

8th March 2024

OSE Reference: 24070

Freshwater Planning Pty Ltd
17 Barron View Drive
Freshwater Qld 4870

Attention: Matthew Andrejic

Dear Matthew,

Re: MCU for a tourist park on Fichera Road Mareeba for R & M Patane – MSC request for information – MCU/23/0021.

We refer to Mareeba Shire Council's RFI dated 3rd November 2023, which requested a traffic impact assessment to determine whether the additional traffic generated by this proposal, would have any significant impact on road safety for the users of Fichera Road.

The project includes the provision of 16 camping sites located in 5 separate areas, four of these will be served by 1 access to Fichera Road and the remaining site served by a separate access located approximately 275 metres apart. The overall site and access locations are shown on the attached site plan.

In determining any traffic or safety impact due to this proposal we have, apart from our own assessment, been assisted by advice from Council of existing traffic data and the knowledge of previous traffic reports for other developments in Fichera Road. Whilst it is noted that the application allows for up to 74 persons there are only 16 sites proposed.

In assessing the impact on traffic due to this proposal we have based our conclusion on the following factors:

1. The traffic generated by this proposal will consist primarily of car+caravan or camper/trailer and motorhomes.
2. An occupancy rate of 70% allowing for the non-tourist times of the year.
3. Total current forecast of 521 VPD.
4. Due to the nature of site users there will be minimum impact on peak hour flows as most movements will be outside of peak hours.
5. Daily trip allowance/site is 4 trips. The majority of these will only be a car or motorhome for day trips or shopping.
6. Existing traffic includes heavy vehicles and semi-trailers which are not included in the traffic count.
7. Fichera Road has sufficient width to carry two lanes of traffic and is in reasonable condition.

Based on the preceding comments traffic generation was determined as follows:

- 4 trips/day/site @ 70% occupancy equates to 45 VPD.
- Maximum peak hour increase (unlikely) would be 4 VPH.
- 45VPD represents an overall increase of 8.6%.

Conclusion:

It is our view that:

- a) There is no significant impact on the existing bridge over Tinaroo Creek.
- b) There is no significant impact on the Fichera Road/Tinaroo Creek Road intersection.
- c) Given the existing width and condition of Fichera Road, there is no significant impact on this road.

