

MP ref: M1745
QA: pc.ms.ap

8 November 2023
Assessment Manager
Burdekin Shire Council
PO BOX 974
AYR QLD 4810
Attention:

Planning and Development

Dear Sir/ Madam,
Re:

Development Application 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 development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the Planning Act 2016.

Assessment Fee

Per Council's email of 3 November 2023, we note the relevant fee for this development application is \$2,631.00 (excl. GST).

The Applicant will action payment upon receipt of this development application. Proceeding

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

opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

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

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

notification of the development application to proceed.

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

Paul Cohen
SENIOR TOWN PLANNER
Encl:

Development application package

MILFORD PLANNING

Applicant

Gus Dalle Cort

Reference

M1745

Date

November 2023

Development
Application
Proposed
Development

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

Property
Details

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 8.11.23
Version 1
Issue Final
Template DA-STN-1

Paul Cohen
SENIOR TOWN PLANNER

Matteo Sandona
SENIOR TOWN PLANNER

Author

Reviewer

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APPENDICES

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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

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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.

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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).

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2.2

Surrounding Area

North

East

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.

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3.0

PROPOSED DEVELOPMENT

3.1

Description of Proposed Development

The proposed development involves the reuse of the existing office building 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.

Design Overview

The design of the proposed development comprises three physical areas with intended uses based on the existing characteristics. Detail of each of the three areas is provided below.

Eastern Component

This component will involve minor building work to convert the existing office building (of approximately 1,600 m² gross floor area - GFA) into 74 self storage units, with access to each unit primarily from the existing veranda at the building's perimeter. In addition to the reuse of the existing buildings, two new structures with a total of 886 m² GFA are 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. Access is via an existing access point close to the eastern perimeter boundary. This existing access was 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.

Western Component

The component will involve repurposing two existing sheds (of approximately 630 m² GFA) into a

total of four larger storage bays for more substantial machinery or vehicles
(including boats,

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caravans and the like). Six new buildings with a total GFA of 1,776 m2 will be established to accommodate 54 new self storage units.

While existing hardstand and circulation areas will

service the existing 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.

Existing footpaths on the site are to be retained, while shared areas vehicle manoeuvring areas

are designed to be 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.

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 78 self storage

units and is complemented by the establishment of an additional 99 new storage units across

eight new buildings with a total gross floor area of 2,672 m2. The development is intended to be

undertaken in stages, albeit in a manner that arises in keeping up with the demand for the self

storage units rather than clearly delineated stages that would occur in residential development.

Generally, 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, 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

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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. 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 m² 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 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.

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Title

Number

Issue

Date

Site Development Plan

UDS-23011-1

P7

31.8.23

Existing Floor plan

UDS-23011-2

P7

31.8.23

Proposed Floor Plan

UDS-23011-3

P7

31.8.23

3D's

UDS023011-4

P7

18.8.23

Traffic Impact Assessment

R002-21-22/005

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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 has removed the industrial type uses and focussed on the delivery of the low intensity self storage uses only. This is 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.

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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

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Impact

Table 3.4.9 – Rural Zone

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

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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.

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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.

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.

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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

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P0

A0

P0

A0

Bushfire
Hazard
Overlay Code

Development
Works Code

Rural Zone
Code

Bushfire
Hazard
Overlay Code
P0

Criteria Item
(P0 or A0)

P0

Development
Works Code

Rural Zone
Code

Criteria Item
(P0 or A0)

Not applicable or no criteria prescribed.

P0

A0

P0

A0

16

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 side

and rear setbacks are 3 m, with approximately 20 m between proposed structures and existing dwellings on adjacent property. Given that the rear boundary faces a rail line, the proximity of the proposed structures to the boundary is not anticipated to impact amenity. The eastern side boundary is adjoined by a rural residential property, however this is only a hardstand area rather than a structure. As such, the self storage activity associated with this structure is not anticipated to adversely affect existing amenity. As such, the proposed development is designed and located to ensure the amenity and character of the area is maintained, therefore achieving compliance with Performance Outcome 1.

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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. This provides ample opportunity

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

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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 hard stand.

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.

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

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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.

Bushfire Hazard Overlay Code

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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.

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

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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.

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; and

§

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

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

P7

31.8.23

Existing Floor plan

UDS-23011-2

P7

31.8.23

Proposed Floor Plan

UDS-23011-3

P7

31.8.23

3D's

UDS023011-4

P7

31.8.23

Traffic Impact Assessment

R002-21-22/005

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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.

