

15th December 2025

Our ref: 4745

Chief Executive Officer
Charters Towers Regional Council
PO Box 189
Att. L. Acreman

Dear Luke,

**RE: INFORMATION REQUEST RESPONSE FOR APPLICATION MCU2922/0019.01
PROPOSED DEVELOPMENT: CHANGE TO AN EXISTING MATERIAL CHANGE OF USE APPROVAL
PROPERTY ADDRESS: 34 HODGKINSON STREET & 34 HIGH STREET, CHARTERS TOWERS CITY
PROPERTY DESCRIPTION: LOT 10 SP144899 & LOT 2 RP713753**

We refer to Council's email dated 16th September 2025 (Appendix 1) regarding an information request. We would hereby like to formally respond to this information request, as outlined in detail below (our response is shown in blue).

1. **Traffic and Parking**

As per previous correspondence and the preliminary advice (1 September 2025). Councils' infrastructure services has identified multiple technical concerns related to traffic and parking that require further consideration. These relate to

- *Heavy vehicle access*
- *Access geometry*
- *Loading bay operations*
- *Internal circulation conflicts*
- *Sight distances and signage*

To Address these concerns, council is requesting the provision of a comprehensive engineering assessment prepared by a suitably qualified Registered professional engineer of Queensland (RPEQ). This should include:

- *Assessment of heavy vehicle access, including entry, exit and manoeuvring for a 19m semi-trailer with full swept path diagrams showing wheel paths and body overhangs.*
- *Detailed review of access geometry, including driveway design, internal apron/ throat dimensions, turning radii and any potential encroachment into opposite turning lanes.*
- *Evaluation of loading bay operations, including vehicle manoeuvring, queuing and circulation in relation to carparking areas.*
- *Identification of any internal circulation conflicts, particularly between heavy vehicles and passenger vehicles.*
- *Analysis of sight lines and signage with recommendations for any mitigation measures required to ensure safe operation*
- *Reference to relevant standards, including Austroads and AS/NZS 2890.2*

Please find attached swept paths diagrams prepared by ML Traffic, a suitably qualified RPEQ Engineer. A response has also been provided to each point in the information request. We have also provided an updated site plan with the amended 8m crossover on High Street.

Attached are the following:

1. Council's Information Request dated 12th October 2023;
2. Swept Paths Assessment by ML Traffic Engineers
3. An updated site plan prepared by Dahlsens;

If you have any questions regarding this matter, please do not hesitate to contact our office.

Yours faithfully,
Liam Keefer



SOMERVILLE CONSULTANTS

Town Planners, Surveyors and Project Managers

P | PO Box 1198 Springwood 4127 Ph | 07 3423 2066 Mobile: 0406 494 699

O | Unit 6 & 7 2898-2900 Logan Road Underwood Qld 4127

E | liam@roysom.com.au

16 September 2025

Our Ref: 5111983
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,

Information Request

(Given under Section 12 of the Development Assessment Rules)

The assessment manager has carried out a further review of your development application and has concluded that further information is required in order to decide the application.

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

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



Information requested

Traffic and Parking

As per previous correspondence and preliminary advice (1 September 2025), Council's Infrastructure Services has identified multiple technical concerns related to traffic and parking that require further consideration. These relate to:

- Heavy vehicle access
- Access geometry
- Loading bay operations
- Internal circulation conflicts
- Sight distances and signage

To address these concerns, Council is requesting the provision of a comprehensive engineering assessment prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ). This should include:

- Assessment of heavy vehicle access, including entry, exit, and manoeuvring for a 19m semi-trailer, with full swept path diagrams showing wheel paths and body overhangs.
- Detailed review of access geometry, including driveway design, internal apron/throat dimensions, turning radii, and any potential encroachment into opposing traffic lanes.
- Evaluation of loading bay operations, including vehicle manoeuvring, queuing, and circulation in relation to car parking areas.
- Identification of any internal circulation conflicts, particularly between heavy vehicles and passenger vehicles.
- Analysis of sight distances and signage, with recommendations for any mitigation measures required to ensure safe operation.
- Reference to relevant standards, including Austroads and AS/NZS 2890.2.

As previously advised, the assessment should demonstrate that all vehicle movements can be safely accommodated within the site or propose appropriate mitigation measures where constraints exist. Please ensure that the application includes all relevant drawings and documentation to support this assessment.

Applicant's response

The due date for providing a response is three months from the date of this information request being Tuesday, 16 December 2025 or a further period agreed between you the applicant, and the assessment manager.

As the assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. You may however respond by providing:

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



Date: 16 September 2025
Our Ref: 5111983

For your assistance, you may wish to use the State Assessment Referral Agencies '*applicant response to an information request*' template found at: <https://planning.dsdmip.qld.gov.au/>.

Failure to respond

In accordance with Section 14.2 of the Development Assessment Rules, if you do not provide a response before the due date (or a further agreed period), it will be taken as if you, the applicant, have decided not to respond to the information request and the assessment manager will continue with the assessment of your application without the information requested.

Please note that the assessment manager may give further advice to the applicant about the development application before the development application is decided.

Should you wish to discuss this matter, please contact Luke Acreman on (07) 4761 5300 or email development@charterstowers.qld.gov.au.

Yours faithfully



Timna Green
Manager Planning & Development



A2517154Q Swept Paths, Warehouse, 34 High Street and 34 Hodgkinson Street, Charters Towers_V1.1A

9th December 2025

Charters Towers Regional Council
PO Box 189
Charters Towers QLD 4820

Dear Sir / Madam,

Swept Path Assessment – Proposed Warehouse with Associated Office at 34 High Street and 34 Hodgkinson Street, Charters Towers

We have been retained by Connaught 71 Pty Ltd to undertake AutoTURN turn swept path plots for a proposed warehouse and associated office development at 34 High Street and 34 Hodgkinson Street, Charters Towers. The following comments apply:

- A 20m long semi-trailer AV is able to enter the site from High Street in forward gear, manoeuvre in forward gear through the site, and exit the site at Hodgkinson Street in forward gear. A 20m long semi-trailer AV is able to enter the site from Hodgkinson Street in forward gear, manoeuvre in forward gear through the site, and exit the site at High Street in forward gear. The same set of manoeuvres can be undertaken with a 12.5m HRV and smaller vehicles.
- Minimum manoeuvring width for 90-degree car spaces is 5.8m. More than 5.8m of driveway width is provided. However, given that the 16m long loading bay is located within the manoeuvring area of spaces 1, 2, 3, 4, 5 and 6, when a 20m long semi-trailer occupies the loading bay, spaces 1, 2, 3, 4, 5, 6, 7 and 8 (sum of 8 x 2.7m wide 90-degree spaces = 21.6m) have access restrictions.
- Staff car park gets filled up in the morning (7am to 9am) and empties out in the afternoon (3pm to 5pm). There is minimal car park turnover at other times.
- Crossover width at Hodgkinson Street is constrained / dictated by the 8m wide gate opening. Crossover width at High Street is 8m. A 20m long semi-trailer requires the full crossover width to manoeuvre (entry or exit). 1.2m long HRV requires the full crossover width to manoeuvre (entry or exit). The probability of a car entering or leaving at the exact moment that a semi-trailer or a HRV is undertaking such manoeuvre is remote. One party will need to give way. Service vehicle manoeuvres are infrequent as the site is not a truck depot.
- If the semi-trailer enters from High Street, it accesses the loading dock in forward gear. It leaves the loading dock in reverse gear, and manoeuvre to leave in forward gear towards Hodgkinson Street. If the semi-trailer enters from Hodgkinson Street, it accesses the loading dock in reverse gear. It leaves the loading dock in forward gear, and manoeuvre to leave in forward gear towards High Street.