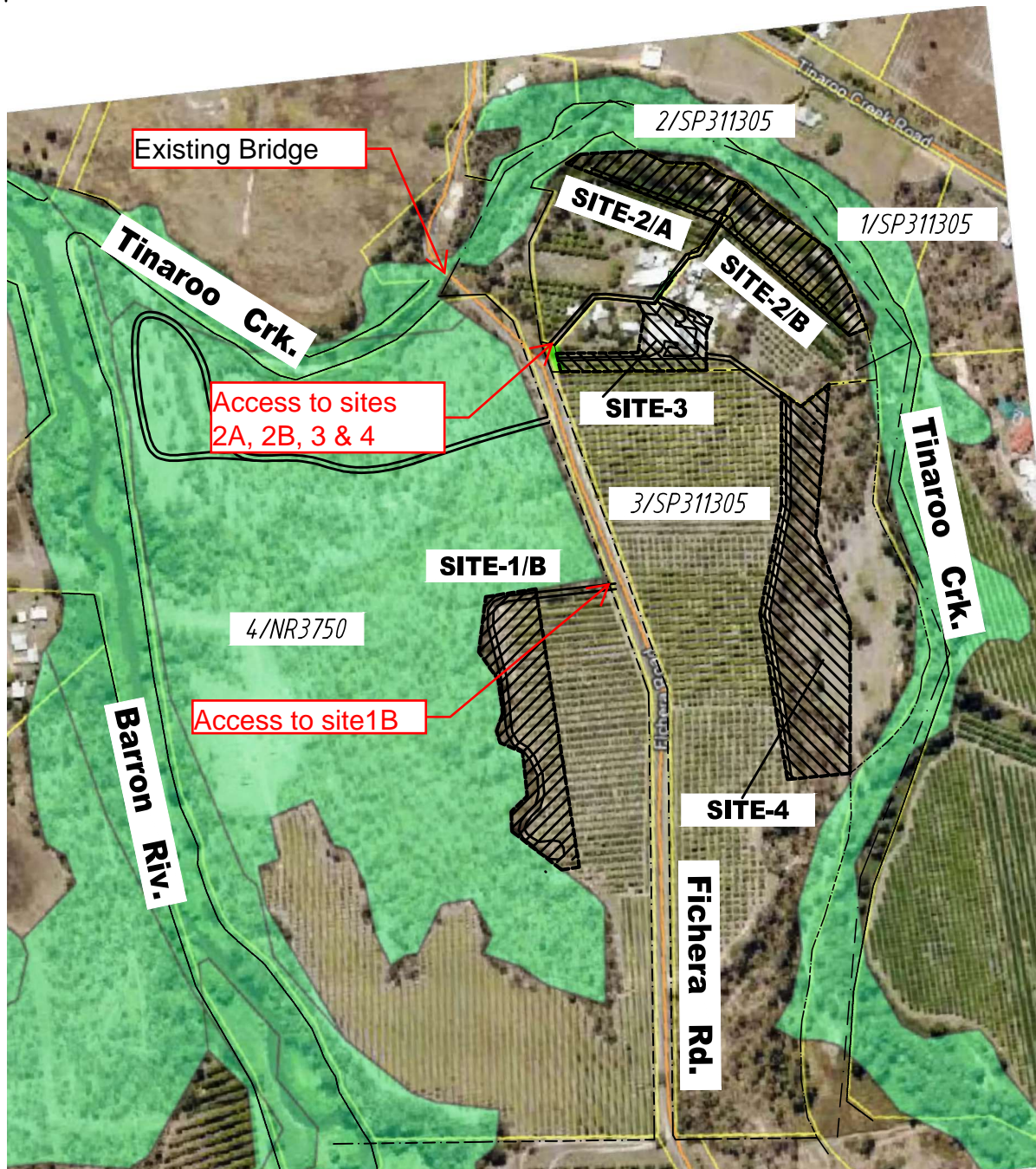
On this basis there are no safety issues on Fichera Road, and no upgrading works are required. However, for safety reasons and controlled turning of vehicles from Fichera Road into the two access points we recommend that these accesses should be upgraded to provide a sealed entry from the edge of the bitumen seal to the property boundary. Provision should be made for culverts or causeways to accommodate stormwater flows along Fichera Road if required. These accesses should be constructed in accordance with FNQROC drawing S1105 with a minimum entry width of 4 metres. A copy of the relevant drawing is attached.

We trust that this report and conclusions address the Council's RFI to their satisfaction. Should you require additional information or clarification of any matter please do not hesitate to contact our office.

