

From:  
"Sarah Jones" <sjones@milfordplanning.com.au>  
Sent:  
Wed, 21 Feb 2024 12:41:27 +1000  
To:  
"RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>  
Cc:  
"George Milford" <gmilford@milfordplanning.com.au>  
Subject:  
M1745 - MCU23/0015 - G Dalle Cort - Change Application MCU23/0015  
Attachments:  
OM1745 - Development Application - Self Storage Units - 126 Giddy Road,  
McDesme - 21.2.24.pdf

Hi Megan,  
As previously discussed, we will not be providing a response to the information request that Council issued for MCU23/0015, the reason for this is that the Applicant has changed the proposed development, and the nature of the changes mean the assessment process reverts back to the start, refer to Section 27 of the Development Assessment Rules. Attached is a copy of the Development Application package which addresses the changes and includes an assessment against the relevant benchmarks of the planning scheme, which is the whole of the scheme. Upon review of the attached Development Application Package if you have any questions, please let me know.  
Kind regards,  
Sarah Jones | SENIOR TOWN PLANNER

(07) 4724 0095 | [www.milfordplanning.com.au](http://www.milfordplanning.com.au)  
283, Flinders Street, Townsville Q 4810

Caution: This email contains information that may be confidential or privileged. The information is intended to be for the use of the intended recipient. If you have received this email in error, please notify us by telephone (07) 4724 0095 or by email to [info@milfordplanning.com.au](mailto:info@milfordplanning.com.au). Milford Planning does not accept liability for any loss or damage incurred as a result of this email transmission or any attachments to it, whatsoever. Thank you.

On Mon, Dec 4, 2023 at 4:34 PM RES - Mailbox - Planning  
<Planning@burdekin.qld.gov.au>  
wrote:  
Dear Sarah,

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

Please find attached Council's Information Request for this application.

Should you have any queries, please contact Council to discuss.

Kind regards,

Town Planning  
Burdekin Shire Council

T (07) 4783 9800  
145 Young St | PO Box 974 | Ayr Qld 4807  
[planning@burdekin.qld.gov.au](mailto:planning@burdekin.qld.gov.au) [www.burdekin.qld.gov.au](http://www.burdekin.qld.gov.au)

Disclaimer

This email has been sent by the Burdekin Shire Council. The information contained in this communication is confidential. It is intended solely for use by the recipient and others authorised to receive it. If you have received this email in error, please let us know by email, delete it from your system, including any attachments, and destroy any copies. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

MP ref: M1745  
QA: pc.ms.ap

21 February 2024  
Assessment Manager  
Burdekin Shire Council  
PO BOX 974  
AYR QLD 4810  
Attention:

Planning and Development

Dear Sir/ Madam,  
Re:

Change to Development Application MCU23/0015 seeking a Development Permit for Material Change of Use – Warehouse (Self Storage Units) 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 to Development Application MCU23/0015, in accordance with Section 52 of the Planning Act 2016. Application 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 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 built form, particularly the length of the blank walls along the frontage of the site.  
A response to the abovementioned Information Request will not be provided, as the Applicant is seeking to change the proposed development associated with MCU23/0015. The nature of the changes mean the application assessment process associated with MCU23/0015 will revert back

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

to the start, in accordance with Section 27 of the Development Assessment Rules.  
The changes  
sought to MCU23/0015 are outlined in Section 3 of Development Application  
report.

Assessment Fee

Upon review of Council's 2023/ 2024 Fees and Charges Schedule, there is no  
assessment fee

nominated for a request to Change a Development Application.

Proceeding

We look forward to working with Council to progress the proposed development and  
request the

opportunity to discuss any queries or further information that may be required  
prior to the issue

of any formal correspondence.

In the instance that Council requires no further information, we look forward to  
receipt of Council's

Confirmation Notice and confirmation that an Information Request is not required  
to enable public

notification of the development application to proceed.

If you have any questions regarding this correspondence, please contact the  
undersigned on TEL:

(07) 4724 0095.

Yours sincerely,

MILFORD PLANNING

Sarah Jones

SENIOR TOWN PLANNER

Encl:

Development application package

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

Applicant

Gus Dalle Cort

Reference

M1745

Date

February 2024

Development  
Application  
Proposed  
Development

Material Change of Use -  
Warehouse (Self Storage  
Units)  
Lot 2 on SP324931

Property  
Details

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

126 Giddy Road,  
McDesme

DOCUMENT CONTROL

Applicant  
Proposed  
Development  
Contact

Gus Dalle Cort  
Material Change of Use – Warehouse (Self Storage Units)  
Sarah Jones

Quality Assurance

Date 21.2.24  
Version 1  
Issue Final  
Template DA-STN-1

Sarah Jones  
SENIOR TOWN PLANNER

Matteo Sandona  
SENIOR TOWN PLANNER

Author

Reviewer

Disclaimer

This report has been prepared by Milford Planning on behalf of and for the exclusive use of Milford Planning Pty Ltd's Client, and is subject to, and issued in connection with the provisions of the agreement between Milford Planning Pty Ltd and its Client.

While reasonable effort has been made to ensure that the contents of this publication are factually correct, Milford Planning Pty Ltd does not accept responsibility for the accuracy or completeness of the contents and shall not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on, the contents of this publication.

Copyright

This publication is protected by the Copyright Act 1968.

Information contained in this document is the

property of Milford Planning Pty Ltd. Use or copying of this document in whole or in part without the written consent of Milford Planning Pty Ltd constitutes an infringement of copyright.

MILFORD PLANNING

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

## TABLE OF CONTENTS

### 1.0

INTRODUCTION .....	5
--------------------	---

### 1.1

PURPOSE .....	5
---------------	---

### 1.2

STRUCTURE .....	5
-----------------	---

### 2.0

#### SUBJECT

SITE .....	6
------------	---

### 2.1

#### SITE

PARAMETERS .....	6
------------------	---

### 2.2

#### SURROUNDING

AREA .....	7
------------	---

### 2.3

#### APPLICATION

BACKGROUND .....	7
------------------	---

### 3.0

#### PROPOSED

DEVELOPMENT .....	8
-------------------	---

### 3.1

#### DESCRIPTION OF PROPOSED

DEVELOPMENT .....	8
-------------------	---

### 3.2

#### DEVELOPMENT PLANS AND

DOCUMENTS .....	12
-----------------	----

### 3.3

PRELODGE MENT MEETING AND SUBSEQUENT POST LODGE MENT MEETING .....	13
--	----

### 4.0

#### ASSESSMENT

FRAMEWORK .....	
-----------------	--

.....	14
4.1	
PLANNING ACT	
2016 .....	14
4.2	
PLANNING REGULATION	
2017 .....	14
4.3	
APPROVAL	
SOUGHT .....	14
4.4	
ASSESSMENT MANAGER ASSESSMENT	
PARAMETERS .....	14
4.5	
REFERRAL AGENCY ASSESSMENT	
PARAMETERS .....	15
5.0	
ASSESSMENT MANAGER	
CONSIDERATIONS .....	16
5.1	
STATE PLANNING	
POLICY .....	16
5.2	
REGIONAL	
PLAN.....	16
5.3	
PLANNING SCHEME STRATEGIC	
FRAMEWORK .....	17
5.4	
PLANNING SCHEME PURPOSE AND OVERALL	
OUTCOMES .....	17
5.5	
PLANNING SCHEME ASSESSMENT	
MATRIX .....	18
5.6	



PLANNING SCHEME DETAILED  
ASSESSMENT ..... 19

6.0

OTHER RELEVANT  
MATTERS.....  
... 25

6.1

OTHER RELEVANT  
MATTERS .....  
..... 25

7.0

CONCLUSION .....  
..... 26

7.1

ASSESSMENT  
SUMMARY .....  
..... 26

7.2

RECOMMENDED CONDITIONS OF  
APPROVAL..... 26

MILFORD PLANNING

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

## APPENDICES

### Appendix 1

DA Form 1; and land owner's consent

### Appendix 2

SmartMap; and site aerial plan of the subject site

### Appendix 3

State Assessment Referral Agency mapping

### Appendix 4

Proposed development plans

### Appendix 5

Traffic Impact Assessment, R002-21-22/005, McMurtrie Consulting Engineers

MILFORD PLANNING

4

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## 1.0

### INTRODUCTION

#### 1.1

##### Purpose

The purpose of this development application is to seek approval for Material Change of Use – Warehouse (Self Storage Units) (the proposed development) under the provisions of the Planning Act 2016 (the Act).

The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

#### 1.2

##### Structure

This report provides the following information with respect to the assessment of the proposed development:

§

overview of the site and surrounding area;

§

description of the proposed development;

§

overview of the relevant assessment framework;

§

assessment of the proposed development against the relevant assessment benchmarks;

§

other relevant matters; and

§

conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. Appendix 1 comprises DA Form 1 and the accompanying land owner's consent.

### MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024



## 2.0

### SUBJECT SITE

#### 2.1

##### Site Parameters

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

##### Property Owner

Gildo and Antonetta Dalle Cort (refer Appendix 1)

##### Street Address

126 Giddy Road, McDesme

##### Formal Description

##### Site Area

##### Easements

##### Street Frontage

Lot 2 on SP324931

2.52 ha (refer Appendix 2)

The land is not burdened by any easements.

Giddy Road

##### Topography

The site has generally even topography.

##### Existing Use

Office and associated storage yard.

The site is serviced by the following infrastructure:

##### Existing Infrastructure

##### Local Heritage Register

§  
§  
§  
§

bore water;  
reticulated sewer (Council);  
electricity (Ergon); and  
telecommunications (NBN).

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 3).

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## 2.2

### Surrounding Area

#### North

#### East

## 2.3

The Pioneer Mill rail line immediately adjoins the northern boundary of the subject land and physically separates the land from the adjacent agricultural land.  
Rural residential dwelling.

#### South

The Giddy Road road reserve immediately adjoins the entirety of the southern boundary of the land.

#### West

The Giddy Road road reserve immediately adjoins the entirety of the eastern boundary of the land.

### Application 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 built form, particularly the length of the blank walls along the frontage of the site.

A response to the abovementioned Information Request will not be provided, as the Applicant is

seeking to change the proposed development associated with MCU23/0015. The nature of the

changes mean the application assessment process associated with MCU23/0015 will revert back

to the start. The changes sought to MCU23/0015 are outlined in Section 3 of this report.

### MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

### 3.0

#### PROPOSED DEVELOPMENT

### 3.1

#### Description of Proposed Development

The proposed development involves the reuse of the existing office building, establishment of new buildings and associated infrastructure on the subject land. The Applicant has explored options for the reuse of the existing building and infrastructure since obtaining the site and has determined that a storage facility is the most suitable use for the site. Specific detail of the proposed development is provided below.

#### Purpose of Development

This purpose of the proposed development is to make use of existing infrastructure, comprising a substantially sized office building and associated facilities, which are currently sitting vacant on the subject land. The proposed development will deliver the provision of a range of self storage options to the surrounding area and the greater region, which is to be established in a staged manner. While previous iterations of the development for the site included opportunities for a warehouse, transport depot, and complementary small scale workshop, these activities are no longer seen as a viable option in moving forward.

Initially the Applicant had considered a piecemeal approach in terms of Development Approvals

over the site, which would have involved and lodging multiple applications to achieve the ultimate development intent for the site. The Applicant has made changes to MCU23/0015 to increase the number of self storage units to align with the ultimate development intent, with the units being delivered over two stages.

#### Original Design Overview

##### Eastern Component

The original application lodged proposed converting the existing office building into 74 self storage units with access to each unit primarily from the existing veranda at the building's perimeter. In addition, two new structures with a total of 886 m<sup>2</sup> GFA were proposed on the site to accommodate additional self storage units. To support the operation and security of the 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

##### Western Component

The component will involve repurposing two existing sheds (of approximately 630 m<sup>2</sup> GFA) into a total of four larger storage bays for more substantial machinery or vehicles (including boats, caravans and the like). Six new buildings with a total GFA of 1,776 m<sup>2</sup> will be established to accommodate 54 new self storage units.



Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

## Changed Design Overview

The changed design of the proposed development comprises two stages with intended uses based on the existing characteristics. Detail of each of the two stages are provided below.

### Stage 1 (Eastern Component)

This component will involve minor building work to convert part of the existing office building (approximately 868.40 m<sup>2</sup>) into 71 self storage units, with access to each unit primarily from the existing veranda at the building's perimeter. In addition to the conversion of the office building, an existing shed will be repurposed into three self storage sheds (280 m<sup>2</sup>) and the following new self storage sheds are proposed:

Shed Number

Number of Self Storage Units

Total Gross Floor Area m<sup>2</sup>

Shed 1

12 (4 m x 10 m)

480

Shed 2

13 (4 m x 10 m)

416

Shed 3

4 (4 m x 10 m)

160

Shed 4

20 (4 m x 10 m)

240

Shed 5

13 (4 m x 3 m)

156

Shed 6

6 (4 m x 10 m ) & 8 (4 m x 4 m)

240

Shed 7

4 (4 m x 8 m)

128

Shed 8

5 (4 m x 6 m)

128

Shed 16

5 (3 m x 3.5 m)

52.5

9

90

2,000.50

To support the operation and security of the 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. Access to Stage 1 will be via the existing access point close 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. Additional hardstand areas will be provided for set-down and loading associated with the storage units.

Each access and hardstand area is of generous

proportions, well in excess of the Australian Standards for Parking and Access. Internal garden

beds have been incorporated to soften the hard surfaced areas.

