



46, 48-50, 1/52, 2/52 Queen Street, Ayr
(Lot 1 on RP708694, Lot 3 on SP243813,
and Lots 0, 1 & 2 on SP243820)

TOWN PLANNING REPORT

Development Permit for Material Change of Use (Hotel)

Applicant: Sam Hotels Pty Ltd
C/- wildPLAN Pty Ltd



A PROJECT CONTACT DETAILS

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1. SUMMARY

1.1 SITE DETAILS

Site address:	46, 48-50, 1/52, 2/52 Queen Street, Ayr
Real property description:	Lot 1 on RP708694, Lot 3 on SP243813, and Lots 0, 1 & 2 on SP243820
Site area:	4,368m ²
Council Division:	Burdekin Shire Council
Existing land use:	Hotel and Commercial Offices

1.2 KEY PARTIES TO DEVELOPMENT APPLICATION

Applicant:	Sam Hotels Pty Ltd C/- wildPLAN Pty Ltd
Registered owner(s):	Sam Hotels Pty Ltd A.C.N. 629 889 194 C.N. 629 889 194 Refer Schedule 1 – Searches .
Assessment Manager:	Burdekin Shire Council
Referral agencies	Nil

1.3 DEVELOPMENT APPLICATION DETAILS

Proposed development:	Material Change of Use (Hotel)
Type of approval sought:	Development Permit for Material Change of Use (Hotel)
Level of assessment:	Code Assessment
Notification required:	No
Referral required:	Yes: <ul style="list-style-type: none"> Infrastructure-related referrals (Electricity infrastructure)

1.4 STATE PLANNING INSTRUMENT MATTERS

State Interests in Development Assessment	Nil
Applicable SDAP Codes	Nil
Regional Plan:	<i>North Queensland Regional Plan (March 2020)</i>
Regional Plan Designation:	Priority Living Area

1.5 LOCAL PLANNING INSTRUMENT MATTERS

Planning Scheme:	<i>Burdekin Shire Council</i>
Amendment:	December 2022
TLPIs:	N/A
Zone:	Centre Zone
Local Plan / Precinct	Nil
Overlays¹:	<ul style="list-style-type: none"> Flood Hazard Overlay
Assessment requirements²:	<p>The Assessment Benchmarks include the following:</p> <ul style="list-style-type: none"> Centre Zone Code Development Works Code Flood Hazard Overlay Code

1.6 APPLICABLE FEES AND CHARGES

The fee for the Development Application is identified to be, pursuant to the Burdekin Shire Council Register of Fees and Charges 2025/26.

Refer **Table 2-2** for details.

TABLE 2-2 COUNCIL FEES AND CHARGES

Development Type	Description of Fee	Level of Assessment	Fee Payable
Material Change of Use	Business Type Use - Hotel	Code Assessment	\$1,437.00

¹ Overlays that affect the site. The applicability of overlays is further discussed in Section 5.3.

² Assessment benchmarks are further discussed in Section 5.5.

2. SITE DETAILS

Development is proposed on land located at 46, 48–50, 1/52 and 2/52 Queen Street, Ayr, comprising Lot 1 on RP708694, Lot 3 on SP243813, and Lots 0, 1 and 2 on SP243820. The consolidated landholding has a total area of 4,368m², with a summary of the lots provided in **Table 1** below.

Table 1- Summary of Lots

Lot on Plan	Zone	Area	Frontage width
Lot 1 on RP708694	Centre Zone	1,012m ²	20m
Lot 3 on SP243813	Centre Zone	2,734m ²	43m
Lot 0 on SP243820	Centre Zone	346m ²	1.5m
Lot 1 on SP243820	Centre Zone	135m ²	7.2m (approx.)
Lot 2 on SP243820	Centre Zone	141m ²	8m (approx.)

The site occupies a prominent position along Queen Street, the principal commercial spine of Ayr, and is surrounded by land predominantly included within the Centre Zone. This zoning pattern reflects the established commercial role of the locality and supports a mix of retail, hospitality and business activities. Immediately to the north, the site adjoins a Queensland Fire and Emergency Services (QFES) facility located within the Community Facilities Zone, while Home Hardware Trade Supplies is situated immediately to the north-east, reinforcing the commercial character of this part of Queen Street. Immediately to the south, the EastEnd Centre accommodates a mix of commercial tenancies, further contributing to the active commercial frontage along Queen Street.

To the rear of the site is a townhouse-style residential complex, providing a transition between the commercial frontage and the surrounding residential neighbourhood. Opposite the site on Queen Street, despite the Centre Zone designation, the land is occupied by single detached dwellings, illustrating the mixed-use and transitional nature of this part of the centre.

Beyond the immediate frontage, land to the north, east and west transitions to the Medium Density Residential Zone, which is generally characterised by single detached dwellings, a scattering of duplexes, and several small-scale townhouse developments. To the south,

Queen Street continues as the broader commercial spine of Ayr, containing the township's primary shopping, hospitality and commercial precinct within the Centre Zone.

The site is currently improved with a range of commercial and hotel uses, including the Kalamia Hotel, associated parking areas, a drive-through bottle shop, and several commercial tenancies. These uses contribute to the active commercial character of Queen Street and reflect the long-established role of the site within the Ayr township. Refer to Figures 1, 2 and 3 overleaf.

In addition to the existing built form, the land is subject to two registered easements that support essential service and access functions:

- Easement in Gross No. 601261248 (T277229D), burdening Lot 3 on SP243813 in favour of the North Queensland Electricity Board over Easement B on RP745046.
- Easement No. 714003844, burdening Lot 0 on SP243820 to Lot 3 on SP243813 over Easement D on SP243813 for access purposes.

These documents are provided as part of **Schedule 1**.

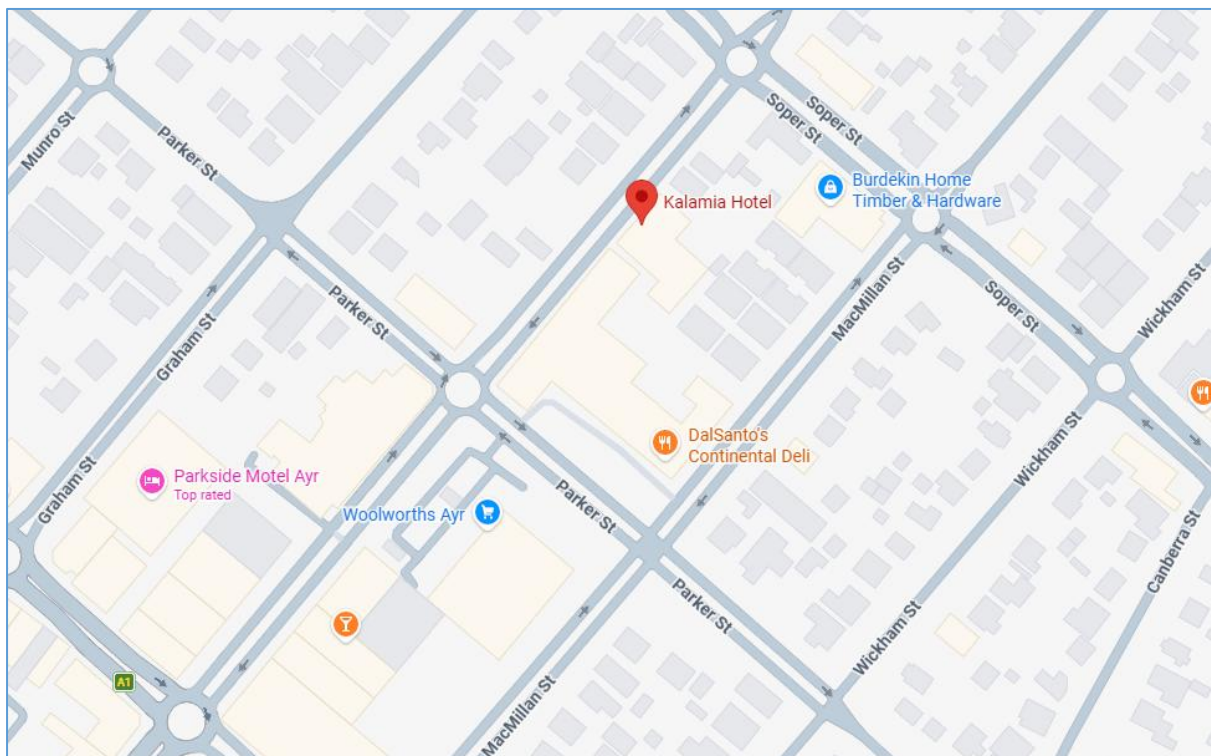


FIGURE 1 **SITE LOCATION**
SOURCE GOOGLE 2025



FIGURE 2 AERIAL IMAGE OF SUBJECT SITE
SOURCE STATE OF QUEENSLAND 2025

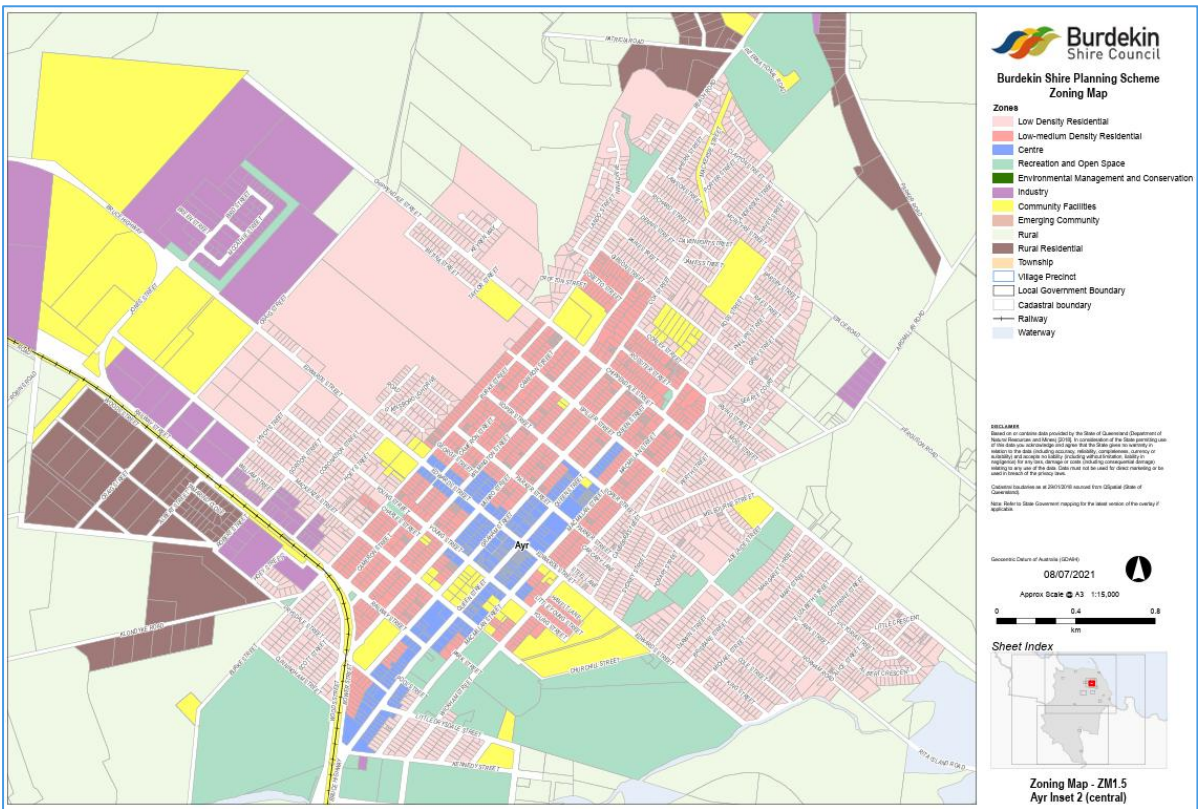


FIGURE 3 ZONING MAP
SOURCE BURDEKIN SHIRE COUNCIL 2021

Topographically, the land is generally flat, with surveyed ground levels ranging between RL 7.90 m AHD and RL 8.12 m AHD across the developed footprint. The existing hotel floor level (FFL) is understood to be RL 8.12 m AHD.

The site is also affected by the Flood Hazard Overlay, which identifies areas subject to River Flood Hazard associated with the Burdekin River, including both Low Hazard and Medium Hazard categories. Council’s flood report identifies the 1% AEP flood level as RL 8.08 m AHD (refer **Schedule 6** – Council Flood Report). Refer to **Figure 4**.

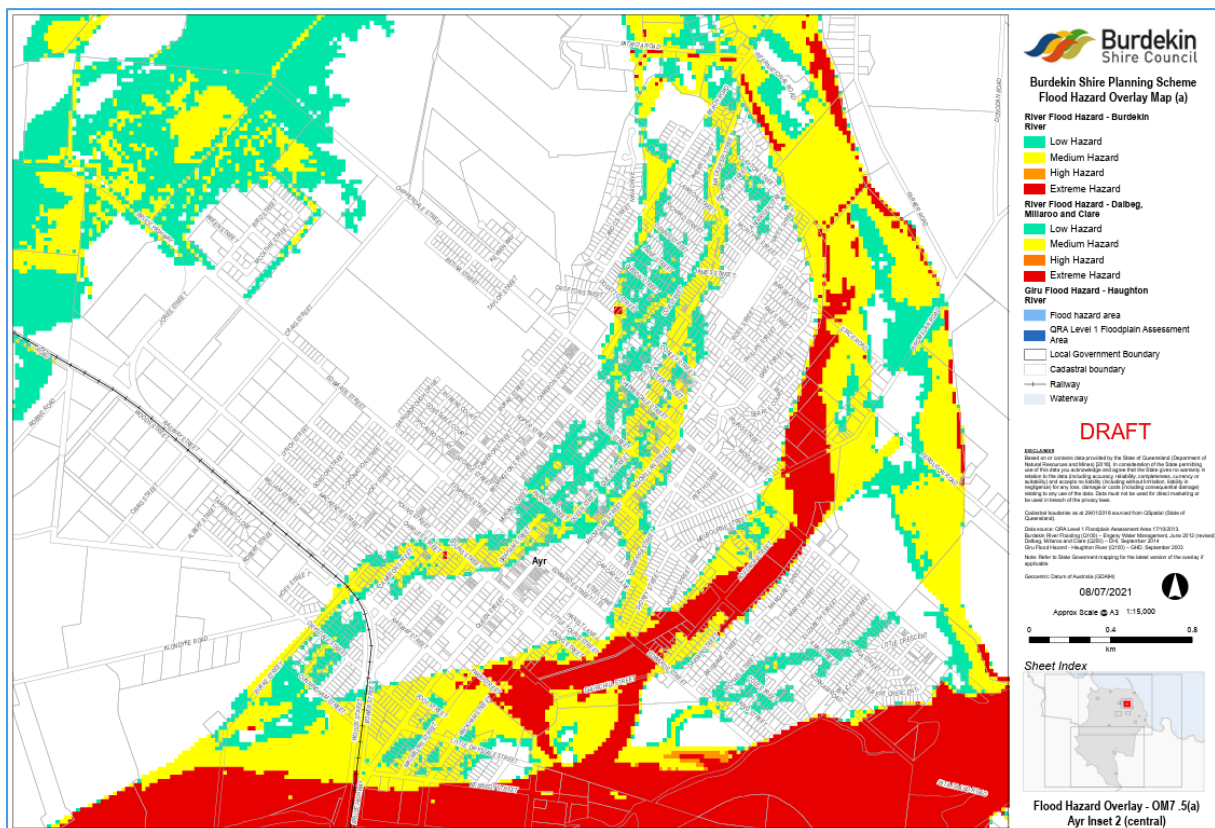


FIGURE 4 FLOOD OVERLAY MAP
SOURCE BURDEKIN SHIRE COUNCIL 2021

2.1 EXISTING LAND USE

The central component of the landholding, Lot 3 on SP243813, contains the Kalamia Hotel, a landmark two-storey pub that has played a significant role in Ayr’s social and commercial life for nearly a century. Historical records indicate that the hotel was already a well-established business by the late 1920s, with documented ownership transfers occurring in 1928, reflecting its long-standing presence within the township.

Over time, the Kalamia Hotel has evolved into one of Ayr’s most recognisable hospitality venues, offering a broad range of contemporary services while retaining its identity as a traditional Queensland pub. The hotel today comprises a:

- bistro capable of seating up to 150 patrons in air-conditioned comfort

- lounge bar, front bar and an expansive beer garden featuring a large outdoor screen
- gaming room containing 30+ machines
- drive-through bottle shop operating under the Star Liquor network, providing both park-and-browse and drive-through service

The current operation supports up to 40 staff members.

These facilities position the Kalamia Hotel as a key social anchor within Queen Street, serving locals, visitors and the broader Burdekin community.

Lot 1 on RP708694 accommodates the operational support functions of the hotel, including an outbuilding along the northern boundary, on-site parking areas and the dedicated drive-through lane servicing the bottle shop.

The existing built form and layout of the hotel complex, associated parking areas and commercial tenancies are illustrated in Figures 1–4.

The current hours of operation for the hotel and bottle shop are as follows:

- Hotel: 10:00 AM – 2:00 AM, seven days
- Bottle Shop:
 - Monday–Tuesday: 9:00 AM – 9:00 PM
 - Wednesday–Thursday: 9:00 AM – 10:00 PM
 - Friday–Saturday: 9:00 AM – 12:00 AM
 - Sunday: 9:00 AM – 9:00 PM

Along the Queen Street frontage, Lots 1 and 2 on SP243820 form part of a Building Format Plan and contain two commercial tenancies. Unit 1 is currently vacant, while Unit 2 is occupied by a Chartered Accountancy practice. Refer to **Figures 5** through **9** overleaf.

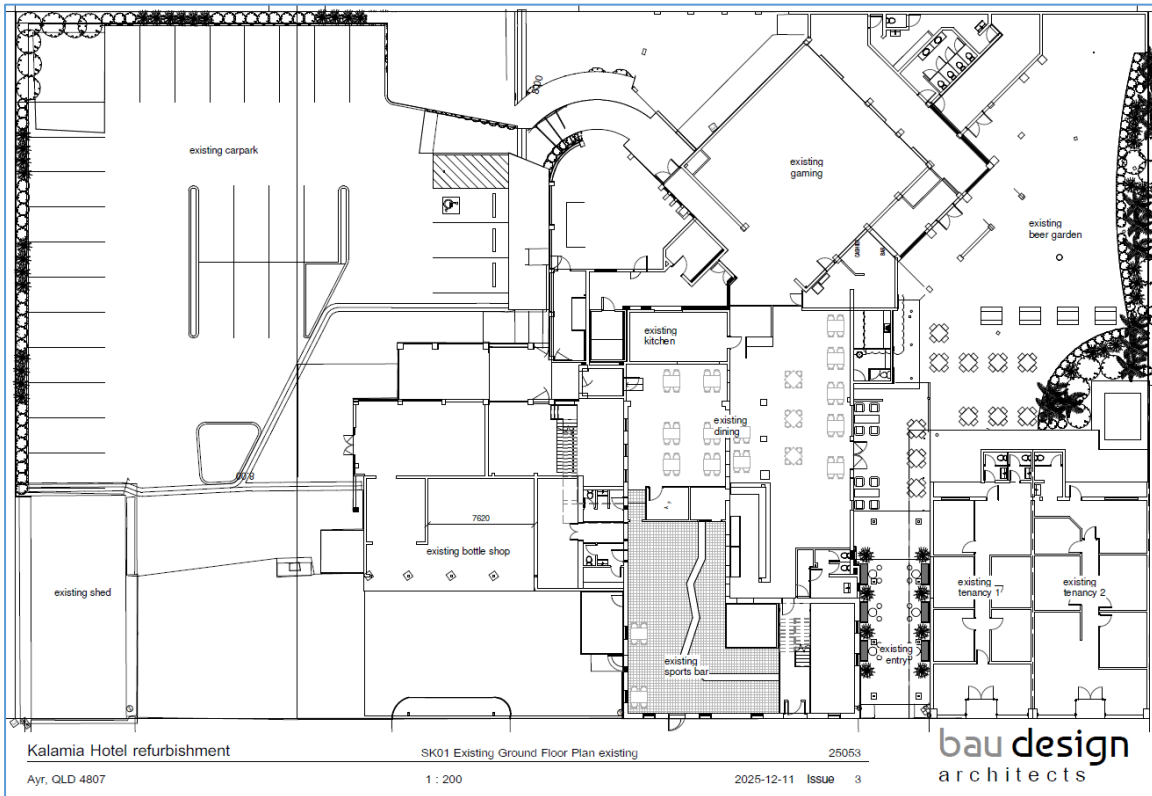


FIGURE 5 EXISTING SITE PLAN
SOURCE BAU DESIGN – PROPOSAL PLANS (SCHEDULE 2)



FIGURE 6 Lots 1 and 2 on SP243820
SOURCE WILDPLAN PTY LTD (SITE VISIT)



FIGURE 7 KALAMIA HOTEL, AND EASEMENT D FOR ACCESS
SOURCE GOOGLE STREETVIEW



FIGURE 8 Star Liquor Bottle Shop
SOURCE WILDPLAN PTY LTD (SITE VISIT)



FIGURE 9 **Carparking and Drive through access**
 SOURCE GOOGLE STREETVIEW

2.2 TENURE AND LAND STRUCTURE

The land comprises a combination of Standard Format lots and Building Format Plan lots. All lots are held in single ownership by Sam Hotels Pty Ltd. The tenure characteristics of the site are summarised below.

- Lots 0, 1 and 2 on SP243820 These lots form part of the Kalamia Community Titles Scheme (CTS 42937).
- Lot 0 comprises the Common Property for the scheme.
- Lot 0 is burdened by Easement D, which benefits Lot 3 on SP243813 for access purposes.
- Lots 1 and 2 accommodate the commercial tenancies fronting Queen Street.
- Lot 3 on SP243813
 - This is a standard format lot containing the Kalamia Hotel and its primary operational footprint.
 - The lot is burdened by Easement B along the southern boundary in favour of Ergon Energy for electricity infrastructure (Easement in Gross No. 601261248).
 - The lot also benefits from Easement D over Lot 0 on SP243820, providing access.
- Lot 1 on RP708694 is a standard format lot and forms part of the consolidated hotel operations.

