

Our Reference: NP23.035

26 July 2024

Assessment Manager
Burdekin Shire Council
PO Box 974
AYR QLD 4807

Attention: Planning and Development

Dear Sir/Madam,

Application for Material Change of Use - Dwelling House (New Dwelling)

55 Queen Street, Ayr and formally identified as Lot 1 on RP702322

On behalf of the Applicant, D. Felesina, please accept this correspondence and the accompanying

planning report as a properly made development application in accordance with the Planning Act

2016.

The application seeks a Development Permit for Material Change of Use - Dwelling House (New

Dwelling) on land located at 55 Queen Street, Ayr and identified as Lot 1 on RP702322.

This application is lodged concurrently with an application for a Referral

Agency Response Decision,

given the proposed development is located within the nominated front and side setback.

In accordance with Council's schedule of fees and charges, the assessment fee for a Material

Change of Use (code assessable accommodation type use) and Referral Agency Response

Decision is \$1,801. It would be appreciated details could be provided to facilitate payment.

Please do not hesitate to contact the undersigned should you have any queries in relation to this

application.

Yours faithfully,

Meredith Hutton
DIRECTOR

Northpoint Planning
Encl.

Development Application

Development
Application
Material Change of Use - Dwelling House (New Dwelling)

55 Queen Street, Ayr
Lot 1 on RP702322

26 July 2024
Reference: NP24.117

Client: D. Felesina
Project: 55 Queen Street, Ayr
Date: 26 July 2024
Project Reference: NP24.117
Contact: Meredith Hutton
Prepared by: Meredith Hutton – Northpoint Planning

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1.0 Executive Summary

In accordance with s 51 of the Planning Act 2016 (the Act) this development application seeks a

development permit for Material Change of Use – Dwelling House.

The subject site is located at 55 Queen Street, Ayr and is formally described as Lot 1 on RP702322.

The subject site is located within the Centre zone of the Burdekin Shire Planning Scheme 2022 (the planning scheme).

The proposed development involves the construction of a new dwelling house within the subject site.

The site has historically been utilised for residential purposes with the site currently comprising a

dwelling house and ancillary shed. It is noted the existing dwelling will be removed prior to the

construction of the new dwelling and the ancillary shed will be retained as part of the development.

The proposed development maintains the existing use of the subject site and improves the amenity

contribution of the property to the Queen Street streetscape. The use of the site for a single dwelling

house is consistent with development anticipated within the Centre zone and is identified as code

assessable development.

Additionally, it is noted a Referral Agency Response application is lodged concurrently with this

development application given the proposed dwelling is located within the nominated front and side

setback.

Assessment of the proposed development against the provisions of all relevant benchmarks has

been undertaken and outlined in this town planning report. As outlined in this town planning report,

the proposed development achieves the nominated assessment criteria.

The proposed development is considered appropriate for the location, and it is therefore requested

that the application be approved subject to reasonable and relevant conditions.

Table 1: Application Summary

Application Summary

Address

55 Queen Street, Ayr

Real Property Description

Lot 1 on RP702322

Area of Site

1,012m²

Applicant

D. Felesina

Purpose of Proposal

Dwelling House (New Dwelling)

Type of Application

Material Change of Use

Category of Assessment
SARA Mapping

Code

- Water resources – water resources planning area boundaries

Referral Agencies

Nil

Public Notification

Not required

Zoning

Centre zone

Overlays

- Flood Hazard Overlay
- Acid Sulfate Overlay

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2.0

Site and Surrounding Environment

2.1 Subject Site and Surrounding Locality

The subject site comprises an existing dwelling house with an ancillary shed located to the rear of

the lot. The site is accessed via existing crossover to Queen Street and located within the Centre

zone of the planning scheme.

The site is mapped within following planning scheme overlays/maps:

- River Flood Hazard Overlay – low hazard to the rear and medium hazard to the frontage.
- Local Rain Events Map – low and medium hazard.
- Acid Sulfate Overlay – 5-20 contour.

