



25 February 2026

Our Ref: 57316-001-01
QA: es

Assessment Manager
Burdekin Shire Council
145 Young Street
AYR QLD 4807

Via email: planning@burdekin.qld.gov.au

Attention: Development Assessment

Dear Sir/Madam,

DEVELOPMENT APPLICATION
Development Permit for Reconfiguring a Lot – Boundary Realignment (2 Lots into Two Lots)
8 Ross Street and 5-7 Irving Street, Ayr

We act on behalf of the Applicant, John Alford, in relation to the abovementioned application.

Please find enclosed a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (2 Lots into 2 Lots) at 8 Ross Street and 5-7 Irving Street, Ayr.

In accordance with Burdekin Shire Council's schedule of fees and charges 2025/2026, the development application fee is \$980.00.

The fee will be paid directly to Council by the applicant upon receipt of Council's application reference number.

Thank you in advance and please do not hesitate in contacting the undersigned should you require further information.

Yours faithfully,

Emma Staines
Town Planner

Brazier Motti Pty Ltd

Encl. Development Application

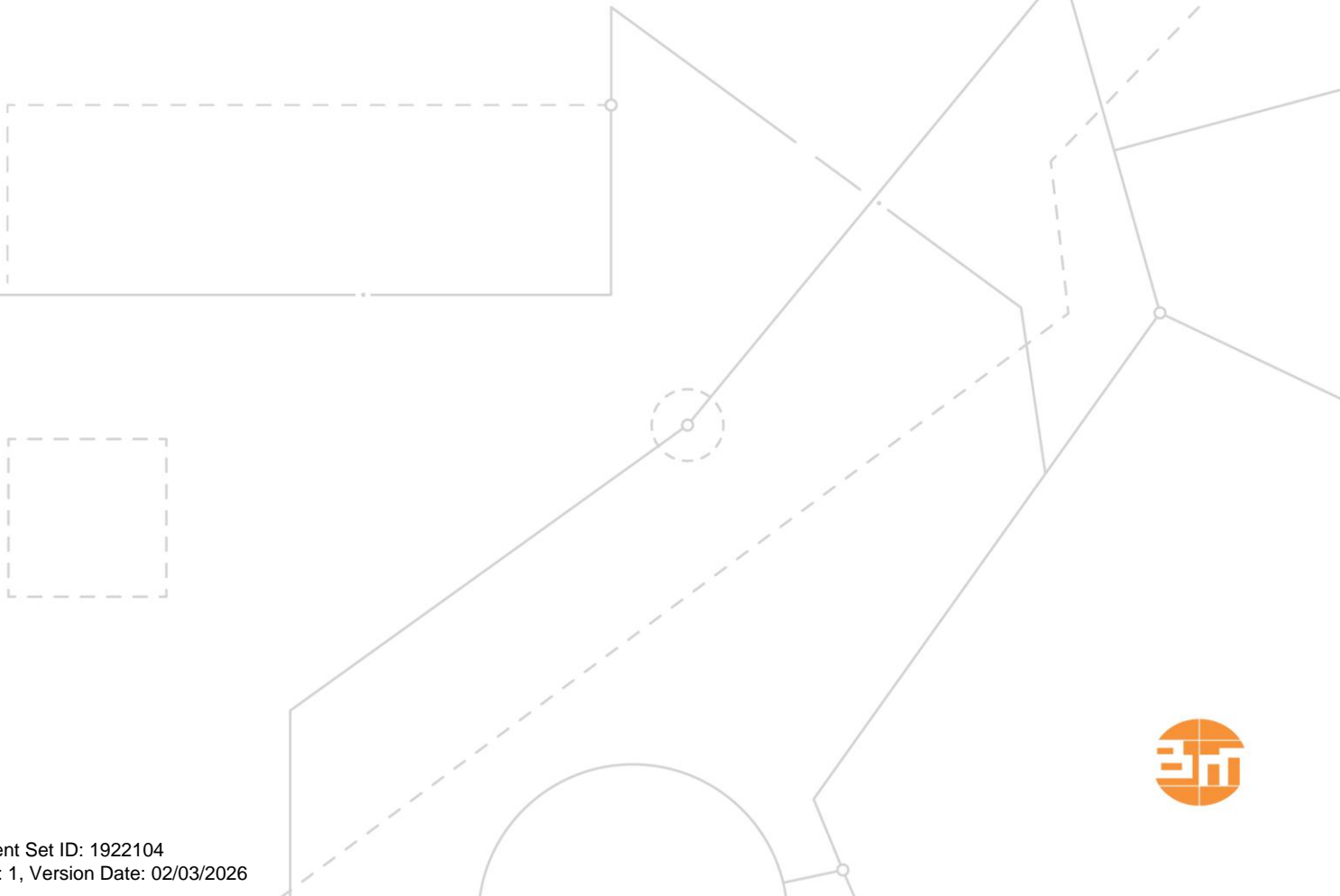
DEVELOPMENT APPLICATION SEEKING A
DEVELOPMENT PERMIT FOR:

Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots)

on behalf of
JOHN ALFORD

at
8 ROSS STREET &
5-7 IRVING STREET, AYR

on
LOTS 4 & 5 ON RP800624





Brazier Motti have prepared this report for the sole purposes of John Alford for the specific purpose of a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (2 Lots into 2 Lots) at 8 Ross Street and 5-7 Irving Street, Ayr.

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

Signed on behalf of Brazier Motti Pty Ltd

EMMA STAINES

Town Planner

Brazier Motti Pty Ltd



BRAZIER MOTTI

595 Flinders Street

Townsville Q 4810

Ph: 4772 1144

Final: February 2026

Prepared by: EJS

QA: es

Job No: 57316-001-01



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Appendix A:	DA Form 1 – Development Application Details (Version 1.6) and Owner’s Consent
Appendix B:	Certificates of Title and Smart Maps
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1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, John Alford, in support of a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots) on land at 8 Ross Street and 5-7 Irving Street, Ayr and on land more formally described as Lots 4 and 5 on RP800624.

The development application is made in accordance with section 51 of the *Planning Act 2016* and contains the mandatory supporting information specified in the applicable development application form, included in **Appendix A**.

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

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

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

- Section 2:- A site description including the site characteristics and its immediate surrounds.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- A review of the planning framework.
- Section 6:- An assessment of the proposal against the Burdekin Shire Council Planning Scheme 2022.
- Section 7:- Conclusion and recommendation.



2.0 THE SITE

The subject site is located at 8 Ross Street and 5-7 Irving Street, Ayr.

Executed landowner consent is included in **Appendix A** and the certificates of title confirming ownership of each site by the landowners detailed in Table 1 are included **Appendix B**.

Table 1: Landowner details

Lot on Plan	Registered Landowner
Lot 4 on RP800624	Shari May Pitcher John Andrew Alford
Lot 5 on RP800624	JK Slaney Super Pty Ltd A.C.N. 151 521 381 Trustee Under Instrument 714007992 Ramon John Oar Anthony John Ferraris

Figure 1 shows an aerial image of the site, and its immediate surrounds. Lot 4 is a trapezium shaped lot and is 1,034m². It has frontage to Ross Street to the north west where vehicular access is afforded via a concrete crossover and driveway. It is currently improved by a single detached dwelling, carport, shed, pool and landscaped areas.

Lot 5 is an irregular shaped lot and is 5,057m². It has frontage to Irving Street where unconstructed vehicular access is provided. The site predominantly vacant with the exception of a demountable structure situated at the centre of the north west boundary, to the rear of adjoining Lot 2 on RP722639. Large trees are located at the rear of the site.

Figure 1: Aerial image of the site and immediate surrounds



Source: Queensland Globe, 2026

The Smart Map is included in **Appendix B** which confirms the site area, tenure and surrounding cadastre.

