>16. Fencing and Screening</p> <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>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>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.</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
19.2 To maintain amenity for the adjoining residential properties, no illumination of any signage proposed is to occur unless otherwise approved by Council. 20 Storage 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. 20.2 Where storage of chemicals is required, a bunded area with a non-porous base is to be provided. 20.3 Any storage on-site is required to be screened from view from all roads and adjacent properties.		
Bushfire Hazard		
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. 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.	To confirm that the proposed buildings are separated from hazardous vegetation by a suitable distance.	Prior to the commencement of the use.

Advice
1. Infrastructure Charges An Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the development permit is attached for your information.
2. Uses other than Warehouse and/or Caretakers Residence 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.
3. Compliance with Conditions 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.

Attachment 1 –Conditions of Approval

Advice	
c)	<p>Building Works</p> <p>A development permit for building works to carry out building works is required, prior to works commencing on site.</p>
5.	<p>Equitable Access and Facilities</p> <p>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:</p> <p>(a) <i>the Disability Discrimination Act 1992 (Commonwealth)</i></p> <p>(b) <i>the Anti-Discrimination Act 1991 (Queensland)</i></p> <p>(c) <i>the Disability (Access to Premises – Buildings) Standards.</i></p>
6.	<p>Aboriginal and Cultural Heritage</p> <p>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.</p> <p>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</p>
7.	<p>Miscellaneous</p> <p>7.1 Council will not be obligated to upgrade any roads accessing the development due to increased vehicle numbers accessing the development.</p> <p>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.</p> <p>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.</p>

GUS DALLE CORT

NEW STORAGE FACILITY

126 GIDDY ROAD, AYR QLD 4807

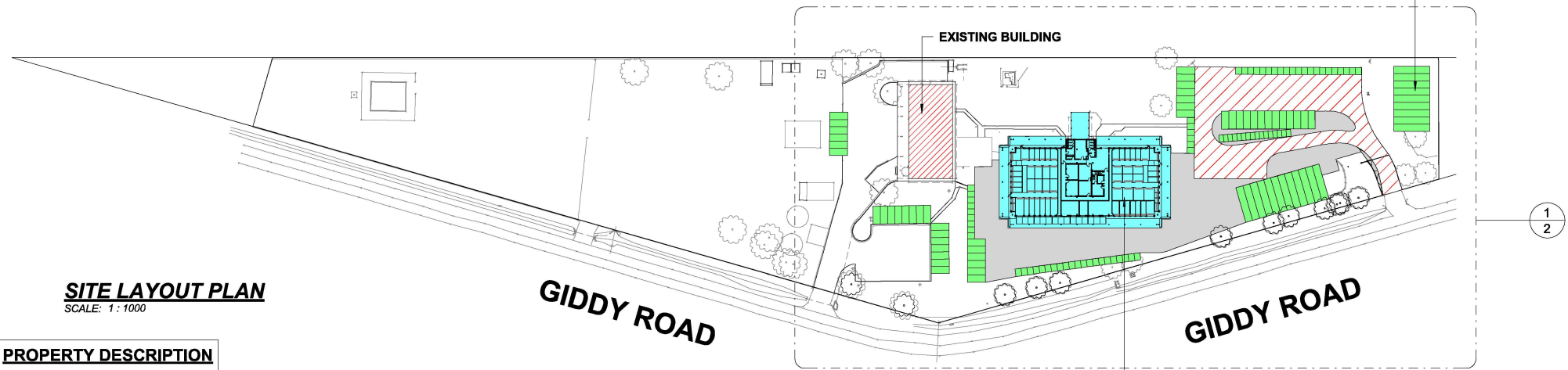
PROJECT NUMBER - 25-8047-DAL

PROJECT REVISION - M

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



NEW EXTERNAL STORAGE UNITS (STAGE 2)



SITE LAYOUT PLAN
 SCALE: 1:1000

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

LOCATION OF PROPOSED INTERNAL STORAGE SHEDS
 (STAGE 1)

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 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.