Stage 2 (Western Component)

Stage 2 will include the repurposing of one existing shed (of approximately 108 m2 GFA) one

larger storage bays for more substantial machinery or vehicles (including boats, caravans and the

like). Seven new buildings with a total GFA of 2,524 m2 will be established to accommodate 87

new self storage units. While existing hardstand and circulation areas will service the existing

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

9

sheds to be converted, the new units will be serviced by new hardstand areas which are of generous proportions, again in excess of Australian Standards for parking and access to provide for safe manoeuvring over the site. Access arrangements for Stage 2 will be the same as Stage

1. The following new self storage sheds are proposed within Stage 2:

Shed Number

Number of Self Storage Units

Total Gross Floor Area m<sup>2</sup>

Shed 9

15 (4 m x 8 m)

480

Shed 10

14 (4 m x 8 m)

448

Shed 11

13 (4 m x 8 m)

416

Shed 12

12 (4 m x 8m)

384

Shed 13

13 (4 m x 8 m)

416

Shed 14

5 (4 m x 10 m )

200

Shed 15

15 (4 m x 3 m)

180

7

87

2,524

Existing footpaths on the site are to be retained, while shared areas 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 between 3 m and 5 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 development involves the reuse of the existing office and sheds for a total of 77 self storage units and is complemented by the establishment of an additional 177 storage units across 16 new buildings with a total gross floor area of 4,524.50 m<sup>2</sup>. The proposed development will be completed in two stages, as illustrated in the proposal plans, refer to Appendix 4. Generally,

#### MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

these stages are represented by the repurposing of existing buildings occurring first, then utilising existing infrastructure to establish new sheds to maximise capacity of the existing site, in Stage 1 and then moving into the areas which require more substantial construction. Overall, we would expect that the flexibility around staging is such that where new buildings are established, they are serviced by the necessary hardstand infrastructure and parking that is necessary to attend to those units. Notwithstanding this approach, the Applicant may also deliver the hardstand areas and servicing arrangements in advance of the buildings to pre-empt their establishment in the future as demand arises.

#### Access and Parking

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

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 are 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). Turning templates have been demonstrated within the Traffic Impact Assessment (TIA) prepared by McMurtrie

Consulting Engineers contained as Appendix 5.

Despite the increase in the number of storage units within the proposed storage facility, in the context of the TIA and estimated trips per day, the proposed GFA falls within the 3,000 m<sup>2</sup> to 6,000 m<sup>2</sup> storage area range, as nominated in Table 5-6. As nominated in this table, based on a storage area of 5,781 m<sup>2</sup>, estimated trip generation will be:

§

7 vehicles/ hr in the AM peak;

§

9 vehicles/ hr in the PM peak will be adopted; and

§

total daily rate of 92 vehicles/ day.

There are limited resources to call upon in terms of anticipating demand for parking in self storage

facilities of this nature. It is noted that the Burdekin Shire Planning Scheme 2022 does not have a specific rate for this particular use and only has the more generic rate of 1 space per 100 m<sup>2</sup> GFA for low impact industry (warehouse) uses. It is noted that the proposed use is a reduction in overall vehicle access demand, and therefore parking, from the previous use as an office facility. The development is providing accessible, well proportioned and convenient pull over areas

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

adjacent to storage units, and these provide sufficient space to accommodate the anticipated demand for parking generated by the development, which is short term and quick turnover in nature.

#### 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. 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.

Water is received from an existing bore system into two, 100 KL tanks onsite, which then services water needs for the development, including for fire fighting purposes if called upon. The size of these tanks will be sufficient for the servicing needs of the development until a threshold is reached under the building regulations, where additional capacity is required based on the class of the buildings, their size, and their respective fire fighting needs. Any additional capacity will be an addition to the existing system, rather than a replacement thereof which is sufficient to retain.

#### 3.2

#### Development Plans and Documents

The proposed development is detailed in the plans and documents provided at Appendix 4 and listed below.

Title

Number

Issue

Date

Site Development Plan

UDS-23011-1

P12

12.02.2024

Existing Floor plan

UDS-23011-2

P12

12.02.2024

Proposed Floor Plan

UDS-23011-3

P12



12.02.2024

Proposed Storage Shed 1

UDS-23011-4

P12

12.02.2024

Proposed Storage Shed 2

UDS-23011-5

P12

12.02.2024

Proposed Storage Shed 3

UDS-23011-6

P12

12.02.2024

Proposed Storage Shed 4

UDS-23011-7

P12

12.02.2024

Proposed Storage Shed 5

UDS-23011-8

P12

12.02.2024

Proposed Storage Shed 6 & 7

UDS-23011-9

P12

12.02.2024

Proposed Storage Shed 8

UDS-23011-10

P12

12.02.2024

Proposed Storage Shed 9

UDS-23011-11

P12

12.02.2024

Proposed Storage Shed 10

UDS-23011-12

P12

12.02.2024

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

12

Title

Number

Issue

Date

Proposed Storage Shed 12

UDS-23011-13

P12

12.02.2024

Proposed Storage Shed 14

UDS-23011-14

P12

12.02.2024

Proposed Storage Shed 15

UDS-23011-15

P12

12.02.2024

Proposed Storage Shed 16

UDS-23011-16

P12

12.02.2024

3D's

UDS023011-17

P12

18.8.23

Traffic Impact Assessment

R002-21-22/005

C

7.11.23

3.3

Prelodgement Meeting and Subsequent Post Lodgement Meeting

The proposed development was the subject of a prelodgement meeting between Burdekin Shire Council (Council) and the Applicant's representatives on Wednesday, 5 May 2021. Council was

noted as being generally supportive of the proposal to refurbish and utilise the existing office building and other structures on the subject site. In particular, it was noted that proposed non rural development would be supported in the Rural Zone given the proposed use of existing structures and physical fragmentation of the land from surrounding agricultural land.

Following the lodgement of the original Development Application (MCU23/0005), Council made an Information Request to the Applicant seeking additional information. Following the response to this Information Request, additional concerns were noted and a meeting with Council was held in relation to the impacts of the development on the surrounding road network and surrounding land uses from the cumulative impact of the storage units, mechanical workshops and transport depot activities.

In response to these concerns, the Applicant reconsidered the proposed development intent and removed the industrial type uses and focussed on the delivery of the low intensity self storage uses only. The new application (MCU23/0015) that was lodged was supported by a TIA which demonstrates that overall, this development represents a lesser impact than the existing office use and gives greater certainty about its safety with regards to the surrounding road network.

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## 4.0

### ASSESSMENT FRAMEWORK

#### 4.1

##### Planning Act 2016

The Planning Act 2016 (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning.

The Act allows for the establishment and is

supported by subordinate planning legislation and instruments such as planning schemes.

The

provisions of the Act are therefore applicable to the proposed development.

#### 4.2

##### Planning Regulation 2017

The Planning Regulation 2017 (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level.

The Regulation determines the

Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

#### 4.3

##### Approval Sought

Approval Type  
Development Type

#### 4.4

Development Permit  
Material Change of Use

Definition or General  
Description

Warehouse

Specific Description

(Self Storage Facility)

Assessment Manager Assessment Parameters

Assessment Manager

Burdekin Shire Council

Planning Instrument

Burdekin Shire Planning Scheme (the planning scheme)

Zone and Precinct

Rural Zone

Triggered Overlays

Bushfire Hazard Overlay (Medium Potential Bushfire Hazard and  
Potential Impact Buffer)

Category of Assessment

Table of Assessment

Reference

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

Impact

Table 3.4.9 – Rural Zone

14

Relevant Assessment  
Manager Assessment  
Benchmarks

4.5

§  
§  
§  
§

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

Referral Agency Assessment Parameters

Referral Agencies  
Planning Instrument  
Referral Triggers  
Referral Agency  
Assessment Benchmarks

MILFORD PLANNING

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

No referral agencies are relevant to the proposed development.  
Planning Regulation 2017 (the Regulation)  
The proposed development does not trigger referral.  
There are no Referral Agency assessment benchmarks relevant to  
the proposed development as it does not trigger referral.

15

## 5.0

### ASSESSMENT MANAGER CONSIDERATIONS

## 5.1

### State Planning Policy

The State Planning Policy (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. amending its planning scheme.

Local government use the SPP when making or

Local government will also assess aspects of development

applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2017 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

## 5.2

### Regional Plan

Regional plans are State planning instruments established under the Act and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The North Queensland Regional Plan (the Regional Plan) applies to the local government areas of Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island

Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on

the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating jobs, improving business investment, protecting our natural environment, and encouraging tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan 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.



MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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.

### 5.3

#### Planning Scheme Strategic Framework

The planning scheme incorporates a strategic framework, which sets the policy direction and basis for ensuring appropriate development occurs within the planning scheme area. The strategic framework is represented by the following 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.

### 5.4

#### Planning Scheme Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## 5.5

### Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks.

The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Criteria is clearly met and no further assessment is required.  
Criteria is met and further explanation is provided for clarity.

#### Legend

Criteria is not met and further performance assessment is required.

A0

P0

A0

A0

P0

A0

1

20

2

21

3

22

4

23

5

24

6

25

7

26

8

27

9

28

10

29

11

30

12

31

13

32

14

33

15

34

16

35

17

36

18

37

19

38

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

P0

A0

P0

A0

Bushfire  
Hazard  
Overlay Code

Development  
Works Code

Rural Zone  
Code

Bushfire  
Hazard  
Overlay Code  
PO

Criteria Item  
(PO or AO)

PO

Development  
Works Code

Rural Zone  
Code

Criteria Item  
(PO or AO)

Not applicable or no criteria prescribed.

PO

AO

PO

AO

18

P0

A0

A0

P0

A0

39

43

40

44

41

45

42

46

P0

A0

P0

A0

Bushfire  
Hazard  
Overlay Code

Development  
Works Code

Rural Zone  
Code

Bushfire  
Hazard  
Overlay Code  
P0

Criteria Item  
(P0 or A0)

A0

Development  
Works Code

Rural Zone  
Code

Criteria Item  
(P0 or A0)

P0

P0

A0

P0

A0

Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.  
5.6

## Planning Scheme Detailed Assessment

### Rural Zone Code

Complies with P01

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. 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.

### MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024



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.

Complies with P025

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.

Complies with P042

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.

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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

Complies with P044

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.

Development Works Code

Complies with P023

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 development and demonstrate the overall impact on the surrounding road network. 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.

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

Complies with P027

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.

Complies with P033

The proposed development does not include any new landscaping, however 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.

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## Bushfire Hazard Overlay Code

Complies with P06

The proposed development will utilise existing buildings 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.

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

Nonetheless, the proposed development has a large 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 contained to a small section of the site where no existing or proposed buildings are present. The vegetation will likely be removed for additional hardstand areas and buildings and it has no connectivity with vegetation of note within the Bushfire Hazard Overlay.

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 the Performance Outcomes are achieved.

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## 6.0

### OTHER RELEVANT MATTERS

#### 6.1

##### Other Relevant Matters

There are substantial other relevant matters to support the approval of the proposed development. In accordance with Section 45, Item 5 (b) of the Act, an impact assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial, or otherwise.

Other relevant matters supporting the approval of the proposed development include (but are not limited to) the following:

§

the proposed development makes use of quality non rural infrastructure currently sitting disused on the site;

§

the proposed development will contribute to diversifying industry and the supply of dedicated storage facilities in the Burdekin Shire;

§

the proposed development will make efficient and sustainable use of the irregular shaped land that is fragmented and not suitable for agricultural purposes;

§

the development 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 development is compatible with character, scale and function of the surrounding locality; and

§

no environmental impacts will result from the establishment of the proposed self storage facility.

### MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## 7.0

### CONCLUSION

#### 7.1

##### Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:  
§

the proposed development complies with the relevant assessment benchmarks; and  
§

compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

#### 7.2

##### Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council approve the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

##### Condition 1 – Approved Plans and Supporting Documentation

###### (a)

The development must generally comply with the plan(s) 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

Site Development Plan

UDS-23011-1

P12

12.02.2024

Existing Floor plan

UDS-23011-2

P12

12.02.2024

Proposed Floor Plan

UDS-23011-3

P12

12.02.2024

Proposed Storage Shed 1

UDS-23011-4

P12

12.02.2024

Proposed Storage Shed 2

UDS-23011-5

P12

12.02.2024

Proposed Storage Shed 3

UDS-23011-6

P12

12.02.2024

Proposed Storage Shed 4

UDS-23011-7

P12

12.02.2024

Proposed Storage Shed 5

UDS-23011-8

P12

12.02.2024

Proposed Storage Shed 6 & 7

UDS-23011-9

P12

12.02.2024

Proposed Storage Shed 8

UDS-23011-10

P12



12.02.2024

Proposed Storage Shed 9

UDS-23011-11

P12

12.02.2024

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

26

Proposed Storage Shed 10

UDS-23011-12

P12

12.02.2024

Proposed Storage Shed 12

UDS-23011-13

P12

12.02.2024

Proposed Storage Shed 14

UDS-23011-14

P12

12.02.2024

Proposed Storage Shed 15

UDS-23011-15

P12

12.02.2024

Proposed Storage Shed 16

UDS-23011-16

P12

12.02.2024

3D's

UDS023011-17

P12

18.8.23

Traffic Impact Assessment

R002-21-22/005

C

7.11.23

Condition 2 – Storage

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. Any storage on site is required to be screened from view from all roads and adjacent properties.

Condition 3 – Outdoor Lighting

Any outdoor lighting fixtures must be installed and maintained so that they do not emit glare or light above the levels stated in Australian Standard 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting.

MILFORD PLANNING

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## Appendix 1

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) 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)

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

Contact number

(07) 4724 0095

Email address (non-mandatory)

info@milfordplanning.com.au

Mobile number (non-mandatory)

Fax number (non-mandatory)

Applicant's reference number(s) (if applicable)

M1745

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)

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## 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).

Unit No.

a)

b)

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

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)

WGS84

GDA94

Other:

Coordinates of premises by easting and northing

Easting(s)

Northing(s)

Zone Ref.

