

DEVELOPMENT APPLICATION
DEVELOPMENT PERMIT FOR:

SEEKING A

Material Change of Use (Showroom)
on behalf of
BURDEKIN MOTORS PTY LTD
at
171 - 185 Queens Street, Ayr
on
LOT 1 ON SP155541

Brazier Motti have prepared this report for the sole purposes of Burdekin Motors Pty Ltd for the specific purpose of a Development Application seeking a Development Permit for Material Change of Use (Showroom) 171-185 Queen Street, Ayr.

In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.

Signed on behalf of Brazier Motti Pty Ltd

ANNE ZAREH
Senior Town Planner
Brazier Motti Pty Ltd

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INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Burdekin Motors Pty Ltd, in support of a Development Application seeking a Development Permit for Material Change of Use to establish a Showroom on land at 171-185 Queen Street, Ayr being formally described as Lot 1 on SP155541. 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 development application form, included in Appendix

A.

The subject site is located within the Burdekin Shire Council local government area and the applicable planning scheme for use by the Assessment Manager is the Burdekin Shire Council Planning Scheme 2022 ("the Planning Scheme").

In accordance with the Planning Scheme, the application is subject to code assessment and therefore public notification will not be required.

To assist in Council's determination of this development application, this planning report covers the following matters:

Section 2:-

A site description including the site characteristics and its immediate surrounds.

Section 3:-

A detailed description of the development proposal.

Section 4:-

A review of the relevant legislation provisions.

Section 5:-

A review of the planning framework.

Section 6:-

An assessment of the proposal against the Burdekin Shire Council Planning Scheme 2022.

Section 7:-

Conclusion and recommendation.

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2.0

THE SITE AND CURRENT OPERATIONS

The subject site is located at 171-185 Queen Street, Ayr being formally described as Lot 1 on SP155541. It is situated in the town centre of Ayr.

The certificate of title confirming ownership of the site by Northern Property Developments Pty Ltd is included

Appendix B. The certificate of title also confirms that there are several leases registered over the site.

Figure 1 below shows an aerial of the site and its immediate surrounds. The Smart Map and Survey Plan are included

in Appendix B which confirm the site area, tenure and surrounding cadastre.

Figure 1: Aerial image of the site and immediate surrounds

Source: Queensland Globe, 2024

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The site has road frontage to Queen Street, Graham Street and MacKenzie Street and contains an area of 1.144ha. Figures 2 and 3 below depict the existing buildings visible from the Queen Street frontage. There are currently three vehicular access points to service the existing showrooms from Queen Street. All the showroom tenancies on the site that face Queen Street are leased by Burdekin Motors. Figure 2: Image of existing Nissan and Mitsubishi Showroom

Figure 3: Image of existing Kia and Isuzu Showroom

Source: Google Street View, 2024

Source: Google Street View, 2024

A further tenancy leased by Burdekin Motors is located toward Graham Street and contains the workshop and the service and parts department. This tenancy is accessed via Graham Street. Figure 4 shows the parts and service department building frontage from Graham Street. The workshop is located immediately behind it.

Figure 4: Image of existing workshop and service/parts department

Source: Google Street View, 2024

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In summary, Burdekin Motors has been owned by Pickerings Group since 2000. It includes Mitsubishi, Nissan, Kia, Isuzu, Suzuki and Used Cars in the sales environment. Approximately 8 cars are getting serviced per day and RACQ also operates from the premise (Graham Street).

The site is included in Council's reticulated water and sewer service area and connected to all relevant infrastructure that is appropriately managed to deal with the demand generated by the existing and historical uses.

The land is wholly contained within the Centre Zone for the purposes of the Planning Scheme. Figure 5 below shows an extract of the Planning Scheme zone map.

Figure 5: Extract of Burdekin Shire Council Zone Map

Source: Burdekin Shire Council Planning Scheme, 2022

Overall, the pattern and zoning of development, in the vicinity of the site comprises a mix of commercial, community and residential type land uses.

The site is very well known and understood by the community as a motor vehicle service corridor in the town centre.

In summary, the sales environment of Burdekin Motors is accessed via Queen Street whereas the service department and workshop are accessed via Graham Street. Currently there are 25 staff.

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3.0

THE PROPOSAL

This report details an application seeking a Development Permit for Material Change of Use to extend the existing series of showroom development along Queen Street by establishing a new showroom between the existing Nissan/Mitsubishi and Kia/Isuzu showrooms.

3.1

DEFINITION OF PROPOSED USE

In accordance with Schedule 1.1 of the Planning Scheme, the proposed land use is defined as:

Showroom:

The use of premises for the sale of goods that are of–

(a) a related product line; and

(b) a size, shape or weight that requires–

(i) a large area for handling, display or storage; and

(ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.

3.2

PROPOSED DEVELOPMENT

The Applicant proposes to demolish an existing narrow building structure and replace it with a new showroom to be occupied by Mazda and Mitsubishi. Burdekin Motors have purchased Burdekin Mazda from Honeycombe Group.