Queen Street involves a mix of commercial and residential premises, consistent with the intent of the

Centre zone. It is noted that the northern end of Queen Street, particularly the northern side of the

road corridor where the subject site is located, involves primarily residential development.

The wider locality includes the North Coast Railway Line to the south-west and the Bruce Highway

State-controlled road corridor to the west.

The subject lot and surrounding locality are illustrated in Figure 1 below.

Figure 1: Site location

Source: Qld Globe

3.0

Proposed Development

3.1

General Overview

The proposed development involves the construction of a new dwelling house on the site, noting the existing dwelling will be removed prior to commencement of the proposed works. The proposed development involves the retention of all existing arrangements within the site to service the new dwelling, noting the proposal maintains the use and residential scale of the existing site.

Specifically, the proposed development involves the following:

- ☐ ☐ ☐ ☐ ☐

Construction of a new dwelling house, comprising a building footprint of approximately 268m².

Proposed dwelling designed as single storey structure, with a skillion roof profile.

Proposed dwelling involving slab on ground construction, with habitable floor height 400mm above natural ground level.

Architectural interest to the façade of the dwelling, involving articulation, varying skillion roof

profiles, a stone-cladded wall, timber cladding elements and feature columns. Main entryway recessed within the façade, with an open front porch.

Proposed enclosed garage forward of the dwelling, setback 2.74m from the road frontage,

noting the garage door is orientated to the north-east and not directly facing the road

frontage.

Habitable space within the dwelling is setback in excess of 9m from the road frontage of the

allotment.

Proposed dwelling outermost projection setback 0.2m from the southern side boundary.

Pool and semi-enclosed cabana area to the rear of the dwelling.

Retention of existing shed to the rear of the allotment.

Retention of existing crossover location, and proposed widening of crossover from 3m to 6m

at the northern side of the Queen Street frontage.

A high level of visual amenity is maintained that provides for a positive contribution to the surrounding locality.

We note the proposed boundary encroachments to the front and southern side are further addressed

within the associated Referral Agency Response application.

The proposed development is consistent with the current and intended residential uses within the surrounding area.

3.2

Access and Parking

The subject site is facilitated access via an existing 3m wide crossover to the northern side of the Queen Street road frontage. The proposed development involves retention of the existing crossover's location and proposed widening to the south to involve an overall crossover width of 6m.

A new access driveway will traverse from the crossover to the internal garage and façade of the dwelling. The proposed garage provision two covered on-site car parking spaces, and additional uncovered parking space for vehicles within the driveway and to the rear of the property. It is noted the existing shed maintains opportunity for vehicle access along the northern side of the dwelling house.

All vehicles anticipated to utilise the site are able to enter, traverse and exit the premises in a forward motion. The proposed development does not involve alteration to the existing anticipated traffic movements associated with the site or the removal of any on-street parking spaces.

3.3 Infrastructure Services

The subject site is connected to Council's reticulated water and sewer networks. The proposed development is consistent with the existing residential use of the subject site, and therefore it is considered existing connections are sufficient for the proposed development.

3.4

Stormwater

The proposed development maintains the existing stormwater regime of the site, with the premise draining to the lawful point of discharge, being Queens Road. Given the scale of the proposed development is limited to a single dwelling, the proposed development is considered to provide for negligible impact to the existing stormwater regime.

3.5

Landscaping

The existing subject site involves minimal landscaping internally and to the street frontage, with the proposed development significantly improving the amenity contribution of the property to the streetscape. Specifically, the proposed dwelling involves a 2.7m wide landscape strip to the full extent of the road frontage, excluding the driveway and crossover. It is considered additional landscaping will be installed by the applicant following completion of construction of the project, consistent with the high amenity of the built-form. The proposed development does not involve the alteration or removal of any street tree.

3.6

Use Definition

The use is defined by the planning scheme as a Dwelling House.

A Dwelling House use is defined as a residential use of premises involving—
(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or
(b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.