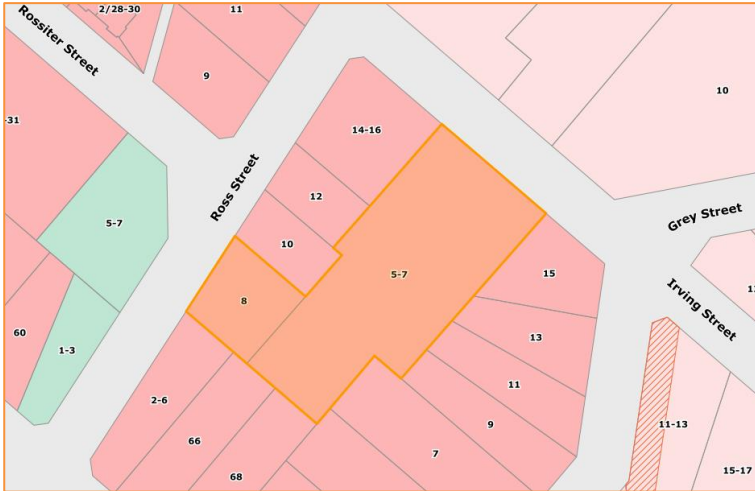
Based on Council's infrastructure mapping, both lots are currently serviced by reticulated water and sewerage infrastructure. 11kv overhead power lines are located within the Ross Street and Irving Street reserves.

The subject site is included within the low-medium density residential zone for the purpose of the Planning Scheme, shown in *Figure 2*. The pattern of development in the vicinity of the site comprises mainly single detached dwellings on larger residential lots.



Various industrial and commercial uses are established within the locality including Prostart Automotive at 10 Ross Street and Burdekin Sunland (Blinds Shop) at 7 Grey Street, both adjoining the subject sites. Land opposite Ross Street includes the Ross Street Park, included in the recreation and open space zone.

Figure 3: Extract of zone map



Source: Burdekin Shire Council Planning Scheme, 2022



3.0 THE PROPOSAL

This report details an application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (2 Lots into Two Lots) on the subject site described above.

Specifically, the proposal seeks to increase the size of Lot 4 on RP800624 by incorporating the rear square of Lot 5 on RP800624, into its lot. It is approximately 1,095m² of vacant land. The new boundary will align with the northern most corner of Lot 2 on SP146697 to create a more rectangular shape for the resultant Lot 5 and to avoid fragmentation.

The proposed reconfiguration is identified on the proposal plan included in **Appendix C** and is summarised in Table 2.

Table 2: Proposed Reconfiguration

Current Layout			Proposed Layout		
Lot on plan description	Area	Road Frontage	Lot on plan description	Area	Road Frontage
Lot 4 on RP800624	1,034m ²	32.9m	4	2,129m ²	32.9m
Lot 5 on RP800624	5,057m ²	50.3m	5	3,962m ²	50.3m

The proposal retains two (2) residential lots above the minimum 500m² for land in the designated zone. The proposed reconfiguration does not change how the site is to be used or will it result in any new land uses on site.

The resultant Lot 4 is of a size adequate to support the existing dwelling house and associated structures on site. The increased area will improve residential amenity by increasing opportunities for private open space on site. The rear of proposed Lot 4 will be accessible for maintenance purposes via the existing open carport situated on the northern side of the house. *Figure 3* demonstrates the rear the carport which allows vehicles to drive through.

Figure 3: Open carport - Dwelling house on Lot 4



The resultant layout will not impact the existing low-medium density character of the locality and is simply being proposed to improve on site amenity for the landowners of 8 Ross Street.

Both lots will retain adequate road frontage to their respective roads and there will be no change to the established access arrangements. No physical works to the existing access and other servicing arrangements is required to facilitate the proposed reconfiguration. Operational works are not required as a result of this application.



4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

4.2 THE PLANNING ACT 2016

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

4.3 STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules 2.0 incorporates a referral process, established through the *Planning Regulation 2017*, enabling relevant State agencies to have input in the assessment process.

Consideration of the proposed development against Schedule 10 of the *Planning Regulation 2017* determined that the proposal does not trigger referral to any external agencies.

