

A P P L I C A T I O N

F O R

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D E V E L O P M E N T

P E R M I T

RECONFIGURATION OF A LOT (BOUNDARY
REALIGNMENT) & MATERIAL CHANGE OF USE FOR
INDOOR SPORT AND RECREATION (EXTENSION OF
EXISTING GYM)

on behalf of

Tonion Investments Pty Ltd

at

5 Little Drysdale Street & 177 Macmillan Street, Ayr

on

Lot 5 on RP882395 & Lot 32 on A26516

Indoor Sport and Recreation | 56940-001-01

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INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Tonion Investments Pty Ltd, in support of a development application seeking a Development Permit for the Reconfiguration of a Lot (Boundary Realignment) and Material Change of Use for Indoor Sport and Recreation (Extension of Existing Gym) on land at 5 Little Drysdale Street and 177 Macmillan Street, Ayr, formally described as Lot 5 on RP882395 and Lot 32 on A25616. The proposal seeks to expand the floor area the existing gym by undertaking building works within the existing structure and establishment of a second structure behind the existing building by acquiring additional land from the adjoining property by the means of a boundary realignment. To assist in Council's determination of this development application, this planning report covers the following matters:
Section 2:-

Subject site description.

Section 3:-

A detailed description of the development proposal.

Section 4:-

A review of the relevant legislation provisions.

Section 5:-

An assessment of the proposal against the relevant code provisions of the Burdekin Shire Planning Scheme 2022.

Section 6:-

Conclusion.

The development application is made in accordance with section 51 of the Planning Act 2016 and contains the mandatory supporting information specified in the applicable DA form, included in Appendix A. The application is subject to impact assessment and therefore public notification is required.

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2.0

THE SUBJECT SITE

The subject site is located at 5 Little Drysdale Street and 177 Macmillan Street, Ayr, and can be precisely described as Lot 5 on RP882395 and Lot 32 on A26516. The subject land is contained within both the Centre Zone (Lot 5) and the Low-Density Residential Zone (Lot 32). The site is surrounded by existing Centre and Residential Activities, with extensive open space and commercial/retail uses contained within proximity. Lot 5 contains an area of 701m², with Lot 32 containing 1,012m². Neither lot is encumbered by any easements or covenants.

Figure 1: The subject site. Source: QLD Globe.

The subject land is comprised of two separate lots, with a large shed contained within Lot 5, currently housing The Shed NQ Health & Fitness. The use of the existing gym has been established in accordance in the Development Permit for Material Change of Use (Health Care Centre) dated 28 October 2020, Council Ref: MCU20/0007. Lot 32 contains an existing dwelling and associated elements within the frontage, with the rear of the site clear of all permanent structures. Both existing lots are connected to essential infrastructure utilities including reticulated water, electricity and telecommunications.

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Figure 2 shows the frontage of the recently established Gym.

Figure 2: Frontage façade. Source: Provided.

The existing gym is contained within a shed and awning, with a total footprint of 486.18m².

Figure 3 shows the rear of existing Lot 32, directly adjacent to the rear of the existing Gym.

Figure 3: Subject land to the rear of the existing Gym. Source: Provided.

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The Certificate of Title confirming ownership of Lot 5 on RP882395 by applicant, Tonion Investments Pty Ltd, is included in Appendix B. The Certificate of Title confirming ownership of Lot 32 on A25616 by J. Kilcullen is also included in Appendix B, along with the relevant SmartMap. The title further identifies that the subject land is not burdened by any easements or covenants. As the landowner of Lot 32 is not the Applicant, landowner's consent has been included in Appendix C.

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3.0

THE PROPOSAL

The proposal seeks to extend the current Indoor Sport and Recreation use established in accordance the Development Permit for Material Change of Use (Health Care Centre) dated 28 October 2020, Council Ref: MCU20/0007. The proposed development consists of two component being for:

1. Material Change of Use – Expansion of Indoor Sport and Recreation over two (2) stages;
and
2. Reconfiguring a Lot - Boundary Realignment (2 Lots into 2 Lots).

Details of the separate of components are detailed in sections 3.1 and 3.2 below.

3.1

MATERIAL CHANGE OF USE – INDOOR SPORT AND RECREATION

The proposal seeks to expand the existing infrastructure on site, throughout the following 2 Stages:

Stage 1 – Addition to building frontage, enclosure of the side awning and installation of a mezzanine floor

Stage 2 – Construction of new structure within the rear of the site

The increased floor area of the gym does not seek to increase intensity of the use, rather provide additional space for user comfort and operational efficiency. An increase in patron numbers will not occur. The patron numbers and operation aspects of the existing use of the site will continue

to be that as currently approved under the existing Development Permit, Council Ref:

MCU20/0007.

Figure 4 (otherwise included in Appendix G) provides an extract of the proposed site plan detailing the proposed works onsite associated with both Stage 1 & 2 of the development.

Figure 4: Proposed site plan. Source: Burdekin Building Design.

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Stage 1 of the development seeks to expand the building within the frontage and enclose the current awning within the western façade of the existing building with the frontage awning also being extended. A mezzanine floor with a floor area of 56m² will be constructed within the westernmost part of the building for the provision of storage. On completion of the building works the floor area of the existing gym will increase to 598m². Figure 5 below provides an extract of the floor plan for proposed works associated with both Stages 1 & 2.

Figure 5: Master Floorplan. Source: Burdekin Building Design.

The frontage addition will include consultation rooms ancillary to the operation of the existing Gym, providing space for administration activities and consultations. The storeroom on the westernmost side of the building accessed via the existing gym area underneath the proposed mezzanine. As above, the mezzanine floor will be accessed via a set of metal stairs and will extend to the rear wall of the existing gym building. As detailed in Figure 6 below, the proposed additions do not increase the overall height of buildings within the parcel, with a fire wall proposed to extend to the current uppermost projection of the development. The additional frontage wall, windows and awning are in keeping with the established design of the building, and contribute to a legible, safe streetscape.

Figure 6: Elevation viewing from Little Drysdale Street Source: Burdekin Building Design.

As previously mentioned, building works will involve the existing floor area being fully enclosed. Enclosing of the floor area not only improves the operation of the site (dust and ash residues on equipment etc.) but also improves the noise emissions from the site.

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Stage 2 of the development constitutes the implementation of further building to the rear of the existing gym as detailed in the Site and Master Plans previously depicted in Figures 4 & 5 above.

As specified in Section 3.2, a boundary realignment between the subject land and rear parcel will facilitate the additional area required for addition building.

Stage 2 predominantly involves the implementation of a second adjoining shed within the rear of the subject land. The shed is to contain a total area of 215m² and will be used for general gym activities. The Stage also relocates existing amenities, providing permanent structures connected to the new shed. Turf will be provided around the rear and partial side of the shed, with access gained via two roller doors. The entirety of the westernmost wall will be constructed in accordance with relevant fire safety provisions.

The proposed structure will be entirely enclosed, with roller doors provided to access turfed outdoor areas. It is noted that the new structure yields a setback of 1.5m to the common boundary with Lot 33 on A26516, a 3.5m from the proposed shed and 0.2m from the amenity block to the common boundary of proposed Lot 7.

The amenities structure also does not contain any open aspects (such as windows) to the adjoining residential land, reducing the chance of overlooking. A 1.8m high screen fence is proposed along all boundaries adjoining residential land, seeking to mitigate noise that may be emitted from use of the gym. It is important to note that the enclosure of the gym space will reduce the amount of noise emanating from the proposed gym space. The reduced setback produced by the additional structures, including the gym space and new amenities, are considered in keeping with the established setbacks, considering multiple elements within the easternmost area of Stage 1 are existing and built to boundary. The reduced setbacks produced by the proposed development are not considered to impede upon any matter of amenity within the adjoining residential lot, particularly given the location of the adjoining dwelling, and established setback character within the site.

Sufficient parking is available within both Little Drysdale Street and MacMillan Street, for use by patrons of the site. It is noted that Accounting for spaces within Little Drysdale Street (adjacent to the street frontage and those east of the Drysdale/Macmillan roundabout), a total of 78 car parks are provided within 170m of the site. Directly adjacent to the subject site (all within 40m of the site), 26 spaces are available.

The surrounding commercial area is characterized by businesses offering retail, sales and food and drink outlet. During typical business hours (9am to 5pm), patronage of the gym is not expected to be more than that required of normal businesses within the area, therefore parking during the business day will not place any undue pressure on the existing on-street parking available to the site or surrounding land uses. The increased demand for carparking will be

between the hours of

5:30pm and 6:30pm, at which point most businesses and their associated patrons are not utilising the on-street parking.

While there is no patron parking on site, the abundance of on-street parking is considered entirely satisfactory to meet the demand generated by the proposed land use. Accordingly, there is no

need to provide additional parking in association with the proposed gym due to the different peak

operating hours of the businesses within vicinity of the site. As

aforementioned, the

implementation of the additional floor area does not seek to increase intensity of the use, rather

provide additional space for user comfort and operational efficiency. An

increase in patron

numbers will not occur. Demand on parking is expected to remain as existing, requiring no

extension of current carparking provisions. As demonstrated, on-street carparking facilities are

more than sufficient to service both the Indoor Sport and Recreation Use and surrounding commercial/retail lots. The existing gym has been operating onsite from obtaining the relevant development permit from Council since 2020. Letter of support from surrounding landowners/business have been obtained and are included within Appendix D. The letters of support further reinforce that the proposed expansion will not have detrimental impacts on surrounding properties.

3.2

RECONFIGURATION OF A LOT – BOUNDARY REALIGNMENT

To facilitate the expansion of the floor area of the gym associated with Stage 2 of the development, the applicant and the landowner of Lot 32 on A26516 have come to an agreement to acquire/dispose of an area of land totalling 272m² by the means of a boundary realignment. The proposed boundary realignment is depicted on Proposal Plan - 56940/001A as included within Appendix G and extract included within Figure 7 below. The boundary realignment will result in Proposed Lot 7 containing an area of 740m², retaining all existing residential structures within. It is noted that both resulting lot sizes are in accordance with both the surrounding locality, and the minimum lot size provisions of the Reconfiguring a Lot Code as defined by the Burdekin Shire Planning Scheme 2022. Access is retained to both lots, with proposed Lot 6 continuing to utilise access from Little Drysdale Street, and proposed Lot 7 to retain direct access to Macmillan Street. Neither lot requires further connections to any Council services, or any new connection to Electricity and Telecommunications Infrastructure.

Figure 7: Extract from Proposal Plan 56940/001A Source: Brazier Motti.

4.0

RELEVANT LEGISLATION

4.1

COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance. The proposal is merely the conversion of the existing student accommodation to multiple dwelling units in an identified urban area.

4.2

THE PLANNING ACT 2016

The Planning Act 2016 provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

4.3

STATE ASSESSMENT AND REFERRALS

Issue

Statutory Trigger

State

Schedule 10, Part 9, Division 4 Subdivision 2, Table 4:

Transport

- Adjacent to a road that intersection with a State Infrastructure controlled Road;

- Within 100m of the intersection.

The abovementioned State Transport referral triggers assessment against State Code 1, refer to

Appendix E.

4.4

STATE PLANNING POLICY

In accordance with section 2.1 – State Planning Policy of the planning scheme, the Minister has identified that all aspects of the SPP have been integrated into the planning scheme. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

4.5

NORTH QUEENSLAND REGIONAL PLAN

As detailed in section 1.2.2 of the Burdekin Shire Planning Scheme 2022 the Planning Minister has identified that the North Queensland Regional Plan is appropriately integrated into the Burdekin Council Planning Scheme in full. The proposed development does not impact of the relevant outcomes sought by the Regional Plan.

4.6

ASSESSMENT MANAGER AND PLANNING SCHEME

Burdekin Shire Council is nominated as the assessment manager for the application. The applicable planning scheme is the Burdekin Shire Planning Scheme 2022.

4.7

PUBLIC NOTIFICATION

The proposed development on the subject site requires public notification under the provisions of the Planning Act 2016.