3.7

Proposal Plans

The proposed development is illustrated in the following proposal plans prepared by 5 by Design Co (refer Appendix 4):

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-
-
-

24-023-CD01 – C – COVER SHEET
24-023-CD02 – C – SITE PLAN
24-023-CD03 – C – FLOOR PLAN

24-023-CD04 - C - ELEVATIONS

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4.0

Legislative Framework

4.1 State Planning Policy

In accordance with section 26 of the Planning Regulation 2017, assessment against the State

Planning Policy (SPP) is required to the extent the provisions of the SPP are not appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State

Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

4.2 North Queensland Regional Plan

The subject site is predominately located within a Priority Living Area of the North Queensland

Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all

matters within the NQRP relevant to assessment of the proposal are generally in alignment with the

planning scheme. Therefore, no further assessment against the NQRP is required.

4.3 State Development and Assessment Provisions

In accordance with Schedule 10 of the Planning Regulation 2017, referral of the development

application is not required.

4.4 Local Planning Scheme

In accordance with section 51 of the Planning Act 2016, the proposed development requires

assessment against the local government planning scheme.

In accordance with Table 3.4.1 of the planning scheme, the proposed development application

requires code assessment given the proposal Dwelling House use within the Centre zone identified

within the planning scheme.

4.5 Assessment Benchmarks

Pursuant to Table 3.4.1 of the planning scheme, the nominated assessment benchmarks relevant to

the proposed development are identified as:

-
-
-

Centre zone code

Development works code

Flood hazard overlay code

Assessment against the relevant benchmarks is provided in section 5.

5.0

Planning Assessment

5.1 Centre zone code

The purpose of the Centre zone code 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. The purpose of this 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.

Response

The proposed development is considered to be consistent with the purpose and overall outcomes of the Centre zone code. The proposal retains the residential amenity and function of the subject site, provisioning a new single dwelling house to replace an existing dwelling. The proposed dwelling has been intentionally designed to integrate with the immediate surrounding locality, particularly the Queen Street streetscape, while retaining the historically residential character of the property. Specifically, the following features have been incorporated within the proposed design to reflect the anticipated amenity contribution of properties within the Centre Zone:

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The proposed development maintains a single storey building height, consistent with the immediate adjoining properties along the Queen Street frontage. The proposed development involves appropriate on-site secure car parking. The proposed development retains existing connection to Council's reticulated water and sewer networks.

The proposed development incorporates a 2.7m wide landscape strip to the full extent of the road frontage, excluding the driveway. Appropriate fencing will be provided to side boundaries.

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Opportunity for casual surveillance is improved, with garage forward of the dwelling and the dwelling providing outlook to Queen Street. Future landscaping to the road frontage is anticipated following construction of the proposed dwelling. The existing shed to the rear is retained, with the dwelling not involving any windows that overlook adjoining residential land.

Given the detail provided above and the nature of the development involving a single Dwelling House only, further detail assessment against the Centre zone code is not considered necessary.

5.2 Development works code

The purpose of the Development works 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.

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

- a) the location and design of infrastructure or works minimise impacts on amenity and landscape character;
- b) development minimises site disturbance and impacts on the natural environment;
- c) adequate infrastructure is provided to meet the demand likely to be generated by the development;
- d) the safe, efficient and cost-effective provision and operation of infrastructure networks occurs by ensuring:
 - (i) development is of a scale commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network;
 - (ii) development maintains high standards of water quality and the environmental health of waterways;
 - (iii) public health and safety are protected.
- e) excavation and/or filling in the rural zone does not adversely impact on Council controlled land including road reserves and infrastructure, overland flow paths, drainage paths, waterways, wetlands, or road and drainage infrastructure.

Response

The proposed development is considered to appropriately address and comply with the purpose and overall outcomes of the Development works code. The proposed development involves the construction of a new dwelling house and retention of an existing ancillary shed for residential purposes. Specifically, it is considered the development complies with the code given:

-
-

▪
▪
▪

The proposed development does not require significant earthworks (excavation and/or fill),

noting the site maintains a generally even topography.

The proposed development maintains appropriate residential connection to Council's

reticulated water and sewer networks, and electrical and telecommunication services.

The proposed development involves appropriate vehicle access to the site through an

existing widened crossover.

The proposed development provides for two covered car parking spaces and allows for all

anticipated vehicles to enter and exit the site in a forward motion.