Datum

54

55

56

Local Government Area(s) (if applicable)

WGS84

GDA94

Other:

### 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):

On airport land under the Airport Assets (Restructuring and Disposal) Act 2008

Name of airport:

Page 2

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024



Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994

EMR site identification:

Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994

CLR site identification:

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):

Warehouse (Self Storage Units)

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

Page 3

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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  
(include each definition in a new row)

Number of dwelling  
units (if applicable)

Gross floor  
area (m<sup>2</sup>)  
(if applicable)

Self Storage Units

Warehouse

5,781

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

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)  
Subdivision (complete 10))

Dividing land into parts by agreement (complete 11))

Boundary realignment (complete 12))

Creating or changing an easement giving access to a lot  
from a constructed road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created

Residential

Commercial

Industrial

Other, please specify:

Number of lots created

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?

What stage(s) will this development application apply to?

Page 4

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created

Residential

Commercial

Industrial

Other, please specify:

Number of parts created

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot

Lot on plan description

Proposed lot

2

Area (m )

Lot on plan description

Area (m2)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?

(attach schedule if there are more than two easements)

Existing or  
proposed?

Width (m)

Length (m)

Purpose of the easement? (e.g.  
pedestrian access)

Identify the land/lot(s)  
benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

Road work

Drainage work

Landscaping

Stormwater

Earthworks

Signage

Water infrastructure

Sewage infrastructure

Clearing vegetation

Other - please specify:

14.2) Is the operational work necessary to facilitate the creation of new lots?  
(e.g. subdivision)

Yes - specify number of new lots:

No

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

Burdekin Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes - a copy of the decision notice is attached to this development application

The local government is taken to have agreed to the superseded planning scheme request - relevant documents

attached

No

Page 5

DA Form 1 - Development application details

Version 1.3- 28 September 2020

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## 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

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)

Page 6

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024



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 Part 3 of 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 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.

DA Form 1 - Development application details  
Version 1.3- 28 September 2020

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

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

Assessment manager

Date

Approval

Development application

Approval

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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

No

Note: See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

Page 8

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

#### 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](http://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.des.qld.gov.au](http://www.des.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 Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.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 Form1 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 <https://planning.dsdmip.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](http://www.daf.qld.gov.au) for further information.

Page 9

DA Form 1 – Development application details  
Version 1.3– 28 September 2020

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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 Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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 and Science at [www.des.qld.gov.au](http://www.des.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.dnrme.qld.gov.au](http://www.dnrme.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.des.qld.gov.au](http://www.des.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.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:

Place ID:

Brothels

23.14) Does this development application involve a material change of use for a brothel?

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the Prostitution Regulation 2014

No

Decision under section 62 of the Transport Infrastructure Act 1994  
23.15) 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

Page 10  
DA Form 1 - Development application details  
Version 1.3- 28 September 2020

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024



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

23.16) 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.dsdmip.qld.gov.au](http://www.planning.dsdmip.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.

Relevant plans of the development are attached to this development application

Yes

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.

Page 11

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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

Page 12

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

## Appendix 2

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

54

95

147°22'23".842

00

147°22'59".633

16

99

SP162833

SP212004

9405m<sup>2</sup>

10

15

19°36'48".519

6313m<sup>2</sup>

FH

FH

FH

98

SP133125

6314m<sup>2</sup>

14

FH

47.6516ha

11

7944m<sup>2</sup>

SP162833

2

RP

RP

5060m<sup>2</sup>

12

SP212004

2.5ha

A

SP133125

FH

843629 735688

6314m<sup>2</sup>

FH

SP133125

4753m<sup>2</sup>

1

SP162832

D

SP272034

RP

2

SP327690

783

10

19°36'48".519

13

1.006ha

OLD CLARE

101

5

SP272034

SP133125

SP212004

ROAD

9

RP843629

47.53ha

736386

97

1

783

GS867

SP327690

FH

10

3302m<sup>2</sup>

FH

19°37'00"

19°37'00"

RE

102

SP216738

50.46ha

FH

6000m<sup>2</sup>

A

42.762ha

RD

SP136140

OLD CLARE

2

783

SP324931

GID

DY

R0

FH

1

SP324931

2.52ha

AD

2

SP120585

1

6

RP713049

SP153796

2 720952

RP735710

FH

FH

1

05 00 m N



A  
5688m<sup>2</sup>  
RP

RP

7  
SP153796  
FH

8  
SP153796

05

2ha  
2ha

735710  
1  
RP735710  
FH

FH

P LA

FH

NT A

TIO

19°37'28".538

4998m<sup>2</sup>

N

CR

EE

K

10  
SP270783

43.1843ha

43.89ha

53

54

19°37'28".538

FH  
58.29ha  
147°22'23".842

STANDARD MAP NUMBER  
8358-11333

147°22'59".633

0

95 00m E

150

300

450

600

00

750

m

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 7500

147°22'41".737

19°37'08".529

MCDESME

2.14 KM

GDA

SmartMap

An External Product of

SmartMap Information Services

MAP WINDOW POSITION &

NEAREST LOCATION

SUBJECT PARCEL DESCRIPTION

PRINTED 19/04/2023

DCDB

Lot/Plan

2/SP324931

Area/Volume

2.52ha

Tenure

FREEHOLD

Local Government

BURDEKIN SHIRE

Locality

MCDESME

Segment/Parcel

37046/17

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

CLIENT SERVICE STANDARDS

DCDB

Based upon an extraction from the  
Digital Cadastral Data Base

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

For further information on SmartMap products visit

<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

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

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

## Appendix 3

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

State Assessment and Referral Agency

'DWH#####

4XHHQVODQG#\*RYHUQPHQW

)#7KH#6WDWH#RI#4XHHQVODQG#####

'LV FODLPHU#

7KLV#PDS#KDV

#EHHQ#JHQHUDWHG#IURP#WKH#LQIRUPDWLRQ#VXSSOLHG#WR#WKH#4XHHQVODQG#\*RYHUQPHQW#IRU#WKH#

SXUSRVHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

VWHP##7KH#PDS#JHQHUDWHG#KDV#EHHQ#SUHSDUHG#

ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLPH#RI#SXEOLF#DWLRQ

###7KH#6WDWH#RI#4XHHQVODQG#

KROGV#QR#UHVSRQVLELWLW\ #IRU#DQ\#HUURUV##LQFRQVLVWHQFLHV

#RU#RPLVVLRQV#ZLWKLQ#WKLW #GRFXPHQW###\$Q\#GHFLVLRQV #

PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSRQV LELWLW\

#RI#WKRVLH#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IX00#WHUPV #DQG#FRQGLWLRQV

#DYDLODEOH#RQ#WKH#GHSDUWPHQW\#V#ZHEVLWH#

Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

Matters of Interest by Lot Plan

Lot Plan: 2SP324931 (Area: 25200 m 2)

Water resource planning area boundaries

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

# State Assessment and Referral Agency

'DWH#####

4XHHQVODQG#\*RYHUQPHQW

)#7KH#6WDWH#RI#4XHHQVODQG#####

#

##

###

###

¢

###

0HWUHV

'LV FODLPHU#

7KLV#PDS#KDV

#EHHQ#JHQHUDWHG#IURP#WKH#LQIRUPDWLRQ#VXSSOLHG#WR#WKH#4XHHQVODQG#\*RYHUQPHQW#IRU#WKH#

SXUSRVHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

VWHP##7KH#PDS#JHQHUDWHG#KDV#EHHQ#SUHSDUHG#

ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLP#RI#SXEOLF#DWLRQ

###7KH#6WDWH#RI#4XHHQVODQG#

KROGV#QR#UHVSRQVLELWLW\ #IRU#DQ\#HUURUV##LQFRQVLVWHQFLHV

#RU#RPLVVLVRQV#ZLWKLQ#WKLW #GRFXPHQW###\$Q\#GHFLVLRQV #

PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSRQV LELWLW\

#RI#WKRVLH#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IX00#WHUPV #DQG#FRQGLWLRQV

#DYDLODEOH#RQ#WKH#GHSDUWPHQW¶V#ZHEVLWH#

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

## Legend

Water resource planning area boundaries

:DWHU#UHVVRXUFH#SODQQLQJ#DUHD#ERXQGDULHV

## Appendix 4

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024



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: 2.52haSQ.METRES

ZONE: RURAL

LOCAL AUTHORITY.:

BURDEKIN SHIRE COUNCIL

PROPOSED CARETAKER'S

RESIDENCE (SELF

CONTAINED DEMOUNTABLE)

32000

6000

ED 5

H

S

E

AG

R

M

Q

O

S

ST3.0m) 156

ED

X

S

m

0

.

O

4

P 13 (

O

R

P

0

3900

5

2620

EXISTING CONC.

CROSSOVER

(7100 WIDE)

STORAGE

PRECINCT

ENTRY & EXIT

EXISTING 1100 HIGH GALV. FENCING TO BE REPLACED

WITH NEW 2000 HIGH FENCING TO THIS B'DRY

0

3190

MEN

BITU

F  
O  
E  
EDG

EXISTING CONC. CROSSOVER.  
EXISTING SHEDS ENTRY & EXIT

2

STAGE 1

Site Development Plan 1  
1 : 500

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

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.

DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

SITE DEVELOPMENT PLAN  
JOB NO.

UDS-23011  
SHEET NO.

1

ISSUE

P12

10000

NEW 2000 HIGH  
SLIDING GATE

0  
4800

6000

NEW DUST SUPPRESSANT  
HARDSTAND

1257SQM

3000

ED 1

H

S

E

AG

R

Q

O

S

0

T .0m) 48 M

S

D

x 10

SE

O

(4.0m

P

2

1

PRO

GARDEN

AREA

15781

8000

17500

EXISTING

ROOF LINE

21034

18034

3000

DAFH

GARDEN

AREA

EXISTING 1100 HIGH GALV. FENCING TO BE REPLACED  
WITH NEW 2000 HIGH FENCING TO THIS B'DRY

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

PROPOSED 20 (4.0m x 3.0m) 240SQM  
STORAGE SHED 4

NEW DUST SUPPRESSANT

HARDSTAND

377SQM

NEW 2000 HIGH FENCING TO THIS B'DRY

3000

2290 5700 1200

8000

8000

GARDEN  
AREA

6000

5734

14000

STAGE 2

40000  
EXISTING BITUMEN  
ACCESS WAY & CARPARK  
1145SQM

NEW DUST SUPPRESSANT  
HARDSTAND  
493SQM

DAFH

10027  
6000 MIN.

3000

BITU  
MEN

6000

6000

4000

EDG  
E OF

NEW 2000 HIGH  
SLIDING GATE

EXISTING OFFICE BUILDING  
CONVERTED TO STORAGE BUILDING.  
REFER TO PROPOSED FLOOR PLAN

6000

NEW DUST SUPPRESSANT  
HARDSTAND

3000

EXISTING CONC. CROSSOVER.  
NOT TO BE USED

EXISTING  
FIRE  
FIGHTING

SHED

6000

PROPOSED  
STORAGE SHED 6

8000

6000  
0

4 (4.0m x 8.0m) 128SQM

5 (3.0m x 3.5m) 52.5SQM

3330

PUMP

3000

PRO  
POS  
E  
15 (4 D ST  
.0m  
x 8.0 0RA  
m) 4  
80SQGE S  
HED  
M  
9

1500

PROPOSED  
STORAGE  
SHED 7

PROPOSED  
STORAGE SHED 16

13 (4.0m x 8.0m) 416SQM

6074 3000  
6000 MIN.

2000

EXISTING  
WATER  
STORAGE  
TANKS

PROPOSED STORAGE SHED 2

EXISTING ROOF LINE

6 (4.0m x 10.0m) 240SQM  
8 (4.0m x 4.0m) 128SQM

NEW DUST  
SUPPRESSANT

HARDSTAND

EXISTING  
SHED

16000

SAFH

6000

EXISTING SHED  
3/STORAGE  
6544  
SPACES  
6000 MIN.

1185  
3

5 (4.0m x 6.0m) 120SQM  
28000

24000

6000  
6000  
MIN.

PROPOSED  
STORAGE  
SHED 8

6000

3000

NO FENCING

0  
1000

EXISTING 2400 HIGH FENCING  
TO COMPOUND AREA

S/W PIPE

1181  
8  
3000

4800  
0

NEW 2000 HIGH  
FENCING  
WHERE SHOWN

10000

16000

7500

5 (4.0m x 10.0m) 200SQM

12

4500

S/W PIPE

PROPOSED  
STORAGE SHED 14

SHE  
D

8000

384S  
QM

14 (4.0m x 8.0m) 448SQM

GARDEN  
AREA

8000  
6000 MIN.

9881 .  
MIN  
6000

PRO  
POS  
ED  
12 (4 STO  
.0m  
x 8.0 RAG  
m)  
E

PROPOSED  
STORAGE SHED 10

1154  
5

15 (4.0m x 3.0m) 180.14SQM

1560 6000

EXISTING BITUMEN  
ACCESS WAY & CARPARK

10500

PROPOSED  
STORAGE SHED 15

8000

4000

7801



3199

NEW DUST  
SUPPRESSANT  
HARDSTAND

12000

6000

13 (4.0m x 8.0m) 416SQM

NEW DUST  
SUPPRESSANT  
HARDSTAND

NEW 2000 HIGH  
SLIDING GATE

9000

4500

13 (4.0m x 8.0m) 416SQM

PROPOSED STORAGE SHED 11

10500

20000

EXISTING  
EFFLUENT  
ABSORPTION  
AREA

52000

NEW 2000 HIGH FENCING  
WHERE SHOWN

28174

S/W PIPE

8000

PROPOSED STORAGE SHED 13

34258

9900  
6000 MIN.

28000  
52000

20000

13035  
6000  
6000 MIN.