Suite 280, 52 Merivale Street, South Brisbane QLD 4101

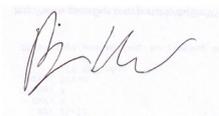
Telephone: 0413 295 325
traffic@mltraffic.com.au

Facsimile: 1300 739 523
www.mltraffic.com.au

- The site is too large to be signed or line-marked as signs will be invisible given the distances involved, and there is no option to install signs on posts in the middle of the yard as doing so will impact on vehicle manoeuvre. Truck drivers will exercise discretion on manoeuvring such sites.

If you have any questions, please contact the Michael Lee on 0413 295 325 or mlee@mltraffic.com.au.

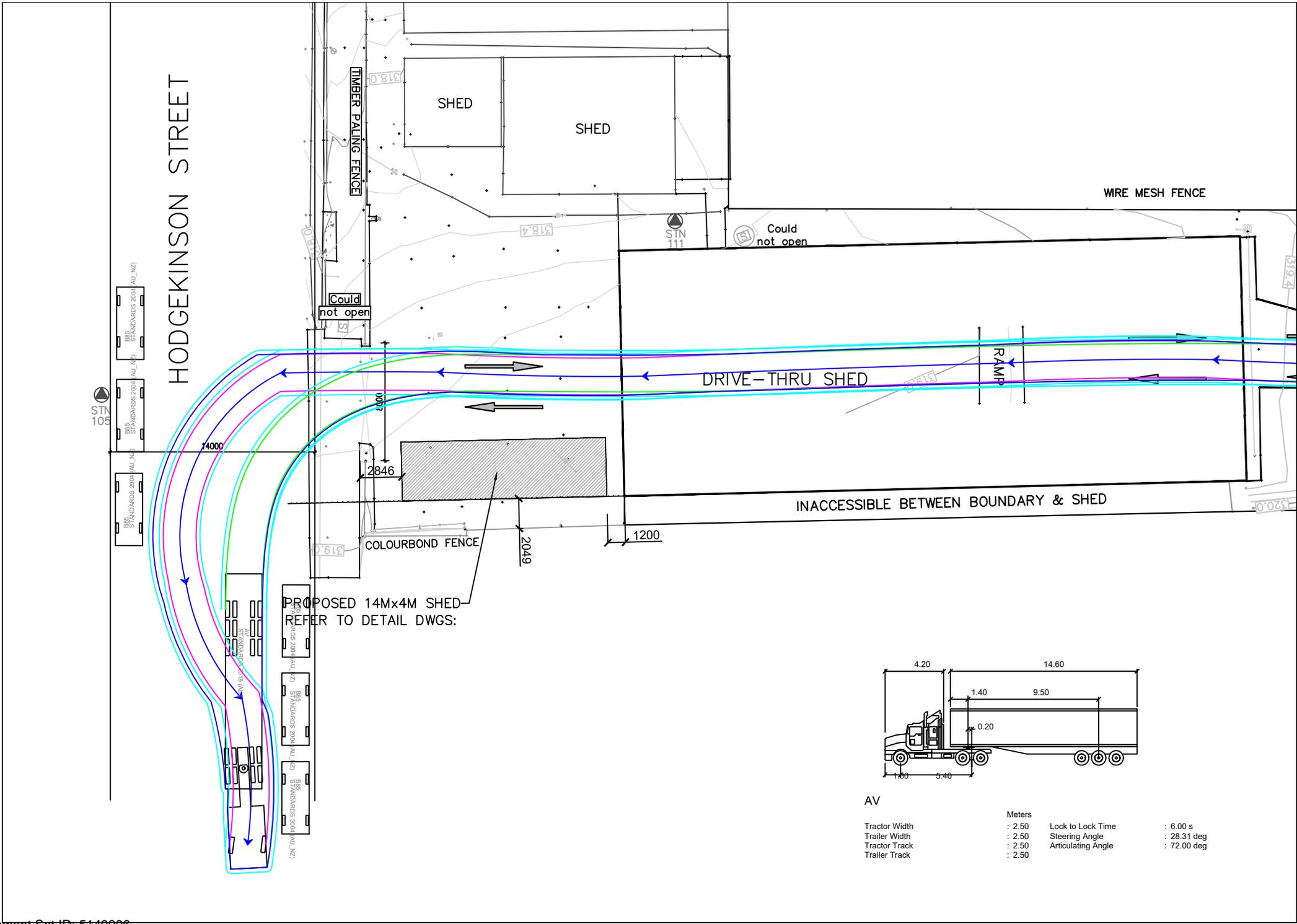
Yours sincerely,

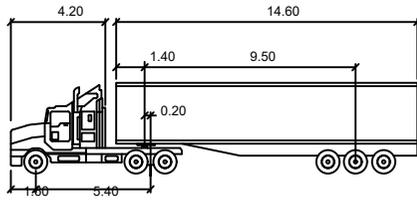
A handwritten signature in black ink, appearing to read 'Benny Chen'.

Benny Chen, MEngSc, RPEQ No.11770
Senior Traffic Engineer

A handwritten signature in black ink, appearing to read 'Michael Lee'.