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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)

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:

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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

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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 (m²)
(if applicable)

Self Storage Units

Warehouse

4,892

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?

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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

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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)

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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.

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. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

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

Hazardous chemical facilities

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

Yes – Form 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 for further information about hazardous chemical notifications.

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Clearing native vegetation

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

Yes – this development application includes written confirmation from the chief executive of the Vegetation

Management Act 1999 (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying-for-further-information-on-how-to-obtain-a-s22a-determination>.

Environmental offsets

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

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as

having a significant residual impact on a prescribed environmental matter

No

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

Koala habitat in SEQ Region

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

Yes – the development application involves premises in the koala habitat area in the koala priority area

Yes – the development application involves premises in the koala habitat area outside the koala priority area

No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.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 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 Form 1 Template 2
Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve waterway barrier works?

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

No

DA templates are available from <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 for further information.

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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 and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

No

Note: Contact the Department of Environment and Science at 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 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 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 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

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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 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.

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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

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54

95

147°22'23".842

00

147°22'59".633

16

99

SP162833

SP212004

9405m²

10

15

19°36'48".519

6313m²

FH

FH

FH

98

SP133125

6314m²

14

FH

47.6516ha

11

7944m²

SP162833

2

RP

RP

5060m²

12

SP212004

2.5ha

A

SP133125

FH

843629 735688

6314m²

FH

SP133125

4753m²

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

3302m²

FH

19°37'00"

19°37'00"

RE

102

SP216738

50.46ha

FH

6000m²

A

42.762ha

RD

SP136140

OLD CLARE

2

783

SP324931

FH

GID

DY

RO

1

SP324931

2.52ha

AD

2

SP120585

1

6

RP713049

SP153796

2 720952

RP735710

FH

FH

1

05 00 m N

A
5688m²
RP

RP

7
SP153796
FH

8
SP153796

05

2ha
2ha

735710
1
RP735710
FH

FH

P LA

19°37'28".538

NT A
TIO

N

CR

EE

K

10
SP270783

4998m²
FH

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

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

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

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

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

18/04/2023

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State Assessment and Referral Agency
Date: 19/04/2023

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Matters of Interest for all selected Lot Plans
Water resource planning area boundaries

Matters of Interest by Lot Plan
Lot Plan: 2SP324931 (Area: 25200 m²)
Water resource planning area boundaries

State Assessment and Referral Agency
Date: 19/04/2023

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Legend
Water resou rce planning area b oundaries
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EXISTING SHED
1/STORAGE SPACE

NEW 1800 HIGH FENCING
WHERE SHOWN
52000

NEW SEALED
HARDSTAND

BITU
MEN

8000

GATE

3000

PUMP

NEW SEALED
HARDSTAND

3000

EXISTING
ROOF LINE

18034

3000

EDG
E OF

EXISTING BITUMEN
ACCESS WAY & CARPARK

6000

NEW 1800 HIGH FENCING
WHERE SHOWN

1200

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

11100

NEW SEALED
HARDSTAND

6000

EDS
H
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R4A80G
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SQM

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DmSx 10.0m)
SE
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(
P
12
PRO

DAFH
6000

6000

5
2620

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

0
4800

NEW SEALED
HARDSTAND

6000

NEW SEALED
HARDSTAND

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

13 (4.0m x 8.0m) 416SQM

3000

SQM

PROPOSED
STORAGE
SHEDS

3000

PROPOSED STORAGE SHEDS

0
1000

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

EXISTING
WATER
STORAGE
TANKS

EXISTING
SHED

1500

SAFH

NEW SEALED
HARDSTAND

4890

NEW SEALED
HARDSTAND

16000

6544

28000

6000

NO FENCING

NEW 1800 HIGH FENCING
TO THIS B'DRY

8000

13035

6 (4.0m x 10.0m) 240SQM

9365

EXISTING 2400 HIGH FENCING
TO COMPOUND AREA

2000

COMPOUND AREA.
APPROX. 5563SQM

24000

14 (4.0m x 8.0m) 448SQM

10000

PROPOSED
CARETAKER'S
RESIDENCE
(SELF CONTAINED
DEMOUNTABLE)