4.4 STATE PLANNING POLICY

In accordance with section 1.2.1 – State planning policy of the Planning Scheme, the Planning Minister is satisfied that the State Planning Policy (SPP) July 2017 is appropriately integrated into the Burdekin Shire Council Planning Scheme in full. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the Planning Scheme.

4.5 ASSESSMENT MANAGER AND PLANNING SCHEME

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

4.6 PUBLIC NOTIFICATION

Under the provisions of the *Planning Act 2016*, the proposed development at this location **does not** require Public Notification.



5.0 THE PLANNING FRAMEWORK

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable outcomes.

Land identified within the Planning Scheme is categorised by a number of zones and precincts to guide development across the region. The Planning Scheme further identifies a range of overlays that may impact the land, these are governed by overlay codes.

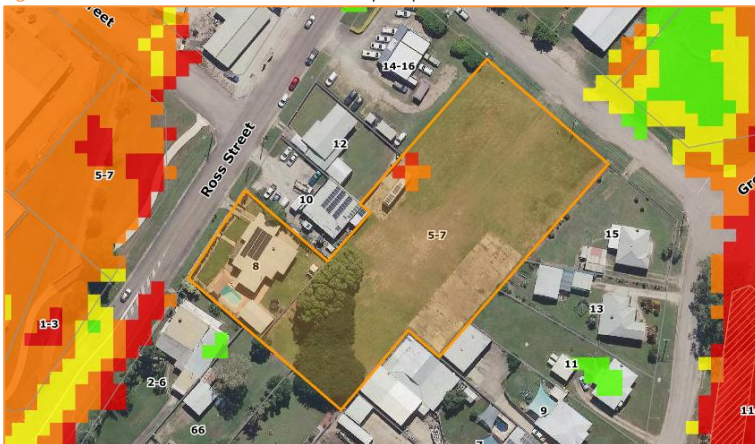
5.1 LAND DESIGNATION

In accordance with the Planning Scheme, the site is included within the low-medium density residential zone and is designated on the following overlay maps:

- Overlay Map OM01 – Acid sulfate soils (5-20m contour);
- Overlay Map OM07a – Flood river hazard and QRA (Burdekin River).
- Overlay Map OM07b – Flood local rain events.

Lot 5 on RP800624 is minimally impacted by high – extreme flood hazard (local rain event). Based on the overlay map, the hazard is concentrated on the north east side of the demountable structure and outside the area being transferred to the adjoining Lot 4 on RP800624 (*Figure 4*). On that basis and in accordance with Section 3.3.2(4) of the Planning Scheme, assessment against the flood hazard overlay code is not required for the purpose of this development application.

Figure 4: Extract of the Flood hazard overlay map OM07b



Source: Burdekin Shire Council Planning Scheme, 2022

5.2 LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

Table 3.5.1 of the Planning Scheme identifies reconfiguring a lot as assessable development and is code assessable in the low-medium density residential zone where creating lots equal to or greater than 500m².

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

- Low-medium density residential zone code;
- Development works code; and
- Reconfiguring a lot code.



6.0 BURDEKIN SHIRE COUNCIL PLANNING SCHEME 2020

A complete assessment of the proposed development against the relevant provisions of the Planning Scheme is provided below.

6.1 ZONE CODE PROVISIONS

6.1.1 Low-Medium Density Residential Zone Code

The proposed development is nominated for assessment against the low-medium density residential zone code.

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

- (a) *variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and*
- (b) *community uses, and small-scale services, facilities and infrastructure, to support local residents.*

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

- (a) *residential development in the low-medium density residential zone consists of a range of multiple dwellings, dual occupancies and dwelling houses at a scale compatible with surrounding development;*
- (b) *non-resident workforce or rural workers' accommodation, rooming accommodation, retirement facilities and residential care facilities also establish in this zone where:
 - (i) *they have a scale and built form consistent with other housing forms intended in the zone;*
 - (ii) *they are compatible with the surrounding residential amenity; and*
 - (iii) *all associated activities and parking can be accommodated within the site;**
- (c) *development creates a high level of residential amenity and convenient accessibility for pedestrians and cyclists;*
- (d) *small scale non-residential uses occur within the zone where they provide a local community service or support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area. These uses may include a community use, community care centre, childcare centre, a shop being a local convenience store and an office and health care service or veterinary service that is limited to a single practitioner;*
- (e) *non-residential development:
 - (i) *is of a height and scale that is consistent with surrounding development;*
 - (ii) *is oriented to the street front;*
 - (iii) *maintains a consistent building alignment in the street;*
 - (iv) *accommodates parking to the side or rear of buildings; and*
 - (v) *minimises impacts on the amenity of nearby residential uses;**
- (f) *home based businesses occur at a scale consistent with the amenity and character of the surrounding area;*
- (g) *the function of the state controlled transport corridors is protected.*