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5.0

THE PLANNING FRAMEWORK

5.1

THE BURDEKIN SHIRE COUNCIL PLANNING SCHEME – BURDEKIN SHIRE PLANNING SCHEME 2023

The planning scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable solutions. Land identified within the planning scheme is divided into a number of zones. Zones are further identified within individual precincts and local plans. The planning scheme further identifies numerous overlay codes.

PLANNING SCHEME DESIGNATIONS

In accordance with the Burdekin Shire Planning Scheme 2022, the site is subject to the designations listed in the table below. These designations will assist in determining which Tables of Assessment are applicable to the proposed development on the subject site and therefore assist in the determination of the Category of assessment and the codes applicable to the proposed development.

Planning Scheme Designation
Type of Designation
Zone
Acid Sulphate Soils Overlay
Flood Hazard Overlay
Transport Noise Corridor Overlay

5.3

Designation and Applicability
Centre Zone
Low Density Residential Zone
Identified as having soil at 5-20m AHD
Identified within the Low and Medium Hazard Area
Identified within Category 0

LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS AND APPLICABLE CODES

The subject site is designated within the Centre Zone and Low Density Residential Zone and identified on three (3) overlays. The relevant tables of assessment within the Burdekin Shire Planning Scheme (2022) (Table 3.4.1 & 3.4.6) identify that the Material Change of Use for Indoor Sports and Recreation (Gym) and Reconfiguration of a Lot (Boundary Realignment) within the respective zones requires Impact Assessment. Furthermore, the Assessment Tables identify that an application for Material Change of Use requires assessment against the planning scheme and hence the following Codes:

-

Centre Zone Code

Low-Density Residential Zone Code
Development Works Code
Reconfiguring a Lot Code
Flood Hazard Overlay Code

A complete assessment of the proposal against the relevant provisions of the applicable Codes is discussed below:

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5.4

ZONE CODE PROVISIONS

5.4.1

Centre Zone Code

In accordance with the Burdekin Shire Planning Scheme 2022 the site is contained within the Centre Zone, where a Material Change of Use for Indoor Sport and Recreation and Reconfiguration of a Lot (Boundary Realignment) are Code Assessable.

The purpose of the centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

Response

A detailed assessment against the zone code is provided in Appendix D.

5.4.2

Low Density Residential Zone Code

In accordance with the Burdekin Shire Planning Scheme 2022 the site is contained within the Low

Density Residential Zone, where the Reconfiguration of a Lot (Boundary Realignment) is Code

Assessable, however a Material Change of Use for Indoor Sport and Recreation is Impact Assessable.

As the Material Change of Use is located within the Low Density Residential Zone, the level of assessment for the entire application is Impact Assessable.

Response

A detailed assessment against the zone code is provided in Appendix D.

5.5

DEVELOPMENT CODES

5.5.1

Development Works Code

In accordance with the Burdekin Shire Planning Scheme 2022 table of assessment the development requires assessment against the Development Works Code.

The purpose of the code is to ensure that development provides services to a standard

which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.

Response

The proposed development achieves consistency with the applicable acceptable outcomes and

performance outcomes of the Development Works Code.

A detailed assessment against the code is provided in Appendix D.

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5.5.2

Reconfiguring a Lot Code

In accordance with the Burdekin Shire Planning Scheme 2022 table of assessment the development requires assessment against the Reconfiguring a Lot Code. The purpose of the code is to ensure that appropriate lot sizes are provided, supporting the uses intended for the zone. The code seeks to create safe, convenient and attractive neighbourhoods and commercial areas.

Response

The proposed development achieves consistency with the applicable acceptable outcomes and

performance outcomes of the Reconfiguring a Lot Code.

A detailed assessment against the code is provided in Appendix D.

5.6

OVERLAY CODES

5.6.1

Flood Hazard Overlay Code

In accordance with the Burdekin Shire Planning Scheme 2022 the development requires assessment against the Flood Hazard Overlay Code.

The purpose of the code ensures that development in a flood hazard area otherwise occurs in the way intended in the relevant zone.

Response

The proposal seeks to implement an additional structure onsite. There will be no impact on the flood storage or safety of the users or surrounding properties.

A detailed assessment against the code is located in Appendix D.

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CONCLUSION

This proposal has detailed a development application to the Burdekin Shire Council seeking a Development Permit for a Material Change of Use for Indoor Sports and Recreation (Extension of Existing Gym) and Reconfiguration of a Lot (Boundary Realignment), on land at 5 Little Drysdale Street and 177 Macmillan Street, Ayr, formally described as Lot 5 on RP882395 and Lot 32 on A26516.

In summary, the proposed development is recommended for approval based on the following reasons:

-

-

The increased floor area of the gym does not seek to increase intensity of the use, rather provide additional space for user comfort and operational efficiency. An increase in patron numbers will not occur. The patron numbers and operation aspects of the existing use of the site will continue to be that as currently approved under the existing Development Permit, Council Ref: MCU20/0007.

The proposal seeks to extend an existing use, and does not require any change to access

or services;

The proposal constitutes an established use that provides health services and assistance

to the broad community;

The reconfiguration yields lot sizes that are in accordance with the requirements of the

Scheme;

The proposal is in keeping with the mixed commercial and residential uses within the

general locality;

The use is adequately serviced by on-street carparking; and

The proposal includes a use that is holistically consistent with the outcomes sought by the

Centre & Low Density Zone Codes, and provides measures to ensure ongoing amenity for

Low Density Residential uses.

Given the above facts and circumstances presented in this report, we recommend that Council approve the development subject to reasonable and relevant conditions.

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)

Tonion Investments Pty Ltd c/- Brazier Motti

Contact name (only applicable for companies)

Postal address (P.O. Box or street address)

PO Box 1185

Suburb

Cairns

State

QLD

Postcode

4870

Country

Australia

Contact number

4054 0400

Email address (non-mandatory)

Cns.planning@braziermotti.com.au

Mobile number (non-mandatory)

Fax number (non-mandatory)

Applicant's reference number(s) (if applicable)

56940-001-01

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

5

Little Drysdale Street

Ayr

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

4807

5

RP882395

Burdekin Shire Council

Unit No.

Street No.

Street Name and Type

Suburb

177

Macmillan Street

Ayr

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

4807

32

A26516

Burdekin Shire Council

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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DA Form 1 – Development application details

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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):

Reconfiguration of a Lot – Boundary Realignment

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):

Material Change of Use – Indoor Sport and Recreation (Extension of Existing Gym)

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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DA Form 1 – Development application details

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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)

Indoor Sport and Recreation

797m²

Indoor Sport and Recreation

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?

2

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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DA Form 1 - Development application details

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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

Proposed lot

Lot on plan description

Area (m²)

Lot on plan description

Area (m²)

5RP882395

601m²

Proposed Lot 6

873m²

32A26516

1,012m²

Proposed Lot 7

740m²

12.2) What is the reason for the boundary realignment?

Facilitate extension of existing gym.

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

Page 5

DA Form 1 – Development application details

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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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DA Form 1 – Development application details

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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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DA Form 1 – Development application details

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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 Form1 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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DA Form 1 – Development application details

Version 1.3– 28 September 2020

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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DA Form 1 - Development application details

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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.

Yes

Relevant plans of the development are attached to this development application

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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DA Form 1 – Development application details

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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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DA Form 1 – Development application details

Version 1.3– 28 September 2020

Registration Confirmation
Statement
Queensland Titles Registry Pty Ltd
ABN 23 648 568 101
Lodger Code: PX 00210

RUDDY TOMLINS & BAXTER SOLICITORS
8 GREGORY ST
BOWEN QLD 4805

Title Reference:

50010967

Lodgement No:

5766309

Office:

PEXA

This is the current status of the title as at 09:05 on 24/04/2023
ESTATE AND LAND
Estate in Fee Simple
LOT 5

REGISTERED PLAN 882395
Local Government: BURDEKIN

REGISTERED OWNER
Dealing No: 722294517

16/02/2023

TONION INVESTMENTS PTY LTD A.C.N. 663 521 775
UNDER INSTRUMENT 722294517

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS
1.

Rights and interests reserved to the Crown by
Deed of Grant No. 20348134 (ALLOT 1 SEC 61)

2.

MORTGAGE No 722294518 16/02/2023 at 14:38
J & L MCCATHIE PTY LTD A.C.N. 167 228 382 TRUSTEE
UNDER INSTRUMENT 722294518

ADMINISTRATIVE ADVICES
NIL
UNREGISTERED DEALINGS
NIL
DEALINGS REGISTERED
722294517 TFR TO TTEE
722294518 MORTGAGE

MJB:DJE:A222184

MJB:DJE:A222184

Caution - Charges do not necessarily appear in order of priority

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations

TITLES QUEENSLAND - CONTACT CENTRE:

Email: titlesinfo@titlesqld.com.au / Phone: (07) 3497 3479

www.titlesqld.com.au

Page 1/1

Current Title Search
Queensland Titles Registry Pty Ltd
ABN 23 648 568 101
Title Reference:

20587037

Search Date:

05/04/2023 13:49

Date Title Created:

04/03/1960

Request No:

44064613

Creating Dealing:
ESTATE AND LAND
Estate in Fee Simple
LOT 32

CROWN PLAN A26516
Local Government: BURDEKIN

REGISTERED OWNER
Dealing No: 706851416

01/08/2003

JASON ANTHONY KILCULLEN
EASEMENTS, ENCUMBRANCES AND INTERESTS
1.

Rights and interests reserved to the Crown by
Deed of Grant No. 20587037 (ALLOT 2 SEC 61)

2.

MORTGAGE No 706942868 01/09/2003 at 14:59
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES
NIL
UNREGISTERED DEALINGS
NIL

Caution - Charges do not necessarily appear in order of priority
** End of Current Title Search **

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Requested by: D-ENQ GLOBALX

www.titlesqld.com.au

Page 1/1

04

02

147°24'01".762

06

147°24'04".148

37

SP211990

FH

19°34'54".908

19°34'55"

36

19°34'54".908

SP211990

FH

19°34'55"

500m²

619m²

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72

52

A26516

7834

5

RP882395

70

7834

70

FH

4

RP882395

FH

32
A26516

1743m²

68

601m²

FH

FH

939m²

68

51
A26516

FH

33
A26516

1012m²
7834

66

66 0 m N

FH

19°34'57".576

19°34'57".576

1012m²
1012m²
147°24'01".762

147°24'04".148
542

STANDARD MAP NUMBER
8358-11342

0

02 0m E

04

10

20

06

30

40

50
m

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 500

SUBJECT PARCEL DESCRIPTION
Lot/Plan

5/RP882395

Area/Volume

601m²

19°34'56".242

Tenure

FREEHOLD

AYR

Local Government

BURDEKIN SHIRE

Locality

AYR

Segment/Parcel

37003/140

1.05 KM

GDA

CLIENT SERVICE STANDARDS
PRINTED 16/01/2023

DCDB

147°24'02".955

SmartMap
An External Product of
SmartMap Information Services

MAP WINDOW POSITION &
NEAREST LOCATION

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

14/01/2023

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(Department of Resources) 2023.

State code 1: Development in a state-controlled road environment

Table 1.1 Development in general
Performance outcomes

Acceptable outcomes

Buildings, structures, infrastructure, services and utilities

P01 The location of the development does not

A01.1 Development is not located in a statecreate a safety hazard for users of the statecontrolled road.
controlled road.

AND

P02 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure.

P03 The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road.

P04 The location, placement, design and operation of advertising devices, visible from the state-controlled road, do not create a safety hazard for users of the state-controlled road.

P05 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road.

A01.2 Development can be maintained without requiring access to a state-controlled road.
No acceptable outcome is prescribed.

Response

Complies A01.1

The development is not located in a state controlled road.

Complies A01.2

The development does not access directly onto a state controlled road.

Not Applicable

The development is not located adjacent to the corridor.

No acceptable outcome is prescribed.

Complies P03

The development does not adversely impact the operating performance of the state-controlled road.