28330

EXISTING ROOF LINE

PROPOSED
STORAGE SHEDS

EXISTING BITUMEN
ACCESS WAY & CARPARK

PROPOSED
STORAGE SHEDS

EXISTING SHED
3/STORAGE
SPACES

6000

NEW 1800 HIGH
FENCING
WHERE SHOWN

4500

16000

4 (4.0m x 8.0m) 128SQM

12000

NEW SEALED
HARDSTAND

16000

PROPOSED
STORAGE SHEDS

9000

13 (4.0m x 8.0m) 416SQM

8000

GATE

3000
8000

PROPOSED STORAGE SHEDS

3000

NEW 1800 HIGH FENCING
WHERE SHOWN

52000

DAFH
EXISTING 1100 HIGH GALV. FENCING TO BE REPLACED
WITH NEW 1800 HIGH FENCING TO THIS B'DRY

E OF
EDG

MEN
BITU

6837

10000

EXISTING CONC. CROSSOVER.
EXISTING SHEDS ENTRY & EXIT

EXISTING 1100 HIGH GALV. FENCING TO BE REPLACED
WITH NEW 1800 HIGH FENCING TO THIS B'DRY

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

NEW 1800 HIGH FENCING
WHERE SHOWN
52000

EDG
E OF

NEW SEALED
HARDSTAND

8000

GATE

3000

PUMP

NEW SEALED
HARDSTAND

3000

13 (4.0m x 8.0m) 416SQM

EXISTING BITUMEN
ACCESS WAY & CARPARK

6000

NEW 1800 HIGH FENCING
WHERE SHOWN

6000

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

6000

NEW SEALED
HARDSTAND

4890

8000

EDS
H
S
E
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O
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S m)

DAFH

Dm x 10.0
0
OS1E
P
2 (4.
0
PR

6000

6000

5
2620

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

0
4800

NEW SEALED
HARDSTAND

6000

1200

NEW SEALED
HARDSTAND

11100

6544

EXISTING
ROOF LINE

18034

BITU
MEN

NEW SEALED
HARDSTAND

3000

PROPOSED STORAGE SHEDS

NEW 1800 HIGH FENCING
TO THIS B'DRY

NEW SEALED
HARDSTAND

3000

5200
0

EXISTING
FIRE
FIGHTING
SHED

SAFH

EXISTING ROOF LINE

PROPOSED
STORAGE SHEDS

8000

SHE

DS

4 (4.0m x 8.0m) 128SQM

6000

NO FENCING

3000

SQM

PROPOSED
STORAGE
SHEDS

10000

PROPOSED
CARETAKER'S
RESIDENCE
(SELF CONTAINED
DEMOUNTABLE)

28330

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

EXISTING
WATER
STORAGE
TANKS

EXISTING
SHED

1500

2000

NEW SEALED
HARDSTAND

16000

6 (4.0m x 10.0m) 240SQM

EXISTING BITUMEN
ACCESS WAY & CARPARK

28000

24000

9365

COMPOUND AREA.
APPROX. 5563SQM
EXISTING 2400 HIGH FENCING
TO COMPOUND AREA

13035

EXISTING SHED
3/STORAGE
SPACES

6000

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

EXISTING CONC. CROSSOVER.
NOT TO BE USED

NEW 1800 HIGH
FENCING
WHERE SHOWN

4500

16000

4 (4.0m x 8.0m) 128SQM

12000

NEW SEALED
HARDSTAND

16000

PROPOSED
STORAGE SHEDS

9000

13 (4.0m x 8.0m) 416SQM

8000

GATE

3000
8000

PROPOSED STORAGE SHEDS

3000

NEW 1800 HIGH FENCING
WHERE SHOWN

52000

DAFH
EXISTING 1100 HIGH GALV. FENCING TO BE REPLACED

WITH NEW 1800 HIGH FENCING TO THIS B'DRY

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6837

10000

EXISTING CONC. CROSSOVER.
EXISTING SHEDS ENTRY & EXIT

2

Site Development Plan 1
1 : 500

EXISTING 1100 HIGH GALV. FENCING TO BE REPLACED
WITH NEW 1800 HIGH FENCING TO THIS B'DRY

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PRELIMINARY

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PRELIMINARY

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AMENDMENTS

NOTE:

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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

P7

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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

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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