Hence, Mazda require a showroom to operate from and Mitsubishi require an upgrade which results in the need

for this application. Figure 6 shows the existing building structure that is to be demolished whereas Figure 7 shows

the proposed showroom perspective from Queen Street. The proposed development will improve the streetscape

as it will further activate the main street character and ensure consolidation of the town centre (centre location).

Figure 6: Image of existing Nissan and Mitsubishi Showroom

Figure 7: Image of existing Kia and Isuzu Showroom

Source: Google Street View, 2024

Source: Google Street View, 2024

The proposal facilitates infill development without impacting on existing infrastructure networks.

The site plan, showing the location of all existing and proposed buildings and structures, on site carparking and

landscaping in relation to site boundaries is included in Appendix C. Figure 8 shows the proposed showroom floor

plan which will be split into the Mazda and Mitsubishi sections. The overall GFA is 300m². Figure 9 shows a

perspective view of the frontage of the building with two separate entries to each building/tenancy section. The

proposed new building will integrate well into the existing showroom setting.

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Figure 8: Extract of internal floor plan

Source: Actuated Design

Figure 9 Extract of Burdekin Shire Council Zone Map

Source: Actuated Design

Water, Sewer & Stormwater

The subject site is currently connected to Council's reticulated water and sewer infrastructure. It is not anticipated any new connections or upgrades will be required to service the proposed development given the historical use of premises would have had a similar demand on the network than that proposed by this application. The new building can be readily connected to existing services. Stormwater will discharge to the existing kerb and channel at Queen Street. Hence, the stormwater regime will remain as per status quo.

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Electricity and Telecommunications

The site will maintain its current connections to the existing electrical and telecommunications services. No changes to these arrangements will be made to facilitate the development. The new building will connect into the existing network.

Operation & Staff

The site will continue to operate as per status quo. No changes to the operating hours and refuse collection arrangements are proposed as part of this development application. The current staff number will increase from 25 to 26. There will be an increase in the service of vehicles by approximately 4 vehicles per day.

Traffic, Access and Carparking

The 3 existing access locations will be retained to service the showrooms. The access off Graham Street to service the service department and workshop will also be retained. The on-site car parking along Queen Street will remain unchanged. Existing car parking is sufficient to service the additional showroom. It is also note that six (6) display cars are able to fit into the showroom.

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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.

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

The Development Assessment Rules (DA Rules) incorporates a referral process, established through the Planning Regulation 2017, enabling relevant State agencies to have input in the assessment process. Consideration of the proposed development against Schedule 10 of the Planning Regulation 2017 determined that the proposal triggers referral for the matters identified in Table 1 below.

Table 1 – Referral Triggers

MATTER

State Transport Infrastructure

STATUTORY TRIGGER

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1
Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—
(a) are within 25m of a State transport corridor; or
(b) are a future State transport corridor; or
(c) are—
(i) adjacent to a road that intersects with a State-controlled road; and
(ii) within 100m of the intersection

For State Transport Infrastructure, referral will be undertaken to the State Assessment and Referral Agency (SARA). Development will be guided by outcomes sought by the State Development Assessment Provisions to the extent relevant for State Transport being State Code 1: Development in a State Controlled Road Environment.

A copy of the mapping is included in Appendix D and an assessment against State Code 1 is included in Appendix E.

4.4

STATE PLANNING POLICY

In accordance with section 1.2.1 – State planning policy of the Planning Scheme, the Planning Minister is satisfied that the State Planning Policy (SPP) July 2017 is appropriately integrated into the Burdekin Shire Council Planning Scheme in full. 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.

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4.5

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 Council Planning Scheme 2022.

4.6

PUBLIC NOTIFICATION

Under the provisions of the Planning Act 2016, the proposed development is subject to code assessment at this location, therefore Public Notification is not required.

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5.0

THE PLANNING FRAMEWORK

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable outcomes. However, it should be noted that the Planning Scheme is performance based. That means that the acceptable solutions are to be read as offering one way of achieving compliance with a code but do not prohibit alternate solutions where the performance outcomes can be shown to be met. Land identified within the Planning Scheme is categorised by a number of zones and precincts to guide development across the region. The Planning Scheme further identifies a range of overlays that may impact the land, these are governed by overlay codes.

5.1

LAND DESIGNATION

In accordance with the Planning Scheme, the site is included within the Centre Zone and is identified as affected by the following overlays:

- Acid sulfate soils overlay map;
- Regional infrastructure overlay map; and
- Transport noise corridor overlay map.

As stated in Section 3.3.2 (4) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay. For the purposes of this development application, assessment is required against the Regional infrastructure overlay code.

5.2

LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

Table 3.4.1 of the Planning Scheme identifies material change of use for a Showroom as assessable development and is subject to code assessment for the purposes of this development application.

The assessment table identifies that an application requires assessment against the following codes:

- Centre zone code;
- Development works code; and
- Regional infrastructure overlay code.

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6.0

BURDEKIN SHIRE COUNCIL PLANNING SCHEME 2022

A complete assessment of the proposed development against the relevant assessment benchmarks nominated by the Planning Scheme is provided below.