2.3 SUMMARY OF SITE FEATURES

TABLE 2-1 SITE CHARACTERISTICS AND SUPPORTING INFRASTRUCTURE

Site Characteristic	Description
Site area	4,368m ² (combined area of Lot 1 on RP708694, Lot 3 on SP243813, and Lots 0, 1 & 2 on SP243820)
Road frontage	The total frontage to Queen Street is 79.7m (refer Table 1 summary of lots).
Existing land use	Hotel an Office
Infrastructure	
<ul style="list-style-type: none"> Services 	The site forms part of an established commercial centre and is serviced by existing urban infrastructure networks including water, sewer, stormwater, electricity and telecommunications..
<ul style="list-style-type: none"> Access 	Access is provided via established vehicle entries along Queen Street, including access to on-site parking areas and the hotel's drive-through bottle shop.
Environment	
<ul style="list-style-type: none"> Topography 	The site is relatively flat, supporting efficient vehicle circulation, pedestrian movement and practical development outcomes.
<ul style="list-style-type: none"> Vegetation 	The site is fully developed and has been predominantly cleared for many years, with no vegetation of ecological significance present. Existing landscaping is generally concentrated along the northern and eastern boundaries, where established planting provides visual softening and an effective buffer to the car parking areas and the enclosed refuse storage area. Additional internal landscaping is incorporated within the beer garden and along the pedestrian entry from the car park.
<ul style="list-style-type: none"> Environment – Flood Hazard 	The land is affected by the Flood Hazard Overlay, including River Flood Hazard—Low Hazard and River Flood Hazard—Medium Hazard, as identified under the Burdekin River flood mapping. Refer Schedule 1 – Searches .
Other	
<ul style="list-style-type: none"> Easements 	The land includes easements affecting specific lots: Easement D on Lot 0 (benefiting Lot 3) and Easement B on Lot 3 (for Ergon electricity infrastructure). Refer Schedule 1 – Searches .

3. PROPOSED DEVELOPMENT

The proposed development involves a Development Permit for a Material Change of Use for a Hotel. Under Table 3.4.1 – Categories of Development and Assessment (Material Change of Use), a *Hotel* use within the Centre Zone is subject to Code Assessment.

Table 2 - Hotel – Planning Scheme Definition

Use	Definition	Examples	Does not include	Level of Assessment
Hotel	<p>(a) The use of premises for—</p> <p>(i) selling consumption liquor on premises; or</p> <p>(ii) a dining or entertainment activity, or for the providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a bar.</p>	NA	NA	Code

The proposed development seeks to modernise, consolidate and enhance the operations of the Kalamia Hotel through a coordinated program of refurbishment works, tenure rationalisation and integration of adjoining commercial tenancies. Collectively, the works will improve internal functionality, expand patron areas, streamline access and circulation, and remove community title arrangements to support a contemporary hotel offering.

The proposal comprises three key components, outlined in sections 3.1 to 3.3 of this Planning Report.

3.1 LOT AMALGAMATION

The development includes the amalgamation of several existing lots to create a single, consolidated hotel landholding. This rationalisation reflects the long-standing integrated operation of the site and removes the need for multiple titles and community management arrangements.

The amalgamation involves:

- Devolution of the Body Corporate and Community Management Statement for the Kalamia Community Titles Scheme (CTS 42937), enabling Lots 1 and 2 on SP243820 to be absorbed into the hotel site.
- Amalgamation of Lot 1 on RP708694 with the primary hotel lot (Lot 3 on SP243813), formalising its established use for access, parking and drive-through circulation.
- Surrender of Easement D (benefiting Lot 3 over Lot 0 on SP243820), which becomes redundant following amalgamation.

In accordance with Planning Regulation 2017, Schedule 6, Part 4, Section 21(2), Reconfiguring a Lot by amalgamation is not assessable development. No development permit is required for this component.

3.2 REFURBISHMENT AND INTERNAL RECONFIGURATION OF THE KALAMIA HOTEL

The proposal includes a comprehensive refurbishment of the existing hotel premises on Lot 3 on SP243813, aimed at modernising the venue and improving operational efficiency. The works will enhance the hotel's presentation, functionality and customer experience while maintaining the existing building footprint and height.

Key elements include:

- Internal reconfiguration to create more logical and efficient connections between dining, bar, gaming and entertainment areas.
- Redistribution of liquor consumption areas to support larger dining spaces, improved entertainment zones and better patron movement.
- Creation of a new function area, enabling the hotel to host events and expand its service offering.
- General facade updates to ensure visual cohesion as seen from Queen Street.
- Upgrades to internal finishes, amenities and circulation paths to meet contemporary hospitality standards.
- External works limited to the installation of a new roofing structure over the Level 1 rear verandah, without altering the building's footprint or height.

Many of these works fall within the definition of minor building work and do not trigger assessable development in their own right. However, some of the internal layout changes will result in updates to the hotel's 'public areas', including the redistribution of dining, bar and function spaces. These changes are relevant to the calculation of car parking demand, as the planning scheme calculates parking demand based on the extent of public floor area rather than the overall GFA.

The refurbishment will deliver a more cohesive and functional hotel layout, supporting improved patron capacity and a higher-quality hospitality experience while remaining consistent with the existing built form.

3.3 INTEGRATION OF ADJOINING TENANCIES INTO THE HOTEL USE

The proposal includes the incorporation of the two adjoining commercial tenancies on Lots 1 and 2 on SP243820 into the broader hotel operation. These tenancies will be repurposed and reconfigured to form part of the unified hotel layout, enabling expanded patron areas, improved internal flow and consolidated management.

This component constitutes a Material Change of Use to bring the existing office tenancies under the Hotel land use definition.

Under Table 3.4.1 – Categories of Development and Assessment (Material Change of Use), a Hotel within the Centre Zone is subject to Code Assessment.

Further detail on the proposed layout, internal works and structural modifications is provided in **Schedule 2 – Proposal Plans**. Importantly **Figure 10** (overleaf) highlights the areas which are the subject of this Development Application.

Figure 10 overleaf highlights the primary areas where the proposed works occur, with the most significant changes located within the existing commercial office tenancies on Lots 1 and 2. These areas represent the main extent of the development and should form the focus of Council's assessment in relation to the Material Change of Use.

Of note, the existing hotel building on Lot 3 SP243813 has a Finished Floor Level (FFL) of RL 8.12m AHD, which is located above Council’s identified 1% AEP flood level of RL 8.08m AHD. The adjoining office tenancies on Lots 1 and 2 SP243820 have historically been constructed at lower floor levels, although the exact surveyed FFLs are not recorded.

As part of this proposal, the FFLs of the former office areas will be raised to RL 8.12m AHD to align with the existing hotel floor level. This ensures a consistent internal floor plane across the consolidated hotel footprint and provides an appropriate level of flood immunity relative to the defined flood event.

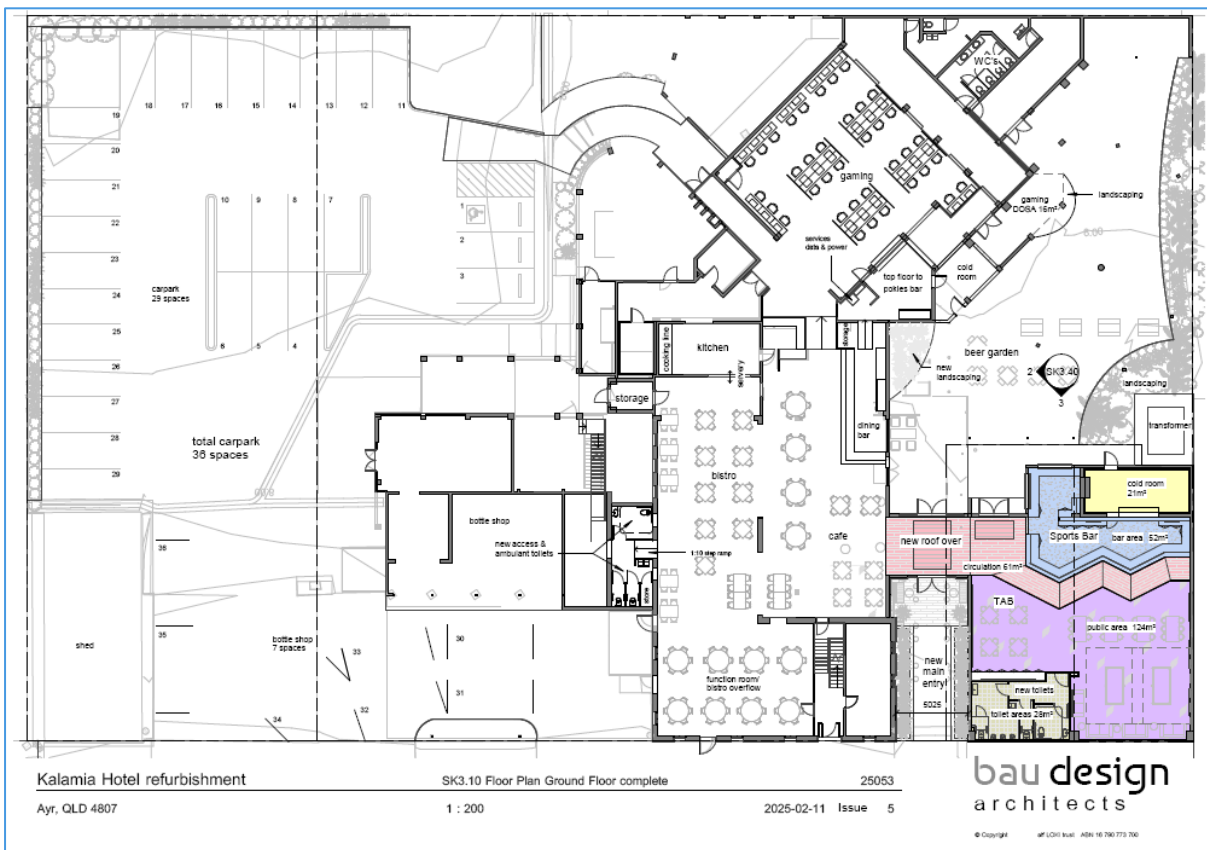


FIGURE 10 PROPOSED KALAMIA HOTEL REFRUBISHMENT
SOURCE BAU DESIGN ARCHITECTS (SCHEDULE 2)

3.4 DEVELOPMENT SUMMARY

TABLE 3-1 DEVELOPMENT SUMMARY

MATERIAL CHANGE OF USE (HOTEL)		
	Existing	Proposed
Land Use	Lot 1 on RP708694 - Hotel Lot 3 on SP243813 - Hotel Lots 0, 1 & 2 on SP243820 - Office	Hotel
Height	2 storeys	No change
Setbacks	Generally built to boundary.	No change to setbacks. ³
Gross Floor Area ⁴	Hotel - 1,400.00m ² Offices - 286m ²	Hotel - 1,676.00m ²
Site Cover ⁵	46.5%	No change
Landscape Cover ⁶	535m ² or 12.25%	No change
Impervious Area ⁷	3,833.00m ²	No change
Refuse Collection	Enclosed refuse area provided within north eastern corner of Lot 1 on RP708694	No change
Parking	36 parking bays including 1 x DDA bay and 7 x queuing bays for the bottle shop	No change
Access & Circulation	Existing vehicle access points along Queen Street serving hotel functions, carparking and bottle shop circulation.	No change
Finished Floor Levels	Lot 3 on SP243813 – 8.12m AHD Lots 1 & 2 on SP243820 – Unknown	8.12m AHD to match existing hotel FFL.

³ Noting that amalgamation forms part of this development, and internal boundaries will be removed.

⁴ Existing Gross Floor Area has been estimated based upon Aerial Imagery

⁵ Existing Site Cover has been estimated based upon Aerial Imagery

⁶ Existing landscape cover has been estimated based upon Aerial imagery.

⁷ Existing Impervious Area has been estimated based upon Aerial Imagery

3.5 INFRASTRUCTURE CHARGES

Burdekin Shire Council levies infrastructure charges in accordance with its *Infrastructure Charges Resolution (No.2) 2018*. Adopted charges for on-residential development are identified in Table 2.2 – *Adopted Infrastructure Charges – Adopted charge for a Material Change of Use or Building Work for Non-residential Development*.

In accordance with Table 1.1 – Planning Scheme Use Types to which the adopted charges apply, the proposed development is categorised under the Use Type: Entertainment (Licensed Premises). This classification determines the applicable charge rate for both the existing and proposed gross floor area (GFA) associated with the Kalamia Hotel.

Infrastructure charges for the proposed development, with credits applied, have been calculated based on GFA and impervious area, consistent with the adopted charge rates. This charge, together with the applicable existing credit, is **\$15,350.50**.

Infrastructure Charges and credits applicable to the proposed development are identified in **Table 3-2**.

The following definitions are considered relevant to the calculation of infrastructure charges:

Gross floor area (GFA), for a building, means the total floor area of all storeys of the building, including any mezzanines, (measured from the outside of the external walls and the centre of any common walls of the building), other than areas used for—

- (a) building services; or
- (b) a ground floor public lobby; or
- (c) a public mall in a shopping complex; or
- (d) parking, loading or manoeuvring of vehicles; or
- (e) balconies, whether roofed or not.

Impervious area means the area of the premises that is impervious to rainfall or overland flow that results in the discharge of stormwater from the premises.

TABLE 3-2 INFRASTRUCTURE CHARGES ESTIMATE

ADOPTED INFRASTRUCTURE CHARGE					
EXISTING LAND USE					
Category	Use			Quantity	Charge
Entertainment	Licensed Premises (Hotel)	Use Charge	\$202.40 per m ² of GFA)	1,400.00m ² ⁸	\$283,360.00
Commercial	Office		\$141.65 per m ² of GFA	286m ²	\$40,511.90
Stormwater	Impervious Area		\$10 per impervious m ²	3,833.00m ² ⁹	\$38,330.00
Existing Credit					\$362,201.90
PROPOSED DEVELOPMENT					
Category	Use			Quantity	Charge
Entertainment	Licensed Premises (Hotel)	Use Charge	\$202.40 per m ² of GFA)	1,676.00m ²	\$339,222.40
Stormwater	Impervious Area		\$10 per impervious m ²	3,833.00m ²	\$38,330.00
Proposed Charge					\$377,552.40
					-\$362,201.90
Total Charge					\$15,350.50

⁸ Existing Gross Floor Area has been estimated based upon Aerial Imagery

⁹ Existing Impervious Area has been estimated based upon Aerial Imagery

4. STATE PLANNING MATTERS

4.1 PLANNING ACT 2016

The current version of the *Planning Act 2016* is **18 July 2025**.

4.2 PLANNING REGULATION 2017

The current version of the *Planning Regulation 2017* ('the Regulation') is **12 December 2025**.

4.2.1 PROHIBITED DEVELOPMENT

Schedule 10 of the Regulation identifies development that is prohibited development.

Table 4-1 provides a checklist against Schedule 10 and identifies that the development the subject of this development application does not include prohibited development.

TABLE 4-1 PROHIBITED DEVELOPMENT IDENTIFIED IN PLANNING REGULATION 2017

Prohibited Development	Prohibition Description (Schedule 10)	Applicable (Y/N)
Development in Caboolture West Investigation Area	Part 2A, Division 1	N
Clearing native vegetation other than for a relevant purpose	Part 3, Division	N
Environmentally relevant activities – development in North Stradbroke Island Region	Part 5, Division 1	N
Development interfering with koala habitat in koala priority area and koala habitat area	Part 10, Division 1	N
Noise sensitive place on noise attenuation land	Part 11	N
SEQ regional landscape and rural production area and SEQ rural living area – Reconfiguring a Lot	Part 16, Division 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity) – Residential Care Facility	Part 16, Division 3, Subdivision 1	N
SEQ regional landscape and rural production area and SEQ rural living area (Residential development)	Part 16, Division 5	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - Shopping Centre)	Part 16, Division 6, Subdivision 1	N
Wetland Protection Area – operational work in wetland protection area	Part 20, Division 1	N

4.2.2 REFERRALS

Schedule 10 of the Regulation identifies when a development application requires referral to a referral agency. In respect to referrals, the Regulation identifies the:

- Trigger for referral
- Referral agency
- Limitations on referral agency's powers
- Matters the referral agency's assessment must or may be against (as applicable)
- Matters the referral agency's assessment must or may have regard to (as applicable)
- Fee for referral.

Table 4-2 and **Table 4-3** are referral checklists against the requirements of Schedule 9 and Schedule 10 and identifies that **the subject development application is subject to the following referrals:**

Material change of use of premises near a substation site or subject to an easement under Schedule 10, Part 9, Division 2, Table 2, Item 1. The subject is burdened by an electricity easement being described as:

Easement in gross no 601261248 (T277229D) 13/02/1987

To the North Queensland Electricity Board

Over Easement B on RP745046

TABLE 4-2 REFERRALS IDENTIFIED IN SCHEDULE 9 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Premises seaward of coastal building line	Part 3, Division 1, Table 1, Item 1				•	•		SDAP	N
Declared fish habitat area	Part 3, Division 1, Table 2, Item 1				•	•		SDAP	N
State transport corridor	Part 3, Division 1, Table 3, Item 1				•	•		SDAP	Y
Future State transport corridor	Part 3, Division 1, Table 4, Item 1				•	•		SDAP	N
Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts	Part 3, Division 2, Table 1, Item 1				•		•	Other ¹⁰	N
Particular buildings for residential purposes	Part 3, Division 2, Table 2, Item 1				•		•	Other ¹¹	N
Design and siting	Part 3, Division 2, Table 3, Item 1				•		•	Other ¹²	N
Fire safety in particular budget accommodation buildings	Part 3, Division 2, Table 4, Item 1				•		•	Other ¹³	N
Higher risk personal appearance services	Part 3, Division 2, Table 5, Item 1				•		•	Other ¹⁴	N
Building work for residential services	Part 3, Division 2, Table 6, Item 1				•		•	Other ¹⁵	N
Building work for removal or rebuilding	Part 3, Division 2, Table 7, Item 1				•		•	Other ¹⁶	N

¹⁰ Whether the building or structure will impact on the amenity or aesthetics of the locality, including, for example, whether the building or structure complies with a matter stated in a local instrument that regulates impacts on amenity or aesthetics

¹¹ Whether the building is suitable for residential purposes

¹² Whether the proposed building or structure complies with the performance criteria or qualitative statement stated in the paragraph

¹³ Whether, after the building work is completed, the building will comply with the fire safety standard under the Building Act

¹⁴ Whether the building work complies with the performance criteria stated in the Queensland Development Code, part 5.2 that are relevant to the acceptable solution

¹⁵ Whether, if the building work is carried out, the premises would comply with the Queensland Development Code, part 5.7

¹⁶ (a) Whether the local government should require security, of no more than the value of the building work, for the performance of the work (b) If security is required, the amount and form of security that is appropriate for the development

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Jurisdiction		Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Building work for particular class 1 buildings relating to Material Change of Use	Part 3, Division 2, Table 8, Item 1				•		•	Other ¹⁷	N
Temporary accommodation buildings	Part 3, Division 2, Table 9, Item 1				•		•	Other ¹⁸	N
Building work relating to end of trip facilities for Queensland Development Code, part 4.1	Part 3, Division 2, Table 10, Item 1				•		•	Other ¹⁹	N
Building work for class 1 building on premises with on-site wastewater management system	Part 3, Division 2, Table 11, Item 1				•		•	Other ²⁰	N
Flood hazard area	Part 3, Division 2, Table 12, Item 1				•		•	Other ²¹	N

¹⁷ The relevant provisions of a local instrument that would apply for the application if schedule 6, part 2, section 2(2) did not apply for the material change of use

¹⁸ Whether the building work complies with performance criteria 1 of the Queensland Development Code, part 3.3

¹⁹ Whether the building work complies with performance criteria P12 of the Queensland Development Code, part 4.1

²⁰ Whether the building work complies with the Queensland Plumbing and Wastewater Code, part 1, performance criteria P2

²¹ Matters stated in Part 3, Division 2, Table 12, Item 4

TABLE 4-3 REFERRALS IDENTIFIED IN SCHEDULE 10 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Airport Land	Part 1, Division 3, Table 1, Item 1 - Column 2	•	•	•	•		•	Other ²²	N
Clearing native vegetation	Part 1, Division 4, Table 1-3, Item 1 – Column 2	•	•	•		•		16	N
Contaminated land	Part 4, Division 3, Table 1, Item 1 - Column 2		•	•		•		13 ²³	N
Environmentally relevant activities	Part 5, Division 4, Table 1, Item 1 - Column 2			•			•	22	N
Fisheries (Aquaculture)	Part 6, Division 1, Subdivision 3, Table 1, Item 1 - Column 2			•		•		17	N
Fisheries (Declared Fish Habitat)	Part 6, Division 2, Subdivision 3, Table 1, Item 1 - Column 2	•				•		12	N
Fisheries (Marine Plants)	Part 6, Division 3, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•		•		11	N
Fisheries (Waterway barrier works)	Part 6, Division 4, Subdivision 3, Table 1, Item 1 - Column 2	•				•		18	N
Hazardous chemical facilities	Part 7, Division 3, Table 1, Item 1 - Column 2			•		•		21	N
Heritage Places (Local heritage places)	Part 8, Division 1, Subdivision 3, Table 1, Item 1 - Column 2				•		•	Other ²⁴	N
Heritage Places (Queensland heritage place)	Part 8, Division 2, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•	•	•		14	N

²² The matters the Local Government as referral agency must be against include the impacts of the proposed development, identified by the local government, on land in its local government area, other than airport land.

²³ Where for other than contamination because of unexploded ordnance, the Single Assessment Referral Agency (SARA) will assess contaminated land applications against the criteria in the Regulation.

