

4 February 2026

Our Ref: 5166802
File Ref: MCU2022/0019.01
Enquiries: Luke Acreman

J.C. Dahlsen Investments (Qld) Pty Ltd
C/- Somerville Consultants
Attn: Liam Keefer
PO Box 1198
SPRINGWOOD QLD 4127

Sent via email: liam@roysom.com.au

Dear Liam,

Further Advice

(Given under Section 35 of the Development Assessment Rules)

The assessment manager has carried out a further review of your development application and has concluded that further advice is to be provided to you, the applicant, prior to a decision being made.

Applicant details

Applicant name: J.C. Dahlsen Investments (Qld) Pty Ltd C/- Somerville Consultants

Location details

Street address: 34 Hodgkinson Street, Charters Towers City; 34 High Street, Charters Towers City
Real property description: Lot 10 on SP144899; Lot 2 on RP713753

Application details

Application number: MCU2022/0019.01
Approval sought: Development Permit
Development type: Material Change of Use
Category of assessment: Code Assessment
Description of development: Change Application (other) to an existing development approval for Hardware and Trade Supplies (MCU2022/0019)
Categorising instrument: Charters Towers Regional Town Plan Version 2



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Further advice

Traffic and Access

Council's independent engineers have identified issues related to safe access. In particular, Council is concerned that vehicles, such as Heavy Rigid Vehicles (HRVs), must cross onto the opposing traffic lane in order to enter or exit the site with appropriate and safe clearances.

Under AS2890.2, both Church Street and High Street are classified as Major Roads. Section 3.4 of AS2890.2 specifies that turning vehicles should not cross the centre-line or median to the extent that they interact with opposing traffic movements.

Council's engineers have advised that widening the access points may resolve these issues by allowing vehicles to manoeuvre without encroaching into the opposite lane, while still maintaining the required safety clearances.

Requested information:

1. The applicant is requested to revise the documentation to show widened access points that allow vehicles to enter and exit the site without crossing the centre-line.
2. Provide updated swept-path diagrams showing entry to and exit from High Street and Church Street from all directions, with particular emphasis on the largest expected vehicle (HRVs). The diagrams must reflect the widened access points and include all relevant dimensions.
3. The swept-path diagrams should be developed by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).

Should you wish to discuss this matter, please contact Council's Planner on (07) 4761 5300.

Yours faithfully



Timna Green
Manager Planning & Development