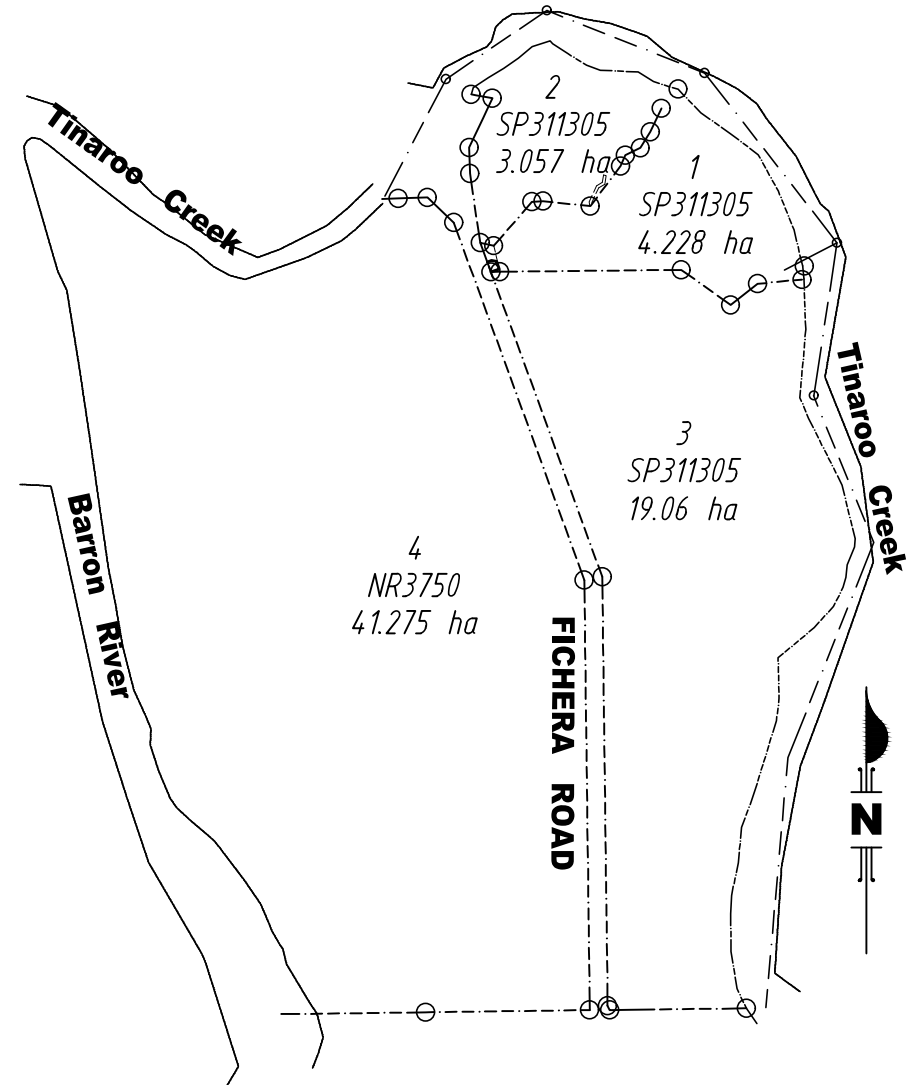
Yours Sincerely,



Alan McPherson
Senior Civil Engineer, RPEQ 809
OSE Group Pty Ltd



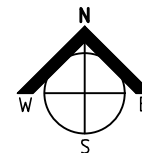
PROPOSED SITE PLAN
 Overlay with extract from QLD Globe
 (SCALE 1:5000 ON A3)



PROPERTY BOUNDARIES SITE PLAN

(SCALE 1:6000 ON A3)

issue
 date:
 06/12/2023

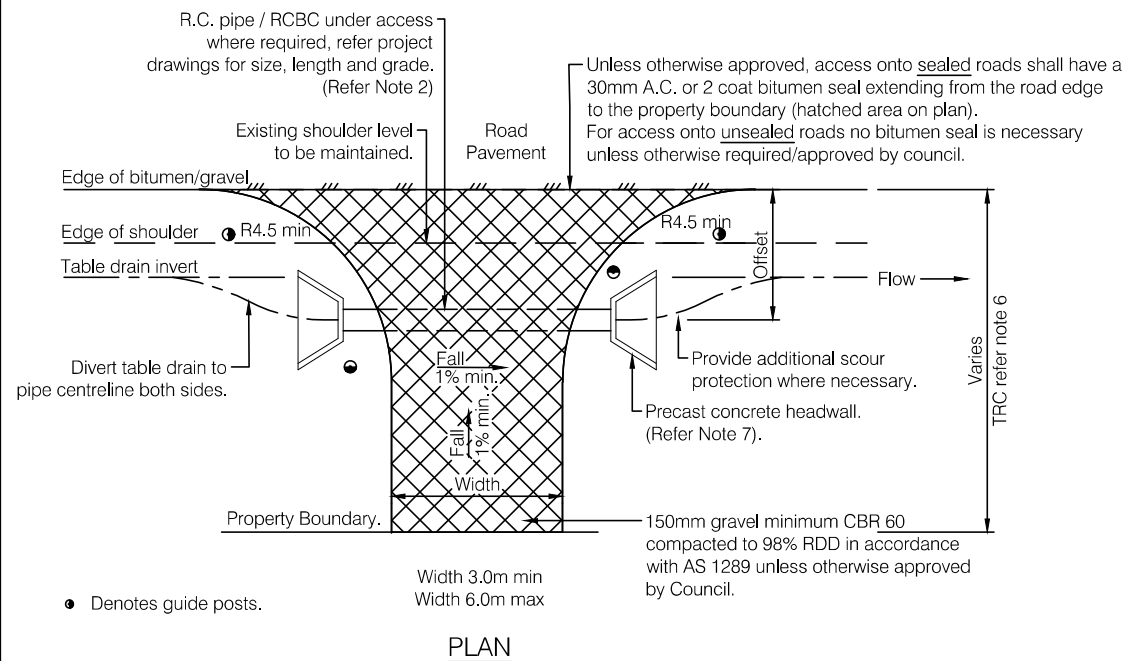


phone: 0428 294 235 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Associate Diploma Architectural Technology **Building Design & Drafting**
 -Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
49 FICHERA RD
MAREEBA
4880