6.1

ZONE CODE PROVISIONS

6.1.1 Centre Zone Code

The proposed development is nominated for assessment against the centre zone code.

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.

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.

Response

The proposed development at this location provides a service to support local residents and the wider region. The scale of the proposal is consistent with overall development and is anticipated on site. A complete assessment against the relevant benchmarks of the code is provided below:

P01 – Complies with A01.1 and A01.2, Alternate Outcomes for A01.3 and A01.4 All buildings, existing and proposed, are 1 storey and site cover does not exceed 75%.

The existing buildings fronting Queen Street have been historically setback due to the nature of the use. The new building will be in line with the existing setback. A paved footpath is provided

along Queen Street.

Vehicle parking spaces are identified on the site plan in Appendix C. The spaces are located to the front of the showrooms. There will be no changes to the current arrangements.

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P02 - Complies

The proposed showroom would require an additional 6 car parking spaces as per the planning scheme (1 space per 50m² of GFA). It is noted that there has never been a shortage of on-site car parking spaces and it is not anticipated that the addition of the showroom would result in a great deal of extra demand for car parking. One additional staff member will be required. All customer car parking for the showroom is consolidated at the front of the buildings. It is further noted that there are ample on-street car parks (centre parking) along Queen Street. Existing car parking arrangements will therefore remain unchanged.

P03 - Complies

All illumination coming from the subject site will not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up. This is consistent with the requirements of a commercial use within the centre zone.

Lighting can be reasonably conditioned as part of an approval to ensure the development has no additional impact on the surrounding amenity.

P04 - Complies

The subject site is connected to Council's reticulated water supply and sewer system. The new building can be readily connected to existing services.

P05 - Complies

The extension to the existing showroom environment is not of a scale that would detract from the function of other commercial uses, nor will it undermine the function of other towns.

P06 - Complies

The proposal is for an extension of the existing showrooms on site which is consistent with the centre zone.

P07 - Alternate outcome

The site is well connected to existing pedestrian pathways. However, the type of use is such that will require mainly vehicle access. Pedestrians are able to access the buildings via the car park.

P08 - Complies

The façade of the new showroom will be designed to create an attractive streetscape. As per Figure 9, the building will incorporate extensive shop window glazing.

P09 - Not applicable

It is not practical to include any arcades or laneways in this development scenario.

P010 - Complies

Existing vehicle access is provided from Queen Street. The three access locations will remain unchanged.

P011 - Not applicable

It is not anticipated to provide any additional connection. The site is characterised by showrooms (along Queen Street) and site access will remain unchanged. Pedestrians are able to access the buildings via the car park.

P012 - Complies

No blank walls are proposed along the street frontages.

P013 - Alternate Outcome

A typical roof will be adopted for this type of development which is in line with existing buildings.

P014 – Alternate Outcome

The type of existing and proposed development is such that requires display in front of the building to attract customers. The standard design outcome cannot be applied in this instance, given the nature of the use.

P015 – Complies

The use is such that is under constant surveillance (security presence and camera systems). No concealment or entrapments spaces will be created as a result of the siting of the development. Lighting, signage and defined building entrances are incorporated into the design.

P016 – Not applicable

Given the nature of the development, no shade trees are proposed on site. The existing landscaping will be maintained.

P017 – Not applicable

No additional landscaping is proposed along Queen Street. The existing landscaping provided along the Queen Street frontage will be retained.

P018 – Complies

The site does not adjoin a residential zoned land. The site is well known and understood by the local community, and it is not expected that the addition of a showroom would result in any significant impacts on the existing surrounding amenity. Given the site will be predominantly impervious, the development should not generate any dust.

P019 – Not applicable

The development does not adjoin residential zoned land.

P020 – Not applicable

The development does not adjoin residential zoned land.

P021 – Complies

All services and plant equipment are attached to the building.

P022 – Complies

All external areas comprise concrete driveways, car parks or landscaped area. Given the above, the proposed development is considered consistent with the purpose, overall outcomes and performance outcomes of the Centre Zone Code.

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6.3

DEVELOPMENT CODES

6.3.1 Development Works Code

The proposal is nominated for assessment against the Development works code. The purpose of this 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 at this location provides a service to support local residents and the wider region. The scale and nature of the proposal is consistent with what has historically operated on site and is a use anticipated by the community. A complete assessment against the relevant benchmarks of the code is provided below:

P01 – P07 – Not applicable.

P08 – P011 – Not applicable

P012 – Compiles

The development will retain its current connections to Council's reticulated water, sewer and stormwater networks.

The new building will be connected to existing services.

P013 – Compiles

No changes to the existing connections are proposed to facilitate the proposed development.

P014 – P016 – Not applicable

P017 – Complies

The site is connected to the NBN and Telstra telecommunications networks and is serviced by an existing Ergon

Energy electricity supply. The new building can be connected at future building stage.

P018 – Complies

Roof run-off from the existing building will be captured by existing infrastructure. The legal point of discharge will be Queen Street.

P019 – Complies

Stormwater run-off from the development will discharge into an existing legal point of discharge. There are no changes proposed to the existing stormwater regime.