4500

52000

8000

5386

16000

18000

3000

18000

NEW 2000 HIGH FENCING  
WHERE SHOWN

NEW 2000 HIGH FENCING  
WHERE SHOWN

7500

30000

10000

4 (4.0m x 10.0m) 160SQM

EXISTING SHED  
1/STORAGE SPACE

EXISTING 2400 HIGH FENCING  
TO COMPOUND AREA

10500

RISING MAIN FROM EFFLUENT PUMP  
TO EFFLUENT ABSORPTION AREA

PROPOSED STORAGE SHED 3

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

REAR PATIO

PERIMETER  
VERANDAH

PLANT ROOM  
ABOVE  
AS SHADED

EXISTING CEILING HT. = 2615

FHR

EXISTING CEILING HT. = 2615

PERIMETER  
VERANDAH

FHR

PERIMETER  
VERANDAH

PERIMETER  
VERANDAH

PERIMETER  
VERANDAH

1

Existing Floor Plan - Existing Office  
1 : 100

EXISTING AREAS:  
-BUILDING (NOT INCLUDING PERIMETER VERANDAHS)  
-MEZZ. (PLANT ROOM)  
-PERIMETER VERANDAHS  
-REAR PATIO  
-TOTAL

1184.15SQM  
127.17SQM  
415.84SQM  
45.96SQM  
1773.12SQM

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

Ph: 07 4783 7727  
Mob: 0408 878 390

8 Nina Drive  
Ayr QLD 4807  
ABN 75 618 111 470

TITLE

CLIENT

126 GIDDY ROAD  
AYR

EXISTING FLOOR PLAN EXISTING OFFICE  
JOB NO.

UDS-23011  
SHEET NO.

2

ISSUE

P12

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

REAR PATIO

PERIMETER  
VERANDAH

Room 4

?  
6.68 m<sup>2</sup>

Room 5

?  
6.68 m<sup>2</sup>

?  
6.68 m<sup>2</sup>

Room 6  
?  
6.68 m<sup>2</sup>

Room 7

Room 8

?  
6.68 m<sup>2</sup>

Room 9

?  
6.68 m<sup>2</sup>

?  
6.68 m<sup>2</sup>

?  
6.93 m<sup>2</sup>

NRD

Room 10

NRD

?  
4.69 m<sup>2</sup>

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

?

9.77 m<sup>2</sup>

NPD

NRD

Room 13

?

9.77 m<sup>2</sup>

Room 14

Room 15

?

9.77 m<sup>2</sup>

?

9.77 m<sup>2</sup>

PLANT ROOM  
ABOVE  
AS SHADED

FHR

Room 17

Room 19

?

9.90 m<sup>2</sup>

?

7.59 m<sup>2</sup>

NRD

NRD

NRD

NRD

NRD

NRD

Room 20

Room 21

?

9.90 m<sup>2</sup>

?

9.90 m<sup>2</sup>

Room 22

NRD

NRD

NRD

NRD

Room 61

Room 62

Room 63

Room 65

Room 66

Room 67

NRD

NRD

?  
11.45 m<sup>2</sup>

?  
11.74 m<sup>2</sup>

NRD

?  
11.45 m<sup>2</sup>

?  
12.93 m<sup>2</sup>

?  
11.45 m<sup>2</sup>

?  
12.93 m<sup>2</sup>

?  
11.45 m<sup>2</sup>

?  
9.90 m<sup>2</sup>

NRD

NRD

NRD

NRD

NRD

1350

FHR



NRD

NRD

?  
7.51 m<sup>2</sup>

NRD

NRD

NRD

NRD

Room 68

Room 69

Room 70

NRD

1350

Room 33

?  
17.71 m<sup>2</sup>

Room 71

?  
17.71 m<sup>2</sup>

?  
17.71 m<sup>2</sup>

?  
9.05 m<sup>2</sup>

Room 34  
?  
9.70 m<sup>2</sup>

?  
7.05 m<sup>2</sup>

Room 32  
?  
7.33 m<sup>2</sup>

Room 26

NRD

Room 31

NRD

NRD

Room 36

Room 35

?

13.12 m<sup>2</sup>

Room 37

?

16.61 m<sup>2</sup>

Room 38

?

14.52 m<sup>2</sup>

Room 39

?

7.70 m<sup>2</sup>

Room 40

Room 41

?

13.42 m<sup>2</sup>

?

12.87 m<sup>2</sup>

Room 42 Room 43

?

8.73 m<sup>2</sup>

?

8.25 m<sup>2</sup>

NRD

NRD

Room 44 Room 45 Room 46 Room 47

?

8.42 m<sup>2</sup>

?

8.64 m<sup>2</sup>

?

8.62 m<sup>2</sup>

?

8.34 m<sup>2</sup>

NRD

NRD

NRD

NRD

Room 48

Room 49

NRD

NRD

?

8.47 m<sup>2</sup>

?

13.82 m<sup>2</sup>

NRD

?

7.33 m<sup>2</sup>

?

4.62 m<sup>2</sup>

Room 30

NRD

?

7.80 m<sup>2</sup>

NRD

NRD

Room 29

NRD

?

11.39 m<sup>2</sup>

?

17.71 m<sup>2</sup>

1350

1350

Room 25

?

7.33 m<sup>2</sup>

NRD

?

6.96 m<sup>2</sup>

?

7.80 m<sup>2</sup>

NRD

?

6.44 m<sup>2</sup>

Room 24

Room 27

NRD

Room 23

Room 28

NRD

NRD

Room 50

NPD

?

7.43 m<sup>2</sup>

Room 64

?

9.70 m<sup>2</sup>

NRD

?

7.43 m<sup>2</sup>

?

11.45 m<sup>2</sup>

?

9.70 m<sup>2</sup>

?

9.90 m<sup>2</sup>

?

7.43 m<sup>2</sup>

Room 60

?

9.04 m<sup>2</sup>

Room 11

Room 18

7.43 m<sup>2</sup>

?

7.43 m<sup>2</sup>

NRD

Room 16

Room 59

Room 54 Room 55 Room 56 Room 57 Room 58

NRD

1350

Room 12

?

6.93 m<sup>2</sup>

NRD

1350

NRD

PERIMETER  
VERANDAH

53

Room 52 Room

?

Room 51

PERIMETER  
VERANDAH

Room 3

NPD

?

6.83 m<sup>2</sup>

NPD

Room 2

?

7.37 m<sup>2</sup>

1350

NRD

Room 1

PERIMETER  
VERANDAH

?

8.76 m<sup>2</sup>

?

3.61 m<sup>2</sup>

NRD

NPD

NRD

NRD

NRD

NRD

NRD

NRD

PERIMETER  
VERANDAH

1

Proposed Floor Plan - Existing Office

LEGEND:

NRD: NEW ROLLER DOOR

NPD: NEW PA DOOR

1 : 100

PROPOSED AREAS:

-FLOOR AREA OF BUILDING USED FOR PROPOSAL

868.40SQM

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

## AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

### 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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK THIS DRAWING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

## PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

## TITLE

### CLIENT

126 GIDDY ROAD  
AYR

PROPOSED FLOOR PLAN EXISTING OFFICE  
JOB NO.

UDS-23011  
SHEET NO.

3

## ISSUE

P12

QBCC Licensee: Ultimate Design Solutions Pty Ltd

QBCC Lic No. 15058613  
Building Design - Low Rise



3632

Elev

4  
1

a  
3632

a

1ation  
v  
e  
l  
E

2ation

3632

4  
2

3632

3632

3632

3632

3632

3632

3632

ED 1  
H  
S  
E  
RAQG  
O  
M  
T  
S 80S

3632

D  
)4  
OS(4E.0m x 10.0m  
P  
O  
12  
PR

3632

Elev  
0  
1000

4ation

0  
4800

a

3ation

v  
e  
l  
E

4

4

a

3  
4

P

Proposed Floor Plan - Shed 1  
1 : 100

3.00°

Elevation 2 - a

2

3

Elevation 3 - a

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT  
PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

3860

1 : 100

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

TITLE

CLIENT

TRM

4060

Elevation 4 - a

4

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

200

3680

4200

1 : 100

200

4384

1 : 100

4584

1

Elevation 1 - a

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED

1

JOB NO.

UDS-23011  
SHEET NO.

4

ISSUE

P12

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

5

5

Elevation 5 - a

13 (4.0m x 8.0m) 416SQM

8

3632

3632

3632

3632

3632

3632

Elevation 6 - a

PROPOSED STORAGE SHED 2

8000

5

Elevation 8 - a

52000

3632

3632

3632

3632

3632

3632

6

5

3632

Elevation 7 - a

7

5

P

Proposed Floor Plan - Shed 2

1 : 100

PROPOSED STORAGE SHEDS 11 & 13 SAME AS SHED 2

5

7

Elevation 5 - a

Elevation 7 - a

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

DO NOT SCALE OFF DRAW ING - IF IN DOUBT ASK  
THIS DRAW ING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

Elevation 8 - a

G. DALLECORT  
PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

1 : 100

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

TITLE

CLIENT

TRM

4165

1 : 100

8

1 : 100

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.

3965

Elevation 6 - a

6

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

200

3785

4200

4384  
200

4584

3.00°

126 GIDDY ROAD

AYR

PROPOSED STORAGE SHED

2

JOB NO.

UDS-23011

SHEET NO.

5

ISSUE

P12

QBCC Licensee: Ultimate Design Solutions Pty Ltd

QBCC Lic No. 15058613

Building Design - Low Rise



6

9

Elevation 9 - a

12

Elevation 10 - a

PROPOSED

STORAGE SHED 3

4 (4.0m x 10.0m) 160SQM

10000

6

Elevation 12 - a

16000

10

3632

3632

3632

6

9

Elevation 9 - a

Elevation 10 - a

10

1 : 100

1 : 100

3632

Elevation 11 - a

11

6

P

Proposed Floor Plan - Shed 3

1 : 100

11

Elevation 11 - a

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN

CHECKED

APPROVED

TRM

G. DALLECORT  
PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION

AT

1 : 100

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

TITLE

CLIENT

TRM

4384

Elevation 12 - a

12

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

4584

4200

200

3860

3680

200

4060

3.00°

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED  
3  
JOB NO.

UDS-23011  
SHEET NO.

6

ISSUE

P12

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

7  
13  
Elevation 13 - a

40000

16

2332

2332

2332

2332

2332

2332

2332

2332

Elevation 14 - a

2332

PROPOSED  
STORAGE SHED 4  
20 (4.0m x 3.0m) 240SQM

6000

7

Elevation 16 - a

2332

7

14

2332

2332

2332

2332

2332

2332

2332

2332

2332

2332

Elevation 15 - a  
15  
7

P

Proposed Floor Plan - Shed 4  
1 : 100

3.00°

14

Elevation 14 - a

2900

1 : 100

200

3080

1 : 100

3280

13

Elevation 13 - a

15

Elevation 15 - a

16

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK THIS DRAWING IS COPYRIGHT C

DRAWN

CHECKED

APPROVED

TRM

G. DALLECORT  
PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

1 : 100

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

TITLE

CLIENT

TRM

Elevation 16 - a

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED

4

JOB NO.

UDS-23011

SHEET NO.

7

ISSUE

P12

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

Elev  
a  
18 ation

2318  
2318  
4000

2318  
2318

8  
17

8  
18

7-a  
ion 1  
t  
a  
v  
Ele

2318  
2318

2318  
2318  
2318  
2318

S

2318

D  
OSE ED 5  
P  
O  
PR  
M  
EmS) 1H  
56SQ  
G  
A  
0  
.  
R  
3  
TO .0m x  
13 (4

2318  
0  
3900

2318

Elev  
  
atio  
Elev



-a

19

a

20 ation

8

n 19

8

20

P

Proposed Floor Plan - Shed 5

1 : 100

17

19

Elevation 17 - a

18

1 : 100

Elevation 19 - a

20

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT ©

DRAWN

CHECKED

APPROVED

TRM

1 : 100

Elevation 20 - a

1 : 100

Ph: 07 4783 7727

Mob: 0408 878 390

8 Nina Drive

Ayr QLD 4807

ABN 75 618 111 470

TITLE

G. DALLECORT

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

3084

200

Elevation 18 - a

CLIENT

TRM

3284

2900

2874

2694

200

3074

3.00°

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED  
5  
JOB NO.

UDS-23011  
SHEET NO.

8

ISSUE

P12

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

9  
21  
Elevation 21 - a

3.00°

16000

10000

PROPOSED  
STORAGE  
SHED 7

1 : 100

8000

4 (4.0m x 8.0m) 128SQM

2332

Elevation 21 - a

4000

8000

21

1500

3632

3632

2332

3632

2000

3632

32000

PROPOSED  
STORAGE SHED 6

2332

24

3632

9

Elevation 22 - a

1 : 100

2332

3632

Elevation 22 - a  
Elevation 24 - a

22

2332

3632

3.00°

22

2332

3632

3650

3850

3632

2332

200

Elevation 23 - a

2332

1 : 100

3632

23

3470

4200

200

4580

4384

24000

6 (4.0m x 10.0m) 240SQM

8 (4.0m x 4.0m) 128SQM

14000

Elevation 23 - a

23

9

24

Elevation 24 - a

P

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

Proposed Floor Plan - Sheds 6 & 7  
1 : 100

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHEDS  
6&7  
JOB NO.

UDS-23011  
SHEET NO.

9

ISSUE

P12

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

9

10

25

Elevation 25 - a

6000

2969

2769

200

2589

2900

3084

25

Elevation 26 - a

PROPOSED

STORAGE

SHED 8

2332

28

20000

10

Elevation 28 - a

2332

200

3284

2332

3.00°

26

Elevation 25 - a

26

1 : 100

Elevation 26 - a

1 : 100

10

2332

2332

5 (4.0m x 6.0m) 120SQM

Elevation 27 - a



27  
10

P

27

Elevation 27 - a

28

1 : 100

1 : 100

Proposed Floor Plan - Shed 8

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

Elevation 28 - a

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK THIS DRAWING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED  
8  
JOB NO.

UDS-23011  
SHEET NO.