Response

The proposed development is consistent with the purpose and overall outcomes of the low-medium density residential zone code, specifically noting that there will be no changes to the land use established on each resultant lot.

The existing dwelling house on proposed Lot 4 is being provided with additional area to improve the residential amenity on site. The house will continue to be appropriately serviced by all necessary water, sewer and electricity infrastructure.

Lot 5 will remain predominately vacant following the boundary realignment, with the exception of the demountable structure. Any future development on site will require consideration against the relevant provisions of the Planning Scheme.



Given no material change of use is being proposed, and both proposed lots comply with the minimum road frontage and size requirements for the low-medium density residential zone, a detailed assessment of the development against the zone code is not provided.

6.2 DEVELOPMENT CODES

6.2.1 Development Works Code

The proposal is nominated for assessment against the development works code.

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

Response

No excavation or filling is proposed to facilitate the proposed reconfiguration. The proposal is for the realignment of boundaries only and will not result in any change to the impermeable nature of the site which could otherwise impact on stormwater management. The environmental values and flooding and drainage of the site and surrounding locality will not be impacted upon as a result of the proposed development.

The subject site is included within Council's reticulated water service area and normal gravity sewer service area. The existing dwelling on Lot 4 is connected to the water main in Ross Street, and a sewer connection point is located in the south east corner of the site. This existing infrastructure allows for the efficient functioning of the established land use (single dwelling house). No physical changes to this arrangement are required to facilitate the proposed reconfiguration.

Lot 5 will remain vacant following this boundary realignment. No changes to the servicing arrangement for this lot are required to facilitate the reconfiguration.

Lot 4 will retain the existing concrete crossover and access driveway off Ross Street to the carport. The carport is open ended which allows drive through access to the rear of the site for maintenance purposes. Lot 5 will retain ample frontage to Irving Street. No new access locations or road works will be required to facilitate the proposed reconfiguration.

No additional landscaping is proposed as part of this development application. All existing vegetation on site is to be retained where practical to ensure that the amenity and environmental values of the site will not be impacted upon.

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

6.3.2 Reconfiguring a Lot Code

The proposal is nominated for assessment against the reconfiguring a lot code.

The purpose of this code is to *facilitate the development of attractive, accessible, safe and functional neighbourhoods, centres and industrial areas, and to protect Burdekin's natural resources and environmental and landscape values.*

Response

The proposal is consistent with the purpose and overall outcomes of the Reconfiguring a lot code, given that the boundary realignment ensures that each lot is accessible, safe and functional and that Lot 4 is of a size and shape that can support the existing dwelling house, structures, landscaped areas and all required services. Lot 5 will remain vacant but is of a size more than adequate to support future residential development on site.



The layout does not detract from the low-medium density character of the locality, nor does it adversely impact the existing amenity. A detailed assessment against the code is provided below.

PO1 – PO8 – Not applicable

The development is not creating a new neighbourhood.

PO9 – Not applicable

The land is not sited on a slope greater than 15%.

PO10 – Complies

The proposed layout complies with the minimum frontage and lot size requirements in table 6.2.2.3(b). Refer to Table 1 in Section 3.0 of this report.

PO11 – Not applicable

The site is not located in the emerging community zone.

PO12 – Not application

The site is not located in the rural zone.

PO13 – Not applicable

The site is not located in the rural zone.

PO14 – Not applicable

The subject site is not located in the environmental management and conservation zone.