P020 – Alternate Outcome

Given the nature of the development, the majority of the site is impervious (concrete driveway and car parking) to facilitate the movement of traffic and on-site parking/display.

P021 – Complies

The existing stormwater regime is to be maintained.

P022 – Complies

The proposed development does not involve major excavation or filling that would otherwise disturb acid sulfate soils.

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P023 - Complies

The proposed showroom has frontage to Queen Street (the Bruce Highway) which is a state-controlled road. The existing access points will be retained and the addition of the showroom will not result in a significant increase in traffic movements. A traffic impact assessment is not required. The existing network is capable of servicing the existing and proposed use.

P024 - Complies

The showroom environment is well understood by the community. The nature of the use is such that requires pedestrians to walk through the car display area along the frontage (Queen Street) of the site.

P025 - Complies

The existing access driveways were previously approved and no changes are proposed. The addition of the showroom does not change traffic movement on the site. It is further notice that additional traffic generation is negligible.

P026 - Complies

All vehicles can enter and exit the site in a forward direction.

P027 - P028 - Complies

The proposed showroom would require an additional 6 car parking spaces as per the planning scheme (1 space per 50m² of GFA). It is noted that there has never been a shortage of on-site car parking spaces and it is not anticipated that the addition of the showroom would result in a great deal of extra demand for car parking. One additional staff member will be required. All customer car parking for the showroom is consolidated at the front of the buildings. It is further noted that there are ample on-street car parks (centre parking) along Queen Street.

P029 - Not applicable

P030 - Not applicable

P031 - Not applicable

No acoustic walls are proposed as part of the development.

P032 - Complies

Adequate lighting will be provided to the exteriors of each building. The site will also benefit from existing street lighting along Queens Street.

P033 - P034 Complies

Existing landscaping will be retained.

P035 - Complies

There will be no changes to on site refuse storage, etc.

P036-P037 - Not applicable

P038 - P040 - Not Applicable

The proposed development does not require access by common private title.

The proposed development is consistent with the purpose and overall outcomes of the Development works code.

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6.4

OVERLAY CODES

6.4.1 Regional Infrastructure Overlay Code

The proposal is nominated for assessment against the Regional Infrastructure overlay code.

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

(a) regional infrastructure sites and corridors are established in locations anticipated by the relevant zone and are designed and managed to mitigate impacts on sensitive land uses and the natural environment and protect the health and safety of communities;

(b) major water supply infrastructure is protected from incompatible development;

(c) the safety, efficiency and functionality of regional infrastructure sites and corridors are protected from encroachment of incompatible development;

(d) lawfully established regional infrastructure sites and corridors are protected from encroachment by sensitive land uses that would compromise their ability to function safely and effectively.

Response

The subject site is located adjacent to the Bruce Highway (Queen Street) which is a State-controlled road corridor.

P01 - Complies

The proposed development is merely an addition of a showroom in an already established showroom environment.

It will replace a smaller building and the traffic increase is negligible.

P02 - Not applicable

The proposal does not involve sensitive uses.

P03 - Complies

The new building is well setback from the state-controlled transport corridor.

P04 - P0 11 - Not applicable

P012 - P018 Not applicable

Operational works is not required. Only building works will be required to establish the new showroom.

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CONCLUSION

This proposal details a development application to Burdekin Shire Council seeking a Development Permit for Material Change of Use to extend the existing series of showroom at 171-185 Queen Street, Ayr.

An assessment against the relevant planning instruments confirms the proposal can be supported in this circumstance, given:

- The built form will remain consistent with that established in the surrounding locality;
- The proposal permits adaptive re-use of a premises along a major transport route;
- The development provides additional service to the community in a consolidated showroom environment;
- The proposal facilitates infill development without impacting on existing infrastructure networks;
- The development benefits the local community providing a service and generating economic activity;
- Access, car parking and manoeuvring areas are provided and do not require upgrades;
- The proposed development ensures cost-effective provision and operation of existing infrastructure networks;
- The new building is of contemporary nature and integrates well into the existing showroom setting;
- The proposed development is located in an area appropriate for the nature of the use and traffic generated by it;
- Parking is considered to be adequate to meet the demand of the staff and customers; and
- The proposed development is one that is expected at this location and provides a continuation of commercial opportunities;

Given the above facts and circumstances the proposal can be favourably considered and we recommend that Council approve the development subject to reasonable and relevant conditions.

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APPENDIX A
Development Application Form 1 & Land Owners Consent

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 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)

Burdekin Motors Pty Ltd

C/- Brazier Motti

Contact name (only applicable for companies)

Anne Zareh

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

595 Flinders Street

Suburb

Townsville City

State

Queensland

Postcode

4810

Country

Australia

Contact number

07 4772 1144

Email address (non-mandatory)

anne.zareh@braziermotti.com.au

Mobile number (non-mandatory)

0416 486 309

Fax number (non-mandatory)

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

43873-001-01

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of Planning Act 2016

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

171-185

Queen Street

Ayr

Lot No.

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

Local Government Area(s)

1

SP155541

Burdekin Shore Council

Unit No.