10

ISSUE

P12

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



11  
32

Elev  
ation  
32

-a

3632

3632

3632

3632

11

3632

29  
Elev

3632

ation  
29

-a

3632

3632

3632

3632

PRO  
POS  
ED S  
15 (4 TOR  
A  
.0m  
x 8.0 GE  
m) 4  
S  
80SQ HED  
M  
9

3632

3632

3632

3632

3632

31

Elev  
ation  
31

Elev  
ation  
30

-a

6000  
0

-a

11  
8000

30

P

11

Proposed Floor Plan - Shed 9  
1 : 100

3.00°

32

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

200

3784

200

31

Elevation 31 - a

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN

CHECKED

APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

Elevation 32 - a

1 : 100

Ph: 07 4783 7727

Mob: 0408 878 390

8 Nina Drive

Ayr QLD 4807  
ABN 75 618 111 470

TITLE

CLIENT

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED  
9  
JOB NO.

UDS-23011  
SHEET NO.

11

ISSUE

P12

3965

1 : 100

4200

4384

Elevation 30 - a

4165

30

1 : 100

4584

29

Elevation 29 - a

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

12

33

Elevation 33 - a

36

3632

3632

3632

3632

3632

3632

Elevation 34 - a

PROPOSED

STORAGE SHED 10

14 (4.0m x 8.0m) 448SQM

16000

12

Elevation 36 - a

3632

34

3632

3632

3632

3632

3632

3632

12

3632

28000

Elevation 35 - a

35

12

P

Proposed Floor Plan - Shed 10

1 : 100

33

35



34

1 : 100

Elevation 35 - a

36

1 : 100

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

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.  
DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

5000

4800

Elevation 33 - a

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

200

4380

4200

200

4580

3.00°

DRAWN  
CHECKED  
APPROVED

TRM

Elevation 34 - a  
1 : 100

Elevation 36 - a  
1 : 100

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED

10

JOB NO.

UDS-23011

SHEET NO.

12

ISSUE

P12

QBCC Licensee: Ultimate Design Solutions Pty Ltd

QBCC Lic No. 15058613

Building Design - Low Rise

-a

3632

40

Elev  
ation  
40

13

3632

3632

13  
3632

37  
Elev

3632

ation  
37

4800  
0

-a

3632

3632

3632

P  
STO ROPOS  
R  
ED  
12 (4 AGE  
.0m  
S  
H  
x 8.0  
m) 3 ED 1  
84S  
2

3632

3632

QM

3632

-a

13

Elev

ation  
38

Elev  
ation  
39

8000

39

-a

3632

38

P

13

Proposed Floor Plan - Shed 12  
1 : 100

37

39

Elevation 37 - a

Elevation 39 - a

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

Elevation 40 - a

G. DALLECORT  
PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

1 : 100  
Ph: 07 4783 7727  
Mob: 0408 878 390  
8 Nina Drive  
Ayr QLD 4807  
ABN 75 618 111 470

TITLE

CLIENT

TRM

4584

1 : 100

40

1 : 100

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.

4384

4200

Elevation 38 - a

38

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

200

3965

3784

200

4165

3.00°

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED  
12  
JOB NO.

UDS-23011  
SHEET NO.

13

ISSUE

P12

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

14  
41  
Elevation 41 - a  
10000

42

3860

4060

200

3680

4200

4384

41  
Elevation 42 - a

PROPOSED  
STORAGE SHED 14

3632

44

20000

14

Elevation 44 - a

3632

200

3632

4584

3.00°

Elevation 41 - a

42

1 : 100

Elevation 42 - a  
1 : 100

14

3632

3632

5 (4.0m x 10.0m) 200SQM

Elevation 43 - a  
43



14

43

P

Elevation 43 - a

44

1 : 100

1 : 100

Proposed Floor Plan - Shed 14

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

Elevation 44 - a

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT ©

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED  
14  
JOB NO.

UDS-23011  
SHEET NO.

14

ISSUE

P12

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

15  
45  
Elevation 45 - a  
30000

2318

2318

2318

2318

2318

2318

2318

PROPOSED  
STORAGE SHED 15  
8000

15 (4.0m x 3.0m) 180.14SQM

48

Elevation 46 - a

2318

4000

2318

46

15

4000

15

Elevation 48 - a

2318

2318

2318

2318

2318

2318

15035

Elevation 47 - a  
47  
15

P

Proposed Floor Plan - Shed 15

1 : 100

2900

3080

200

3280

3.00°

45

47

Elevation 45 - a

46

1 : 100

Elevation 47 - a

48

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN

CHECKED

APPROVED

TRM

Elevation 46 - a  
1 : 100

Elevation 48 - a  
1 : 100

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED

15

JOB NO.

UDS-23011

SHEET NO.

15

ISSUE

P12

QBCC Licensee: Ultimate Design Solutions Pty Ltd

QBCC Lic No. 15058613

Building Design - Low Rise

16  
3.00°

49  
Elevation 49 - a

3127

2927  
200

2746

2900

3084

2326

200

3284

3000

Elevation 50 - a

2326

50

Elevation 50 - a

50

1 : 100

1 : 100

16

2326

2326

5 (3.0m x 3.5m) 52.5SQM

PROPOSED  
STORAGE SHED 16

52

17500

16

Elevation 52 - a

2326

49

Elevation 49 - a

Elevation 51 - a  
51  
16

P

51

Elevation 51 - a

52

1 : 100

1 : 100

Proposed Floor Plan - Shed 16

1 : 100

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS



Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

Elevation 52 - a

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK THIS DRAWING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

PROPOSED STORAGE SHED  
16  
JOB NO.

UDS-23011  
SHEET NO.

16

ISSUE

P12

QBCC Licensee: Ultimate Design Solutions Pty Ltd  
QBCC Lic No. 15058613



1

Proposed 3D-1

2

3

Proposed 3D-2

Proposed 3D-3

THESE DRAWINGS ARE NOT FOR CONSTRUCTION  
UNTIL THEY ARE APPROVED BY A BUILDING CERTIFIER

P8

PRELIMINARY

15/11/23

TRM

P9

PRELIMINARY

1/12/23

TRM

P10

PRELIMINARY

15/12/23

TRM

P11

PRELIMINARY

30/01/24

TRM

P12

PRELIMINARY

12/02/24

TRM

AMENDMENTS

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

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.

DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT ©

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

3D'S  
JOB NO.

UDS-23011  
SHEET NO.

17

ISSUE

P12

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

## Appendix 5

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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

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

COMMERCIAL IN CONFIDENCE

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

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

1

Contact Information

Document Information

McMurtrie Consulting Engineers Pty Ltd

Prepared for

Gus Dalle Corte

ABN 25 634 181 294

Document Name

Traffic Impact Assessment

Job Reference

R002-21-22/005

Revision

C

Rockhampton Office  
63 Charles Street  
North Rockhampton, QLD 4701  
www.mcmengineers.com  
(07) 4921 1780  
mail@mcmengineers.com

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

This report has been prepared for the sole use of the Client. The information contained is not to be disclosed, reproduced, or copied in whole or part without written approval from McMurtrie Consulting Engineers. The use of this report by unauthorised third parties shall be at their own risk and McMurtrie Consulting Engineers accept no duty of care to any such third party. The information contained within this report is provided in good faith in the belief that no information, opinions, or recommendations made are misleading. All comments and opinions given in this report are based on information supplied by the client, their agent and third parties.

© Copyright of McMurtrie Consulting Engineers Pty Ltd

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: 1798897

Version: 1, Version Date: 22/02/2024



Contents

1

2

3

4

5

6

Introduction ..... 4

1.1

Project  
Background ..... 4

1.2

Scope ..... 4

1.3

Study  
Area ..... 4

Existing  
Conditions ..... 5

2.1

Surrounding Road Network  
Links ..... 5

2.2

Traffic  
Volumes ..... 5

Proposed Development  
Details ..... 6

3.1

Operational  
Details ..... 6

3.2

Proposed

Access .....	6
Development Traffic .....	
. 6	
4.1	
Traffic Generation .....	
6	
4.2	
Traffic Distribution .....	
. 7	
4.3	
Development Traffic Volumes on the Network .....	8
Impact Assessment and Mitigation .....	9
5.1	
Road Link Volumes .....	9
5.2	
Access and Frontage Impact Assessment and Mitigation .....	9
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  
.....

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: 1798897  
Version: 1, Version Date: 22/02/2024

## 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.

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: 1798897  
Version: 1, Version Date: 22/02/2024

## 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  
Gaz

% HV

AGaz

% HV

20.1%

486

16.4%

Background AADT (2024)  
10 Yr.  
GR %

Gaz

A-Gaz

Total

HV

Total

HV

594

120

531

87

Giddy Road  
2021

544

3.0%

#### 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.

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: 1798897  
Version: 1, Version Date: 22/02/2024

## 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 3,916m<sup>2</sup> 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.

PROJECT: Self Storage Facility at 126 Giddy Road, McDesme (Lot 2 on SP324931)  
DATE: 7/11/23 OUR REF: R002-21-22/005





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

Based on a total storage area of 3,916m<sup>2</sup>, 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

-

50% traffic inbound to development; and

-

50% traffic inbound to development; and

-

50% traffic outbound from development.

-

50% traffic outbound from development.

"New" Trip Distribution (100% Overall Trips)

-

Inbound

-

Inbound

-

80% from Giddy Road (East); and

-

80% from Giddy Road (East); and

-

20% from Giddy Road (West).

-

20% from Giddy Road (West).

-

Outbound

-

Outbound

-

80% to Giddy Road (East); and

-

80% to Giddy Road (East); and

-

20% to Giddy Road (West).

-

20% to Giddy Road (West).

"Drop-In" Trip Distribution (0% Overall Trips)

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: 1798897  
Version: 1, Version Date: 22/02/2024

#### 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

Giddy Road (West)  
2

Site Access

2

Site Access

Development Site

6

Giddy Road (East)  
6

Figure 2 – AM Peak "new trip" development volumes

##### 2024 Post Development PM Peak

Giddy Road (West)  
2

Site Access

2

Site Access

Development Site

8

Giddy Road (East)  
8

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

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: 1798897  
Version: 1, Version Date: 22/02/2024



2024 Post Development  
AM/PM Peak

Giddy Road (West)  
0

Site Access

0

Site Access

Development Site

0

Giddy Road (East)  
0

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 permittable traffic generation rate of 10 trips per day per 100m<sup>2</sup> of gross floor area or 2 trips per hour per 100m<sup>2</sup> of gross floor area in the peak hour. The existing office building has a gross floor area of 1184m<sup>2</sup>, 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.

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: 1798897  
Version: 1, Version Date: 22/02/2024

Figure 5 – Safe Intersection Sight Distance

Figure 6 – Clear Zone

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: 1798897

Version: 1, Version Date: 22/02/2024



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  
Gaz

% HV

Background Peak Hour  
Volume (2024)  
Gaz

Background Peak Hour  
Volume (2034)

A-Gaz

Gaz

A-Gaz

AGaz

% HV

Total

HV

Total

HV

Total

HV

Total

HV

73

16.4%

89

18

80

13

120

24

107

Giddy Road  
82

20.11%

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.

AM Right Turn  
AM Left Turn  
PM Right Turn  
PM Left Turn

#### 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.

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: 1798897  
Version: 1, Version Date: 22/02/2024

## 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).

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: 1798897  
Version: 1, Version Date: 22/02/2024

## Appendix A: Development Layout Plan

REFER TO ATTACHED

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: 1798897  
Version: 1, Version Date: 22/02/2024

EXISTING SHED  
1/STORAGE SPACE  
52000

3000

EDG  
E OF

NEW SEALED  
HARDSTAND

BITU  
MEN

TING

1100  
HIGH  
GA

EXISTING CONC. CROSSOVER.  
EXISTING SHEDS ENTRY & EXIT

3000

NO FENCING

NEW SEALED  
HARDSTAND

3000  
8000

3000  
6000

NEW SEALED  
HARDSTAND

NEW SEALED  
HARDSTAND

EXISTING OFFICE BUILDING  
CONVERTED TO STORAGE BUILDING.  
REFER TO PROPOSED FLOOR PLAN

S  
HED  
S  
E  
G  
0)R41A6SQM  
T  
S  
D x 8.0m  
SE  
O  
4.0m  
(  
P  
G  
3  
1

NCIN  
PRO  
. FE

DAFH  
6000

6000

NEW SEALED  
HARDSTAND

5  
2220

V  
GAL  
HIGH  
0  
0  
1  
1  
TING  
0  
E X IS  
5200

EXISTING CONC.  
CROSSOVER (7100 WIDE)  
STORAGE PRECINCT  
ENTRY & EXIT

DAFH

45  
00

4500

E OF  
EDG

8000

LV. F  
E

PUMP

MEN  
BITU

7388

EXIS

13 (4.0m x 8.0m) 416SQM

EXISTING BITUMEN  
ACCESS WAY & CARPARK

6000

NEW SEALED

HARDSTAND

3000

PROPOSED STORAGE SHEDS

6000

NEW SEALED  
HARDSTAND

5200  
0

EXISTING CONC. CROSSOVER.  
NOT TO BE USED

EXISTING  
FIRE  
FIGHTING  
SHED

8000

SHE  
DS

4 (4.0m x 8.0m) 128SQM

SAFH

3000

SQM

PROPOSED  
STORAGE  
SHEDS

6000

NO FENCING

8000

PRO  
POS  
E  
13 (4 D ST  
.0m  
x 8.0 ORA  
m) 4  
16 GE

EXISTING  
WATER  
STORAGE  
TANKS

EXISTING  
SHED

1500

11100

NEW SEALED  
HARDSTAND

16000

4890

28000

6000

6 (4.0m x 8.0m) 192SQM

13035

24000

9365

EXISTING 2400 HIGH FENCING  
TO COMPOUND AREA

6544

COMPOUND AREA.  
APPROX. 5563SQM

8000

14 (4.0m x 8.0m) 448SQM

10000

PROPOSED  
CARETAKER'S  
RESIDENCE  
(SELF CONTAINED  
DEMOUNTABLE)