P7

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REAR PATIO

PERIMETER
VERANDAH

PERIMETER
VERANDAH

Room 2

Room 3

Room 4

Room 5

Room 6

Room 7

Room 8

Room 9

?
7.80 m²

?
7.18 m²

?
7.03 m²

?
6.97 m²

?
7.03 m²

?
7.02 m²

?
7.07 m²

?
7.01 m²

?
6.96 m²

Room 54 Room 55 Room 56

?
6.96 m²

?
7.01 m²

?
7.07 m²

Room 57 Room 58 Room 59 Room 60 Room 61

?
7.02 m²

?
7.03 m²

?
6.97 m²

?
7.03 m²

?
7.18 m²

Room 62
?
7.83 m²

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NPD

NPD

Room 1

NRD

NRD

NRD

Room 24

Room 63

Room 64

Room 65

Room 66

?
8.56 m²

?
10.85 m²

?
10.85 m²

?
10.85 m²

?
10.86 m²

Room 67

Room 68

Room 69

Room 70

?
10.85 m²

?
10.85 m²

?
10.85 m²

?
10.86 m²

NRD

?
9.48 m²

Room 18

Room 19

?
10.01 m²

?
9.90 m²

Room 26

Room 27

Room 30
?
12.49 m²

?
8.56 m²

NRD

NRD

NRD

NRD

NRD

NRD

NRD

PERIMETER
VERANDAH

?
9.59 m²

NRD

NPD

Room 17

?
8.56 m²

NPD

Room 16

PLANT ROOM
ABOVE
AS SHADED
FHR

?
9.93 m²

NRD

?
10.05 m²

Room 25

NRD

Room 15

?
13.65 m²

NRD

Room 14

Room 29

NRD

?

9.22 m²

NRD

Room 13

?

9.33 m²

NRD

Room 12

FHR

?

9.75 m²

NRD

Room 11

?

9.87 m²

NRD

NRD

NRD

NRD

Room 10

NRD

?

6.43 m²

?

9.59 m²

Room 74

?

18.26 m²

?

18.27 m²

Room 37 Room 38

?

8.59 m²

Room 32

?

15.31 m²

NRD

?

8.49 m²

Room 33 Room 34 Room 35 Room 36

?

6.98 m²

?

7.13 m²

?

7.08 m²

?

6.97 m²

NRD

NRD

NRD

NRD

NPD

NRD

NRD

Room 39

Room 40

Room 41

Room 42

Room 43

Room 44

?

13.12 m²

?

16.61 m²

?

14.52 m²

?

7.70 m²

?

13.42 m²

?

12.87 m²

NRD

NRD

NRD

NRD

NRD

NRD

Room 45 Room 46

Room 51

Room 52

?
8.73 m²

?
8.25 m²

Room 47 Room 48 Room 49 Room 50
?
8.42 m²

?
8.64 m²

?
8.62 m²

?
8.34 m²

?
8.47 m²

?
13.82 m²

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

Room 23

?
9.70 m²

Room 73

?
18.26 m²

?
4.62 m²

Room 22

Room 72

?
18.26 m²

Room 53

?
9.46 m²

Room 71

NPD

Room 21

?
9.57 m²

NRD

Room 20

?
8.02 m²

?
8.56 m²

NRD

NRD

Room 31

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

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PRELIMINARY

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TRM

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PRELIMINARY

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TRM

AMENDMENTS

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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

P7

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Building Design - Low Rise

1

2

Proposed 3D-1

Proposed 3D-2

3

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TRM

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PRELIMINARY

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Proposed 3D-3

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

3D'S
JOB NO.

UDS-23011
SHEET NO.

4

ISSUE

P7

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Building Design - Low Rise

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

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

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

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

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

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.

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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)
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Proposed Development Details

3.1

Operational Details

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

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

Parking spaces are available within close proximity to the storage sheds. The traffic elements of the proposed development are discussed further in the following sections.

3.2

Proposed Access

3.2.1 Site Access

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

3.2.2 Internal Site Facilities

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

3.2.2.1 Queuing and Vehicle Circulation

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

4

Development Traffic

4.1

Traffic Generation

In order to determine the traffic generation of the proposed self-storage facility development, reference has been made to 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)
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Figure 1 - Excerpt from the Self Storage Facility Traffic and Parking Study
(Aurecon, 2009)

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

4.2

Traffic Distribution

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

Table 2 - Proposed development traffic distribution

AM Peak

PM Peak

Arrival/Departure Split

-

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

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

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 100m² of gross floor area or 2 trips per hour per 100m² of gross floor area in the peak hour. The existing office building has a gross floor area of 1184m², however in the interest of maintaining a conservative approach, it has been assumed that 50% of this floor area is currently being used for office purposes.