Street No.

Street Name and Type

Suburb

Postcode

Lot No.

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

Local Government Area(s)

Postcode

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

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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):

Material Change of Use for Showroom (Extension of existing Showroom environment)

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)

Motor Vehicle Showroom

Showroom

300

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

2

Area (m)

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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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:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

23.15) 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

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.

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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APPENDIX B
Current Title Search, Survey Plan and Smart Map

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

50446937

Search Date:

07/08/2024 09:27

Date Title Created:

11/07/2003

Request No:

48910505

Previous Title:

20529223, 20724152, 21010206, 21031122, 21077113, 21403118, 50366043

ESTATE AND LAND
Estate in Fee Simple
LOT 1

SURVEY PLAN 155541
Local Government: BURDEKIN

REGISTERED OWNER
Dealing No: 706776954

08/07/2003

NORTHERN PROPERTY DEVELOPMENTS PTY LTD A.C.N. 093 515 792
EASEMENTS, ENCUMBRANCES AND INTERESTS
1.

Rights and interests reserved to the Crown by
Deed of Grant No. 10447234 (ALLOT 3 SEC 9)
Deed of Grant No. 10452200 (ALLOT 2 SEC 9)
Deed of Grant No. 10452201 (ALLOT 10 SEC 9)
Deed of Grant No. 10452207 (ALLOT 8 SEC 9)
Deed of Grant No. 10452208 (ALLOT 9 SEC 9)
Deed of Grant No. 10465011 (ALLOT 4 SEC 9)

2.

MORTGAGE No 704267271 24/08/2000 at 10:26
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

3.

LEASE No 706993173 16/09/2003 at 15:34
BILL DINGLE SMASH REPAIRS PTY LTD A.C.N. 104 509 015
OVER LEASE C ON SP155542

4.

LEASE No 707203827 18/11/2003 at 10:20
BURDEKIN MOTORS PTY LTD A.C.N. 090 011 528
OVER LEASE A ON SP155542

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

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712980
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RP716253
RP716162 3
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116
A26511 1012m²
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RPB
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RP
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BUP 2023m²
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RP721341
RP715608
B K
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E 2
UN
710862
1
4 B

105476
1
RP721341
3A
713710
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A26511
RP
711200
3 BUP105476
RP
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RP723723
C
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RP RP
77
16
RP
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610
RP723193
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BA 1
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A26511
103
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2BUP105275
2907583
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A2651
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RP723193
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RP
ST 723193
104
211998SP136129
745640
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105275
105275
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RP717206
LRP706382
706382
A26511
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700023
C RP718923
718923K 717206
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A26511
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RP
2023m²
A 2RP718923
718923
C SP327695
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SP
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718923
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RP706916
RP726887
B RP715882
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742482
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RP702050C
A
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107
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FH
2142m²
6
RP726887
715882 1
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ST
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607
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2
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RP
2023m²
3
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1270m²
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108
711037
700027
2023m²
A2651
2174927
RP
RP
1 732513
RP706916
SP112966
C
ST
A26511
1
FH
RP898775
709508
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713228
RP
2
FH
509
FH RP745048
8
RP
2
B
1
RP
700025 RP
5
606
2023m²
604
2023m²
A2651
RP898775
709508

44
RP
RP745049
1671m²
12
RP
713228
1
732513 RP
6
A2651
A2651
FH
1
2
3
A2652
716218
CA
SP
732514
RP
905018 RP905018
FH
FH
6
2023m²
RP727034
RP
RP
FH
2
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RP 502
D 112966
716218
1223m²
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605
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732514732514
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710329
745050 A2651 SP112966
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881664
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712786 SP245552 745223
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881664RP 503
2023m²
SP
56
712786
129 SP245552
2023m²
A
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RP746202
710329
AB
2023m²
RP
SP
SP245552
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3
881664
A
A2651
207736
A
57
1
RP800696
2 RP 881664
RP710329
RP746201
AE
700024
245552
SP245552
1
RP
RP746200
B
FH
26512
A
RP
1244m²
RP715385
RP881664
RP746199
AB
2
58
2
131
1
RP 714008
RP746198
B

C
504
2023m²
26512
700024
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2
714008
RP715385
RP746197
AB
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RP731251
714008
RP714008
RP746196A2651
59
1
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SP
RPRP714008
RP745053
B
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207736
26512
720291
3
800696
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RP
SP185663
185662
FH
RP711551
708753
RP745052
A26531
SP185663
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2023m²
A26531
A26512
26512
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720291
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SP
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2729m²
910238
RP708753
RP745051
708753 A2651
26512
RP SP185663
1
1441m²
1
1146m²
SP
1
185663
185663
FH
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711751
RP
RP
62
207736
RP
2023m²
RP723864
RP
63
2
702073
2
730174 2
A26512
711751
1212m²
702015
A26512
RP720799
RP
1
RP
1113m²
1
2
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3
FH
702073
406
RP
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2
1543m²
1
2
A2651
723864