28330

EXISTING ROOF LINE

PROPOSED  
2000  
STORAGE SHEDS

PROPOSED  
STORAGE SHEDS

EXISTING SHED  
3/STORAGE  
SPACES

EXISTING BITUMEN  
ACCESS WAY & CARPARK

4500

16000

4 (4.0m x 8.0m) 128SQM



6000

NEW SEALED  
HARDSTAND

16000

PROPOSED  
STORAGE SHEDS

12000

8000

9000

13 (4.0m x 8.0m) 416SQM

18034

8000

PROPOSED STORAGE SHEDS

EXISTING  
ROOF LINE

3000

52000

NCIN  
G

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

1

Site Development Plan

LOT NUMBER: 2  
REGISTERED PLAN NUMBER: SP324931  
PARISH: ANTILL  
COUNTY: GLADSTONE  
AREA: 2.52haSQ.METRES  
ZONE: RURAL  
LOCAL AUTHORITY.:  
BURDEKIN SHIRE COUNCIL

1 : 500

EXISTING SHED  
1/STORAGE SPACE  
52000

3000

5200  
0

EDG

E OF

EXISTING  
FIRE  
FIGHTING  
SHED

NEW SEALED  
HARDSTAND

BITU  
MEN

TING

EXISTING CONC. CROSSOVER.  
EXISTING SHEDS ENTRY & EXIT

1100  
HIGH  
GA

3000

NO FENCING

NEW SEALED  
HARDSTAND

3000

NEW SEALED  
HARDSTAND

EXISTING OFFICE BUILDING  
CONVERTED TO STORAGE BUILDING.  
REFER TO PROPOSED FLOOR PLAN

EDS  
H  
S  
E  
R1A6SG  
O  
QM  
T  
DmSx 8.0m) 4  
SE  
.0  
O  
4  
(  
P  
13  
ING  
ENC  
PRO  
LV . F

DAFH  
6000

6000

NEW SEALED  
HARDSTAND

GA  
IGH  
00 H  
1  
1  
TING  
0  
E X IS  
5200

5  
2220

EXISTING CONC.  
CROSSOVER (7100 WIDE)  
STORAGE PRECINCT  
ENTRY & EXIT

DAFH

45  
00

4500

N  
UME  
F B IT  
O  
E  
EDG

NCIN  
G

Site Development Plan 1  
1 : 500

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

23/06/23

TRM

P5

PRELIMINARY

23/06/23

TRM

P6

PRELIMINARY

31/07/23

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

8000

3000

6000

8000

LV. F

E

PUMP

7388

EXIS

2

NEW SEALED

HARDSTAND

13 (4.0m x 8.0m) 416SQM

6000

6000

4 (4.0m x 8.0m) 128SQM

3000

PROPOSED STORAGE SHEDS

3000

SHE

DS

8000

SQM

PROPOSED  
STORAGE  
SHEDS

SAFH

8000

PRO  
POS  
E  
13 (4 D ST  
.0m  
x 8.0 ORA  
m) 4  
16 GE

EXISTING  
WATER  
STORAGE  
TANKS

EXISTING  
SHED

1500

6000

NO FENCING

EXISTING BITUMEN  
ACCESS WAY & CARPARK

NEW SEALED  
HARDSTAND

NEW SEALED  
HARDSTAND

16000

6000

NEW SEALED  
HARDSTAND

28000

10000

PROPOSED  
CARETAKER'S  
RESIDENCE  
(SELF CONTAINED  
DEMOUNTABLE)

28330

EXISTING ROOF LINE

2000 8000  
6544  
PROPOSED  
STORAGE SHEDS 4890  
11100

13035

EXISTING SHED  
3/STORAGE  
SPACES

EXISTING 2400 HIGH FENCING  
TO COMPOUND AREA

6 (4.0m x 8.0m) 192SQM

9365

COMPOUND AREA.  
APPROX. 5563SQM

24000

PROPOSED  
STORAGE SHEDS  
14 (4.0m x 8.0m) 448SQM

EXISTING CONC. CROSSOVER.  
NOT TO BE USED

EXISTING BITUMEN  
ACCESS WAY & CARPARK

4500

16000

4 (4.0m x 8.0m) 128SQM

6000

NEW SEALED  
HARDSTAND

16000

PROPOSED  
STORAGE SHEDS

12000

8000

9000

13 (4.0m x 8.0m) 416SQM

18034

8000

PROPOSED STORAGE SHEDS

EXISTING  
ROOF LINE

3000

52000

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

SITE DEVELOPMENT PLAN  
JOB NO.

UDS-23011  
SHEET NO.

1

ISSUE

P6

QBCC Licensee: Ultimate Design Solutions Pty Ltd

QBCC Lic No. 15058613  
Building Design - Low Rise



REAR PATIO

PERIMETER  
VERANDAH

PLANT ROOM  
ABOVE  
AS SHADED

EXISTING CEILING HT. = 2615

FHR

EXISTING CEILING HT. = 2615

PERIMETER  
VERANDAH

FHR

PERIMETER  
VERANDAH

PERIMETER  
VERANDAH

PERIMETER  
VERANDAH

1

Existing Floor Plan  
1 : 100

EXISTING AREAS:

- BUILDING (NOT INCLUDING PERIMETER VERANDAHS)
- MEZZ. (PLANT ROOM)
- PERIMETER VERANDAHS
- REAR PATIO
- TOTAL

1184.15SQM  
127.17SQM  
415.84SQM  
45.96SQM  
1773.12SQM

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

23/06/23

TRM

P5

PRELIMINARY

23/06/23

TRM

P6

PRELIMINARY

31/07/23

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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.
- DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN

CHECKED

APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

Ph: 07 4783 7727

Mob: 0408 878 390

Unit 2, 177 Chippendale St.  
Ayr QLD 4807  
ABN 75 618 111 470

TITLE

CLIENT

126 GIDDY ROAD  
AYR

EXISTING FLOOR PLAN  
JOB NO.

UDS-23011  
SHEET NO.

2

ISSUE

P6

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

REAR PATIO

PERIMETER  
VERANDAH

PERIMETER  
VERANDAH

Room 1

Room 2

Room 3

Room 4

Room 5

Room 6

Room 7

Room 8

Room 9

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

?  
7.18 m<sup>2</sup>

?  
7.03 m<sup>2</sup>

?  
6.97 m<sup>2</sup>

?  
7.03 m<sup>2</sup>

?  
7.02 m<sup>2</sup>

?  
7.07 m<sup>2</sup>

?  
7.01 m<sup>2</sup>

Room 54 Room 55 Room 56

?

6.96 m<sup>2</sup>

?

6.96 m<sup>2</sup>

?

7.01 m<sup>2</sup>

?

7.07 m<sup>2</sup>

NRD

NRD

NRD

Room 57 Room 58 Room 59 Room 60 Room 61

?

7.02 m<sup>2</sup>

?

7.03 m<sup>2</sup>

?

6.97 m<sup>2</sup>

?

7.03 m<sup>2</sup>

?

7.18 m<sup>2</sup>

NRD

NRD

NRD

NRD

NRD

Room 62

?

7.83 m<sup>2</sup>

NRD

NPD

NPD

?

7.80 m<sup>2</sup>

?

9.48 m<sup>2</sup>

Room 19

Room 67

Room 68

Room 69

Room 70

?  
10.86 m<sup>2</sup>

?  
8.56 m<sup>2</sup>

?  
10.85 m<sup>2</sup>

Room 30

Room 26

?  
12.49 m<sup>2</sup>

?  
8.56 m<sup>2</sup>

?  
10.85 m<sup>2</sup>

?  
10.85 m<sup>2</sup>

?  
10.86 m<sup>2</sup>

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

Room 31

Room 27

Room 71

?  
8.02 m<sup>2</sup>

?  
8.56 m<sup>2</sup>

Room 72

Room 73

?  
18.26 m<sup>2</sup>

Room 74

?  
18.26 m<sup>2</sup>

?  
18.27 m<sup>2</sup>

NPD

?  
18.26 m<sup>2</sup>

?  
9.59 m<sup>2</sup>

Room 37 Room 38

Room 32  
?  
15.31 m<sup>2</sup>

NRD

PERIMETER  
VERANDAH

PLANT ROOM  
ABOVE  
AS SHADED

?  
8.59 m<sup>2</sup>

Room 33 Room 34 Room 35 Room 36

?  
6.98 m<sup>2</sup>

?  
7.13 m<sup>2</sup>

?  
7.08 m<sup>2</sup>

?  
6.97 m<sup>2</sup>

NRD

NRD

NRD

NRD

?  
8.49 m<sup>2</sup>

Room 39  
?  
13.12 m<sup>2</sup>

NPD

NRD

NRD

Room 40

NRD

?  
16.61 m<sup>2</sup>

NRD

Room 41  
?  
14.52 m<sup>2</sup>

Room 42  
?  
7.70 m<sup>2</sup>

NRD

NRD

Room 43

Room 44

?  
13.42 m<sup>2</sup>

?  
12.87 m<sup>2</sup>

NRD

NRD

Room 45 Room 46  
?  
8.73 m<sup>2</sup>

?  
8.25 m<sup>2</sup>

NRD

NRD

Room 47 Room 48 Room 49 Room 50  
?  
8.42 m<sup>2</sup>

?  
8.64 m<sup>2</sup>



?  
8.62 m<sup>2</sup>

?  
8.34 m<sup>2</sup>

NRD

NRD

NRD

NRD

Room 51

Room 52

NRD

NRD

?  
8.47 m<sup>2</sup>

?  
13.82 m<sup>2</sup>

NRD

Room 23

?  
9.46 m<sup>2</sup>

?  
9.70 m<sup>2</sup>

Room 66

?  
10.85 m<sup>2</sup>

?  
4.62 m<sup>2</sup>

Room 22

Room 65

?  
10.85 m<sup>2</sup>

Room 53

Room 21

?  
9.57 m<sup>2</sup>

NRD

?  
9.90 m<sup>2</sup>

Room 20

Room 25

NRD

?

10.01 m<sup>2</sup>

Room 64

?

10.85 m<sup>2</sup>

NRD

Room 18

Room 63

NPD

NRD

?

9.93 m<sup>2</sup>

?

9.59 m<sup>2</sup>

?

8.56 m<sup>2</sup>

FHR

Room 17

NRD

Room 16

?

10.05 m<sup>2</sup>

NRD

?

13.65 m<sup>2</sup>

NRD

Room 15

NRD

Room 29

NRD

?

9.22 m<sup>2</sup>

Room 14

NRD

NPD

Room 13

?

9.33 m<sup>2</sup>

Room 24

NRD

Room 12

NRD

?

9.75 m<sup>2</sup>

FHR

Room 11

?

9.87 m<sup>2</sup>

NRD

Room 10

NRD

?

6.43 m<sup>2</sup>

NRD

NRD

NRD

NRD

NRD

NRD

PERIMETER  
VERANDAH

NRD

NRD

Room 28

PERIMETER  
VERANDAH

1

Proposed Floor Plan

LEGEND:

NRD: NEW ROLLER DOOR

NPD: NEW PA DOOR

1 : 100

PROPOSED AREAS:

-FLOOR AREA OF BUILDING USED FOR PROPOSAL

935.47SQM

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

23/06/23

TRM

P5

PRELIMINARY

23/06/23

TRM

P6

PRELIMINARY

31/07/23

TRM

AMENDMENTS

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

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.

DO NOT SCALE OFF DRAWING - IF IN DOUBT ASK  
THIS DRAWING IS COPYRIGHT C

DRAWN  
CHECKED  
APPROVED

TRM

G. DALLECORT

TRM

PROJECT

PROPOSED STORAGE SHEDS & EXISTING OFFICE  
BUILDING TO STORAGE BUILDING CONVERSION  
AT

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

TITLE

CLIENT

126 GIDDY ROAD  
AYR

PROPOSED FLOOR PLAN  
JOB NO.

UDS-23011  
SHEET NO.

3

ISSUE

P6

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

## Appendix B: Swept Paths

REFER TO ATTACHED

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: 1798897  
Version: 1, Version Date: 22/02/2024

ISO A1 594mm x 841mm

Engineering  
Reimagined.

N  
PROPOSED  
STORAGE  
SHEDS  
13 (4.0m x 8.0m) 416SQM

ealisticminrad

B9 Vehicle (Realistic min radius) (20 4)

ius)(20 4)

PROPOSED  
STORAGE SHEDS

COMPOUND AREA.  
APPROX. 5563SQM

B9 Vehicle (Realistic min radius) (2

0 4)

14 (4.0m x 8.0m) 448SQM

PLOT DATE: 6/10/2023 12:45:05 PM

EXISTING  
SHED

B9 Vehicle (Realistic min radius) (20 4)

B9 Vehicle (Realistic min rad

ius) (20 4)

PRO

AGE  
S  
Q

416S

M

us) (20 4)

.0m)

HED

B9 Vehicle (Realistic min radi

POS  
D  
13 (E  
4.0m STO  
x8  
R

S

6 (4.0m x 8.0m) 192SQM

B9 Vehicle (Realistic min radius  
) (20 4)

PROPOSED  
STORAGE  
SHEDS

B9 Vehicle (Realistic min radius) (2

in radius) (20 4)

0 4)

EDG

E OF

B9 Vehicle (Realistic m

FILENAME: r:\23-24\r002-23-24 - civil minor jobs (under \$5000)\005 - 126 giddy  
rd, mcdesme tia\Design\DWG\swept paths\Giddy Road Swept Paths.dwg

EXISTING 2400 HIGH FENCING  
TO COMPOUND AREA

BITU

NEW SEALED  
HARDSTAND

B9 Vehicle (Realistic min radius) (20 4)

MEN

PROPOSED  
STORAGE SHEDS

4 (4.0m x 8.0m) 128SQM

B9 Vehicle (Realistic min radius) (20 4)

B9 Vehicle (Realistic min radius) (20 4)

PROPOSED  
STORAGE SHEDS

B9 Vehicle(R

EXISTING SHED  
3/STORAGE  
SPACES

B9 Vehicle (Realistic min radius) (20 4)

B9 Vehicle (Realistic min radius) (20 4)

B9 Vehicle (Realistic min radius)  
(2



0 4)

PROJECT STAMP

FOR INFORMATION

DRAWING SCALE

0

4

ISSUE.REVISION

8

SCALE 1:200 @ A1

NOTE: THIS DRAWING IS SOLELY THE PROPERTY OF McMURTRIE  
CONSULTING ENGINEERS PTY LTD. THE INFORMATION CONTAINED IS NOT  
TO BE DISCLOSED, REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT  
WRITTEN APPROVAL FROM McMURTRIE CONSULTING ENGINEERS PTY LTD.