PO15 – Complies

Both lots are provided adequate road frontage and access arrangements to Ross Street and Irving Street. Refer to Table 1 in Section 3.0 of this report.

PO16 – Complies

The existing dwelling on Lot 4 is provided with a level of infrastructure that allows for the efficient functioning of the established land use (single dwelling house). That infrastructure includes water, sewer and electricity infrastructure.

Lot 5 is included within Council's reticulated water service area and normal gravity sewer service area. Any future development on site will connect to the existing mains where practical.

PO17 – Complies

The dwelling house on Lot 4 is serviced by an existing overhead electricity supply in Ross Street which will be retained following reconfiguration.

PO18 – PO23 – Not applicable

No new roads are proposed as part of the development.

PO24 – Not applicable

No change to the impermeable nature of the site is proposed as part of this reconfiguration that would otherwise alter the regimes external to the site. Roof water and surface water will continue to be conveyed to the kerb and channel in Ross Street from Lot 4. Overland flow from Lot 5 will continue to discharge Irving Street.



PO25 – Not applicable

The development does not comprise any built form or significant earthworks that would otherwise require stormwater quality assessment.

PO26 – Not applicable

No vegetation clearing or significant earthworks are required to facilitate the reconfiguration that would otherwise require a soil erosion and sediment control plan.

PO27 – Not applicable

No change to the existing stormwater drainage arrangement is required to facilitate the reconfiguration.

Given the above, the proposed development is consistent with the purpose and overall outcomes of the reconfiguring a lot code.



7.0 CONCLUSION

This proposal details a development application to Burdekin Shire Council seeking a Development Permit for a Reconfiguring a Lot – Boundary Realignment (Two Lots into Two Lots), on land located at 8 Ross Street and 5-7 Irving Street, Ayr.

The proposed development which results in two lots above the minimum recommended lot size for land in residential zones, can be supported in this circumstance given:

- The dwelling house on Lot 4 will retain its existing connection to Council's water and sewer services;
- The changed boundary is not expected to place burden on Council's water and sewer infrastructure as no new land use is being proposed the requires additional load on those services;
- Lot 4 is serviced by an overhead electricity supply and Lot 5 can connect to the supply in Irving Street when developed;
- The resultant layout will not impact on the road network and both lots retain lawful access to a constructed road; and
- The proposal does not increase the exposure of risk to people and property to flood hazards.

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

APPENDIX A

Development Application Form 1 & Landowner's Consent

brazier motti



DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	John Alford c/- Brazier Motti Pty Ltd
Contact name (only applicable for companies)	Emma Staines
Postal address (P.O. Box or street address)	595 Flinders Street
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Contact number	4772 1144
Email address (non-mandatory)	Emma.staines@braziermotti.com.au
Mobile number (non-mandatory)	0429 516 011
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	57316-001-01

1.1) Home-based business

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

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		8	Ross Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	4	RP800624	Burdekin Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		5-7	Irving Street	Ayr
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4807	5	RP800624	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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	Lot on plan description of strategic port land:	
	Name of port authority for the lot:	
<input type="checkbox"/> 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="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):*

Boundary realignment - 2 lots into 2 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

6.2) 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?

<input type="checkbox"/> Yes - Has a notice of declaration been given by the Minister? <input checked="" type="checkbox"/> No
--

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input type="checkbox"/> No	

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application	
<input type="checkbox"/> 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?	
2	
9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input checked="" type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 4 on RP800624	1,034m ²	Lot 4	2,129m ²
Lot 5 on RP800624	5,057m ²	Lot 5	3,962m ²
12.2) What is the reason for the boundary realignment?			
To increase the size of the backyard of Lot 4, to improve residential amenity on site.			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)		
\$		

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Burdekin Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity
- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)

<input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> 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 <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules		
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application		
<input type="checkbox"/> I do not agree to accept an information request for this development application		
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>		
<ul style="list-style-type: none"> • <i>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</i> • <i>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</i> • <i>Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development</i> 		
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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>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 <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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			
<i>Note: For completion by assessment manager if applicable</i>			
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			