A2651
720799
713888
707134
4
808316
RP
RP
RP
FH
FH
98
1
RP
721810
713888
707134
2023m²
405
2023m²
2
A2651
RP
808316
2
A2651
1
RP
A
FH
708900
RP
FH
RP708528 708528
SP194091
3
97
2023m²
708900
2023m²
21
22
1518m²
RP
A2651
A26515 A26515
4
708900
18
FH
2
RP
A26524
1012m²
96
2023m²
94
RP
1
708900
A2651
A2651
1002m²
1

709311
RP
2
FH
FH
RP
740107
111
94
RP740107
2023m²
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2023m²
709311
A26512
SP195153
A2651
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48

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19°34'53".642

1851m²

FH

A26512

783

FH

77

26512
80

1722m²

A

81

1593m²
727363A26512

FH

FH

RP

1

2597m²

1679m²

28

STANDARD MAP NUMBER
8358-11341

710676

709468

RP710676

147°24'00"
54

ILL

AN

ST
5618m²

ST

A26525

RP
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710676

KH
AM

48
19°34'53".642

710676

RP

6.07ha

7.323ha

710676

7.323ha
147°24'21".499

20 00m E

0

22

100

200

24

300

400

500

m

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 5000

SUBJECT PARCEL DESCRIPTION

19°34'40".303

GDA

SmartMap

An External Product of

SmartMap Information Services

CLIENT SERVICE STANDARDS

147°24'09".572

0.56 KM

8

CP910254

91

GS980

RE

MAP WINDOW POSITION &
NEAREST LOCATION

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147°23'57".645

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RP910244

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A26512

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A26512

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A26512

SP

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A26512

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A26512

104

SP

FH

95

96

97

M

11

3228m²

QU

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SP

A26512

106

92

A26512

143869

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105

110

2023m²

1009m²

GS655

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2.584ha

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1012m²

19°34'26".963

2

1

80

147°24'21".499

PRINTED 08/08/2024

DCDB

Lot/Plan

1/SP155541

Area/Volume

1.144ha

Tenure

FREEHOLD

Local Government

BURDEKIN SHIRE

Locality

AYR

Segment/Parcel

37038/254

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

07/08/2024

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For further information on SmartMap products visit

<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

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APPENDIX C
Development Plans prepared by Actuated Design

GRAHAM STREET

SERVICE
DEPARTMENT
2020sqm
BROWN
AND
HURLEY
AGRICULTURE

WORKSHOP

LOT 1
SP155541

EXISTING
BUILDING
320sqm

700sqm

SALES
OFFICE

MAZDA
SHOWROOM

150sqm
3 Cars

150sqm
3 Cars

EXISTING
KIA/
ISUZU
SHOWROOM
636sqm

WALKWAY
ENTRY

EXISTING
MITSUBISHI
SHOWROOM

F&I
OFFICE

WALKWAY
ENTRY

EXISTING
NISSAN
SHOWROOM

MITSUBISHI
SHOWROOM

CUSTOMER
PARKING

CUSTOMER
PARKING

EXTERNAL
DISPLAY
EXISTING
NISSAN
PYLON
SIGN

EXISTING
MITSUBISHI
PYLON
SIGN
EXISTING LANDSCAPE

CUSTOMER
PARKING

EXTERNAL
DISPLAY
EXISTING
ISUZU
PYLON
SIGN

EXISTING
KIA
PYLON
SIGN

EXTERNAL
DISPLAY
EXISTING
SUZUKI
PYLON
SIGN

EXISTING LANDSCAPE

EXISTING LANDSCAPE

QUEEN STREET

1
-

CLIENT

SITE PLAN
1:500 @ A3
SCALE
1:250 @ A1
1:500 @A3

05/08/24

0068

PROJECT

DRAWN

CHECKED

APPROVED

JC

JC

MAZDA AYR

DRAWING TITLE

SITE PLAN
LOCATION

183 QUEEN STREET
AYR

DATE

JOB NUMBER

DRAWING NO.

ISSUE

DD1001

A

N

BURDEKIN MOTOR GROUP

1

3

2

6

5

4

1

3101

W

05

W

03

W

04

D

ENTRY 03

W

02

VEHICLE ACCESS

D

01

A

ENTRY

D

02

MAT-01

W

06

MAZDA

SHOWROOM

MITSUBISHI

SHOWROOM

150sqm

3 Cars

150sqm

3 Cars

T-01

RECEPTION

D

04

RECEPTION

J-01

D
07

D
05

SALES
OFFICE
T-01

CP-01

W
01

T-01

CUSTOMER LOUNGE

CAFE

F&I
OFFICE

MAT-01

CP-01

UNISEX
PWD

D
08

F&I
OFFICE

SALES
OFFICE
D
06

CP-01

CP-01

B

1

GROUND FLOOR PLAN
1:50@A1

-

BURDEKIN MOTORS PTY LTD
PROJECT

MITSUBUSHI / MADZA AYR

DRAWING TITLE

GROUND FLOOR PLAN
LOCATION

183 QUEEN ST,
AYR , QLD 4807

SCALE
1:50 @ A1
1:100 @A3

DATE

JOB NUMBER

A

PRELIMINARY

04.03.24

19/03/24

0068

B

PRELIMINARY

17.04.24

DRAWN

CHECKED

APPROVED

C

REVISIONS

22.05.24

JC

JC

DRAWING NO.