²⁴ For a local heritage place on the local government's local heritage register under the Heritage Act – assessment must be against the code in the *Queensland Heritage Regulation 2015*, schedule 2. For a local heritage place identified in the local government's planning scheme – the assessment must be against the relevant provisions of a local categorising instrument.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Infrastructure-related referrals (Designated premises)	Part 9, Division 1, Table 1, Item 1 - Column 2 (Assessable Development)	•	•	•	•	•		Other ²⁵	N
Infrastructure-related referrals (Electricity infrastructure)	Part 9, Division 2, Table 1-3, Item 1 - Column 2	•	•	•			•	Other²⁶	N
Infrastructure-related referrals (Oil and gas infrastructure)	Part 9, Division 3, Table 1 - 3, Item 1 - Column 2	•	•	•		•		Other ²⁷	N
Infrastructure-related referrals (State transport infrastructure generally)	Part 9, Division 4, Subdivision 1, Table 1, Item 1 - Column 2	•	•	•		•		6	N
Infrastructure-related referrals (State transport corridors and future State transport corridor)	Part 9, Division 4, Subdivision 2, Table 1-6, Item 1 - Column 2	•	•	•		•		1, 2, 3, 4	Y
Infrastructure-related referrals (State-controlled transport tunnels and future State-controlled transport tunnels)	Part 9, Division 4, Subdivision 3, Table 1-3, Item 1 - Column 2	•	•	•		•		5	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 1			•			•	Other ²⁸	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 2-11	•	•	•	•	•		1 ²⁹ , 22, 8, 21, 10, 20, 12	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 1, Item 1 - Column 2	•	•	•		•		8	N
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 2, Item 1 - Column 2	•	•	•			•	Other ³⁰	N

²⁵ The referral agency's assessment must have regard to the designation.

²⁶ The referral agency's assessment must be against the purposes of the Electricity Act and the Electrical Safety Act.

²⁷ The referral agency's assessment must be against the purposes of the Petroleum and Gas Act.

²⁸ The matters Brisbane City Council assessment as referral agency must be against include the impacts of the proposed development, identified by the council, on land in its local government area, other than Brisbane core port land.

²⁹ Where involving development that is inconsistent with Brisbane port LUP for transport reasons the matters the referral agency must be against include 'the transport reasons'.

³⁰ The referral agency's assessment must be against the safety and operational integrity of the port.

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Ports (Land within limits of another port – assessable development)	Part 13, Division 3, Table 1, Item 1 – Column 2	•	•	•			•	Other ³¹	N
Ports (Strategic port land)	Part 13, Division 5, Subdivision 3, Table 1, Item 1 – Column 2	•	•	•		•		Other ³²	N
SEQ Development Area (Reconfiguring a lot – referral agency's assessment)	Part 15, Division 1, Table 1, Item 1 – Column 2		•			•		Other ³³	N
SEQ Development Area (Material Change of Use)	Part 15, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ³⁴	N
SEQ regional landscape and rural production area and SEQ rural living area (Tourist or sport and recreation activity)	Part 16, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ³⁵	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)	Part 16, Division 3, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ³⁶	N
SEQ regional landscape and rural production area and SEQ rural living area (Indoor recreation)	Part 16, Division 4, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ³⁷	N
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - biotechnology industry / service station / another urban activity)	Part 16, Division 6, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ³⁸	N

³¹ The referral agency's assessment must be against the port authority functions under the Transport Infrastructure Act, Chapter 8, part 3.

³² The referral agency's assessment must be against the Transport Infrastructure Act, section 287A.

³³ The referral agency's assessment must be against whether the development is consistent with the future planning intent for the area in which the premises are located.

³⁴ As stated in Part 15, Division 2, Subdivision 3, Table 1, Item 4

³⁵ As stated in Part 16, Division 2, Subdivision 3, Table 1, Item 4

³⁶ As stated in Part 16, Division 3, Subdivision 4, Table 1, Item 4

³⁷ As stated in Part 16, Division 4, Subdivision 3, Table 1, Item 4

³⁸ As stated in Part 16, Division 6, Subdivision 4, Table 1, Item 4

Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Jurisdiction		SDAP Code / Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
SEQ regional landscape and rural production area and SEQ rural living area (Combined uses – community activity / indoor recreation / sport and recreation / tourist activity / urban activity)	Part 16, Division 7, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ³⁹	N
Tidal works or work in a coastal management district	Part 17, Division 3, Table 1-6, Item 1 – Column 2	•	•	•		•		7, 8	N
Urban design	Part 18			•		•		24	N
Water related development (Taking or interfering with water)	Part 19, Division 1, Subdivision 3, Table 1, Item 1 – Column 2	•				•		10	N
Water related development (Removing quarry material)	Part 19, Division 2, Subdivision 3, Table 1, Item 1 – Column 2	•				•		15	N
Water related development (Referable dams)	Part 19, Division 3, Subdivision 3, Table 1, Item 1 – Column 2	•				•		20	N
Water related development (Levees)	Part 19, Division 4, Subdivision 3, Table 1, Item 1 – Column 2	•				•		19	N
Wetland Protection Area	Part 20, Division 4, Table 1-2, Item 1 – Column 2	•	•	•		•		9	N

³⁹ As stated in Part 16, Division 7, Subdivision 3, Table 1, Item 4



46, 48–50, 1/52 and 2/52 Queen Street, Ayr

4.3 STATE PLANNING POLICY

The current version of the State Planning Policy (SPP) is **July 2017**. 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.

4.4 REGIONAL PLAN

The Planning Minister has identified that the North Queensland Regional Plan is appropriately integrated into the Burdekin Shire Council Planning Scheme in full.

5. LOCAL PLANNING MATTERS

As at the time of writing, the *Burdekin Shire Planning Scheme December 2022* is the local planning instrument applicable to development within the Burdekin Shire council.

The current version of the *Burdekin Shire Planning Scheme* came into effect on 1 March 2023

5.1 ZONE

The site is located within the Centre Zone pursuant to the Burdekin Shire Planning Scheme.

5.2 LOCAL PLAN

The site is not located within a Local Plan area.

5.3 OVERLAYS

Development is proposed on land subject to the following overlays under the *Burdekin Shire Planning Scheme*:

- Flood Hazard Overlay

5.4 CATEGORIES OF DEVELOPMENT AND ASSESSMENT

Pursuant to Table 3.4.1 of the Burdekin Shire Planning Scheme, the development application is subject to Code Assessment.

5.5 ASSESSMENT BENCHMARKS

The following codes are identified as assessment benchmarks in respect of the proposed development:

- Centre Zone Code;
- Development Works Code;
- Flood Hazard Overlay Code

5.6 PRE-LODGEMENT SUMMARY

Council was broadly supportive of the proposed refurbishment and consolidation of the Kalamia Hotel and acknowledged the long-standing role of the venue within the Queen Street commercial spine.

Discussion focused on two primary matters: car parking and amenity impacts on nearby residential uses that sit within the Centre Zone but function as sensitive receptors.

Council recognised that the site is heavily constrained by existing built form and that the current supply of on-site parking spaces, along with queuing capacity for the bottle shop, represents the practical maximum achievable. Council noted that the adjoining office tenancies have historically operated without dedicated parking and indicated that a general parking analysis at DA stage will be sufficient, provided it clearly explains the treatment of public versus non-public areas.

In relation to amenity, Council acknowledged the presence of residential townhouses to the east and detached dwellings opposite Queen Street. Council was generally satisfied that the proposal incorporates appropriate design responses, including locating the new function area toward the Queen Street frontage, converting the adjoining offices into a sports bar also facing Queen Street, and establishing a new main entrance via the access easement to improve patron management. These measures were viewed as effective in directing activity toward the commercial frontage and away from residential interfaces.

Overall, Council expressed no major concerns with the proposal and indicated general support for the development proceeding to a formal application, subject to the preparation of a clear parking assessment and a concise amenity justification.

5.7 AREAS OF NON-COMPLIANCE

Instances of non-compliance with prescribed Acceptable Outcomes are identified below (refer **Table 5-1**). Notwithstanding the instances of non-compliance, the proposed development complies with all applicable performance outcomes.

TABLE 5-1. PERFORMANCE OUTCOMES

Acceptable Outcome	Compliance
Centre zone code	
<p>AO2 Vehicle parking on-site and access and manoeuvring areas are in accordance with table 6.2.1.3(e) – Vehicle parking rates and standards.</p>	<p>R2.1 – Complies with Overall Outcomes. The proposal does not achieve compliance with AO2 or PO2 of the Centre Zone Code, as the existing built form provides no physical opportunity to increase on-site parking beyond the established supply. A detailed analysis of parking demand, including existing and proposed requirements, is provided in Section 5.7.1 and summarised in Table 5-2 Carparking Analysis. Despite this, the development is consistent with the overall outcomes of the Centre Zone Code. The site is located within the heart of the Ayr town centre and contributes to the intended mix of commercial, entertainment and hospitality uses sought by Overall Outcome (2)(a). The refurbishment and integration of the adjoining tenancies assist in consolidating activity within the centre, consistent with Outcome (2)(c), and reinforce the active main street character along Queen Street envisaged by Outcome (2)(d). The Centre Zone anticipates a higher reliance on shared public parking resources, supported by the availability of extensive on-street parking in the immediate vicinity. This is consistent with the centre’s role and the operational pattern of surrounding commercial uses. The proposal maintains the established character of the precinct and does not introduce any new interface impacts, noting that adjoining properties are also included within the Centre Zone, with the exception of the QFES facility to the north which is located in the Community Facilities Zone. The development therefore continues to satisfy Outcome (2)(g) by maintaining amenity for nearby land. On this basis, the proposal achieves the purpose and overall outcomes of the Centre Zone Code, notwithstanding non-compliance with AO2 and PO2.</p>
<p>PO2 Development provides sufficient car parking on-site to accommodate the anticipated demand safely and efficiently.</p>	

Acceptable Outcome	Compliance
--------------------	------------

**Development works code
AO23**

Vehicle parking is provided in accordance with table 6.2.1.3(e)– Vehicle parking rates and standards.

Where the use is not nominated in table 6.2.1.3(e), no acceptable outcome is nominated.

PO27

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

R23 – Complies with Overall Outcomes.

Although the proposal does not achieve compliance with the specific AO/PO relating to on site car parking, the development satisfies the purpose and overall outcomes of the Development Code. A detailed discussion of parking demand is provided in Section 5.7.1, with the quantitative analysis summarised in Table 5.2 Carparking Analysis.

The underlying commercial offices have never been supported by dedicated on site parking, and the proposed integration of these tenancies into the hotel footprint does not reduce any existing parking supply. The estimated increase in parking demand associated with the proposal is modest (approximately 9.5%) and can be readily accommodated within the surrounding centre environment. The site benefits from substantial on street parking availability along Queen Street and adjoining streets, consistent with the centre’s intended reliance on shared public parking resources.

The development does not involve any new external works, excavation or filling, and therefore avoids disturbance to the site and surrounding environment, consistent with Overall Outcomes (2)(a), (2)(b) and (2)(e). Existing access and circulation arrangements remain unchanged and continue to operate safely and efficiently, supporting Outcome (2)(d)(i). The proposal does not alter stormwater, water quality or public health outcomes, ensuring compliance with Outcomes (2)(d)(ii) and (iii). Adequate infrastructure already services the site, and the proposal does not generate demand beyond what the existing networks can accommodate, consistent with Outcome (2)(c).

On this basis, the development achieves the purpose and overall outcomes of the Development Works Code, notwithstanding non compliance with the specific parking AO/PO.

5.7.1 KEY MATTERS

5.7.1.1 CARPARKING

The parking numbers presented in this report are estimates only and are intended to provide Council with an indicative comparison between the existing parking demand and the projected demand associated with the proposed development.

Based on current estimates, the development as it currently exists generates a requirement for 84 spaces, while the proposed refurbishment and integration of the adjoining commercial tenancies increases this to 92 spaces. This represents an uplift of 8 spaces, or approximately 9.5 percent. The increase is modest and reflects internal rationalisation rather than any substantial intensification of the use.

The existing offices on Lots 1 and 2 have historically operated without any dedicated on-site parking, and their incorporation into the hotel footprint does not remove any existing supply. The consolidated landholding currently accommodates 36 on-site spaces, which represents the practical maximum achievable given the established built form and long-standing operational layout of the Kalamia Hotel.

The site benefits from significant availability of on-street parking within the immediate vicinity, including both parallel and angled parking along Queen Street and surrounding streets. This is consistent with the expectations for development within the Centre Zone, where shared public parking resources form part of the intended urban structure.

5.7.1.2 PUBLIC AREA INTERPRETATION

During the pre-lodgement meeting, the Applicant outlined its approach to calculating public area for the purpose of applying the rate of 1 space per 10 m² under the Development Works Code. Council was generally supportive of this interpretation, noting that only areas genuinely accessible to patrons should be included in the calculation. Consistent with this approach, the following spaces are not considered public area:

- kitchen areas,
- storage rooms,
- cold rooms,
- areas behind a bar,
- bathroom and amenity areas, and
- internal circulation spaces such as walkways and back-of-house corridors.

This method ensures that the parking assessment reflects the true extent of patron-accessible floor space and aligns with the operational reality of the hotel.

The resulting parking estimates, including the comparison between existing and proposed demand, are summarised in **Table 5-2 Carparking Analysis** overleaf.

Table 5-2 Carparking Analysis⁴⁰

Use	Vehicle parking rates and standards	Area Breakdown	Total Parks required
Existing			
Hotel	a) 1 space per 10m ² of public area; b) 1 space per 2 employees; c) 1 space per accommodation unit; d) queuing space for 8 vehicles for drive-through bottle sales; e) 1 space per 15m ² of gross floor area of any liquor barn or liquor sales area.	a) Public area - 394m ² b) Employees - 40 c) Accommodation unit - Nil d) Queuing space for 8 vehicles for drive-through bottle sales; e) Gross floor area of any liquor barn or liquor sales area – 78m ² (Bottle Shop)	a) 39.4 (40) b) 20 c) Nil d) 8 e) 5.2 (6) Total – 74 Spaces
Office	<ul style="list-style-type: none"> 1 space per 30m² gross floor area. 	Lot 1 – 135m ² GFA Lot 2 – 141m ² GFA	9.2 (10) spaces Total – 10 Spaces
Total			84 Spaces
Proposed			
Hotel	a) 1 space per 10m ² of public area; b) 1 space per 2 employees; c) 1 space per accommodation unit; d) queuing space for 8 vehicles for drive-through bottle sales; e) 1 space per 15m ² of gross floor area of any liquor barn or liquor sales area.	a) Public area - 542m ² b) Employees - 46 c) Accommodation unit - Nil d) Queuing space for 8 vehicles for drive-through bottle sales; e) Gross floor area of any liquor barn or liquor sales area – 78m ² (Bottle Shop)	a) 54.2(55) b) 23 c) Nil d) 8 e) 5.2 (6) Total – 92 Spaces

⁴⁰ The parking calculations presented in this table are estimates only and are intended to provide Council with an indicative comparison between the existing parking shortfall and the projected shortfall associated with the proposed development.

5.7.1.3 CHARACTER AND AMENITY

The proposed development has been designed to respect the character and amenity of the surrounding Centre Zone context. Generally, development activity under the proposal is oriented toward Queen Street, with the existing interface to residential development along the eastern boundary of the site remaining unchanged.

In the context of the Planning Scheme, the Centre Zone Code assesses amenity impacts based on the zoning of nearby land, versus the prevailing land use on the land. Relevantly, section (g) of the Code requires development to “*minimise impacts on the character and amenity of nearby land which is not included in the centre zone.*”

All immediately adjoining properties, including the townhouse complex to the east and the detached dwellings opposite Queen Street (considered to represent ‘nearby land’), are zoned Centre Zone.

The development otherwise complies with the balance applicable assessment benchmarks of the Centre Zone.

In considering amenity impacts irrespective of zoning, the proposal has nonetheless been designed to operate compatibly with established residential activities proximate to the site, maintaining appropriate amenity outcomes consistent with the intended mixed-use character of the Centre Zone.

By orienting activity toward Queen Street, improving internal circulation, and providing a managed entrance point, the development mitigates the potential for unreasonable noise emissions and ensures the hotel continues to operate in a manner consistent with community expectations for a Centre-zoned site.

The *Environmental Protection Act 1994* furthermore establishes a general environmental duty to prevent or minimise environmental harm, including noise impacts.

In terms of transport amenity impacts, notwithstanding that development does not comply with on-site car parking requirements (currently and proposed), the estimated parking increase associated with the proposal is considered manageable within the context of the locality, supported by the availability of surrounding public parking and local walkability. The nature of the use is such that not all users will self drive, often utilising shared transport. Hence, as no additional GFA is proposed (development is proposed within an existing building), amenity impacts are not considered to be substantially different to existing and not out of context within a Centre Zone.

The Kalamia Hotel has operated from this location for many decades and forms an established part of the Queen Street commercial spine. Its long presence has shaped the character of this part of Ayr and contributed to the active and mixed commercial environment that defines the Centre Zone. The proposed refurbishment (including façade improvements, as depicted in **Figure 11**) continues this legacy and introduces contemporary improvements to meaningfully contribute to the local streetscape.

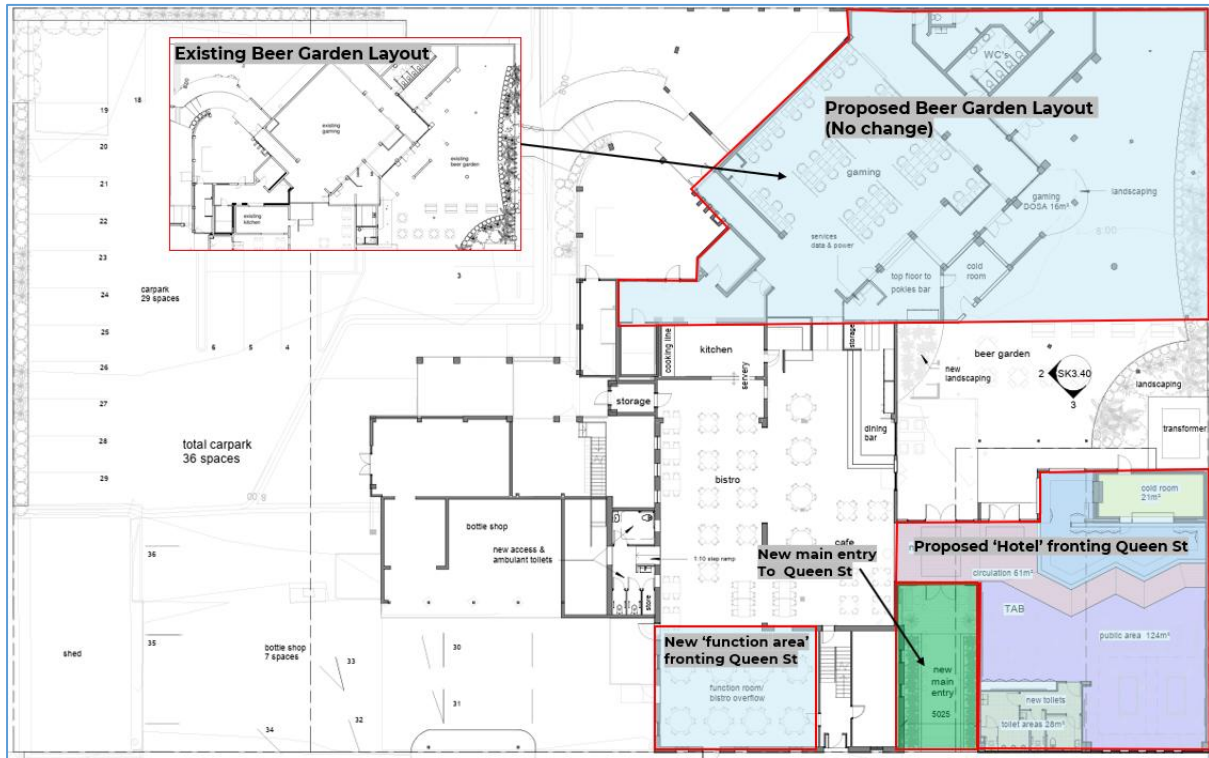


FIGURE 11 PROPOSED KALAMIA HOTEL REFURBISHMENT – MARKED UP
 SOURCE: BAU DESIGN ARCHITECTS (SCHEDULE 2)

6. CONCLUSION

The Applicant seeks a Development Permit for a Material Change of Use (Hotel) over land at 46, 48–50 and 1–2/52 Queen Street, Ayr (Lots 1 on RP708694, 3 on SP243813 and Lots 0–2 on SP243820). The proposal involves the consolidation of existing commercial tenancies into the established Kalamia Hotel, together with internal refurbishment works and contemporary upgrades that enhance the hotel's functionality, presentation and operational efficiency.

The development represents an appropriate and logical outcome within the Centre Zone, consistent with the purpose and overall outcomes of the Burdekin Shire Council Planning Scheme. The proposal maintains the existing building footprint and height, concentrates activity toward the Queen Street frontage, and avoids any works along the eastern boundary, thereby maintaining the amenity of nearby properties while aligning with the intended mixed-use character of the zone.

An assessment contained herein demonstrates that the proposed development complies, or can comply, with all applicable assessment benchmarks.

In light of the above, we respectfully request that Council approve the proposed development, subject to reasonable and relevant conditions.