**Owner's consent to the making of a development application under the
*Planning Act 2016***

We,

SHARI MAY PITCHER

JOHN ANDREW ALFORD

as owner of the premises identified as follows:

LOT 4 ON RP800624 (8 ROSS STREET, AYR QLD)

consent to the making of a development application under the *Planning Act 2016* by:

BRAZIER MOTTI PTY LTD

on the premises described above for:

RECONFIGURING A LOT – BOUNDARY REALIGNMENT (TWO LOTS INTO TWO LOTS)

Signature of Shari Pitcher

12/02/2026

Date

Signature of John Alford

12/02/2026

Date



Owner's consent to the making of a development application under the *Planning Act 2016*

We,

RAMON JOHN OAR 1/3

ANTHONY JOHN FERRARIS 1/3

as owner of the premises identified as follows:

LOT 5 ON RP800624 (5-7 IRVING STREET, AYR QLD)

consent to the making of a development application under the *Planning Act 2016* by:

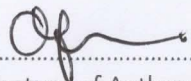
BRAZIER MOTTI PTY LTD

on the premises described above for:

RECONFIGURING A LOT – BOUNDARY REALIGNMENT (TWO LOTS INTO TWO LOTS)


.....
Signature of Ramon Oar

24/02/2026
.....
Date


.....
Signature of Anthony Ferraris

24.02.26
.....
Date

APPENDIX B

Current Title Search and Smart Map

brazier motti



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 21446109	Search Date: 11/02/2026 06:54
Date Title Created: 13/08/1990	Request No: 55008690
Previous Title: 20667160	

ESTATE AND LAND

Estate in Fee Simple

LOT 4 REGISTERED PLAN 800624
Local Government: BURDEKIN

REGISTERED OWNER

Dealing No: 721456114 03/02/2022

SHARI MAY PITCHER
JOHN ANDREW ALFORD

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10369205 (POR 281)
2. MORTGAGE No 724579721 17/12/2025 at 12:34
QUEENSLAND COUNTRY BANK LIMITED A.C.N. 087 651 027

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	21446110	Search Date:	11/02/2026 06:55
Date Title Created:	13/08/1990	Request No:	55008691
Previous Title:	20506140, 20667160		