Landscaping has been incorporated to the full extent of the road frontage, excluding the

crossover and driveway.

It is considered the development will be constructed in accordance with relevant standards both during the construction phase and at completion of the project. Particularly, appropriate measures will be undertaken to address drainage, erosion and sediment control and other relevant construction standards, noting the development will involve minimal disruptive works to the natural ground. No further assessment against the Development works code is required.

5.3 Flood hazard overlay code

The overall outcomes are the purpose of the flood hazard overlay code. The purpose of this code

will be achieved through the following overall outcomes:

- a) in an urban zone or rural residential zone, reconfiguration of land does not result in additional lots on land subject to high or extreme flood hazard;
- b) elsewhere, reconfiguration is designed to ensure each lot is provided with:
 - (i) a building envelope to accommodate a dwelling house with floor levels above the defined flood level; and
 - (ii) vehicular access from a public road to the building envelope that is free of high or extreme flood hazard;
- c) in the rural, low density residential, township or emerging community zones, new dual occupancies or more intensive residential uses, or worker or tourist accommodation uses are not established on land subject to medium, high or extreme flood hazard, and any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;
- d) unless necessary to meet a significant community need:
 - (i) new critical or vulnerable uses are not established in a flood hazard area; and
 - (ii) any redevelopment of an existing use does not substantially increase the number of people accommodated or requiring evacuation from the site;
- e) development in a flood hazard area otherwise occurs in the way intended in the relevant zone;
- f) development in a flood hazard area is designed to ensure the safety of people, reduce vulnerability to the hazard and, for critical uses, minimise disruption to services;
- g) development involving the bulk storage or manufacture of hazardous materials does not increase the risk to public safety or the environment in a flood hazard event;
- h) development does not worsen the severity of, or exposure to, the hazard on other properties;
- i) flood flow conveyance paths and flood storage volumes of the floodplain are maintained;
- j) the cost to the public of measures to mitigate flood risks is minimised;
- k) development supports effective and efficient disaster management capacity and capabilities.

Response

The site is identified as containing low and medium river flood hazard area within map OM7a from

the Burdekin River, and map OM7b as containing area of low, medium and high flood hazard area

from a local rain event. The extent of the overlays is demonstrated in Figure 2 & 3 overleaf.

Figure 2 – River Flood Hazard

Figure 3 – Flood Local Rain Event

It is considered the proposed development appropriately mitigates potential risk to people and property from flood hazard, particularly noting the following:

- The proposed development involves the construction of a new single dwelling to replace an existing dilapidated dwelling house on the site.
 - The flood hazard impact to the property is a result of back up of water from the Queen Street road corridor, and is not a result of overland flow through the site.
 - The existing dwelling on the site involves slab on ground construction with the proposed development also designed as slab on ground.
 - Habitable floor height of the new dwelling is designed as 400mm above natural ground level.
 - The proposed development involves extension to the existing building footprint of the existing dwelling to the southern side allotment boundary, outside of medium flood hazard mapped area.
 - The proposed development will be appropriately designed to maintain the existing drainage flow of associated flooding across the site to a lawful point of discharge, being Queen Street.
 - The proposed development maintains the existing residential density of the site, comprises a single dwelling house.
- The proposed development is not considered to involve adverse impact to the existing drainage pattern of the site and therefore maintains the existing stormwater regime of the site. The proposed development is considered consistent with the intent and overall outcomes of the Flood hazard overlay code, and no further detail assessment against the code benchmarks required.

Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of D. Felesina in association with a Development Application for Material Change of Use - Dwelling House located at 55 Queen Street, Ayr and formally described as Lot 1 on RP702322. The subject site is located within the Centre zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report. The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.

DA Form 1 – Development application details

Approved form (version 1.5 effective 22 July 2024) 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)

D. Felesina C/- Northpoint Planning

Contact name (only applicable for companies)

Meredith Hutton

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

PO Box 4

Suburb

Townsville

State

Queensland

Postcode

4810

Country

Australia

Contact number

(07) 4440 5282

Email address (non-mandatory)

hello@northpointplanning.com.au

Mobile number (non-mandatory)

0407 574 897

Fax number (non-mandatory)

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

NP24.117

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

55

Queen Street

Ayr

Postcode

Lot No.