46, 48–50, 1/52 and 2/52 Queen Street, Ayr

7. SCHEDULES

SCHEDULE 1	SEARCHES
SCHEDULE 2	PROPOSAL PLANS
SCHEDULE 3	CODE RESPONSES
SCHEDULE 4	DA FORM 1
SCHEDULE 5	SARA DA MAPPING
SCHEDULE 6	COUNCIL FLOOD REPORT



46, 48-50, 1/52 and 2/52 Queen Street, Ayr

**SCHEDULE 1 –
SEARCHES**

W.A.P. PLAN SCHEDULE 1

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50857874	Search Date: 12/01/2026 15:14
Date Title Created: 20/09/2011	Request No: 54676619
Previous Title: 50854538	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 243820

Local Government: BURDEKIN

COMMUNITY MANAGEMENT STATEMENT 42937

REGISTERED OWNER

Dealing No: 723985614 10/04/2025

SAM HOTELS PTY LTD A.C.N. 629 889 194

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 **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50857873	Search Date: 12/01/2026 15:14
Date Title Created: 20/09/2011	Request No: 54676618
Previous Title: 50854538	

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 243820

Local Government: BURDEKIN

COMMUNITY MANAGEMENT STATEMENT 42937

REGISTERED OWNER

Dealing No: 723975950 07/04/2025

SAM HOTELS PTY LTD A.C.N. 629 889 194

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

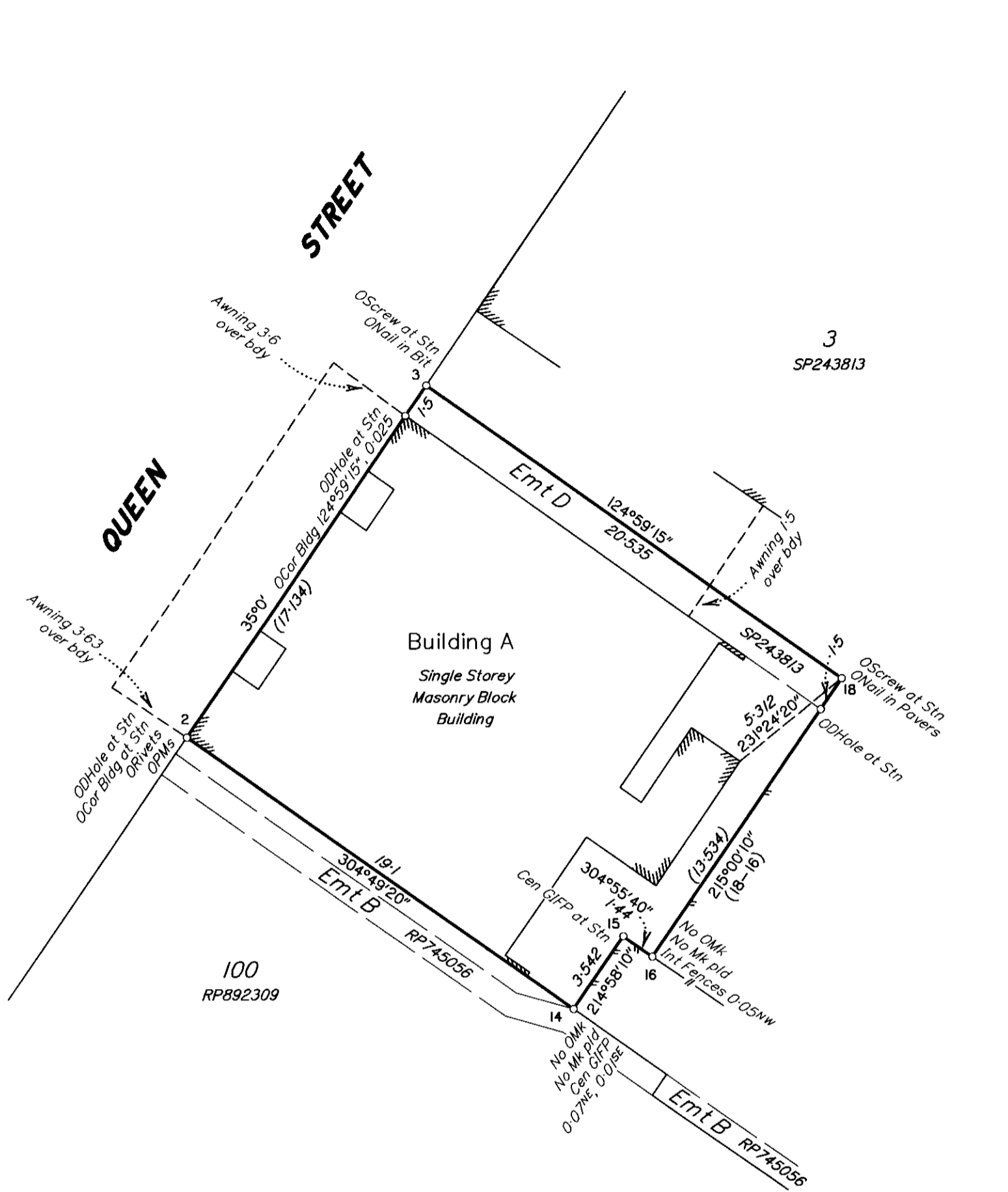
NIL

** End of Current Title Search **

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet **1** of **2**



Area of Base Parcel
(2-3-18-16-15-14-2) **346 m²**

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2	ORivet	RP892309	259°14'	0.865
2	ORivet	RP745046	310°56'30"	4.01
3	ONail in Bit	SP243813	312°33'20"	13.075
18	ONail in Pavers	SP243813	321°56'	4.46

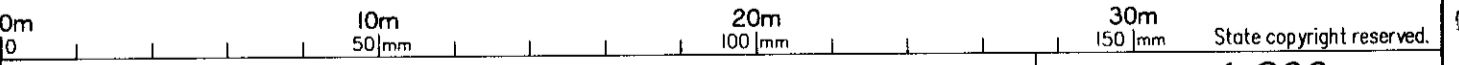
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE	
2-OPM	SP232095	156°28'50"	153.91	1372	Brass Plq	New Conn
2-OPM	RP743378	270°29'15"	192.415	88816	Brass Plq	New Conn

BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Jason Trevor Walter HARCH, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Graham Peter WARD, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 4th March, 2011.



Director
Director
Date **16/8/11**



Plan of Lots 1, 2 and Common Property

Cancelling Lot 4 on SP243813

PARISH: **ANTILL** COUNTY: **Gladstone**

Meridian: *Vide SP243813* F/N's: No

Scale: **1:200**

Format: **BUILDING**

SP243820

Plan Status:

55807/004 SP

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

714069132

\$431.80
19/09/2011 15:23

TE 400 NT

Registered

5. Lodged by 035
THE BRAD ROBINS LEGAL CENTRE
274 CHARTERS TOWER RD
HERMIT PARK QLD 4812
Tel. (07) 4775 6100

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We **HAMILTON HOLDINGS (NQ) PTY LTD**
A.C.N. 147 537 228
TRUSTEE UNDER INSTRUMENT 713918127

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

*Hamilton Holdings (No) Pty Ltd
ACN 147 537 228*
[Signature] (Director)
Signature of *Registered Owners *Lessees

6. Existing		Created				
Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
50854538	Lot 4 on SP243813	1, 2 & Common Property				

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
713918128	1 & 2	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
714003844	Common Property

EXISTING LEASE ALLOCATIONS

Lease	Level	Building Identifier	Lots to be Encumbered	Common Property Partial Surrender Required
705315269	A	A	1	Yes
710516473	A	A	2	Yes

All lots defined on this plan are wholly contained within the base parcel.

Encroachment notice issued to the owner of Queen Street on 3/3/2011. Refer to SP243813

The encroachment is part of an existing building.

* Rule out whichever is inapplicable

2. Local Government Approval.

* **Burdekin Shire Council**

hereby approves this plan in accordance with the :

% **Sustainable Planning Act 2009**

No Development Approval Necessary

Dated this 5TH day of SEPTEMBER, 2011

[Signature] # **Manager - Planning & Development
Authorised Officer**

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 42937
Name : KALAMIA

4. References :

Dept File :
Local Govt : Sub 1101
Surveyor : 55807/002-01 SP
55807/004A 08/11

1, 2 & Common Property	Por 281
Lots	Orig

7. Portion Allocation :

8. Map Reference :
8358-11314

9. Locality :
AYR

10. Local Government :
Burdekin Shire Council

11. Passed & Endorsed :

By : BRAZIER MOTTI PTY LTD
Date : 16-8-2011
Signed : *[Signature]*
Designation : Liaison Officer

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
* Part of the building shown on this plan encroaches onto adjoining *lots and road
[Signature] 16/8/11
Cadastral Surveyor/Director * Date
*delete words not required

13. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert Plan Number **SP243820**

Level A
Building A

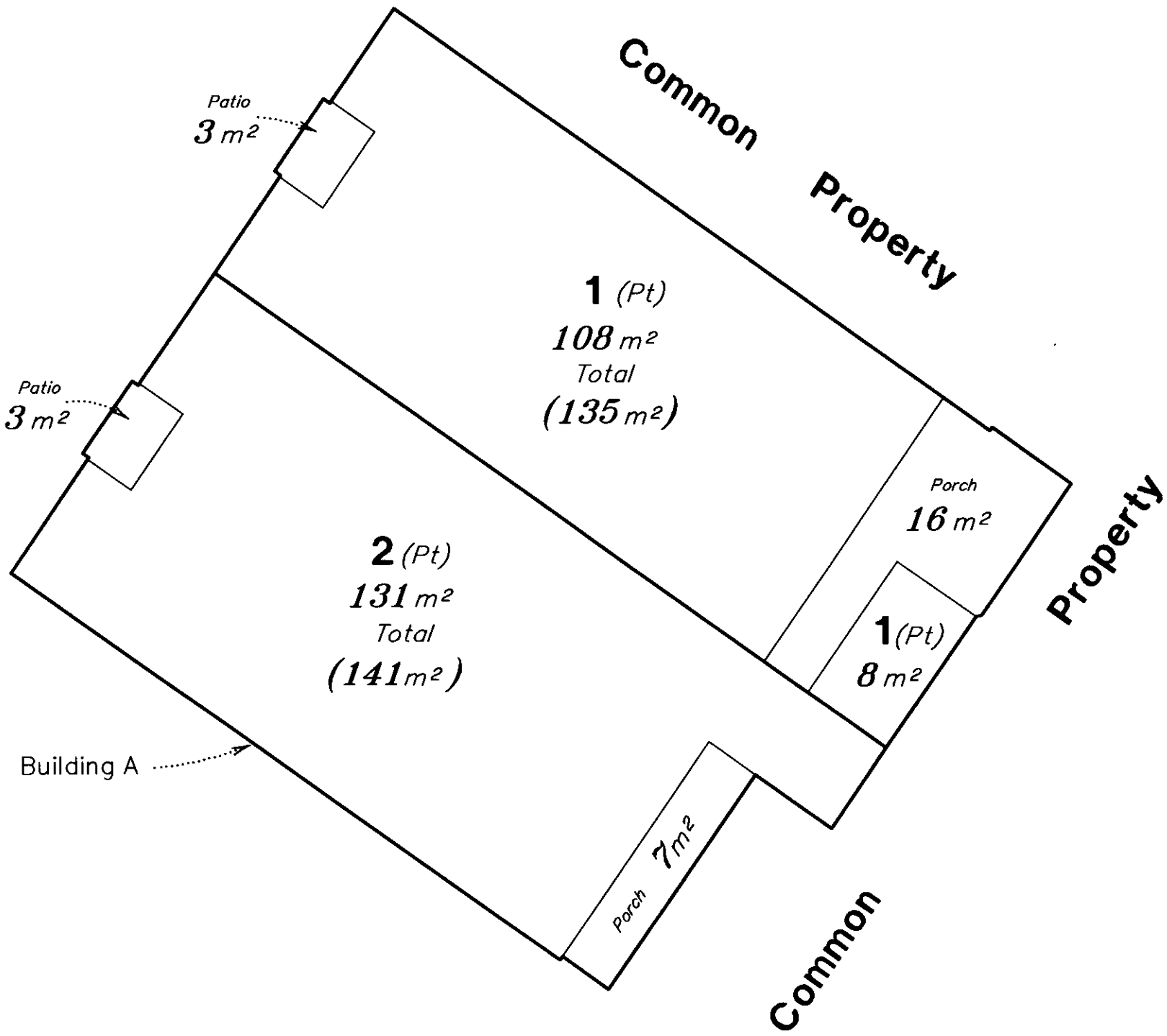


DIAGRAM
Scale 1:125

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50854537	Search Date: 12/01/2026 15:02
Date Title Created: 12/08/2011	Request No: 54676356
Previous Title: 21299213, 21531146, 50145239	

ESTATE AND LAND

Estate in Fee Simple

LOT 3 SURVEY PLAN 243813

Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 719450709 10/06/2019

SAM HOTELS PTY LTD A.C.N. 629 889 194

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10369205 (POR 281)
2. EASEMENT IN GROSS No 601261248 (T277229D) 13/02/1987
BURDENING THE LAND
TO THE NORTH QUEENSLAND ELECTRICITY BOARD
OVER EASEMENT B ON RP745046
3. EASEMENT No 714003844 10/08/2011 at 12:53
BENEFITING THE LAND OVER
LOT 4 ON SP243813
4. MORTGAGE No 719450710 10/06/2019 at 11:00
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124
5. LEASE No 719513965 15/07/2019 at 15:02
SGL HOTELS PTY LTD A.C.N. 627 068 526
OF THE WHOLE OF THE LAND
TERM: 15/05/2019 TO 14/05/2029 OPTION 10 YEARS
6. MORTGAGE No 719699191 28/10/2019 at 10:11
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124
over
LEASE: 719513965

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

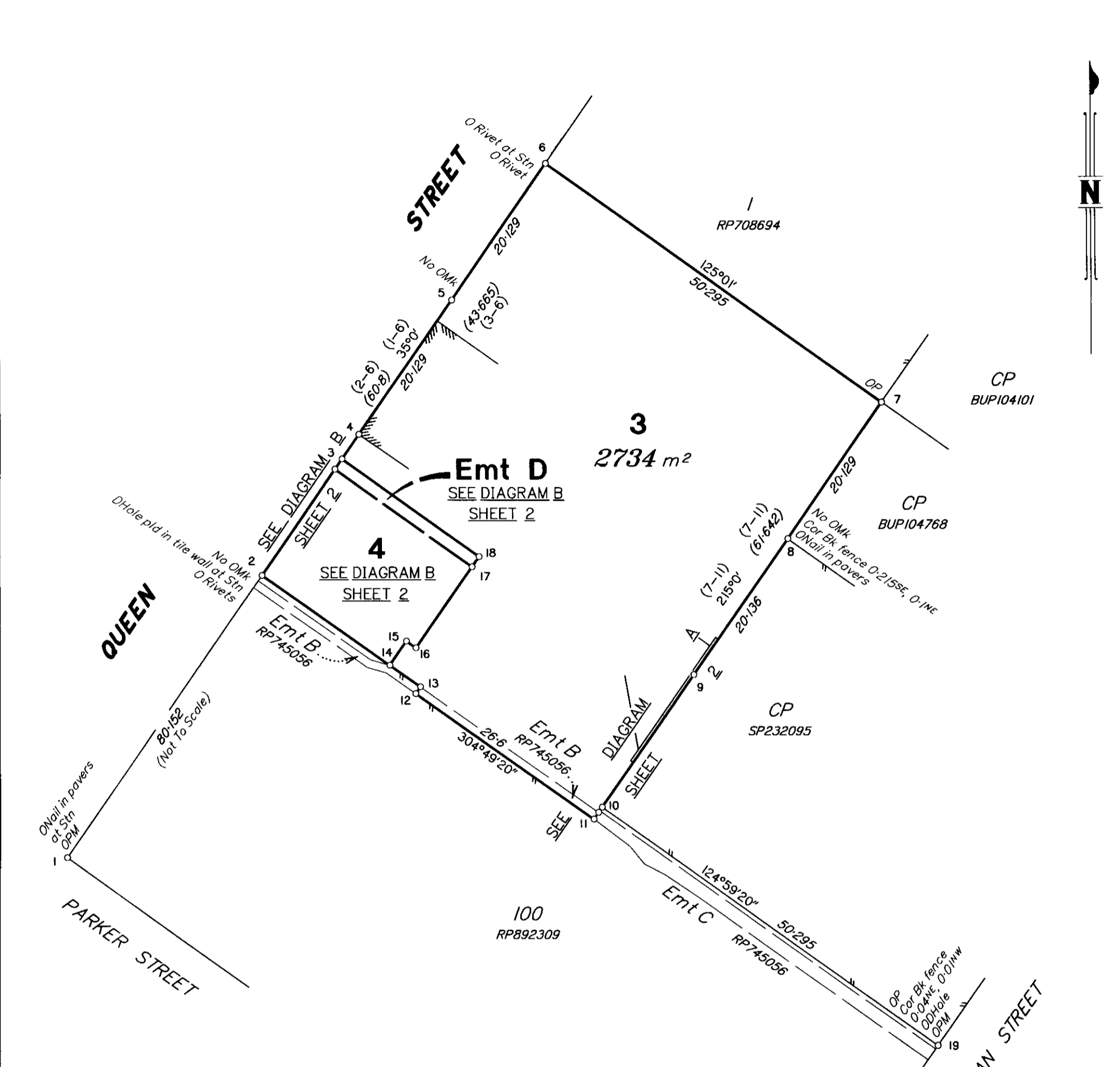
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Land Title Act 1994 ; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet **1** of **2**



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2	ORivet	RP892309	259°14'	0-865
2	ORivet	RP745046	310°56'30"	4-01
3	Nail in bit		312°33'20"	13-075
6	ORivet	IS122889	305°0'	0-604
7	Nail in bit		304°38'20"	7-0
8	ONail in pavers	IS220763	298°27'	0-9
9	ODHole gone	IS220763	97°43'	1-705
10	ODHole in conc wall	IS220763	187°32'	2-25
11	Nail in bit		256°53'50"	19-835
12	Nail in bit		313°13'	1-015
18	Nail in pavers		321°56'	4-46
19	ODHole in conc	IS220763	114°55'	3-99

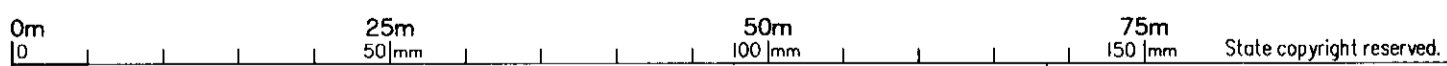
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	RP743378	294°40'50"	161-155	88816	Brass Plq
19-OPM	SP232095	194°20'05"	86-895	1372	Brass Plq

BRAZIER MOTTI PTY LTD ((ACN 066 411 041)) hereby certify that the land comprised in this plan was surveyed by the corporation, by Jason Trevor Walter HARCH, Surveying associate, for whose work the corporation accepts responsibility, under the supervision of Graham Peter WARD, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 16th February, 2011.



Director
Director
Date **18/2/11**



Plan of Lots 3, 4 and Easement D in Lot 4

Cancelling Lot 1 on RP869266, Lot 1 on RP702343 and Lot 2 on RP708694

PARISH: **ANTILL** COUNTY: **Gladstone**

Meridian: **RP869266** F/N's: **No**

Scale: **1:500**
Format: **STANDARD**

SP243813

Plan Status:

55807/003 SP

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

714003843

\$452.80
10/08/2011 12:51

TE 400 NT

Registered

5. Lodged by

Brad Robins
035

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We **HAMILTON HOLDINGS (NQ) PTY LTD**
A.C.N. 147 537 228
TRUSTEE UNDER INSTRUMENT 713918127

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

(Signature) **HAMILTON HOLDINGS (NQ) PTY LTD**
ACN 147 537 228
(Director)

Signature of *Registered Owners *Lessees

6. Existing

Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
21531146	Lot 2 on RP708694	3				
21299213	Lot 1 on RP702343	3				
50145239	Lot 1 on RP869266	3 & 4		D		

EXISTING LEASE ALLOCATIONS

Lease	Lots to be Encumbered
705315269	4
710516473	4

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601261248	3

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
713918128	3 & 4	

Encroachment notice issued to the owner of Queen Street on 3/3/2011, in accordance with S19 of the Survey and Mapping Infrastructure Regulation 2004.

Easement D does not affect Leases 705315269 or 710516473

* Rule out whichever is inapplicable

2. Local Government Approval.

* **Burdekin Shire Council**

hereby approves this plan in accordance with the :

% **Sustainable Planning Act 2009**

Dated this **26TH** day of **JULY, 2011**

(Signature)

Manager - Planning & Development
Authorised Officer

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt : **Sub 11/01**
Surveyor : **55807/001-01 SP**
55807/003 A 07/11

3 & 4	Por 281
Lots	Orig

7. Portion Allocation :

8. Map Reference :
8358-11314

9. Locality :

AYR

10. Local Government :

Burdekin Shire Council

11. Passed & Endorsed :

By : **BRAZIER MOTTL PTY LTD**
Date : **18-7-2011**
Signed : *(Signature)*
Designation : **Liaison Officer**

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
* Part of the building shown on this plan encroaches on to adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees :

Survey Deposit \$
Lodgement \$
New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert Plan Number
SP243813

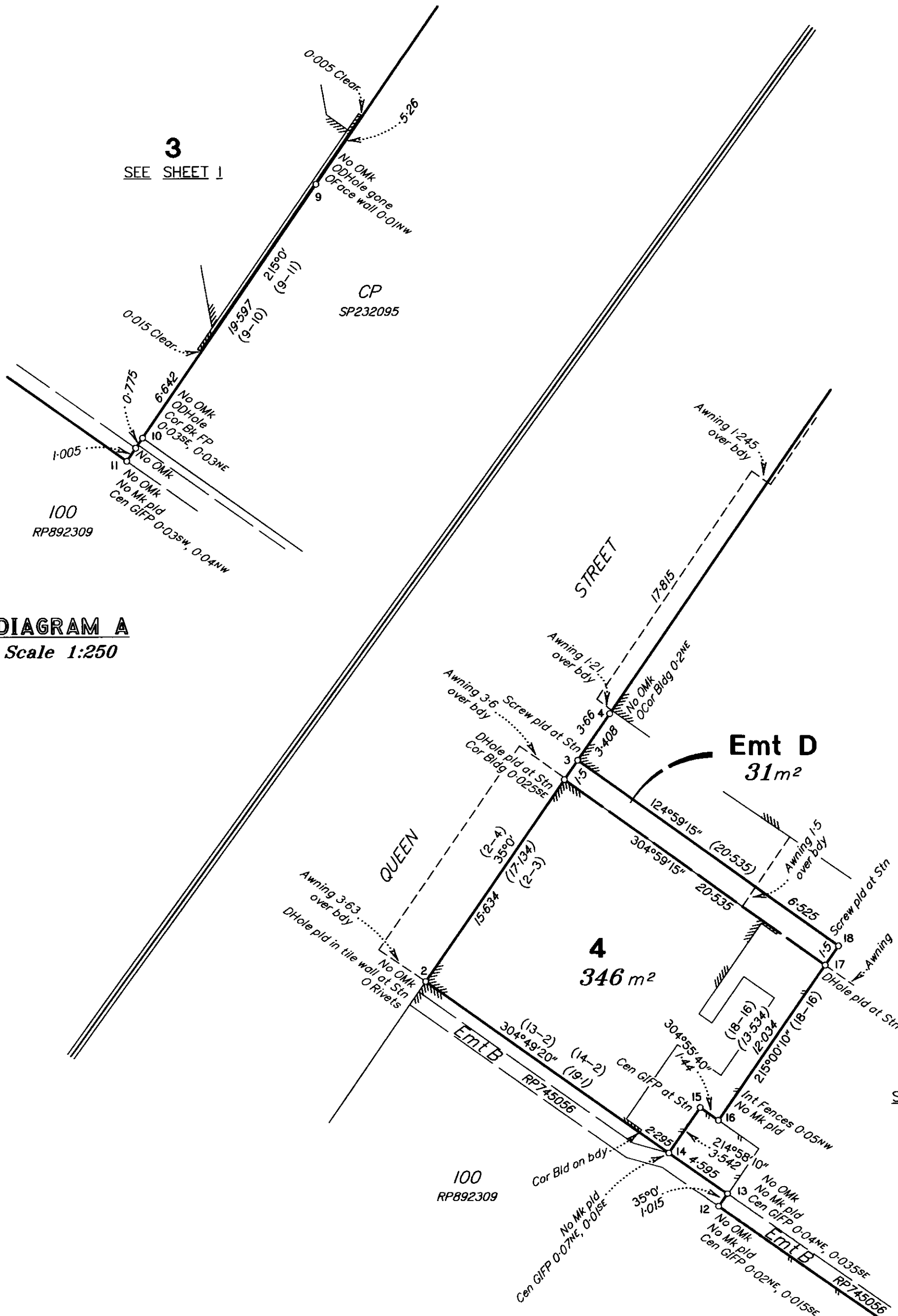


DIAGRAM A
Scale 1:250

DIAGRAM B
Scale 1:250

3
SEE SHEET 1

State copyright reserved.