ISSUE

DD 2001

C

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CLIENT

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6

AP-01

AP-01

A

SE01

SE01

SE01

SE01

AP-01

MAT-01

MAT-01

PCF-01

2° FALL

2° FALL

T-01

T-01

AP-01

MR01

SE01

MR01

PCF-01

MR01

SE01

SE01

SE01

SE01

SE01

J-01

SE01
SE01

AP-01

T-01

AP-01

CP-01

CP-01

CP-01

CP-01

B
PCF-01

1
-

BURDEKIN MOTORS PTY LTD
PROJECT

MITSUBUSHI / MADZA AYR

DRAWING TITLE

ROOF PLAN
LOCATION

183 QUEEN ST,
AYR , QLD 4807

ROOF PLAN
1:50@A1

SCALE
1:50 @ A1
1:100 @A3

DATE

JOB NUMBER

A

PRELIMINARY

04.03.24

19/03/24

0068

DRAWN

CHECKED

APPROVED

B

C

PRELIMINARY
REVISIONS

17.04.24
22.05.24

JC

JC

DRAWING NO.

ISSUE

DD 2101

C

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CLIENT

PCF-01

5

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AP-01

AP-01

AP-01

Burdekin

Burdekin

AP-04

AP-03

AP-02

W

02

W

03

D

01

GL-01

1

-

GL-01

GL-01

GL-01

D

02

GL-01

GL-01

W

04

GL-01

GL-01

W

05

GL-01

GL-01

D
03

GL-01

WEST ELEVATION
1:50 @ A1

B

A

PCF-01

AP-01

FC01

BW-01

AP-03

GL-01

2
-

CLIENT

BURDEKIN MOTORS PTY LTD
PROJECT

MITSUBUSHI / MADZA AYR

DRAWING TITLE

ELEVATIONS
LOCATION

183 QUEEN ST,
AYR , QLD 4807

GL-01

W
01

GL-01

SOUTH ELEVATION
1:50 @ A1
SCALE
1:50 @ A1
1:100 @A3

DATE

JOB NUMBER

A

PRELIMINARY

04.03.24

19/03/24

0068

B

PRELIMINARY

17.04.24

DRAWN

CHECKED

APPROVED

C

REVISIONS

22.05.24

JC

JC

DRAWING NO.

ISSUE

DD 3001

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1

PCF-01

AP-01

AP-01

BW-01

BW-01

1

-

BW-01

WEST ELEVATION

1:50 @ A1

A

B

AP-01

FC01

GL-01

2

-

CLIENT

BURDEKIN MOTORS PTY LTD

PROJECT

MITSUBUSHI / MADZA AYR

DRAWING TITLE

ELEVATIONS

LOCATION

183 QUEEN ST,
AYR , QLD 4807

W

06

GL-01

GL-01

BW-01

SOUTH ELEVATION

1:50 @ A1

SCALE

1:50 @ A1

1:100 @A3

DATE

JOB NUMBER

A

PRELIMINARY

04.03.24

19/03/24

0068

DRAWN

CHECKED

APPROVED

B

C

PRELIMINARY

REVISIONS

17.04.24

22.05.24

JC

JC

DRAWING NO.

ISSUE

DD 3002

C

BURDEKIN MOTORS PTY LTD
MITSUBISHI/MAZDA AYR
183 QUEEN STREET, AYR, QLD 4807

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APPENDIX D
SARA Mapping

State Assessment and Referral Agency
Date: 08/08/2024

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and Government
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2024.

Diagram
The diagram has been generated from the information provided in the Queensland and Government of Queensland's purpose of development assessment mapping system. The map generated has been prepared with the intention of providing a visual representation of the information provided in the Queensland and Government of Queensland's purpose of development assessment mapping system. The map generated has been prepared with the intention of providing a visual representation of the information provided in the Queensland and Government of Queensland's purpose of development assessment mapping system.

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Matters of Interest for all selected Lot Plans

Water resource planning area boundaries
Area within 25m of a State-controlled road

Matters of Interest by Lot Plan
Lot Plan: 1SP155541 (Area: 11440 m²)
Water resource planning area boundaries
Area within 25m of a State-controlled road

State Assessment and Referral Agency
Date: 08/08/2024

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State Assessment and Referral Agency
Date: 08/08/2024

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APPENDIX E
Response to State Code 1

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 create a safety hazard for users of the state-controlled road.

Response

Complies

The proposed development is contained within the site boundaries.

AND

AND

A01.2 Development can be maintained without requiring access to a state-controlled road.

Complies

There are three existing access points off Queen Street to service the existing development. These access points will remain unchanged.

Complies

It is not anticipated that this work will adversely impact the structural integrity of the road.

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.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

Complies

The proposed showroom will be well setback from the road frontage.

Existing access arrangements will remain unchanged.

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.

No acceptable outcome is prescribed.