Therefore, it has been assumed that the existing use of the site generates 119 trips per day or 24 trips in the peak hour, while the proposed traffic generated by the development is expected to be 7 trips in the AM peak and 9 trips in the PM peak, with a total daily rate of 92 trips per day. The proposed development will have a lower traffic generation potential compared to the existing land use, and therefore will not impact the environmental capacity of the Giddy Road link.

5.2

Access and Frontage Impact Assessment and Mitigation

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

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

PROJECT: Self Storage Facility at 126 Giddy Road, McDesme (Lot 2 on SP324931)
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Figure 5 - Safe Intersection Sight Distance

Figure 6 - Clear Zone

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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

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

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

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

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DAFH
6000

6000

NEW SEALED
HARDSTAND

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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
8000

3000
6000

8000

LV. F
E

PUMP

NEW SEALED
HARDSTAND

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

EDS

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LV . F

DAFH
6000

6000

NEW SEALED
HARDSTAND

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E X IS
5200

5
2220

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

DAFH

45
00

4500

N
UME
F B IT
0
E
EDG
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

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

NOTE:

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

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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

NOTE:

1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
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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

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QBCC Lic No. 15058613
Building Design - Low Rise

REAR PATIO

PERIMETER
VERANDAH

PERIMETER
VERANDAH

Room 2

Room 3

Room 4

Room 5

Room 6

Room 7

Room 8

Room 9

?
7.80 m²

?
7.18 m²

?
7.03 m²

?
6.97 m²

?
7.03 m²

?
7.02 m²

?
7.07 m²

?
7.01 m²

?
6.96 m²

Room 54 Room 55 Room 56
?
6.96 m²

?
7.01 m²

?
7.07 m²

Room 57 Room 58 Room 59 Room 60 Room 61
?
7.02 m²

?
7.03 m²

?
6.97 m²

?
7.03 m²

?
7.18 m²

Room 62
?
7.83 m²

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NPD

NPD

Room 1

NRD

NRD

NRD

Room 24

Room 63

Room 64

Room 65

Room 66

?
8.56 m²

?
10.85 m²

?
10.85 m²

?
10.85 m²

?
10.86 m²

Room 67

Room 68

Room 69

Room 70

?
10.85 m²

?
10.85 m²

?
10.85 m²

?
10.86 m²

NRD

?
9.48 m²

Room 18

Room 19

?
10.01 m²

?
9.90 m²

Room 26

Room 27

Room 30
?
12.49 m²

?
8.56 m²

NRD

NRD

NRD

NRD

NRD

NRD

NRD

PERIMETER
VERANDAH

?
9.59 m²

NRD

NPD

Room 17

?
8.56 m²

NPD

Room 16

PLANT ROOM
ABOVE
AS SHADED
FHR

?
9.93 m²

NRD

?
10.05 m²

Room 25

NRD

Room 15

?
13.65 m²

NRD

Room 14

Room 29

NRD

?

9.22 m²

NRD

Room 13

?

9.33 m²

NRD

Room 12

FHR

?

9.75 m²

NRD

Room 11

?

9.87 m²

NRD

NRD

NRD

NRD

Room 10

NRD

?

6.43 m²

?

9.59 m²

Room 74

?

18.26 m²

?

18.27 m²

Room 37 Room 38

?

8.59 m²

Room 32

?

15.31 m²

NRD

?

8.49 m²

Room 33 Room 34 Room 35 Room 36

?

6.98 m²

?

7.13 m²

?

7.08 m²

?

6.97 m²

NRD

NRD

NRD

NRD

NPD

NRD

NRD

Room 39

Room 40

Room 41

Room 42

Room 43

Room 44

?

13.12 m²

?

16.61 m²

?

14.52 m²

?

7.70 m²

?

13.42 m²

?

12.87 m²

NRD

NRD

NRD

NRD

NRD

NRD

Room 45 Room 46

Room 51

Room 52

?

8.73 m²

?

8.25 m²

Room 47 Room 48 Room 49 Room 50

?

8.42 m²

?

8.64 m²

?

8.62 m²

?

8.34 m²

?

8.47 m²

?

13.82 m²

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

NRD

Room 23

?