Insert Plan Number **SP243813**

55807/003SP

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 20299109	Search Date: 12/01/2026 15:54
Date Title Created: 21/12/1934	Request No: 54677668
Previous Title: 20196046	

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 708694
Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 719450708 10/06/2019
SAM HOTELS PTY LTD A.C.N. 629 889 194

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10369205 (POR 281)
2. MORTGAGE No 719450710 10/06/2019 at 11:00
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124
3. LEASE No 719513965 15/07/2019 at 15:02
SGL HOTELS PTY LTD A.C.N. 627 068 526
OF THE WHOLE OF THE LAND
TERM: 15/05/2019 TO 14/05/2029 OPTION 10 YEARS
4. MORTGAGE No 719699191 28/10/2019 at 10:11
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124
over
LEASE: 719513965

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

THIS PLAN should be ROLLED not folded.
— FOR OFFICE USE ONLY —

C.T. No. N19077 196-46 2279(A)
I.S. 100 Sub 2 of Res 9

George Gilmour Nutt of Townsville
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured, and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners, or occupiers of land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Act of 1867."

708694 *George G. Nutt*
Authorised Surveyor.

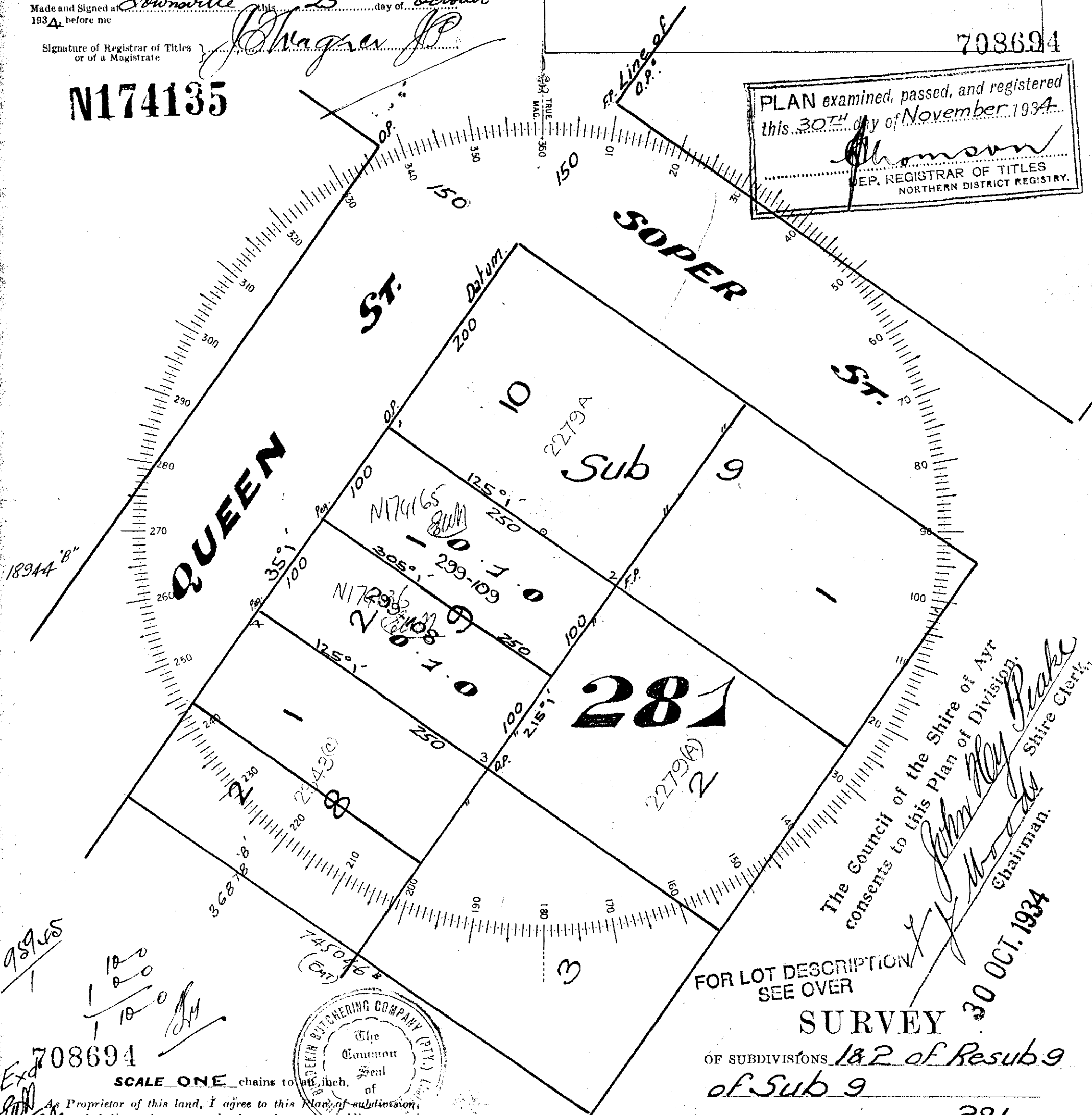
Made and Signed at *Townsville* this *23rd* day of *October* 193*4*, before me

Signature of Registrar of Titles or of a Magistrate *J. Wagner*

708694

N174135

PLAN examined, passed, and registered this *30th* day of *November* 193*4*.
Chomson
REG. REGISTRAR OF TITLES
NORTHERN DISTRICT REGISTRY.

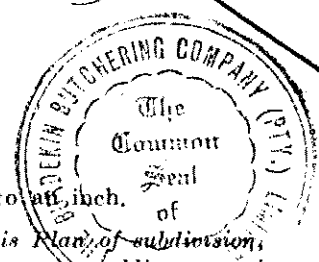


The Council of the Shire of Ayr consents to this Plan of Division.
John Henry Blake
Chairman.
Shire Clerk

FOR LOT DESCRIPTION SEE OVER
SURVEY
OF SUBDIVISIONS *1&2 of Resub 9 of Sub 9*
OF ALLOTMENT OR PORTION NO. *281*
OF SECTION *708694*
COUNTY OF *Gladstone*
PARISH OF *ANTILL*

30 OCT. 1934

959.65
100
100
100
John Burke
Signature of Proprietor }
THE BURDEKIN BUTCHERING COY. PTY. LTD.
John Burke



ROBERTS, LEU & NORTH
SOLICITORS,
TOWNVILLE

AMENDED DESCRIPTION

Note:- This description takes effect upon amendment of the current Title Deed which will be evidenced by a further notation.

Survey of Lot (s) 1 a 2 TITLES CONVERTED

708694

on R.P. ~~8694~~



LOT 2 - N1531/146

Received

29 NOV. 1934

11.45

8694

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Dealing No:	714003844	Search Date:	12/01/2026 15:58
Dealing Type:	EASEMENT	Request No:	54677825
Status:	REGISTERED CURRENT	Lodgement No:	3036493
Lodgement Date:	10/08/2011 12:53	Lodgement Receipt:	TE - 2 - 12512
Regn. Date:	12/08/2011 09:20	Fee Paid:	\$132.50
		Date Logged:	10/08/2011 12:53

Client Code:	035
Lodger Name:	THE BRAD ROBINS LEGAL CENTRE
Lodger Address:	PO BOX 3274 HERMIT PARK QLD 4812

CURRENT TITLES FOR THIS DEALING

50854537
50857872

NON CURRENT TITLES FOR THIS DEALING

50854538

NOTES

NIL

** End of Dealing Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50857872	Search Date: 12/01/2026 15:14
Date Title Created: 20/09/2011	Request No: 54676617
Previous Title: 50854538	

LAND DESCRIPTION

COMMON PROPERTY OF KALAMIA COMMUNITY TITLES SCHEME 42937
COMMUNITY MANAGEMENT STATEMENT 42937
Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 714069132 19/09/2011
BODY CORPORATE FOR KALAMIA COMMUNITY TITLES SCHEME
42937
39 HARVEY ST NORTH
EAGLE FARM Q 4009

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10369205 (POR 281)
2. EASEMENT No 714003844 10/08/2011 at 12:53
burdening the land to
LOT 3 ON SP243813 OVER
EASEMENT D ON SP243813
3. REQUEST FOR NEW CMS No 724507420 21/11/2025 at 13:20
New COMMUNITY MANAGEMENT STATEMENT 42937
COMMERCIAL MODULE

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



46, 48-50, 1/52 and 2/52 Queen Street, Ayr

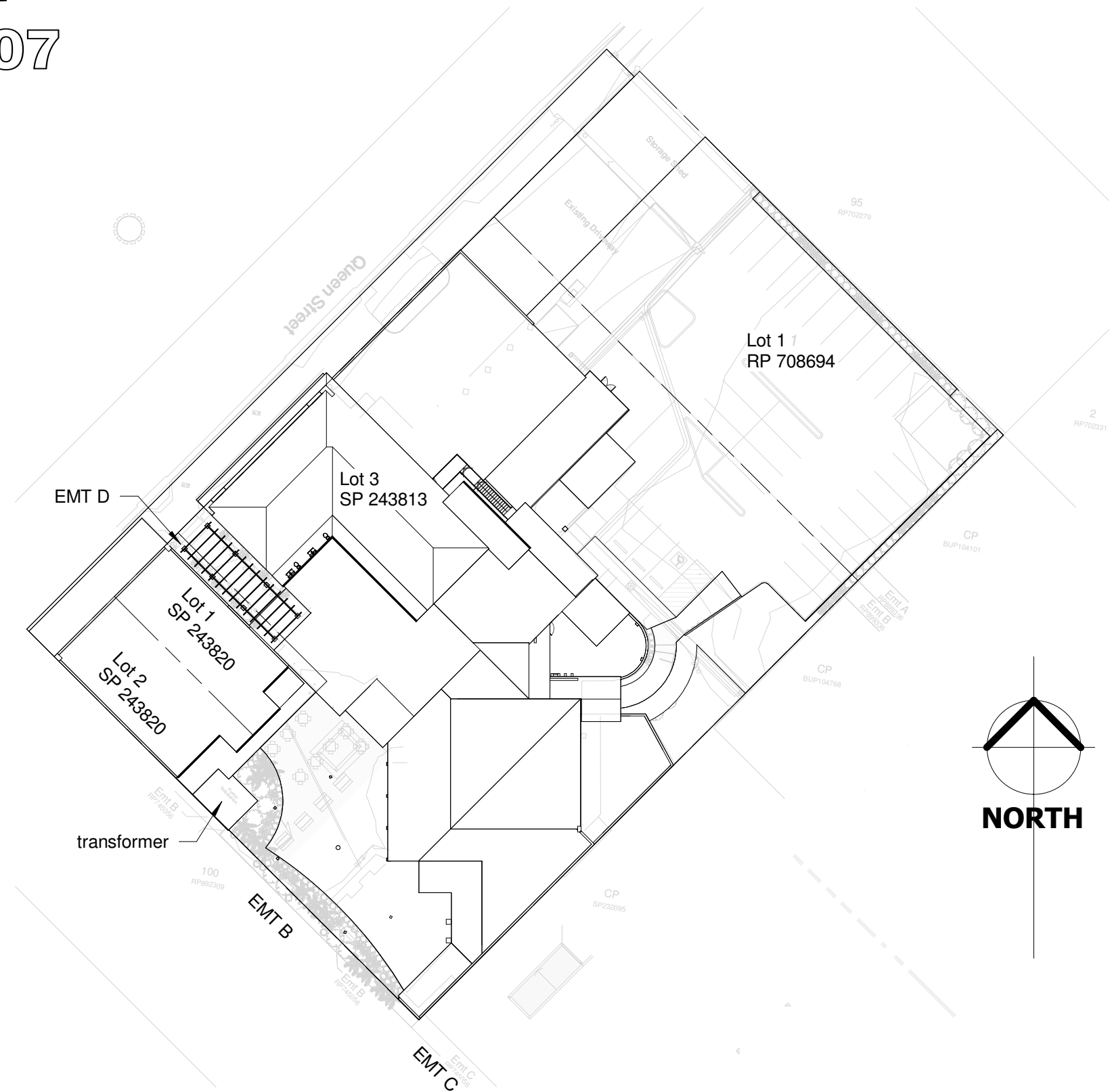
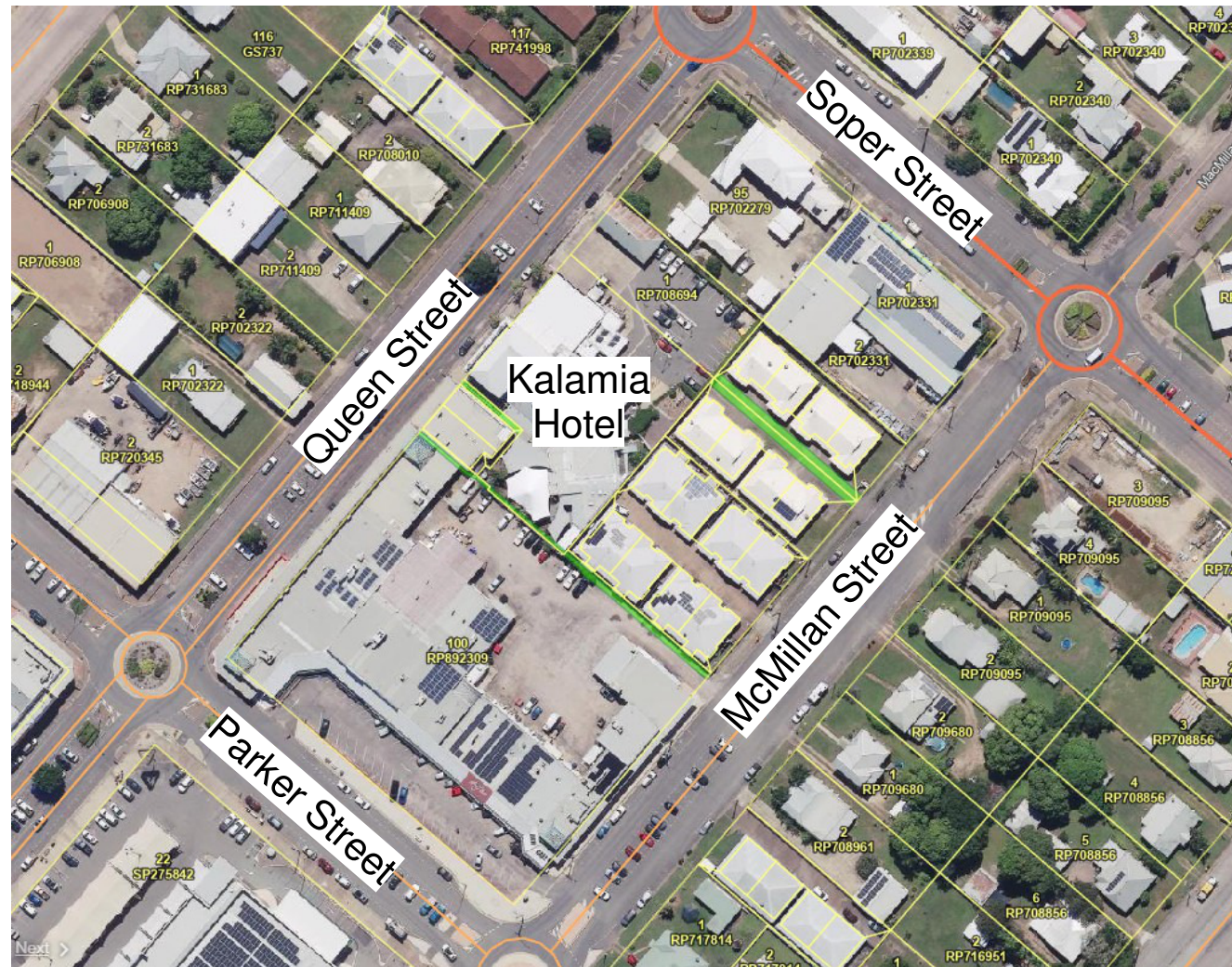
SCHEDULE 2-
PROPOSAL PLANS