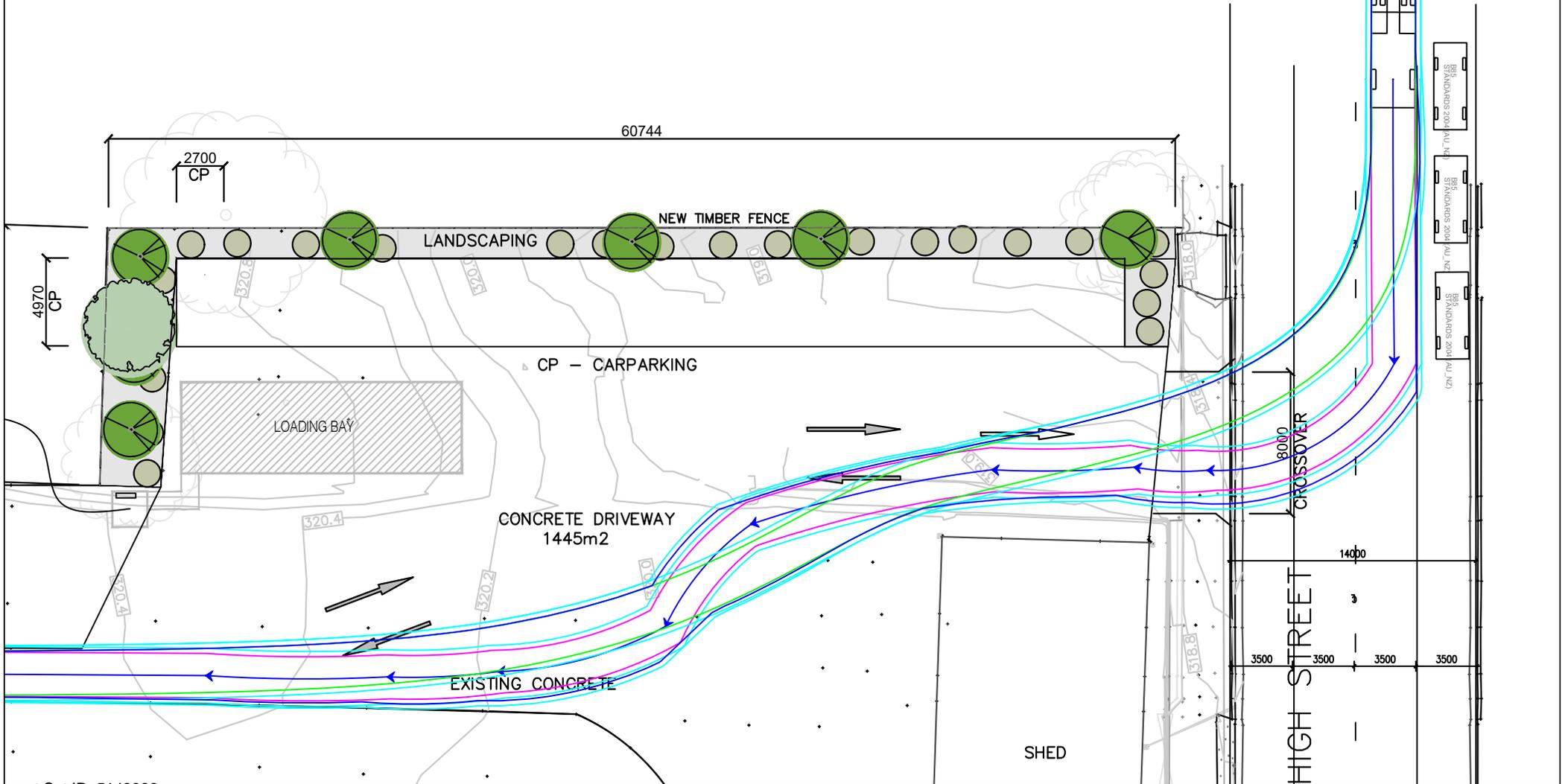
Michael Lee, BEng (Monash, 1989)
Director





AV

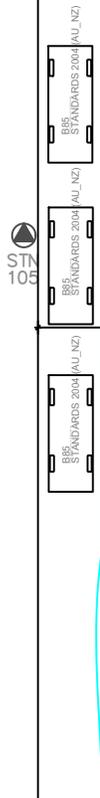
	Meters		
Tractor Width	: 2.50	Lock to Lock Time	: 6.00 s
Trailer Width	: 2.50	Steering Angle	: 28.31 deg
Tractor Track	: 2.50	Articulating Angle	: 72.00 deg
Trailer Track	: 2.50		



AVANADORS 2018 (AU)