9.70 m²

Room 73

?

18.26 m²

?

4.62 m²

Room 22

Room 72

?

18.26 m²

Room 53

?

9.46 m²

Room 71

NPD

Room 21

?

9.57 m²

NRD

Room 20

?

8.02 m²

?

8.56 m²

NRD

NRD

Room 31

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

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
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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

ISO A1 594mm x 841mm

Engineering
Reimagined.

N

PROPOSED

STORAGE

SHEDS

13 (4.0m x 8.0m) 416SQM

B9 Vehicle(R

B9 Vehicle (Realistic min radius) (20 4)

ius)(20 4)

PROPOSED

STORAGE SHEDS

COMPOUND AREA.

APPROX. 5563SQM

B9 Vehicle (Realistic min radius) (2

0

04)

14 (4.0m x 8.0m) 448SQM

EXISTING

SHED

POS

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13 (4

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6 (4.0m x 8.0m) 192SQM

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PROPOSED
STORAGE
SHEDS

B9 Vehicle (Realistic min radi

B9 Vehicle (Realistic min radius

B9 Vehicle (Realistic min rad
ius) (20 4)

B9 Vehicle (Realistic min radius) (20 4)

B9 Vehicle (Realistic min radius) (2
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B9 Vehicle (Realistic m

in radius) (20 4)

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NEW SEALED
HARDSTAND

B9 Vehicle (Realistic min radius) (20 4)

MEN

PLOT DATE: 6/10/2023 12:45:05 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 2400 HIGH FENCING
TO COMPOUND AREA

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

realisticminrad

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

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PROJECT STAMP

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SCALE 1:200 @ A1

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16m

1:400 @ A3

B99 PROPOSED STORAGE SHEDS

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

Single Unit Truck/Bus (12.5 m)

PROPOSED
STORAGE SHEDS

COMPOUND AREA.
APPROX. 5563SQM

14 (4.0m x 8.0m) 448SQM

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Single Unit Tr

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PROPOSED

STORAGE

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Single Unit Truck/B

uck/Bu

Single Unit Truc

Single Unit Tr

Unit Tr

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NEW SEALED

HARDSTAND

Single Unit Truc

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MEN

/Bus (12.5 m)

Single

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

Single

EXISTING 2400 HIGH FENCING
TO COMPOUND AREA

Unit Tr

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PROPOSED
STORAGE SHEDS

Single

k/Bus (12.5 m)

Single Unit Truc

4 (4.0m x 8.0m) 128SQM

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PROPOSED
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EXISTING SHED
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Single Unit Truck/Bus (12.5 m

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16m

1:400 @ A3

12.5M TRUCK PROPOSED STORAGE SHEDS

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PROPOSED
CARETAKER'S
RESIDENCE
(SELF CONTAINED
DEMOUNTABLE)

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

NEW SEALED
HARDSTAND

EXISTING
ROOF LINE

18034

6000

SAFH

6000 3000

10000

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EXISTING ROOF LINE

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B9 Vehicle (Realistic min radius) (20 4)

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EXISTING OFFICE BUILDING
CONVERTED TO STORAGE BUILDING.
REFER TO PROPOSED FLOOR PLAN
FILENAME: r:\23-24\r002-23-24 - civil minor jobs (under \$5000)\005 - 126 giddy
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B99 EXISTING OFFICE BUILDING ENTRY

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PROPOSED
CARETAKER'S
RESIDENCE
(SELF CONTAINED
DEMOUNTABLE)

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

4)

B9 Vehicle

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NEW SEALED
HARDSTAND

EXISTING
ROOF LINE

18034

6000

SAFH

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

B9 Vehicle (Realistic min rad

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EXISTING ROOF LINE

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B99 EXISTING OFFICE BUILDING EXIT

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ISO A1 594mm x 841mm

SAFH

PROPOSED13STORAGE

SHEDS

(4.0m x 8.0m) 416SQM

PUMP

Single Unit Truck/Bus (12.5 m)

Single U

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Single Unit Truck/Bus (12.5 m
)

EXISTING ROOF LINE

NEW SEALED

HARDSTAND

EXISTING

ROOF LINE

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PROPOSED

CARETAKER'S

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

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12.5M TRUCK EXISTING OFFICE BUILDING

RPEQ CERTIFICATION

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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

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

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)

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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 %

Figure 1 Speed Histogram