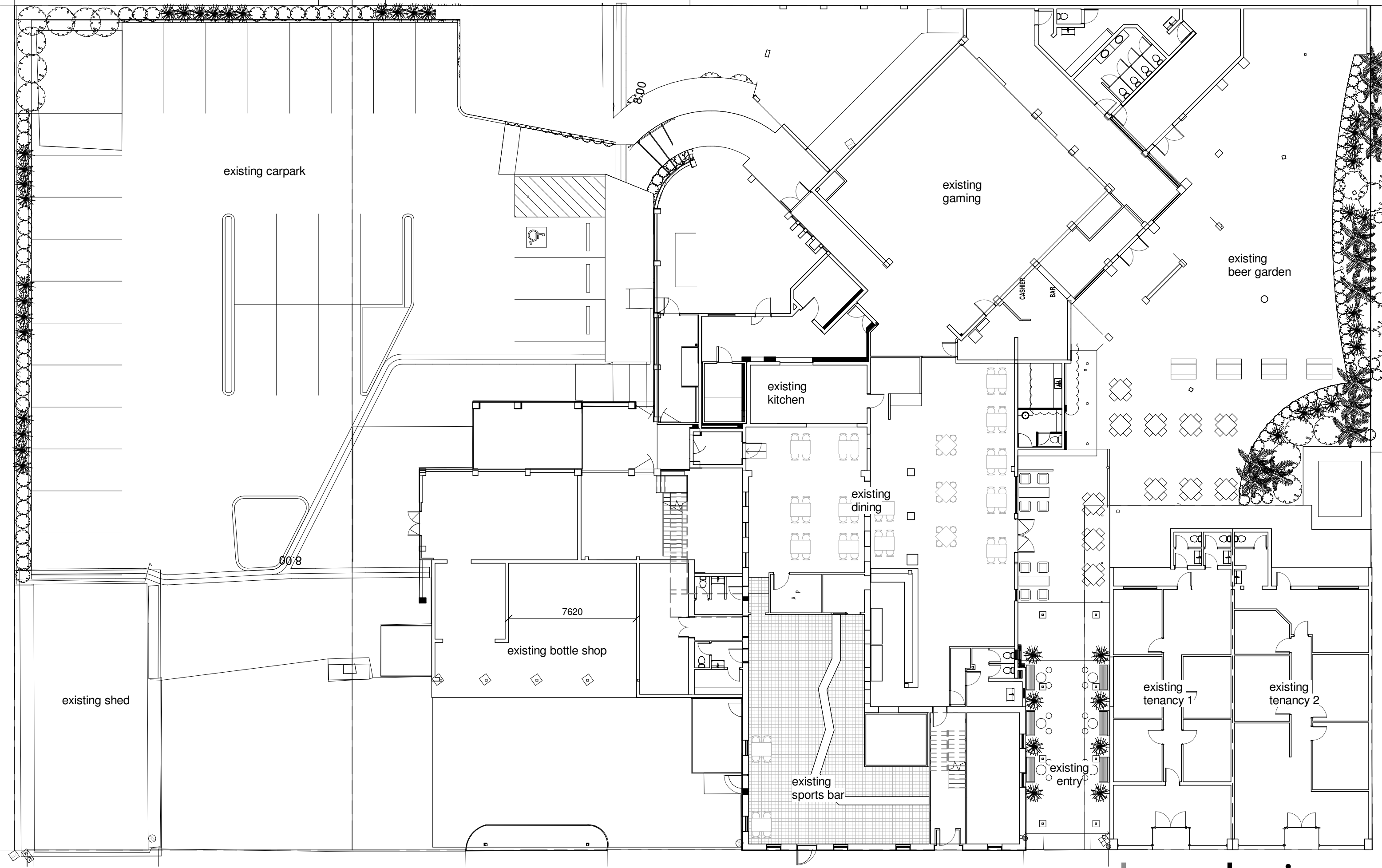


SCHEDULE 2

Kalamia Hotel Refurbishment

50 Queen Street, Ayr, QLD 4807





Kalamia Hotel refurbishment

SK01 Existing Ground Floor Plan existing

25053

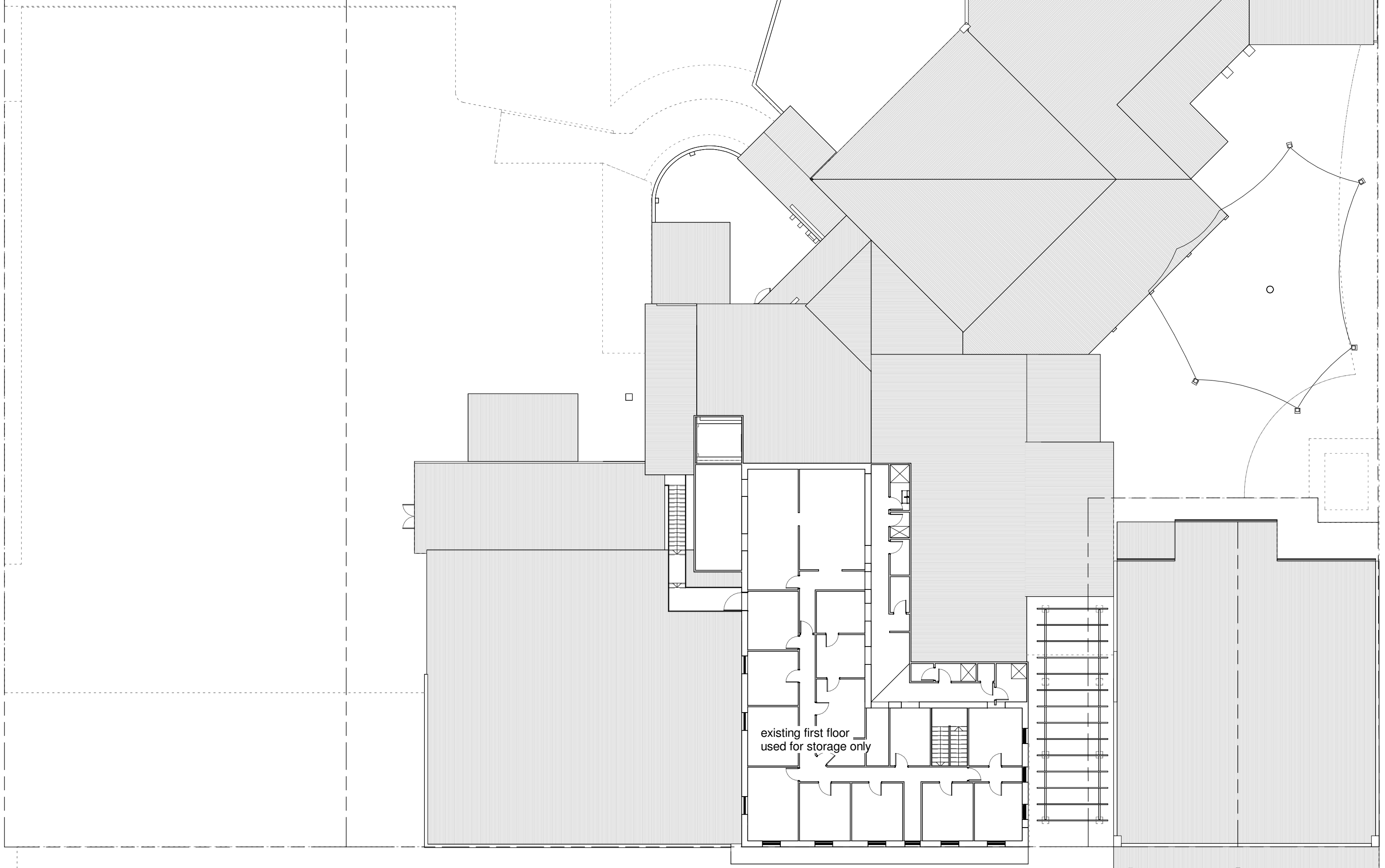
Ayr, QLD 4807

1 : 200

2025-12-11 Issue 3

bau design
architects

© Copyright atf LOKI trust ABN 16 790 773 700



Kalamia Hotel refurbishment

Ayr, QLD 4807

SK02 Existing First Floor Plan existing

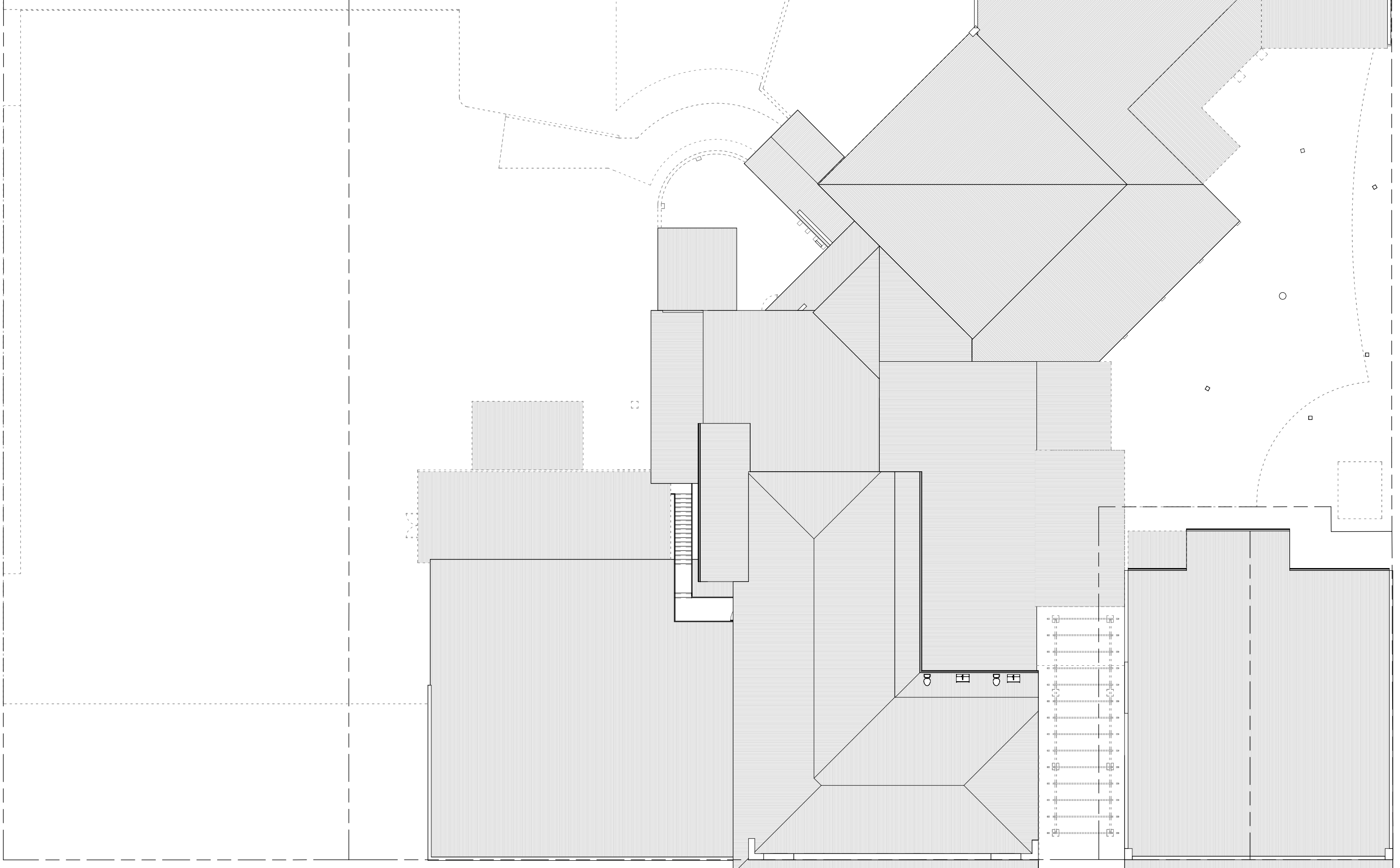
1 : 200

25053

2025-12-11 Issue 3

bau design
architects

© Copyright atf LOKI trust ABN 16 790 773 700



Kalamia Hotel refurbishment

SK03 Existing Roof Plan existing

25053

Ayr, QLD 4807

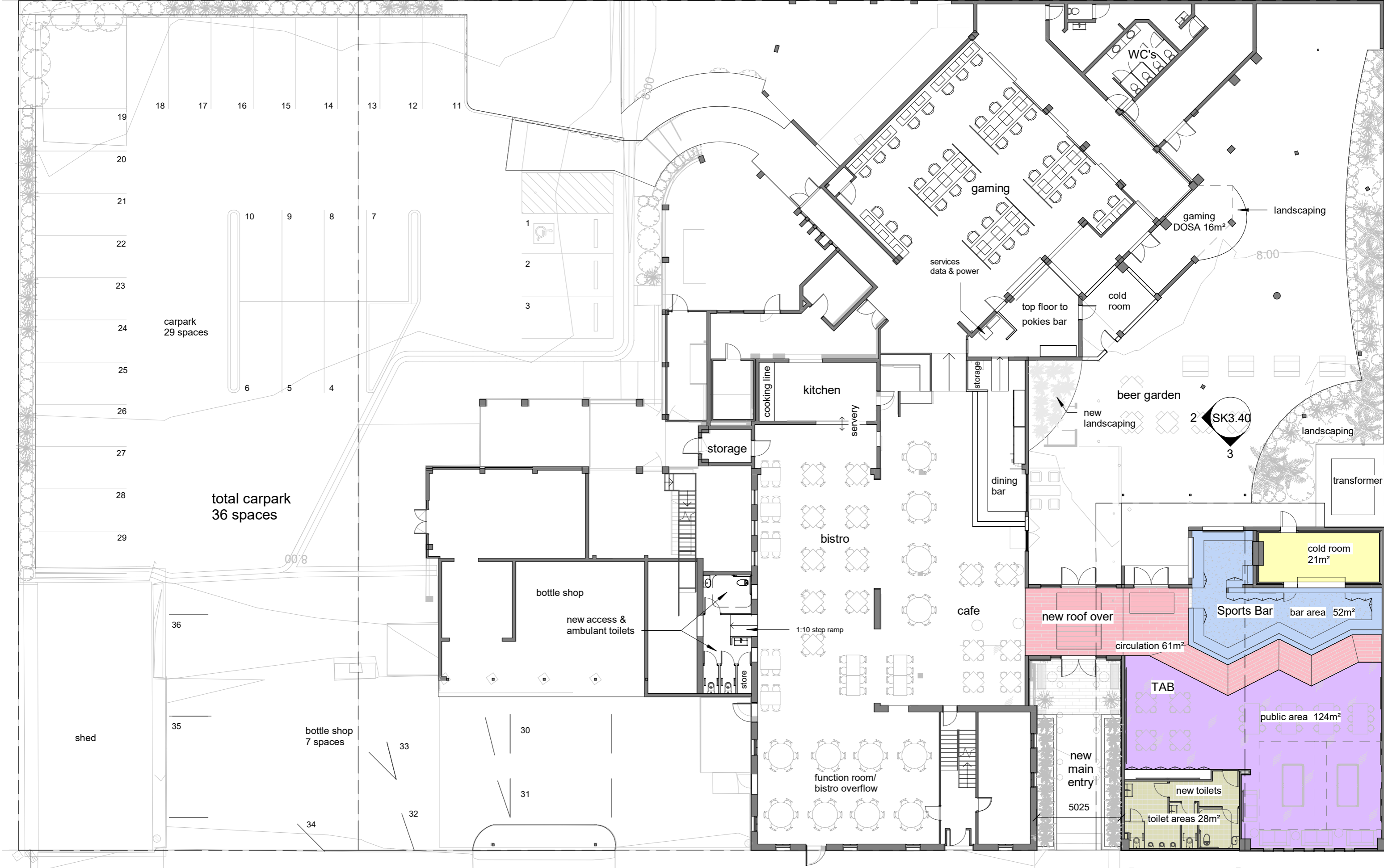
1 : 200

2025-12-11 Issue 3

bau design
architects

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atf LOKI trust ABN 16 790 773 700



Kalamia Hotel refurbishment

SK3.10 Floor Plan Ground Floor complete

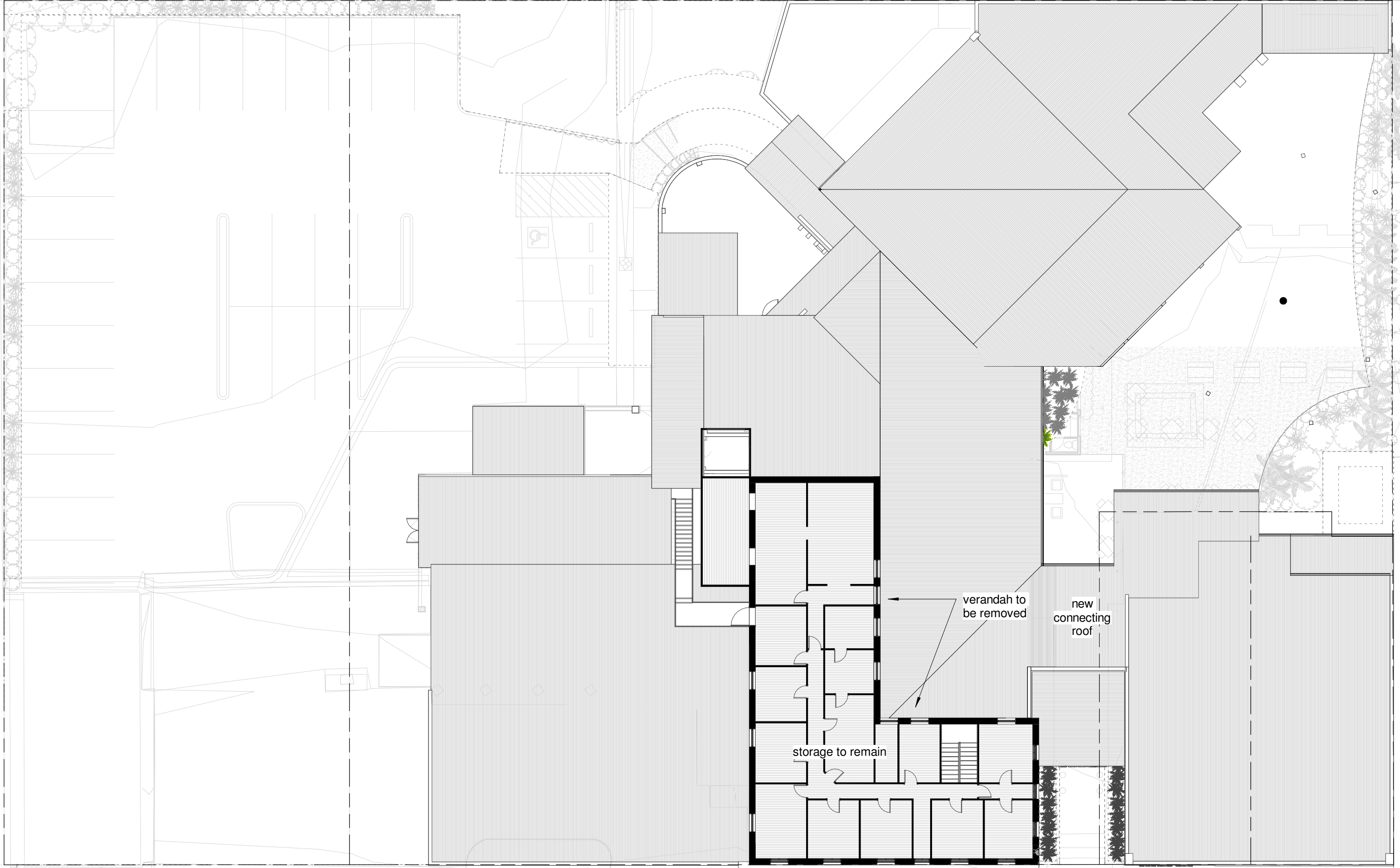
25053

Ayr, QLD 4807

1 : 200

2025-02-11 Issue 5

bau design
architects



Kalamia Hotel refurbishment

SK05 Floor Plan First Floor complete

25053

Ayr, QLD 4807

1 : 200

2025-12-11 Issue 3

bau design
architects

© Copyright atf LOKI trust ABN 16 790 773 700



46, 48-50, 1/52 and 2/52 Queen Street, Ayr

SCHEDULE 3-
CODE RESPONSES

 **SCHEDULE 3**

4.1.1 Centre zone code

4.1.1.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3 in part 3.

4.1.1.2 Purpose and overall outcomes

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

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

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) land included in the centre zone in Ayr, Home Hill and Brandon accommodates a mix of uses, including commercial, community, government, entertainment and permanent and visitor accommodation activities;
 - (b) retail and commercial services in each centre are provided at a level commensurate with the population served by the centre;
 - (c) development assists in consolidating the centre zone in each town;
 - (d) development in the centre zone creates an active main street character along Edwards and Queen Streets in Ayr and Eighth Avenue in Home Hill, through:
 - (i) accommodating retail, café, personal service or other uses generating frequent visitation by pedestrians at street level;
 - (ii) buildings built to the street alignment with awnings over footpaths;
 - (iii) a high proportion of glazed or open building façade at street level;
 - (iv) minimising vehicle access points; and
 - (v) convenient pedestrian connections between blocks using arcades or laneways, where practical;
 - (e) on other streets, development prioritises pedestrian movement and safety, address the street and create a consistent building alignment;
 - (f) built form is of a height and scale consistent with surrounding development in the centre zone;
 - (g) development minimises impacts on the character and amenity of nearby land which is not included in the centre zone.

4.1.1.3 Specific benchmarks for assessment

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

Performance outcomes	Acceptable outcomes	Compliance commentary
Building scale and appearance		
<p>PO1</p> <p>Buildings have a height, scale and alignment consistent with the streetscape character, and create a safe, continuous and comfortable pedestrian environment at the street front.</p>	<p>AO1.1</p> <p>Buildings are no more than 2 storeys above natural ground level.</p>	<p>R1.1 – Complies</p> <p>All buildings are 2 storeys or less.</p>
	<p>AO1.2</p> <p>The maximum site cover is 75%.</p>	<p>R1.2 – Complies</p> <p>Site cover is estimated to be 46.5%</p>
	<p>AO1.3</p> <p>Buildings are built to the street alignment and provide an awning over the adjoining footpath.</p>	<p>R1.3 – Complies</p> <p>The conversion of the two (2) commercial (office) tenancies involves the re-use of existing Building Work that is built to the street alignment and includes an existing awning over Queen Street.</p> <p>Note - Proposed development only results in a refit of the internal space, not the exterior.</p>
	<p>AO1.4</p> <p>Car parking is provided to the side or the rear of the building but is not provided between the building and the street.</p>	<p>R1.4 – Complies</p> <p>Car parking is currently provided to the side and rear of the building.</p>
Car parking and access		

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO2</p> <p>Development provides sufficient car parking on-site to accommodate the anticipated demand safely and efficiently.</p>	<p>AO2</p> <p>Vehicle parking on-site and access and manoeuvring areas are in accordance with table 6.2.1.3(e) – Vehicle parking rates and standards.</p>	<p>R2.1 – Complies with Overall Outcomes.</p> <p>The proposal does not achieve compliance with AO2 or PO2 of the Centre Zone Code, as the existing built form provides no physical opportunity to increase on-site parking beyond the established supply. A detailed analysis of parking demand, including existing and proposed requirements, is provided in Section 5.7.1 and summarised in Table 5-2 Carparking Analysis.</p> <p>Despite this, the development is consistent with the overall outcomes of the Centre Zone Code. The site is located within the heart of the Ayr town centre and contributes to the intended mix of commercial, entertainment and hospitality uses sought by Overall Outcome (2)(a). The refurbishment and integration of the adjoining tenancies assist in consolidating activity within the centre, consistent with Outcome (2)(c), and reinforce the active main street character along Queen Street envisaged by Outcome (2)(d).</p> <p>The Centre Zone anticipates a higher reliance on shared public parking resources, supported by the availability of extensive on-street parking in the immediate vicinity. This is consistent with the centre’s role and the operational pattern of surrounding commercial uses. The proposal maintains the established character of the precinct and does not introduce any new interface impacts, noting that adjoining properties are also included within the Centre Zone, with the exception of the QFES facility to the north which is located in the Community Facilities Zone. The development therefore continues to satisfy Outcome (2)(g) by maintaining amenity for nearby land.</p> <p>On this basis, the proposal achieves the purpose and overall outcomes of the Centre Zone Code, notwithstanding non-compliance with AO2 and PO2.</p>
<p>Lighting nuisance</p>		

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO3</p> <p>The operation of the activity does not cause undue disturbance to any person or activity because of the light it emits.</p>	<p>AO3</p> <p>The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.</p>	<p>R3.1 – Complies</p> <p>The proposal does not introduce any external lighting changes that would materially alter existing illumination levels at the site boundaries. The Applicant is committed to ensuring that lighting associated with the refurbished hotel continues to operate in a manner that protects the amenity of adjoining properties. While detailed lighting design will be finalised at the building stage, the Applicant is open to reasonable and relevant conditions requiring compliance with the performance intent of AO3, including ensuring that vertical illumination does not exceed 8 lux at any point 1.5 m outside the site boundary.</p>
Infrastructure provision		
<p>PO4</p> <p>Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.</p>	<p>AO4.1</p> <p>Premises are connected to a reticulated water supply.</p>	<p>R4.1 – Complies</p> <p>The premises are connected to a reticulated water supply, and the proposed development involves internal works only, with no alterations to external infrastructure or service connections. As the existing water supply arrangement remains unchanged and is adequate to support the ongoing use, the development satisfies AO4.1 and meets the intent of PO4.</p>
	<p>AO4.2</p> <p>Premises are connected to reticulated sewerage system.</p>	<p>R4.2 – Complies</p> <p>The premises are connected to the reticulated sewerage system, and the proposal does not involve any modifications to external servicing infrastructure. Because the works are limited to the building's interior and do not increase demand on the existing system, the development continues to operate within its established servicing capacity. Accordingly, the proposal complies with AO4.2 and meets the broader requirements of PO4</p>