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

Local Government Area(s)

4807

1

RP702322

Burdekin Shire

Unit No.

Street No.

Street Name and Type

Suburb

Postcode

Lot No.

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

Local Government Area(s)

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)

Page 2

DA Form 1 – Development application details

Version 1.5– 22 July 2024

On airport land under the Airport Assets (Restructuring and Disposal) Act 2008

Name of airport:

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):

New Dwelling House

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):

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

6.4) Is the application for State facilitated development?

Yes - Has a notice of declaration been given by the Minister?

No

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)

New dwelling

Dwelling House

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

Yes - provide details below or include details in a schedule to this development application

No

Provide a general description of the temporary accepted development

Specify the stated period dates
under the Planning Regulation

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?

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?

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

Lot on plan description

Proposed lot

Area (m2)

Lot on plan description

Area (m2)

12.2) What is the reason for the boundary realignment?

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

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

SEQ northern inter-urban break - tourist activity or sport and recreation
activity

SEQ northern inter-urban break – community activity
SEQ northern inter-urban break – indoor recreation
SEQ northern inter-urban break – urban activity
SEQ northern inter-urban break – 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)
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 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or

- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

Date

Assessment manager

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

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DA Form 1 - Development application details

Version 1.5- 22 July 2024

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 536: 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.

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.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 Form 1 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 planning.statedevelopment.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.

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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment 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

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.statedevelopment.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

Yes

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.

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.

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 1.5– 22 July 2024

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

21259181

Search Date:

11/07/2024 15:38

Date Title Created:

26/09/1984

Request No:

48637804

Previous Title:

20217071

ESTATE AND LAND
Estate in Fee Simple
LOT 1

REGISTERED PLAN 702322
Local Government: BURDEKIN

REGISTERED OWNER
Dealing No: 722838105

26/10/2023

DAVID ANDREW FELESINA
EASEMENTS, ENCUMBRANCES AND INTERESTS
1.

Rights and interests reserved to the Crown by
Deed of Grant No. 10369205 (POR 281)

ADMINISTRATIVE ADVICES
NIL
UNREGISTERED DEALINGS
NIL

** End of Current Title Search **

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Requested by: D-ENQ TITLES QUEENSLAND

www.titlesqld.com.au
Page 1/1

Subject Site and Surrounds
55 Queen Street, Ayr
19°34'18"S 147°24'27"E

A product of
19°34'18"S 147°24'32"E

Legend located on next page

0

10 metres
Scale: 1:383

Printed at: A3
Print date: 11/7/2024
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)
For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contactus.html>
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PBC, 2023

19°34'21"S 147°24'27"E

19°34'21"S 147°24'32"E

Department of Resources

Subject Site and Surrounds
55 Queen Street, Ayr
Legend

Attribution

Address

Roads and tracks
Motorway

Land parcel

Highway

Parcel

Secondary

Land parcel - gt 1 ha
Parcel

Land parcel - gt 10 ha
Parcel

Land parcel - gt 1000 ha
Parcel

Land parcel label

Connector
Local
Restricted Access Road
Mall
Busway
Bikeway
Restricted Access
Bikeway
Walkway

Land parcel label - gt 1 ha

Restricted Access
Walkway

Land parcel label - gt 10
ha

Non-vehicular Track
Track
Restricted Access Track

Land parcel label - gt 1000
ha

Ferry
Proposed Thoroughfare

[Deprecated] Railway
Places: Land parcel
1RP702322

Green bridges
Bridges

Tunnels

[Deprecated] Railway
station

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542
147°24'27".667

85

147°24'30"