No acceptable outcome is prescribed.

Complies P04

Advertising devices will not contain illumination and will not create any safety hazard for users.

A05.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials.

Complies A05.1

All facades are made of non-reflective materials.

State Development Assessment Provisions v3.0

State code 1: Development in a state-controlled road environment

Page 1 of 17

Performance outcomes

Acceptable outcomes

Response

AND

A05.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road.

Complies A05.2

Facades do not direct or reflect point light.

AND

A05.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road.

Complies A05.3

No external lighting is directed into oncoming traffic.

AND

P06 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road.

Landscaping

P07 The location of landscaping does not create a safety hazard for users of the statecontrolled road.

A05.4 External lighting of buildings and structures does not involve flashing or laser lights.

A06.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.

Complies A05.4

No flashing or laser lights are proposed.

A07.1 Landscaping is not located in a statecontrolled road.

Not Applicable

No landscaping is proposed in the state controlled road.

Not Applicable

AND

A07.2 Landscaping can be maintained without requiring access to a state-controlled road.

AND

State Development Assessment Provisions v3.0

State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

Response

A07.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road.
Stormwater and overland flow

P08 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road.

P09 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure.

P010 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure.

P011 Development ensures that stormwater is lawfully discharged.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

Complies P08

The proposal does not result in any changes to stormwater runoff or overland flow that would impose any negative effect to the state-controlled road.
See response to P08

No acceptable outcome is prescribed.

See response to P08

A011.1 Development does not create any new points of discharge to a state-controlled road.
AND

A011.2 Development does not concentrate flows to a state-controlled road.
AND

A011.3 Stormwater run-off is discharged to a lawful point of discharge.
AND

State Development Assessment Provisions v3.0

State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

Response

A011.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.

Flooding

P012 Development does not result in a material worsening of flooding impacts within a state-controlled road.

A012.1 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road.

Not Applicable

The development utilises an existing building and implements an open shed. No changes to flooding behaviour will occur.

AND

A012.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a statecontrolled road.

AND

A012.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a statecontrolled road.

Drainage Infrastructure

P013 Drainage infrastructure does not create a safety hazard for users in the state-controlled road.

A013.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge.

Not Applicable

All drainage infrastructure is existing. No changes are proposed.

AND

A013.2 Drainage infrastructure can be maintained without requiring access to a statecontrolled road.
State Development Assessment Provisions v3.0
State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

P014 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network.

No acceptable outcome is prescribed.

Response

Table 1.2 Vehicular access, road layout and local roads
Performance outcomes

Acceptable outcomes

Response

Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection

P015 The location, design and operation of a
No acceptable outcome is prescribed.

Not Applicable

new or changed access to a state-controlled

No new or changed access proposed.

road does not compromise the safety of users of the state-controlled road.

P016 The location, design and operation of a
No acceptable outcome is prescribed.

Not Applicable

new or changed access does not adversely

No new or changed access proposed.

impact the functional requirements of the statecontrolled road.

P017 The location, design and operation of a
No acceptable outcome is prescribed.

Not Applicable

new or changed access is consistent with the

No new or changed access proposed.

future intent of the state-controlled road.

P018 New or changed access is consistent with No acceptable outcome is prescribed.

Not Applicable

the access for the relevant limited access road

No new or changed access proposed.

policy:

1. LAR 1 where direct access is prohibited; or

2. LAR 2 where access may be permitted, subject to assessment.

P019 New or changed access to a local road

No acceptable outcome is prescribed.

Not Applicable

within 100 metres of an intersection with a stateNo new or changed access proposed.

controlled road does not compromise the safety of users of the state-controlled road.

P020 New or changed access to a local road

No acceptable outcome is prescribed.

Not Applicable

within 100 metres of an intersection with a stateNo new or changed access proposed.

controlled road does not adversely impact on the
operating performance of the intersection.
State Development Assessment Provisions v3.0
State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

Public passenger transport and active transport

P021 Development does not compromise the

No acceptable outcome is prescribed.

safety of users of public passenger transport infrastructure, public passenger services and active transport infrastructure.

P022 Development maintains the ability for

No acceptable outcome is prescribed.

people to access public passenger transport infrastructure, public passenger services and active transport infrastructure.

P023 Development does not adversely impact the No acceptable outcome is prescribed.

operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure.

P024 Development does not adversely impact

No acceptable outcome is prescribed.

the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure.

Response

Not Applicable

The development does not include public passenger transport or active transport.

Not Applicable

The development does not include public passenger transport or active transport.

Not Applicable

The development does not include public passenger transport or active transport.

Not Applicable

The development does not include public passenger transport or active transport.

Table 1.3 Network impacts

Performance outcomes

Acceptable outcomes

Response

P025 Development does not compromise the safety of users of the state-controlled road network.

No acceptable outcome is prescribed.

P026 Development ensures no net worsening of the operating performance of the state-controlled road network.

P027 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.

No acceptable outcome is prescribed.

Complies P025

The proposal is for a material change of use

(indoor sport and recreation) and the reconfiguration of a lot (boundary realignment). All access and surrounding transport infrastructure is existing. No new access is proposed. Safety of users of the state-controlled road network is not compromised.

Complies P026

See response to P025

No acceptable outcome is prescribed.

Complies P027

The site does not gain access directly from a state-controlled road. See response to P025.

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State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

P028 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a state-controlled road.

P029 Development does not impede delivery of planned upgrades of state-controlled roads.

No acceptable outcome is prescribed.

P030 Development does not impede delivery of corridor improvements located entirely within the state-controlled road corridor.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

Response

Not Applicable

Complies P029

Development site does not connect directly to a state-controlled road. See response to P025.

Complies P030

See response to P029.

Table 1.4 Filling, excavation, building foundations and retaining structures Performance outcomes

Acceptable outcomes

Response

P031 Development does not create a safety hazard for users of the state-controlled road or road transport infrastructure.

P032 Development does not adversely impact the operating performance of the state-controlled road.

P033 Development does not undermine, damage or cause subsidence of a state-controlled road.

No acceptable outcome is prescribed.

P034 Development does not cause ground water disturbance in a state-controlled road.

No acceptable outcome is prescribed.

P035 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a statecontrolled road or road transport infrastructure.

No acceptable outcome is prescribed.

Not Applicable

No excavation, building foundations or retaining structures proposed.

Not Applicable

No excavation, building foundations or retaining

structures proposed.

Not Applicable

No excavation, building foundations or retaining structures proposed.

Not Applicable

No excavation, building foundations or retaining structures proposed.

Not Applicable

No excavation, building foundations or retaining structures proposed.

P036 Filling and excavation associated with the construction of new or changed access do not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

Not Applicable

No excavation, building foundations or retaining structures proposed.

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State code 1: Development in a state-controlled road environment

Table 1.5 Environmental emissions

Statutory note: Where a state-controlled road is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes

Acceptable outcomes

Response

Reconfiguring a lot

Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor

P037 Development minimises free field noise

A037.1 Development provides a noise barrier or

Not Applicable

intrusion from a state-controlled road.

earth mound which is designed, sited and

The proposal is for Material Change of Use for constructed:

Indoor Sport and Recreation and Reconfiguration

1. to achieve the maximum free field acoustic of a Lot (Boundary realignment). No new lots are levels in reference table 2 (item 2.1); proposed.

2. in accordance with:

a. Chapter 7 integrated noise barrier design

of the Transport Noise Management

Code of Practice: Volume 1 (Road Traffic

Noise), Department of Transport and

Main Roads, 2013;

b. Technical Specification-MRTS15 Noise

Fences, Transport and Main Roads,

2019;

c. Technical Specification-MRTS04 General

Earthworks, Transport and Main Roads,

2020.

OR

A037.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures

where it is not practical to provide a noise barrier or earth mound.

OR

A037.3 Development provides a solid gap-free fence or other solid gap-free structure along the

State Development Assessment Provisions v3.0

State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

Response

full extent of the boundary closest to the state-controlled road.
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor

P038 Reconfiguring a lot minimises free field

A038.1 Development provides noise barrier or

Not Applicable

noise intrusion from a state-controlled road.

earth mound which is designed, sited and

The proposal is for Material Change of Use for
constructed:

Indoor Sport and Recreation and Reconfiguration

1. to achieve the maximum free field acoustic
of a Lot (Boundary realignment). No new lots are
levels in reference table 2 (item 2.1);
proposed.

2. in accordance with:

a. Chapter 7 integrated noise barrier design
of the Transport Noise Management

Code of Practice: Volume 1 (Road Traffic
Noise), Department of Transport and
Main Roads, 2013;

b. Technical Specification-MRTS15 Noise
Fences, Transport and Main Roads,
2019;

c. Technical Specification-MRTS04 General
Earthworks, Transport and Main Roads,
2020.

OR

A038.2 Development achieves the maximum free
field acoustic levels in reference table 2 (item
2.1) by alternative noise attenuation measures
where it is not practical to provide a noise barrier
or earth mound.

Material change of use (accommodation activity)

Ground floor level requirements adjacent to a state-controlled road or type 1
multi-modal corridor

P039 Development minimises noise intrusion from A039.1 Development provides a
noise barrier or

Not Applicable

a state-controlled road in private open space.

earth mound which is designed, sited and
constructed:

1. to achieve the maximum free field acoustic
levels in reference table 2 (item

State Development Assessment Provisions v3.0

State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

Response

2.2) for private open space at the ground floor level;
2. in accordance with:
a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;
b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;
c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.
OR

P040 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from a statecontrolled road in habitable rooms at the facade.

A039.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

A040.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed:

1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms;
2. in accordance with:
a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;

Not Applicable

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State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

b.

c.

Response

Technical Specification-MRTS15 Noise
Fences, Transport and Main Roads,
2019;
Technical Specification-MRTS04 General
Earthworks, Transport and Main Roads,
2020.

OR

A040.2 Development (excluding a relevant
residential building or relocated building)
achieves the maximum building façade acoustic
level in reference table 1 (item 1.1) for habitable
rooms by alternative noise attenuation
measures where it is not practical to provide a
noise barrier or earth mound.
No acceptable outcome is provided.

P041 Habitable rooms (excluding a relevant
Not Applicable
residential building or relocated building) are
designed and constructed using materials to
achieve the maximum internal acoustic level in
reference table 3 (item 3.1).

Above ground floor level requirements (accommodation activity) adjacent to a
state-controlled road or type 1 multi-modal corridor

P042 Balconies, podiums, and roof decks include: No acceptable outcome is
provided.

Not Applicable

1. a continuous solid gap-free structure or
balustrade (excluding gaps required for
drainage purposes to comply with the Building
Code of Australia);
2. highly acoustically absorbent material
treatment for the total area of the soffit above
balconies, podiums, and roof decks.

P043 Habitable rooms (excluding a relevant
No acceptable outcome is provided.

Not Applicable

residential building or relocated building) are
designed and constructed using materials
to achieve the maximum internal acoustic level in
reference table 3 (item 3.1).

Material change of use (other uses)

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State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

Response

Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor

P044 Development:

No acceptable outcome is provided.

Not Applicable

1. provides a noise barrier or earth mound that is designed, sited and constructed:

a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas;

b. in accordance with:

i. Chapter 7 integrated noise barrier design of the Transport Noise

Management Code of Practice:

Volume 1 (Road Traffic Noise),

Department of Transport and Main Roads, 2013;

ii. Technical Specification-MRTS15

Noise Fences, Transport and Main Roads, 2019;

iii. Technical Specification-MRTS04

General Earthworks, Transport and Main Roads, 2020; or

2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

P045 Development involving a childcare centre

No acceptable outcome is provided.

Not Applicable

or educational establishment:

1. provides a noise barrier or earth mound that is designed, sited and constructed:

2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);

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State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

Response

3.

in accordance with:

a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;

b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;

c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or

4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

P046 Development involving:

No acceptable outcome is provided.

Not Applicable

1. indoor education areas and indoor play areas; or

2. sleeping rooms in a childcare centre; or

3. patient care areas in a hospital achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).

Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multimodal corridor

P047 Development involving a childcare centre

No acceptable outcome is provided.

Not Applicable

or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a state-controlled road are provided with:

1. a continuous solid gap-free structure or balustrade (excluding gaps required for

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Performance outcomes

drainage purposes to comply with the Building Code of Australia);

2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated outdoor play areas.

P048 Development including:

1. indoor education areas and indoor play areas in a childcare centre or educational establishment; or

2. sleeping rooms in a childcare centre; or

3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.23.4).

Air, light and vibration

P049 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a state-controlled road.

Acceptable outcomes

Response

No acceptable outcome is provided.

Not Applicable

A049.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gapfree fence, or other solid gap-free structure.

Not Applicable

OR

A049.2 Each outdoor education area and outdoor play area is shielded from a statecontrolled road by a building, solid gap-free fence, or other solid gap-free structure.

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Performance outcomes

Acceptable outcomes

P050 Patient care areas within hospitals are protected from vibration impacts from a state-controlled road or type 1 multimodal corridor.

A050.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s^2 .

Response
Not Applicable

AND

P051 Development is designed and sited to ensure light from infrastructure within, and from users of, a state-controlled road or type 1 multimodal corridor, does not:

1. intrude into buildings during night hours (10pm to 6am);
2. create unreasonable disturbance during evening hours (6pm to 10pm).

A050.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of 0.4m/s^2 .
No acceptable outcomes are prescribed.

Not Applicable

Table 1.6: Development in a future state-controlled road environment
Performance outcomes

Acceptable outcomes

P052 Development does not impede delivery of a future state-controlled road.

A052.1 Development is not located in a future state-controlled road.

Response
Not Applicable

OR ALL OF THE FOLLOWING APPLY:

A052.2 Development does not involve filling and excavation of, or material changes to, a future state-controlled road.

AND

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State code 1: Development in a state-controlled road environment

Performance outcomes

Acceptable outcomes

Response

A052.3 The intensification of lots does not occur within a future state-controlled road.

AND

P053 The location and design of new or changed access does not create a safety hazard for users of a future state-controlled road.

P054 Filling, excavation, building foundations and retaining structures do not undermine, damage or cause subsidence of a future state-controlled road.

P055 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future state-controlled road or road transport infrastructure.

P056 Development ensures that stormwater is lawfully discharged.

A052.4 Development does not result in the landlocking of parcels once a future statecontrolled road is delivered.

A053.1 Development does not include new or changed access to a future state-controlled road.

No acceptable outcome is prescribed.

Not Applicable

No acceptable outcome is prescribed.

Not Applicable

A056.1 Development does not create any new points of discharge to a future state-controlled road.

Not Applicable

Not Applicable

AND

A056.2 Development does not concentrate flows to a future state-controlled road.

AND

A056.3 Stormwater run-off is discharged to a lawful point of discharge.

AND

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Performance outcomes

Acceptable outcomes

Response

A056.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.

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4.2

Assessment benchmarks for zones

4.2.1

Centre zone code

4.2.1.1 Application

(1)

This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.

(2)

When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.1.2 Purpose and overall outcomes

(1)

The purpose of the centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities. Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

(2)

The purpose of the code will be achieved through the following overall outcomes:

(a)

land included in the centre zone in Ayr, Home Hill and Brandon accommodates a mix of uses, including commercial, community, government, entertainment and permanent and visitor accommodation activities;

(b)

retail and commercial services in each centre are provided at a level commensurate with the population served by the centre;

(c)

development assists in consolidating the centre zone in each town;

(d)

development in the centre zone creates an active main street character along Edwards

and Queen Streets in Ayr and Eighth Avenue in Home Hill, through: (i) accommodating retail, café, personal service or other uses generating frequent visitation by pedestrians at street level;

(ii)

buildings built to the street alignment with awnings over footpaths; (iii) a

high proportion of glazed or open building façade at street level; (iv) minimising

vehicle access points; and

(v)
convenient pedestrian connections between blocks using arcades or
laneways, where practical;

(e)
on other streets, development prioritises pedestrian movement and safety,
address
the street and create a consistent building alignment;

(f)
built form is of a height and scale consistent with surrounding development in
the
centre zone;

(g)
development minimises impacts on the character and amenity of nearby land which
is
not included in the centre zone.

4.2.1.3 Specific benchmarks for assessment

Table 4.2.1.3(a)--Benchmarks for development that is accepted subject to
requirements and assessable development
Performance Outcomes

Acceptable Outcomes

Response

P01

A01.1

Buildings have a height, scale
and alignment consistent with
the streetscape character, and
create a safe, continuous and
comfortable pedestrian
environment at the street front.

Buildings are no more than 2
storeys above natural ground
level.

Complies A01.1

The proposal seeks to implement
an
additional
structure
in

extension of the existing Sport
and Recreation use.

The
additional building is one storey
and contains a maximum height
of 4 metres.

Building scale and appearance

A01.2

The maximum site cover is 75%.

A01.3

Buildings are built to the street alignment and provide an awning over the adjoining footpath.

A01.4

Car parking is provided to the side or the rear of the building but is not provided between the building and the street.

Complies P01

The proposed extension yields a total site coverage of 79.4%, only 4% or 34.92m² over the accepted provision. The proposed site coverage will not impede on the amenity or operation of any adjoining use.

Complies A01.3

The site is located within two zones - the Centre Zone and the Low Density Residential Zone.

The building and proposed extensions within the area identified as Centre Zone, are proposed for construction to the street alignment (in accordance with that which is existing), and provides an awning over part of the footpath.

Complies A01.4

The indoor sport and recreation use (gym) is partially existing, with all carparking provided within Little Drysdale and Macmillan Streets. Upon extension of the use, patrons will continue to utilise on-street car parking.

Car parking and access

P02

A02

Development provides sufficient car parking on-site to accommodate the anticipated demand safely and efficiently.

Vehicle parking on-site and access and manoeuvring areas are in accordance with table 6.2.1.3€ - Vehicle parking rates and standards.

Not Applicable

The site does not contain space for car parking, with on-street car parking utilized on Little Drysdale and Macmillan Streets. A total of

78 on-street parking spaces are provided within 170m of the subject site.

P03

A03

Complies A03

The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.

The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from the ground level up.

All lighting will be installed in accordance with the relevant requirements so as to avoid any lighting nuisance.

P04

A04.1

Complies A04.1

Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.

Premises are connected to a reticulated water supply.

The premises contains an existing Gym, the site is connected to Council's reticulated water supply.

A04.2

Complies A04.2

Premises are connected to reticulated sewerage system.

The premises contains an existing Gym, the site is connected to the reticulated sewerage system.

Lighting nuisance

Infrastructure provision

Uses

P05

Retail and commercial services are provided at a level commensurate with the population served by the centre and do not undermine the function of the centre zone in other towns.

P06

Development facilitates a range of uses that contributes to the vibrancy of the centre and provides for a compatible mix of activities.

No acceptable outcome is nominated.

Complies P05

No acceptable outcome is nominated.

Complies P06

The proposal constitutes the extension of the existing Indoor Sports and Recreation (Gym), resulting in the realignment of the rear property boundary, and construction of an additional, connected structure on site. The proposed use promotes health, fitness and wellbeing within the community, and provides a largely beneficial service to the population. Extension of the Gym will not undermine any function of the centre zone within any other town.

The proposal constitutes the extension of an existing Gym. The use facilitates health, fitness and wellbeing, providing an extension of services within the town center.

Urban design-development fronting Edwards and Queen Streets in Ayr and Eighth Avenue in Home Hill

P07

Development maximises pedestrian activity and accessibility by accommodating retail, café, personal service or other uses generating frequent visitation by pedestrians at street level.

P08

Building incorporate extensive shop window glazing or other

openings along the frontage.

P09

Convenient pedestrian connections between blocks using arcades or laneways are created where practical.

P010

Vehicle access points are minimised, and where possible, consolidated.

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

Urban design – all parts of the zone

P011

Pedestrian entry points are easily identified and directly accessed from the street.

No acceptable outcome is nominated.

Complies P011

The existing pedestrian entry point is clearly identified within the frontage of the site (frontage building is existing).

The

additional
entryway
for
administration rooms is well
identified and contains elements
of design consistent with the
existing façade.
No acceptable outcome is
nominated.

Complies P012

No acceptable outcome is
nominated.

Complies P013

No acceptable outcome is
nominated.

Not Applicable

No acceptable outcome is
nominated.

Complies P015

No acceptable outcome is
nominated.

Complies P016

P017

A017

Complies A017

Landscaping provides for an
attractive streetscape.

A minimum of 3m of dense
planting is provided along the
road frontage/s of the site,
except where buildings are built
to the street alignment.

The building is built to the street
alignment.

No acceptable outcome is
nominated.

Complies P018

P012

Development does not create
blank, unbroken walls along
street frontages.

P013

Building caps and rooftops
create an attractive roofscape
and screen plant and equipment.

P014

Car parking, vehicular access and driveways do not detract from or dominate the street frontage.

P015

Development is designed to achieve safety for all users having regard to:

- (a) maximizing casual surveillance and sight lines;
- (b) avoiding personal concealment and entrapment locations;
- (c) exterior building design that promotes safety;
- (d) adequate lighting;
- (e) appropriate signage and wayfinding; and
- (f) clearly defined building entrances.

P016

Landscaping is incorporated into the development and provides shade for pedestrians, enhances its appearance especially in parking and service areas and screens servicing components.

The site contains an existing building, containing the gym. The structure does not contain blank, unbroken walls along the street frontage.

The existing building and proposed additional structure contain differentiation in rooftop angles.

No onsite car parking or vehicular access is proposed for implementation.

The proposal seeks to extend the existing Gym use, implementing an additional structure within the rear of the site. The development contains appropriate lighting and visibility, is adequately signed and contains clearly defined building entrances.

The development achieves safety for all users.

Landscaping is provided within the site.

Amenity

P018

Development does not create
significant impacts on the

The proposal constitutes an
extension of the existing Gym use

amenity of nearby land in a residential zone as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.

to the rear of the site, within the Low-Density Residential Zone. The development does not create any significant impacts on the amenity of nearby sensitive uses. The additional structure is entirely enclosed and is further separated from adjoining uses by a 1.8m screen fence.
See response to Low Density Residential Zone Code.

P019

A019.1

Complies P019

Development adjoining residential zoned land provides building setbacks which maintain the privacy of nearby dwellings and incorporate suitable screening.

Buildings have a minimum setback of:

The proposed structure (Stage 2) achieves a 3.5 setback from proposed Lot 7 and 1.5m setback from adjoining land.

(a) 3m or half of the building height, whichever is greater, to the side boundary; and
(b) 6m or half the building height, whichever is greater, to the rear boundary.

The proposed structure is single storey, fully enclosed and is further separated by a 1.8 screen fence.

The proposal is considered to provide a privacy and screening to adjoining residential properties.

A019.2

Complies P019

A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided along the common site boundaries.

1.8m solid screen fencing will be provided along all common site boundaries to maintain privacy to adjoining residential properties.

A019.3

Complies A019.3

Windows with a direct view into adjoining residential land are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.

1.8m solid screen fencing will be provided along all common site boundaries to maintain privacy to adjoining residential properties.

P020

A020

Complies A020

Development is designed to minimise overshadowing on adjoining residential zoned land.

Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.

The proposed additional structure is 4m in height, consistent with the height of adjoining residential premises. The building will not overshadow the adjoining residential lots.

P021

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Complies P022

Materials capable of generating air or odour impacts are wholly enclosed.

P022

All external areas are sealed, turfed or landscaped.

All areas external to the
additional structure will be turfed
and sealed.

4.2.6

Low density residential zone code

4.2.6.1 Application

(1)

This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.

(2)

When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.2.6.2 Purpose and overall outcomes

(1)

The purpose of the low density residential zone is to provide for—

(a)

(b)

a variety of low density dwelling types, including dwelling houses; and community uses, and small-scale services, facilities and infrastructure, to support local residents.