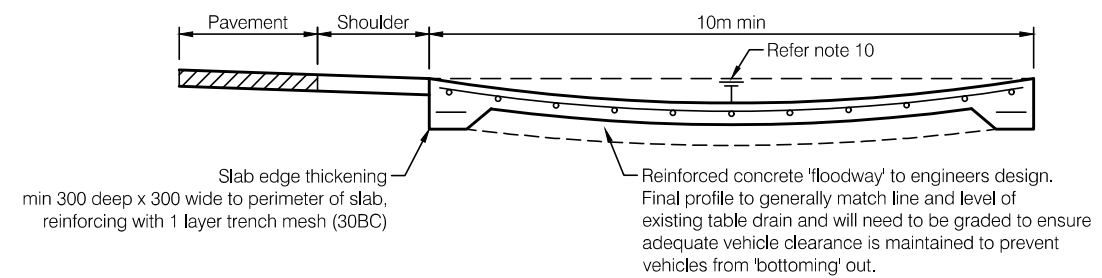
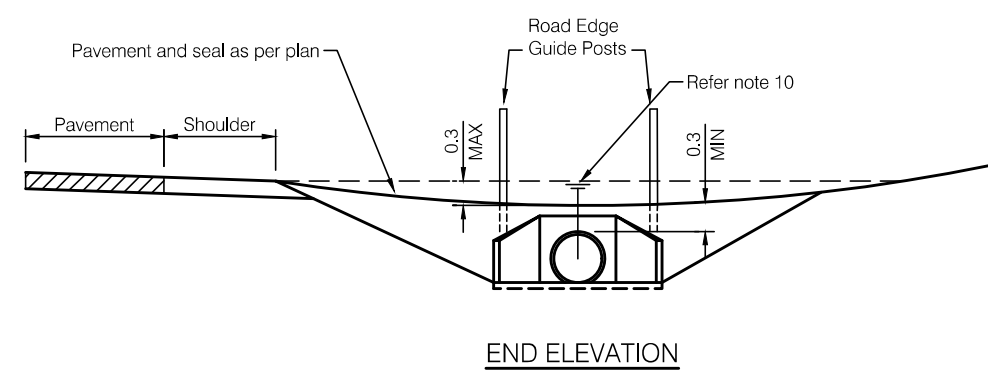
PROPOSED
 TOURIST PARK

DATE: FEB 2023
 SCALE: AS SHOWN ON 'A3' SHEET
 DRAWING TITLE:
PROPOSED OVERALL SITE
 JOB NO. SHEET No. ISSUE
 0744 **DA 01** **C**



NOTES

- Minimum length of culvert shall be 4.8m for single access, 7.2m for double access.
- Minimum pipe size shall be Ø375. Minimum RCBC to be 300mm high.
- Minimum RC pipe / RCBC gradient shall be 1:100.
- Where cover to RC pipes is less than 260mm pipe shall have 100mm concrete encasement or bridging slab per S1015.
- Drainage from access must not flow over the through road. All stormwater runoff shall be directed to the table drain.
- Maximum 10 metres from edge of bitumen seal or where grade is steeper than 6% the bitumen seal shall extend from the road edge to the property boundary unless otherwise approved.
- Precast sloping headwalls shall be used when :
 - the through road has a signposted speed of 80km/hr or greater.
 - the through road has a signposted speed of 60km/hr and the offset distance from the traffic lane to the culvert is less than 4.5m.
- Concrete shall be grade N25 in accordance with AS 1379 and AS 3600.
- All dimensions are in millimetres.
- Hydraulic capacity of pipe and access to match the capacity of the table drain. This may require the use of multiple pipes.
- Minimum sight distances at accesses should comply with "Sight Distance at Property Entrances" Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.
- In instances where the detail/s shown on this drawing cannot be achieved due to existing constraints, Council shall be contacted to achieve an acceptable alternative.



(Where approved by Council)

E	MINOR AMENDMENTS	26/11/14
D	COMBINED PLAN DETAIL AND ADDED SECTIONS	28/11/12
C	VARIOUS MINOR AMENDMENTS	13/01/06
F	MINOR AMENDMENTS	27/08/20
REVISIONS		DATE

DISCLAIMER

The authors and sponsoring organisations shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.



RURAL ALLOTMENT ACCESSSES

Standard Drawing
S1105

F	C	D	E
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