ESTATE AND LAND

Estate in Fee Simple

 LOT 5 REGISTERED PLAN 800624
 Local Government: BURDEKIN

REGISTERED OWNER
INTEREST

Dealing No: 714007992 12/08/2011

 JK SLANEY SUPER PTY LTD A.C.N. 151 521 381
 UNDER INSTRUMENT 714007992

TRUSTEE 1/3

 RAMON JOHN OAR
 ANTHONY JOHN FERRARIS

TENANTS IN COMMON 1/3

TENANTS IN COMMON 1/3

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

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

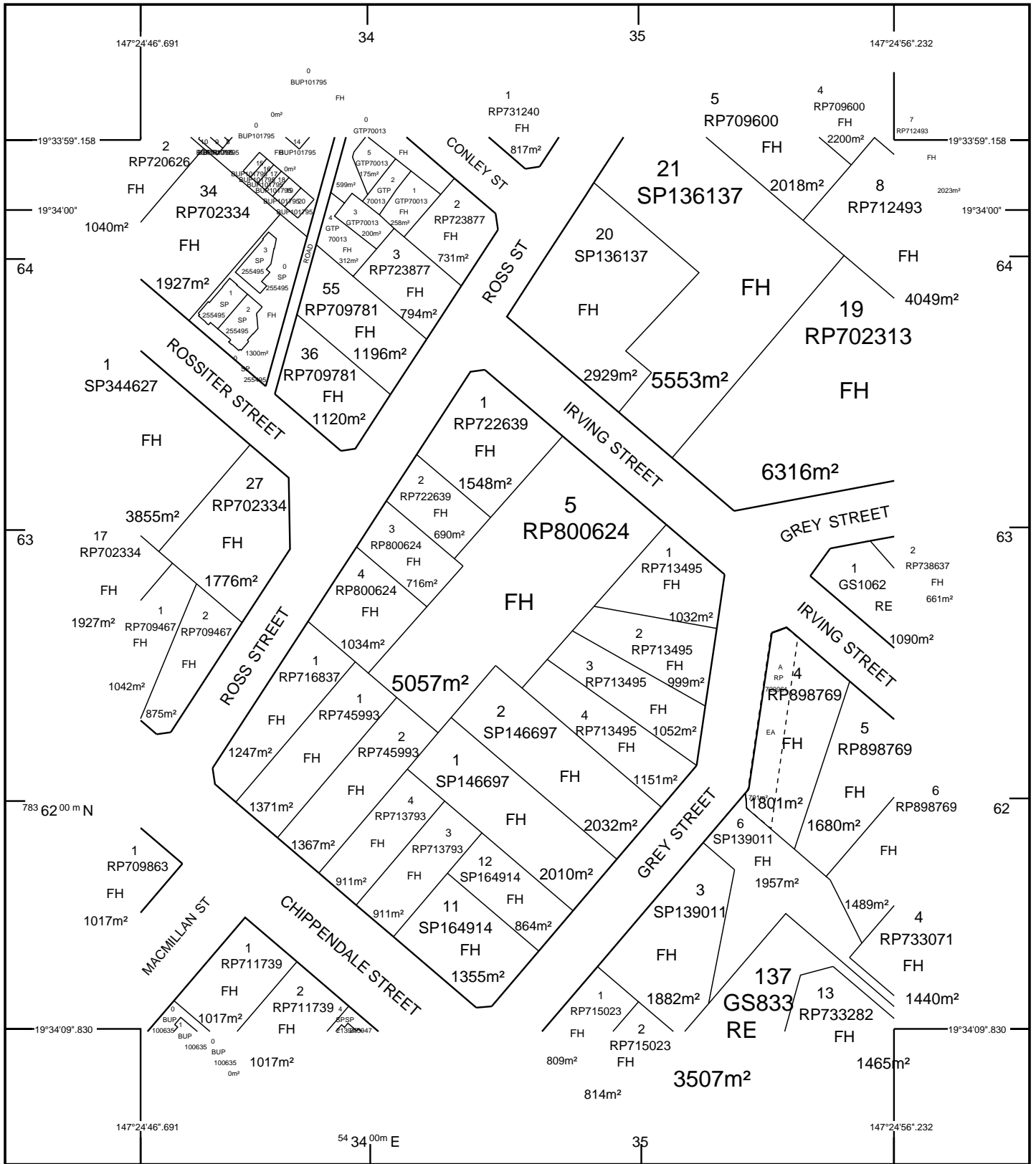
ADMINISTRATIVE ADVICES

NIL

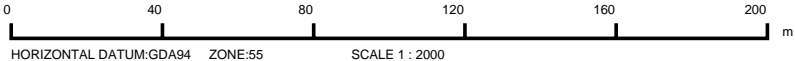
UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



STANDARD MAP NUMBER
8358-11314



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	5/RP800624
Area/Volume	5057m²
Tenure	FREEHOLD
Local Government	BURDEKIN SHIRE
Locality	AYR
Segment/Parcel	37026/178

CLIENT SERVICE STANDARDS

PRINTED	11/02/2026
DCDB	10/02/2026
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.	
Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information	
For further information on SmartMap products visit https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps	

SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base



Queensland Government
(c) The State of Queensland,
(Department of Resources) 2026.



APPENDIX C

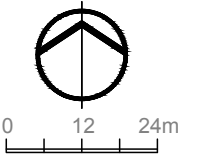
Proposed Reconfiguration Plan prepared by Brazier Motti

brazier motti



PROPOSED RECONFIGURATION

Lots 4 and 5
Cancelling Lots 4 and 5 on RP800624



Date: 22nd January, 2026	
Scale: 1:600	A3
Drawn: MRS	
Job No: 57316-001-01	
Plan No: 57316/001 A	

brazier motti

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

braziermotti.com.au

SURVEYING
TOWNPLANNING
PROJECT MANAGEMENT
MAPPING & GIS