Editor's note—This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

(2)

The purpose of the code will be achieved through the following overall outcomes:

(a)

residential development in the low density residential zone consists of one and two storey dwelling houses and dual occupancies;

(b)

non-resident workforce or rural workers' accommodation and rooming accommodation, do not establish in this zone;

(c)

development creates a high level of residential amenity and convenient accessibility for pedestrians and cyclists;

(d)

small scale non-residential uses occur within the zone where they provide a local community service or support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area.

These uses may include a community use, community care centre childcare centre, a shop being a local convenience store and an office and health care service or veterinary service that is limited to a single practitioner;

(e)

non-residential development:

- (i) is of a height and scale consistent with surrounding development; (ii) is oriented to the street front;
- (iii) maintains a consistent building alignment in the street;
- (iv) accommodates parking to the side or rear of buildings; and
- (v) minimises impacts on the amenity of nearby residential uses;

(f)

home based businesses occur at a scale that is consistent with the amenity and character of the surrounding area;

(g)

the function of the state controlled transport corridors is protected.

4.2.6.3 Specific benchmarks for assessment

Table 4.2.6.3(a)--Benchmarks for development that is accepted subject to requirements and assessable development
Performance Outcomes

Acceptable Outcomes

Response

P01

A01

Building height is consistent with the existing low rise scale of the locality.

Buildings are no more than 2 storeys.

Complies A01

The proposal seeks to extend the existing gym use on site, implementing an

additional structure to the rear of the existing gym building.

Both existing and proposed buildings are only one storey.

Building height

Lighting nuisance
P02

A02

Complies A02

The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.

The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any level from the ground level up.

All lighting is in accordance and will not result in disturbance of amenity.

P03

A03.1

Complies A03.1

Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.

Premises are connected to a reticulated water supply.

The site is connected to Council's reticulated water supply.

A03.2

Complies A03.2

Premises are connected to reticulated sewerage system.

The site is connected to Council's reticulated sewerage system.

A03.3

Complies A03.3

The premises have frontage to a sealed road with kerb and channelling.

The premises contains frontage to Little Drysdale and Macmillan Streets with

kerb
and
channelling.

A03.4

Complies A03.4

Roof water and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with AS/NZ3500.3.2. Where this is not possible, absorption trenches complying with AS/NZ3500.3.2 Parts 6.4 and 6.5 are installed at least 3m from any downstream boundary.

All water is conveyed to a lawful point of discharge.

Infrastructure provision

Dwelling houses and dual occupancies
P04

A04.1

Safe and efficient vehicle access is provided to dwellings.

Dwellings are provided with driveways in accordance with the Burdekin Shire Council Driveway Requirements for Dwelling Houses in the Planning Scheme Policy for Development works.

A04.2

Where development has access to a state controlled or arterial road, the driveway design is such that vehicles can enter and exit the site in a forward gear. Note—the road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.

Editor's note—All new or changed access from a state controlled road requires approval from the Department of Transport and Main Roads under

Not Applicable

Not Applicable

the Transport Infrastructure Act
1994.
Dual occupancies
P05

A05.1

Lots used for dual occupancies
have a size and width to enable
dwellings to be primarily oriented
to the street and accommodate
all ancillary components of the
use.

The site has a minimum area of
800m².

P06

A06

Dwellings in a dual occupancy
are sited to promote and
encourage a sense of
individuality.

Where a dual occupancy is to be
erected on a corner allotment,
each dwelling faces a different
road frontage.

P07

A07

Fencing is provided to protect
the privacy and amenity of
adjacent dwellings

A screen fence (minimum height
of 1.8m and maximum gap of
10mm) is provided to the side
and rear of the lot.

A05.2

Not Applicable

Not Applicable

The lot is rectangular in shape.
Not Applicable

Not Applicable

Home based business – bed and breakfast
P08

A08.1

Bed and Breakfast
accommodation within
residential areas is low key and
small scale in nature such that

the amenity of the locality is protected.

The activity is undertaken within a dwelling house in conjunction with a single household occupying the dwelling house.
A08.2

Not Applicable

Not Applicable

Accommodation for visitors is limited to a maximum of two bedrooms within the dwelling house.
A08.3

Not Applicable

Bedrooms for visitors are in the same building as the kitchen, bathing and toilet facilities provided for the visitor.
A08.4

Not Applicable

Cooking facilities available to the visitor are only those within and normally associated with the dwelling house.
A08.5

Not Applicable

A maximum of four visitors (or one family) are accommodated on the site at any one time and not on a permanent basis.
A08.6

A minimum of one but not more than two on-site car parking spaces are provided for the exclusive use of visitors in

Not Applicable

addition to car parking provided for the owner and resident family.
Home based business - other
P09

A09

The home based business is compatible with the residential character of the area by maintaining the residential appearance of the dwelling and the street.

The home based business:

P010

A010.1

Activities conducted do not interfere with the amenity of the neighborhood as a result of lighting, noise, radio or electrical interference, odours, vibration, emissions or waste.

The premises do not involve:

Not Applicable

(a) is carried out within a residential dwelling or in a separate building on the same land;
(b) does not exceed 33% of the total floor area of the dwelling unit; and
(c) is carried out by a permanent resident of the dwelling unit; and
(d) does not involve public display of goods or the hiring out of any item.

Not Applicable

(a) blacksmithing or welding;
(b) cabinet making;
(c) the repairing, servicing or loading of motor vehicles or agricultural machinery; or
(d) the release of any contaminants from the site as defined by the Environment Protection Act 1994.

A010.2

Not Applicable

Other than where for home based childcare, hours of operation are limited to 8am to

5pm Monday to Friday and 8am
to 2pm Saturday.
A010.3

Not Applicable

Background noise levels at the
boundary of the site are not
increased.
P011

A011.1

Premises do not generate traffic
greater than reasonably
expected in the surrounding
residential area by:

Traffic flows in the residential
street do not increase by more
than 5 vehicular trips to and from
the site per day.

(a) maintaining the low traffic
flows in the residential
street; and
(b) maintaining low demand for
kerbside parking in the
residential street such that it
would not lead to a shortage
of kerbside spaces at any
time.

A011.2

There is parking of no more than
2 additional vehicles on the
premises or any street frontage
to the premises at any one time.

Not Applicable

Not Applicable

P012

A012

Signage on the premises is small and unobtrusive.

Only one sign is provided on the site with a maximum fence area of 0.5m² and containing only the name of the person carrying out the activity, the name of the business and the type of business.

P013

A013

Premises do not impose a load on public utilities greater than would otherwise be reasonable from the same residential use of the premises.

Premises are serviced using existing infrastructure facilities including water supply, sewerage, stormwater drainage, waste collection and disposal.

Not Applicable

Not Applicable

Table 4.2.6.3(b)–Benchmarks for assessable development only
Performance outcomes

Acceptable outcomes

Response

No acceptable outcome is nominated.

Complies P014

Non-residential uses

P014

Non-residential uses establish only where:

- (a) they are compatible with local character;
- (b) do not create significant impacts on residential amenity;
- (c) they are small scale, and where for a health care service or veterinary service, limited to a single practitioner; and
- (d) providing a local community service or supporting the day-to-day needs of the

local community.

The proposal is for a Material Change of Use (Indoor Sport and Recreation) and Reconfiguration of a Lot (Boundary Realignment). The proposal seeks to extend the existing use on site by acquiring an area of land from Lot 32 on A26516. The proposal will result in the implementation of a second structure behind within contained within the Low Density Residential Zone.

Stage 1 of the proposal will see the existing gym structure enclosed. The new structure associated with Stage 2 will be fully enclosed. The proposed structure (Stage 2) achieves a 3.5m setback from proposed Lot 7 and 1.5m setback from adjoining land. The proposed structure is single storey, fully enclosed and is further separated by a 1.8m screen fence.

The proposal is considered to provide a privacy and screening to adjoining residential properties.

The area is characterized by residential and commercial uses, containing both residential and centre zoning. The proposed extension of the use is in keeping with the character of the locality, and provides a local community

service focusing on health and wellbeing.
The use provides extensive benefit to the surrounding population and does not impose any impacts on residential amenity.
No acceptable outcome is nominated.

Complies P015

P016

A016

Not Applicable

Residential buildings are provided with suitable site areas capable of accommodating the proposed use and maintaining the low density character of the zone.

Lots have a minimum area of 500m².

The development does constitute a residential use.

P015

Development:

- (a) is oriented to the street front and
- (b) maintains a consistent building alignment in the street; and
- (c) accommodates parking to the side or rear of buildings.

The proposal results in the construction of an additional building behind the existing gym.
No changes to the street frontage are proposed,
for which orientation is existing and consistent.
All parking will continue to be utilized within Little Drysdale and Macmillan Streets.

Residential lot area

not

All development – amenity and safety
P017

Development is designed to achieve safety for all users having regard to:

No acceptable outcome is nominated.

Complies P017

No acceptable outcome is nominated.

Complies P018

(a) maximizing casual surveillance and sight lines;
(b) avoiding personal concealment and entrapment locations;
(c) exterior building design that promotes safety;
(d) adequate lighting;
(e) appropriate signage and wayfinding; and
(f) clearly defined building entrances

The proposal results in the implementation of an additional structure behind the existing gym. The development will contain appropriate signage, way -finding and lighting, with all building entrances to remain as existing. No entrapment locations are created as a result of implementation. The development does not pose any risk to safety of users with regard to personal safety.

Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.
P018

Landscaping is provided which provides shade, enhances the appearance of development and screens non-residential uses from adjoining dwellings.

The existing site utilises turfed and paved areas around the additional rear building. Dense landscaping is not proposed so as to maximise the amount of

open space available outdoors.

P019

Development does not create significant impacts on the residential amenity of the locality as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.

P020

Sensitive land uses are designed to minimise the impacts of surrounding land uses and activities (including rural, industry, community and centre activities) on residential amenity.

No acceptable outcome is nominated.

Complies P019

No acceptable outcome is nominated.

Not Applicable

The use is conducted indoors, with appropriate fencing proposed along all adjoining boundaries.

No significant impacts to the amenity are foreseen by way of noise, lighting, odour or dust.

No changes in traffic volume are foreseen.

The proposed use is not a sensitive land use.

6.2.1

Development Works Code

6.2.1.3 Specific benchmarks for assessment
Table 6.2.1.3(a)–Benchmarks for development that is accepted subject
to requirements and assessable development
Performance Outcomes

Acceptable Outcomes

Response

P01

A01

Not Applicable

Excavation and filling on land
maintains the amenity and utility
of adjoining land.

Excavation and filling is not
carried out within 1.5m of any
site boundary.

No excavation or filling is required
to establish the additional
structure (shed).

P02

A02

Not Applicable

The carrying out of any
excavation or filling does not
contaminate any land.

No contaminated material or
potential acid sulfate soil is used
as fill.

No excavation or filling is required
to establish the additional
structure (shed).

P03

A03

Not Applicable

The carrying out of any
excavation does not create any
land instability or public safety
risk.

Earthworks and retaining
structures are carried out in
accordance with:

No major earthworks are required to establish the additional structure. No retaining structures are required.

P04

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

Earthworks

Earthworks do not:

(a) Australian Standard 3798: 1996-Guidelines on earthworks for commercial and residential development; and
(b) section 3 of Australian Standard 4678:2002-Earth retaining structures.

(a) Result in ponding on the site or on nearby land;
(b) Adversely affect the flow of water through an overland flow path; and
(c) Result in the loss of safety to users or uses of any other land.

P05

Earthworks do not result in structures or changes to ground level within a pipeline easement without the consent of the pipeline licence holder.

No excavation or filling is required to establish the additional structure (shed). No ponding will occur.

No earthworks are required for construction of the new structure.

Editor's note—Refer to sections 806807 of the Petroleum and Gas Act 2004.

P06

Earthworks maintain the visual amenity of surrounding land and

do not compromise the privacy
of adjoining property.