Table 4.2.1.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes	Compliance commentary
Uses		

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO5</p> <p>Retail and commercial services are provided at a level commensurate with the population served by the centre and do not undermine the function of the centre zone in other towns.</p>	<p>No acceptable outcome is nominated.</p>	<p>R5.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The proposed development maintains the existing level and type of services without expanding the use, ensuring it remains appropriate for the population served and does not undermine the function of the nearby centres.</p>
<p>PO6</p> <p>Development facilitates a range of uses that contributes to the vibrancy of the centre and provides for a compatible mix of activities.</p>	<p>No acceptable outcome is nominated.</p>	<p>R5.2 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The internal-only work retains the current mix of centre-based activities, supporting the ongoing vibrancy and compatibility of uses within the Centre Zone.</p>
<p>Urban design–development fronting Edwards and Queen Streets in Ayr and Eighth Avenue in Home Hill</p>		
<p>PO7</p> <p>Development maximises pedestrian activity and accessibility by accommodating retail, café, personal service or other uses generating frequent visitation by pedestrians at street level.</p>	<p>No acceptable outcome is nominated.</p>	<p>R7.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The development maintains existing pedestrian-oriented uses at street level and, with introduction of a new main entry that improves internal circulation, continues to support strong pedestrian activity consistent with the performance outcome.</p>
<p>PO8</p> <p>Buildings incorporate extensive shop window glazing or other openings along the frontage.</p>	<p>No acceptable outcome is nominated.</p>	<p>R8.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>As no external works are proposed outside of general faced updates, the shopfront glazing and openings remain unchanged and the improved internal layout – including a clearer main point of entry- supports use of the frontage.</p>
<p>PO9</p> <p>Convenient pedestrian connections between blocks using arcades or laneways are created where practical</p>	<p>No acceptable outcome is nominated.</p>	<p>R9.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>Given the works are internal and introduce a more defined main entry to enhance circulation, the development maintains existing pedestrian connectivity while ensuring movement through the centre remains practical and convenient.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO10 Vehicle access points are minimised, and where possible, consolidated.</p>	<p>No acceptable outcome is nominated.</p>	<p>R10.1 - Complies with Performance Outcome (No acceptable Outcome) Vehicle access arrangements remain effectively consolidated via single crossover to Queen Street.</p>
<p>Urban design – all parts of the zone</p>		
<p>PO11 Pedestrian entry points are easily identified and directly accessed from the street.</p>	<p>No acceptable outcome is nominated.</p>	<p>R11.1 - Complies with Performance Outcome (No acceptable Outcome) The internal works introduce a clearer and more defined main entry point, ensuring pedestrian entry remains easily identifiable and directly accessible from the street.</p>
<p>PO12 Development does not create blank, unbroken walls along street frontages.</p>	<p>No acceptable outcome is nominated.</p>	<p>R12.1 - Complies with Performance Outcome (No acceptable Outcome) As no external works are proposed, the existing shopfront treatment is retained, ensuring no blank or unbroken walls are created along the street frontage.</p>
<p>PO13 Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	<p>No acceptable outcome is nominated.</p>	<p>R13.1 - Complies with Performance Outcome (No acceptable Outcome) Because the proposal does not alter the existing building height or roof form, the current rooftop treatment— including the screening of plant and equipment—remains consistent with the performance outcome.</p>
<p>PO14 Car parking, vehicular access and driveways do not detract from or dominate the street frontage.</p>	<p>No acceptable outcome is nominated.</p>	<p>R14.1 - Complies with Performance Outcome (No acceptable Outcome) The development does not alter the existing external layout, and with the addition of defined car parking spaces to the bottle shop, the proposal maintains a functional arrangement that avoids car parking dominating the street frontage.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO15</p> <p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) clearly defined building entrances. <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>No acceptable outcome is nominated.</p>	<p>R15.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The internal reconfiguration enhances safety by improving sightlines, circulation and wayfinding through a clearly defined main entry point, reducing opportunities for concealment and prompting natural surveillance. It also supports safer movement throughout the premises by creating a more intuitive layout that reinforces user visibility and legibility consistent with crime-prevention principles.</p>
<p>PO16</p> <p>Landscaping is incorporated into the development and provides shade for pedestrians, enhances its appearance especially in parking and service areas and screens servicing components.</p>	<p>No acceptable outcome is nominated.</p>	<p>R16.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>As no external areas are modified, existing landscaping is retained and continues to provide shading, visual enhancement, and screening of service areas consistent with the performance outcome.</p>
<p>PO17</p> <p>Landscaping provides for an attractive streetscape.</p>	<p>AO17</p> <p>A minimum of 3m of dense planting is provided along the road frontage/s of the site, except where buildings are built to the street alignment.</p>	<p>R17.1 - Complies with Performance Outcome</p> <p>The works are internal only, existing landscaping arrangements remain unchanged, and the development therefore maintains the existing streetscape outcomes.</p>
<p>Amenity</p>		

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO18</p> <p>Development does not create significant impacts on the amenity of nearby land in a residential zone as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.</p>	<p>No acceptable outcome is nominated.</p>	<p>R18.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The subject site does not adjoin a residential zone.</p>
<p>PO19</p> <p>Development adjoining residential zoned land provides building setbacks which maintain the privacy of nearby dwellings and incorporate suitable screening.</p>	<p>AO19.1</p> <p>Buildings have a minimum setback of:</p> <p>(a) 3m or half the building height, whichever is greater, to the side boundary; and</p> <p>(b) 6m or half the building height, whichever is greater, to the rear boundary.</p>	<p>R19.1 - Complies with Performance Outcome</p> <p>No external works or changes to building setbacks are proposed, and while nearby premises include residential-type units within the Centre Zone, the addition of an internal function/overflow space is expected to reduce activity in the rear outdoor areas, thereby helping maintain privacy and amenity for adjoining properties.</p>
	<p>AO19.2</p> <p>A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided along the common site boundaries.</p>	<p>R19.2 - Complies</p> <p>The development complies with AO3. An existing boundary fence is already established along the common property boundaries and generally meets the required minimum height of 1.8 m with gaps less than 10 mm, providing an effective visual screen between properties. No changes to the boundary fencing are proposed as part of this application.</p>
	<p>AO19.3</p> <p>Windows with a direct view into adjoining residential land are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>	<p>R19.3 - Complies</p> <p>No new windows are proposed that overlook residential land.</p>
<p>PO20</p> <p>Development is designed to minimise overshadowing on adjoining residential zoned land.</p>	<p>AO20</p> <p>Buildings do not cast a shadow over an adjoining residential lot between the hours of 9am and 3pm on the 22 June.</p>	<p>R20.1 - Complies</p> <p>No height changes are proposed as part of this development.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO21 Materials capable of generating air or odour impacts are wholly enclosed.</p>	<p>No acceptable outcome is nominated.</p>	<p>R21.1 - Complies with Performance Outcome (No acceptable Outcome) The proposal involves internal works only and does not introduce new materials or activities that could generate air quality or odour impacts, ensuring all such functions remain fully enclosed and consistent with the intent of the performance outcome.</p>
<p>PO22 All external areas are sealed, turfed or landscaped</p>	<p>No acceptable outcome is nominated.</p>	<p>R22.1 - Complies with Performance Outcome (No acceptable Outcome) As no external spaces are altered, all existing external areas remain sealed, turfed, or landscaped, ensuring continued compliance with the performance outcome.</p>

5.1.1 Flood hazard overlay code

5.1.1.1 Application

- (1) This code applies to development where the code is identified as applicable in the categories of assessment and development for the Flood hazard overlay code.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

Note—For the purposes of section 13 of the Building Regulation 2006:

- (a) the area covered by the flood overlay maps is the designated flood hazard area;
- (b) the defined flood level is the level described in schedule SC1.2;
- (c) the overlay mapping shows both river flooding (overlay mapping OM7(a)) and local rain event flooding (overlay map OM7(b)). The defined flood event and defined flood level relates to both events. To remove any doubt, the defined flood level is the higher of either flood type under the defined flood event.

5.1.1.2 Purpose and overall outcomes

- (1) The overall outcomes are the purpose of the flood hazard overlay code.
- (2) The purpose of the 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;

Editor's note—to remove any doubt, this outcome does not apply to the township of Giru for which just one "flood hazard area" category is mapped.

Editor's note—the provisions of the rural zone code identify when reconfiguration may be contemplated in the rural zone. No new lots are intended in the village precinct of the rural zone, which includes settlements also affected by 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;

Editor's note—to remove any doubt, this outcome does not apply to the area covered by the Giru flood hazard area or the floodplain assessment area.

- (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;

Editor's note—Critical or vulnerable uses are defined in schedule 1.

- (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

5.1.1.3 Specific benchmarks for assessment

Table 5.2.5.3–Benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance commentary
Compatible development		
<p>PO1 Where land is included in an urban or rural residential zone, development does not increase the number of lots within the high or extreme flood hazard area.</p>	<p>AO1 No new lots are created.</p>	<p>R1.1 – Complies The site is within the low /medium risk areas. In addition, no new lots are proposed as part of this DA.</p>
<p>PO2 Development involving critical or vulnerable uses is not located within any flood hazard area, unless it involves a minor extension to, or redevelopment of, an existing use.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable. The proposal does not involve a critical or vulnerable use. The existing and proposed use is a Hotel, which is not defined as a critical or vulnerable use.</p>
<p>PO3 Dual occupancies and more intensive residential uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas, unless it involves a minor extension to, or redevelopment of, an existing use.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable. The development does not involve a dual occupancy, multiple dwelling, or any intensive residential use. The proposal simply consolidates existing commercial floor area into the hotel use.</p>
<p>PO4 Development involving worker or tourist accommodation uses do not establish in the rural, low density residential, township or emerging community zones where they fall within the extreme, high or medium hazard areas, unless it involves a minor extension to, or redevelopment of, an existing use.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable. The proposal does not introduce worker accommodation or tourist accommodation of the type contemplated by this provision. The existing hotel use continues in its established form with no change to accommodation capacity.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO8</p> <p>Development either:</p> <p>(a) does not involve the manufacture or storage of hazardous materials within a flood hazard area; or</p> <p>(b) is designed to prevent the release of hazardous materials during a flood event.</p>	<p>No acceptable outcome is nominated.</p>	<p>R8 – Complies.</p> <p>The use of manufacture of hazardous materials does not form part of this DA.</p>
<p>PO9</p> <p>Premises used for extractive industry, aquaculture, animal keeping or intensive animal husbandry are at low risk of inundation.</p>	<p>AO9</p> <p>Development occurs on land which is above the defined flood event.</p>	<p>R9.1 - Complies.</p> <p>The existing hotel floor level on Lot 3 is RL 8.12 m AHD, which sits above the Defined Flood Event (1% AEP) of RL 8.08 m AHD. As part of this proposal, the former office areas on Lots 1 and 2 will also be raised to RL 8.12 m AHD</p>
Mitigation of flood hazard		
<p>PO10</p> <p>Development which occurs in areas subject to a flood hazard ensures new buildings or extensions are designed to remain structurally sound during the defined flood event.</p>	<p>No acceptable outcome is nominated.</p>	<p>R10 – Complies.</p> <p>The proposal does not involve any new buildings, extensions, structural works or external alterations. All existing buildings on the site have been in place for many years and have demonstrated their ability to remain structurally sound during historical flood events.</p> <p>The existing hotel floor level on Lot 3 is RL 8.12 m AHD, which sits above the Defined Flood Event (1% AEP) of RL 8.08 m AHD. As part of the proposal, the former office areas on Lots 1 and 2 will have their internal floor levels raised to RL 8.12 m AHD to match the hotel's established FFL. This ensures all commercial floor areas across the consolidated hotel footprint achieve an appropriate level of flood immunity.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO11 Infrastructure likely to become a public asset is designed to withstand hydrodynamic forces of the defined flood event.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable. No new infrastructure is proposed.</p>
<p>PO12 Development involving the expansion or redevelopment of critical or vulnerable uses ensures new buildings or extensions are provided with a high level of flood immunity.</p>	<p>AO12 Floor levels are established at the level of the 0.5% AEP plus a freeboard of 500mm.</p>	<p>Not applicable No critical or vulnerable land uses are proposed as part of this DA.</p>
<p>PO13 Development involving the expansion or redevelopment of critical or vulnerable uses ensures effective provision is made for evacuating residents and users, or shelter in place in the event available response times prevent evacuation.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable No critical or vulnerable land uses are proposed as part of this DA.</p>
<p>PO14 Any new lots created provide for a building envelope to accommodate a dwelling house with floor levels above the defined flood level.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable No new lots are proposed as part of this DA.</p>
<p>PO15 Any new lots created provide for vehicular access between a building envelope and a public road free of high or extreme hazard.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable No new lots are proposed as part of this DA.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO16</p> <p>Development does not change inundation characteristics outside the subject site in ways that would:</p> <ul style="list-style-type: none"> (a) result in loss of flood storage or loss of, or changes to, flow paths; (b) adversely change the depth or behaviour of the hazard; or (c) reduce warning times; or (d) increase the duration of the hazard. 	<p>No acceptable outcome is nominated.</p>	<p>R16 – Complies.</p> <p>No new buildings, extensions, earthworks or changes to site levels are proposed, and the existing built form and ground profile remain unchanged. As a result, the development does not alter flood storage, flow paths, flood depths, warning times or the duration of inundation on surrounding land.</p>
<p>PO17</p> <p>Any structures or works intended to mitigate the risk or impacts of inundation on a development site are located wholly on private land.</p>	<p>No acceptable outcome is nominated.</p>	<p>R17 Complies.</p> <p>No structures or works intended to mitigate flood risk are proposed as part of this application. The existing built form and site levels remain unchanged, and no flood-mitigation measures are required. Accordingly, there are no mitigation works located outside private land.</p>
<p>PO18</p> <p>Adequate provision is made for safe evacuation, response and recovery during a flood event.</p>	<p>No acceptable outcome is nominated.</p>	<p>R18 – Complies.</p> <p>The proposal does not introduce any new buildings, increase site population, or alter existing evacuation arrangements. All hotel floor areas will have a finished floor level at RL 8.12 m AHD, which is above the Defined Flood Event level of RL 8.08 m AHD, ensuring the premises maintains appropriate flood immunity. The site has long-established access to Queen Street, which remains available for evacuation during flood events, and the proposal does not change circulation, access, or emergency response capability. Accordingly, adequate provision exists for safe evacuation, response and recovery.</p>

6.1 Assessment benchmarks

6.1.1 *Development works code*

6.1.1.1 *Application*

- (1) This code applies to development identified as requiring assessment against the Development works code by the tables of assessment in part 3.
- (2) When using this code, reference should be made to section 3.3.2 and, where applicable, section 3.3.3, in part 3.

6.1.1.2 *Purpose and overall outcomes*

- (1) The purpose of the code is to ensure that development provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.
- (2) The purpose of the 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.

6.1.1.3 Specific benchmarks for assessment

Table 6.2.1.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Compliance commentary
Earthworks		
PO1 Excavation and filling on land maintains the amenity and utility of adjoining land.	AO1 Excavation and filling is not carried out within 1.5m of any site boundary.	R1.1 – Complies No excavation or filling is proposed as the works are entirely internal, therefore no impact occurs within 1.5m of any boundary.
PO2 The carrying out of any excavation or filling does not contaminate any land.	AO2 No contaminated material or potential acid sulfate soil is used as fill.	R2.1 – Complies No filling or excavation is proposed, and no contaminated or acid sulfate soils will be disturbed.

Table 6.2.1.3(b)—Benchmarks for assessable development only

Performance outcomes	Acceptable outcomes	Compliance commentary
Earthworks		
PO3 The carrying out of any excavation does not create any land instability or public safety risk.	AO3 Earthworks and retaining structures are carried out in accordance with: <ul style="list-style-type: none"> (a) Australian Standard 3798:1996- Guidelines on earthworks for commercial and residential development; and (b) Section 3 of Australian Standard 4678:2002- Earth retaining structures. 	R3.1 – Complies No earthworks or retaining structures are proposed; therefore, no risk to land stability or public safety is created.

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO4</p> <p>Earthworks do not:</p> <ul style="list-style-type: none"> (a) result in ponding on the site or on nearby land; (b) adversely affect the flow of water through an overland flow path; and (c) result in the loss of safety to users or uses of any other land. 	No acceptable outcome is nominated.	<p>R4.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>As no earthworks occur, there is no risk of ponding, altered overland flow or safety impacts.</p>
<p>PO5</p> <p>Earthworks do not result in structures or changes to ground level within a pipeline easement without the consent of the pipeline licence holder.</p> <p><small>Editor's note—Refer to sections 807-808 of the <i>Petroleum and Gas (Production and Safety) Act 2004</i>.</small></p>	No acceptable outcome is nominated.	<p>R5.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>No changes to ground levels or works within any easement are proposed.</p>
<p>PO6</p> <p>Earthworks maintain the visual amenity of surrounding land and do not compromise the privacy of adjoining property.</p>	No acceptable outcome is nominated.	<p>R6.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>No earthworks are proposed.</p>
<p>PO7</p> <p>The risk of erosion and sedimentation is minimised by:</p> <ul style="list-style-type: none"> (a) progressive rehabilitation of disturbed areas within the site; (b) avoiding long term stockpiling of soil; (c) diverting drainage paths around disturbed areas; and (d) preventing sediments from leaving the site. 	No acceptable outcome is nominated.	<p>R7.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>No earthworks are proposed. It is considered that erosion and sediment control mechanisms are not triggered as part of this DA.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
Excavation and/or filling in the rural zone		
<p>PO8 Excavation and/or filling do not:</p> <ul style="list-style-type: none"> (a) result in ponding on Council controlled land, including road reserves and infrastructure; (b) impede the flow of water through an overland flow path or drainage path on Council controlled land, including road reserves and infrastructure; and (c) alter the location and/or flow rate of water discharge points from the premises adversely impacting on Council road and drainage infrastructure. 	No acceptable outcome nominated.	<p>Not applicable.</p> <p>The subject site is in the Centre Zone.</p>
<p>PO9 Excavation and/or filling do not result in an increase to the volume or concentration of water:</p> <ul style="list-style-type: none"> (a) in an overland flow path or drainage path on Council controlled land, including road reserves and infrastructure; and (b) waterways and wetlands. 	No acceptable outcome nominated.	<p>Not applicable.</p> <p>The subject site is in the Centre Zone.</p>
<p>PO10 Excavation and/or filling do not adversely impact on waterways and wetlands.</p>	<p>AO10 Excavation and/or filling do not occur within 15m of the:</p> <ul style="list-style-type: none"> (a) outer bank of a waterway; or (b) outer landward boundary of a wetland. 	<p>Not applicable.</p> <p>The subject site is in the Centre Zone.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO11 Excavation and/or filling do not adversely impact on Council road and drainage infrastructure.</p>	<p>AO11 Excavation and/or filling do not: (a) occur within 15m of Council road and drainage infrastructure; and (b) alter the flow rate or velocity of water at discharge points from the premises to Council road and drainage infrastructure.</p>	<p>Not applicable. The subject site is in the Centre Zone.</p>
Infrastructure		
<p>PO12 Development in an urban zone (other than the township zone) or within the priority infrastructure area is connected to reticulated water, sewerage and stormwater. Note—Urban zone is defined in the Planning Regulation 2017. The priority infrastructure area is identified in the Local Government Infrastructure Plan in schedule 6.</p>	<p>No acceptable outcome is nominated.</p>	<p>R12.1.1 - Complies with Performance Outcome (No acceptable Outcome) The subject site will retain its existing reticulated water, sewer and stormwater connections. No changes to infrastructure is proposed as part of this DA.</p>
<p>PO13 Development sites are provided with services in a way that is: (a) safe and efficient; (b) maintains the integrity of the external network; (c) does not impose a load on external networks that exceed their capacity; and (d) can be safely, conveniently and cost effectively maintained.</p>	<p>AO13 All infrastructure required to service the development is provided in accordance with Planning scheme policy – S.C5.2 – Development works.</p>	<p>R13 – Complies. The subject site will retain its existing reticulated water, sewer and stormwater connections. No changes to infrastructure is proposed as part of this DA.</p>
<p>PO14 Where reticulated water supply is not</p>	<p>No acceptable outcome is nominated.</p>	<p>R14 – Complies.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
available, development is provided with a reliable water supply that is sufficient for the demands generated on site.		The subject site will retain its existing reticulated water, sewer and stormwater connections. No changes to infrastructure is proposed as part of this DA.
<p>PO15</p> <p>Where a reticulated sewerage service is not available, an on-site system of treatment and disposal is established that is sufficient for the level of waste water generated on the site.</p>	No acceptable outcome is nominated.	<p>Not applicable.</p> <p>The subject site has access to reticulated sewer and water.</p>
<p>PO16</p> <p>Where provided on-site, water, waste water and stormwater infrastructure are established in a way that ensures public and environmental health, safety, water quality and amenity are maintained.</p>	<p>AO16.1</p> <p>In the rural residential zone, premises are provided with an on-site sewerage treatment and disposal system.</p>	<p>Not applicable.</p> <p>The subject site has access to reticulated sewer and water.</p>
	<p>AO16.2</p> <p>Elsewhere, no acceptable outcome is nominated</p>	<p>Not applicable.</p> <p>The subject site has access to reticulated sewer and water.</p>
<p>PO17</p> <p>Premises are connected to an electricity supply approved by the relevant authority.</p>	<p>AO17</p> <p>The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority.</p>	<p>R17 – Complies.</p> <p>No changes to infrastructure is proposed as part of this DA.</p>
<p>Water management</p> <p>Editor's note—A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.</p>		