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1013m²

19°34'17".710

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RP711409

1013m²

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ZONE:55

SCALE 1 : 750

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

147°24'29".456

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AYR

0.31 KM

GDA

SmartMap

An External Product of

SmartMap Information Services

MAP WINDOW POSITION &

NEAREST LOCATION

PRINTED 18/06/2024

DCDB

Lot/Plan

1/RP702322

Area/Volume

1012m²

Tenure

FREEHOLD

Local Government

BURDEKIN SHIRE

Locality

AYR

Segment/Parcel

37034/124

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

17/06/2024

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State Assessment and Referral Agency
Date: 18/06/2024

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and Government
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Matters of Interest for all selected Lot Plans
Water resource planning area boundaries

Matters of Interest by Lot Plan
Lot Plan: 1RP702322 (Area: 1012 m 2)
Water resource planning area boundaries

State Assessment and Referral Agency
Date: 18/06/2024

Queensland
Government
©The State of Queensland
2024.

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Legend
Water resou rce planning area b oundaries
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Project Status

PROPOSED NEW
RESIDENCE
Client

DAVID FELESINA
Address

55 QUEEN ST, AYR

3D PERSPECTIVE - FRONT

LIVING
183.11sqm

PORCH
1.30sqm

PATIO
11.62sqm

WC

WC

WC

CABANA
31.06sqm

GARAGE
40.92sqm

FLOOR AREA PLAN
1 : 200

FLOOR AREA SCHEDULE
NAME
LIVING
GARAGE
PATIO
PORCH
CABANA
GRAND TOTAL

3D PERSPECTIVE - REAR

AREA
183.11 m²
40.92 m²
11.62 m²
1.30 m²
31.06 m²
268.02 m²

DRAWING SHEET LIST
SHEET No.
CD01
CD02
CD03
CD04

C DESIGN CHANGES

B DESIGN CHANGES
A DESIGN CHANGES
Rev.
Description

Revisions

01-05-2024
29-04-2024
17-04-24
Date

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Notes

MF

Client:

NR

18-04-2024

DAVID FELESINA

SHEET NAME
COVER SHEET
SITE PLAN
FLOOR PLAN
ELEVATIONS

1 : 200

55 QUEEN ST, AYR

C
C
C
C

24-023

@ Sheet
Size A3

Site Address:

REV.

CD01

CONCEPT
DESIGN

Dwg. No.

Phase:

C

5 BY DESIGN CO PTY LTD

A: 21 Squires Crescent, Kirwan, P: 0418 188 907
Townsville, Qld 4817

E: michael@5bydesign.com.au

QBCC LICENCE No. 15372991

Project details

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Date:

Scale:

Job No.

Revision No.

PLANNING ASSESSMENT
BURDEKIN SHIRE COUNCIL PLANNING AREA
DWELLING HOUSE
LOW DENSITY RESIDENTIAL ZONE.
ASSESSMENT LEVEL: SELF-ASSESSABLE.

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50.292
th

20.117

DRIVEWAYS AND CROSSOVERS WITHIN THE ROAD
VERGE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY
STANDARD SPECIFICATIONS AND DRAWINGS.
REFER TO LOCAL AUTHORITY FOR REQUIREMENTS.

20.117

DRIVEWAYS / CROSSOVERS

EXISTING SHED
FUTURE POOL
BY OTHERS

PROPERTY DESCRIPTION
LOT No: 1 on PLAN No: RP702322
SITE AREA :1012m 2 SITE COVER : 463m2

EXISTING FOOTPATH

6000

u
so

QUEEN

PROPOSED RESIDENCE

200 TO WALL

1390 TO F.L
2000 TO WALL

PROPOSED
CABANA
50.292

STREET

h
rt
no

3417 TO F.L
4017 TO WALL

summer breezes

NORTH POINT

2740 TO F.L
3040 TO WALL

SITE PLAN
1 : 200

C DESIGN CHANGES
B DESIGN CHANGES
A DESIGN CHANGES
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Client:

NR

18-04-2024

DAVID FELESINA

Site Address:

55 QUEEN ST, AYR

As
indicated
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Size A3

24-023

Scale:

Job No.

CD02

CONCEPT
DESIGN

Dwg. No.

Phase:

C

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E: michael@5bydesign.com.au

QBCC LICENCE No. 15372991

Project details

Checked by:

Drawn by:

Date:

Revision No.