885 STANDARDS 2008 (AU NZ)
 885 STANDARDS 2008 (AU NZ)
 885 STANDARDS 2008 (AU NZ)

HODGEKINSON STREET



TIMBER PALING FENCE

SHED SHED

WIRE MESH FENCE

Could not open

Could not open

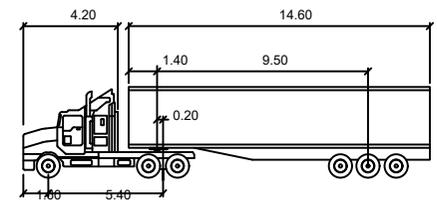
DRIVE-THRU SHED

RAMP

INACCESSIBLE BETWEEN BOUNDARY & SHED

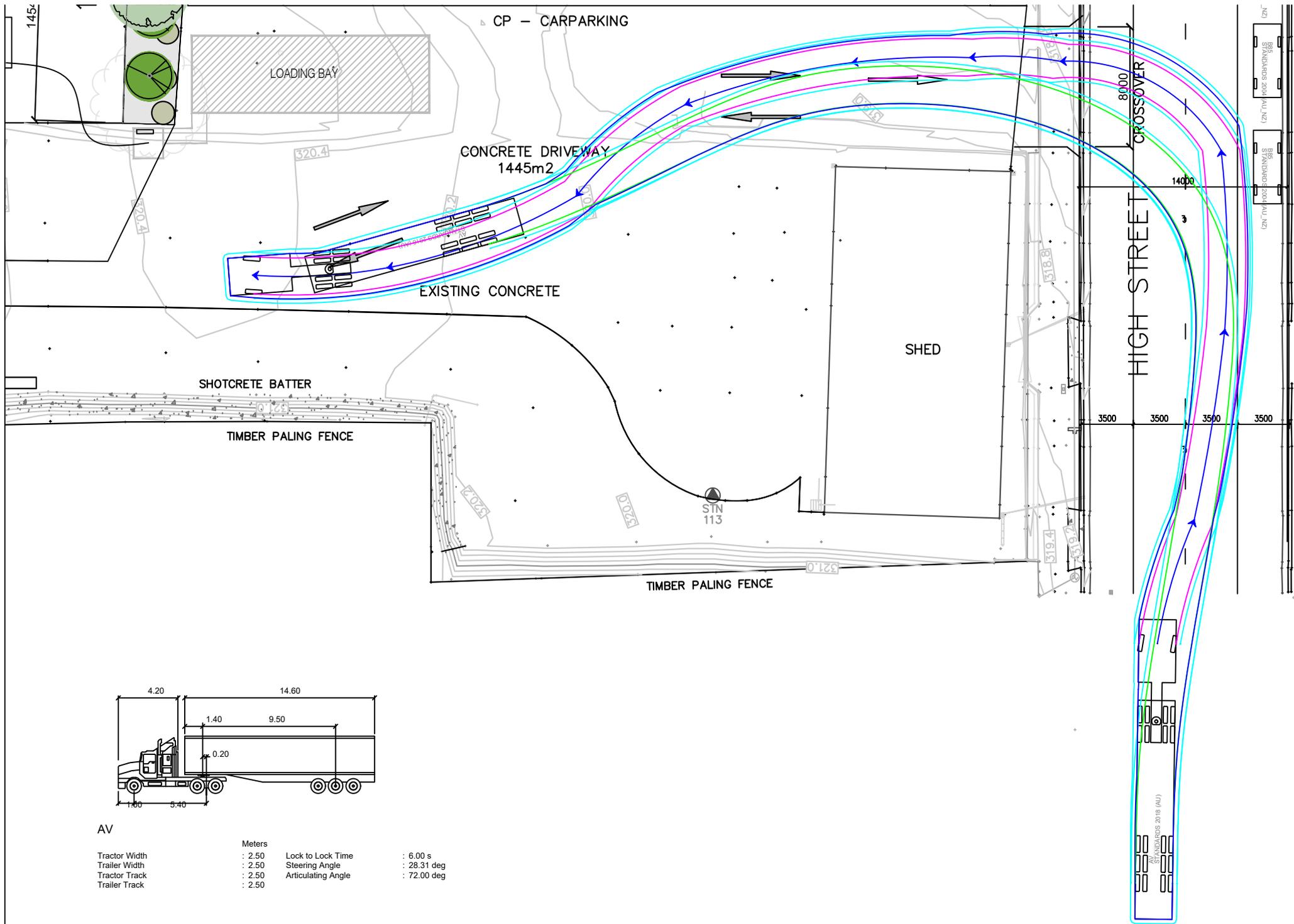
COLOURBOND FENCE

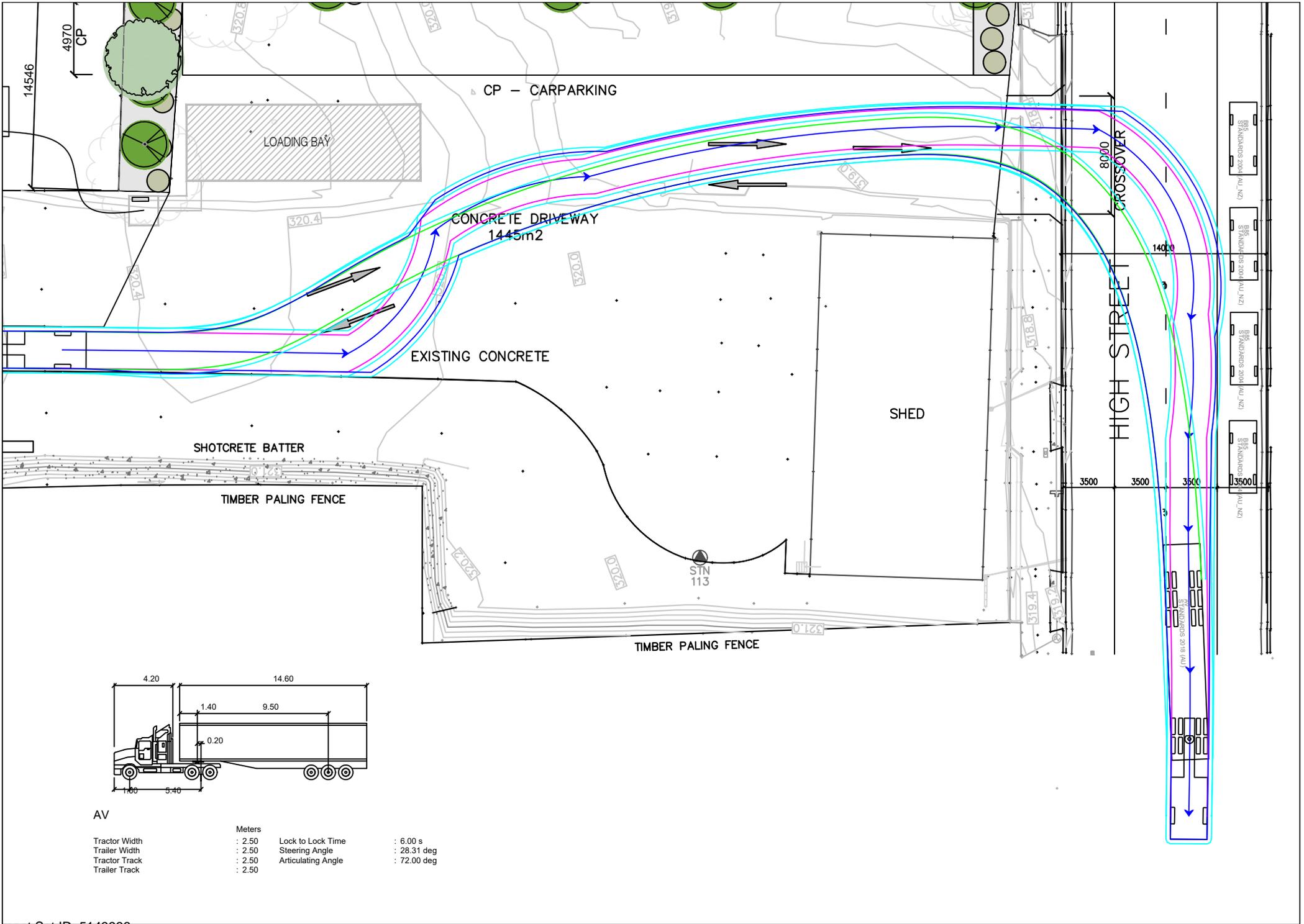
PROPOSED 14Mx4M SHED
REFER TO DETAIL DWGS:



AV

	Meters		
Tractor Width	: 2.50	Lock to Lock Time	: 6.00 s
Trailer Width	: 2.50	Steering Angle	: 28.31 deg
Tractor Track	: 2.50	Articulating Angle	: 72.00 deg
Trailer Track	: 2.50		