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

12

ISSUE

REV

DATE

DES

DESCRIPTION

INFO

A

06/10/23

N.M.

ISSUED FOR INFORMATION

PROJECT MANAGEMENT

PROJECT IDENTIFIER

THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE  
USED

CLIENT  
PROJECT  
TITLE

16m

1:400 @ A3

B99 PROPOSED STORAGE SHEDS

RPEQ CERTIFICATION  
N.M.

T.L.

DESIGNER

CHECKED

INTERNAL PROJECT NO.  
DATUM

DRAWING NUMBER

APPROVED  
R002-23-24 / 005

SURVEY

GIDDY ROAD, MCDESME TIA

ROCKHAMPTON | BUNDABERG  
PH (07) 4921 1780 | mail@mcmengineers.com | MCMENGINEERS.COM

R002-23-24 / 005-0001

REVISION

A

ISO A1 594mm x 841mm

Engineering  
Reimagined.

N  
PROPOSED  
STORAGE  
SHEDS  
13 (4.0m x 8.0m) 416SQM

Unit Tru

Sing

Single

k/Bus (12.5 m)

Single Unit Truc

4 (4.0m x 8.0m) 128SQM

PROPOSED  
STORAGE SHEDS

COMPOUND AREA.  
APPROX. 5563SQM

14 (4.0m x 8.0m) 448SQM

PLOT DATE: 6/10/2023 12:45:10 PM

12.5 m

)  
k/B

c  
ne U it Tru

ck/Bus (12.5

EXISTING  
SHED

)

Singl

m  
(us 12.5

PRO

m)

POS  
D  
13 (E  
4.0m STO  
x8  
R  
.0m)

Single Unit Tr  
uck/Bus (12.5  
m

AGE  
S  
Q

416S

M

HED

S

PROPOSED  
STORAGE  
SHEDS  
PROPOSED  
STORAGE SHEDS

k/Bus (

6 (4.0m x 8.0m) 192SQM

Single Unit Tr  
u

Unit Tr  
uc

EXISTING 2400 HIGH FENCING  
TO COMPOUND AREA

Single Unit Truc  
k/Bus (12.5 m)  
Single Unit Truck/B  
us (12.5 m)

FILENAME: r:\23-24\r002-23-24 - civil minor jobs (under \$5000)\005 - 126 giddy  
rd, mcdesme tia\Design\DWG\swept paths\Giddy Road Swept Paths.dwg

Single

)

PROPOSED  
STORAGE SHEDS

EXISTING SHED  
3/STORAGE  
SPACES

ck/Bus

k  
c  
u  
r  
T  
t  
i

le Un

)

m

s/Bu (12.5

Single Unit Truck/Bus (12.5 m

(12.5 m

)

Single Unit Truck/Bus (12.5 m)

)

EDG

E OF

BITU

NEW SEALED

HARDSTAND

Single Unit Truc

MEN

k/Bus (12.5 m)

Single

Unit Tr

uck/Bu

s (12.5

m)

Single Unit Truck/Bus (12

.5 m)

)

2.5 m

1

(

S

U

B

/

k

c

u

r

T

t

ingle Uni

S

PROJECT STAMP

FOR INFORMATION

DRAWING SCALE

0

4

ISSUE.REVISION

8

SCALE 1:200 @ A1

NOTE: THIS DRAWING IS SOLELY THE PROPERTY OF McMURTRIE CONSULTING ENGINEERS PTY LTD. THE INFORMATION CONTAINED IS NOT TO BE DISCLOSED, REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT WRITTEN APPROVAL FROM McMURTRIE CONSULTING ENGINEERS PTY LTD.

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

12

ISSUE

REV

DATE

DES

DESCRIPTION

INFO

A

06/10/23

N.M.

ISSUED FOR INFORMATION

PROJECT MANAGEMENT

PROJECT IDENTIFIER

THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE USED

CLIENT  
PROJECT  
TITLE

16m

1:400 @ A3

12.5M TRUCK PROPOSED STORAGE SHEDS

RPEQ CERTIFICATION  
N.M.

T.L.

DESIGNER

CHECKED

INTERNAL PROJECT NO.  
DATUM

DRAWING NUMBER

APPROVED  
R002-23-24 / 005

SURVEY

GIDDY ROAD, MCDESME TIA

ROCKHAMPTON | BUNDABERG  
PH (07) 4921 1780 | mail@mcmengineers.com | MCMENGINEERS.COM

R002-23-24 / 005-0002

REVISION

A

ISO A1 594mm x 841mm

SAFH

PROPOSED  
CARETAKER'S  
RESIDENCE  
(SELF CONTAINED  
DEMOUNTABLE)

PROPOSED13STORAGE  
SHEDS  
(4.0m x 8.0m) 416SQM

EXISTING ROOF LINE

(20 4)

)

s

u

i

d

a

r

n

i

m

c

i

t

s

i

l

a

B 9Vehicle(Re

alistcminradius

)(20 4)

NEW SEALED  
HARDSTAND

E

G

RA QM

DAFH

0m) 416S

T

S

ED x 8.0

S

D

E

SH

B9 Vehicle(Realist

EXISTING OFFICE BUILDING  
CONVERTED TO STORAGE BUILDING.  
REFER TO PROPOSED FLOOR PLAN



S  
.0m  
4  
0  
(  
3  
OP 1

FILENAME: r:\23-24\r002-23-24 - civil minor jobs (under \$5000)\005 - 126 giddy  
rd, mcdesme tia\Design\DWG\swept paths\Giddy Road Swept Paths.dwg  
PLOT DATE: 6/10/2023 12:45:17 PM

B9 Vehicle(Re

B9 Vehicle (Realistic min radius) (20 4)

NEW SEALED  
HARDSTAND

PUMP

icminradius)(20 4)

6000

EXISTING  
ROOF LINE

18034  
6000 3000

10000

N

Engineering  
Reimagined.

NO FENCING

us) (20  
B9 Vehicle (Realistic min radi

DAFH

B9 Vehicle(R

ealistcminra

dus)(20 4)

B9 Vehicle (Realistic min radius) (20 4)

PR

4)

20 4)  
B9 Vehicle (Realistic min radius) (

B9 Vehicle (Realistic min radius) (20 4)

OF

E  
G  
ED

EN  
M  
U  
BIT

4)

s) (20  
B9 Vehicle (Realistic min radiu

PROJECT STAMP

FOR INFORMATION

DRAWING SCALE

0

4

ISSUE.REVISION

8

SCALE 1:200 @ A1

NOTE: THIS DRAWING IS SOLELY THE PROPERTY OF McMURTRIE  
CONSULTING ENGINEERS PTY LTD. THE INFORMATION CONTAINED IS NOT  
TO BE DISCLOSED, REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT  
WRITTEN APPROVAL FROM McMURTRIE CONSULTING ENGINEERS PTY LTD.

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

12

ISSUE

REV

DATE

DES

DESCRIPTION

INFO

A

06/10/23

N.M.

ISSUED FOR INFORMATION

PROJECT MANAGEMENT

PROJECT IDENTIFIER

THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE

USED

CLIENT  
PROJECT  
TITLE

16m

1:400 @ A3

B99 EXISTING OFFICE BUILDING ENTRY

RPEQ CERTIFICATION  
N.M.

T.L.

DESIGNER

CHECKED

INTERNAL PROJECT NO.  
DATUM

DRAWING NUMBER

APPROVED  
R002-23-24 / 005

SURVEY

GIDDY ROAD, MCDESME TIA

ROCKHAMPTON | BUNDABERG  
PH (07) 4921 1780 | mail@mcmengineers.com | MCMENGINEERS.COM

R002-23-24 / 005-0003

REVISION

A

ISO A1 594mm x 841mm

SAFH

PROPOSED  
CARETAKER'S  
RESIDENCE  
(SELF CONTAINED  
DEMOUNTABLE)

PROPOSED13STORAGE  
SHEDS  
(4.0m x 8.0m) 416SQM  
PUMP

B9 Vehicle

4)

B9 Vehicle (Realistic

)(20  
s(Real ticminradius

NEW SEALED  
HARDSTAND

6000

EXISTING  
ROOF LINE

18034

min radius) (20 4)

EXISTING ROOF LINE

B9 Vehicle (Realistic min radius) (20 4)

E  
G  
RA QM

DAFH

0m) 416S  
T  
S  
ED x 8.0

S  
D  
E  
SH

B9 Vehicle (Realistic min radius) (20 4)

S  
.0m  
4  
0  
(  
3

OP 1

FILENAME: r:\23-24\r002-23-24 - civil minor jobs (under \$5000)\005 - 126 giddy  
rd, mcdesme tia\Design\DWG\swept paths\Giddy Road Swept Paths.dwg  
PLOT DATE: 6/10/2023 12:45:22 PM

NEW SEALED  
HARDSTAND

ius) (20 4)

EXISTING OFFICE BUILDING  
CONVERTED TO STORAGE BUILDING.  
REFER TO PROPOSED FLOOR PLAN

B9 Vehicle (Realistic min rad

B9 Vehicle(Realis  
ticminradius)(20

4)

B9 Vehicle(R

ealistcminrad

ius)(20 4)

6000 3000

10000

N

Engineering  
Reimagined.

NO FENCING

PR

B9 Vehicle(Re

alistcminradiu  
s)

B9 Ve

B9 Vehicle (Realistic min radius) (20 4)

(20 4)

)

)(20 4  
ahicle(Re listcminradius

DAFH

OF

E

G

ED

PROJECT STAMP

FOR INFORMATION

DRAWING SCALE

0

4

ISSUE.REVISION

8

SCALE 1:200 @ A1

NOTE: THIS DRAWING IS SOLELY THE PROPERTY OF McMURTRIE  
CONSULTING ENGINEERS PTY LTD. THE INFORMATION CONTAINED IS NOT  
TO BE DISCLOSED, REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT  
WRITTEN APPROVAL FROM McMURTRIE CONSULTING ENGINEERS PTY LTD.

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

12

ISSUE

REV

DATE

DES

DESCRIPTION

INFO

A

06/10/23

N.M.

ISSUED FOR INFORMATION

EN

M

U

BIT

PROJECT MANAGEMENT

PROJECT IDENTIFIER

THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE  
USED

CLIENT

PROJECT

TITLE

16m

1:400 @ A3

B99 EXISTING OFFICE BUILDING EXIT

RPEQ CERTIFICATION  
N.M.

T.L.

DESIGNER

CHECKED

INTERNAL PROJECT NO.  
DATUM

DRAWING NUMBER

APPROVED  
R002-23-24 / 005

SURVEY

GIDDY ROAD, MCDESME TIA

ROCKHAMPTON | BUNDABERG  
PH (07) 4921 1780 | mail@mcmengineers.com | MCMENGINEERS.COM

R002-23-24 / 005-0004

REVISION

A

ISO A1 594mm x 841mm

SAFH

PROPOSED13STORAGE

SHEDS

(4.0m x 8.0m) 416SQM

PUMP

Single Unit Truck/Bus (12.5 m)

Single U  
nit Truc

NEW SEALED  
HARDSTAND

6000

EXISTING  
ROOF LINE

18034

k/Bus (1

2.5 m)

)  
Single Unit Truck/Bus (12.5 m

6000 3000

10000

PROPOSED  
CARETAKER'S  
RESIDENCE  
(SELF CONTAINED  
DEMOUNTABLE)

N

EXISTING ROOF LINE

Engineering  
Reimagined.

NO FENCING

Single Unit Tru  
ck/Bus (12.5 m  
)

2.5  
Single Unit Truck/Bus (1  
m)

NEW SEALED  
HARDSTAND

PLOT DATE: 6/10/2023 12:45:27 PM



FILENAME: r:\23-24\r002-23-24 - civil minor jobs (under \$5000)\005 - 126 giddy  
rd, mcdesme tia\Design\DWG\swept paths\Giddy Road Swept Paths.dwg

EXISTING OFFICE BUILDING  
CONVERTED TO STORAGE BUILDING.  
REFER TO PROPOSED FLOOR PLAN

DAFH

P  
O  
R  
P

E  
G  
RA QM

ST0m) 416S

D  
8.0  
X  
E  
OS (4.0m

S  
D  
E  
SH

13

us (12.5  
B  
/  
k  
c  
u  
r  
T  
t  
i  
n  
U  
Single

Single

Unit Tru

ck/Bus  
(12.5 m

)

.5 m)

us (12  
B  
/  
k  
c  
u

r  
T  
t  
i  
n  
U  
e  
Singl

m)

DAFH

(12.5

S

U

B

/

k

C

u

r

T

t

i

Single Un

m)

OF

E

G

ED

EN

M

U

BIT

m)

5

.

2

1

(

S

U

B

/

k

C

ingle Unit Tru

S

PROJECT STAMP

FOR INFORMATION

DRAWING SCALE

0

4

ISSUE.REVISION

8

SCALE 1:200 @ A1

NOTE: THIS DRAWING IS SOLELY THE PROPERTY OF McMURTRIE CONSULTING ENGINEERS PTY LTD. THE INFORMATION CONTAINED IS NOT TO BE DISCLOSED, REPRODUCED OR COPIED IN WHOLE OR PART WITHOUT WRITTEN APPROVAL FROM McMURTRIE CONSULTING ENGINEERS PTY LTD.