No earthworks are required for
construction of the new structure.

P07

The risk of erosion and sedimentation is minimised by:

No acceptable outcome is nominated.

Not Applicable

No earthworks are required for construction of the new structure.

(a) Progressive rehabilitation of disturbed areas within the site;

(b) Avoiding long term stockpiling of soil;

(c) Diverting drainage paths around disturbed areas; and

(d) Preventing sediments from leaving the site.

Excavation and/or filling in the rural zone

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

P010

A010

Not Applicable

Excavation and/or filling do not adversely impact on waterways and wetlands.

Excavation and/or filling do not occur within 15m of the:

P011

A011

Excavation and/or filling do not adversely impact on railway and road infrastructure.

Excavation and/or filling do not:

P08

Excavation and/or filling do not:

(a) result in ponding on the premises or adjoining premises;

(b) impede the flow of water through an overland flow path or drainage path on the site or adjoining premises; and

(c) alter the location and/or flow rate of water discharge points from the premises.

P09

Excavation and/or filling do not result in an increase to the volume or concentration of water:

(a) in an overland flow path or drainage path on the premises or adjoining premises; and

(b) waterways and wetlands.

(a) outer bank of a waterway; or

(b) outer landward boundary of a wetland

(a) occur within 15m of railway and road infrastructure; and

(b) alter the flow rate or velocity of water at discharge points from the premises to railway or road infrastructure.

Not Applicable

Infrastructure
No acceptable outcome is
nominated.

Complies P012

P013

A013

Complies A030

Development sites are provided
with services in a way that is:

All infrastructure required to
service the development is
provided in accordance with
Planning scheme policy – S.C5.2
– Development works.

All infrastructure is existing in
accordance with the PSP.

No acceptable outcome is
nominated

Not Applicable

No acceptable outcome is
nominated.

Not Applicable

P016

A016.1

Not Applicable

Where provided on-site, water,
waste water and stormwater
infrastructure are established in
a way that ensures public and
environmental health, safety,
water quality and amenity are
maintained.

In the rural residential zone,
premises are provided with an
on-site sewerage treatment and
disposal system.

P017

A017

Complies A017

Premises are connected to an
electricity supply approved by
the relevant authority.

The development is connected

to electricity infrastructure in accordance with the standards of the relevant regulatory authority.

The site is connected to electricity infrastructure.

P012

Development in an urban zone (other than the township zone) or within the priority infrastructure area is connected to reticulated water, sewerage and stormwater.

Note—Urban zone is defined in the Planning Regulation 2017. The priority infrastructure area is identified in the Local Government Infrastructure Plan in schedule 6.

(a) safe and efficient;
(b) maintains the integrity of the external network;
(c) does not impose a load on external networks that exceed their capacity; and
(d) can be safely, conveniently and cost effectively maintained.

P014

Where reticulated water supply is not available, development is provided with a reliable water supply that is sufficient for the demands generated on site.

P015

Where a reticulated sewerage service is not available, an onsite system of treatment and disposal is established that is sufficient for the level of waste water generated on the site.

A016.2

The proposal constitutes a Material Change of Use for Indoor Sport and Recreation, and Reconfiguration of a Lot (Boundary Realignment), resulting in the implementation of an additional structure behind the existing gym. The site is already connected to reticulated water, sewerage and stormwater. No further connections are required.

Not Applicable

Elsewhere, no acceptable outcome is nominated.

Water management

Editor's note—A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.

P018

Development is located, designed, constructed and operated to avoid adverse impacts on environmental values and water quality of groundwater, waterways and surface water storages arising from:

No acceptable outcome is nominated.

Complies P018

No acceptable outcome is nominated.

Complies P019

No acceptable outcome is nominated.

Complies P020

No acceptable outcome is nominated.

Complies P021

(a) altered stormwater quality and hydrology;
(b) waste water;
(c) the creation or expansion of non-tidal artificial waterways;
or
(d) the release and mobilization of nutrients and sediments.

P019

Development achieves the stormwater management design objectives outlined in tables 6.2.1.3(c) and 6.2.1.3.(d).
Editor's note—Urban purpose is defined in the Planning Regulation 2017.

P020

Wherever practical, development:
(a) minimises clearing and earthworks;
(b) utilises natural flow paths;
and
(c) minimises impervious surfaces and maximises opportunities for infiltration, capture and reuse.

P021

Stormwater drainage is provided that has sufficient capacity to safely remove stormwater runoff, in a way that:

- (a) minimises risk to public safety and property;
- (b) provides a lawful point of discharge from each lot;
- (c) minimises ponding;
- (d) allows for risk associated with potential failures within the system; and
- (e) allows for practical access for maintenance

The development site is not adjacent to any matters of environmental significance, and does not interfere with any matter of groundwater or waterways.

Appropriate

stormwater

infrastructure is existing to service the existing gym, with further infrastructure proposed for the additional structure. No

adverse

impacts

on

environmental

values

are

foreseen.

The gym use currently operates within an existing building. Both the

existing

building

and

additional structure will achieve stormwater management design objectives.

No clearing or earthworks is required

to

facilitate

implementation of the additional structure. Turfed areas adjacent to the additional structure allow for infiltration and reuse.

Stormwater drainage is existing and contains sufficient capacity to safely remove stormwater from the site.

Acid sulfate soils
P022

A022.1

Complies A022.1

Within the areas identified as potential acid sulfate soils on overlay map OM1, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:

Development does not:

Development does not involve excavating or filling.

(a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or

(b) where disturbance of acid sulfate soils cannot be avoided, development:

(i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and

(ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.

Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on overlay map OM1 – Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning or treatment and remedial activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in

Queensland, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.

(a) involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or
(b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or
(c) involve filling with 500m³ or more with an average depth of 0.5m or greater that results in:

(i)
actual acid sulfate soils being moved below the water table; or

(ii)
previously saturated acid sulfate soils being aerated.

OR

A022.2

Development manages waters so that:

(a) all disturbed acid sulfate soils are adequately treated and/or management so that they can no longer release acid or heavy metals;
(b) the pH of all sites, and any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background);
(c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals;
(d) there are no visible iron stains, flocs or sums in discharge water;
(e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and
(f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.

Traffic and access
No acceptable outcome is
nominated.

Complies P023

No acceptable outcome is
nominated.

Complies P024

P025

A025

Not Applicable

Development has vehicle access
and manoeuvring sufficient to
accommodate the anticipated
traffic demand and servicing
requirements safely and
efficiently

Circulation areas, turning areas
and driveways comply with
Australian Standards AS2890.1
and AS2890.2, as amended from
time to time.

No
vehicle
parking
or
maneuvering is located on site.

P026

A026

Not Applicable

Development (other than
dwelling houses and dual
occupancies) are designed to
enable vehicles to enter and
leave the site in a forward
direction.

Circulation areas, turning areas
and driveways comply with
Australian Standards AS2890.1
and AS2890.2, as amended from
time to time.

The site does not contain any
circulation areas, turning areas or
driveways.

P027

A027

Alternative Solution P027

Development provides sufficient parking on-site to accommodate the anticipated demand safely and efficiently.

Vehicle parking is provided in accordance with table 6.2.1.3(e), no acceptable outcome is nominated.

The proposal seeks to extend the existing Indoor Sport and Recreation Use established on site, implementing a second structure to the rear of the existing building. The site does not contain space for car parking, with on-street car parking utilized on Little Drysdale and Macmillan Streets. A total of 78 on-street parking spaces are provided within 170m of the subject site.

P028

A028

Not Applicable

On-site parking is clearly defined, safe and easily accessible.

Parking areas comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.

All on-street existing.

P029

No acceptable outcome is nominated.

Not Applicable

P023

The development is located on roads appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics of the road hierarchy.

Note-The road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.

P024

Development maintains a safe

environment for pedestrians, cyclists and vehicles on the site and external to the site.

Open parking spaces are designed and constructed to facilitate stormwater infiltration on-site.

The development site is located on a road appropriate for the nature of traffic generated. Extension of the gym use is not expected to attract any major change in traffic generation. The surrounding transport network contains sufficient on-street parking that will continue to service the gym.

No parking is located on site.

car

parking

is

No parking spaces are included onsite.

P030

Transport noise impacts are managed by the siting and design of the development so that the need for acoustic screening is minimised.

P031

Where they are used, acoustic walls are designed to mitigate visual impacts.

P032

Lighting is provided to ensure pedestrian and vehicle safety.

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Complies P032

No acceptable outcome is nominated.

Complies P033

The site receives no transport noise that would disrupt internal operation of the gym.

Acoustic walls are not proposed.

Lighting is provided on site for pedestrian safety. No parking is provided on site.

Landscaping

P033

Landscaping is designed, established and maintained to:

- (a) incorporate existing vegetation, where appropriate;
- (b) reinforce existing streetscape character;
- (c) provide effective shade and screening;
- (d) be sustainable without undue reliance on irrigation;
- (e) be suitable to the tropical climate.

All proposed changes to the frontage of the site are in keeping with the established design of the gym, and therefore in accordance

with the established streetscape character. Turfing will be utilized around the additional gym structure to retain outdoor open space.

Editor's note—A landscaping plan may be required which should incorporate:

-
-
-
-
-

The proposal includes landscaped/turfed area in the proximity of the adjoining residential properties. Landscaping accounts for 7.5% of the site cover.

a fully dimensioned site plan describing the existing landscape including the landscape and environmental significance of remnant vegetation; the location and depth of all existing services; natural drainage lines; existing levels and finished levels; a full schedule of plantings and materials including growing characteristics, quantities of each plant and other materials; and a drainage and irrigation plan.

P034

Landscaping:

(a) is established using semiadvanced plants in conjunction with shrubs and ground covers;
(b) uses native and endemic species where possible; and
(c) does not utilise species which are noxious or poisonous or have drop limbs.

No acceptable outcome is nominated.

Not Applicable
See response to P033.

Waste and pollutant management

P035

Development provides on-site facilities for the storage and collection of solid wastes that are secure and avoid potential for nuisance.

P036

Liquid wastes produced by development are managed and disposed of so no risk of nuisance or environmental harm is created.

P037

Development involving the handling of potential pollutants is designed and operated to ensure spills and on-site surface water are captured and treated prior to release to the environment.

No acceptable outcome is nominated.

Complies P035

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

The site is serviced by kerbside waste collection.

No liquid wastes outside of stormwater runoff are produced.

Fire hydrants in urban areas for buildings accessed by common private title
Editor's note—This section will not apply where other legislation applies which mandates requirements for fire hydrants.

P038

Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.

P039

Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.

P040

Fire hydrants are suitably identified so fire services can

locate them at all hours.

No acceptable outcome is
nominated.

Not Applicable

No acceptable outcome is
nominated.

Not Applicable

No acceptable outcome is
nominated.

Not Applicable

6.2.2

Reconfiguring a lot code

6.2.2.3 Specific benchmarks for assessment

Table 6.2.2.3(a)–Benchmarks for assessable development
Performance Outcomes

Acceptable Outcomes

Response

No acceptable outcome is
nominated.

Not Applicable

No acceptable outcome is
nominated.

Not Applicable

No acceptable outcome is
nominated

Not Applicable

No acceptable outcome is
nominated.

Not Applicable

No acceptable outcome is
nominated.

Not Applicable

Neighbourhood design

P01

The layout for new
neighbourhoods and
subdivisions creates a strong
and positive identity, and is
responsive to site
characteristics, setting,
landmarks and views.

P02

Open space and movement
networks are integrated
internally within the development
site and with surrounding areas,
including:

The proposal constitutes
Boundary Realignment.

The proposal constitutes
Boundary Realignment.

a

a

(a) a clear hierarchy of roads

linking safely and directly with external roads;
(b) an open space network linking with other existing or potential open space;
(c) an urban drainage system integrated with the open space and pathway network and major streams; and
(d) a pedestrian and bicycle path system integrated with the open space and road networks.

P03

Vehicle, cyclist and pedestrian networks reduce need for local vehicle trips and ensures walking and cycling are prioritized.