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO18</p> <p>Development is located, designed, constructed and operated to avoid adverse impacts on environmental values and water quality of groundwater, waterways and surface water storages arising from:</p> <ul style="list-style-type: none"> (a) altered stormwater quality and hydrology; (b) waste water; (c) the creation or expansion of non-tidal artificial waterways; or (d) the release and mobilisation of nutrients and sediments. 	<p>No acceptable outcome is nominated.</p>	<p>R18 – Complies.</p> <p>No changes to infrastructure are proposed as part of this DA.</p>
<p>PO19</p> <p>Development achieves the stormwater management design objectives outlined in tables 6.2.1.3(c) and 6.2.1.3(d).</p> <p><i>Editor's note—Urban purpose is defined in the Planning Regulation 2017.</i></p>	<p>No acceptable outcome is nominated.</p>	<p>R19 – Complies.</p> <p>No changes to infrastructure are proposed as part of this DA. The development will utilize its existing connections to the stormwater network.</p>
<p>PO20</p> <p>Wherever practical, development:</p> <ul style="list-style-type: none"> (a) minimises clearing and earthworks; (b) utilises natural flow paths; and (c) minimises impervious surfaces and maximises opportunities for infiltration, capture and reuse. 	<p>No acceptable outcome is nominated.</p>	<p>R20 – Complies.</p> <p>No changes to infrastructure are proposed as part of this DA. The development will utilize its existing connections to the stormwater network.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO21</p> <p>Stormwater drainage is provided that has sufficient capacity to safely remove stormwater run-off, in a way that:</p> <ul style="list-style-type: none"> (a) minimises risk to public safety and property; (b) provides a lawful point of discharge from each lot; (c) minimises ponding; (d) allows for risk associated with potential failures within the system; and (e) allows for practical access for maintenance. 	<p>No acceptable outcome is nominated.</p>	<p>R21 – Complies.</p> <p>No changes to infrastructure are proposed as part of this DA. The development will utilize its existing connections to the stormwater network.</p>
<p>Acid sulfate soils</p>		

<p>PO22</p> <p>Within the areas identified as potential acid sulfate soils on overlay map OM1, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or (b) where disturbance of acid sulfate soils cannot be avoided, development: <ul style="list-style-type: none"> (i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment. <p>Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils on overlay map OM1 - Acid sulfate soils, the applicant is required to undertake an on-site acid sulfate investigation. The reason for undertaking an acid sulfate soils investigation is to determine the presence of acid sulfate soil in order to avoid disturbance. Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual and relevant State Planning Policy. Applicants should also refer to the Guidelines for Sampling Analysis of Lowland Acid Sulfate Soils in Queensland, Acid Sulfate Soils Laboratory Methods Guidelines or Australian Standard 4969. It is highly recommended that the applicant develop a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils.</p>	<p>AO22.1</p> <p>Development does not:</p> <ul style="list-style-type: none"> (a) involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m³ or more with an average depth of 0.5m or greater that results in: <ul style="list-style-type: none"> (i) actual acid sulfate soils being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. <p>OR</p> <p>AO22.2</p> <p>Development manages waters so that:</p> <ul style="list-style-type: none"> (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all sites, and any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background); (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or sums in discharge water; <p>all reasonable preparations and actions</p>	<p>R22.1 – Complies.</p> <p>No changes earthworks are proposed as part of this DA.</p>
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	<p>are undertaken to ensure that aquatic health is safeguarded; and</p> <p>(e) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.</p>	
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Performance outcomes	Acceptable outcomes	Compliance commentary
Traffic and access		
<p>PO23</p> <p>The development is located on roads appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics of the road hierarchy.</p> <p>Note–The road hierarchy is illustrated in Figure 6.2.1.3 of the Development works code.</p>	No acceptable outcome is nominated.	<p>R23 – Complies.</p> <p>Access is provided via a single crossover to Queen Street, the main commercial spine of Ayr.</p>
<p>PO24</p> <p>Development maintains a safe environment for pedestrians, cyclists and vehicles on the site and external to the site.</p>	No acceptable outcome is nominated.	<p>R24 – Complies.</p> <p>The development maintains a safe environment for pedestrians, cyclists and vehicles both on-site and within the surrounding street network. The proposal does not alter the existing access arrangements, vehicle circulation patterns or established parking layout, all of which have operated safely for many years. The new main entry improves patron wayfinding and assists in managing pedestrian movement within the site. No changes are proposed that would introduce new conflict points or compromise safety.</p>
<p>PO25</p> <p>Development has vehicle access and manoeuvring sufficient to accommodate the anticipated traffic demand and servicing requirements safely and efficiently.</p>	<p>AO21</p> <p>Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.</p>	<p>R21 – Complies.</p> <p>The development complies with AO21. The proposal does not alter the existing access, circulation or manoeuvring arrangements on the site, all of which have operated safely and efficiently for many years.</p>
<p>PO26</p> <p>Development (other than dwelling houses and dual occupancies) are designed to enable vehicles to enter and leave the site in a forward direction</p>	<p>AO22</p> <p>Circulation areas, turning areas and driveways comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.</p>	<p>R22 – Complies.</p> <p>The development complies with AO21. The proposal does not alter the existing access, circulation or manoeuvring layout, all of which have operated safely and efficiently for many years. The</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
		<p>established arrangement allows vehicles to enter and exit the site in a forward gear, consistent with the design principles of AS2890.1 and AS2890.2. No changes are proposed that would affect compliance with the relevant Australian Standards.</p>
<p>PO27 Development provides sufficient parking on-site to accommodate the anticipated demand safely and efficiently.</p>	<p>AO23 Vehicle parking is provided in accordance with table 6.2.1.3(e)–Vehicle parking rates and standards. Where the use is not nominated in table 6.2.1.3(e), no acceptable outcome is nominated.</p>	<p>R23 – Complies with Overall Outcomes.</p> <p>Although the proposal does not achieve compliance with the specific AO/PO relating to on-site car parking, the development satisfies the purpose and overall outcomes of the Development Works Code. A detailed discussion of parking demand is provided in Section 5.7.1, with the quantitative analysis summarised in Table 5-2 Carparking Analysis.</p> <p>The underlying commercial offices have never been supported by dedicated on-site parking, and the proposed integration of these tenancies into the hotel footprint does not reduce any existing parking supply. The estimated increase in parking demand associated with the proposal is modest (approximately 9.5%) and can be readily accommodated within the surrounding centre environment. The site benefits from substantial on-street parking availability along Queen Street and adjoining streets, consistent with the centre’s intended reliance on shared public parking resources.</p> <p>The development does not involve any new external works, excavation or filling, and therefore avoids disturbance to the site and surrounding environment, consistent with Overall Outcomes (2)(a), (2)(b) and (2)(e). Existing access and circulation arrangements remain unchanged and continue to operate safely and efficiently, supporting Outcome (2)(d)(i). The proposal does not alter stormwater, water quality or public health outcomes, ensuring compliance with Outcomes (2)(d)(ii) and (iii). Adequate infrastructure already services the site, and the proposal does not generate demand beyond what the existing networks can accommodate, consistent with Outcome (2)(c).</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
		On this basis, the development achieves the purpose and overall outcomes of the Development Works Code, notwithstanding non-compliance with the specific parking AO/PO.
<p>PO28</p> <p>On-site parking is clearly defined, safe and easily accessible.</p>	<p>AO24</p> <p>Parking areas comply with Australian Standards AS2890.1 and AS2890.2, as amended from time to time.</p>	<p>R24 – Complies.</p> <p>The development complies with AO24. The proposal does not alter the existing parking layout, circulation areas or driveway arrangements, all of which have operated safely and efficiently for many years. The established configuration generally meets the design principles of AS2890.1 and AS2890.2, including the ability for vehicles to enter and exit the site in a forward gear.</p>
<p>PO29</p> <p>Open parking spaces are designed and constructed to facilitate stormwater infiltration on-site.</p>	<p>No acceptable outcome is nominated.</p>	<p>R29 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The development satisfies PO29. The existing open parking areas have operated in their current form for many years and are already constructed in a manner that supports stormwater management via it's established drainage patterns. As the proposal does not involve any changes to the parking layout, surface treatments or stormwater management arrangements, the existing level of infiltration is maintained. No additional works are proposed or required as a result of this Development Application.</p>
<p>PO30</p> <p>Transport noise impacts are managed by the siting and design of development so that the need for acoustic screening is minimised.</p>	<p>No acceptable outcome is nominated.</p>	<p>R30 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The development satisfies PO30. The hotel has operated in its current configuration for many years without generating any</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
		transport-related noise impacts that would necessitate acoustic screening. The proposal does not introduce any new vehicle access points, circulation routes or operational changes that would alter existing noise conditions.
<p>PO31 Where they are used, acoustic walls are designed to mitigate visual impacts.</p>	No acceptable outcome is nominated.	<p>Not applicable</p> <p>No new acoustic walls are required or proposed a part of this development.</p>
<p>PO32 Lighting is provided to ensure pedestrian and vehicle safety.</p>	No acceptable outcome is nominated.	<p>R32 – Complies.</p> <p>The development satisfies PO32. No new external lighting is proposed or required as part of this application. The site is already well lit through the existing hotel and bottle shop lighting, which has operated effectively for many years and provides a safe environment for both pedestrians and vehicles. As the proposal does not alter access arrangements, circulation routes or night-time operations, the existing lighting remains appropriate to maintain safety across the site.</p>
Landscaping		

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO33</p> <p>Landscaping is designed, established and maintained to:</p> <ul style="list-style-type: none"> (a) incorporate existing vegetation, where appropriate; (b) reinforce existing streetscape character; (c) provide effective shade and screening; (d) be sustainable without undue reliance on irrigation; (e) be suitable to the tropical climate. <p>Editor's note—A landscaping plan may be required which should incorporate:</p> <ul style="list-style-type: none"> • a fully dimensioned site plan describing the existing landscape including the landscape and environmental significance of remnant vegetation; • the location and depth of all existing services; • natural drainage lines; • existing levels and finished levels; • a full schedule of plantings and materials including growing characteristics, quantities of each plant and other materials; and • a drainage and irrigation plan. 	<p>No acceptable outcome is nominated.</p>	<p>R33 – Complies.</p> <p>The site is long-established and already incorporates landscaping that is appropriate to its Centre-zoned context. Existing landscaping is concentrated along the northern and eastern boundaries, where it provides effective screening and visual softening to the car parking and refuse areas. Additional internal landscaping is provided within the beer garden and along the pedestrian entry from the car park, contributing to shade, amenity and a welcoming arrival experience.</p> <p>The site is predominantly cleared and contains no vegetation of ecological significance, and the proposal does not involve any changes to the existing landscaping arrangements. The established plantings are low-maintenance, suitable for the tropical climate, and have operated successfully for many years without reliance on intensive irrigation. The existing landscaping also reinforces the established streetscape character and continues to function effectively without the need for redesign or augmentation.</p> <p>Given that no new works are proposed and the existing landscaping already meets the functional and amenity expectations of the code, a detailed landscaping plan is not required as part of this Development Application.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO34 Landscaping:</p> <ul style="list-style-type: none"> (a) is established using semi-advanced plants in conjunction with shrubs and ground covers; (b) uses native and endemic species where possible; and (c) does not utilise species which are noxious or poisonous or have drop limbs. 	<p>No acceptable outcome is nominated.</p>	<p>R34 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The development satisfies PO34. The site's landscaping is long-established and no changes are proposed as part of this Development Application. Existing plantings along the northern and eastern boundaries, as well as within the beer garden and pedestrian entry, already comprise a mix of shrubs, small trees and groundcovers that provide effective screening and amenity consistent with the intent of the code.</p>
Waste and pollutant management		
<p>PO35 Development provides on-site facilities for the storage and collection of solid wastes that are secure and avoid potential for nuisance.</p>	<p>No acceptable outcome is nominated.</p>	<p>R4.1 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The site is already serviced by a screened refuse storage area located in the north-eastern corner of the car park, which has operated effectively for many years without generating nuisance or amenity impacts. This facility is enclosed, secure and appropriately separated from public areas, ensuring waste is stored and collected in a manner that avoids odour, visual impacts and potential conflicts with pedestrian or vehicle movements.</p> <p>No changes to the existing refuse storage or collection arrangements are proposed or required as part of this Development Application, and the established system continues to meet the functional and operational intent of PO35.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO36</p> <p>Liquid wastes produced by development are managed and disposed of so no risk of nuisance or environmental harm is created.</p>	<p>No acceptable outcome is nominated.</p>	<p>R36 - Complies with Performance Outcome (No acceptable Outcome)</p> <p>The proposal does not introduce any new activities that generate liquid wastes beyond those already managed on the site. The hotel has operated in its current configuration for many years, with all liquid wastes directed to the existing reticulated sewerage network, ensuring they are managed and disposed of in a manner that avoids nuisance or environmental harm. No changes are proposed to the site's plumbing, trade waste arrangements or stormwater systems as part of this Development Application. The established infrastructure continues to operate effectively and remains appropriate to support the proposed development.</p>
<p>PO37</p> <p>Development involving the handling of potential pollutants is designed and operated to ensure spills and on-site surface water are captured and treated prior to release to the environment.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable.</p> <p>The proposed development does not include these types of operations.</p>
<p>Fire hydrants in urban areas for buildings accessed by common private title</p> <p>Editor's note—This section will not apply where other legislation applies which mandates requirements for fire hydrants.</p>		
<p>PO38</p> <p>Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable.</p> <p>The proposed development will devolve all areas of common private title.</p>

Performance outcomes	Acceptable outcomes	Compliance commentary
<p>PO39 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable. The proposed development will devolve all areas of common private title.</p>
<p>PO40 Fire hydrants are suitably identified so fire services can locate them at all hours.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable. The proposed development will devolve all areas of common private title.</p>



46, 48-50, 1/52 and 2/52 Queen Street, Ayr

SCHEDULE 4 -
DA FORM 1

PLAN SCHEDULE 4

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) <i>(individual or company full name)</i>	Sam Hotels Pty Ltd C/- wildPLAN Pty Ltd
Contact name <i>(only applicable for companies)</i>	Matthew Ward
Postal address <i>(P.O. Box or street address)</i>	PO Box 8028
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	1300 WLDPLN
Email address <i>(non-mandatory)</i>	matthew@wildplan.com.au
Mobile number <i>(non-mandatory)</i>	0499 533 727
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	WP25 106 MIG

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).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		46	Queen Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	1	RP708694	Burdekin Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		50	Queen Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	3	SP243813	Burdekin Shire Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> 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):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

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):*

Hotel

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 | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

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 (m ²) (if applicable)
Hotel	Hotel	NA	1,676.00m ²

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)**

- | | |
|---|--|
| <input type="checkbox"/> Subdivision (complete 10) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11) |
| <input type="checkbox"/> Boundary realignment (complete 12) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13) |

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



Queensland
Government

- 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
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 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



**Queensland
Government**

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	

Additional Premises relevant to Development				
c)	Unit No.	Street No.	Street Name and Type	Suburb
		1/52	Queen Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	1	SP243820	Burdekin Shire Council
d)	Unit No.	Street No.	Street Name and Type	Suburb
		2/52	Queen Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	2	SP243820	Burdekin Shire Council
e)	Unit No.	Street No.	Street Name and Type	Suburb
		0/52	Queen Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	0	SP243820	Burdekin Shire Council



46, 48-50, 1/52 and 2/52 Queen Street, Ayr

SCHEDULE 5 -
SARA DA MAPPING

PLAN SCHEDULE 5

Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

Matters of Interest by Lot Plan

Lot Plan: 1RP708694 (Area: 1012 m²)

Water resource planning area boundaries

Lot Plan: 3SP243813 (Area: 2734 m²)

Water resource planning area boundaries

Lot Plan: 0SP243820 (Area: 346 m²)

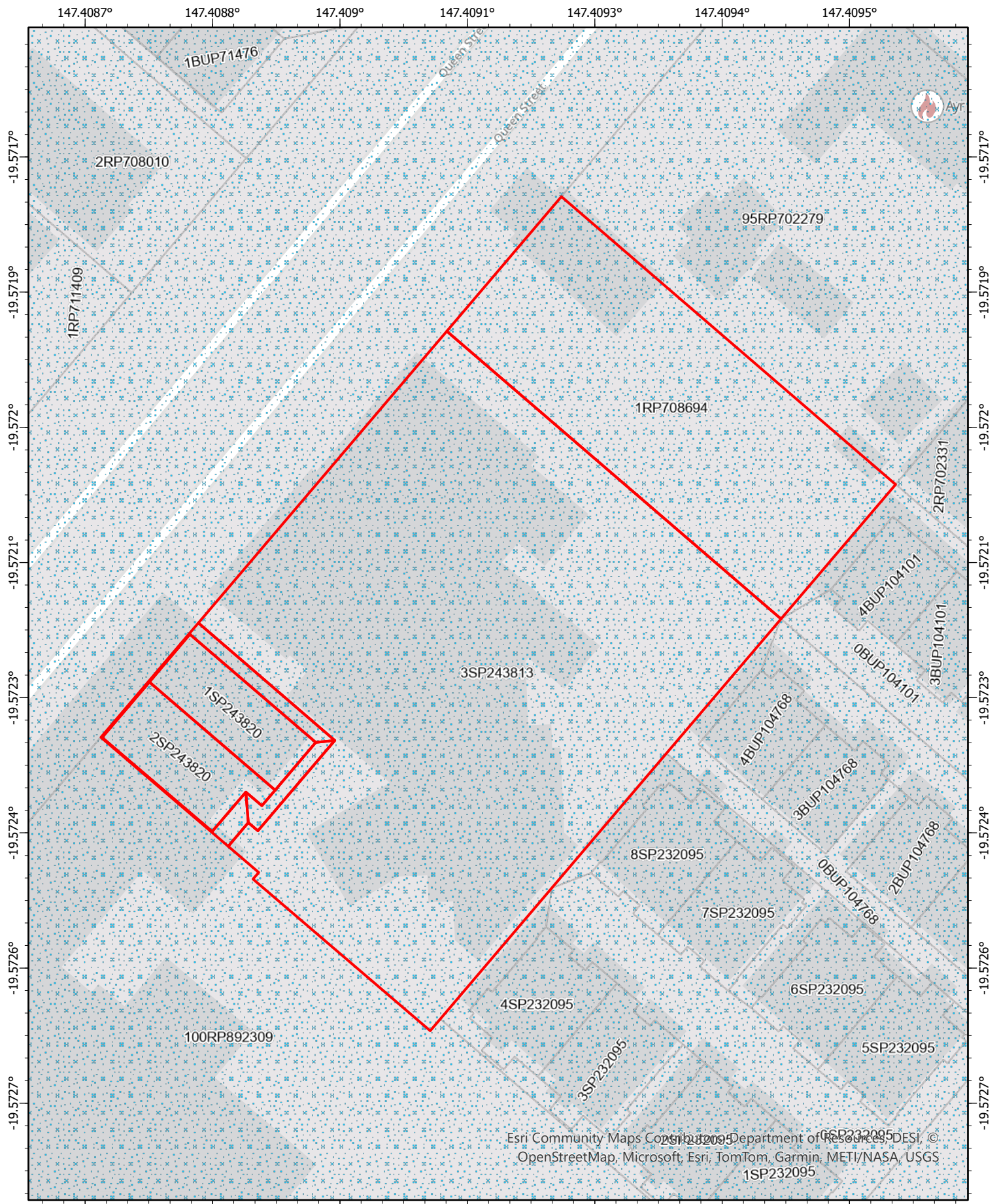
Water resource planning area boundaries


Lot Plan: 1SP243820 (Area: 135 m²)

Water resource planning area boundaries

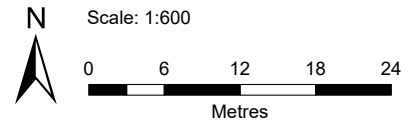
Lot Plan: 2SP243820 (Area: 141 m²)

Water resource planning area boundaries



 Water resource planning area boundaries

Date: 21/01/2026



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document Set ID: 1922646 Subject to the full terms and conditions available on the department's website.

Version: 1, Version Date: 04/03/2026

Queensland
Government



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46, 48-50, 1/52 and 2/52 Queen Street, Ayr

SCHEDULE 6 -

COUNCIL FLOOD REPORT



1% AEP Flood Certificate

Q100Cert26/0003

Address all communications to
The Chief Executive Officer

PO Box 974, Ayr Qld 4807
T (07) 4783 9800
enquiries@burdekin.qld.gov.au

Enquiries to: Amy Bailey
Our reference: Q100Cert26/0003/ 1082

15th January 2026

M Ward
WildPLAN Pty Ltd
PO Box 8028
CAIRNS QLD 4870

Burdekin Shire Council provides this certificate using mapping data supplied by consultants Engeny Water Management and extracted from the Burdekin Shire Regional Flood Study (2012) for the below property as requested.

Property Address:	48-50 Queen Street, AYR, QLD, 4807
Legal Description:	Lot 3 on SP243813
Q100 (1% AEP) Level:	8.08m AHD

Terms and Conditions

The information provided is subject to the following terms and conditions:

1. Council does not under any circumstances accept or admit liability in any way for an incorrect interpretation of the information derived from the mapping. It is the recipients' responsibility to verify the land height. *Please note there can be anomalies in flow depth across the flooded area, due to variations in flow restrictions, flow velocity and direction. The information is provided as a guide only and recipients are advised to seek professional assistance to interpret the data for their requirements.*
2. Council supplies this information with the understanding that the applicant will employ the services of a competent person to accurately provide the correct land height information to use in conjunction with the minimum floor level provided.
3. Floods greater than the level indicated can occur. Flood extents may vary between floods with the same gauge height due to factors such as duration of flooding, source of runoff and rate of rise of flood and changed flood plain topography. Flood extents should only be taken as indicative for the shown gauge height.
4. Local increases of peak storm tides, depths and-or velocities from local factors such as drain blockages and obstructions to overland flow paths such as fences, building and cars may also affect the level of flood water.

5. The mapping used to provide the above level has been prepared using the best available data and computer modelling and mapping techniques at the time, however, the accuracy of this system is not absolute and reflects only the accuracy of the data and the techniques used.
6. The level provided for this certificate is the highest Q100 (1%AEP) level from either a River Flood Model or Localised Flooding Model.
7. Burdekin Shire Council does not accept liability for any loss caused or arising from reliance on information provided on this certificate.
8. The information provided in this certificate is to be used to comply with Council's **Floor heights for Buildings with Habitable Rooms Policy**.

Yours faithfully,



Kevin Byers
Manager
Technical Services



46, 48-50, 1/52 and 2/52 Queen Street, Ayr