

Planning Report: 19 Ivy Street and 8 Mulberry Street Material Change of Use and Development Application

Western Freight Link Pty Ltd

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Contents

1.0	Summary	3
1.1	Development application details	3
2.0	Site details	3
2.1	Site description	3
2.2	Surrounding land uses	6
3.0	Proposed development details.....	8

1.0 Summary

1.1 Development application details

Proposed development:	Storage Facility (7b)
Type of approval sought:	Development Permit for Material Change of Use for storage facility and Approval for Operation Works
Site address:	19 Ivy Street & 8 Mulberry Street Blackall, Qld 4472
Real property description:	Lot 7 on SP210376 and Lot 14 on SP210376
Site area:	2000m ² & 2000m ²
Assessment manager:	Blackall Tambo Regional Council
Owner details:	Jeffrey and Lisa Winter
Applicant details:	Jeffrey & Lisa Winter, Western Freight Link Pty Ltd

2.0 Site details

2.1 Site description

Table 1: Site description

Site characteristic	Description
Existing land use	Vacant
Existing structures	NA
Frontage and access	40m frontage off 19 Ivy Street and 40m frontage off 8 Mulberry Street

Topography and views

Figure 1: Topography view and site identification (19 Ivy Street)
Source: QTopo



Figure 2: Topography view and site identification (8 Mulberry Street)
Source: QTopo



Existing vegetation NA

Existing waterways NA



Figure 3: Aerial view and site identification
Source: Google Maps



Figure 4: Satellite view and site identification
Source: Google Maps

2.2 Surrounding land uses

Table 2: Surrounding land uses

Surrounding land uses		Photos
North	Mulberry Street	
South	Ivy Street	

East

Hallam Plumbing
& David Elmes



West Nutrien Ag
(Landmark)



3.0 Proposed development details

Freight storage and distribution facility servicing Barcaldine and Blackall Regional Council Shires. A centralised location to best service the West and link it with all major cities. Proposing to build one industrial shed. This shed will be used for the unloading and loading of freight, storing, and distributing freight. This shed will also allow for the following activities to be carried out in connection with a storage facility; (a) the work of administration or accounting, and (b) the garaging and routine servicing of vehicles associated with the conduct of the storage facility.

Hours of operation will be 24/7. Manned hours will be Monday-Friday 10am – 5pm. Collection and distribution available on the weekend via appointments with the Directors.

Staffing will comprise of two casual staff. This will change as necessary to mimic the needs and service demands of operating, i.e. if the freight storage of goods and distribution increases a third casual staff member will be employed to take on the extra workload and responsibilities.

Table 3: Summary of development aspects

Material change of use (If your development application does not include a material change of use, please delete this section)	
Building height	3.6m
Gross floor area (GFA)	31m ²
Non GFA site use area	3969m ²
Site coverage	31m ² , total site area percentage used 0.8% approx.

Car parking	Car parking will be available on the right-hand side off 19 Ivy Street (space for six vehicles approx.)
Site access	Double Gates (8m access) on both Ivy Street and Mulberry Street
Proposed lots	Lot 7 on SP210376 and Lot 14 on SP210376
Proposed servicing arrangements	NA
Building or operational work (If your development application does not include building or operational work, please delete this section)	
Building work	Building one storage sheds
Value of proposed work	Shed: \$50 000