16000
9930

70

1730

70

3800

200

ELEVATION 1

200

7400

CD04
8800

200

3200

200

3600

CD04

600h
2400w

FG

600h
1800w

LW

1800h
800w

LW

1800h
800w

TILES

TILES

1200 200

5000
200

4200
6600

200

3930

70 70
530
1130 70

200

3930

70 70
530
1130 70

200

3450

90

3000
1930

3500

7053070

LDY

600h
600w

2600

4600

15900

200
200

3010
70 1100 70

200

3130

70 1000 70

70

200

1800

TILES

1600

SW

200

600h
1200w

WM

SW

2100h
1500w

600h
1200w

SD

WC

6400

ELEVATION 3

600 7053070

WC

TR
SW

6200

WC

BATH

1950

1950x900
TILED SHR

200

1950x900
TILED SHR

1950

TILES

DRYING
COURT

1800

GARAGE
svd

ENS

WC

TILES

200

870

200

870

TR
linen

920 CSD

WIR

CIRCULATION
SPACE

870

CABANA

70 1100

870

870

OUTDOOR KITCHEN

FRIDGE
SPACE

600h
1200w
SW

PWD

920 CSD

70 1100 70

svd

robe

870

1950

SW

drop zone
870

70 1000 70
1950
200

90
1930
1600
200

200

2400
200
1800
200

2450 x 5200 PD

200

svd

linen

1800h
2400w

3110
4180
200
1600
200
3000

BED-3

svd

robe

BED-1

4800

4210

6100

BED-2

CD04

200

1800h
800w

3010

LW

2500

3x150PFC STEEL BEAM

1300

1560

PORCH
1800h
800w

200

PATIO

ENTRY

70

2100h
2000w

LW

SW

2730

70
1860

920
2100h
1500w

2100h
2500w

2500

SD

SW

1800h
2400w

1200

200

200
200

2500

SW

15900

70 1000 70

study

200

W0

THEATRE

LW

1800h
800w

KITCHEN

FRIDGE
SPACE

DINING

WIP

70

1800h
800w
LW

4600

4600

LOUNGE

820 .

200

SW

200

600h
2400w

1600

200

200

SW

200

ELEVATION 4

9930
70 950 70

1800

200

8600

200
6000

ELEVATION 2

200

10400

CD04

25600

FLOOR PLAN

1 : 100

C DESIGN CHANGES

B DESIGN CHANGES

A DESIGN CHANGES

Rev.

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Client:

NR

18-04-2024

DAVID FELESINA

1 : 100

24-023

@ Sheet

Size A3

Site Address:

55 QUEEN ST, AYR

CD03

CONCEPT

DESIGN

Dwg. No.

Phase:

C

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Townsville, Qld 4817

E: michael@5bydesign.com.au

QBCC LICENCE No. 15372991

Project details

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Date:

Scale:

Job No.

Revision No.

590

150 PFC BEAMS

590

SELECTED STONE/TILED
CLADDING

600

0

SELECTED CLADDING
600

10

TOW

400

FLOOR LEVEL
GR LEVEL

2700

2100

HEAD HEIGHT

UB COLUMN

ELEVATION 1

ELEVATION 3

1 : 100

1 : 100

COLORBOND CUSTOM ORB
ROOFING AT 10 deg.

300

TOW

400

FLOOR LEVEL
GR LEVEL

2700

2100

HEAD HEIGHT

SELECTED CLADDING
RENDERED 200 SERIES MASONRY BLOCKWORK

ELEVATION 2
1 : 100

529

300

300

300

SELECTED CLADDING

300

71

TOW

400

FLOOR LEVEL

GR LEVEL

2700

2100

HEAD HEIGHT

ELEVATION 4

1 : 100

C DESIGN CHANGES

B DESIGN CHANGES

A DESIGN CHANGES

Rev.

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Client:

NR

18-04-2024

DAVID FELESINA

1 : 100

24-023

@ Sheet
Size A3

Site Address:

55 QUEEN ST, AYR

CD04

CONCEPT
DESIGN

Dwg. No.

Phase:

C

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