HODGEKINSON STREET

STN 105

TIMBER PALING FENCE

SHED

SHED

WIRE MESH FENCE

Could not open

Could not open

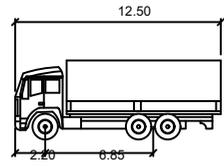
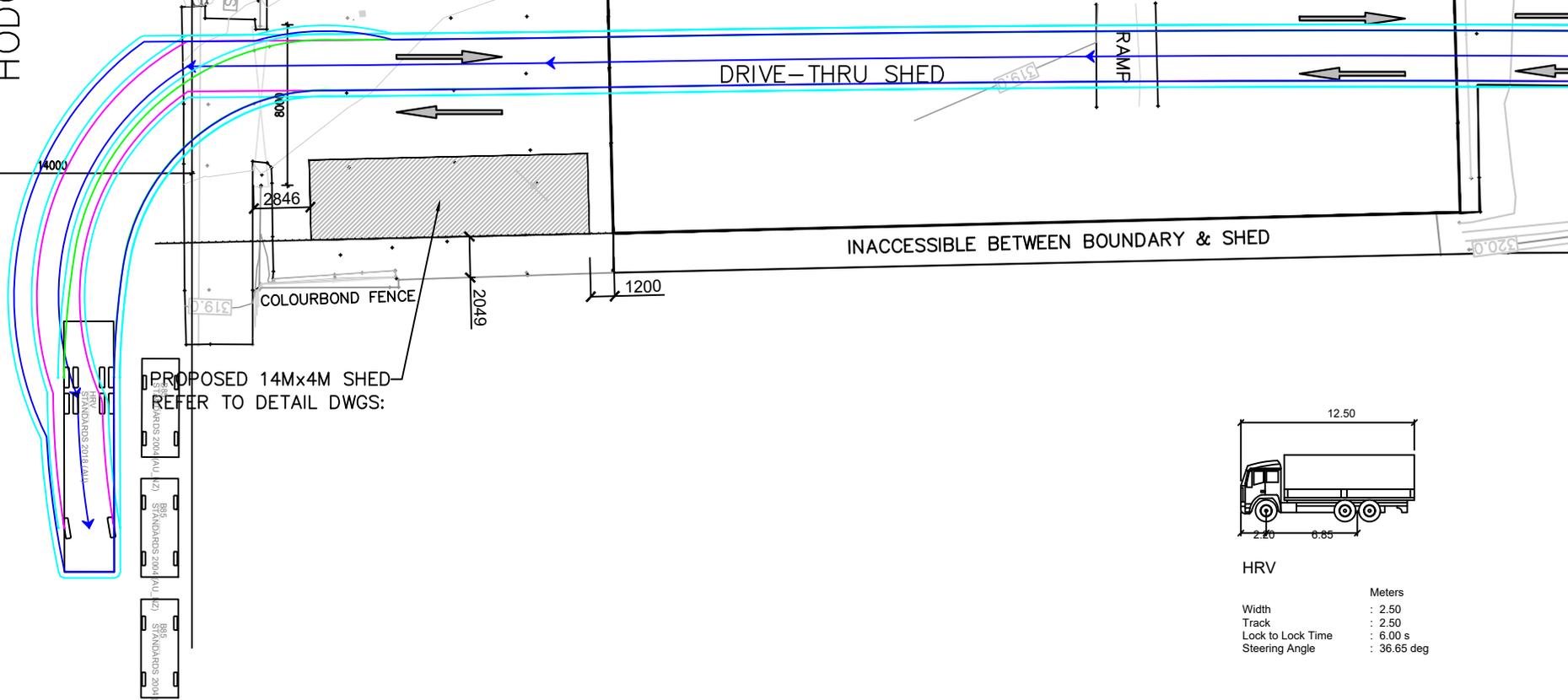
DRIVE-THRU SHED

RAMP

INACCESSIBLE BETWEEN BOUNDARY & SHED

COLOURBOND FENCE

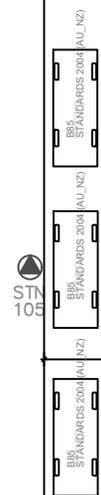
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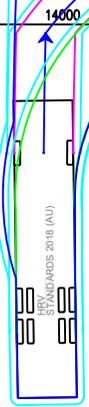
HRV

	Meters
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Track	: 2.50
Lock to Lock Time	: 6.00 s
Steering Angle	: 36.65 deg

HODGEKINSON STREET

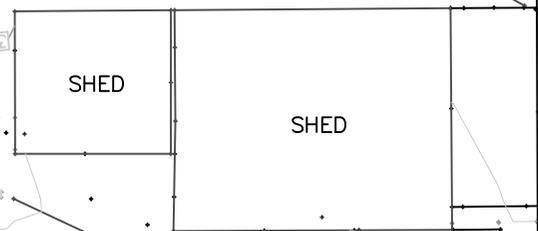


STN 105



PROPOSED 14Mx4M SHED
REFER TO DETAIL DWGS:

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STN 111

Could not open

DRIVE THRU SHED

RAMP

WIRE MESH FENCE

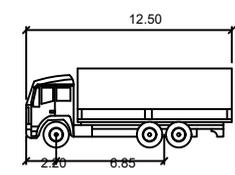
INACCESSIBLE BETWEEN BOUNDARY & SHED

COLOURBOND FENCE

2846

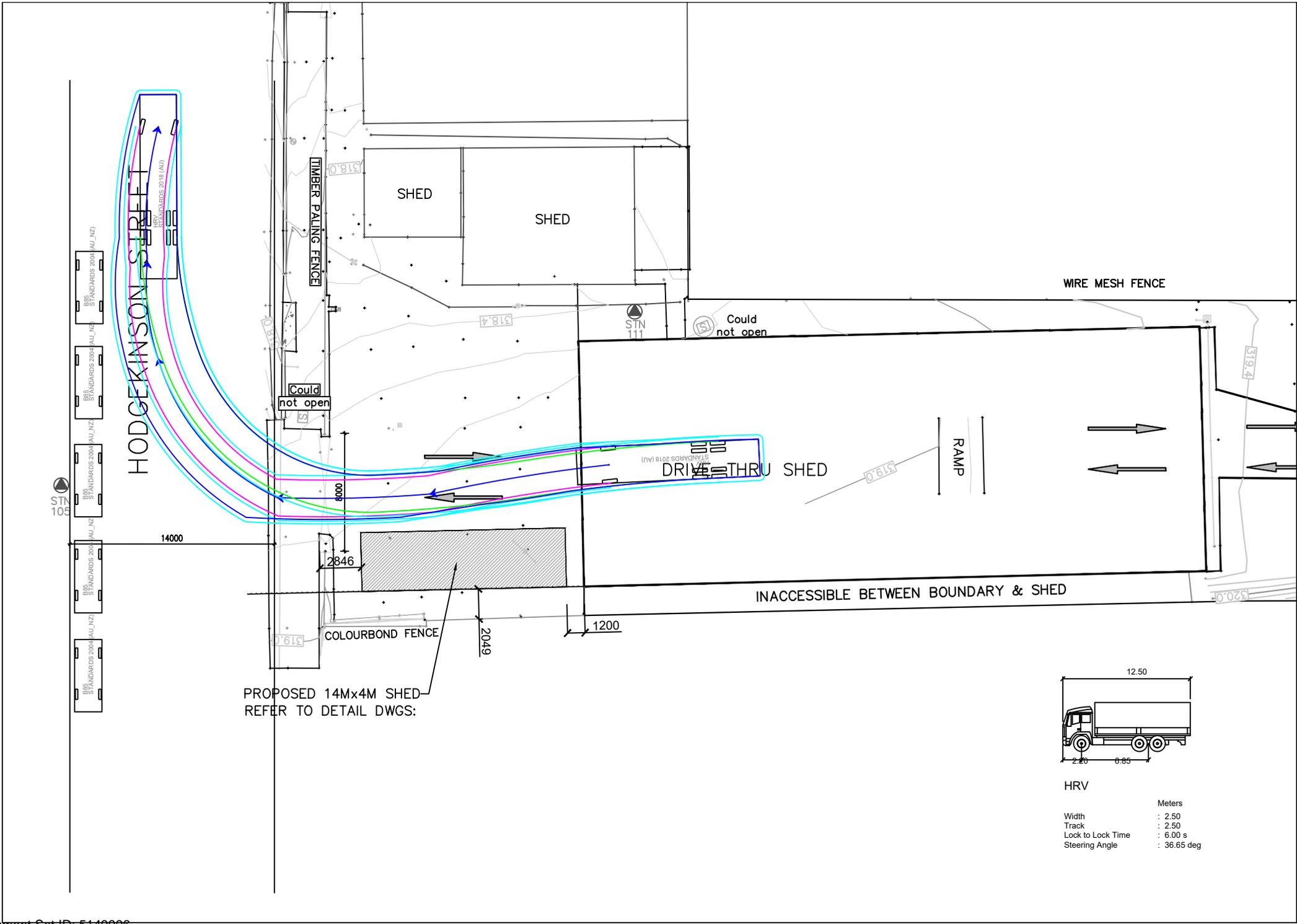
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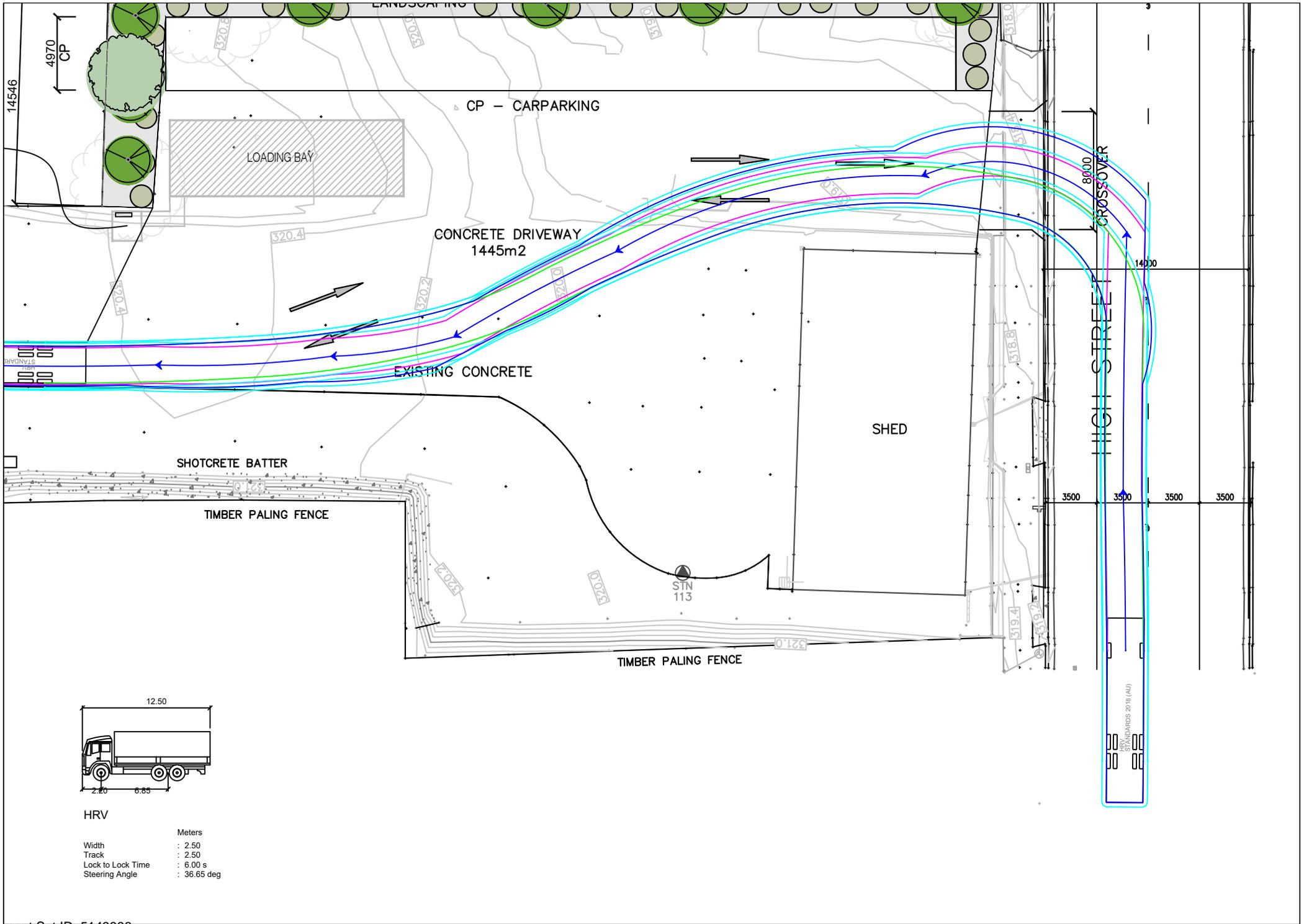
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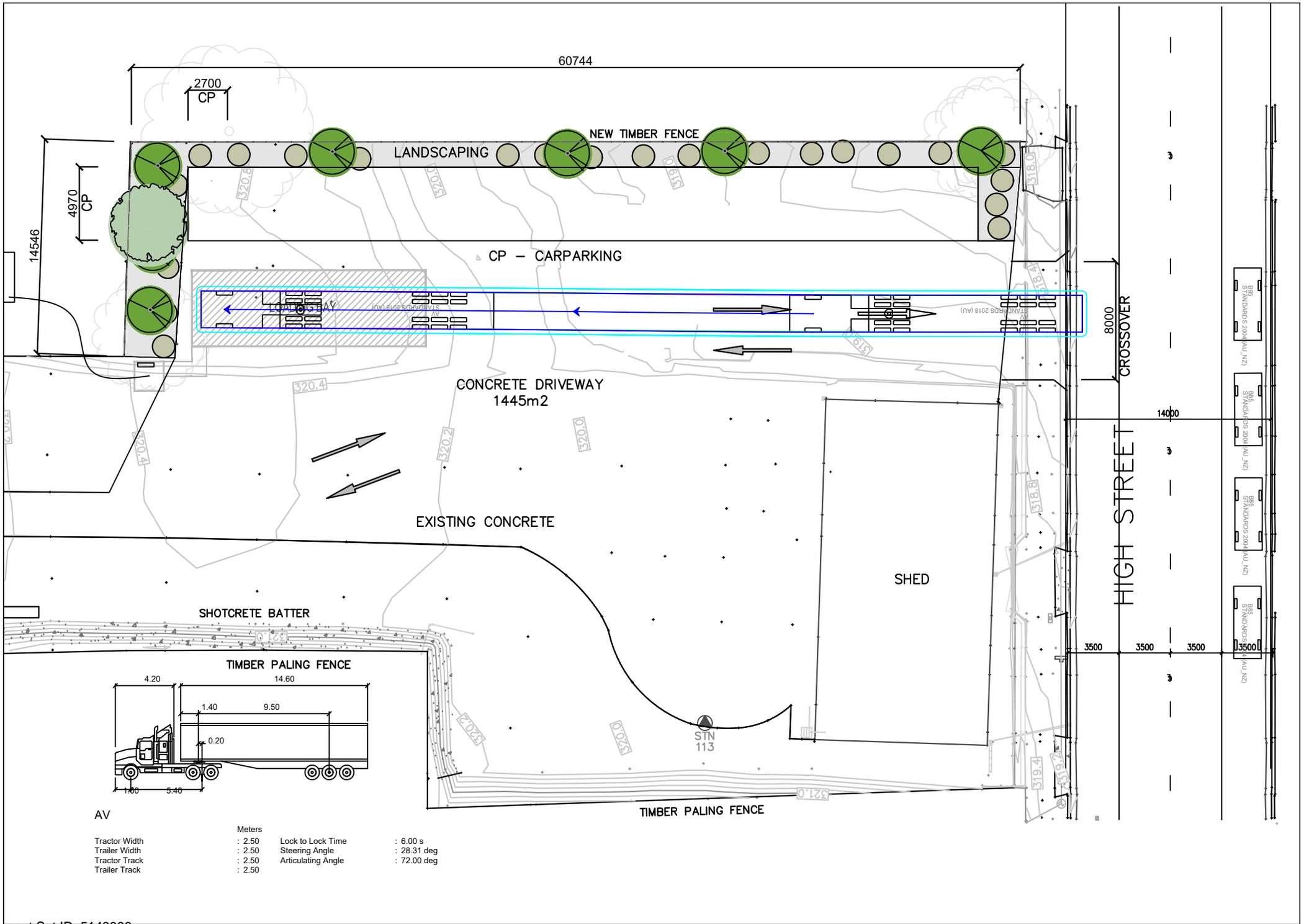