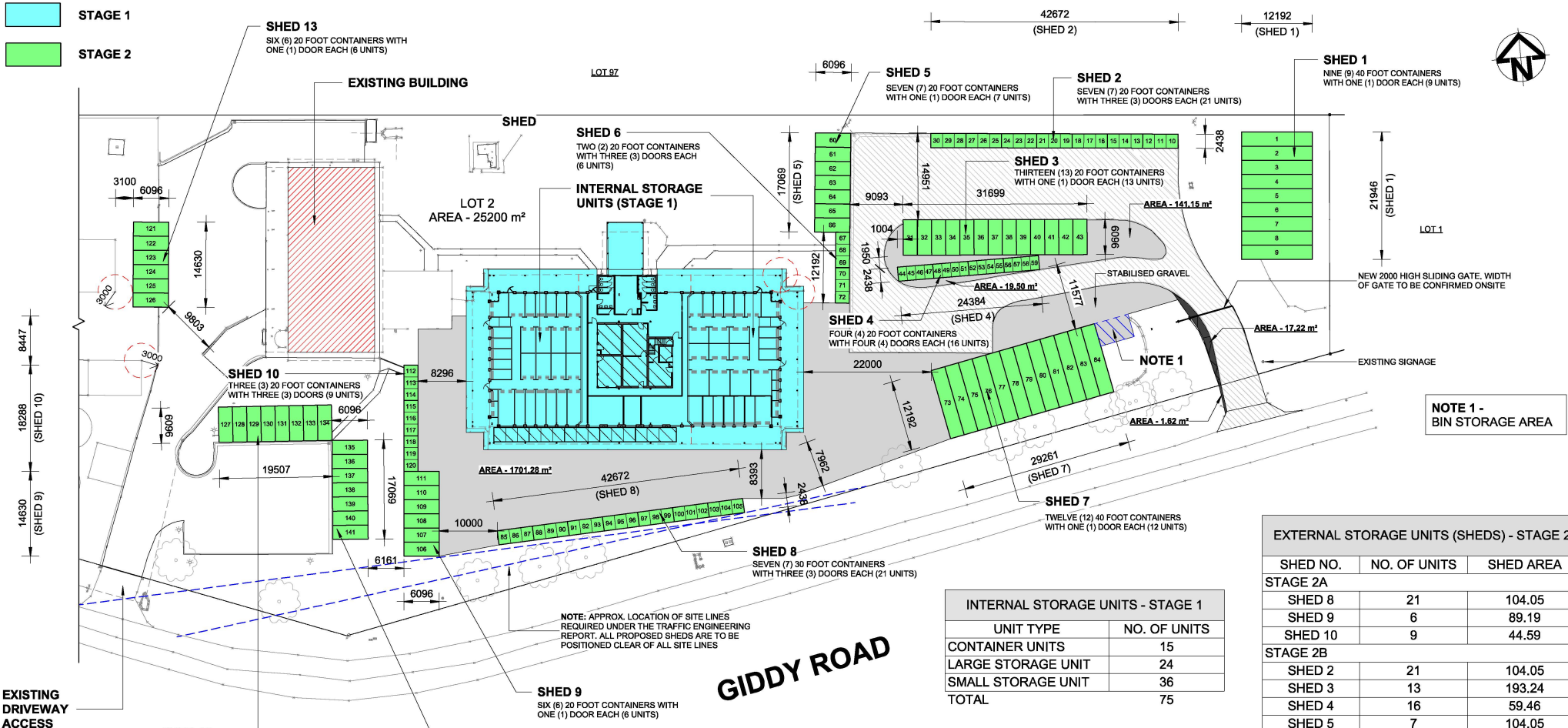
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 IN ANY FORM WITHOUT
 WRITTEN CONSENT FROM
 NTH QLD CONSTRUCTION
 CONSULTING PTY LTD

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
LOCATION -	126 GIDDY ROAD, AYR QLD 4807
DATE -	APRIL 2025
DRAWN -	LL
CHECKED BY -	B.J SWITZER
SCALE	AS SHOWN
SHEET NO.	1 - A2