P04

The subdivision layout incorporates separation of sensitive land uses from potentially incompatible land uses or infrastructure within or external to the site.

P05

The reconfiguration is designed to maximise personal safety and minimise potential for antisocial behaviour and crime, including by establishing clear sight lines and creating opportunities for casual surveillance of streets, paths, parks and public spaces.

The proposal constitutes Boundary Realignment.

The proposal constitutes Boundary Realignment.

The proposal constitutes Boundary Realignment.

a

a

a

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

P09

A09

Complies A09

Reconfiguration does not occur on land vulnerable to landslip and erosion, unless it is in the form of a boundary alignment which improves the safety of people and property.

Development is not located on slopes greater than 15%.

The site does not contain areas of slope.

P010

A010

Complies A010

Reconfiguration results in lots that are:

Minimum frontage and lot size occurs in accordance with table 6.2.2.3(b), unless stated otherwise in a zone code.

Both resulting lots contain an area consistent with that sought by the relevant zone.

The realignment does not result in any conflict with Table 6.2.2.3(b).

P06

Street and lot orientation facilitates energy-efficient building and site design by:

The proposal constitutes Boundary Realignment.

a

(a) maximizing lot orientation to the north and minimizing orientation to the west; and
(b) maximizing access to prevailing breezes.

P07

The subdivision layout retains significant habitat areas and ecological corridors.

P08

The subdivision layout ensures development is setback from and protects the habitat values and ecological function values of waterways.

The proposal constitutes Boundary Realignment.

The proposal constitutes Boundary Realignment.

a

a

Landslip hazard

Lot size and layout

(a) of a size and dimension which complement the intended character of the zone in which the land is located;

(b) are capable of accommodating uses intended in the zone in which the land is located; and

(c) are sized and located to enable development to be primarily oriented to the street and accommodate all ancillary components of the use.

P011

Reconfiguration does not reduce the future development potential of land within the emerging community zone.

Note: Proposed Lot 6 is located within both the Low Density Residential and Centre Zones.

No acceptable outcome is nominated.

Not Applicable

The subject land is not within the emerging community zone.

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Complies P015

No acceptable outcome is nominated.

Complies P016

P017

A017.1

Not Applicable

Lots are provided with an electricity supply which minimises visual impacts on the locality.

Except for land in the Rural zone, electricity is connected to all new lots.

No new lots are proposed.

A017.2

Not Applicable

Underground electricity service is provided to all new lots in an urban zone.

No new lots are proposed.

P012

New lots are not created in the rural zone, other than where consolidating the balance of the farmed lot, which is a minimum of 30ha and the single lot created contains a dwelling house that existed at the commencement of this planning scheme.

P013

Realignment of boundaries in the

rural zone occurs only where this demonstrates a substantial improvement in the management of the land or the protection of its environmental values, without increasing the number of lots.

P014

New lots are not created in the environmental management and conservation zone.

The subject land is not within the rural zone.

The subject land is not within the rural zone.

The subject land is not within the environmental management or conservation zones.

Services

P015

All lots are provided with legal access to a constructed road.

Both lots will continue to utilise existing points of access.

Note—A constructed road in an urban zone means a sealed road with kerbing and channelling. Elsewhere, this means a formed and trafficable road.

P016

Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that:

All services are existing with no amendments required.

- (a) is efficient;
- (b) is adaptable to allow for future extensions and upgrades;
- (c) minimises the risk of adverse environmental or amenity related impacts; and
- (d) minimises whole-of-lifecycle costs for that infrastructure.

Road design
P018

A018

Not Applicable

The design features of each type of street are appropriate to the primary function of the street in the network.

The design of each new street or road complies with the approach taken in "Austroads Guide to Traffic Engineering Practice Manuals".

No new streets or roads are proposed.

P019

No acceptable outcome is nominated.

Not Applicable

P020

A020

Not Applicable

Intersections along streets are spaced to create safe and convenient pedestrian and vehicle movements and designed to provide safe sight lines and geometry for all road users.

The street or road networks complies with the approach taken in the "Austroads Guide to Traffic Engineering Practice Manuals".

No new streets or roads are proposed.

P021

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

P023

A023.1

Not Applicable

All streets in an urban and rural residential zone are provided with street lighting.

Street lighting is provided in all new urban streets.

No new streets or roads are proposed.

A023.2

Not Applicable

In all new development where an underground electricity service is provided, underground mains service street lighting.

No new streets or roads are proposed.

Provision for safe on-street parking in appropriate locations.

Road reserves are designed to accommodate co-location of infrastructure services.

P022

All new roads are constructed to standards appropriate to their intended use.

No on-street proposed.

carparking

is

No new streets or roads are proposed.

No new streets or roads are proposed.

Environmental management

Editor's note—A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.

P024

Development does not alter the hydrological regime external to the site.

P025

Development maintains the environmental values and water

quality of Burdekin Shire's
groundwater, waterways and
surface water storages.
P026

No acceptable outcome is
nominated.

Complies P024

No acceptable outcome is
nominated.

Complies P025

No acceptable outcome is
nominated.

Complies P026

The proposal is for the
realignment of an existing
boundary. The realignment does
not impact upon any hydrological
regime.

The proposal is for the
realignment of an existing
boundary.
No impacts are
foreseen to groundwater and
waterways.

Development minimises erosion and sediment run-off by:

The proposal is for the realignment of an existing boundary.

No erosion or sediment run-off will result.

- (a) minimizing clearing and earthworks;
- (b) not increasing the rate or volume of run-off;
- (c) utilizing natural flow paths;
- (d) minimizing impervious surfaces;
- (e) incorporating erosion and sediment control devices to detain and treat run-off to remove sediments and gross pollutants.

P027

Stormwater drainage is provided that has sufficient capacity to safely remove stormwater runoff, in a way that:

- (a) minimises risk to public safety and property;
- (b) provides a lawful point of discharge from each lot;
- (c) minimises ponding;
- (d) allows for risk associated with potential failures within the system; and
- (e) allows for practical access for maintenance requirements.

No acceptable outcome is nominated.

Complies P027

The proposal is for the realignment of an existing boundary.

Appropriate stormwater drainage is provided to the existing house within Lot 7, with all required stormwater infrastructure existing within the current gym.

Stormwater drainage elements will be provided to the additional building to be implemented as part of the associated Material Change of Use in Lot 6.

5.2.5

Flood hazard overlay code

5.2.5.3 Specific benchmarks for assessment

Table 5.2.5.3–Benchmarks for assessable development Performance Outcomes

Acceptable Outcomes

Response

P01

A01

Complies A01

Where land is included in an urban or rural residential zone, development does not increase the number of lots within the high or extreme flood hazard area.

No new lots are created.

The subject land is contained within the Low and Medium Hazard Areas. The proposal constitutes a Material Change of Use for Indoor Sport and Recreation (extension of existing gym) and the Reconfiguration of a Lot (Boundary Realignment). No extra lots are proposed.

P02

No acceptable outcome is nominated.

Complies P02

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

Compatible development

Development involving critical or vulnerable uses is not located within any flood hazard area, unless it involves a minor

extension to, or redevelopment of, an existing use.

P03

Dual occupancies and more intensive residential uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas, unless it involves a minor extension to, or redevelopment of, an existing use.

P04

Development involving worker or tourist accommodation uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas, unless it involves a minor extension to, or redevelopment of, an existing use.

P05

Development involving an existing use mentioned in P02, P03 or P04 does not substantially increase the number of people accommodated or requiring evacuation from the site.

No vulnerable land uses are proposed.

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Complies P07

No acceptable outcome is nominated.

Complies P08

P09

A09

Not Applicable

Premises used for extractive industry, aquaculture, animal keeping or intensive animal husbandry are at low risk of inundation.

Development occurs on land which is above the defined flood event.

The proposal is for the extension of an existing gym.

No acceptable outcome is nominated.

Complies P010

No acceptable outcome is nominated.

Not Applicable

P06

Critical uses are able to function effectively during and immediately after a flood hazard event.

P07

Where components of commercial or industrial uses are located below the level of the defined flood event, stock or facilities;

(a) Are relocatable or readily replaced;

(b) are not vital to the safe operation of the use during or after a flood event; and

(c) are located or designed to avoid causing a risk to public safety in the event of a flood or impede the flow of

flood water.

The proposal does not include a critical use.

The proposal results in the extension of an existing gym. All stock is easily relocatable or not subject to damage by floodwater. Stock/equipment is not vital, and do not pose any risk to the public.

Note—To demonstrate compliance with this performance outcome, applicants should prepare a flood response plan.

P08

Development either:

(a) does not involve the manufacture or storage of hazardous materials within a flood hazard area; or
(b) is designed to prevent the release of hazardous materials during a flood event.

The proposal does not include the manufacture or storage of any hazardous materials.

Mitigation of flood hazard

P010

Development which occurs in areas subject to a flood hazard ensures new buildings or extensions are designed to remain structurally sound during the defined flood event.

P011

Infrastructure likely to become a public asset is designed to withstand hydrodynamic forces of the defined flood event.

The proposal constitutes the implementation of an additional structure on site. The existing structure and proposed extension are both to be structurally sound and can withstand defined flood events.

P012

A012

Development involving the expansion of redevelopment of critical or vulnerable uses ensures new buildings or extensions are provided with a high level of flood immunity.

Floor levels are established at the level of the 0.5% AEP plus a freeboard of 500mm.

P013

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Complies P016

No acceptable outcome is nominated.

Not Applicable

No acceptable outcome is nominated.

Complies P018

Development involving the expansion or redevelopment of critical or vulnerable uses ensures effective provision is made for evacuating residents and users, or shelter in place in the event available response times prevent evacuation.

P014

Any new lots created provide for a building envelope to accommodate a dwelling house with floor levels above the defined flood level.

P015

Any new lots created provide for vehicular access between a

building envelope and a public road free of high or extreme hazard.

P016

Development does not change inundation characteristics outside the subject site in ways that would:

(a) result in loss of flood storage or loss of, or changes to, flow paths;

(b) adversely change the depth of behaviour of the hazard; or

(c) reduce warning times; or

(d) increase the duration of the hazard.

P017

Any structure or works intended to mitigate the risk or impacts of inundation on a development site are located wholly on private land.

P018

Adequate provision is made for safe evacuation, response and recovery during a flood event.

Not Applicable

The proposal results in the implementation of an additional structure in extension of the existing gym. The structure is able to be opened via roller doors, and contains a concrete hardstand floor. The additional structure will cause negligible loss of flood storage.

No structures or works are proposed to mitigate risk or impacts of inundation.

Adequate room for evacuation through the site frontage is provided in a flood event.

PROPOSED
RECONFIGURATION
Lots 6 & 7

0

3

6m

Cancelling Lot 5 on RP882395
& Lot 32 on A26516

LITTLE

Locality of Ayr
Shire of Burdekin

DRYSD

ALE
STREE

T

Gym

ST
RE

ET

6

7

MA

CM

ILL
A

N

House

Date: 8th May, 2023
A3

Scale: 1:300 @ A3
Drawn: PLT
Job No: 56940-001-01

Plan No:

56940/001 A

braziermotti.com.au

This plan is conceptual and for discussion purposes only. All areas,
dimensions and land uses are preliminary, subject to investigation,
survey, engineering, and Local Authority and Agency approvals.

S U R V E Y I N G

TOWNPLANNING
P R O J E C T M A N A G E M E N T
MAPPING&GIS

GENERAL NOTES

BBD DRAWING SCHEDULE - MASTER PLAN

DWG No.

DRAWING TITLE

B000

MASTER COVER SHEET

B002

MASTER - ILLUSTRATIONS

B101

MASTER - SITE PLAN

B211

MASTER - FLOOR PLAN

B221

MASTER - ELEVATIONS

B231

MASTER - ROOF PLAN

REV

F

F

F

F

F

F

REV DATE

21.06.23

21.06.23

21.06.23

21.06.23

21.06.23

21.06.23

PROPOSED ADDITIONS & ALTERATIONS

for

(i) VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS.