HRV

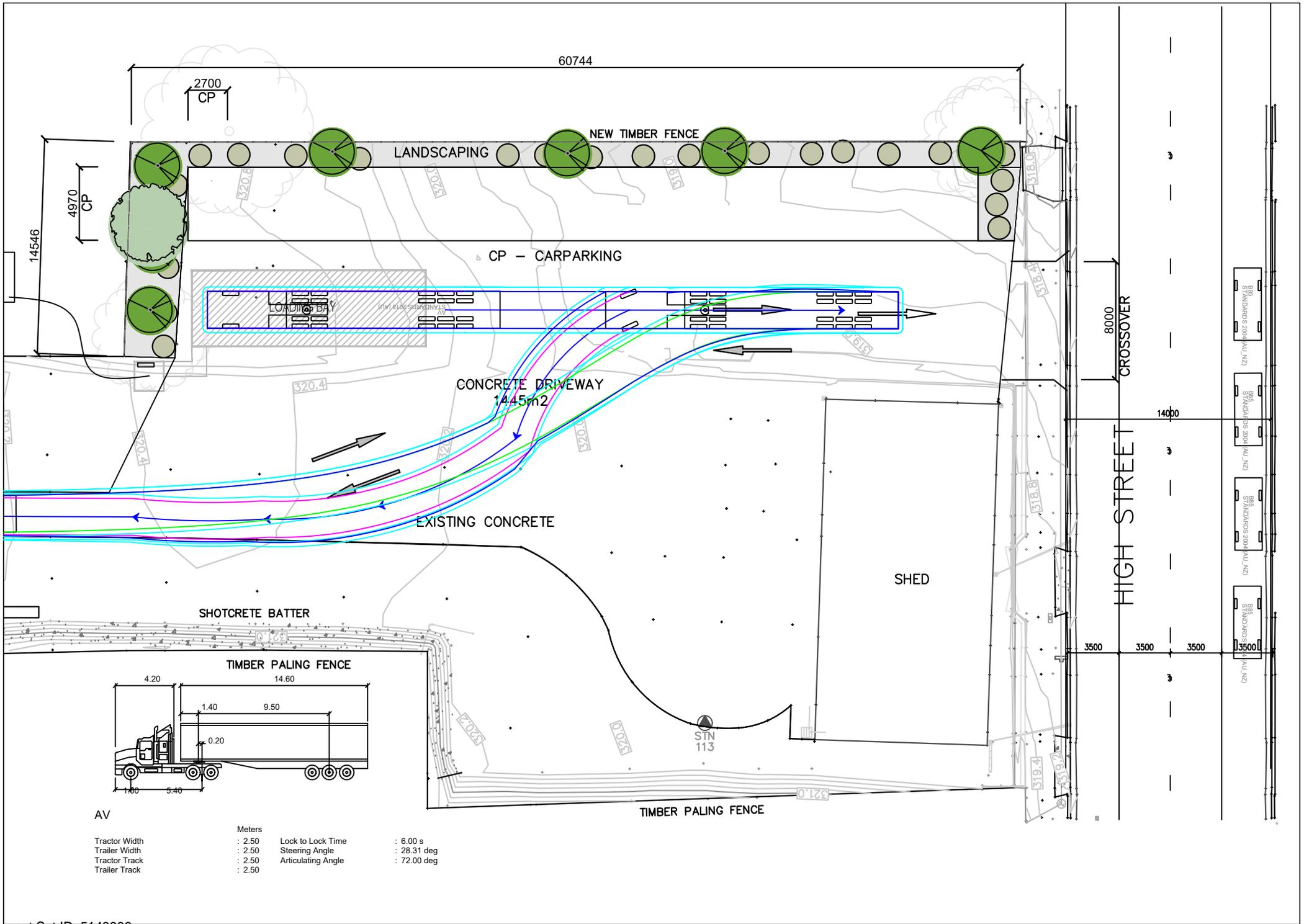
	Meters
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Track	: 2.50
Lock to Lock Time	: 6.00 s
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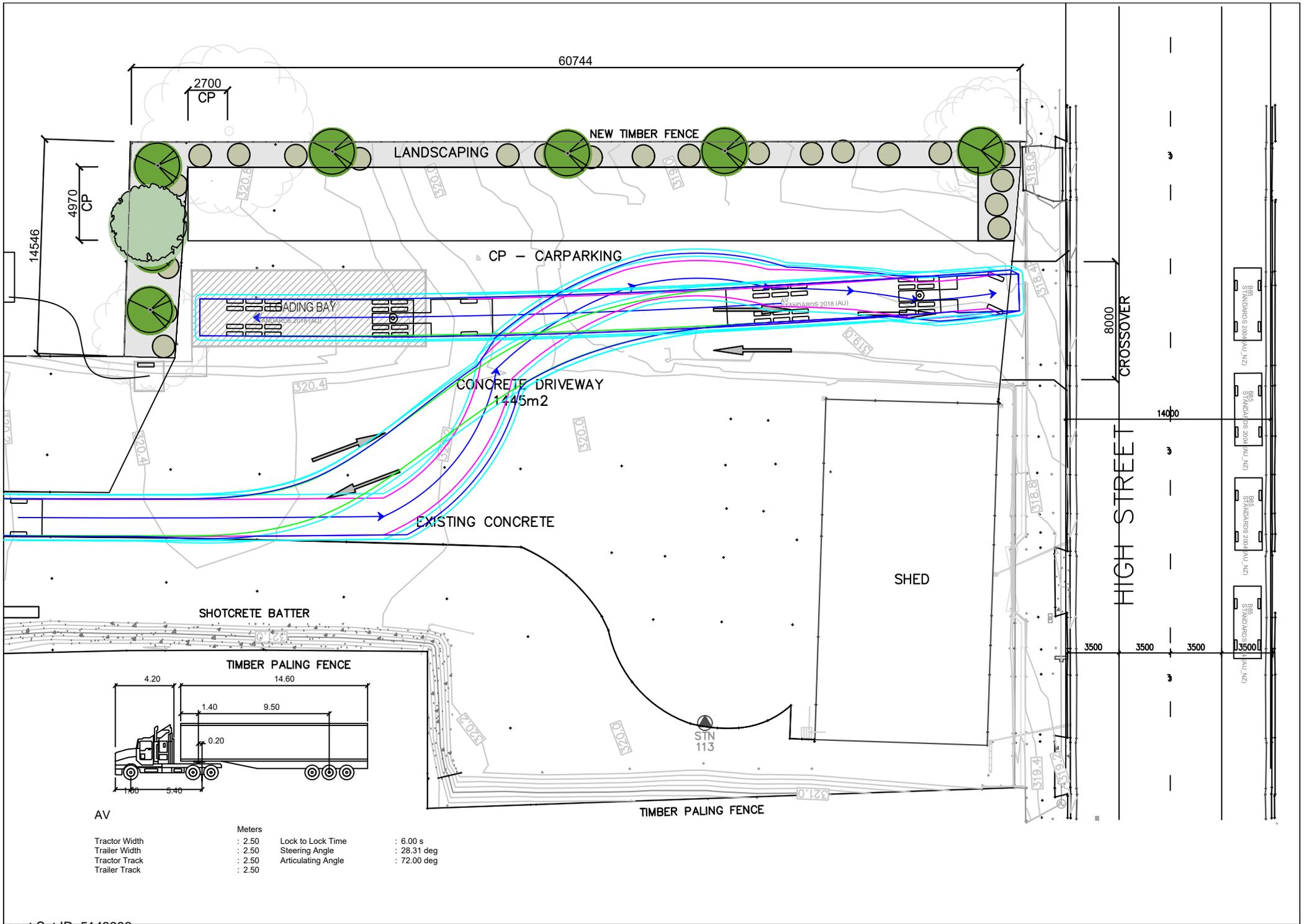