STAGE 1
STAGE 2



NOTE 1 - BIN STORAGE AREA

NOTE: APPROX. LOCATION OF SITE LINES REQUIRED UNDER THE TRAFFIC ENGINEERING REPORT. ALL PROPOSED SHEDS ARE TO BE POSITIONED CLEAR OF ALL SITE LINES

GIDDY ROAD

PART SITE LAYOUT PLAN
SCALE: 1 : 500

APPROVED
REF: MCU26/0005 DATE: 28/04/2026

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, GARbutt QLD 4814
PO Box 21 AITKENVALE QLD 4814
P | (07) 4728 2339 F | (07) 4728 2966
M | 0429 001 726 E | bschwitzer@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



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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
LOCATION -	126 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

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



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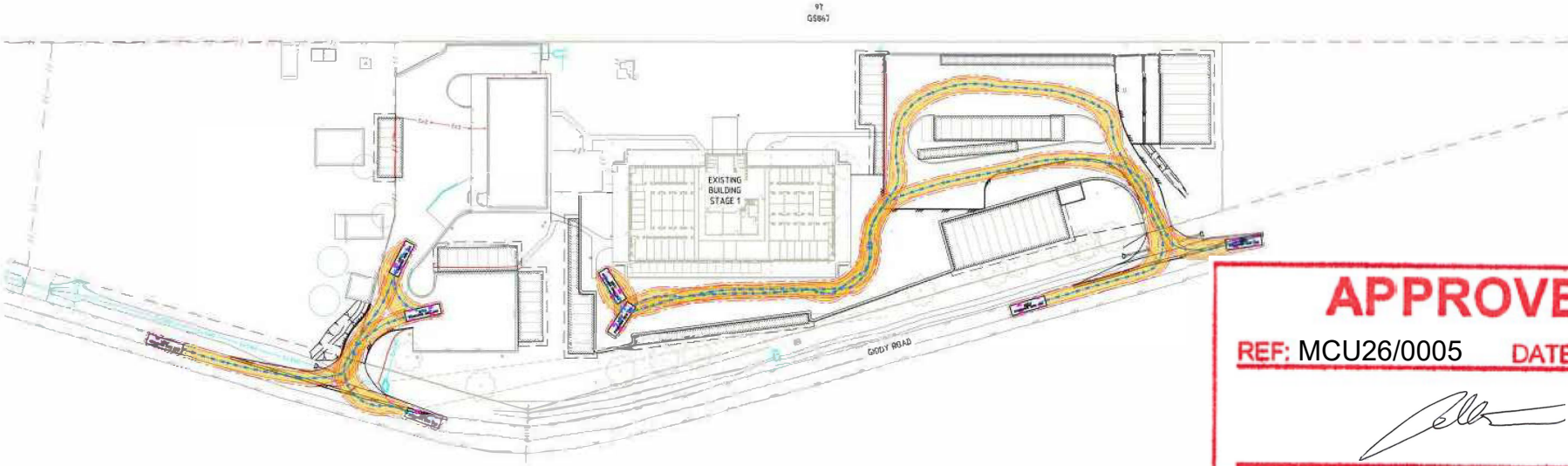


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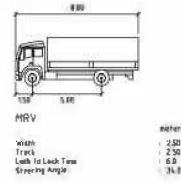
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CHECKED BY -	B.J. SWITZER	SHEET NO.	3 - A2



APPROVED

REF: MCU26/0005 DATE: 28/04/2026



Rev	Date	Description	By	Appd
1	12/03/25	PRELIMINARY	SP	SP
2	07/05/25	FOR R400/R425	SP	LA
3	21/11/25	FOR R400/R425	SP	SP

IN ACCORDANCE WITH:

NTH QLD CONSTRUCTION CONSULTING PTY LTD
AYR STORAGE UNITS - STAGE 1 & 2
 125 CODY ROAD Ayr QLD 4807
TURNING PATH

STP CONSULTANTS
 www.stpconsultants.com.au 07 5500 8800

THURSDAY 27/04/2026 11:58 AM

Scale: 1:500

0 5 10 15 20 25 m

Design: SP
 Drawn: SP
 Approved: SP
 Hatched: 1:2000

CIVIL

Job No: STP25-1276 Drawing No: C703

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