Alternate Outcome

Signage will be provided as per the elevations plan.

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

Complies

The building will be well setback from the SCR and all lighting associated with the development will be directed away from the SCR.

AND

No flashing or laser lights are proposed.

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.

State Development Assessment Provisions v3.0

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

Standard conditions to safeguard these aspects are expected.

Page 1 of 6

Performance outcomes

Acceptable outcomes

Response

AND

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

AND

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

Landscaping

P07 The location of landscaping does not create a safety hazard for users of the state-controlled 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.

Not applicable

No roads or pedestrian and bikeway bridges are proposed as part of this development.

A07.1 Landscaping is not located in a state-controlled road.

Complies

No landscaping is proposed within the SCR.

AND

AND

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

Complies

All existing and proposed landscaping is contained within the site and does not require access to the SCR for maintenance.

AND

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

AND

Complies

No trees, shrubs or bushes are proposed within the site fronting the SCR that could obscure sight lights.

State Development Assessment Provisions v3.0

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

Performance outcomes

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 statecontrolled 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 statecontrolled road or road transport infrastructure.

P011 Development ensures that stormwater is lawfully discharged.

Acceptable outcomes

Response

No acceptable outcome is prescribed.

Complies

The existing stormwater regime will remain unchanged. The new building can readily connect into the existing system.

Complies

As above.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

Complies

As above.

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

Complies

No additional discharge points to the state-controlled road are required to facilitate the development.

AND

Stormwater run-off is discharged to Queen Street.

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

A011.4 Development does not worsen the condition of an existing lawful point of discharge to the statecontrolled 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

State Development Assessment Provisions v3.0

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

Complies

The site is not subject to flooding.

Page 3 of 6

Performance outcomes

Acceptable outcomes

Response

negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road.

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 state-controlled 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 state-controlled road.

Drainage Infrastructure

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

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.

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

Complies

All infrastructure is contained within the development site.

AND

AND

A013.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road.

Complies

All infrastructure is contained within the development site and does not require access to the SCR for maintenance.

Complies

No changes to the existing drainage infrastructure is proposed to facilitate the development.

No acceptable outcome is prescribed.

Table 1.2 Vehicular access, road layout and local roads

State Development Assessment Provisions v3.0

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

Performance outcomes

Acceptable outcomes

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 new or

No acceptable outcome is prescribed.

changed access to a state-controlled road does not compromise the safety of users of the state-controlled road.

P016 The location, design and operation of a new or

No acceptable outcome is prescribed.

changed access does not adversely impact the functional requirements of the state-controlled road.

P017 The location, design and operation of a new or

No acceptable outcome is prescribed.

changed access is consistent with the future intent of the state-controlled road.

P018 New or changed access is consistent with the

No acceptable outcome is prescribed.

access for the relevant limited access road 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 within 100 No acceptable outcome is prescribed.

metres of an intersection with a state-controlled road

does not compromise the safety of users of the statecontrolled road.

P020 New or changed access to a local road within 100 No acceptable outcome is prescribed.

metres of an intersection with a state-controlled road

does not adversely impact on the operating

performance of the intersection.

Public passenger transport and active transport

P021 Development does not compromise the safety of No acceptable outcome is prescribed.

users of public passenger transport infrastructure,

public passenger services and active transport

infrastructure.

P022 Development maintains the ability for people to

No acceptable outcome is prescribed.

access public passenger transport infrastructure, public

passenger services and active transport infrastructure.

P023 Development does not adversely impact the

operating performance of public passenger transport

No acceptable outcome is prescribed.

State Development Assessment Provisions v3.0

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

Response

Not applicable

No additional access to the SCR is proposed.

Not applicable

No additional access to the SCR is proposed.

Not applicable

No additional access to the SCR is proposed.

Not applicable

The site is not located on a limited access road.

Complies

No physical changes to the existing access points are required.

Complies

No physical changes to the existing access points are required.

Not applicable

No public passenger transport infrastructure, public passenger services or active transport infrastructure is located within the vicinity of the site.

Not applicable

No public passenger transport infrastructure, public passenger services or active transport infrastructure is located within the vicinity of the site.

Not applicable

Performance outcomes

Acceptable outcomes

Response

No acceptable outcome is prescribed.

No public passenger transport infrastructure, public passenger services or active transport infrastructure is located within the vicinity of the site.

Not applicable

No public passenger transport infrastructure, public passenger services or active transport infrastructure is located within the vicinity of the site.

infrastructure, public passenger services and active transport infrastructure.

P024 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure.

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 statecontrolled road where they can be accommodated on the local road network.

No acceptable outcome is prescribed.

Complies

It is not anticipated the extension will generate an unreasonable amount of additional development traffic.

Complies

As above.

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.

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

No acceptable outcome is prescribed.

Complies

All traffic movements are directed to Queen Street

which is a historical outcome. No changes to existing access points will be made.
Not applicable

No acceptable outcome is prescribed.

Complies

No acceptable outcome is prescribed.

Complies

No acceptable outcome is prescribed.

State Development Assessment Provisions v3.0

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

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