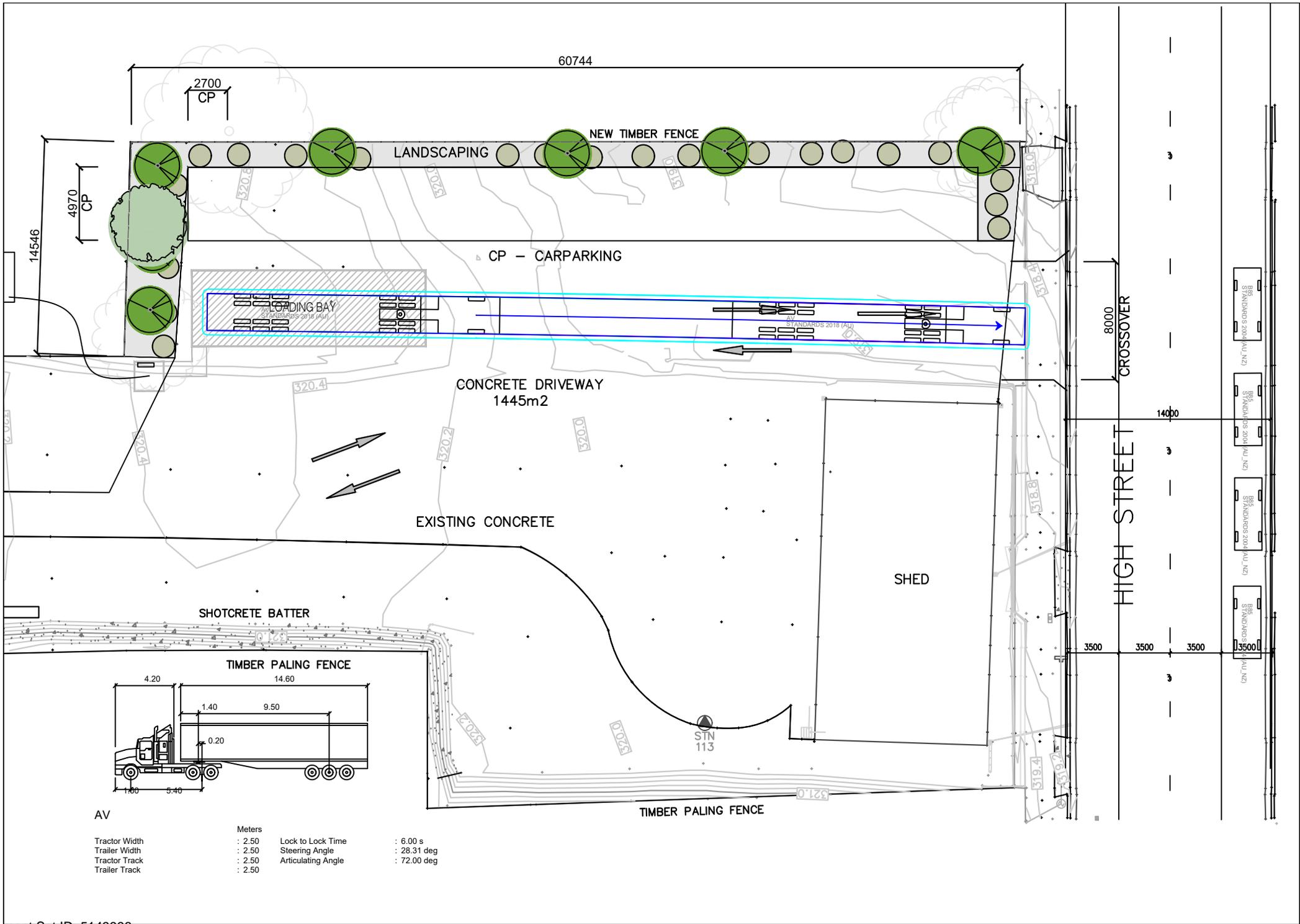


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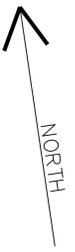




885 STANDARDS 2004 (AU NZ)
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 885 STANDARDS 2004 (AU NZ)



LEGEND

SYMBOLS (NOT TO SCALE)		SYMBOLS (TO SCALE)		SYMBOLS (TO SCALE)	
	CONTROL STATION		GATE		SURFACE DRAIN
	PERMANENT SURVEY MARK		GULLY TRAP		EDGE OF BUILDING
	WATER METER		STORMWATER MANHOLE (SQUARE)		BUILDING EAVE
	TRAFFIC SIGN		SEWER MANHOLE (ROUND)		FENCE 20645
	CONCRETE		SEWER MANHOLE (SQUARE)		KERB TOP
	PAVERS		POWER POLE		KERB INVERT
			COMMUNICATION PIT		KERB LIP
			FIRE HYDRANT		EDGE OF TRACK
			TREE (SPREAD AND TRUNK DIAMETER)		STORMWATER LINE
					OVERHEAD POWER LINE
					CONTOUR MAJOR (1m)
					CONTOUR MINOR (0.2m)