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THE SHED NQ HEALTH & FITNESS

at

5 LITTLE DRYSDALE ST. AYR QLD 4807

B Building Cert. Issue

A Schematic Design

05/23

03/23

NO.

DATE

AMENDMENT

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association of
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MEMBER

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QBSA Lic. No. 07910

building

design

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p l a n n i n g s e r v i c e

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DESIGN VERIFICATION

R.S.
DRAWN BY

DRAFTING CHECK

R.S.
AUTHORISATION FOR ISSUE

CLIENT

THE SHED NQ
HEALTH & FITNESS
PROJECT

NEW GYM

COVER SHEET

LOCATION

5 Little Drysdale St
Ayr QLD 4807
DRAWING

MASTER COVER
SHEET

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES

SCALE :

AT

CAD ISSUE

A3 SIZE BA04

CLIENT REFERENCE NO.

BBD2100021

ISSUE

SHEET NO.

F B000

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IMAGE 3

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d r a f t i n g s e r v i c e
p r o j e c t d e v e l o p m e n t
p l a n n i n g s e r v i c e

IMAGE 4

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HEALTH & FITNESS
PROJECT

NEW GYM
LOCATION

5 Little Drysdale St
Ayr QLD 4807
DRAWING

MASTER ILLUSTRATIONS

IMAGE 5

PRELIMINARY
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SCALE:

AT

CAD ISSUE

A3 SIZE BA04
CLIENT REFERENCE NO.

BBD2100021

ISSUE

SHEET NO.

F B002

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EXIST. AMENITIES

5 m²

EXIST. GYM

EXIST. AMENITIES

315 m²

5 m²

NEW AMENITIES

30 m²

ENC. EXIST. AWNING

NEW ADD.

177 m²

50 m²

NEW SHED

MEZZ. FLOOR

215 m²

56 m²

PROPERTY DESCRIPTION:

Lot 5 on

RP 882395

Parish:

Antill

County:

Gladstone

Exist. Site Area:

601.45m²

New Site Area:

271.58m²

TOTAL AREA:

873.03m²

MASTER - GND FLOOR AREA

MASTER - MEZZ. FLOOR AREA

1 : 500

1 : 500

A

B
6000

C
6300

D
5800

E

F
6000

G
3000

6000

BUILDING CLASSIFICATION:

Class 9b

SITE COVERAGE AREAS:

Master GFA:

797.0m²

Site Coverage:

91.29%

H
6000

I
6000

ADJOINING PROPERTY OWNER

BOUNDARY 30.035m

OV E

BOUNDARY 9.300m (22.800m)

*MH

exist. sewer line

05/23
03/23

NO.

DATE

AMENDMENT

R
DAR

r
sove

Y 23.9
4m

BOUNDARY 22.730m

FIRE BARRIER - FRL 120/120/120

FUTURE STAGE 2 - NEW BOUNDARY 20.1m

21200 NEW SHED
STAGE 1 - ORIGINAL SITE

MASTER - SITE PLAN

ADJOINING PROPERTY OWNER

QBSA Lic. No. 07910

building

ADJOINING PROPERTY OWNER

N
BOU

cross

FUTURE STAGE 2 PROPOSED NEW LAND PURCHASE

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exis

10000 NEW SHED

VER

FUTURE STAGE 2 NEW SHED

ABN 11 686 746 112

200

GO

STAGE 1 NEW ADDITIONS

NIN

FIRE BARRIER - FRL
120/120/120

AW

STAGE 2 PROPOSED NEW LAND PURCHASE
TO BE CONFIRMED BY OTHERS

STAGE 1 ENCLOSED EXIST. AWNING

STAGE 1 - NEW MEZZANINE FLOOR

FUTURE STAGE 2 - NEW BOUNDARY 13.50m

NEW

rk
arpa
ex c

FUTURE STAGE 2 NEW AMENITIES

LOT 5

FH-E

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FUTURE STAGE 2 - NEW BOUNDARY 20.119m

4

1 : 200

B Building Cert. Issue
A Schematic Design
ADJOINING PROPERTY OWNER

EX. PORTABLE AMENITIES
(TO BE REMOVED IN STAGE 2)

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EXIST. GYM

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1

design

d r a f t i n g s e r v i c e
p r o j e c t d e v e l o p m e n t
p l a n n i n g s e r v i c e

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CLIENT

THE SHED NQ
HEALTH & FITNESS
PROJECT

NEW GYM
LOCATION

1500
OMP

FUTURE STAGE 2 PROPOSED NEW LAND PURCHASE

5 Little Drysdale St
Ayr QLD 4807
DRAWING

MASTER - SITE PLAN

ADJOINING PROPERTY OWNER

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES

SCALE:

As indicated

AT

CAD ISSUE

A3 SIZE BA04

CLIENT REFERENCE NO.

BBD2100021

ISSUE

SHEET NO.

F B101

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C

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D3.2

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exis

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W3.1(ABOVE) W3.2 (ABOVE) W3.3 (ABOVE)

ING

OPEN

STAGE 1 ENCLOSED EXIST. AWNING OVER
VF
NEW METAL STAIRS

CROSS FIT AREA

STAGE 2 PROPOSED NEW LAND PURCHASE
TO BE CONFIRMED BY OTHERS

LINE OF NEW MEZZANINE FLOOR ABOVE

FUTURE STAGE 2 NEW SHED
FIRE BARRIER - FRL 120/120/120

FUTURE STAGE 2 - NEW BOUNDARY 20.1m

BOUNDARY

100 GRID B
200

NEW 1.8M HIGH SCREEN FENCE

FUTURE STAGE 2 - NEW AMENITIES

RL 0.202 m

C4.1

Male

18150 COS

10000

Female

3500 OMP

FUTURE STAGE 2 - NEW BOUNDARY 20.119m

STAGE 2 - NEW SHED

AW N

RL 0.200 m
OPEN

11000 SET BACK

FUTURE STAGE 2 - NEW BOUNDARY 13.50m

NEW

L
SDA
DRY

9800

9100
STAGE 2 - NEW AMENITIES

CARDIO AREA

C4.1

exist. sewer line
NEW 1.8M HIGH
SCREEN FENCE

EX. PORTABLE AMENITIES
(TO BE REMOVED STAGE 2)

OPEN

ADJOINING PROPERTY OWNER

NEW 1.8M HIGH SCREEN FENCE

R

6410

OVE

STAGE 1 NEW ADDITIONS

C4.1

I

6000

200 WALL

ING

*MH

D3.1

6415 COS

EXIST. GYM

VF-E

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WC

STORE

AW N

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6000

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WEIGHTS AREA

MAIN ENTRANCE

G

6000

STORE

RECEPTION

T.

EXIS

2

F
3000

w
se

BOUNDARY

6000

.
ist
ex

ADJOINING PROPERTY OWNER

1

E

5800

SET BACK

B
6000

BOUNDARY 9.300m (22.800m)

A

NO.

DATE

AMENDMENT

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QBSA Lic. No. 07910

design

d r a f t i n g s e r v i c e
p r o j e c t d e v e l o p m e n t
p l a n n i n g s e r v i c e

FIRE BARRIER - FRL 120/120/120

21200 STAGE 2 - NEW SHED

05/23
03/23

building

NEW 1.8M HIGH

SCREEN FENCE

150 GRID E
200

B Building Cert. Issue
A Schematic Design

1500 OMP

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THE SHED NQ
HEALTH & FITNESS
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NEW GYM

MASTER - FLOOR PLAN
1 : 200

LOCATION

5 Little Drysdale St
Ayr QLD 4807
DRAWING

MASTER - FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES

SCALE:

AT

1 : 200

A3 SIZE BA04

CLIENT REFERENCE NO.

BBD2100021

CAD ISSUE

ISSUE

SHEET NO.

F B211

GENERAL NOTES

2

3

4

4

ENCLOSED EXIST. AWNING

EXISTING BUILDING

BOUNDARY

NEW BUILDING ADDITIONS

STAGE 2 - NEW SHED

STAGE 2 - AMENITIES

MASTER - SW ELEVATION

1 : 200

1 : 200

BOUNDARY

H

G

F

E

EXIST. GYM

1.8m SCREEN FENCE

MASTER - NE ELEVATION

I

1

BOUNDARY

NEW AWNING OVER

BOUNDARY

EXIST. AWNING OVER

2

STAGE 1 - ENCLOSED EXIST. AWNING

BOUNDARY

FIRE BARRIER 120/120/120

PITCH

EXIST.ROOF - 5°

3
BOUNDARY

1

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D

C

B

EXISTING BUILDING

A

1.8m SCREEN FENCE

STAGE 2 - NEW SHED

STAGE 2 - NEW AMENITIES

B Building Cert. Issue
A Schematic Design

05/23
03/23

NO.

DATE

AMENDMENT

EXISTING GYM
building designers
association of
Queensland Inc.
MEMBER

MASTER - SE ELEVATION
1 : 200
ABN 11 686 746 112

QBSA Lic. No. 07910

building

design

d r a f t i n g s e r v i c e
p r o j e c t d e v e l o p m e n t
p l a n n i n g s e r v i c e

A

B

C

D

E

F

G

H

Ayr:
141 Mackenzie St.
Ayr Qld 4807
E: burddraf@tpg.com.au

I

DESIGN

Brisbane:
10 Cleavue St.
Geebung Q 4034
M: 0411425592

DESIGN VERIFICATION

R.S.
DRAWN BY

DRAFTING CHECK

R.S.
AUTHORISATION FOR ISSUE

CLIENT

THE SHED NQ
HEALTH & FITNESS
PROJECT

BOUNDARY

NEW GYM

NEW ADD.

ENC. EXIST. AWNING

LOCATION

5 Little Drysdale St

Ayr QLD 4807

STAGE 2 - NEW SHED

DRAWING

MASTER - ELEVATIONS

MASTER - NW ELEVATION

1 : 200

PRELIMINARY

NOT FOR CONSTRUCTION PURPOSES

SCALE:

AT

1 : 200

A3 SIZE BA04

CLIENT REFERENCE NO.

BBD2100021

CAD ISSUE

ISSUE

SHEET NO.

F B221

GENERAL NOTES

- (i) VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS.
- (ii) FIGURED DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- (iii) NOTIFY THE BUILDING DESIGN OFFICE IMMEDIATELY OF ANY DISCREPANCIES.
- (iv) ALL WORK TO COMPLY WITH CURRENT AND RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITY REQUIREMENTS.
- (v) THESE DESIGNS AND DRAWINGS ARE COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE EXPRESS PERMISSION OF THE BURDEKIN BUILDING DESIGN PTY LTD.

A

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G

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I

BOUNDARY

1

R

OVE

3.0

BG

CS

N

BOU

Y

DAR

MODIFY EXIST. ROOF STRUCTURE
TO ALLOW FOR NEW MASONRY
BLOCK WALL TO BE INSTALLED

4

BOUNDARY

FIRE BARRIER - FRL 120/120/120

FUTURE STAGE 2 - NEW BOUNDARY

FUTURE STAGE 2 NEW AMENITIES

STAGE 2 PROPOSED NEW LAND PURCHASE
TO BE CONFIRMED BY OTHERS

FUTURE STAGE 2 NEW SHED

FUTURE STAGE 2 - NEW BOUNDARY

IN G

CS

AW N

MFG

NEW ITCH

0° P

EX. PORTABLE AMENITIES
(TO BE REMOVED IN STAGE 2)

3.00° PITCH

NEW

5.00° PITCH

F

ROO

F

ROO

NEW SOLAR PANELS BY OTHERS

G

NIN

E

CS-

. AW

3

EXISTING ROOF

CS-E

ADJOINING PROPERTY OWNER

3.00° PITCH

T

EXIS

2

BOUNDARY

BG-E

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HEALTH & FITNESS

MASTER - ROOF PLAN

PROJECT

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MASTER - ROOF PLAN

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BBD2100021

CAD ISSUE

ISSUE

SHEET NO.

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