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

12

ISSUE

REV

DATE

DES

DESCRIPTION

INFO

A

06/10/23

N.M.

ISSUED FOR INFORMATION

PROJECT MANAGEMENT

PROJECT IDENTIFIER

THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE USED

CLIENT  
PROJECT  
TITLE

16m

1:400 @ A3

12.5M TRUCK EXISTING OFFICE BUILDING

RPEQ CERTIFICATION  
N.M.

T.L.

DESIGNER

CHECKED

INTERNAL PROJECT NO.  
DATUM

DRAWING NUMBER

APPROVED

R002-23-24 / 005

SURVEY

GIDDY ROAD, MCDESME TIA

ROCKHAMPTON | BUNDABERG

PH (07) 4921 1780 | mail@mcmengineers.com | MCMENGINEERS.COM

R002-23-24 / 005-0005

REVISION

A

## Appendix C: Traffic Count Data

REFER TO ATTACHED

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: 1798897  
Version: 1, Version Date: 22/02/2024

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

INSERT MAP

Legend  
Traffic Counter

Giddy Road  
Tracks on side road sign between Webber and  
corner <60km/hr>

Site Map

1

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

Summary  
Volume Summary  
Total  
ADT

North  
13045  
544

South  
11667  
486

Total  
24712  
1030

Peak Summary  
Morning Peak Hour  
Afternoon Peak Hour

North  
42  
43

South  
37  
41

Both Directions  
79  
83

Speed Summary  
85th Percentile  
Minimum Speed  
Maximum Speed  
Mean Speed  
Standard Deviation  
Variance  
Mean Exceeding  
Number of Vehicles Speeding  
Percentage Speeding  
Peak Speeding Hour  
15 km/h Pace  
Number of Vehicles in Pace

North  
South  
92.3 km/h  
87.8 km/h  
19.9 km/h  
11.5 km/h  
149.9 km/h  
133.7 km/h  
78.5 km/h  
76.0 km/h  
13.3  
11.7  
177.5  
137.3  
80.3 km/h  
77.7 km/h  
12085

10826  
92.64%  
92.79%  
40 (14)  
38 (14)  
71 - 86  
67 - 82  
5541 (42.48 %)  
5599 (47.99 %)  
See Figure 1, Page 3 for Speed Histogram

Both Directions

90.2 km/h  
11.5 km/h  
149.9 km/h  
77.3 km/h  
12.7  
160.0  
79.1 km/h  
22911  
92.71%  
78 (16)  
71 - 86  
11082 (44.84 %)

Classification Summary

North

South

Total

Total (%)

Short Vehicle (Class 1)  
Short Vehicle Towing (Class 2)  
Two Axle Truck (Class 3)  
Three Axle Truck (Class 4)  
Four Axle Truck (Class 5)  
Three Axle Articulated Vehicle (Class 6)  
Four Axle Articulated Vehicle (Class 7)  
Five Axle Articulated Vehicle (Class 8)  
Six Axle Articulated Vehicle (Class 9)  
B Double (Class 10)  
Double Road Train (Class 11)  
Triple Road Train (Class 12)

10421  
726  
1275  
120  
133  
72  
82  
78  
92  
43  
3  
0

9759  
674  
764



98  
109  
35  
50  
63  
70  
44  
1  
0

20180  
1400  
2039  
218  
242  
107  
132  
141  
162  
87  
4  
0

81.66 %  
5.665 %  
8.251 %  
0.882 %  
0.979 %  
0.433 %  
0.534 %  
0.571 %  
0.656 %  
0.352 %  
0.016 %  
0.000 %

2

Document Set ID: 1798897  
Version: 1, Version Date: 22/02/2024

Figure 1 Speed Histogram

3

Document Set ID: 1798897

Version: 1, Version Date: 22/02/2024

Confirmation Notice  
Planning Act 2016

Enquiries to:

Address all communications to  
The Chief Executive Officer

Planning Department

Our Reference:

MCU24/0004

Your Reference:

M1745

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

6 March 2024  
Gus Dalle Cort  
C/- Milford Planning  
PO Box 5463  
Townsville QLD 4810  
Email: info@milfordplanning.com.au  
Attention: Sarah Jones

Dear Sarah,  
Council acknowledges receipt of your request to change a development application, which has been determined as properly made. This Confirmation Notice has been prepared in accordance with the Development Assessment Rules and contains information relevant to the processing and assessment of the application. The following details are confirmed:

Application Details  
Application No:

MCU24/0004

Proposal:

Material Change of Use – Warehouse (Self Storage Units)

Street Address:

126 Giddy Road, McDesme

Real Property Description:

Lot 2 on SP324931

Planning Scheme:

Burdekin Shire Council Planning Scheme December 2022

Type of Development  
The application seeks development approval for: Material Change of Use for Warehouse (Self Storage

Units).

Superseded Planning Scheme

Is the application for development under the Superseded Planning Scheme?

No

Code Assessment

Will Code Assessment be required?

No

Impact Assessment

Will Impact Assessment be required?

MCU24/0004

Document Set

ID: 1802051

Version: 1, Version Date: 08/03/2024

Yes

Page 1 of 3

Referral Agencies  
Not Applicable

Public Notification Details  
Is Public Notification Required?

Yes

Refer to the enclosed Explanatory Note for Public Notification Procedures.  
Please ensure all public notices  
published in the newspaper, placed on the land, and given to adjoining land  
owners clearly state:

(a)  
written submissions may be made electronically; and  
(b)  
electronic submissions are to be sent to [planning@burdekin.qld.gov.au](mailto:planning@burdekin.qld.gov.au) and  
(c)  
all submissions, including individual submitter's particulars, will be published  
on Council's website  
and therefore will be accessible to internet search engines.  
Council will supply the names and addresses of adjoining land owners upon  
request.

Information Request  
Has the applicant advised on the approved form that the applicant does not agree  
to accept an  
Information Request?  
Note:

No

Regardless of this advice, any referral agency for the application may make an  
Information Request.

Should the assessment manager not make an Information Request within the  
timeframes specified in the  
Development Assessment Rules, the applicant can proceed to the next part of the  
development assessment  
process.

Other Details  
You can follow the progress of this application online at:  
<https://www.burdekin.qld.gov.au/current-development-applications>

Should you have any further queries in relation to the above, please do not  
hesitate to contact Council's  
Town Planning Section.  
Yours faithfully

Kellie Galletta  
MANAGER – PLANNING & DEVELOPMENT

MCU24/0004  
Document Set ID: 1802051  
Version: 1, Version Date: 08/03/2024

## Explanatory Note - Public Notification Procedures Planning Act 2016 & Development Assessment Rules Introduction

The purpose of this Explanatory Note is to provide guidance to applicants on the public notification requirements under Section 53 of the Planning Act 2016 (the Act) and under the Development Assessment Rules (the Rules). The Act and the Rules, set out the requirements for the giving of public notice. These guidelines quote much of the material contained within the Act and the Rules.

If there is doubt about a particular public notification aspect, the applicant should refer to the Act and the Rules or have the public notice procedures undertaken by a consultant who is familiar with the public notice requirements. Whilst every care has been taken in preparation of this explanatory note, ultimately it is the applicant's responsibility to ensure that the procedures are correctly followed. Council will not accept any responsibility for incorrect giving of public notice.

## Overview of Public Notification Procedures (Public Notice)

There are three distinct tasks to be undertaken when carrying out public notice:

1. Publishing a notice in a local newspaper.
2. Placing a notice or notices on the premises.
3. Giving notice to adjoining owners.

After the notification period has ended, the applicant must give the assessment manager notice of compliance with the public notice requirements.

One key aspect to note is that an application automatically lapses if public notification does not start within 20 business days of the completion of the relevant preceding part. Furthermore, the application also automatically lapses if applicant does not give the assessment manager the notice of compliance with the public notice requirements within 10 business days from the day after the last day on which a submission may be made.

## When Notification Part Starts

Part 4 of the Rules states when the public notification part starts. The following is an extract from Part 4.

### 16. When this part starts

16.1. If there are no referral agencies for the application and part 3 does not apply because:

- (a) the applicant has advised that it does not wish to receive an information request and it is not an application mentioned in section 11.3; or
- (b) the assessment manager states in the confirmation notice that it does not intend to make an information request;

public notification must start within 20 days of the day after the confirmation notice is given to the applicant.

### 16.2. If—

- (a) the applicant has advised that it does not wish to receive an information request; and
- (b) it is not an application mentioned in section 11.3; and
- (c) there are referral agencies;

public notification must start within 20 days after the day the last referral assessment period for any referral agency has started.

16.3. If sections 16.1 and 16.2 do not apply, public notification must start within 20 days of the day after part 3 has ended.

16.4. For a changed application, where public notification is required to be undertaken again from its beginning, public notification must commence within 20 days—

- (a) if both part 2 and part 4 are relevant to the application as a result of the changed application, the day after part 3 has ended;
- (b) otherwise, the day after the day notice is given under section 26.2(a) or 26.2(c).

## What is Public Notice

The following is extracted from Part 4 of the Rules.

#### 17. Public notice requirements

17.1. The applicant, or the assessment manager acting under section 53(10) of the Act, must give public notice by—

(a) publishing a notice at least once in a newspaper circulating generally in the locality of the premises the subject of the application; and

(b) placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day; and

(c) giving notice to the adjoining owners of all lots adjoining the premises the subject of the application.

17.2. The applicant must give notice to the assessment manager of the intended start date of public notification.

17.3. Schedule 3 prescribes the way in which public notice must be given.

17.4. All public notice requirements under section 17.1 and 17.2 must be undertaken within the period prescribed under section 16.

#### 18. Notice of compliance

18.1. If the applicant gives public notice, it must, within 10 days from the day after the last day on which a submission may be made, or a further period agreed between the applicant and the assessment manager, give the assessment manager notice of compliance with the public notice requirements.

#### Public Notification Period

Section 53 of the Act states the required public notification period. The following is an extract from Section 53.

53(4) The notice must state that—

(a) a person may make a submission about the application to the assessment manager; and

(b) any submission must be made by a stated day that is at least—

(i) for an application that includes a variation request—30 business days after the notice is given; or

(ii) for an application of a type prescribed by regulation—the period, of more than 15 business days after the notice is given, prescribed for the application; or

(iii) for any other application—15 business days after the notice is given.

53(5) However, if the development assessment rules require the notice to be given in more than 1 way, the period mentioned in

subsection (4)(b) starts on the day after the day when the last notice is given.

Please ensure that all public notices that are published in the newspaper, placed on the land, and given to adjoining land owners clearly state that:

(a) written submissions may be made electronically; and

(b) electronic submissions are to be sent to [planning@burdekin.qld.gov.au](mailto:planning@burdekin.qld.gov.au)

(c) all submissions, including individual submitter's particulars, will be published on Council's website and therefore will be accessible to internet search engines.

MCU24/0004

Document Set ID: 1802051

Version: 1, Version Date: 08/03/2024

Address all communications to  
The Chief Executive Officer  
Enquiries to:

Planning Department

Your reference:

M1745

Our reference:

MCU23/0015 & MCU24/0004

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

20 March 2024  
Gus Dalle Cort  
C/- Milford Planning  
PO Box 5463  
Townsville QLD 4810  
Email: info@milfordplanning.com.au  
Attention: Sarah Jones

Dear Sarah,  
Information Request  
Planning Act 2016

I refer to your application and advise that Council requires further information to satisfactorily assess the proposal.

Application Details  
Application No:

MCU24/0004

Proposal:

Material Change of Use – Warehouse (Self Storage Units)

Street Address:

126 Giddy Road, McDesme

Real Property Description:

Lot 2 on SP324931

Planning Scheme:

Burdekin Shire Council Planning Scheme December 2022

INFORMATION REQUIRED

1.

Access and Traffic (Traffic Impact Assessment)

- Please provide revised drawings showing no impacts within site distance clearance zone as identified in Traffic Impact Assessment (TIA) section 5.2. Currently Figure 6 of the TIA shows storage sheds within the clear zone.
- Regarding the TIA Appendix B Swept paths plans need to be revised. Currently vehicles are shown turning into property from verge not road. Please provide amended turning



movements showing no encroachment over the centreline of the road when exiting the site for the 12.5m design vehicle.

- Please provide details around proposal for upgrades for BAR and BAL treatment at accesses.

Proposed upgrades must not impact on the existing drainage or adjoining property accesses in the area.

## 2. Bushfire Hazard and Fire Fighting Systems

Please provide a statement and/or management plan/report prepared by a suitably qualified and

experienced person certifying that the proposed bushfire hazard mitigation strategy outlined in the development application:

- reduces the risk of bushfire to an acceptable level; and
- demonstrates existing water supply is sufficient for fire fighting purposes, if necessary; and/or
- the existing water tank storage and fire hydrant system present on site, is functional and compliant for the proposed development, in accordance with the relevant standards.

145 Young Street, Ayr Qld 4807 | ABN: 66 393 843 289 | [www.burdekin.qld.gov.au](http://www.burdekin.qld.gov.au)

Document Set ID: 1804194

Version: 1, Version Date: 20/03/2024

#### End of Information Request

Under the provisions of the Development Assessment Rules 2017, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules 2017, the applicant is to respond to any

Information Request within 3 months of the request.

If you do not respond to the Information Request within this time period, or, within a further period agreed

between the applicant and Council, it will be taken that you have decided not to provide a response.

In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package.

If any additional matters arise as a result of the information submitted, or, as a result of public notification

(where applicable), you will be advised accordingly.

Should you have any further queries in relation to the above, please do not hesitate to contact Council.

Yours faithfully

Kellie Galletta  
Manager Planning and Development

145 Young Street, Ayr Qld 4807 | ABN: 66 393 843 289 | [www.burdekin.qld.gov.au](http://www.burdekin.qld.gov.au)

Document Set ID: 1804194

Version: 1, Version Date: 20/03/2024

